



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
December 12, 2022 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 5:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Public Comments

Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the November 21, 2022 meeting.

2. MISCELLANEOUS

- a. Amendment to Plan Commission Meeting Schedule

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 **Claudia Rodriguez**, requesting approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses and 2) approval of a Specific Use Provision for a Guest House. This property is located at 2112 Brookhollow Drive. (District 5) (File Z 22-17 – Zoning)
- b. Consideration of the application of **Claudia Rodriguez**, requesting approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District. This property is located at 2112 Brookhollow Drive. (District 5) (File Z 22-17 – Detail Plan)
- c. Consideration of the application of **LandDesign, Inc.**, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Light Commercial (LC) Uses. The property is located at the northeast corner of Arapaho Road and Holford Road. (District 7) (File Z 22-61 – Zoning)
- d. Consideration of the application of **Quiddity Engineering, LLC.**, requesting approval of 1) an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses and 2) a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 5200 North Garland Avenue. (District 1) (File Z 22-63 – Zoning)
- e. Consideration of the application of **Quiddity Engineering, LLC.**, requesting approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 21-34 for Community Retail Uses. This property is located at 5200 North Garland Avenue. (District 1) (File Z 22-63 – Detail Plan)
- f. Consideration of the application of **Matt Moore**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 22-64 – Specific Use Provision)
- g. Consideration of the application of **Matt Moore**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses. This property is located at 4680 North Shiloh Road. (District 7) (File Z 22-64 – Detail Plan)

4. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 12/12/2022

Item Title: Plan Commission Minutes for November 21, 2022

Summary:

Consider approval of the Plan Commission Minutes for the November 21, 2022 meeting.

Attachments

Plan Commission Minutes for November 21, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, November 21, 2022 at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chair	Scott Roberts
1 st Vice-Chair	Christopher Ott
2 nd Vice-Chair	Doug Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Phillip Johnson
Commissioner	Rich Aubin
Commissioner	Michael Rose

STAFF PRESENT

Deputy City Attorney	Shawn Roten
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Lead Development Planner	Nabiha Ahmed
Senior Planner	Nathaniel Barnett

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Jenkins to **approve** the Consent Agenda as presented, seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the November 7, 2022 meeting.

PLATS

2a. APPROVED** P 22--40 GHFC 2 Final Plat

MISCELLANEOUS

3a. APPROVED** Impact Fee Report

ZONING

4a. APPROVED Consideration of the application of **Golden Franchising Corporation**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 6102 North Jupiter Road. (District 7) (File Z 22-44 – Specific Use Provision)

Representing the applicant Mark Parmalee, 1131 Rockingham, Richardson, Texas, and Kelly Harbacheck, 3535 Bluffs Lane, #10105, Grapevine, Texas, provided an overview of the request, and remained available for questions.

There was discussion between the Plan Commission and Mr. Parmalee regarding project timing, proposed drive-through only design, screening and vegetation, trash and emanating odors, lighting, receptacle placement, and public outreach with the adjacent neighborhood.

Residents speaking in opposition:
Craig Hastings, 3218 W. Campbell Road, Garland, Texas
Alex Hastings, 3204 W. Campbell Road, Garland, Texas

Residents raised concerns regarding trash, dumpster location, increase of rodents and potential hazards to wildlife as a result of poisons used to eliminate the rodents, erosion and storm water run-off, traffic, storm water/culvert drainage proposal and preservation of the trees.

Mr. Hastings spoke to the encroachment onto his property by the developer.

Also representing the applicant, Mr. Mathew Thomas, 2507 Heather Glen Court, Colleyville, Texas, stated the driveway belongs to the City of Richardson. Mr. Thomas has been working with the City of Richardson Traffic Engineering Department and the criteria for driveway spacing, and remaining conditions have been approved. Additionally, his understanding is the survey is correct, and they will protect as many trees as possible.

Motion was made by Commissioner Rose to close the public hearing and to approve the request. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay.**

- 4b. APPROVED** Consideration of the application of **Golden Franchising Corporation**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 6102 North Jupiter Road. (District 7) (File Z 22-44 – Plan)

Motion was made by Commissioner Rose to close the public hearing and to approve the request. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay.**

- 4c. APPROVED** Consideration of the application of **Winkelmann & Associates, Inc.**, requesting approval of a Detail Plan for Multi-family/Mixed-use development. This item may include amendments to Planned Development (PD) District 22-25. This property is located at 6302 Greenbelt Parkway. (District 4) (File Z 22-51 – Detail Plan)

Representing the applicant Ross Frankfurt, 13101 Preston Road, #150, Dallas, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Mr. Frankfurt regarding possible retail development on the south side of the subject property, location of the Sky Lounge for residence, possibility of retail use on the ground floor, and the greenbelt biking/walking path.

Motion was made by Commissioner Aubin to close the public hearing and open for discussion. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nay.**

Commissioners Aubin, Ott, and Chairman Roberts spoke in favor of the request.

Motion was made by Commissioner Aubin approve the request for a Detail Plan for Multi-family/Mixed-use development. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nay.**

- 4d. APPROVED** Consideration of the application of **Hanan Salman**, requesting approval of an amendment to Planned Development (PD) District 03-47 for Community Retail Uses, to allow a Contractor's Office/Warehouse (indoors only). This property is located at 3065 Forest Lane. (District 6) (File Z 22-52 – Zoning)

The applicant Hanan Salman, 501 Waterside Way, Murphy, Texas, provided an overview of the request and remained available for questions.

There was discussion between Chairman Roberts, Commissioner Rose, and Ms. Salman regarding the possibility of allowing additional retail use on the property off of Forest Lane, and signage.

Motion was made by Commissioner Williams to close the public hearing and approve the request per staff recommendation. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0.**

4e. APPROVED Consideration of the application of **Hanan Salman**, requesting approval of a Detail Plan for a Contractor's Office/Warehouse (indoors only). This property is located at 3065 Forest Lane. (District 6) (File Z 22-52 – Detail Plan)

Motion was made by Commissioner Williams to close the public hearing and approve the request per staff recommendation. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 8:18 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



Plan Commission

2. a.

Meeting Date: 12/12/2022

Item Title: Amendment to Plan Commission Meeting Schedule

Summary:

Amendment to Plan Commission Meeting Schedule

Background/Additional Information:

It is proposed to reschedule the November 27, 2023 Plan Commission meeting to November 20, 2023. The change is necessary due to the City Council having their second Regular meeting in December on December 12 rather than December 19, and accommodating public notifications for zoning cases accordingly as mandated by State law.



GARLAND

Plan Commission

3. a.

Meeting Date: 12/12/2022

Item Title: Z 22-17 Claudia Rodriguez - Zoning (District 5)

Summary:

Consideration of the application of **Claudia Rodriguez**, requesting approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses and 2) approval of a Specific Use Provision for a Guest House. This property is located at 2112 Brookhollow Drive. (District 5) (File Z 22-17 – Zoning)

Attachments

Z 22-17 Claudia Rodriguez Report and Attachments (Zoning)

Z 22-17 Claudia Rodriguez Responses

Planning Report

File No: Z 22-17/District 5

Agenda Item:

Meeting: Plan Commission

Date: December 12, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

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

Approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

LOCATION

2112 Brookhollow Drive

APPLICANT

Claudia Rodriguez

OWNER

Claudia Rodriguez

BACKGROUND

This site is zoned Single-Family-7 (SF-7) District and is developed with a single-family dwelling and the guest house. The applicant purchased the property with the guest house and was unaware that the guest house was built without a Specific Use Provision. Therefore, an SUP is being requested for the guest house to comply with the GDC requirement. The applicant's family member currently resides in the guest house.

SITE DATA

The site contains approximately 0.22 acres with approximately seventy (70) lineal feet of frontage along Brookhollow Drive and ninety-five (95) lineal feet of frontage along Briarwood Drive. The property has access from Brookhollow Drive and Briarwood Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family (SF-7) District which allows single-family residential use. The Single-Family Residential districts are 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. Further, the SF-7 District allows a Guest House with approval of a Specific Use Provision through a public hearing by Plan Commission and City Council.

CONSIDERATIONS

1. **Detail Plan:** The applicant requests a 498-square foot Guest House, to be located behind the primary house. The primary house is 1,404 square feet.

The Garland Development Code (GDC) defines 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 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 (30) percent of the floor area of the main structure), and is not involved in the conduct of a business.

Per the definition, the Guest House area cannot exceed more than thirty (30%) percent of the primary structure footprint. Therefore, the maximum area allowed is 421 square feet. The applicant requests to deviate from the maximum requirement and allow the Guest House to be 498 square feet as it currently exists.

In addition, the rear building setback not adjacent to street is ten (10) feet. The existing guest house is four (4) feet from the rear property line.

2. **Parking:** The GDC establishes a parking ratio of one (1) space for the Guest House and two (2) enclosed spaces for the proposed single-family home. The site plan (Exhibit C in the Plan item) shows a total of three (3) parking spaces.
3. **Building Design:** The design of the building complies with the applicable building design regulations of GDC.
4. **Specific Use Provision:** The applicant requests a Specific Use Provision to be valid for an indefinite time period. The SUP time period guide recommends between five (5) years to unlimited.
5. **Summary Table:**

Development Standards	Required	Proposed	Applicant's Justification
Building Area	421 SF (maximum allowed)	498 SF	The applicant purchased the property with the existing guest house.
Rear Building Setback	10 feet	4 feet	

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. 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.

