



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
November 11, 2019 at 7:00 p.m.**

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

A pre-meeting will begin at 5:15 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of Minutes for the October 28, 2019 meeting.

2. PLATS

- a. P 19-25 Heights at Campfire Crossing-Commercial Replat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Environmental Reconstruction Services, Inc.**, requesting approval of 1) an amended Detail Plan and 2) an amended Specific Use Provision (SUP) for Fuel Pumps, Retail on a property zoned Planned Development (PD) District 83-32 for Community Retail Uses. This property is located at 5150 and 5102 Duck Creek Drive. (District 4) (File Z 19-03)
- b. Consideration of the application of **Dan Robertson**, requesting approval of a Specific Use Provision for an Automobile Sales, New or Used use on a property zoned Industrial (IN) District. This property is located at 4301 Action Street. (District 6) (File Z 19-30)
- c. Consideration of the application of **Masterplan**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and due to the placement of a new refuse enclosure: 3) a Variance to Section 4.34 of the Garland Development Code regarding Site and Perimeter Landscaping, Parking; Fencing; 4) a Variance to Section 4.35 of the Garland Development Code regarding Parking Area Landscaping; 5) a Variance to Section 4.42 of the Garland Development Code regarding Location and Screening of Light Vehicle Loading Areas; and 6) a Variance to Section 4.44 of the Garland Development Code regarding Screening of Parking Areas. This property is located at 312 South International Road. (District 6) (File Z 19-32 - Zoning)
- d. Consideration of the application of **Masterplan**, requesting approval of a Detail Plan for a Recycling Salvage Yard (unlimited outside storage). This property is located at 312 South International Road (District 6) (File Z 19-32 - Detail Plan)
- e. Consideration of the application of **Patricia Ann Jones**, requesting approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District. This property is located at 718 Carpenter Drive. (District 2) (File Z 19-35)

- f. Consideration of the application of **Rock Ink Tattoos**, requesting approval of 1) a Specific Use Provision for Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Uptown Sub-district) and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments. This property is located at 316 Main Street. (District 2) (File Z 19-36)

4. **MISCELLANEOUS**

- a. Consideration of the application of **Barnett Signs, Inc.**, requesting approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for a monument sign to allow a zero (0) foot setback from the property line where five (5) feet is required per the GDC. This property is located at 11405 LBJ Freeway. (District 5) (File SV 19-01)

5. **ADJOURN**

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 11/11/2019

Item Title: Plan Commission Minutes for October 28, 2019 meeting

Summary:

Consider approval of Minutes for the October 28, 2019 meeting.

Attachments

October 28, 2019 Plan Commission Minutes

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, October 28, 2019, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

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

STAFF PRESENT

1 st Assistant City Attorney	Brian England
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
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 Ott. **Motion carried: 7 Ayes, 0 Nays.** Commissioners Dalton and Williams did not vote due to their absence from the October 14, 2019 meeting.

MINUTES

1a. APPROVED** Approval of Minutes for the regular meeting of October 14, 2019.

PLATS

2a. APPROVED** P 19-24 Torres-Lavon Addition Final Plat

EXECUTIVE SESSION

3. The Plan Commission entered into an Executive Session at 7:03 p.m. with the City Attorney, 1st Assistant City Attorney

and the Senior Assistant City Attorney. The Plan Commission reconvened into Regular Session at 8:00 p.m.

MISCELLANEOUS

4a. APPROVED

Consideration of the application of **Brian Cole Henson**, requesting approval of a House Conversion for a Church or Place of Worship. This property is located at 920 W Ave. D. (District 2) (File HC 19-01)

The applicants Brian Cole Henson and Raven Henson, 920 West Ave. D, Garland, TX 75040, provided an overview of the request.

Representing the applicants, Gary Bennett, 3626 North Hall St., Suite 622, Dallas, TX 75219, provided information regarding the applicant's non-profit organization and additional information regarding the clients they will be counseling.

Residents who spoke in support of the request:

Katelyn Patton, 1309 Deville Circle, Garland, TX

Residents who spoke in opposition of the request:

Eric Stuyvesant, 1212 North Ave. E, Garland, TX

Cindy Bird, 411 South 11th St., Garland, TX

Greg Baxter, 400 South 11th St., Garland, TX

John Willis, 2116 Patricia Ln., Garland, TX

Dawn Peacock, 416 South 11th St., Garland, TX

Others that spoke in support of the request:

Bailey & Brandy Windham, 1320 Live Oak St., Royse City, TX

Chris & Rachel Monk, 4193 Lorion Dr., Rockwall, TX

Stacy Reaves, 1501 Shady Brook Ln., Rowlett, TX

Donna Rolater, 709 Avalon Dr., Heath, TX

Blake & Christina Buchanan, 806 Ruffian Way, Fate, TX

Michelle Geisendorff, 3057 North Goliad, Rockwall, TX

Floyd & Melinda McClendon, 3790 Cedar Plaza Ln., Dallas, TX

Jonathan Bryant, 5034 Brookview Circle, Caddo Mills, TX

Michael Perry, 2204 Commons Way, Royse City, TX

Residents present and registering their position in support of the request:

Kathy Vanciel, 1526 Forest Ln. South, Garland, TX

Pam Clark, 210 Glen Canyon Dr., Garland, TX
Cheryl Moore, 6308 O'Ryans, Garland, TX
Marvin Collins, 118 Ridgeway Dr., Garland, TX
Cynthia Hogan, 3706 Oakridge Circle, Garland, TX
Lucille H. Collins, 118 Ridgeway Dr., Garland, TX
Denise Cave, 2905 Carnaby Ln., Garland, TX

Residents present and registering their position in opposition of the request:

Kathy Gatewood, 1000 West Ave. E, Garland, TX
Michelle Stuyvesant, 1212 West Ave. E, Garland, TX

Others present and registering their position in support of the request:

Connie Jackson, 7130 Emory Oak Ln., Dallas, TX
Richard Griffith, 7522, Dallas, TX
Sondra Bennett, PO Box 8215, Ennis, TX
Diane P. Harrington, 117 Crystalwood Dr., Mesquite, TX
Melinda McIlendon, 3790 Cedarplaza Ln., Dallas, TX
Cliff & Teresa Sevier, 3041 Longhorn Ln., Rockwall, TX
Amber Meakin, 3409 Thunder Dr., Sachse, TX
Mike & Carolyn Barry, 7010 Chianti Court, Rowlett, TX
Diane Perry, 2204 Lemmons Way, Prosper, TX
Andrew Windham, 1320 Live Oak St., Royse City, TX
Diane Truitt, 2407 Creekside Circle North, Irving, TX
Amanda Ravetta, 836 Windham Dr., Rowlett, TX
Tanya Mathis, 7814 Westover Dr., Rowlett, TX
Janice Rogers, 213 Llovina St., Sunnyvale, TX
Jerry Rogers, 213 Moline St., Sunnyvale, TX

Others present and registering their position in opposition of the request:

David Bird, 1601 Towne Crossing Boulevard, Apartment 1217, Mansfield, TX

Citizens in support of the request spoke of the need for the pregnancy center that will provide counseling, mentoring, and specific needs relating to unplanned pregnancies.

Citizens in opposition of the request spoke of concerns regarding the pretext use of a church for a pregnancy center, parking issues, whether the accessory building is within the property lines; if not how will that impact the request and a request for a non-residential use being introduced into a residential area. Questions were asked of when the ownership of the property will be transferred to the non-profit as required by law and the type of testing being performed

on the subject property.

Chairman Roberts provided information regarding property lines and parking concerns.

Commissioner Dalton asked of staff if the property sells, does the church request revert back to single-family.

Motion was made by Commissioner Hallman to close the public hearing and **approve** the request with the following conditions: 1) The conversion to allow for a nonresidential use applies only to the Building and not to accessory or secondary buildings located on the Premises, 2) The only allowed use within the Building shall be a church or place of worship, 3) No practicing of medicine as defined by the Texas Medical Practice Act, 4) No permanent or temporary residents, employees, volunteers, patrons, guests, or relatives of any person residing in the rectory (parsonage) located on the Premises, may stay overnight within any portion of the Building, 5) Only one employee, including their immediate family, of the church or place of worship may reside in the rectory (parsonage) located on the Premises, 6) The Building shall have a maximum 16-person occupancy limit, 7) Driveways and parking spaces shall be in conformance with all applicable provisions of the GDC, Code of Ordinances, state, and federal law, including any applicable ADA provisions, 8) There shall be no off-site parking for employees, volunteers, patrons, or guests of the church or place of worship, 9) The Premises shall have a minimum of six on-site parking spaces. The parking spaces and driveway shall be constructed of concrete and in conformance with the GDC and the City's Technical Standards, and 10) the parking area shall be screened from the Avenue D right-of-way in conformance with all applicable provisions of the GDC. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

4a. APPROVED

Consider various amendments to the Garland Development Code.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the various amendments to the Garland Development Code. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 9:28 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 11/11/2019

Item Title: P 19-25 Heights at Campfire Crossing-Commercial Replat

Summary:

P 19-25 Heights at Campfire Crossing-Commercial Replat

Attachments

P 19-25 Heights at Campfire Crossing-Commercial Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 19-25/District 1

Agenda Item:

Meeting: Plan Commission

Date: November 11, 2019

FINAL PLAT

Heights at Campfire Crossing-Commercial Replat

LOCATION

1805 West Campbell Road

ZONING

PD 17-35

NUMBER OF LOTS

6

ACREAGE

6.961 acres

BACKGROUND

The applicant requests approval of a replat. The purpose of this plat is to create six lots with added easements.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

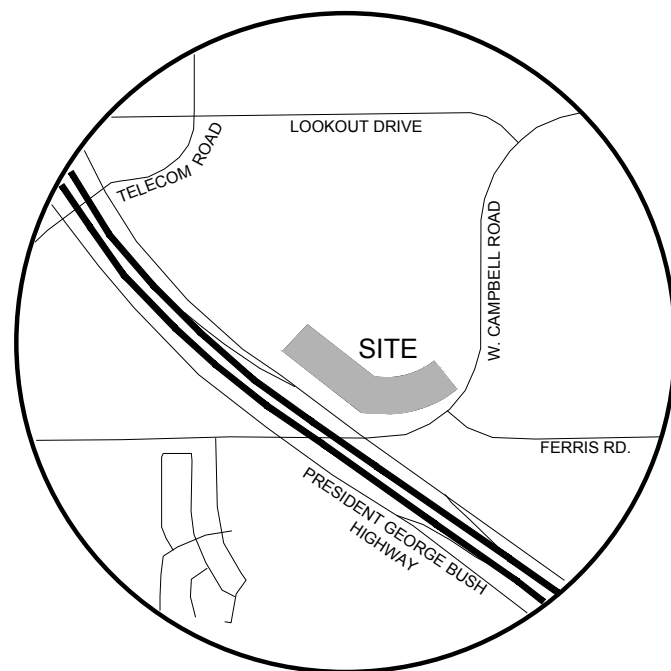
Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

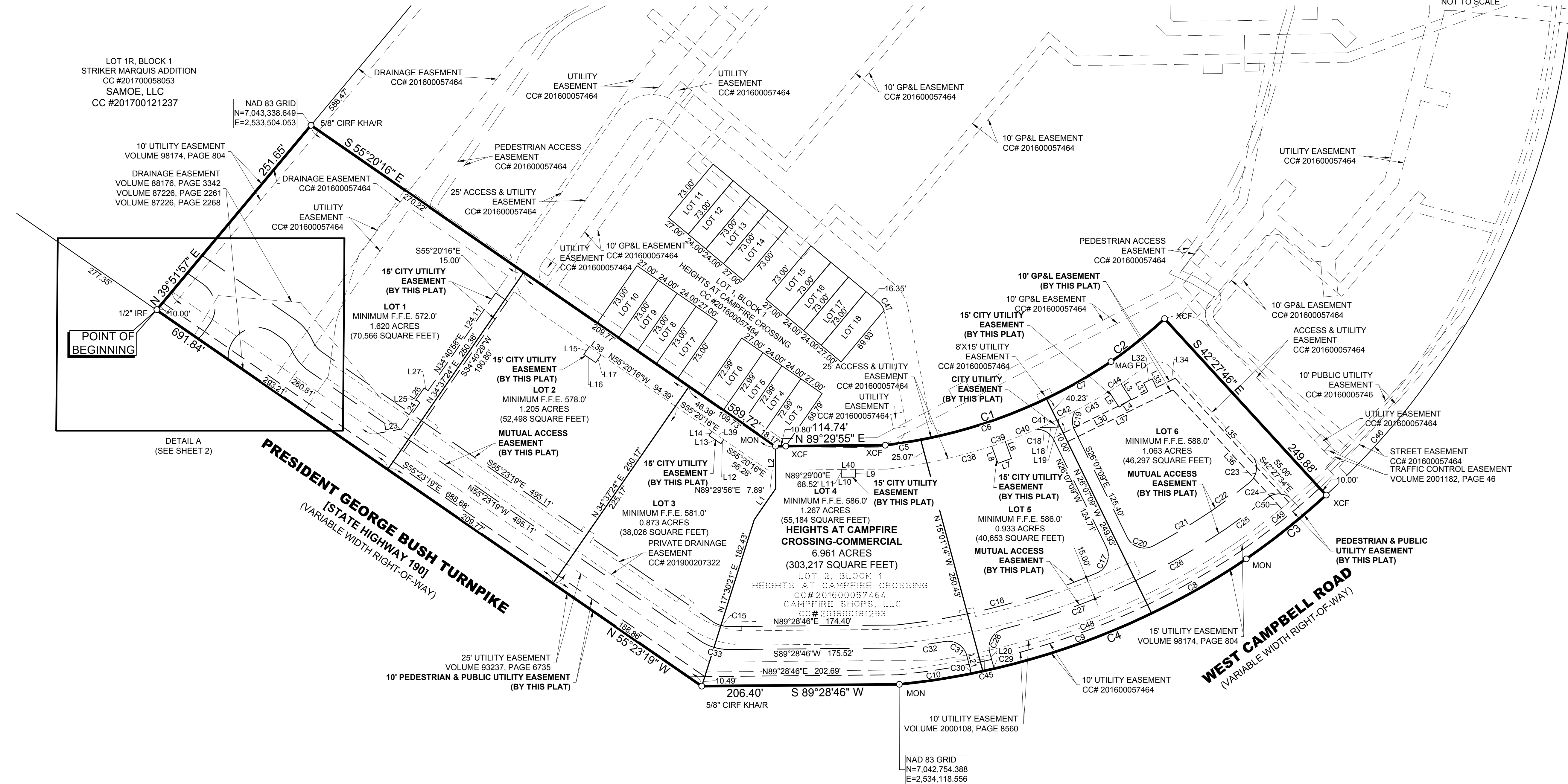
Will Guerin, AICP
Director of Planning

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/RED CAP STAMPED "W.A.I. 5714"
CIRF	IRON ROD FOUND w/CAP
MAG	MAG-NAIL SET w/WASHER STAMPED "W.A.I. R.P.L.S. 5714"
MAG FD	MAG-NAIL FOUND
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CC	COUNTY CLERK'S INSTRUMENT No.
CM#	CONTROLLING MONUMENT
	3 1/2" ALUMINUM INSTRUMENT STAMPED "HEIGHTS AT CAMPBELL CROSSING - COMMERCIAL WINKELMANN & ASSOCIATES RBL 5574"
MON	

- 1) PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.
- 2) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 3) EACH LOT CORNER IS MONUMENTED BY A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "W.A.I. 5714" UNLESS DENOTED OTHERWISE.
- 4) BEARINGS SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY PERFORMED IN THE FIELD ON THE 5TH DAY OF MAY, 2017, UTILIZING A G.P.S. BEARING RELAY TO THE TEXAS COORDINATE SYSTEM, NORTH TEXAS, CENTRAL ZONE (4202), NAD 83, GRID VALUES FROM THE CITY OF GARLAND MONUMENT NOS. 102, 102 AND 101.
- 5) THE PURPOSE OF THIS REPLAT IS TO DEDICATE EASEMENTS TO LOTS FOR DEVELOPMENT.
- 6) THE FINISH OF THE CROSSING SHALL BE THE PLAT DATE AND THE PLAT SHALL BE THE CROSSING FLOODPLAIN ANALYSIS AND DOWNSTREAM ASSESSMENT BY KIMLEY HORN, DATED FEBRUARY, 2018.




VICINITY MAP
NOT TO SCALE



OWNER
CAMPFIRE SHOPS, LLC
1625 Ferris Road
Garland, Texas 75044
214-215-1186
SAMMYJIBRIN@GMAIL.COM

REPLAT
**HEIGHTS AT CAMPFIRE
CROSSING-COMMERCIAL**
LOTS 1-6, BLOCK 1,
REPLAT OF LOT 2, BLOCK 1 OF HEIGHTS AT CAMPFIRE
CROSSING 201600057464 O.P.R.D.C.T.
BEING 6.961 ACRES (303,217 SQ. FT.)
OUT OF THE L. FERRIS SURVEY, ABSTRACT NO. 477
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY PROJECT NO. 180410-3
DATE OF PREPARATION 02-06-2019

FIRE RIAL	AT CAMPFIRE C.T. (FT.) ACT NO. 477 NTY, TEXAS	019	SHEET 2 of 1	Date : 09.23.19	REPLAT HEIGHTS AT CAMPFIRE CROSSING-COMERCIAL LOTS 1-6, BLOCK 1	L. FERRIS SURVEY, ABSTRACT NO. 477 CITY OF GARLAND DALLAS COUNTY, TEXAS	CAMPFIRE SHOPS, LLC 1625 FERRIS ROAD GARLAND, TEXAS 75044	 Winkelman & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 8750 ALLODGE PLAZA, SUITE 215 DALLAS, TEXAS 75243-1075 P.O. BOX 1075 Texas Engineers Registration No. 89 00000000000000000000000000000000 Texas Professional Seal No. 00000000000000000000000000000000 Copyright © 2015, Winkelman & Associates, Inc.	REVISION	APPROV.
				Scale : 1" = 60'						
				File : 56238.0A-RPLT						
				Project No. : 56238.0A						
No.	DATE									

STATE OF TEXAS §
COUNTY OF DALLAS §

BEGINNING at a 1/2-inch iron rod found for the Southwest corner of said Lot 2 and the Southeasterly corner of Lot 1R, Block 1, Striker Marquis Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in County Clerk's Instrument Number 201700058053, Official Public Records, Dallas County, Texas, said iron rod being situated in the Northwesterly right-of-way of President George Bush Turnpike, a variable width right-of-way;

THENCE departing the Easterly line of said Lot 1R and along the Northerly line of said Lot 2 the following courses and distances

Along said non-tangent curve to the left, an arc distance of 71.81 feet to an X-cut found for the Northeasterly corner of said Lot 2;

THENCE along the Southerly line of said Lot 2 the following courses and distances:

South 89 deg 28 min 46 sec West, continuing along the Northwesterly right-of-way of said West Campbell Road, a distance of 206.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, said iron rod being at the intersection of the Northwesterly right-of-way of said West Campbell Road and the Northeasterly right-of-way of said President George Bush Turnpike;

CONTAINING within these metes and bounds 6.961 acres or 303,217 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 5th day of May, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas, Central Zone (4202), NAD 83, grid values from the City of Garland Monument Nos. 102 and 101.