The request is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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

STAFF RECOMMENDATION

While consideration should be given to adhering to the size and setback requirements for Guest Houses, the structure is existing and the deviations are relatively minor. Therefore, staff recommends approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

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

Approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

ADDITIONAL INFORMATION

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

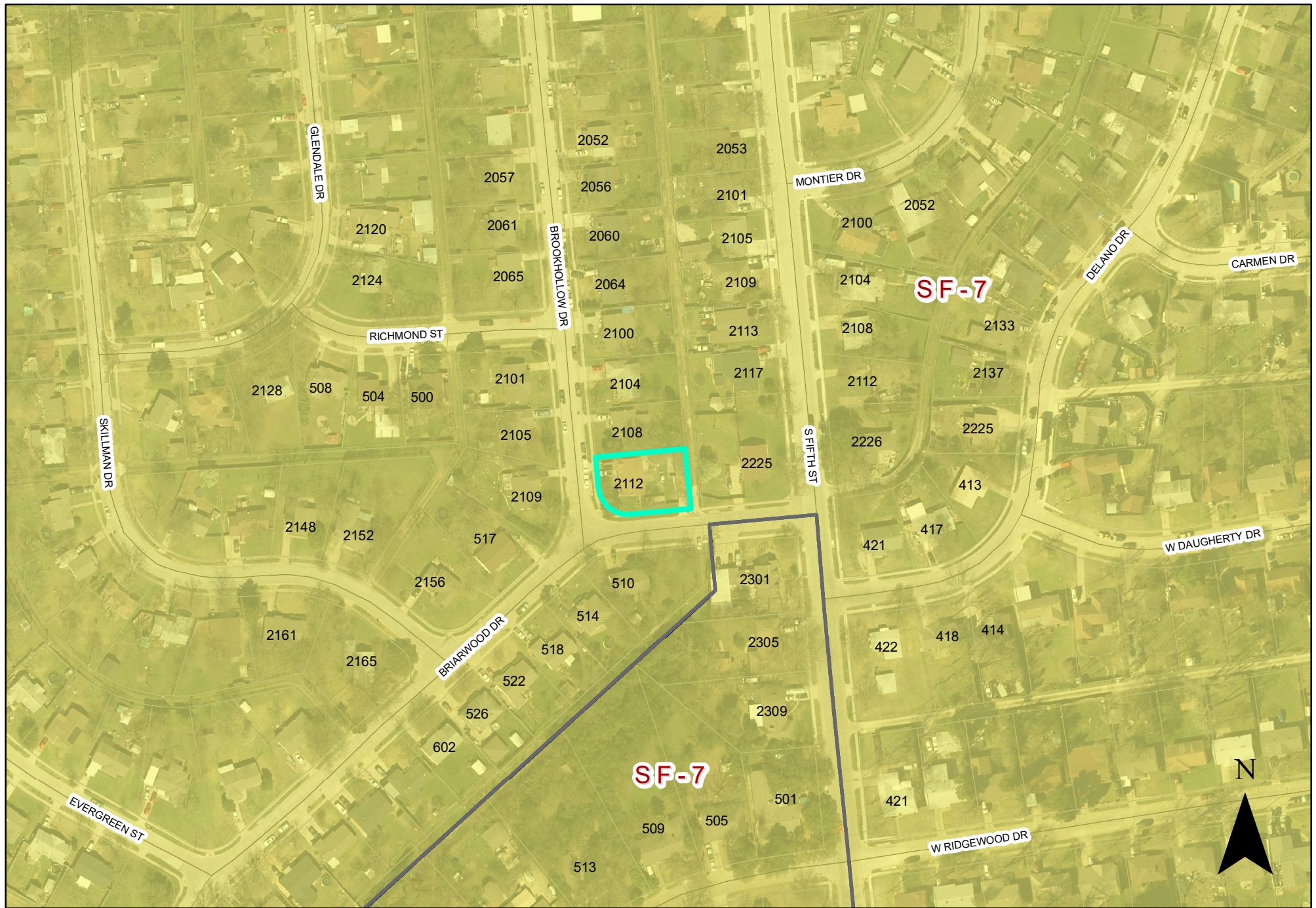
CITY COUNCIL DATE: January 10, 2023

PREPARED BY:

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


REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-17

 INDICATES AREA OF REQUEST

2112 Brookhollow Drive

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-17

2112 Brookhollow Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for a Guest House.
- 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 Single-Family-7 (SF-7) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

- A. Permitted Uses: Land Uses are permitted as in the Single-Family-7 (SF-7) District.
- B. Building Area: The maximum building area for the Guest House shall be 498 square feet.
- C. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- D. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit D.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-17

2112 Brookhollow Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a 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. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

EXHIBIT B

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

IV. 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.

V. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan and Elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

V. Specific Use Provision:

E. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for an indefinite time period.

Z 22-17



View of the main house from Brookhollow Drive



View of the Guest House



View of the Guest House from Briarwood Drive



Looking south of the subject property



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-17

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

2112 Brookhollow Drive

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



GARLAND

Plan Commission

3. b.

Meeting Date: 12/12/2022

Item Title: Z 22-17 Claudia Rodriguez - Detail Plan (District 5)

Summary:

Consideration of the application of **Claudia Rodriguez**, requesting approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District. This property is located at 2112 Brookhollow Drive. (District 5) (File Z 22-17 – Detail Plan)

Attachments

Z 22-17 Claudia Rodriguez Report and Attachments (Detail Plan)

Z 22-17 Claudia Rodriguez Responses

Planning Report

File No: Z 22-17/District 5

Agenda Item:

Meeting: Plan Commission

Date: December 12, 2022



GARLAND

TEXAS MADE HERE

REQUEST

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OWNER

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BACKGROUND

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COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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STAFF RECOMMENDATION

While consideration should be given to adhering to the size and setback requirements for Guest Houses, the structure is existing and the deviations are relatively minor. Therefore, staff recommends approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

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

Approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

ADDITIONAL INFORMATION

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

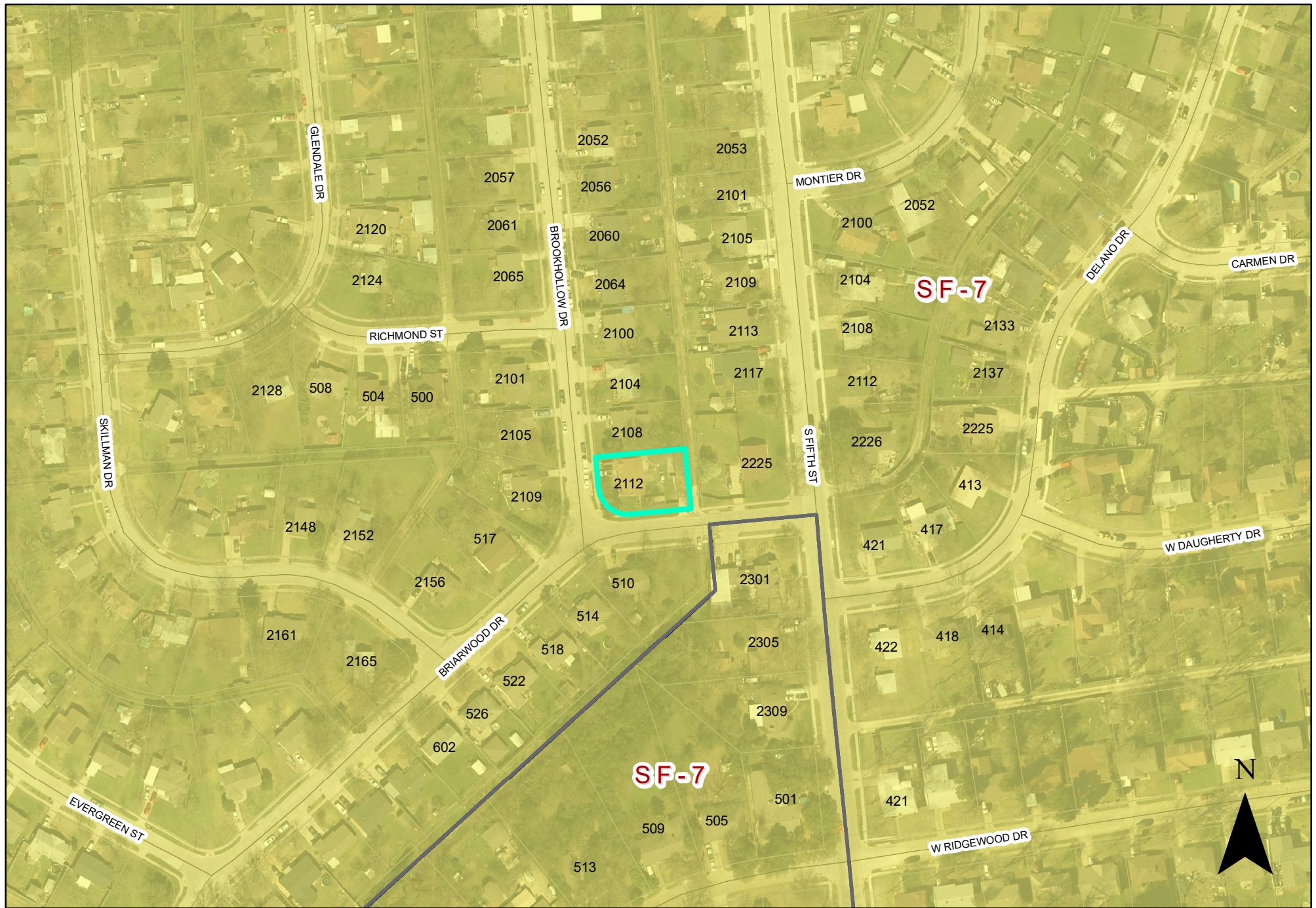
CITY COUNCIL DATE: January 10, 2023

PREPARED BY:

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


REVIEWED BY:

Will Guerin, AICP
Director of Planning

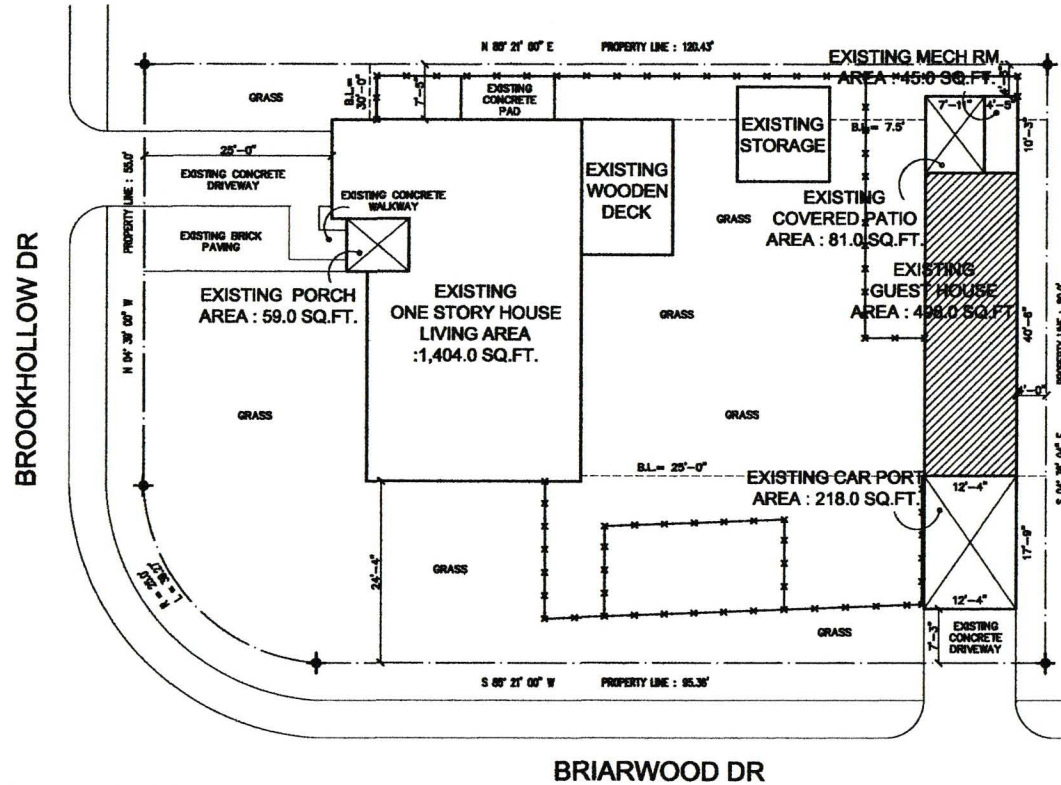


0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-17

 INDICATES AREA OF REQUEST

2112 Brookhollow Drive



SITE PLAN

SCALE : 1/16" = 1'-0"

PROJECT DATA

PROJECT NAME: EXISTING MOTHER IN LAW TO BE REPAIRED
 ADDRESS: 2112 BROOKHOLLOW DR
 LOT No.: 1
 BLOCK No.: 2
 GUEST HOUSE PARKING SPACES: 1

AREAS IN SQUARE FEET

EXISTING LIVING AREA : 1,404.0 sq. ft.
 EXISTING PORCH AREA : 59.0 sq. ft.
 EXISTING GUEST HOUSE AREA : 498.0 sq. ft.
 EXISTING CAR PORT AREA : 218.0 sq. ft.
 EXISTING COVERED PATIO AREA : 81.0 sq. ft.
 EXISTING MECHANICAL RM AREA : 45.0 sq. ft.



shapedesign@aol.com
 214-704-6883

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS. THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER IF THERE ARE ANY DISCREPANCIES OR OMISSIONS FROM THE PLANS OF THE CONTRACTOR.
2. THESE PLANS ARE SUBMITTED FOR THE GENERAL CONTRACTOR'S REVIEW ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND SHALL BE RESPONSIBLE TO THE OWNER, ARCHITECT, AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE OF THE PROJECT. FURTHERMORE IT IS RECOMMENDED THAT THESE PLANS BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TO PROVIDE A PROFESSIONAL SEAL.

SQUARE FOOTAGE

CITY OF GARLAND CASE NUMBER:

(220113-3)



Project Name:

EXISTING MOTHER IN LAW TO BE REPAIRED

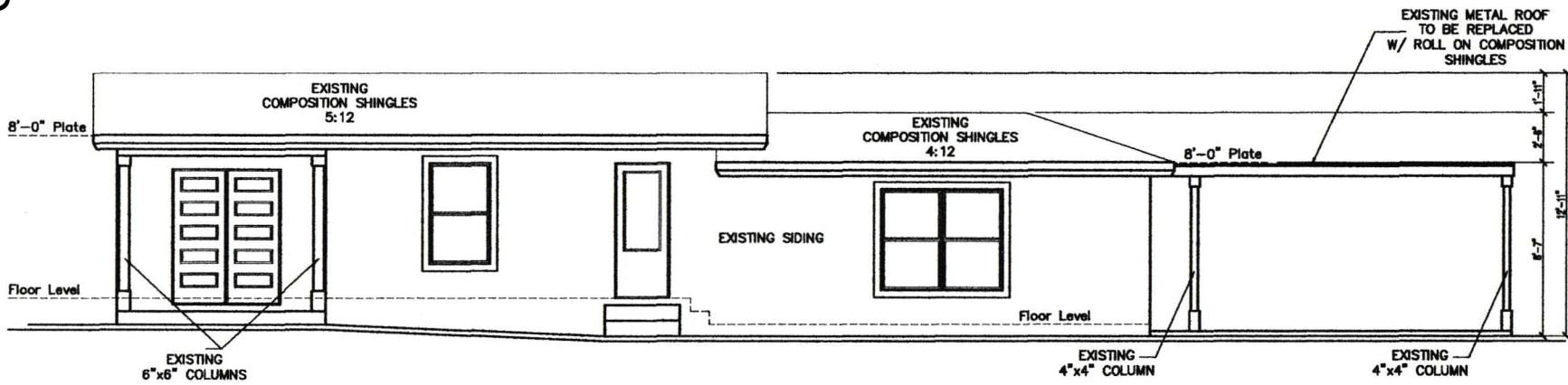
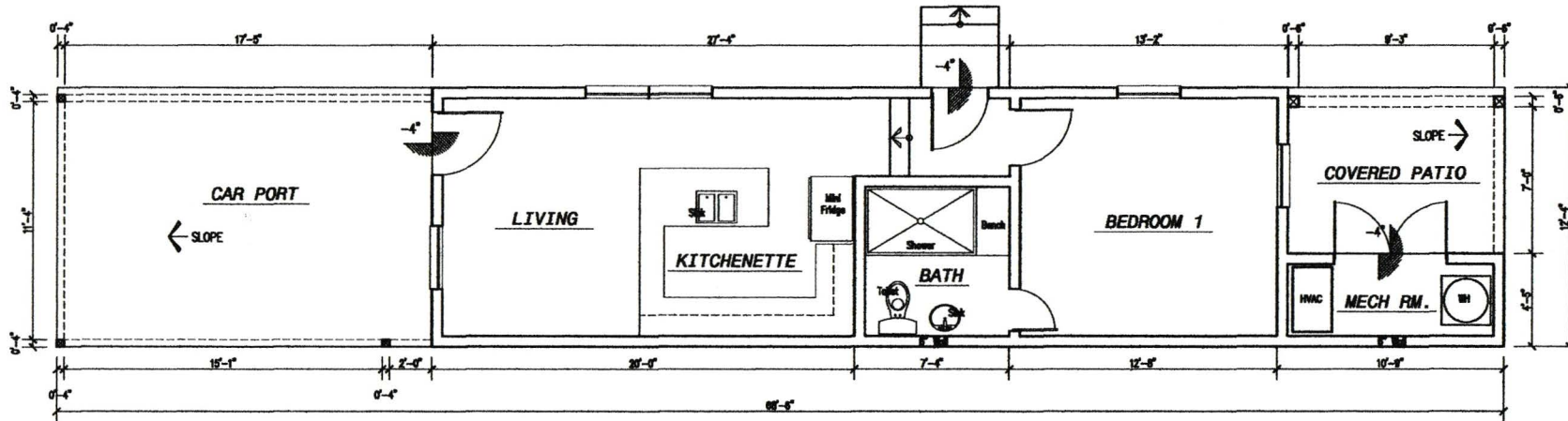
Project Address:

2112 BROOKHOLLOW DR
 GARLAND, TX 75041

Plan Name:

SITE PLAN

Project #: 012922 Drawn By: AP
 Date: 01-29-22 Scale: 1/16" = 1'-0"
 Sheet #: 1 of 3

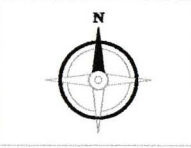


- GENERAL NOTES**
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY THE CORRECTNESS OF THESE AND ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
 2. THESE PLANS ARE INTENDED FOR THE GENERAL CONTRACTOR'S CONSTRUCTION PURPOSES ONLY AND ARE NOT DESIGNED FOR STRUCTURAL OR MECHANICAL PURPOSES.
 3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION AND SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONSTRUCTION.
 4. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
 5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE OF THE PROJECT. ENGINEERING IS NECESSARY THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TO OBTAIN THE NECESSARY PERMITS.