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

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, and other measures necessary to prevent erosion and sedimentation. The City shall have the right to enter the property and easess for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland. However, if it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure, the City shall have the right to enter the property and easements to construct, alter, or add to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

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

BY: _____
AUTHORIZED SIGNATURE

PRINTED NAME _____

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Know All Men By These Presents:

Dated this the _____ day of _____, 2019

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230

LINE TABLE		
LINE #	BEARING	DISTANCE
L29	S25°23'19"E	1.59'
L30	N63°52'51"E	98.40'
L31	N26°07'09"W	10.00'
L32	N63°52'51"E	10.00'
L33	S26°07'09"E	10.00'
L34	N63°52'51"E	21.85'
L35	S42°27'46"E	175.77'
L36	N42°27'46"W	167.78'
L37	S63°52'51"W	122.76'
L38	S55°20'16"E	15.00'
L39	S55°20'16"E	15.00'
L40	N89°29'55"E	15.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C37	40°32'02"	30.00'	21.22'	20.78'	S14°53'06"W
C38	7°04'25"	566.57'	69.95'	69.90'	N75°28'33"E
C39	1°34'29"	545.90'	15.00'	15.00'	N71°03'55"E
C40	4°40'46"	484.32'	39.56'	39.54'	N68°23'39"E
C41	2°07'48"	562.62'	20.91'	20.91'	N65°16'47"E
C42	2°00'42"	561.74'	19.72'	19.72'	N63°12'38"E
C43	4°28'12"	516.01'	40.26'	40.25'	N60°07'06"E
C44	2°13'42"	385.72'	15.00'	15.00'	N67°20'31"E
C45	1°52'01"	787.62'	25.66'	25.66'	N77°51'25"E
C46	48°15'18"	800.00'	673.77'	654.03'	N23°23'58"E
C47	32°10'10"	20.00'	11.23'	11.08'	S34°02'38"E
C48	28°17'06"	777.62'	383.88'	380.00'	N70°06'15"E
C49	7°39'02"	790.00'	105.49'	105.41'	N51°21'08"E

STATE OF TEXAS §
COUNTY OF DALLAS §

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2019.

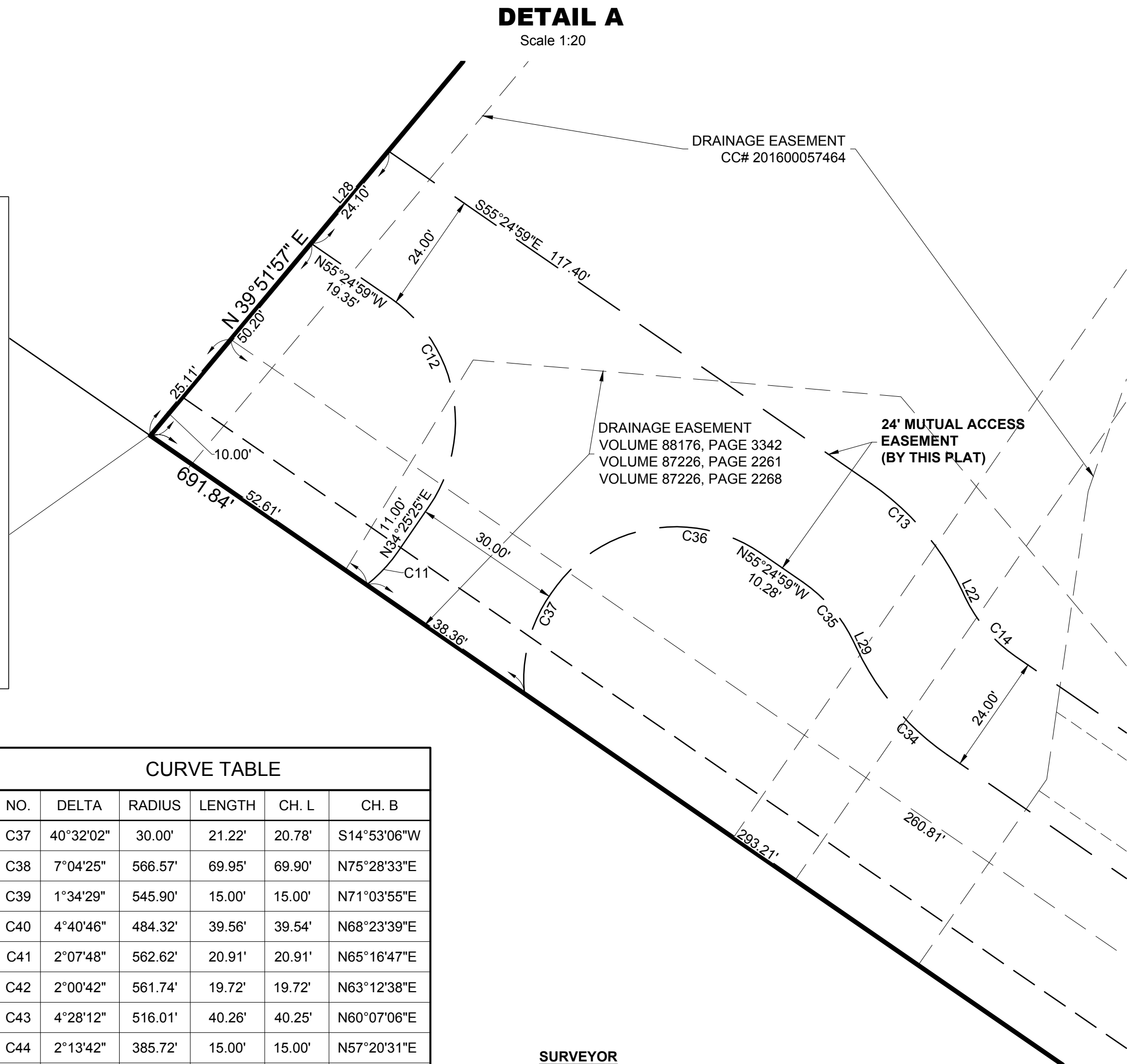
Notary Public, State of Texas

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

Chairman of the City Plan Commission

Director of Planning Department

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



SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph 972-490-7090

ENGINEER
S.I. ABED
400 Chisholm Place, Suite 410
Plano, Texas 75075
972-385-4100

OWNER
CAMPFIRE SHOPS, LLC
1625 Ferris Road
Garland, Texas 75044
214-215-1186

REPLAT
**HEIGHTS AT CAMPFIRE
CROSSING-COMMERCIAL**
LOTS 1-6, BLOCK 1,
REPLAT OF LOT 2, BLOCK 1 OF HEIGHTS AT CAMPFIRE
CROSSING 201600057464 O.P.R.D.C.T.
BEING 6.961 ACRES (303.217 SQ. FT.)
OUT OF THE L. FERRIS SURVEY, ABSTRACT NO. 47
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY PROJECT NO. 180410-3
DATE OF PREPARATION 02-06-2019

[illegible]

L. FERRIS SURVEY, ABSTRACT NO. 477

REPLAT
**HEIGHTS AT CAMPFIRE
CROSSING-COMMERCIAL**
LOTS 1-6, BLOCK 1

LOTS 1-6, BLOCK 1

Date: 09.23.19

File: 58238.0A-RPLT

Project No. : 58238.0A

**SHEET
2
OF
2**



GARLAND

Plan Commission

3. a.

Meeting Date: 11/11/2019

Item Title: Z 19-03 Environmental Reconstruction Services, Inc. (District 4)

Summary:

Consideration of the application of **Environmental Reconstruction Services, Inc.**, requesting approval of 1) an amended Detail Plan and 2) an amended Specific Use Provision (SUP) for Fuel Pumps, Retail on a property zoned Planned Development (PD) District 83-32 for Community Retail Uses. This property is located at 5150 and 5102 Duck Creek Drive. (District 4) (File Z 19-03)

Attachments

Z 19-03 Environmental Reconstruction Services, Inc. Report and Attachments



Planning Report

File No: Z 19-03/District 4

Agenda Item:

Meeting: Plan Commission

Date: November 11, 2019

REQUEST

Approval of 1) an amended Detail Plan and 2) an amended Specific Use Provision (SUP) for Fuel Pumps, Retail on a property zoned Planned Development (PD) District 83-32 for Community Retail Uses.

LOCATION

5150 and 5102 Duck Creek Drive

APPLICANT

Environmental Reconstruction Services, Inc.

OWNER

First Minit Markit, Inc.

BACKGROUND

The subject property is zoned Planned Development (PD) District 83-32 which stipulates that prior to the development of the subject property, approval of a Detail Plan is required through a public hearing process. Additionally, the approval of PD 83-32 included a Specific Use Provision for gasoline sales (gas pumps). A portion of the site has been developed with in-line shops and a canopy with two fuel pumps. A convenience store use was established with the PD 83-32 zoning and is located within an existing in-line shops building. The applicant makes the above request to add two fuel pumps and expand the size of the canopy for the existing gas station.

SITE DATA

The overall subject property has an area of 2.88 acres. The developed portion of the site with the inline-shops and fuel canopy has an area of 1.16 acres with approximately 185 lineal feet of frontage along Oates Drive, and 273 lineal feet of frontage along Duck Creek Drive.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 82-32 allows those uses as permitted in the Community Retail (CR) District where Fuel Pumps, Retail is only permitted with approval of a Specific Use Provision.

CONSIDERATIONS

Detail Plan

1. *Site Plan:* The proposed fuel island canopy would consist of a 2,400 square foot structure over four (4) fuel dispensing stations. The existing fuel island canopy is approximately 800 square feet over two (2) fuel dispensing stations. No other changes are proposed to the site.
2. *Parking:* There are fifty-one parking spaces existing on the site. The additional two (2) fuel pumps and canopy do not result in the need to add parking spaces to the site because the Garland Development Code does not require parking for fuel pumps. Therefore, no new parking areas will be constructed.

3. *Screening and Landscaping:* The proposal does not trigger GDC requirements for landscaping or screening improvements.
4. *Elevations.* The proposal does not trigger GDC requirements for building design improvements. The proposed canopy elevations comply with the GDC standards for canopy structures.
5. *Signs:* Any signage will be subject to the standards set forth in Chapter 4, Article 5 of the GDC. The application does not include changes to the existing signage and no requests for variances to the sign standards have been proposed.

Specific Use Provision (SUP)

6. The applicant requests the SUP to be in effect for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of 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.

Neighborhood Centers are generally five to ten acres. Developments within this land use pattern generally consist of one or more buildings including 30,000 to 100,000 square feet of leasable area. This development type typically serves a three-mile radius trade area, within a 5-10 minute drive time, and serves a population of 3,000 to 40,000.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties adjacent to the northeast are zoned Planned Development (PD) District 72-59 for Single-Family Attached (Townhouse) Uses and are developed with townhouses. The properties located adjacent and to the north of the site are zoned Planned Development (PD) District 75-37 for Single-Family Detached Dwelling Use and are developed with detached single-family dwellings.

The area to the southwest across Duck Creek is zoned Planned Development (PD) District 75-35 for Single-Family Detached Dwelling Use and is developed with the Duck Creek Greenbelt, the Duck Creek Trail and open space.

The property to the southeast across Oates Road is zoned Planned Development (PD) District 88-29 and is developed with a child care center.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

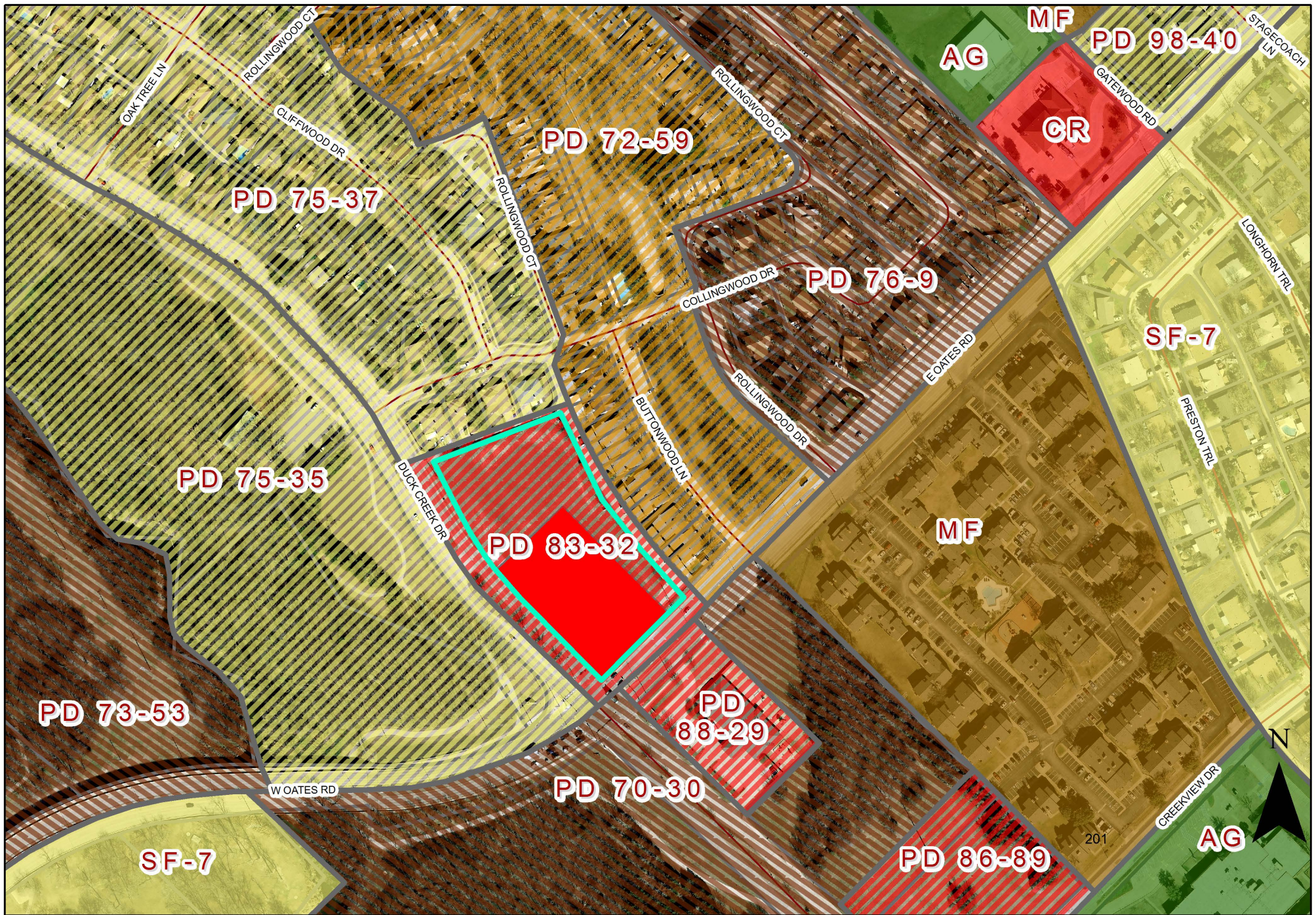
CITY COUNCIL DATE: December 3, 2019

PREPARED BY:

Kira Wauwie, AICP
Principal Development Planner
(972) 205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



<p>0 175 350 Feet 1 inch = 249 feet</p>	<h1>Zoning Map Z 19-03</h1>	<div data-bbox="1465 1450 1562 1520"></div> <p>INDICATES AREA OF REQUEST INDICATES EXACT AREA</p>
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PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-03

5150 and 5102 Duck Creek Drive

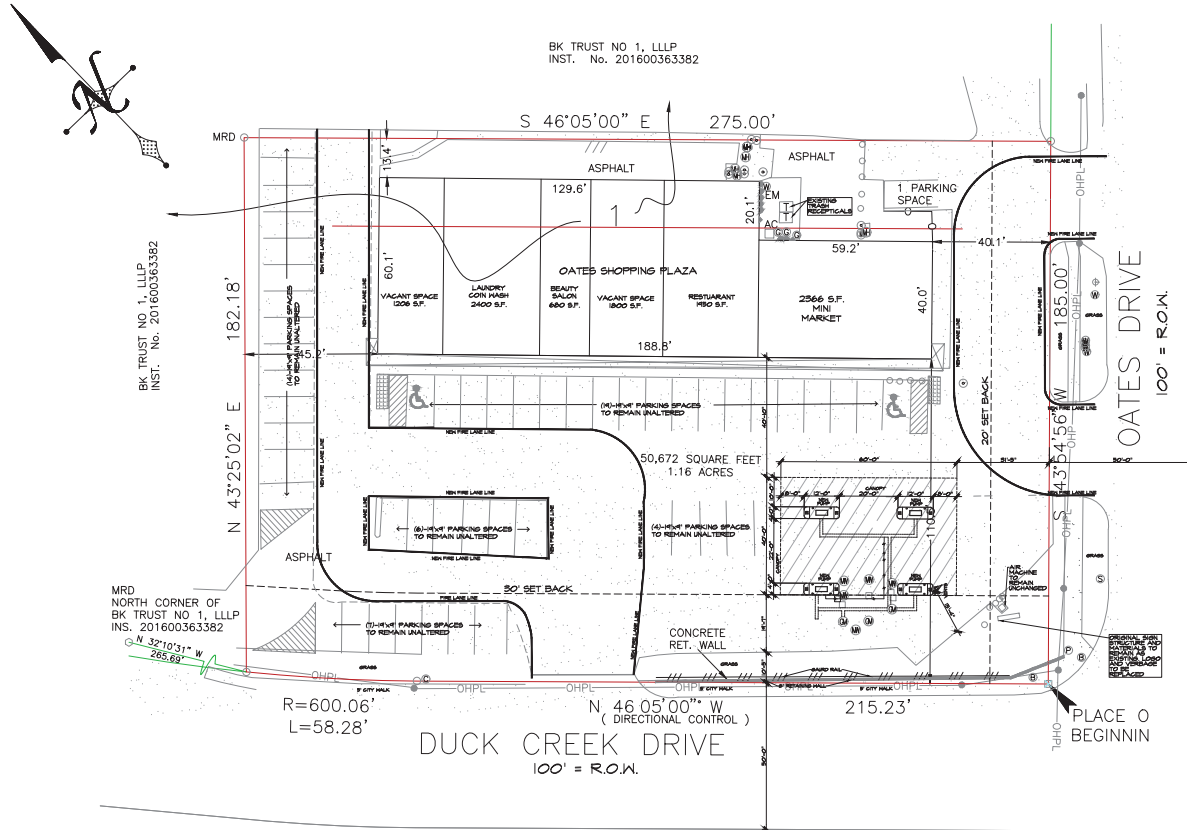
- I. Statement of Purpose:** The purpose of this Planned Development (PD) is for a Revised Detail Plan and Conditions including an Amended Specific Use Provision with the addition of two fuel dispensing pumps for an existing Fuel Pumps, Retail use.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code Ordinance No. 6773, and Planned Development (PD) District 83-32 as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 83-32 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Detail Plan:** Development is to be in general conformance with the Site Plan and Elevations set forth in Exhibits C and D. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
 - A. Site Plan:** Site development shall be in conformance to the elevations reflected on Exhibit C.
 - B. Elevations:** Elevations shall be in conformance to the elevations reflected on Exhibit D.
 - C. Signs:** All signs shall comply with the requirements of the Garland Development Code. Signs shown on the Exhibits are for illustrative purposes only.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-03

5150 and 5102 Duck Creek Drive

- II. Statement of Purpose:** The purpose of this Specific Use Provision is to allow the addition of two fuel dispensing pumps for an existing Fuel Pumps, Retail 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.
- VI. General Regulations:** All regulations of the Planned Development (PD) District 83-32 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.
- VII. Specific Regulations:**
- A. SUP Time Period: The Specific Use Provision for Fuel Pumps, Retail shall be in effect for a period of twenty (20) years.