SQUARE FOOTAGE

Room	Square Footage
CAR PORT	
LIVING	
KITCHENETTE	
BATH	
BEDROOM 1	
MECH RM.	
COVERED PATIO	
TOTAL	

CITY OF DALLAS CASE NUMBER:
(220113-3)



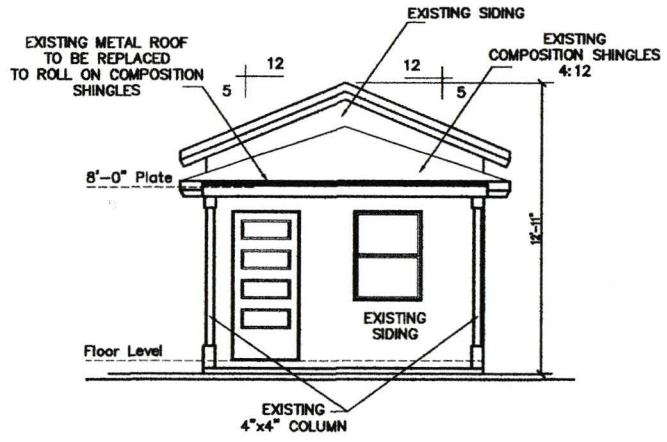
Project Name:
**EXISTING MOTHER IN LAW
TO BE REPAIRED**

Project Address:
**2112 BROOKHOLLOW DR
GARLAND, TX 75041**

Plan Name: **EXISTING FLOOR PLAN
ELEVATIONS**

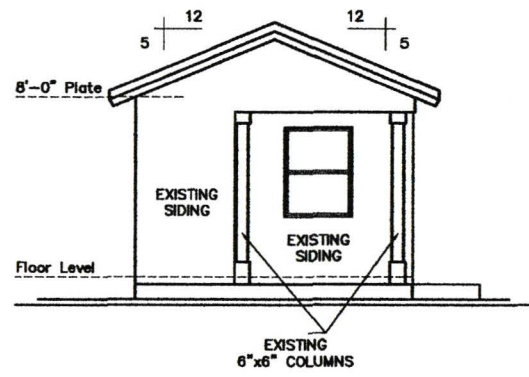
Project #:	Drawn By:
012822	AP
Date:	Scale:
01-29-22	3/16" = 1'-0"
Sheet #:	Of:
2	3

EXHIBIT D



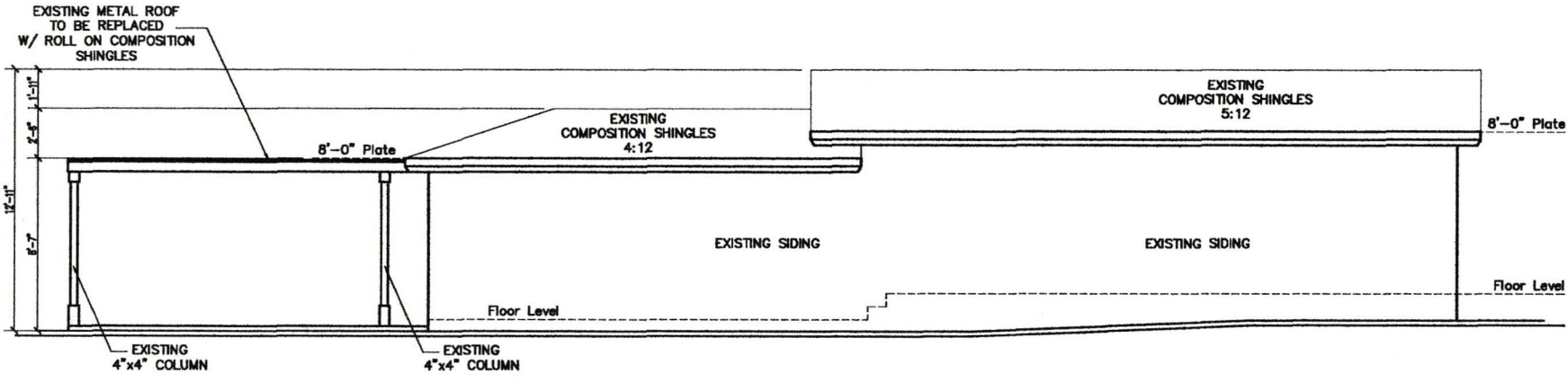
RIGHT ELEVATION

SCALE : 3/16" = 1'-0"



LEFT ELEVATION

SCALE : 3/16" = 1'-0"



REAR ELEVATION

SCALE : 3/16" = 1'-0"



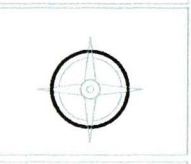
GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY THE CORRECTNESS OF THESE AND ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL CONTRACTOR'S USE ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE PLANS AND SHALL BE RESPONSIBLE TO SELECT, VERIFY, REPAIR, AND MAINTAIN ALL MATERIALS AND METHODS AS WELL AS TO CONTROL THE QUALITY OF THE PROJECT.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST OR LATEST IN THE CURRENT EDITION OF THE LATEST BUILDING CODES AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY NECESSARY STRENGTHENING TO THE STABILITY OF THE STRUCTURE OF THE PROJECT. FURTHERMORE, IT IS RECOMMENDED THAT THESE PLANS BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST.

SQUARE FOOTAGE

Room	Area

CITY OF GARLAND CASE NUMBER:
(220113-3)



Project Name:
**EXISTING MOTHER IN LAW
TO BE REPAIRED**

Project Address:
**2112 BROOKHOLLOW DR
GARLAND, TX 75041**

Plan Name:
ELEVATIONS

Project #:	Drawn By:
012822	AP
Date:	Scale:
01-29-22	3/16" = 1'-0"
Sheet #:	Of:
3	3

Z 22-17



View of the main house from Brookhollow Drive



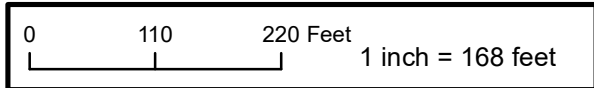
View of the Guest House



View of the Guest House from Briarwood Drive



Looking south of the subject property



2112 Brookhollow Drive

 INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

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



Plan Commission

3. c.

Meeting Date: 12/12/2022

Item Title: Z 22-61 LandDesign, Inc. - Zoning (District 7)

Summary:

Consideration of the application of **LandDesign, Inc.**, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Light Commercial (LC) Uses. The property is located at the northeast corner of Arapaho Road and Holford Road. (District 7) (File Z 22-61 – Zoning)

Attachments

Z 22-61 LandDesign, Inc. Report and Attachments (Zoning)

Z 22-61 LandDesign, Inc. Responses

Planning Report

File No: Z 22-61/District 7

Agenda Item:

Meeting: Plan Commission

Date: December 12, 2022



GARLAND
TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Light Commercial Uses.

LOCATION

Northeast Corner of Arapaho Road Holford Road

APPLICANT

LandDesign, Inc.

OWNER

Woodlands of Spring Creek LP

BACKGROUND

The applicant proposes to rezone a 5.611-acre lot of Agricultural (AG) District land to a Planned Development (PD) District based in the Light Commercial (LC) District in order to attract commercial development.

SITE DATA

The site would contain 5.611 acres with approximately 700 lineal feet of frontage along both Arapaho and Holford Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is Agricultural (AG) District as the land is vacant and not yet developed.

The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes to rezone the subject property from Agricultural (AG) District Land to a PD for Light Commercial (LC) Uses with certain land uses prohibited.

Prohibited Land Uses:

- Automobile Repair, Major
 - Automobile Sales, New and Used
 - Boat Sales, Leasing & Repair (outside storage)
 - Personal Watercraft Sales, Leasing & Repair (new and used)
 - Recreational Vehicle/Trailer Sales, Leasing & Repair
 - Meat and Game Processing
 - Laundry plant, commercial
 - Taxidermist
 - Alternative Financial Establishment
2. The proposed Change of Zoning to a Planned Development (PD) District is only intended to regulate land uses. The request does not require a Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. Accordingly the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.
3. The Light Commercial (LC) District is intended to provide locations for commercial and service-related establishments, such as building material and wholesale product sales, contractors' shops, automotive repair services, upholstery shops, and other similar commercial uses. Some light manufacturing uses may also be allowed subject to certain conditions. The uses envisioned for the district will typically have operation characteristics that are generally not compatible with residential uses and some nonresidential uses. Convenient access to major thoroughfares and other transportation systems is a primary consideration for the types of uses that are found in the Commercial districts.
4. The applicant's justification for the request is that demand is high for office/warehouse, while retail is struggling nationwide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed Light Commercial development is not consistent with the recommended uses for Compact Neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties across Holford Road are zoned Planned Development (PD) District 83-143 and Planned Development (PD) District 99-49 for Residential (Single Family) Uses; these properties are developed with single-family homes. The properties across Arapaho Road are zoned Planned Development (PD) District 08-45 and Single Family (SF-7) District these

properties are developed with a school, a church, and single-family homes. Properties to the east are zoned Planned Development (PD) District 21-01 for Multi-Family Uses [senior living]. The property to the north is vacant and zoned Agricultural (AG) District.

The Light Commercial (LC) District is generally incompatible with the surrounding area, which is generally characterized by residential, institutional and educational uses. Examples of Light Commercial (LC) zones in Garland can be found along Lavon Drive, West Centerville Road, and IH-30. It should be noted that Holford Road is classified as a Type D thoroughfare which is a less intensive classification than the abovementioned roadways.

STAFF RECOMMENDATION

Given concerns about the Light Commercial (LC) District at this location, staff finds that the Neighborhood Services (NS) District would be a more appropriate zoning designation. A Planned Development with a base zoning of Community Retail (CR) District, with similar automotive use prohibitions, would also be more appropriate for the subject property and better align with the guidance of the Comprehensive Plan.

However, should the Commission approve the applicant's request for a Planned Development with Light Commercial base zoning, staff recommends that additional uses be prohibited including Car Wash (all types); Automobile Repair, Minor; and Light Industrial/Manufacturing.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: January 10, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



NE corner of Arapaho & Holford Rd

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-61

Northeast Corner of Arapaho Road and Holford Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate land uses.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Light Commercial (LC) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Conditions:**
- A. Permitted Uses:** All uses in allowed in the Light Commercial (LC) District shall be permitted, except for the following uses which are prohibited:
- Automobile Repair, Major
 - Automobile Sales, New and Used
 - Boat Sales, Leasing & Repair (outside storage)
 - Personal Watercraft Sales, Leasing & Repair (new and used)
 - Recreational Vehicle/Trailer Sales, Leasing & Repair
 - Meat and Game Processing
 - Laundry plant, commercial
 - Taxidermist
 - Alternative financial establishment
- B. Detail Plan:** A Detail Plan is not required prior to the issuance of permits for construction, except in cases where a Planned Development amendment is triggered by deviations from the Garland Development Code (GDC). In addition, Specific Use Provision (SUP) requests are subject to be accompanied with a site plan, among other requirements per the Garland Development Code, for consideration through the public hearing process.

EXHIBIT B

Z 22-61



View from subject site on Holford Road looking North



View of properties located across Holford Road. Looking West



View of property from Holford Road looking East



View from the property looking South on Holford Road

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



Plan Commission

3. d.

Meeting Date: 12/12/2022

Item Title: Z 22-63 Quiddity Engineering, LLC. - Zoning (District 1)

Summary:

Consideration of the application of **Quiddity Engineering, LLC.**, requesting approval of 1) an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses and 2) a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 5200 North Garland Avenue. (District 1) (File Z 22-63 – Zoning)

Attachments

Z 22-63 Quiddity Engineering, LLC. Report and Attachments (Zoning)

Z 22-63 Quiddity Engineering, LLC. Responses

Planning Report

File No: Z 22-63/District 1

Agenda Item:

Meeting: Plan Commission

Date: December 12, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses

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

Approval of a Detail Plan on a property zoned Planned Development (PD) District 21-34 for Community Retail Uses.

LOCATION

5200 North Garland Avenue

APPLICANT

Quiddity Engineering, LLC.

OWNER

Walmart Real Estate Business

BACKGROUND

The applicant proposes to carve out a 0.78-acre lot from the Walmart parking area and construct an 837 square-foot restaurant with a drive-through [Salad and Go].

SITE DATA

The site would contain 0.78 acres with approximately 158.22 lineal feet of frontage along North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 21-34 for Community Retail Uses. The PD 21-34 Detail Plan was approved for a coffee shop with a drive-through [Starbucks] that was never constructed.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes to carve out a 0.78-acre pad site from the Walmart parking area to develop an 837 square-foot Salad and Go restaurant with a drive-through and no indoor dining (Exhibit C). The proposed Salad and Go site will be accessed from existing access points on the Walmart site as no new direct access points off North Garland Avenue are being proposed.

2. The parking for the proposed Salad and Go site is in compliance with the Garland Development Code (GDC). In addition, the parking for the Walmart Supercenter site will remain in compliance.
3. The landscape layout (Exhibit D) is in compliance with the Garland Development Code (GDC).
4. The building elevations (Exhibit E) are in compliance with the Garland Development Code (GDC).
5. The applicant is not requesting any signage deviations with this request.

Specific Use Provision:

6. The applicant is requesting approval of a Specific Use Provision for twenty-five (25) years. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections between neighborhoods and Community Centers for pedestrians, bicycles, motorized vehicles, and transit. The development standards employed to create Community Centers should enhance gateways and corridors as well as to provide attractive, modern developments that create desirable destinations within the city.

The proposed Salad and Go development is consistent with the recommended uses for Community Centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties across North Garland Avenue are zoned Community Retail (CR) District, Planned Development (PD) District 04-42, Planned Development (PD) District 03-66, Planned Development (PD) District 03-65 and Planned Development (PD) District 03-24 for Community Retail Uses; these properties are developed with bank institutions, a variety of retail services, restaurants and a fitness club. The properties to the northeast and southeast are zoned Planned Development (PD) District 13-02 for Community Retail Uses; these properties are developed with a shopping center. The property to the west is zoned Planned Development (PD) District 01-16 and it is developed with a shopping center.

The proposed Salad and Go is generally compatible with the surrounding area which is characterized by retail, banking and food service activity.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses

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

Approval of a Detail Plan on a property zoned Planned Development (PD) District 21-34 for Community Retail Uses.

ADDITIONAL INFORMATION

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

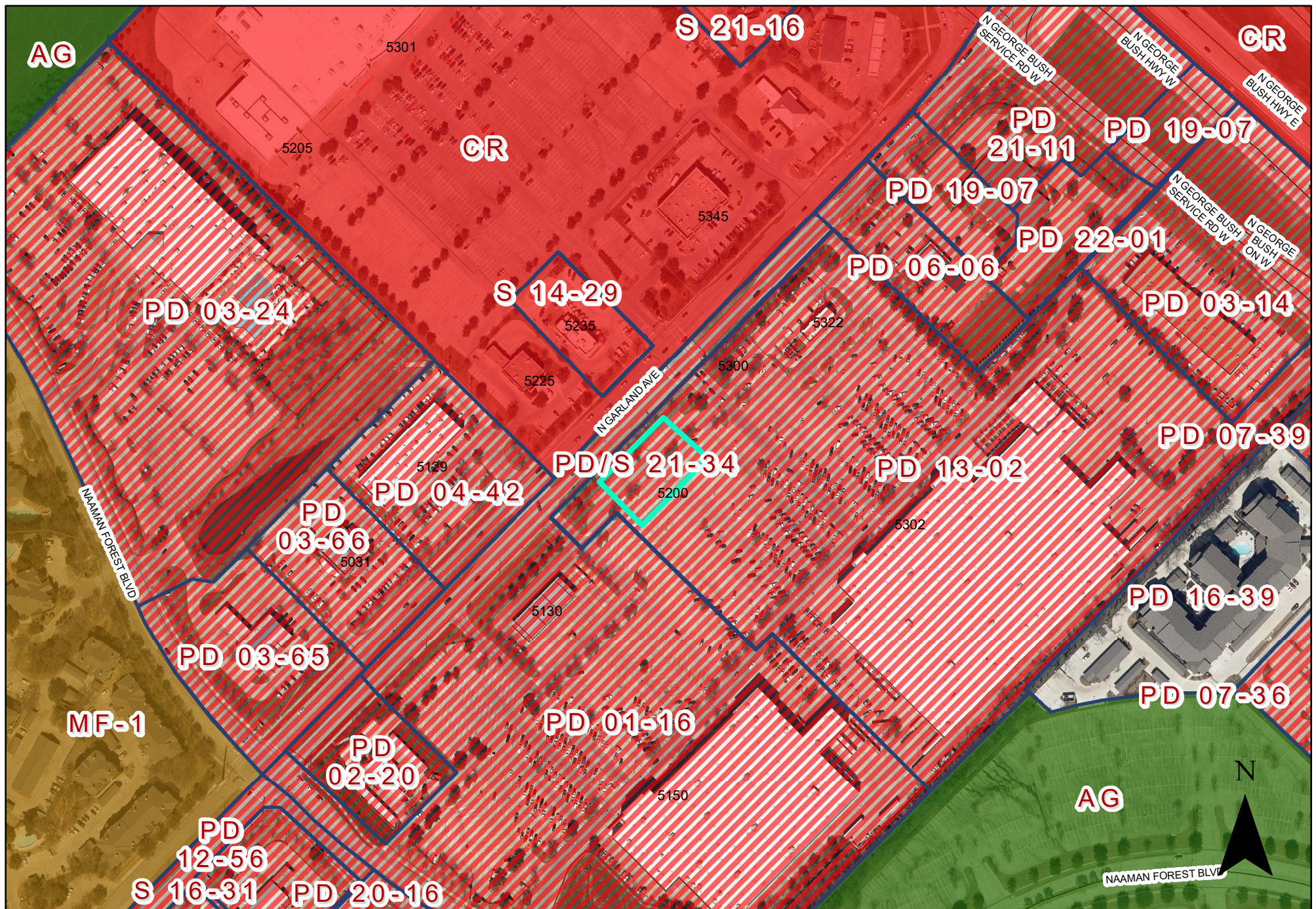
CITY COUNCIL DATE: January 10, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-63

 INDICATES AREA OF REQUEST

5200 North Garland Avenue

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-63

5200 North Garland Avenue

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

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-63

5200 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of 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.
- VI. Specific Regulations:**
- Time Period: The Specific Use Provision shall be a valid for time period of twenty-five (25) years.