LOT AREA CALCULATIONS	
TOTAL LOT AREA = 50,672 SQ. FT.	
LOT COVERAGE NEW GARAGES (288) AND EXISTING BUILDINGS (10,941 SQ. FT.)	
LOT COVERAGE % TOTAL = 21.00%	
OPEN SPACE AND % = 40,683 SQ. FT. (80.00%)	
LANDSCAPED AREA AND % = 4,970 SQ. FT. (9.80%)	
OPEN SPACE AND % = 40,683 SQ. FT. (80.00%)	
IMPERVIOUS COVERAGE = 56,311 SQ. FT. (79.45%)	

OATES SHOPPING PLAZA (PD 83-32) PROPOSED PLAN
PHASE II TRACT OF LOT 1/ BLOCK 1 - (PD 83-32)

SCALE: 1" = 30'

OWNER - KATHY CHV - (972-240-7851) GARLAND, TX
APPLICANT - E.R.S. - TERRY SAULS - (972-524-7851) PRINCETON, TX
PLAN PREPARER - K.D.S. - CURTIS NELSON - (214-510-8450) WYLLIE, TX

EXHIBIT C

DATE 10/14/18
Red Line
NAME ON
REVISIONS
12/1/18
2/1/19

FUEL SYSTEM ADDITION
Environmental Reconstruction Services
5150 Duck Creek Drive
Garland, Texas 75042 - Dallas County

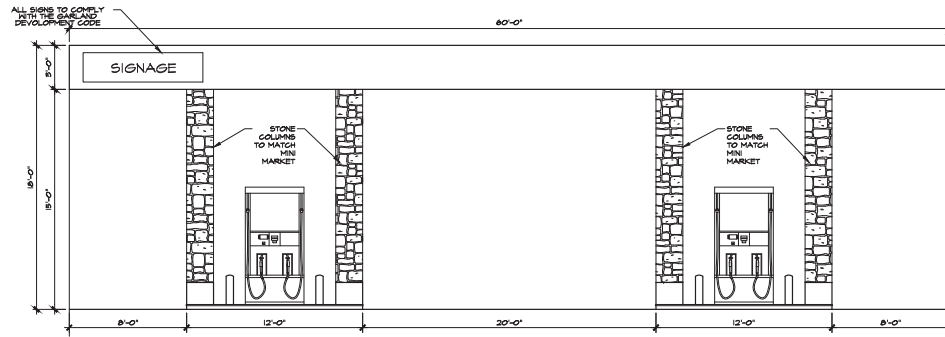


KINGDOM DESIGN GROUP

DESIGN - REMODELS - PLANNING - INTERIORS - DETAILS
102 ROLLING MEADOW, WYLLIE, TX 75098 - (214) 310-8950

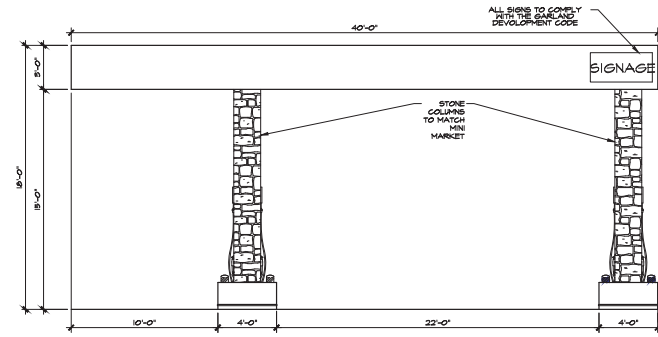
GENERAL NOTES

- 1) ALL SIGNS TO COMPLY WITH THE "GARLAND DEVELOPMENT CODE"



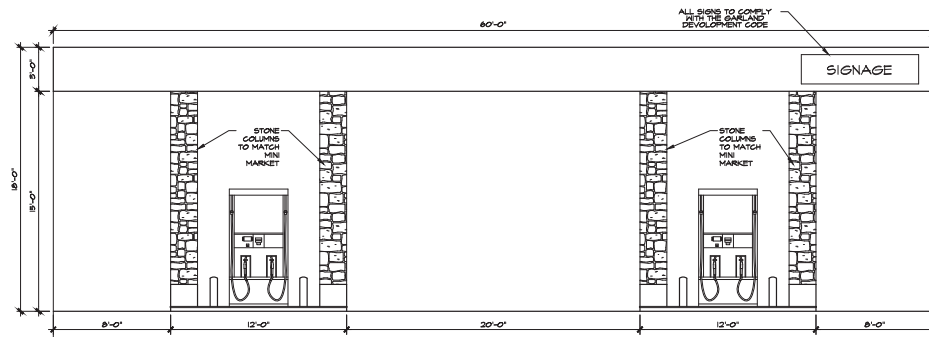
NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"



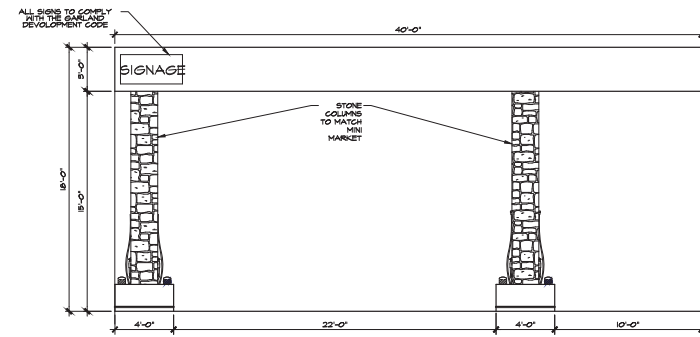
NORTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

EXHIBIT D

DATE 10/14/18
Red Line
NAME CA
REVISIONS
1/2/19
4/5/19

FUEL SYSTEM ADDITION
Environmental Reconstruction Services
5150 Duck Creek Drive
Garland, Texas 75043 - Dallas County

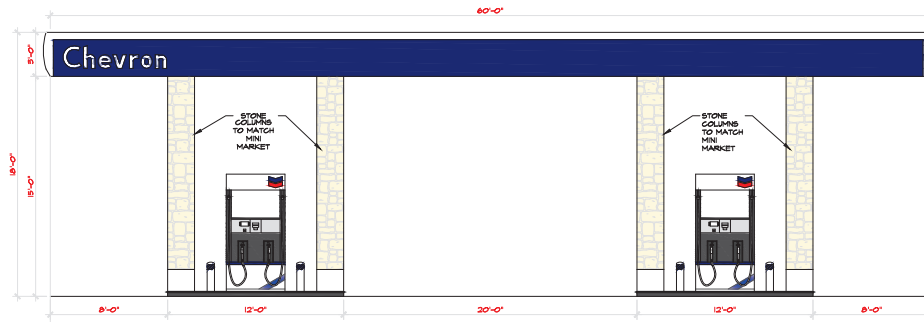


KINGDOM DESIGN GROUP
DESIGN • RENOVELS • PLANNING • INTERIORS • DETAILS
102 ROLLING MEADOW, WYLLIE, TX 75088 - (214) 310-8850

A5
6 of 11
JOB # 218014

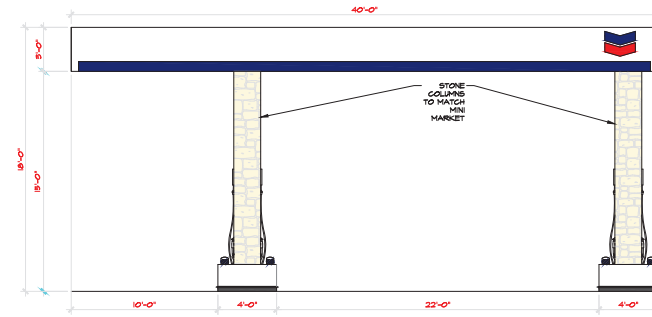
GENERAL NOTES FOR COLORED ELEVATION SHEET

- 1) ALL SIGNS TO COMPLY WITH THE "GARLAND DEVELOPMENT CODE"
- 2) PLEASE REFER TO THE CHEVRON COLOR CARD DOCUMENT (HALLMARK 2020 RETAIL COLOR STANDARDS DOCUMENT) PROVIDED WITH THIS SUBMITTAL



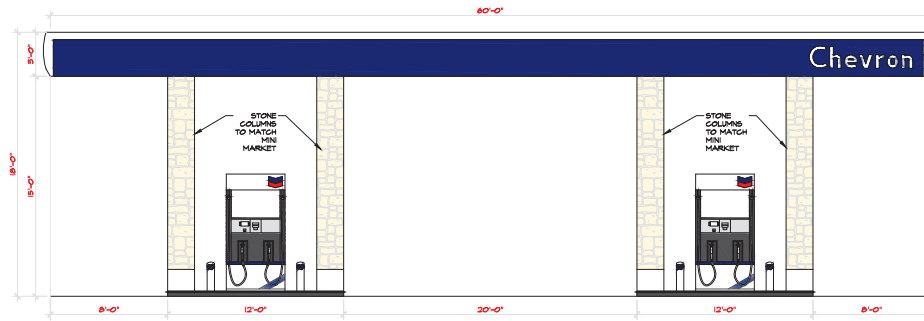
NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"



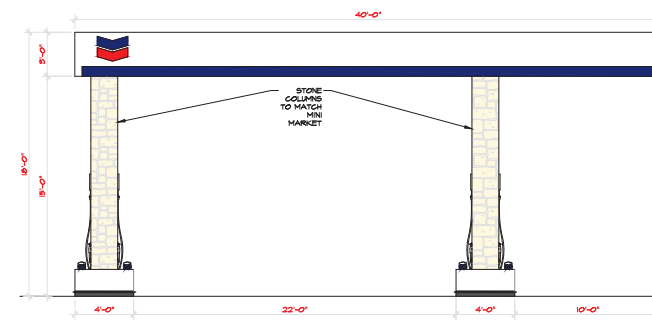
NORTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

EXHIBIT D

DATE 10/14/18
Red Line
NAME CA
REVISIONS
1/2/14
4/5/14

FUEL SYSTEM ADDITION
Environmental Reconstruction Services
5150 Dick Creek Drive
Garland, Texas 75043 - Dallas County



KINGDOM DESIGN GROUP
DESIGN • RENOVATIONS • PLANNING • INTERIORS • DETAILS
102 ROLLING MEADOW, WYLLIE, TX 75098 - (214) 310-8850

CLR
of
JOB # 218014

Z 19-03



View of the subject property from the corner of Oates Road and Duck Creek



View of the subject property from Duck Creek and the site's southwest property line towards the commercial in-line shops and gas canopy



View of the properties to the south of the site, across Duck Creek



View the child care center across Oates Road



GARLAND

Plan Commission

3. b.

Meeting Date: 11/11/2019

Item Title: Z 19-30 Dan Robertson (District 6)

Summary:

Consideration of the application of **Dan Robertson**, requesting approval of a Specific Use Provision for an Automobile Sales, New or Used use on a property zoned Industrial (IN) District. This property is located at 4301 Action Street. (District 6) (File Z 19-30)

Attachments

Z 19-30 Dan Robertson Report and Attachments

Planning Report

File No: Z 19-30/District 6

Agenda Item:

Meeting: Plan Commission

Date: November 11, 2019



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

LOCATION

4301 Action Street

APPLICANT

Dan Robertson

OWNER

Mohammad Ghirir

BACKGROUND

The applicant is requesting approval to allow the operation of an Automobile Sale, New or Used business on a 0.358-acre site.

SITE DATA

The site contains approximately 0.358 acres with approximately 230 lineal feet of frontage along Action Street, which is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

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

The applicant intends to use the property for sales of used cars indoors and outdoors. A used car sales operation requires a Specific Use Provision in the Industrial (IN) District.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to use an existing 5,000 square-foot building on a 0.358-acre property for used car sales. The sales would include indoor and outdoor parking of vehicles. The site plan (Exhibit C) shows existing pavement and nineteen (19) proposed spaces.

The Garland Development Code (GDC) establishes a parking ratio of one (1) space for every 400 square feet of gross floor area plus 1 space per employee. Fifteen (15) parking spaces are required; however, the applicant is providing nineteen (19) parking spaces located on site serving the proposed 5,000-square foot Used Car Sales.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, south, east and west are zoned Industrial (IN) District, consisting of such uses as an HVAC company, building material suppliers, fleet equipment, and auto care facilities.

STAFF RECOMMENDATION

Denial of a Specific Use Provision for an Automobile Sales, New or Used on a property zoned Industrial (IN) District. It is recommended that the site be utilized for a use that contributes to or supports industrial employment in keeping with the intent of the Industrial (IN) District and Industry Centers recommendation of the Envision Garland Plan.

ADDITIONAL INFORMATION

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

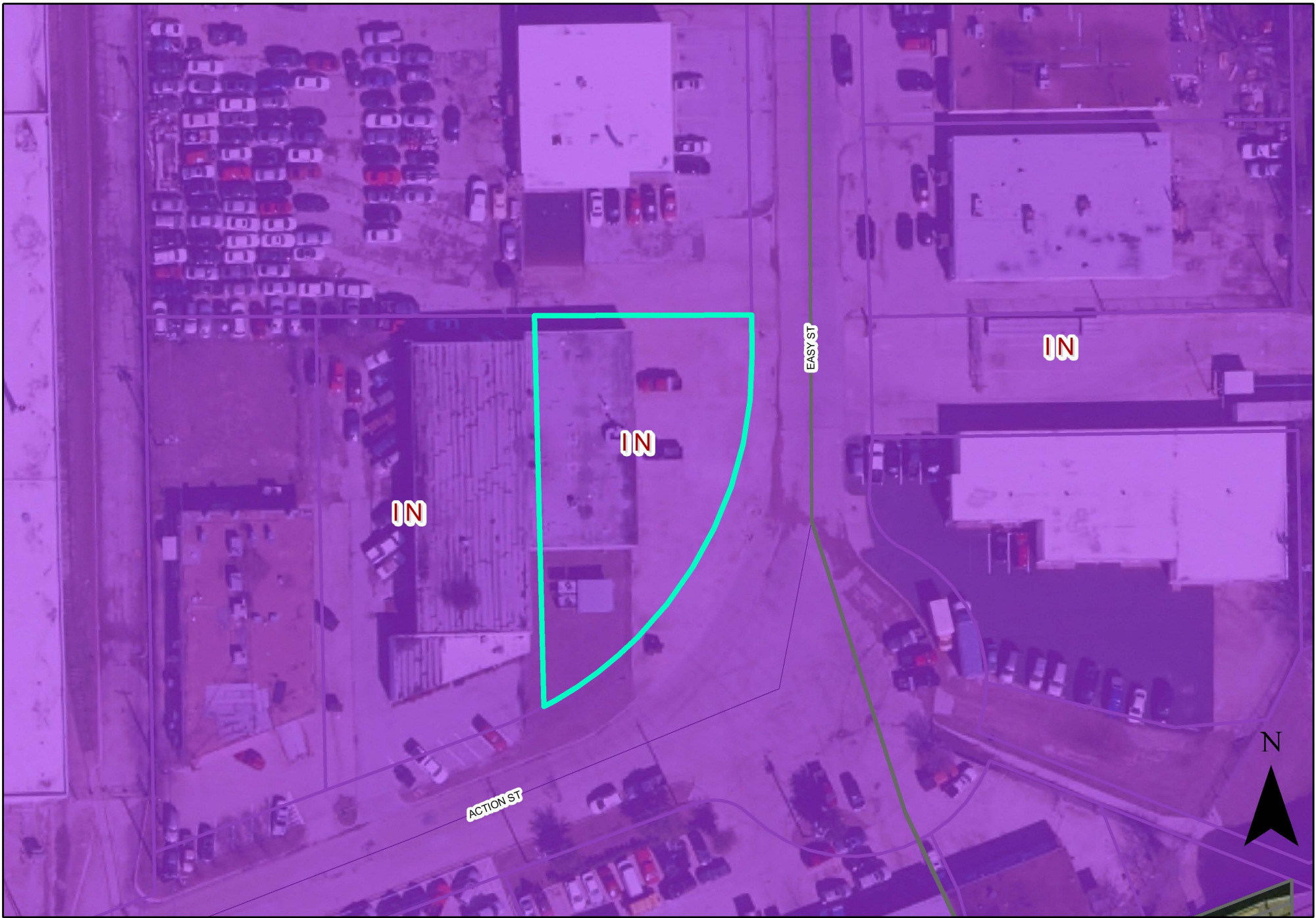
CITY COUNCIL DATE: December 3, 2019

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 35 70 Feet
1 inch = 58 feet

Zoning File Z 19-30



INDICATES AREA
OF REQUEST

N



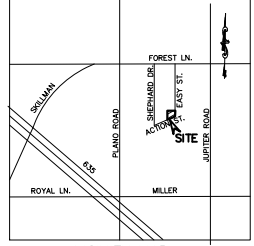
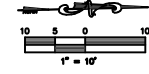
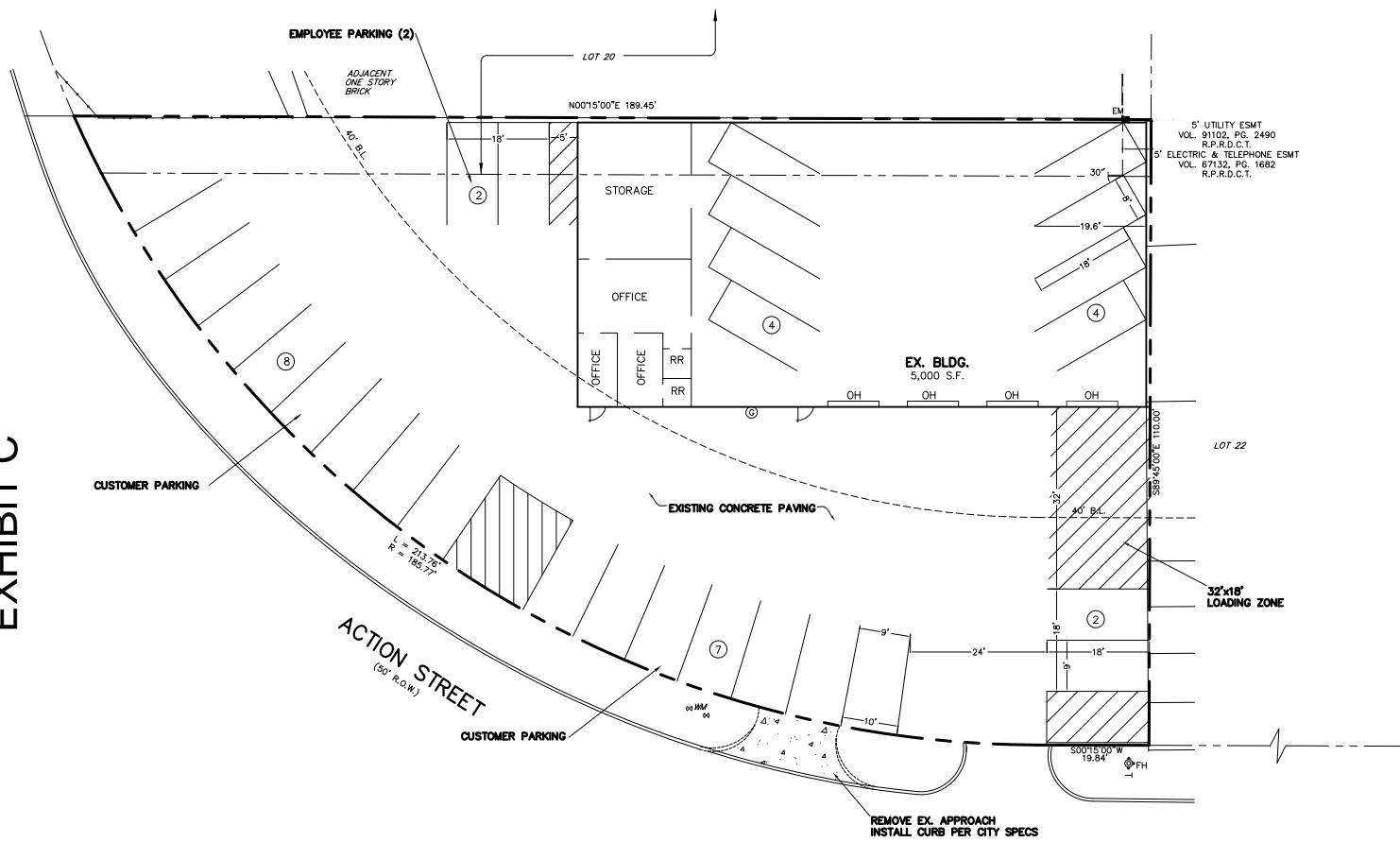
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-30

4301 Action Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Automobile Sales, New or Used.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan and building elevations labeled Exhibit C and Exhibit E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Automobile Sales, New or Used shall be in effect for a period of twenty (20) years.
 - B. Site Layout: The Automobile Sales, New or Used operation shall be in conformance with the site layout in Exhibit C.
 - C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

EXHIBIT C



VICINITY MAP
NOT TO SCALE

SITE DATA:

LOT AREA:
0.358 Acres, 15,611.37 sq. ft.
BUILDING AREA:
5,000 sq.ft.
BUILDING HEIGHT:
(One Story)
BUILDING SETBACKS:
Front: 40'
USE:
CAR SALES
PARKING:
Required: 15
Employee = 2
1 space/400sf = 13 Customer
Provided: 19
Showroom: 8
TRASH DISPOSAL: ROLLER CARTS

LEGEND

- = PROPERTY LINE
- EX. W. = EX. WATER
- EX. SS. = EX. SANITARY SEWER
- EX. SS. MANHOLE = EX. SS. MANHOLE
- EX. STORM MANHOLE = EX. STORM MANHOLE
- EX. GAS METER = EX. GAS METER
- EX. WATER METER = EX. WATER METER
- EX. WATER VALVE = EX. WATER VALVE
- EX. LIGHT POLE = EX. LIGHT POLE
- EX. POWER POLE = EX. POWER POLE
- EX. ELECTRIC METER = EX. ELECTRIC METER
- EX. SIBBLE MANHOLE = EX. SIBBLE MANHOLE
- EX. FIRE HYDRANT = EX. FIRE HYDRANT
- EX. BUILDING LINE (B.L.) = EX. BUILDING LINE (B.L.)
- EXIST. or EX. = EXISTING
- ESMT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB
- C = CENTERLINE
- PROP. FIRE HYDRANT = PROP. FIRE HYDRANT
- PROPOSED CONCRETE = PROPOSED CONCRETE

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



REVISIONS

CASE #190815-1

SITE PLAN EXHIBIT

4301 ACTION STREET

ACCESS ADDITION
PORTION OF LOT 20, LOT 21, 0.358 ACRES
City of Garland, Dallas County, Texas

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland, Texas 75040
972 272-1763 Fax 972 272-8761

© 2019 Monk Consulting Engineers, Inc., All Rights Reserved
REG. NO.: F-2567

date: 9/11/19 scale: 1"=10' sheet: C101

Z 19-30



West of subject property from Action St.



View of the subject property from Action St.



East of subject property from Action St.



GARLAND

Plan Commission

3. c.

Meeting Date: 11/11/2019

Item Title: Z 19-32 Masterplan - Zoning (District 6)

Summary:

Consideration of the application of **Masterplan**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and due to the placement of a new refuse enclosure: 3) a Variance to Section 4.34 of the Garland Development Code regarding Site and Perimeter Landscaping, Parking; Fencing; 4) a Variance to Section 4.35 of the Garland Development Code regarding Parking Area Landscaping; 5) a Variance to Section 4.42 of the Garland Development Code regarding Location and Screening of Light Vehicle Loading Areas; and 6) a Variance to Section 4.44 of the Garland Development Code regarding Screening of Parking Areas. This property is located at 312 South International Road. (District 6) (File Z 19-32 - Zoning)

Attachments

Z 19-32 Masterplan - Report and Attachments

Planning Report

File No: Z 19-32/District 6

Agenda Item:

Meeting: Plan Commission

Date: November 11, 2019



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and due to the placement of a new refuse enclosure: 3) a Variance to Section 4.34 of the Garland Development Code regarding Site and Perimeter Landscaping, Parking; Fencing; 4) a Variance to Section 4.35 of the Garland Development Code regarding Parking Area Landscaping; 5) a Variance to Section 4.42 of the Garland Development Code regarding Location and Screening of Light Vehicle Loading Areas; and 6) a Variance to Section 4.44 of the Garland Development Code regarding Screening of Parking Areas.

Approval of a Detail Plan for Recycling Salvage Yard (unlimited outside storage) Use.

LOCATION

This property is located at 312 South International Road.

APPLICANT

Masterplan

OWNER

Garland Steel, Inc.

BACKGROUND

The site is improved with an existing steel sales operation and a Recycling Salvage Yard (unlimited outside storage). The Recycling Salvage Yard (unlimited outside storage) was granted a Specific Use Permit under Ordinance 4552 (File No. 91-31) in 1991. The City's report for File No. 91-31 indicates that Garland Steel, Inc. had outgrown its location at 2821 Industrial Lane and sought to relocate to 312 South Industrial Road.

The City's historical records are not clear regarding when the site's 1991 Specific Use Permit expired or other action was taken to remove the Specific Use Permit from the site. However, the Official Zoning Map in 2015 did not include the 91-31 File and the map showed the site was zoned for Industrial-1 (I-1) District. The I-1 District was established as the Industrial (IN) District with the adoption of the Garland Development Code in 2015.

Additionally, in 2015 the City Council adopted a revised Official Zoning Map. With the adoption of the new Map, many of the then existing Specific Use Provisions were not carried forward and if a property owner desires to make changes, an application for consideration to legally establish the use under a new Specific Use Provision is required. The applicant is requesting to legally establish the existing Recycling Salvage Yard (unlimited outside storage) use. The Garland Development Code defines Recycling Salvage Yard as a facility which provides for the collection, sorting, storage, bundling and shipping of recoverable and recyclable non-automotive, non- consumable and non-compostable materials such as aluminum cans, glass, papers including magazines and newspapers, cardboard, wood pallets, metals, plastics, tires, computers and electronics, oil, paints, solvents, and textiles. The proposed use does not include an Automotive Salvage Yard, which is defined as a use in which two or more motor vehicles of any kind, which are incapable of being operated due to

condition or lack of license, have been placed for the purpose of dismantling to obtain parts for recycling, resale, or storage.

SITE DATA

The subject property contains 19.8 acres of land fronting 685.50 feet along International Road and has a depth of 1,522.07 feet.

USE OF PROPERTY UNDER CURRENT ZONING

The existing Industrial (IN) District allows a Recycling Salvage Yard (unlimited outside storage) with a Specific Use Provision. The site is used as a Recycling Salvage Yard (unlimited outside storage) without an approved Specific Use Provision. The site improvements include several buildings purposed for office, storage, distribution, recycling, and other recycling operation purposes. Outdoor improvements include open storage, outdoor storage bins for recycled materials, circulation routes for operations, parking, truck scales, and similar industrial improvements.

A Home Fabrication business operates from a portion of the site at its southwest corner. The applicant has included this portion of the site as part of the site limits although no recycling activities currently function at that location. Specifically, the Home Fabrication use extends approximately 170 feet along Shiloh Road north from the DART Railroad, and approximately 170 feet east along the DART Railroad. Fabrication uses are allowed by right in the Industrial (IN) District.

CONSIDERATIONS

Proposed Planned Development (PD) and Detail Plan:

1. The Detail Plan displays the existing site improvements which include vehicle circulation routes, parking, six (6) outside storage areas, and ten (10) buildings. The site is accessed from multiple driveways onto International Road. (Exhibit C)
2. The site improvements will remain unchanged and nonconforming with the exception of the following changes:
 - New landscaping at the front of the northern building located along International Road (west of Building 2). A portion of this landscaping is proposed within the International Road right-of-way. It is recommended that a condition be included to require the landscaping improvements to be relocated from the right-of-way onto the subject site where the existing asphalt driveway is located in front of the existing Building 2.
 - New paving and truck scale at the northwest side of the site (north of Building 1 and 2).
 - Foundation replacement in Building #7.
 - Reduction of the outside storage visibility over the course of three (3) years.

3. The GDC states that recycling salvage yards are permitted outside storage only where provided for in the Land Use Matrix; outside storage is an allowed use in the Industrial (IN) District and this site is zoned Industrial (IN) District. Further, Recycling Salvage Yards are allowed outside storage:
 - Where located behind the main building
 - In compliance with Section 2.52(A)(14(c), and
 - Where screened from all public streets and from neighboring properties in accordance with Chapter 4, Article 3 with a fully opaque, minimum eight (8) foot tall masonry screening wall, as applicable (unless another form of screening is approved with the initial development application).

The application proposes to maintain the existing screening with six (6) foot high wood fencing along the northernmost property line; chain link fencing along a portion of the northwest, east, and south property lines; existing overgrown trees and plant material; as well as structures and buildings to screen the outdoor storage from the public streets and neighboring properties.

The application proposes to reduce the visibility of stored materials is proposed for reduction over the course of three (3) years to: a) move piles of material away from the perimeter of the site, b) process the materials to reduce their size; and c) sell the material inventory.

It is recommended that a condition be included to frame the intent of the activity relative to the exact degree of outdoor storage visibility. Specifically, the GDC Chapter 2 Section 2.52 Special Standards for Recycle Salvage Yards requires a fully opaque, minimum eight-foot tall masonry screening wall unless another form of screening is approved with the initial development application.

4. The Garland Development Code (GDC) establishes a series of Special Standards to Recycling Salvage Yard regarding processing of materials, storage of materials and on-site traffic circulation. With the exception of the outdoor storage screening method prescribed under Special Standards (see Consideration No. 3), the proposed Recycling Salvage Yard shall comply with all the applicable Special Standards. Additionally, the Special Standards allow smelting, melting, refining, or other conversion back to a "raw material" state. The application indicates that the site operations will not include smelting or refining activity.
5. The Garland Development Code (GDC) establishes a parking ratio of one (1) parking space for every 300 square feet of office space plus one (1) parking space for every 1,000 square feet of warehouse/storage area. The proposed Recycling Salvage Yard would require 703 parking spaces whereas the application proposes to use the existing 89 parking spaces. The facility has operated continuously for several years with no complaints regarding parking deficiencies.
6. The proposed site improvements do not include new building construction. Therefore, the building design requirements of the GDC are not triggered. However, the applicant is proposing to paint the front façade of Building 2. (Exhibit E)

Specific Use Provision:

7. The Recycling Salvage Yard would operate Monday through Friday from 7:00 am to 6:00 pm and Saturday from 7:30 am to 12:00 pm (noon).

8. A Specific Use Provision for a Recycling Salvage Yard for a period of thirty (30) years is requested by the applicant.

Variances:

9. The proposal includes the placement of a new refuse enclosure; therefore, the GDC requires partial compliance with the screening and landscaping provisions: Site and Perimeter Landscaping, Fencing; Parking Area Landscaping; Screening of Light Vehicle Loading Areas; and Screening of Parking Areas. The placement of the new refuse container will be at the back of an existing building and towards the middle of the site where it will not be visible from the public street or adjacent properties. Additionally, the applicant is proposing landscaping at the west side of Building 2 along International Road as reviewed in Consideration 2 above. (Exhibit D)

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Business Center uses in the Employment Center Building Block. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Most of the properties to the east, south and west are zoned for Industrial Uses and are developed with a variety of industrial and heavy commercial land uses including recycling salvage yards. The properties to the north are zoned for Industrial and Community Office Uses and are mostly developed with medical related land uses, and industrial uses.

STAFF RECOMMENDATION

Approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and due to the placement of a new refuse enclosure: 3) a Variance to Section 4.34 of the Garland Development Code regarding Site and Perimeter Landscaping, Parking; Fencing; 4) a Variance to Section 4.35 of the Garland Development Code regarding Parking Area Landscaping; 5) a Variance to Section 4.42 of the Garland Development Code regarding Location and Screening of Light Vehicle Loading Areas; and 6) a Variance to Section 4.44 of the Garland Development Code regarding Screening of Parking Areas, with the following conditions:

- 1) The proposed landscaping improvements shown within the right-of-way of International Road [Exhibit D] shall be relocated from the right-of-way onto the subject site where the existing asphalt driveway is located in front of the existing Building 2, and
- 2) Outdoor storage areas shall be screened with a fully opaque, minimum eight-foot tall masonry screening wall installed on all sides of the site.
- 3) A timeframe for the completion of the above improvements is recommended. A completion date of no later than six (6) months from the date of the Ordinance approval is proposed in the draft Planned Development (PD) Conditions.

In addition, staff recommends approval of a Detail Plan for Recycling Salvage Yard (unlimited outside storage) Use, pending approval of the aforementioned Planned Development (PD), Specific Use Provision (SUP), Variance requests, and staff's recommended conditions.

ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

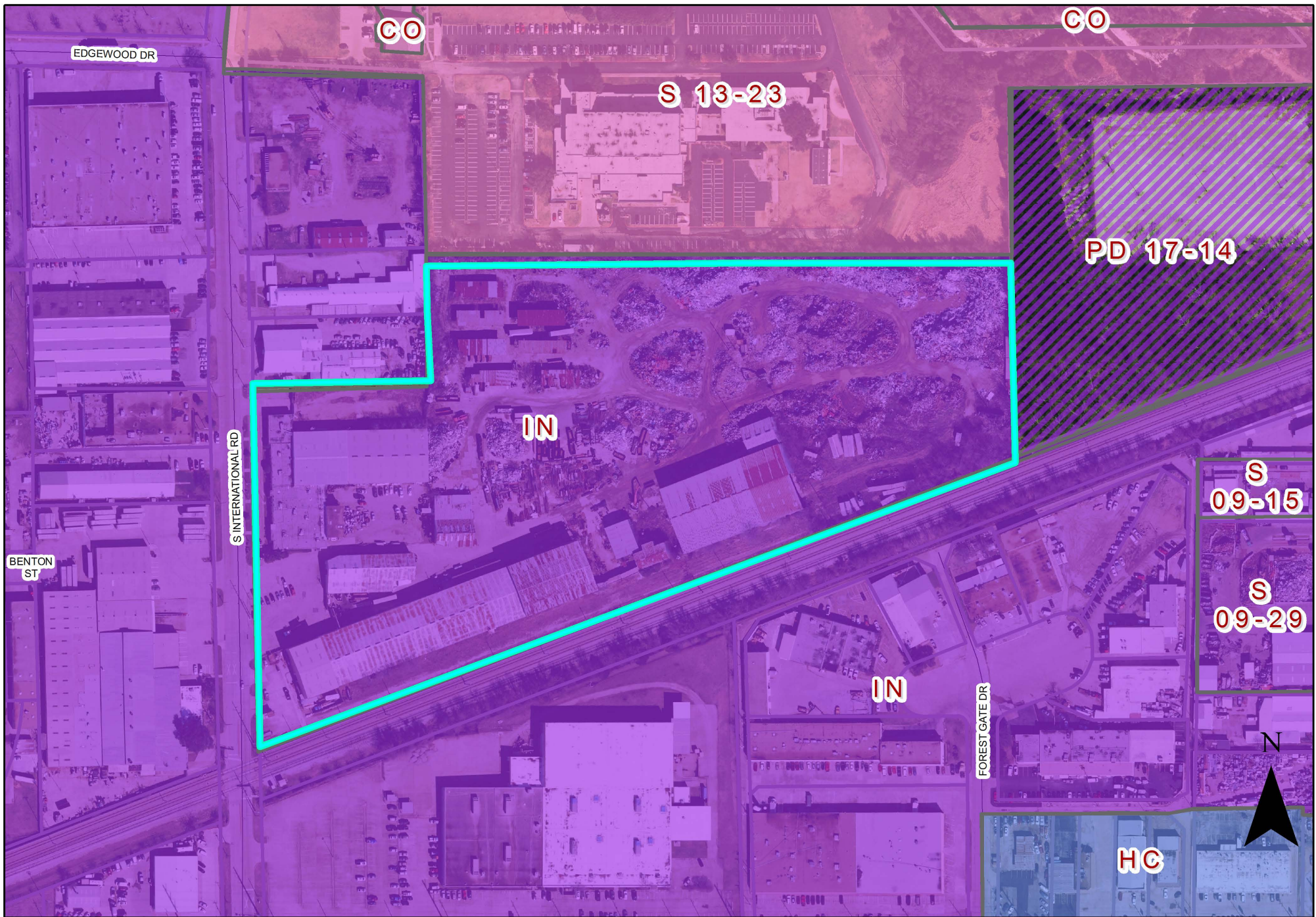
CITY COUNCIL DATE: December 3, 2019

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 125 250 Feet

1 inch = 238 feet

Zoning Map Z 19-32



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-32

312 INTERNATIONAL ROAD

- I. Statement of Purpose:** The purpose of this Planned Development is to permit a Recycling Salvage Yard.
- 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 Industrial (IN) District and all Special Standards for Recycling Salvage Yard 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. Detail Plan:** Development shall be in general conformance with the Site Plan, Landscape Plan, and Elevations set forth in Exhibit C, Exhibit D, and 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 Regulations:**
- A. Permitted Uses: Only those uses as permitted in the Industrial (IN) District.
- B. Prohibited Uses: Smelting and refining of products are not allowed on this site.
- C. Screening and Landscaping: Except as provided below, screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit C and Exhibit D.
- D. Landscaping improvements shown within the right-of-way of International Road on Exhibit D shall to be relocated from the right-of-way onto the subject site where the existing asphalt driveway is located in front of the existing Building 2.