Z 22-63



View of subject site from N. Garland Ave.



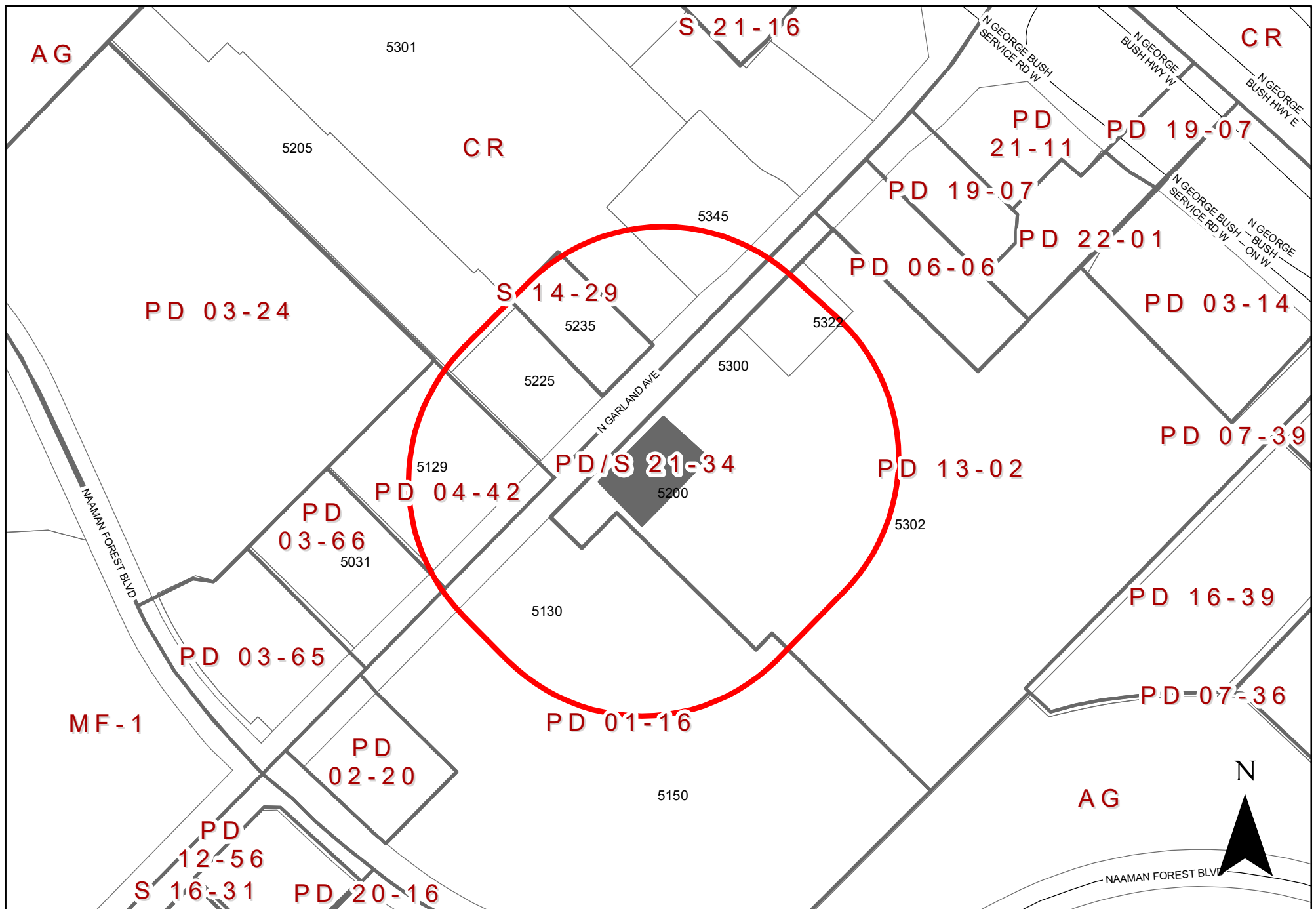
View of properties located across N. Garland Ave. from subject site



View of properties located to the northeast from subject site



View of properties located to the southwest from subject site



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-63

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

5200 North Garland Avenue

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



Plan Commission

3. e.

Meeting Date: 12/12/2022

Item Title: Z 22-63 Quiddity Engineering, LLC. - Detail Plan (District 1)

Summary:

Consideration of the application of **Quiddity Engineering, LLC.**, requesting approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 21-34 for Community Retail Uses. This property is located at 5200 North Garland Avenue. (District 1) (File Z 22-63 – Detail Plan)

Attachments

Z 22-63 Quiddity Engineering, LLC. Report and Attachments (Detail Plan)

Z 22-63 Quiddity Engineering, LLC. Responses

Planning Report

File No: Z 22-63/District 1

Agenda Item:

Meeting: Plan Commission

Date: December 12, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses

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

Approval of a Detail Plan on a property zoned Planned Development (PD) District 21-34 for Community Retail Uses.

LOCATION

5200 North Garland Avenue

APPLICANT

Quiddity Engineering, LLC.

OWNER

Walmart Real Estate Business

BACKGROUND

The applicant proposes to carve out a 0.78-acre lot from the Walmart parking area and construct an 837 square-foot restaurant with a drive-through [Salad and Go].

SITE DATA

The site would contain 0.78 acres with approximately 158.22 lineal feet of frontage along North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 21-34 for Community Retail Uses. The PD 21-34 Detail Plan was approved for a coffee shop with a drive-through [Starbucks] that was never constructed.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes to carve out a 0.78-acre pad site from the Walmart parking area to develop an 837 square-foot Salad and Go restaurant with a drive-through and no indoor dining (Exhibit C). The proposed Salad and Go site will be accessed from existing access points on the Walmart site as no new direct access points off North Garland Avenue are being proposed.

2. The parking for the proposed Salad and Go site is in compliance with the Garland Development Code (GDC). In addition, the parking for the Walmart Supercenter site will remain in compliance.
3. The landscape layout (Exhibit D) is in compliance with the Garland Development Code (GDC).
4. The building elevations (Exhibit E) are in compliance with the Garland Development Code (GDC).
5. The applicant is not requesting any signage deviations with this request.

Specific Use Provision:

6. The applicant is requesting approval of a Specific Use Provision for twenty-five (25) years. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections between neighborhoods and Community Centers for pedestrians, bicycles, motorized vehicles, and transit. The development standards employed to create Community Centers should enhance gateways and corridors as well as to provide attractive, modern developments that create desirable destinations within the city.

The proposed Salad and Go development is consistent with the recommended uses for Community Centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties across North Garland Avenue are zoned Community Retail (CR) District, Planned Development (PD) District 04-42, Planned Development (PD) District 03-66, Planned Development (PD) District 03-65 and Planned Development (PD) District 03-24 for Community Retail Uses; these properties are developed with bank institutions, a variety of retail services, restaurants and a fitness club. The properties to the northeast and southeast are zoned Planned Development (PD) District 13-02 for Community Retail Uses; these properties are developed with a shopping center. The property to the west is zoned Planned Development (PD) District 01-16 and it is developed with a shopping center.

The proposed Salad and Go is generally compatible with the surrounding area which is characterized by retail, banking and food service activity.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses

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

Approval of a Detail Plan on a property zoned Planned Development (PD) District 21-34 for Community Retail Uses.

ADDITIONAL INFORMATION

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

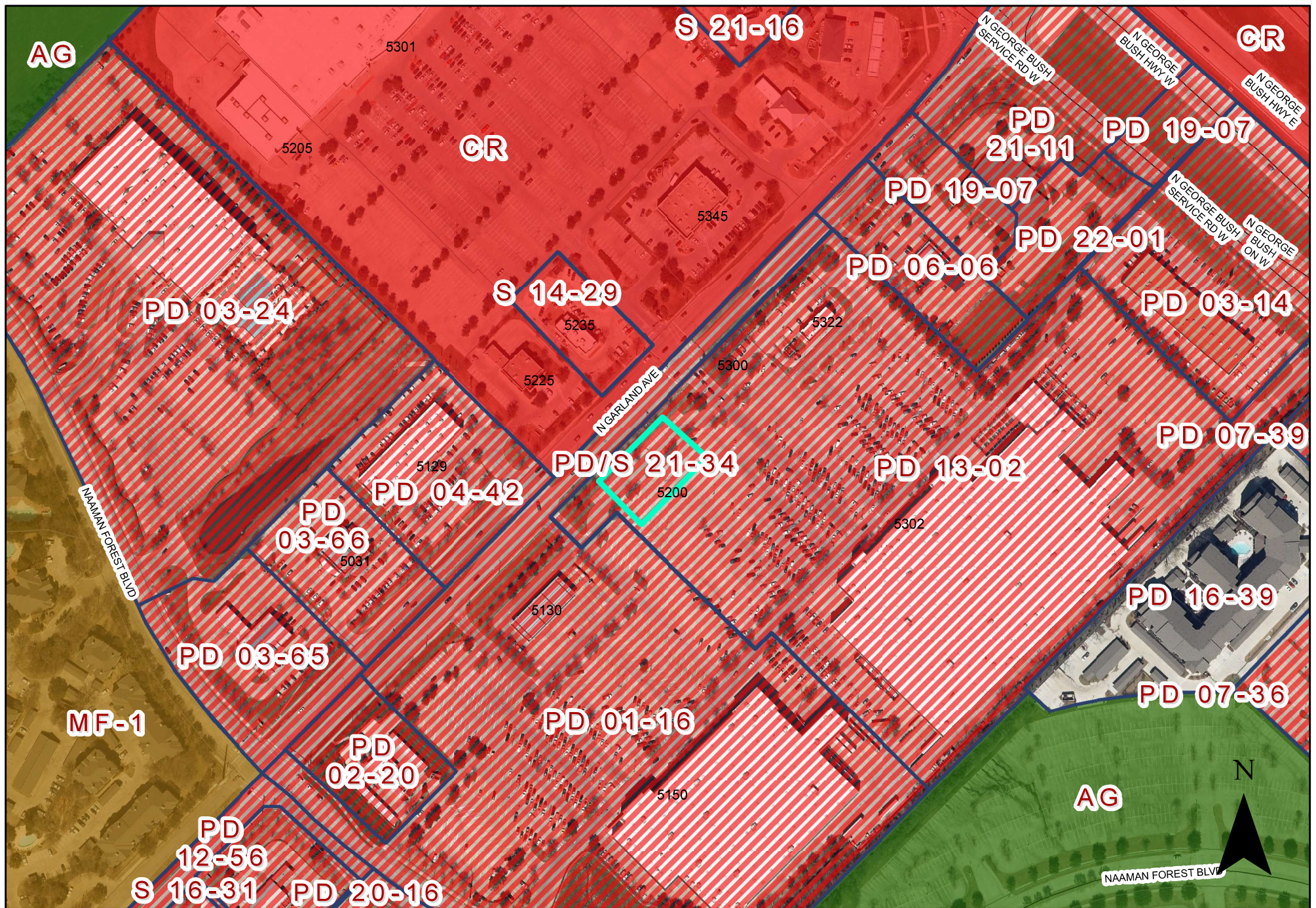
CITY COUNCIL DATE: January 10, 2022

PREPARED BY:

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

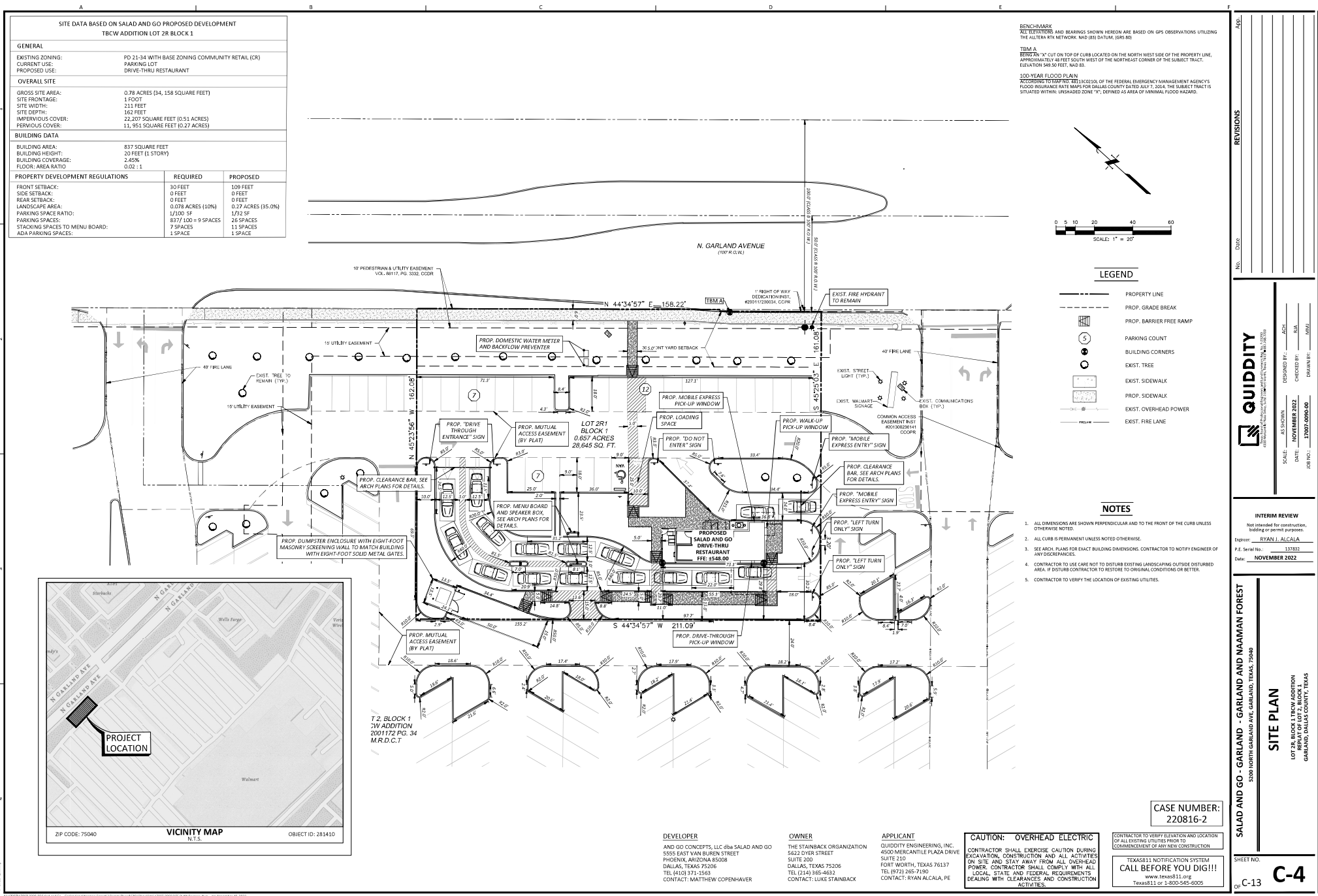
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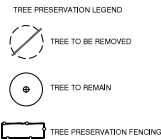
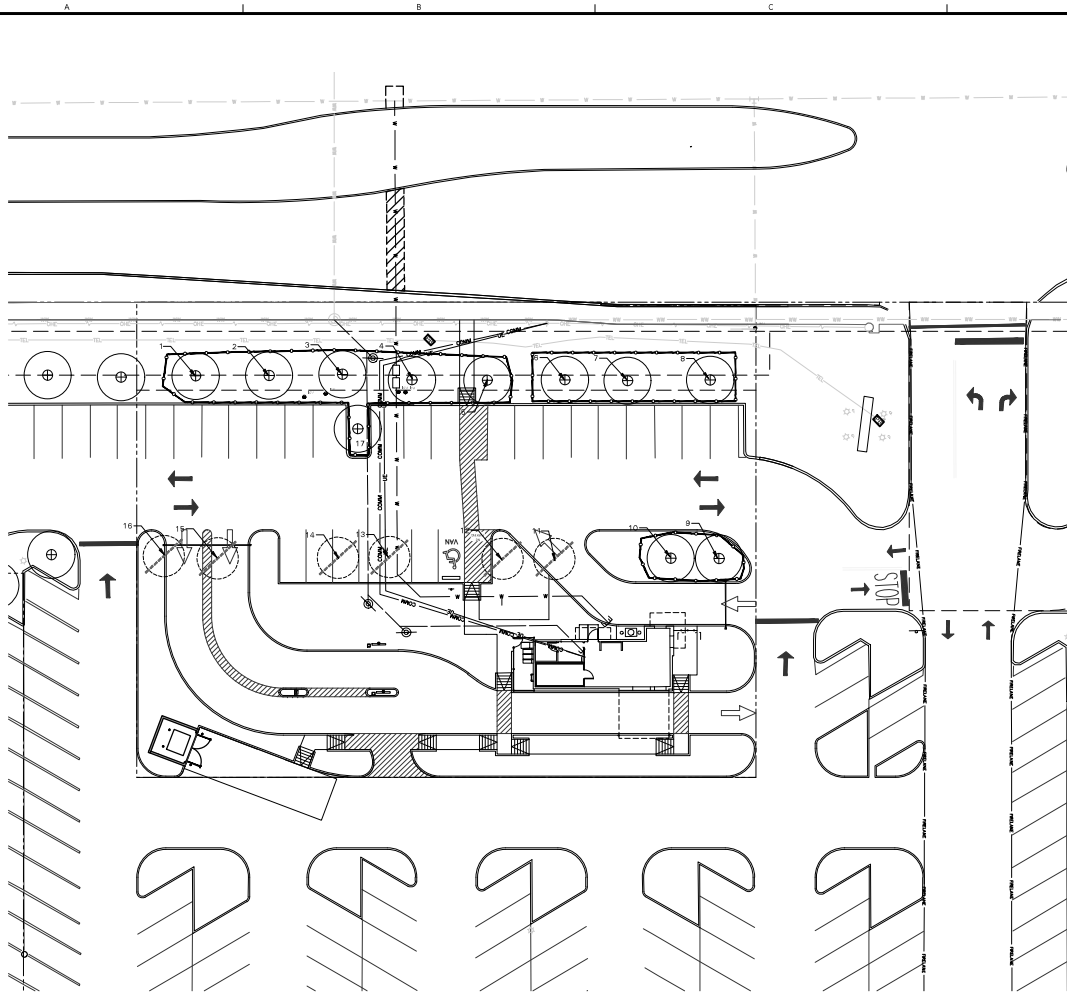
Will Guerin, AICP
Director of Planning