E. Outdoor storage areas shall be screened with a fully opaque, minimum eight-foot tall masonry screening wall installed on all sides of the site.

F. The above required improvements as stated in C. and D. shall be completed no later than six (6) month from the date of the Ordinance approval.

G. Maintenance Requirements:

1) Landscaping must be regularly maintained in a healthy growing condition and in compliance with this PD 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 plantings as needed. All exposed ground surfaces on or within the premises 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 within sixty (60) days after receipt of notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) 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, licenses and/or certificates for the property.

3) Screening and paving must be installed and regularly maintained in compliance with this PD 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 (60) days after 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 certificates for the property.

H. Elevations - Building 2 Only: Elevations shall be as shown in Exhibit B for Building 2 only.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-32

312 INTERNATIONAL ROAD

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Recycling Salvage Yard.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District and all Special Standards for Recycling Salvage Yard as set forth in Chapter 2 of the Garland Development Code Ordinance 6773 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Specific Use Provision: The Specific Use Provision for Recycling Salvage Yard shall be in effect for a period of thirty (30) years.
- B. Truck Circulation Plan: Truck traffic shall comply with the vehicle paths as shown on Exhibit C.
- C. Hours of Operation: The Recycling Salvage Yard shall be limited to the following days and times of operation: Monday through Friday from 7:00 am to 4:00 pm and Saturday from 7:00 am to 12:00 pm (noon).

David Daigle ASLA
 LANDSCAPE ARCHITECT
 2218 SUGAR PLUM DR
 CARROLLTON, TEXAS
 214-926-6009
 DAIGLEASLA@VERIZON.NET



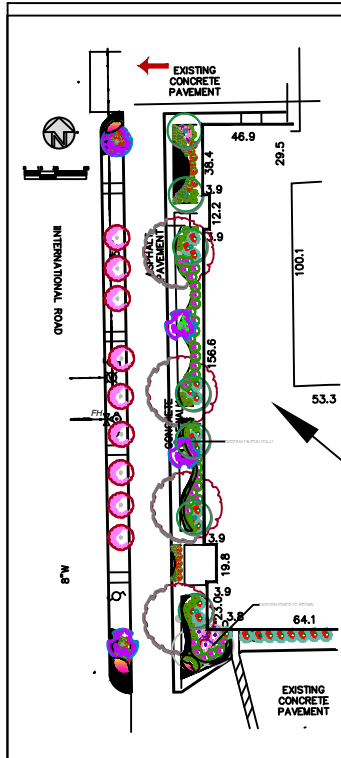
LP.1

Sheet Description
Geomet Landscape Plan

project no. R002379100
 scale: SCALE 1"=60'
 date: 10 / 23 / 2019
 issue date:

GARLAND STEEL, INC
 312 S. INTERNATIONAL DRIVE
 GARLAND, TEXAS 75042

Symbol	Qty	Common	Botanical	Size	Spacing
	9	Live Oak	<i>Quercus virginiana</i>	4 Gal.	As Shown
	4	Chinese Pistache	<i>Pistacia chinensis</i>	4" Gal.	As Shown
	4	Vitex	<i>Vitex agnus-castus</i>	36 Gal.	As Shown
	9	Grape Hyacinth	<i>Lagerströmia</i>	36 Gal.	As Shown
	7	Exotic Yucca Holly	<i>Ilex vomitoria</i>	48 Gal.	As Shown
	4	K.S. Indian Hawthorn	<i>Rhododendron x Montic</i>	36 Gal.	As Shown
	15	Needle Point Holly	<i>Ilex cornuta</i>	7 Gal.	As Shown
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	21	Shensel Nuts	<i>Asplen. x grandiflora 'Spartan'</i>	3 Gal.	As Shown
	4	Anthony Viter Spruce	<i>Spruce japonica 'Anthony Viter'</i>	3 Gal.	As Shown
	101	Silk Liriodendron	<i>Liriodendron tulipifera</i>	1 Gal.	As Shown



0 30' 60' 120'

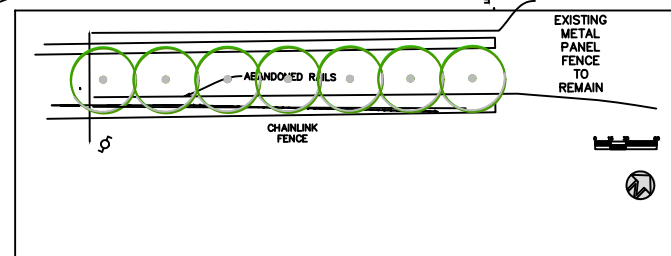
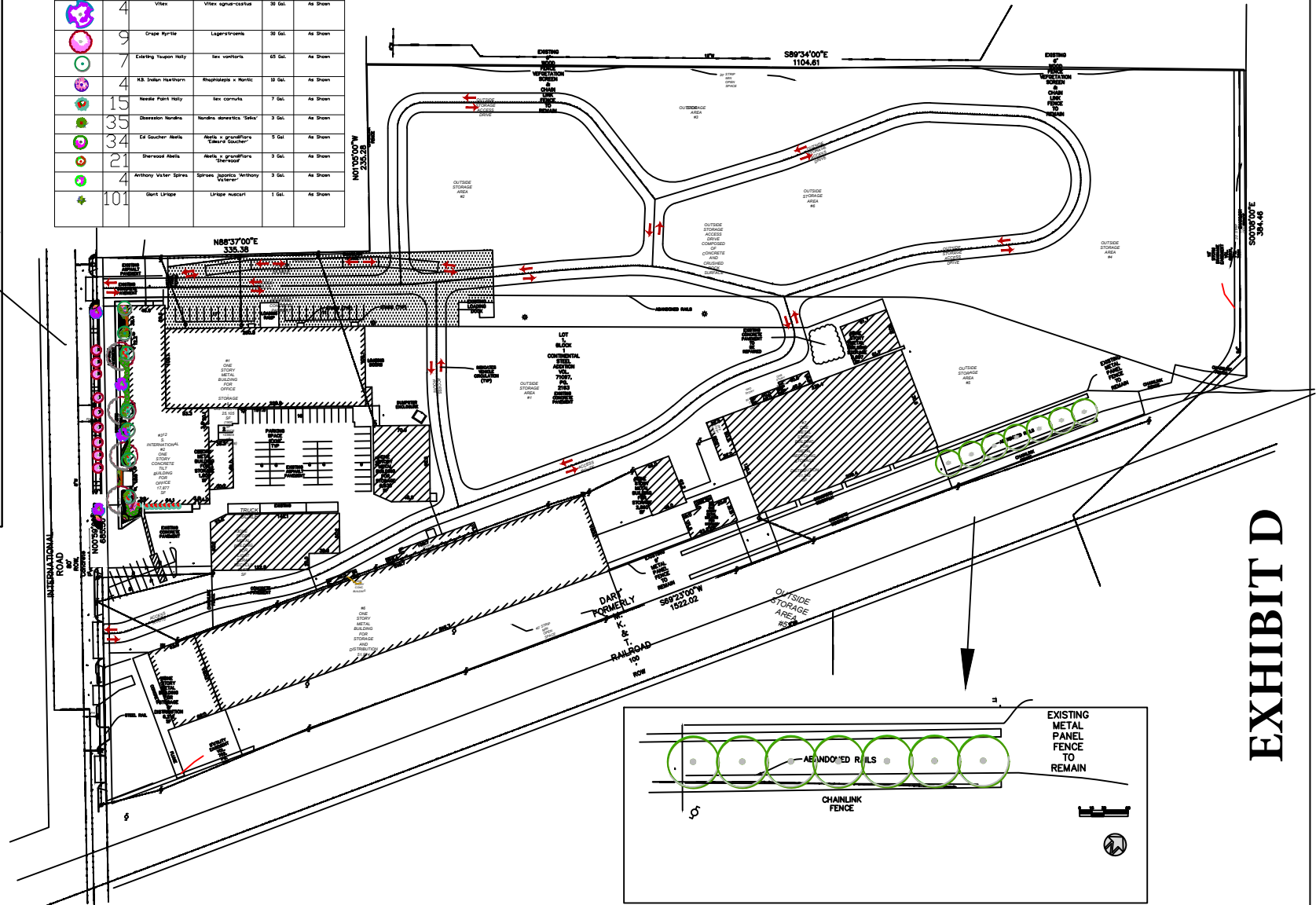


EXHIBIT D

Z 19-32



View of the subject site from the north looking south along Industrial Road



View of properties located to the west of the subject property



View of properties located to the south of the subject property



View the property to the north of the subject site



GARLAND

Plan Commission

3. d.

Meeting Date: 11/11/2019

Item Title: Z 19-32 Masterplan - Detail Plan (District 6)

Summary:

Consideration of the application of **Masterplan**, requesting approval of a Detail Plan for a Recycling Salvage Yard (unlimited outside storage). This property is located at 312 South International Road (District 6) (File Z 19-32 - Detail Plan)

Attachments

Z 19-32 Masterplan Report and Attachments

Planning Report

File No: Z 19-32/District 6

Agenda Item:

Meeting: Plan Commission

Date: November 11, 2019



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and due to the placement of a new refuse enclosure: 3) a Variance to Section 4.34 of the Garland Development Code regarding Site and Perimeter Landscaping, Parking; Fencing; 4) a Variance to Section 4.35 of the Garland Development Code regarding Parking Area Landscaping; 5) a Variance to Section 4.42 of the Garland Development Code regarding Location and Screening of Light Vehicle Loading Areas; and 6) a Variance to Section 4.44 of the Garland Development Code regarding Screening of Parking Areas.

Approval of a Detail Plan for Recycling Salvage Yard (unlimited outside storage) Use.

LOCATION

This property is located at 312 South International Road.

APPLICANT

Masterplan

OWNER

Garland Steel, Inc.

BACKGROUND

The site is improved with an existing steel sales operation and a Recycling Salvage Yard (unlimited outside storage). The Recycling Salvage Yard (unlimited outside storage) was granted a Specific Use Permit under Ordinance 4552 (File No. 91-31) in 1991. The City's report for File No. 91-31 indicates that Garland Steel, Inc. had outgrown its location at 2821 Industrial Lane and sought to relocate to 312 South Industrial Road.

The City's historical records are not clear regarding when the site's 1991 Specific Use Permit expired or other action was taken to remove the Specific Use Permit from the site. However, the Official Zoning Map in 2015 did not include the 91-31 File and the map showed the site was zoned for Industrial-1 (I-1) District. The I-1 District was established as the Industrial (IN) District with the adoption of the Garland Development Code in 2015.

Additionally, in 2015 the City Council adopted a revised Official Zoning Map. With the adoption of the new Map, many of the then existing Specific Use Provisions were not carried forward and if a property owner desires to make changes, an application for consideration to legally establish the use under a new Specific Use Provision is required. The applicant is requesting to legally establish the existing Recycling Salvage Yard (unlimited outside storage) use. The Garland Development Code defines Recycling Salvage Yard as a facility which provides for the collection, sorting, storage, bundling and shipping of recoverable and recyclable non-automotive, non- consumable and non-compostable materials such as aluminum cans, glass, papers including magazines and newspapers, cardboard, wood pallets, metals, plastics, tires, computers and electronics, oil, paints, solvents, and textiles. The proposed use does not include an Automotive Salvage Yard, which is defined as a use in which two or more motor vehicles of any kind, which are incapable of being operated due to

condition or lack of license, have been placed for the purpose of dismantling to obtain parts for recycling, resale, or storage.

SITE DATA

The subject property contains 19.8 acres of land fronting 685.50 feet along International Road and has a depth of 1,522.07 feet.

USE OF PROPERTY UNDER CURRENT ZONING

The existing Industrial (IN) District allows a Recycling Salvage Yard (unlimited outside storage) with a Specific Use Provision. The site is used as a Recycling Salvage Yard (unlimited outside storage) without an approved Specific Use Provision. The site improvements include several buildings purposed for office, storage, distribution, recycling, and other recycling operation purposes. Outdoor improvements include open storage, outdoor storage bins for recycled materials, circulation routes for operations, parking, truck scales, and similar industrial improvements.

A Home Fabrication business operates from a portion of the site at its southwest corner. The applicant has included this portion of the site as part of the site limits although no recycling activities currently function at that location. Specifically, the Home Fabrication use extends approximately 170 feet along Shiloh Road north from the DART Railroad, and approximately 170 feet east along the DART Railroad. Fabrication uses are allowed by right in the Industrial (IN) District.

CONSIDERATIONS

Proposed Planned Development (PD) and Detail Plan:

1. The Detail Plan displays the existing site improvements which include vehicle circulation routes, parking, six (6) outside storage areas, and ten (10) buildings. The site is accessed from multiple driveways onto International Road. (Exhibit C)
2. The site improvements will remain unchanged and nonconforming with the exception of the following changes:
 - New landscaping at the front of the northern building located along International Road (west of Building 2). A portion of this landscaping is proposed within the International Road right-of-way. It is recommended that a condition be included to require the landscaping improvements to be relocated from the right-of-way onto the subject site where the existing asphalt driveway is located in front of the existing Building 2.
 - New paving and truck scale at the northwest side of the site (north of Building 1 and 2).
 - Foundation replacement in Building #7.
 - Reduction of the outside storage visibility over the course of three (3) years.

3. The GDC states that recycling salvage yards are permitted outside storage only where provided for in the Land Use Matrix; outside storage is an allowed use in the Industrial (IN) District and this site is zoned Industrial (IN) District. Further, Recycling Salvage Yards are allowed outside storage:
 - Where located behind the main building
 - In compliance with Section 2.52(A)(14(c), and
 - Where screened from all public streets and from neighboring properties in accordance with Chapter 4, Article 3 with a fully opaque, minimum eight (8) foot tall masonry screening wall, as applicable (unless another form of screening is approved with the initial development application).

The application proposes to maintain the existing screening with six (6) foot high wood fencing along the northernmost property line; chain link fencing along a portion of the northwest, east, and south property lines; existing overgrown trees and plant material; as well as structures and buildings to screen the outdoor storage from the public streets and neighboring properties.

The application proposes to reduce the visibility of stored materials is proposed for reduction over the course of three (3) years to: a) move piles of material away from the perimeter of the site, b) process the materials to reduce their size; and c) sell the material inventory.

It is recommended that a condition be included to frame the intent of the activity relative to the exact degree of outdoor storage visibility. Specifically, the GDC Chapter 2 Section 2.52 Special Standards for Recycle Salvage Yards requires a fully opaque, minimum eight-foot tall masonry screening wall unless another form of screening is approved with the initial development application.

4. The Garland Development Code (GDC) establishes a series of Special Standards to Recycling Salvage Yard regarding processing of materials, storage of materials and on-site traffic circulation. With the exception of the outdoor storage screening method prescribed under Special Standards (see Consideration No. 3), the proposed Recycling Salvage Yard shall comply with all the applicable Special Standards. Additionally, the Special Standards allow smelting, melting, refining, or other conversion back to a "raw material" state. The application indicates that the site operations will not include smelting or refining activity.
5. The Garland Development Code (GDC) establishes a parking ratio of one (1) parking space for every 300 square feet of office space plus one (1) parking space for every 1,000 square feet of warehouse/storage area. The proposed Recycling Salvage Yard would require 703 parking spaces whereas the application proposes to use the existing 89 parking spaces. The facility has operated continuously for several years with no complaints regarding parking deficiencies.
6. The proposed site improvements do not include new building construction. Therefore, the building design requirements of the GDC are not triggered. However, the applicant is proposing to paint the front façade of Building 2. (Exhibit E)

Specific Use Provision:

7. The Recycling Salvage Yard would operate Monday through Friday from 7:00 am to 6:00 pm and Saturday from 7:30 am to 12:00 pm (noon).

8. A Specific Use Provision for a Recycling Salvage Yard for a period of thirty (30) years is requested by the applicant.

Variances:

9. The proposal includes the placement of a new refuse enclosure; therefore, the GDC requires partial compliance with the screening and landscaping provisions: Site and Perimeter Landscaping, Fencing; Parking Area Landscaping; Screening of Light Vehicle Loading Areas; and Screening of Parking Areas. The placement of the new refuse container will be at the back of an existing building and towards the middle of the site where it will not be visible from the public street or adjacent properties. Additionally, the applicant is proposing landscaping at the west side of Building 2 along International Road as reviewed in Consideration 2 above. (Exhibit D)

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Business Center uses in the Employment Center Building Block. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

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ADDITIONAL INFORMATION

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PD and SUP Conditions
Photos

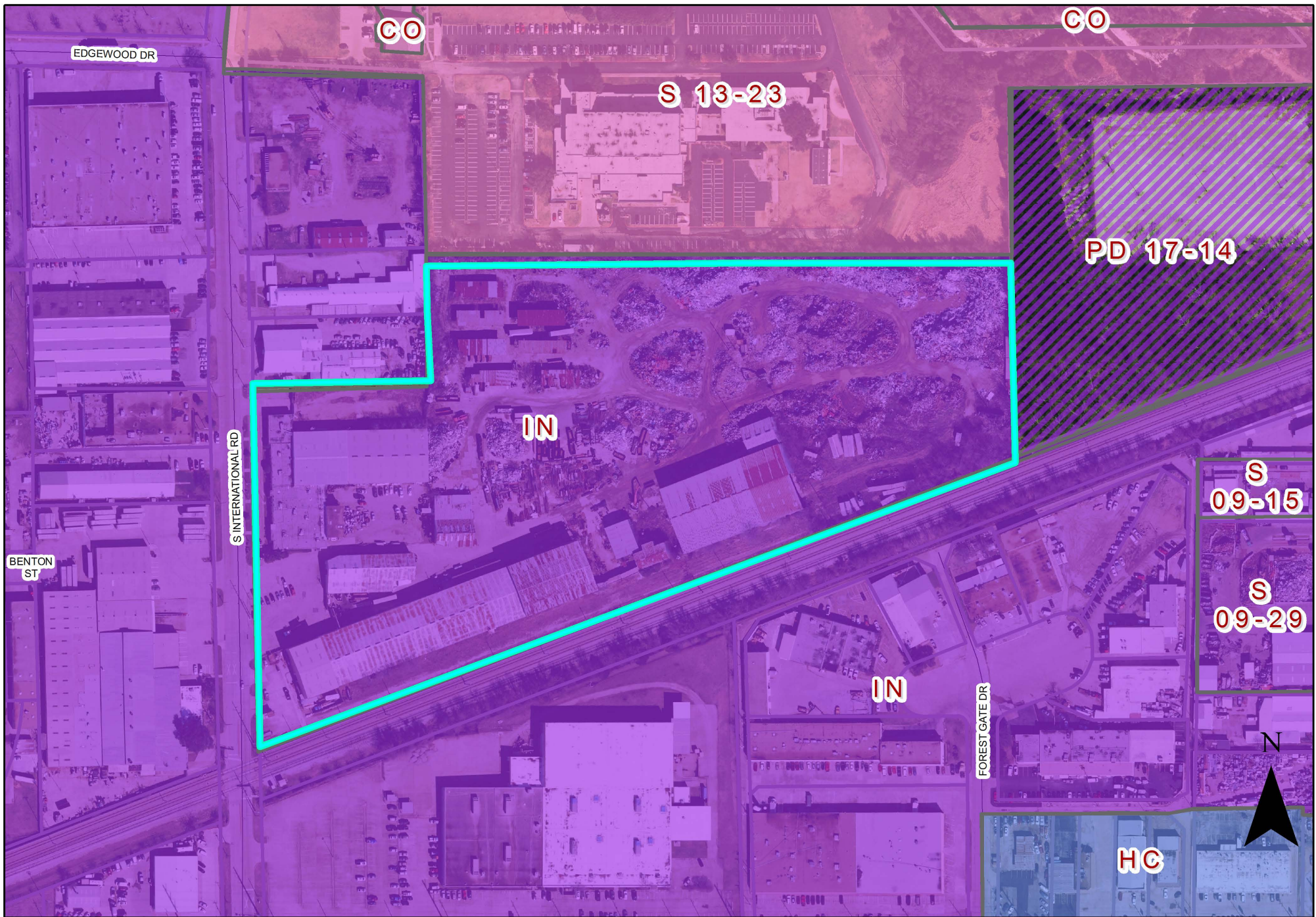
CITY COUNCIL DATE: December 3, 2019

PREPARED BY:

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

Will Guerin, AICP
Director of Planning



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1 inch = 238 feet

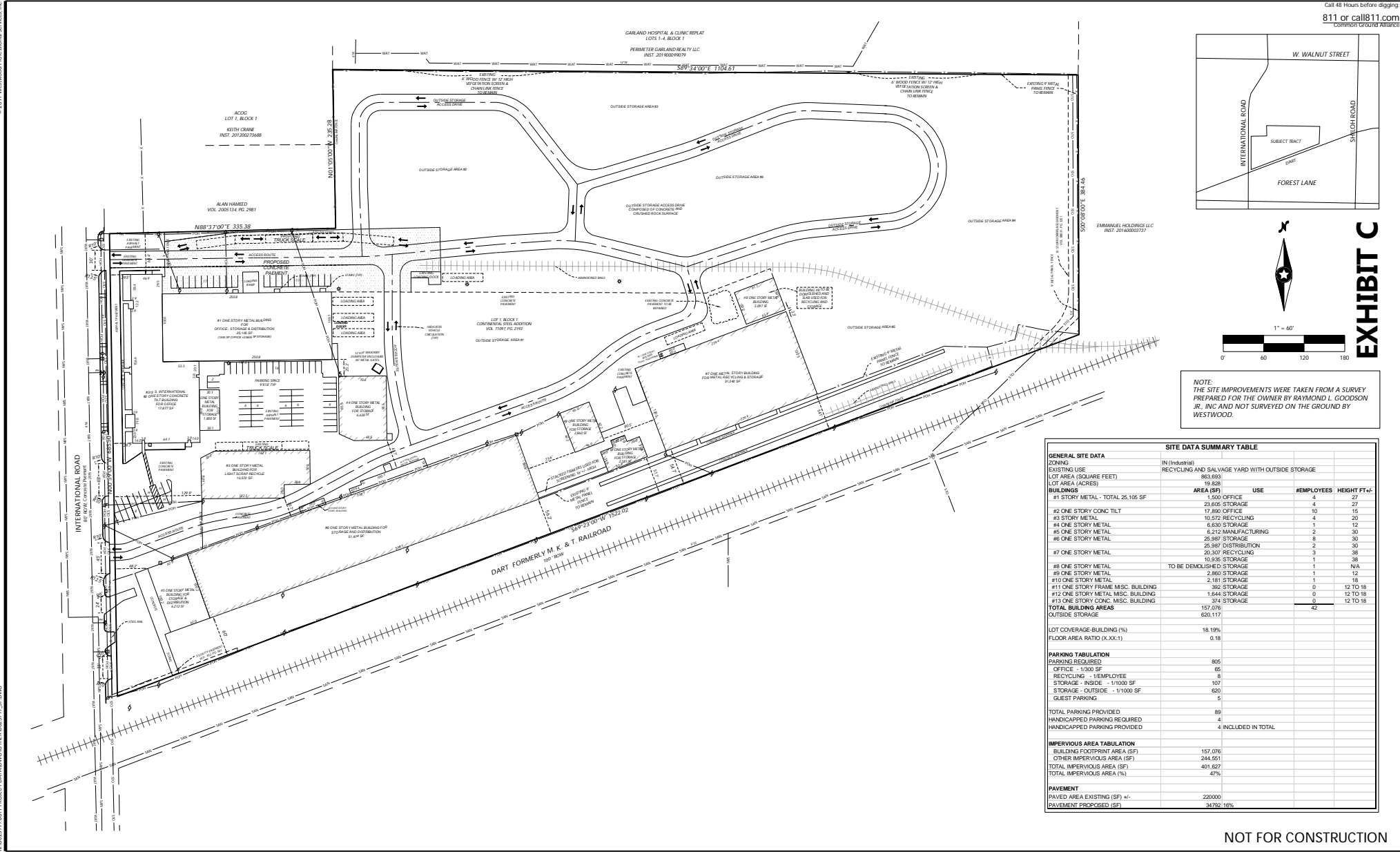
Zoning Map Z 19-32



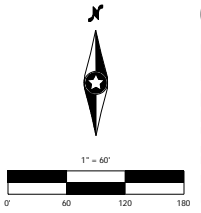
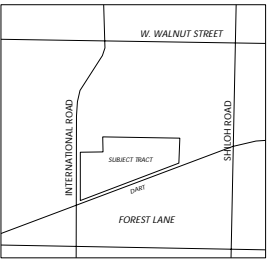
INDICATES AREA
OF REQUEST

© 2017 Westwood Professional Services, Inc.

R:\0023797\001 PROJECT DATA\DWG\0190801\SP.DWG



Call 48 Hours before digging
811 or call 811.com
Common Ground Alliance



NOTE:
THE SITE IMPROVEMENTS WERE TAKEN FROM A SURVEY
PREPARED FOR THE OWNER BY RAYMOND L. GOODSON
JR., INC. AND NOT SURVEYED ON THE GROUND BY
WESTWOOD.

EXHIBIT C

GENERAL SITE DATA		SITE DATA SUMMARY TABLE			
EXISTING USE		IN (Industrial)			
EXISTING USE		RECYCLING AND SALVAGE YARD WITH OUTSIDE STORAGE			
LOT AREA (SQUARE FEET)		863,693			
LOT AREA (ACRES)		19.828			
BUILDINGS		AREA (SF)	USE	#EMPLOYEES	HEIGHT FT +/-
#1 ONE STORY METAL - TOTAL 25,105 SF		1,500 OFFICE		4	27
#2 ONE STORY CONC TILT		23,805 STORAGE		4	27
#3 ONE STORY METAL		17,880 OFFICE		10	15
#4 ONE STORY METAL		10,572 RECYCLING		4	20
#5 ONE STORY METAL		6,030 STORAGE		1	12
#6 ONE STORY METAL		6,212 MANUFACTURING		2	30
#7 ONE STORY METAL		25,987 STORAGE		8	30
#8 ONE STORY METAL		25,987 DISTRIBUTION		2	30
#9 ONE STORY METAL		20,307 RECYCLING		3	38
#10 ONE STORY METAL		10,335 STORAGE		1	38
#11 ONE STORY METAL		2,660 STORAGE		1	12
#12 ONE STORY METAL		2,181 STORAGE		1	18
#13 ONE STORY METAL		382 STORAGE		0	12 TO 18
#14 ONE STORY METAL		1,644 STORAGE		0	12 TO 18
#15 ONE STORY CONC. MISC. BUILDING		374 STORAGE		0	12 TO 18
TOTAL BUILDING AREAS		157,076		42	
OUTSIDE STORAGE		620,117			
LOT COVERAGE-BUILDING (%)		18.19%			
FLOOR AREA RATIO (F.A.R.)		0.18			
PARKING TABULATION					
PARKING REQUIRED		805			
OFFICE - 1/1000 SF		60			
RECYCLING - 1/EMPLOYEE		8			
STORAGE - INSIDE - 1/1000 SF		107			
STORAGE - OUTSIDE - 1/1000 SF		620			
GUEST PARKING		5			
TOTAL PARKING PROVIDED		89			
HANDICAPPED PARKING REQUIRED		4			
HANDICAPPED PARKING PROVIDED		4 INCLUDED IN TOTAL			
IMPERVIOUS AREA TABULATION					
BUILDING FOOTPRINT AREA (SF)		157,076			
OTHER IMPERVIOUS AREA (SF)		244,551			
TOTAL IMPERVIOUS AREA (SF)		401,627			
TOTAL IMPERVIOUS AREA (%)		47%			
PAVEMENT					
PAVED AREA EXISTING (SF) +/-		220,000			
PAVEMENT PROPOSED (SF)		34,792 15%			

NOT FOR CONSTRUCTION

DESIGNED:	REVISIONS:
CHECKED:	10/22/19 Address City Comments and Update Plan
DRAWN:	0000 0000
HORIZONTAL SCALE:	000 0000 0000 0000 0000 0000

PREPARED FOR:
GARLAND STEEL, INC.
312 S. INTERNATIONAL DRIVE
GARLAND, TEXAS 75042

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF L. Lynn Keadle, P.E. 47258
Date: SEPT. 18, 2019

GARLAND STEEL
GARLAND, TEXAS

Westwood
Phone (852) 937-0150 12701 Whitewater Drive, Suite #200
Fax (852) 937-9422 Milwaukee, WI 53242
Toll Free (888) 937-0150 westwoodpa.com
Westwood Professional Services, Inc.

CASE NO. 190801-2
SITE PLAN
PROJECT NUMBER R0023797.00
DATE: 09/18/19
SHEET NUMBER:
SP1

GARLAND STEEL

David Daigle ASLA
 LANDSCAPE ARCHITECT
 2218 SUGARPLUM DR
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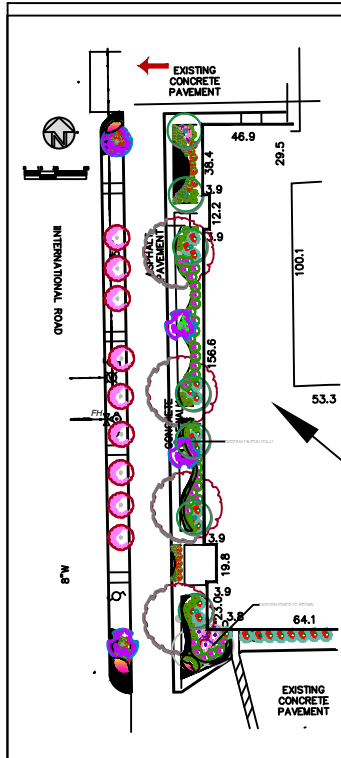
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GARLAND STEEL, INC
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	101	Bank Liriodendron	<i>Liriodendron</i>	1 Gal.	As Shown



0 30' 60' 120'

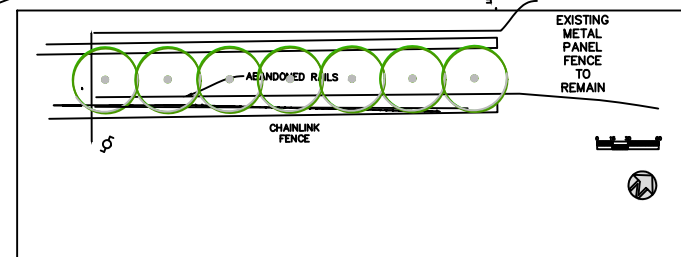
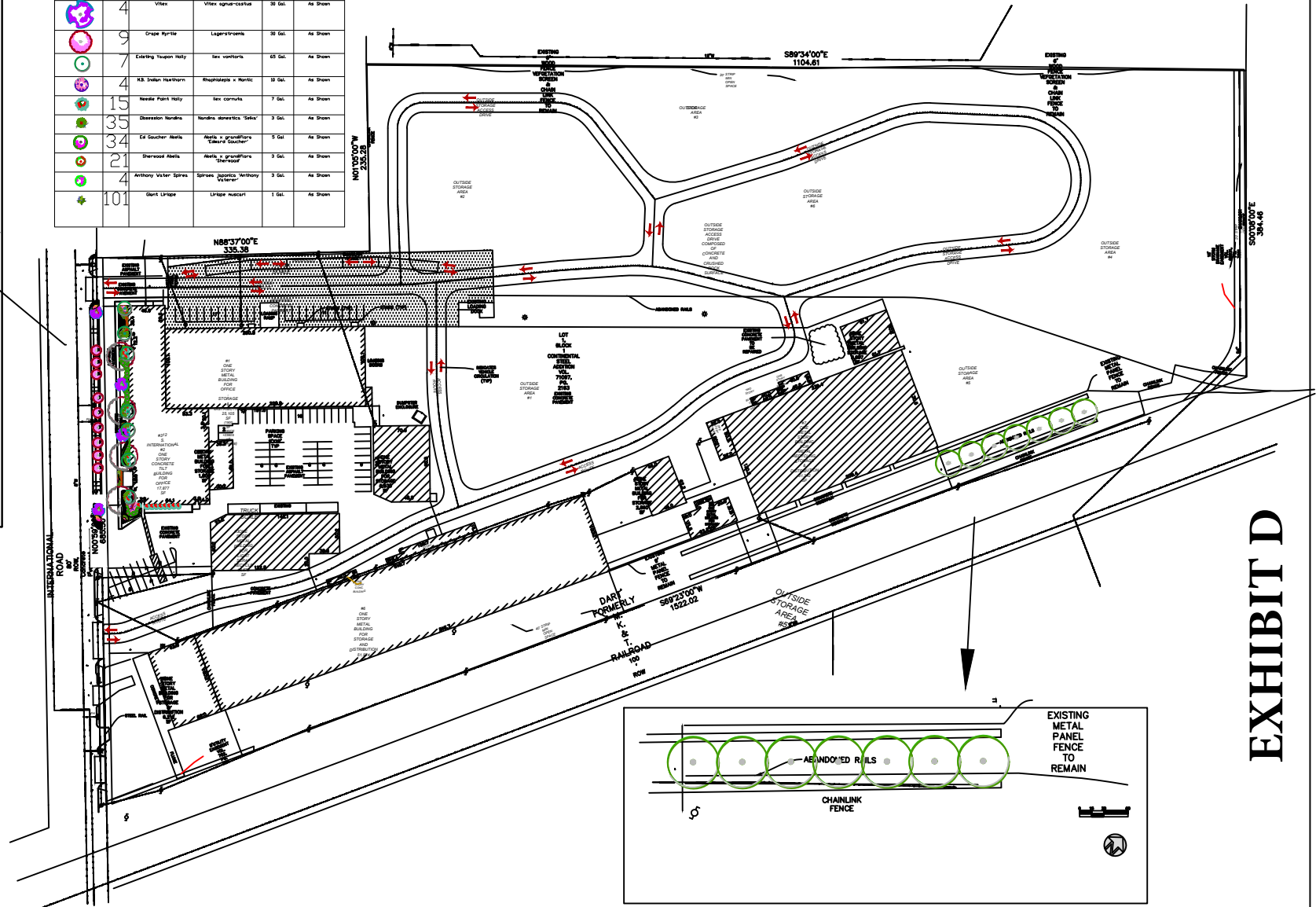


EXHIBIT D

Z 19-32



View of the subject site from the north looking south along Industrial Road



View of properties located to the west of the subject property



View of properties located to the south of the subject property



View the property to the north of the subject site



GARLAND

Plan Commission

3. e.

Meeting Date: 11/11/2019

Item Title: Z 19-35 Patricia Ann Jones (District 2)

Summary:

Consideration of the application of **Patricia Ann Jones**, requesting approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District. This property is located at 718 Carpenter Drive. (District 2) (File Z 19-35)

Attachments

Z 19-35 Patricia Ann Jones Report and Attachments

Planning Report

File No: Z 19-35/District 2

Agenda Item:

Meeting: Plan Commission

Date: November 11, 2019



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Dwelling, Accessory-Guest House on a property zoned Single-Family-7 (SF-7) District.

LOCATION

718 Carpenter Drive

APPLICANT

Patricia Ann Jones

OWNER

Patricia Ann Jones

BACKGROUND

The applicant is requesting approval to allow a Guest House on a developed property. There is a 1,283 square foot single family home and a 327 square foot accessory structure. The applicant would like to convert the existing accessory structure into a guest house.

SITE DATA

The site contains approximately 0.172 acres with approximately sixty (60) lineal feet of frontage along Carpenter Drive. The property can be accessed from Carpenter Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The Single-Family-7 (SF-7) District is intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to convert the existing 327-square foot accessory structure into a Guest House.
2. The GDC defines Dwelling, Accessory-Guest House as an incidental, on-site, dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy (that is, a maximum one calendar year) by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty percent of the floor area of the main structure), and is not involved in the conduct of a business. The applicant's proposal complies with the requirements except as mentioned below, the proposal seeks a term of ten (10) years.
3. The Garland Development Code (GDC) establishes a parking ratio of one (1) space for the Guest House and two (2) enclosed spaces for the single-family home. Given the existing single-family home has a one-car garage, consistent with several other homes in the neighborhood, the applicant proposes to use the one (1) enclosed parking space for the single-family home and an on-street parking space is available for the Guest House.

4. This request does not trigger any screening or landscaping requirements.
5. The applicant requests the SUP to be in effect for a period of ten (10) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject property. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, south and west of the subject property are all zoned Single-Family-7 (SF-7) District and developed with single-family homes.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Dwelling Accessory-Guest House on a property zoned Single-Family-7 (SF-7) District for a period of ten (10) years.

ADDITIONAL INFORMATION

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

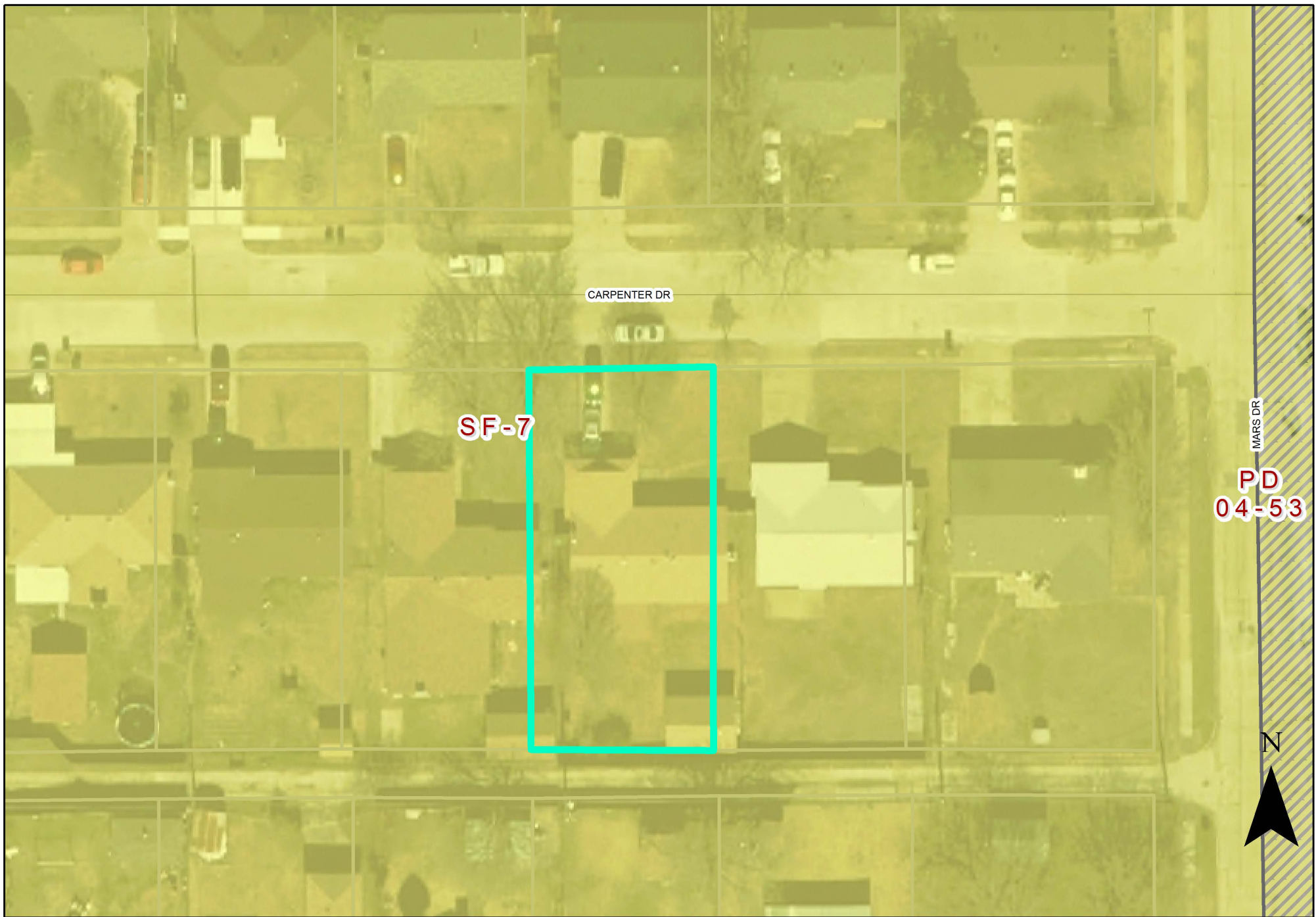
CITY COUNCIL DATE: December 3, 2019

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 25 50 Feet
1 inch = 41 feet

Zoning Map Z 19-35



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-35

718 Carpenter Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Dwelling, Accessory-Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-7 (SF-7) 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:**
- Site Layout: The site shall be in general conformance with the approved Site Plan labeled Exhibit C. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for a Dwelling, Accessory-Guest House shall be in effect for a period of ten (10) years.

SURVEY PLAT **CE 190808.3**

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 718 CARPENTER DRIVE, in the city of GARLAND, Texas Lot No. 30 Block No. 8 of STAR CREST ESTATES NO. 3 an Addition to the City of GARLAND, Texas, according to the MAP thereof recorded in Volume 19 Page 163 of the MAP Records of DALLAS County, Texas.

Main Structure Measurements

31.7' x 28' = 887.6 sq.ft.

3.6' x 23.5' = 84.6 sq.ft.

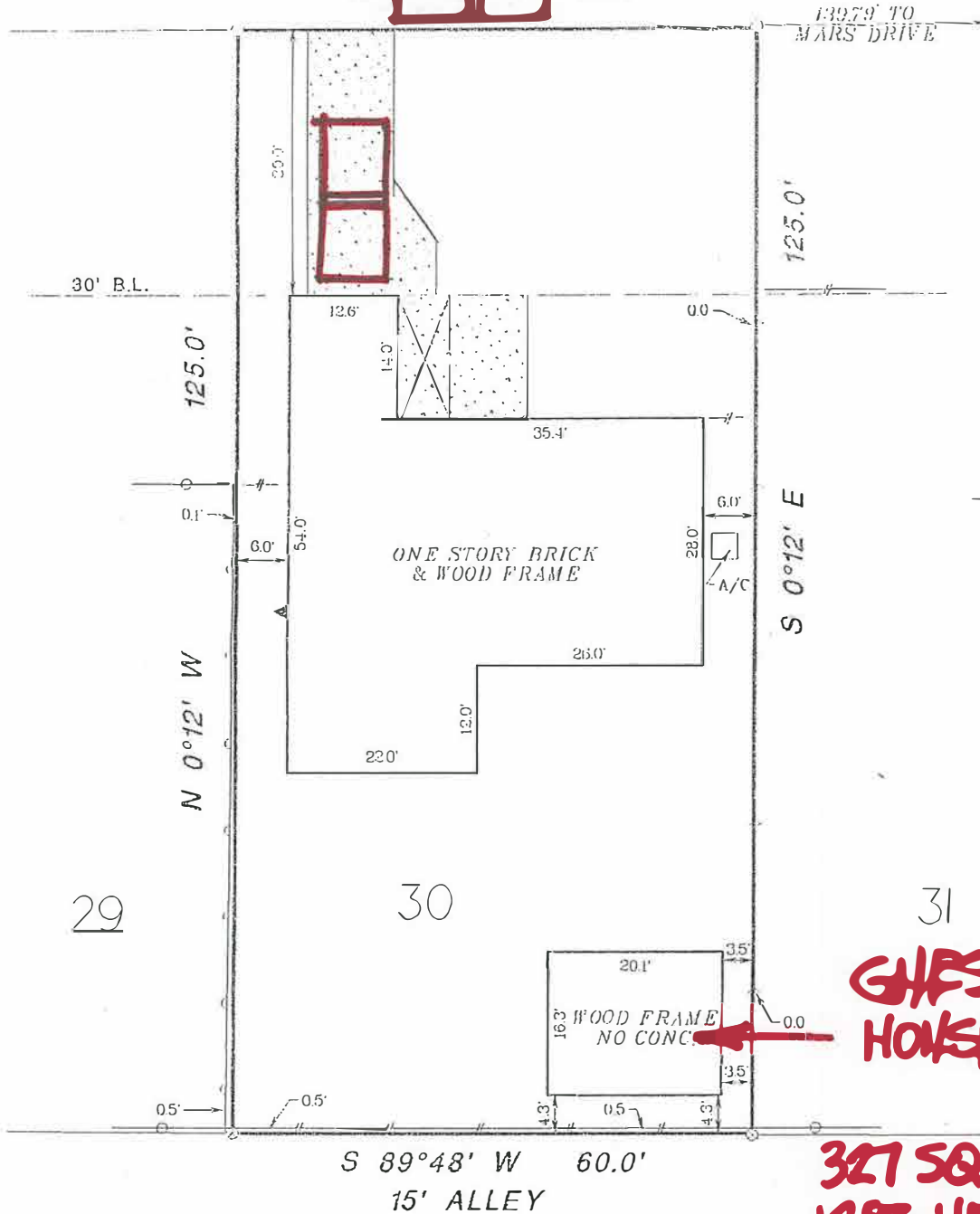
12.6' x 24.7' = 311.2 sq.ft.

Total Area: 1,283 sq.ft.

CARPENTER DRIVE

(50' R.O.W.)

N **9°46'** E 60.0'



NOTE: BEARINGS ARE BASED ON RECORDED PLAT

NOTE: According to the F.I.R.M. in Community Panel No. 485471 0020 D, this property does lie in Zone A and does not lie within the 100 year flood zone.

To REPUBLIC Title Company in connection with the transaction described in GF 97R05221 LNLJ

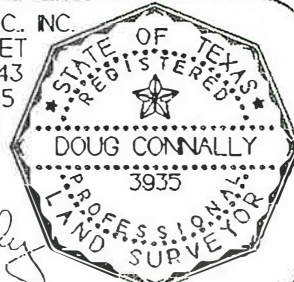
Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersign, and the plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and types of buildings are as shown; as EXCEPT AS SHOWN all improvements are located within the boundaries the distance indicated and there are no visible and apparent encroachments or protrusions on the ground.

Drawn by: TIM
Scale: 1"=20'
Date: 8-29-97
Borrower: JONES
Job No. 975847-1

LEGEND	
○ 1/2" IRON ROD FOUND	● POWER POLE
⊗ 1/2" IRON ROD SET	■ BRICK COLUMN
○ 1" PIPE FOUND	—○— CHAIN LINK FENCE
□ FENCE POST CORNER	—//— WOOD FENCE
⊠ FOUND IN CONCRETE	—x— RAPPED WIRE FENCE
△ UNDERGROUND ELECTRIC	— — IRON FENCE
△ OVERHEAD ELECTRIC	— — CONCRETE
— — EDGE ASPHALT PAVING	— — COVERED AREA
— — OVERHEAD ELECTRIC SERVICE	
— — OVERHEAD POWER LINE	

DOUG CONNALLY & ASSOC., INC.
9726 SKILLMAN STREET
DALLAS, TEXAS 75243
PHONE: (214) 349-9485
FAX: (214) 349-2216

Doug Connally



RECEIVED SEP 3 0 2019



View of the Guest House



View of the Single-Family Home from Carpenter Drive



GARLAND

Plan Commission

3. f.

Meeting Date: 11/11/2019

Item Title: Z 19-36 Rock Ink Tattoos (District 2)

Summary:

Consideration of the application of **Rock Ink Tattoos**, requesting approval of 1) a Specific Use Provision for Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Uptown Sub-district) and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments. This property is located at 316 Main Street. (District 2) (File Z 19-36)

Attachments

Z 19-36 Rock Ink Tattoos Report and Attachments

Planning Report

File No: Z 19-36/District 2

Agenda Item:

Meeting: Plan Commission

Date: November 11, 2019



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Uptown (U) Sub-district) and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments.

LOCATION

316 Main Street, Suite 200

APPLICANT

Lucas E. Cervellini

OWNER

Robert Smith

BACKGROUND

The property was developed in 1947 with a two-story building. The building is currently a multi-tenant building with a welding business, retail store and the applicant's tattooing business. The applicant is requesting approval to allow the continued operation of a Tattooing/Body Piercing Establishment on a 9,000 square-foot site.

SITE DATA

The site contains approximately 9,000 square feet with approximately 180 lineal feet of frontage along Main Street and 131 lineal feet of frontage along Fourth Street, which are both used as access points to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Downtown (DT) District is intended to focus on creating a series of unique, but compatible, pedestrian-oriented areas within the context of the current Downtown. The District is designed to achieve a more positive outcome for development, to improve the quality of life both within and surrounding the district, to enhance property values, and to improve the overall perception of Downtown. The Downtown District combines minimum and maximum specifications with standards for site layout, building design, and streetscape. It provides for flexibility among compatible uses to allow developers and the City to respond to changing market demands. It also provides for parking ratios that increase land use efficiency and minimize disruption of the public realm.

The Uptown (U) Sub-district in the Downtown (DT) District consists of mixed-use office, retail and urban lifestyle housing. It may have a wide range of residential building types: townhouses, live/work, apartments, condominiums and lofts. Setbacks and landscaping are variable. Streets with dense street tree coverage and sidewalks define medium-size blocks. Tattooing/Body Piercing Establishment requires approval of a Specific Use Provision through a public hearing process.

In 2016, File Z 16-45 was approved for the operation of a Tattooing/Body Piercing Establishment and a Major Waiver of the Special Standards for Tattooing/Body Piercing Establishments. The Major Waiver was approved to allow the location of the use within 500

feet of a residence or residential subdivision, church or place of worship, public or private school, public park, public hospital, child care center, senior living facility, or other tattooing/body piercing establishment.

The Tattooing/Body Piercing Establishment was approved for a period of three (5) years and the applicant is requesting to continue operating the business.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes a Tattooing/Body Piercing Establishment in Suite 200, a 350 square-foot ground-level tenant space that is within an existing building on a 9,000 square-foot site. The tattooing/body piercing establishment would operate Monday through Friday, from 8:00 a.m. to 11:00 p.m.
2. The site plan (Exhibit C) shows existing pavement and thirty-seven (37) parking spaces on the overall site.. The applicant proposes no changes to the existing parking count.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping and screening compliance is not triggered by this request.
4. Signage is existing and no changes to signs are proposed with this application.
5. The applicant requests the SUP to be in effect for a period of five (5) years.

Major Waiver:

6. The City Council approval of File Z 16-45 included a Major Waiver of design standards to in the Downtown District. Major Waivers may only be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council shall find that the Waiver:
 - Meets the general intent of this district; and
 - Will result in an improved project which will be an attractive contribution to the Downtown District.

Table 7-1 of the Garland Development Code cross-references Special Standards for Tattooing/Body Piercing Establishment found in Section 2.52(A)(6) of the Garland Development Code. These Special Standards impose a setback of 500 feet from a Tattooing/Body Piercing Establishment to any residence or residential subdivision, church or place of worship, public or private school, public park, public hospital, child care center, senior living facility, or other tattooing/body piercing establishment.

The applicant requests approval of a Major Waiver to allow the proposed Tattooing/Body Piercing Establishment to be located a distance of less than 500 feet from residential dwellings [approximately 374 feet and 450 feet away] sited on the south side of West Avenue A and west of South 4th Street, and to be located a distance of approximately 420 feet from a Church or Place of Worship, sited at 201 South 4th Street.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the subject area are zoned Downtown (DT) District with Uptown Sub-district and the Downtown Historic (DH) Sub-district, which are located in Downtown Garland. These properties are developed with an array of land uses including Automobile Repair; Automobile Sales; Office, General; Church; Dwelling, Single-Family Detached; Retail Store and Personal Service.

The proposed Tattooing/Body Piercing Establishment is compatible with the surrounding land uses within the context of the Downtown (DT) District and the request is consistent with the goals and intent of the Downtown (DT) District and its guidelines.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Uptown (U) Sub-district) and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: December 3, 2019

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 35 70 Feet
1 inch = 50 feet

Zoning Map Z 19-36



SUBJECT SITE
AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-36

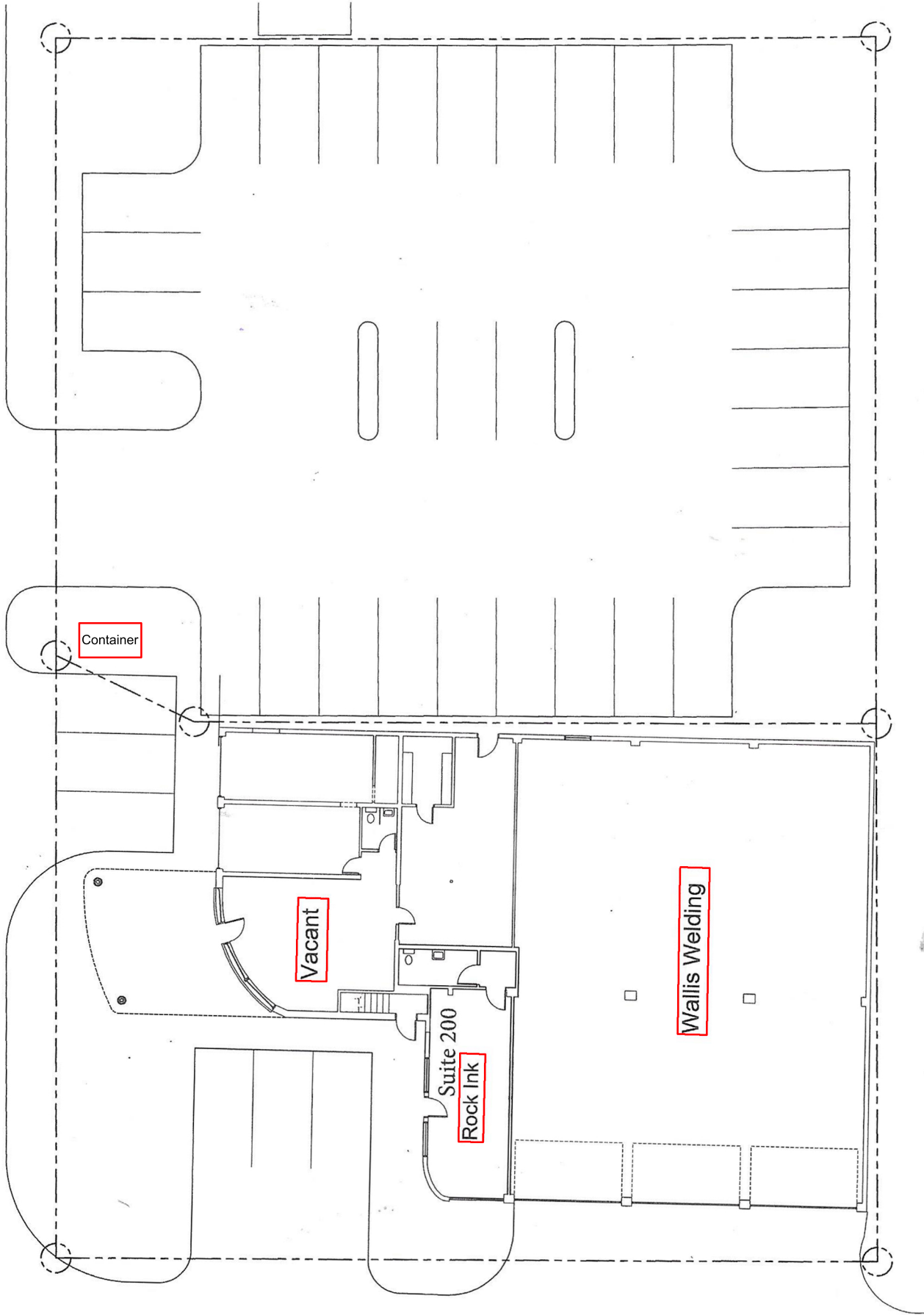
316 Main Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Tattooing/Body Piercing Establishment.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Downtown (DT) District as set forth in Chapter 7 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for a Tattooing/Body Piercing Establishment shall be in effect for a period of five (5) years.
- B. Site Layout: The site shall be in conformance with the site layout in Exhibit C.

EXHIBIT C

MAIN STREET

4TH STREET



PARKING ANALYSIS FOR OPTIONS

TENANT	USE	SIZE	RATIO	PARKING SPACES
WALLIS WELDING	STUDIO	4,500 S.F.	1/250	18
ROCK INK	TATTOO	900 S.F.	1/250	2
VACANT	RETAIL	1,500 S.F.	1/250	6
APARTMENT	RESIDENTIAL	1,250 S.F.	2 BEDROOM	2

Total Number of Parking Spaces Required: 28
Total Parking Spaces Provided: 37



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

Z 19-36



West of subject property from Main Street



View of the subject property from Main Street and Fourth Street



East of subject property from Fourth Street



GARLAND

Plan Commission

4. a.

Meeting Date: 11/11/2019

Item Title: SV 19-01 Barnett Signs, Inc. (District 5)

Summary:

Consideration of the application of **Barnett Signs, Inc.**, requesting approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for a monument sign to allow a zero (0) foot setback from the property line where five (5) feet is required per the GDC. This property is located at 11405 LBJ Freeway. (District 5) (File SV 19-01)

Attachments

SV 19-01 Barnett Signs, Inc. Report and Attachments

Planning Report

File No: SV 19-01 /District 5

Agenda Item:

Meeting: Plan Commission

Date: November 11, 2019

REQUEST

Approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for a monument sign to allow a zero (0) foot setback from the property line where five (5) feet is required per the GDC.

LOCATION

11405 LBJ Freeway

APPLICANT

Barnett Signs, Inc.

OWNER

Richard Berghella

BACKGROUND

The subject site is currently developed with a Fuel Pumps, Retail use and a Convenience Store. A pylon sign existed along Jupiter Road prior to the Right-Of-Way acquisition by the Texas Department of Transportation. Due to Right-Of-Way acquisition, the pylon sign has been removed. The applicant requests to install one (1) monument sign at the northwest side of the property. The proposed monument sign requires a five (5) foot setback from the property lines. The applicant requests a variance to reduce the setback to zero (0) feet from the property line along the A.T. & S.F. Railroad.

Section 4.81 of the GDC grants the Plan Commission the authority to approve variances and exceptions to the ordinance when there is a finding from the evidence presented that strict compliance with the requirement will result in a hardship or inequity to the applicant. This section states that economic or self-created hardships alone shall not be sufficient basis for granting a variance.

SITE DATA

The subject property is approximately 0.838 acres with 357 feet of frontage along Jupiter Road and approximately 149 feet of frontage along LBJ Freeway.

CONSIDERATIONS

1. The subject property had a pylon sign along Jupiter Road. The pylon sign was removed due to Right-Of-Way acquisition. In place of the pylon sign, the applicant proposes to install a monument site with a twenty (20) foot setback from Jupiter Road and a zero (0) foot setback from the common property line along the A.T. & S.F. Railroad. The required five (5) foot setback causes a hardship due to the design and visibility of the property. A setback reduction of zero (0) feet would allow the proposed monument sign while not creating an encroachment into the driveway nor obstructing the fire lanes. All other provisions for a monument sign are met.

2. Section 4.78(K)(1) states the maximum permitted height for the monument sign is seven (7) feet, including the monument base. The proposed height is seven (7) feet.
3. Section 4.78(K)(2) states the maximum surface area of a monument sign is fifty (50) square feet. The applicant is proposing forty-eight (48) square feet.

RECOMMENDATION:

Staff recommendation is to approve a Variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for a monument sign to allow a zero (0) foot setback from the property line along A.T. & S.F. Railroad where five (5) feet is required per the GDC.

ADDITIONAL INFORMATION

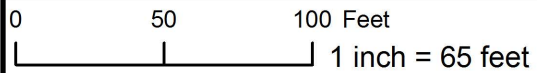
- i. Location Map
- ii. Drawings
- iii. Photos

PREPARED BY:

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

REVIEWED BY:

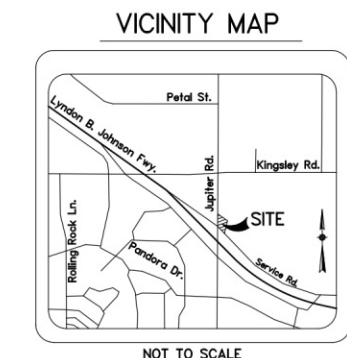
Will Guerin, AICP
Director of Planning



Sign Variance SV 19-01



INDICATES AREA
OF REQUEST



- LEGEND OF SYMBOLS:
- CM Controlling Monument
 - Found Iron Rod (FIR)
 - R.R. Spike Found
 - Point for Corner (PFC)
 - Nail Found
 - "X" Found In Concrete
 - Temporary Site Benchmark
 - Found TxDOT Monument
 - Record Bearing and Distance
 - Spot Elevation
 - Utility Pole
 - Guy Wire
 - Light Pole
 - Air Pump
 - Payphone (Unused)
 - Fiber Optic Vault
 - Electrical Box
 - Control Box
 - Electric Meter
 - Water Meter
 - Fire Hydrant
 - Sanitary Sewer Manhole
 - Electric Manhole
 - Pipe In Concrete (Cut)
 - Cleanout
 - Monitoring Well
 - Gas Lid (Diameter Varies)
 - Gas Lid (Colored)
 - Traffic Signal Pole
 - Gas Meter
 - Gas Connection
 - Guard Post (Bollard)
 - Sign
 - Handicapped Space
 - Metal Fence
 - Overhead Power Line
 - Underground Electric
 - Underground Fiber Optics
 - Underground Gas
 - Underground Water Line
 - Underground Sanitary Sewer Line
 - Back of Curb Elevation
 - Gutter Elevation
 - Top of Concrete Elevation
 - Edge of Concrete Elevation
 - Edge of Asphalt Elevation
 - Natural Ground Elevation

EXHIBIT A

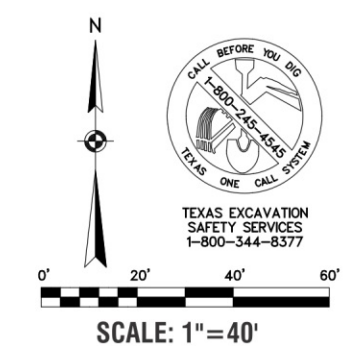
UTILITY NOTES

The underground utilities shown have been plotted from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Underground services should be physically located prior to construction.

Digitess Requested on 04/03/19 to work 04/05/19.

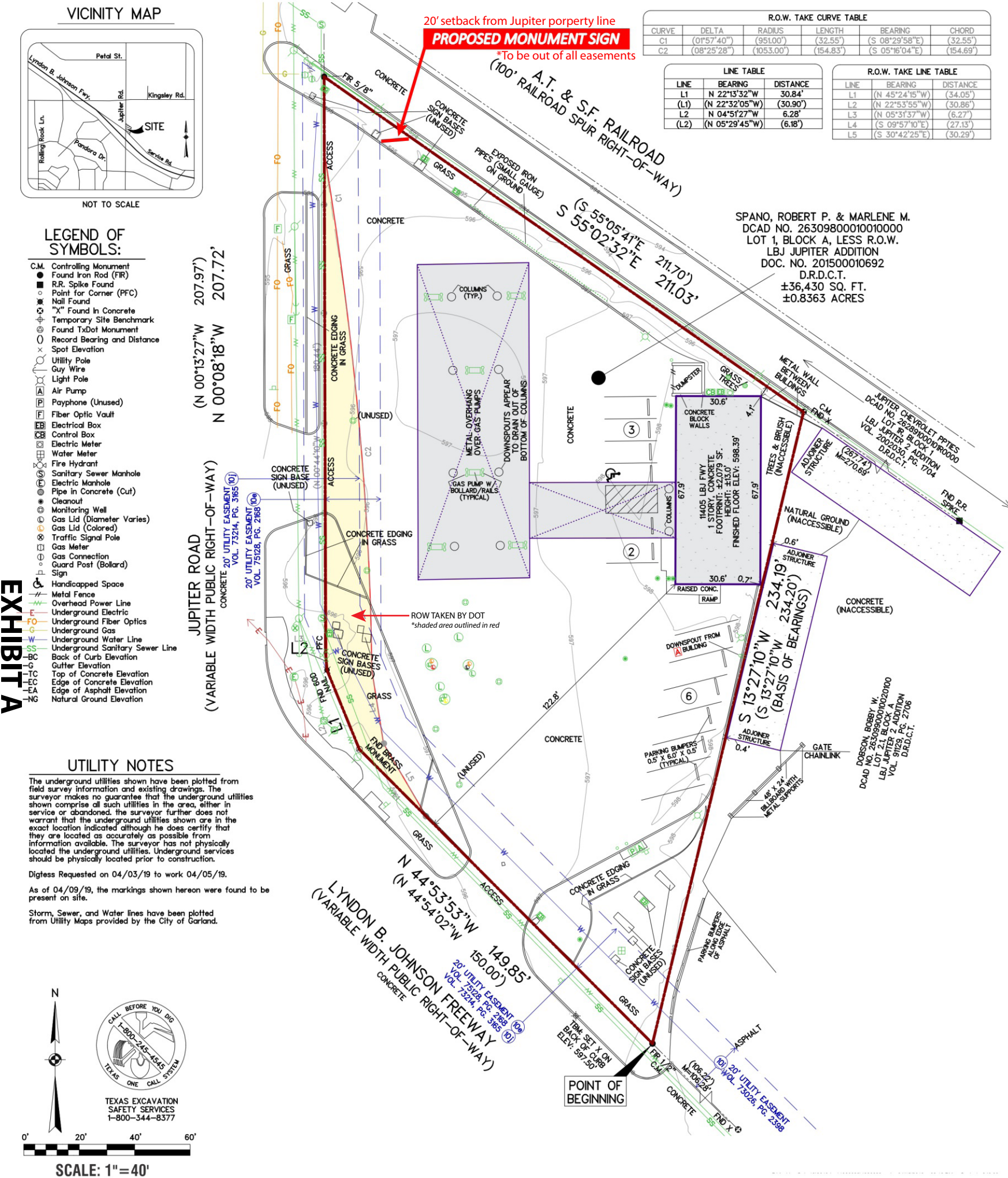
As of 04/09/19, the markings shown hereon were found to be present on site.

Storm, Sewer, and Water lines have been plotted from Utility Maps provided by the City of Garland.



THIS IS A PROPOSED NEW STRUCTURE REPLACING THE SIGN TAKEN IN THE R.O.W. REMOVAL

PRE-SUBMITTAL NUMBER: 190521-1



R.O.W. TAKE CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	(01°57'40'')	(951.00')	(32.55')	(S 08°29'58"E)
C2	(08°25'28'')	(1053.00')	(154.83')	(S 05°16'04"E)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 22°13'32"W	30.84'
(L1)	(N 22°32'05"W)	(30.90')
L2	N 04°51'27"W	6.28'
(L2)	(N 05°29'45"W)	(6.18')

R.O.W. TAKE LINE TABLE		
LINE	BEARING	DISTANCE
L1	(N 45°24'15"W)	(34.05')
L2	(N 22°53'55"W)	(30.86')
L3	(N 05°31'37"W)	(6.27')
L4	(S 09°57'10"E)	(27.13')
L5	(S 30°42'25"E)	(30.29')



Project Name:
7-Eleven #34114
11405 LBJ FWY
Garland, TX 75041

Date:
9-24-19

Project Manager:
Brad Roberson

Design No.
VARIANCE
SV19-01
Case # 190521-1

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Barnett Signs, Inc.

Photo concepts are designed to scale as accurately as possible but may not reflect exact size. All approvals are based on exact sign.

Proud Member of the following Associations

Print Verification:
☐ PM-1
☐ PM-2



Signs
Installation
Maintenance

TXESC #18034

BARNETT
SIGNS

Barnett Signs, Inc.
4250 Action Drive
Mesquite, Texas 75150
972.681.8800 Phone
972.681.8824 Fax
barnettsigns.com

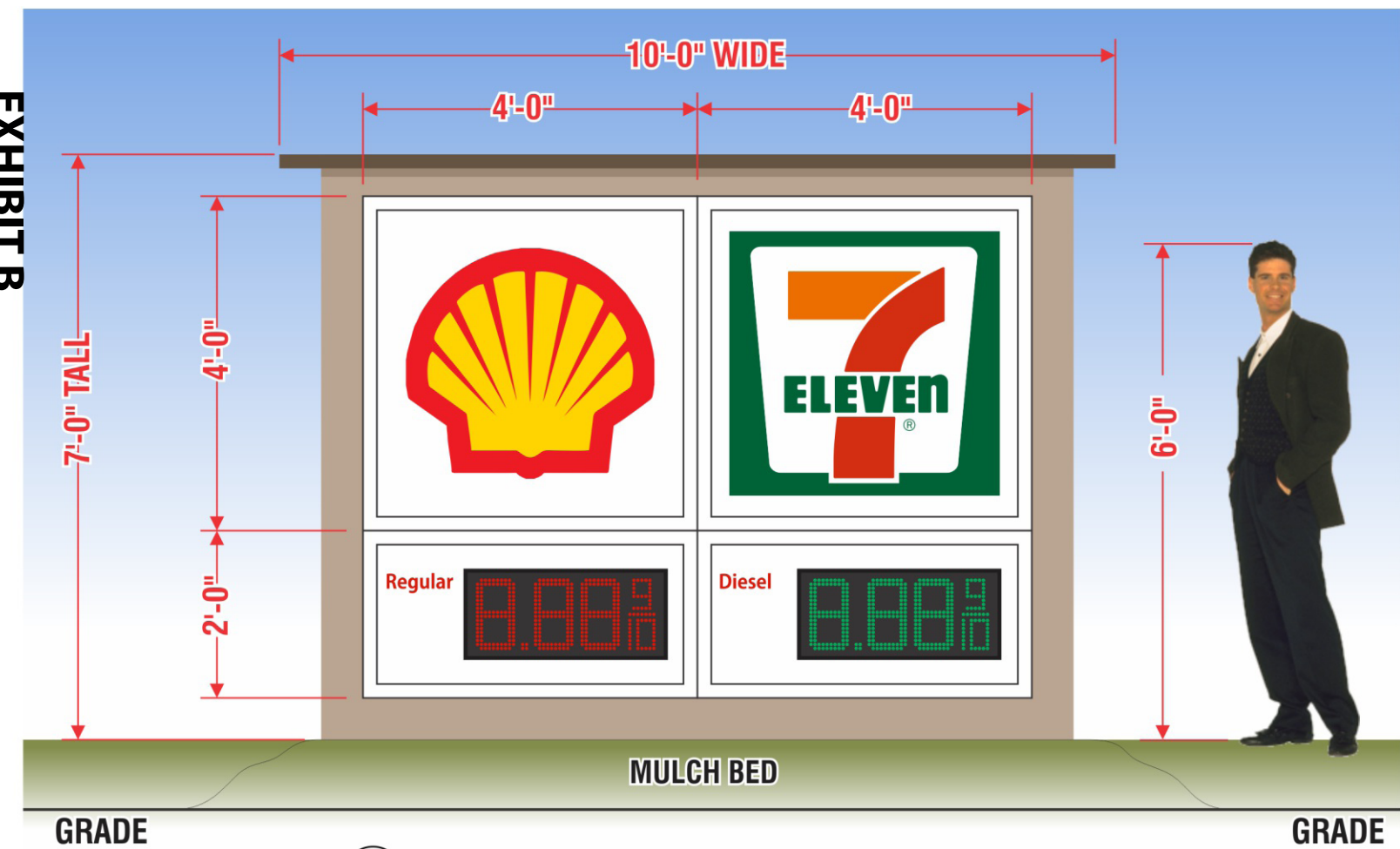
SIGN VARIANCE
Case #190521-1

7-Eleven #34114

11405 LBJ FWY
Garland, TX 75041



AERIAL VIEW APPROXIMATE MONUMENT SIGN POSITIONING

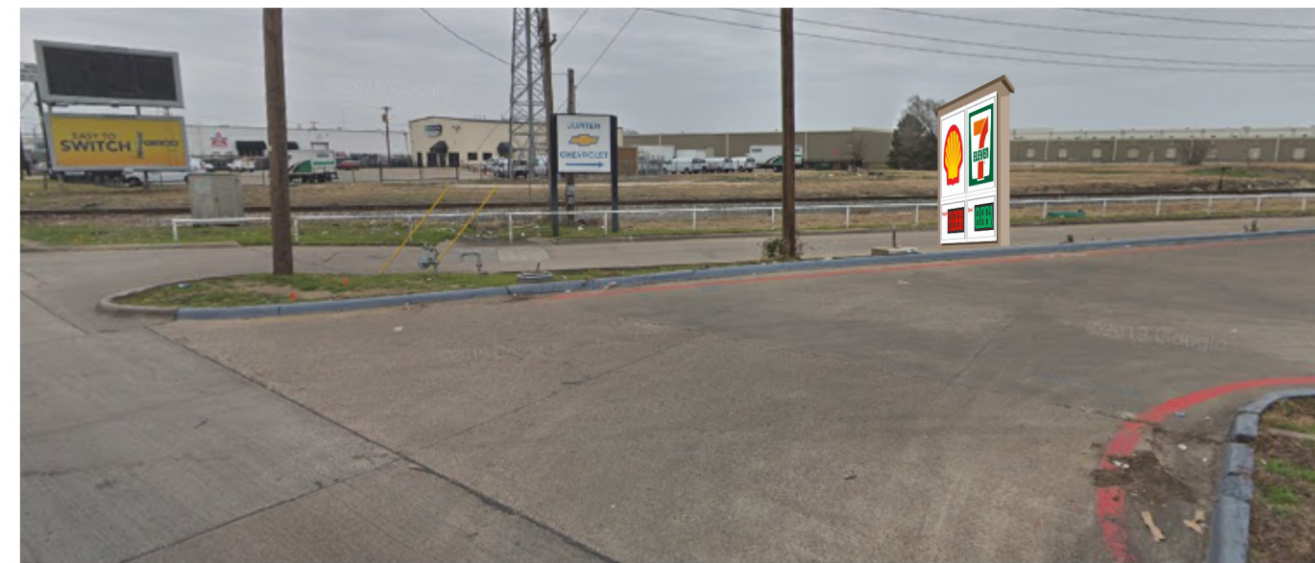


- PROPOSED MAIN ID SIGN (48 SF)**
 Shell Logo Face = 48" X 48" = 16 SF
 7-Eleven Logo Face = 48" X 48" = 16 SF
 Regular Price Face = 48" X 24" = 8 SF
 Diesel Price Face = 48" X 24" = 8 SF

SCALE: 1/2" = 1'-0"

THIS IS A PROPOSED NEW STRUCTURE
REPLACING THE SIGN TAKEN IN THE R.O.W. REMOVAL

PRE-SUBMITTAL NUMBER: **190521-1**



A PERSPECTIVE STREET VIEW APPROXIMATE POSITIONING



B PERSPECTIVE STREET VIEW APPROXIMATE POSITIONING



C PERSPECTIVE STREET VIEW APPROXIMATE POSITIONING

Project Name:
7-Eleven #34114
11405 LBJ FWY
Garland, TX 75041

Date:
9-24-19

Project Manager:
Brad Roberson

Design No.

VARIANCE
SV19-01
Case # 190521-1

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Photo concepts are designed to scale as accurately as possible but may not reflect exact size. All approvals are based on exact sign.

Proud Member of the following Associations:
WSA WSA WSA

Print Verification:

☐ PM-1

☐ PM-2



Signs
Installation
Maintenance

TXESC #18034

BARNETT
SIGNS

Barnett Signs, Inc.
4250 Action Drive
Mesquite, Texas 75150
972.681.8800 Phone
972.681.8824 Fax
barnettsigns.com

SIGN VARIANCE
Case #190521-1

7-Eleven #34114

11405 LBJ FWY
Garland, TX 75041

SV 19-01



View looking to the north of the subject property



View of the subject property from Jupiter Road



View from the south side of the site towards LBJ Freeway



View looking east of the subject property