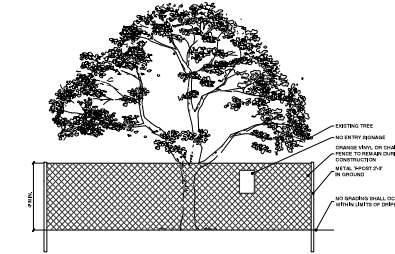
5200 North Garland Avenue

EXHIBIT C

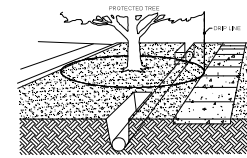




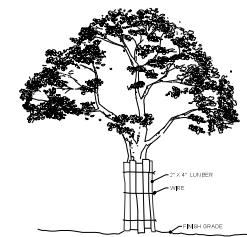
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3	10	RED OAK	TO REMAIN		
4	12	RED OAK	TO REMAIN		
5	10	RED OAK	TO REMAIN		
6	12	RED OAK	TO REMAIN		
7	6	RED OAK	TO REMAIN		
8	10	RED OAK	TO REMAIN		
9	6	ELM	TO REMAIN		
10	7	ELM	TO REMAIN		
11	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree	
12	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree	
13	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree	
14	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree	
15	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree	
16	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree	
17	10	ELM	TO REMAIN		
TOTAL ON SITE					136
TOTAL TO BE REMOVED					5
MITIGATION REQUIRED -					6 additional trees on site or pay into city tree fund @ \$150 per inch = 36"150 = \$5400.00



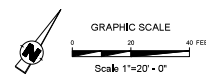
1 TREE PROTECTION FENCING
N/A



2 BORING AND TUNNELING
N/A



3 BARK PROTECTION
N/A



TREE PRESERVATION NOTES

CONSTRUCTION METHODS

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE LOCATION OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC. IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THE LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GROUND.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE DUMP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES: TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPROMISE OF SOIL UNDER AND AROUND DRIP LINES OF TREES.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PLANT ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE:

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO DESTRUCTION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/FLUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO BIRDS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTED NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AS NATURAL UNDO. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A ROBOCAT OR LIGHT TRACTOR. NO EARTHMOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREE.

PROTECTORIES REQUIRED PRIOR TO CONSTRUCTION
PROTECTORIES FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF PROPOSED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSED THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2" X 4" LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

CASE #: 220816-2



REVISIONS

NO.	DATE	DESCRIPTION

QUIDDITY

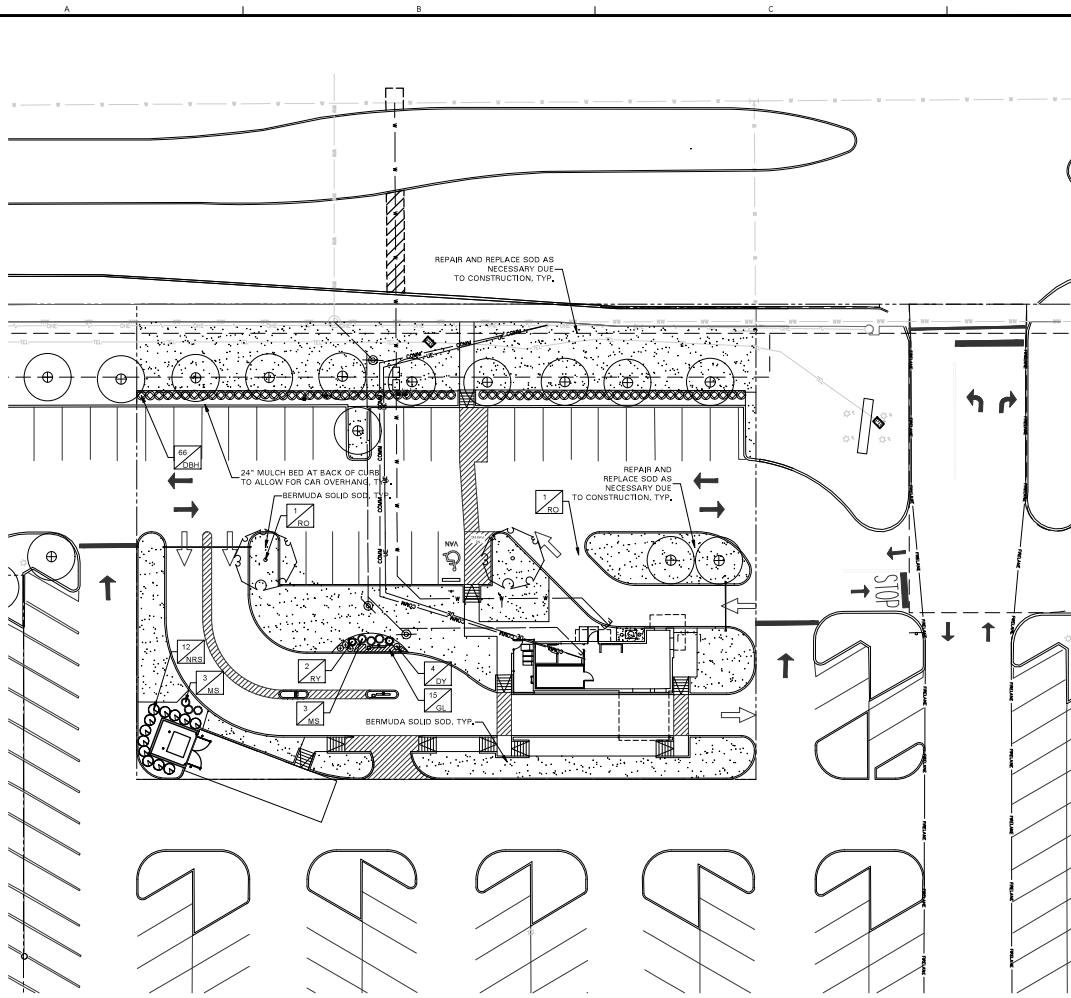
DESIGNED BY: JCH
CHECKED BY: BJA
DRAWN BY: AHS

DATE: OCTOBER 2022
JOB NO.: 17007-00-00

TREE PRESERVATION PLAN

SALAD AND GO - GARLAND - GARLAND AND NAAMAN FOREST
5203 NORTH GARLAND AVE. GARLAND, TEXAS, 75040

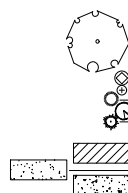
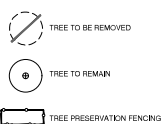
SHEET NO.: L1.01



EXISTING TREE				
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	PROTECTED?
1	10	RED OAK	TO REMAIN	
2	10	RED OAK	TO REMAIN	
3	10	RED OAK	TO REMAIN	
4	12	RED OAK	TO REMAIN	
5	10	RED OAK	TO REMAIN	
6	12	RED OAK	TO REMAIN	
7	6	RED OAK	TO REMAIN	
8	10	RED OAK	TO REMAIN	
9	6	ELM	TO REMAIN	
10	7	ELM	TO REMAIN	
11	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree
12	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree
13	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree
14	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree
15	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree
16	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree
17	10	ELM	TO REMAIN	

TOTAL ON SITE 130
TOTAL TO BE REMOVED 36
MITIGATION REQUIRED - 6 additional trees on site or pay into city tree fund @ \$150 per inch = 36*150 = \$5400.00

TREE PRESERVATION LEGEND



PLANT SCHEDULE				
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE
SHADE TREES				
2	RO	Texas Red Oak	Quercus buckleyi	3" cal. 12 ft., 5' spread
SHRUBS				
66	DBH	Dwarf Burford Holly	Ilex cornuta 'Burford Nano'	5 gal. full, 20" spread, 36" o.c.
4	DY	Dwarf Yaupon Holly	Ilex vomitoria 'Condreaux'	5 gal. full, 24" sprd, 24" o.c.
6	MS	Morning Light Miscanthus	Miscanthus sinensis 'Morning Light'	5 gal. full, 20" sprd, 36" o.c.
12	NRS	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	7 gal. full, 42" o.c.
2	RY	Red Yucca	Hesperaloe parviflora	5 gal. full, 24" sprd, 30" o.c.
GROUNDCOVER/VINES/GRASS				
15	GL	Giant Liriope	Liriope gigantea	1 gal. full, 18" o.c.
		Bermuda Solid Sod	Cynodon dactylon	

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERMANENT VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

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

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH GUESTSITE CONSTRUCTION MANAGER.
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. FLOWING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND ON OTHER SLOPES IN GRASSY CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED IMMEDIATELY PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS BY 10 MILLIMETER AND LARGER, REMOVE ALL LEFT CLOS. (TICKS), CONCRETE SPOOLS, TRASH ETC. PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD

- SOD SOD SHALL BE PLACED ALONG ALL IMPERMEABLE EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 1 YEAR OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO A MAXIMUM DEPTH OF 3/4" (1-1/4").
- LAI SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED JOINTS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VORES IF NECESSARY.
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, COURSED BERMUDA GRASS SOD WITH WATER FREQUENTLY AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH

- SCAFFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- HYDROMULCH SEED SHALL BE EXTRA HULLED, TREATED LAWN GRASS SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE LOCAL LAWN REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "COMMER" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE TACKTACK ONE, AS MANUFACTURED BY GROMORE, INC. OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAW.
- IF INDICATE MOISTURE IS PRESENT IN SOD, APPLY WATER AS NECESSARY FOR OPTIMUM SEEDING FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVERSEEDED WITH BERMUDA GRASS SEED AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO FILL AREAS WITH BERMUDA GRASS SEED THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS, WATER SEED AREAS IMMEDIATELY AFTER INSTALLATION TO SETTLE SOIL.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS, NOTIFY LANDSCAPE ARCHITECT OR DESIGNER REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY COLLISIONS, CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL, 8" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE BLANDS SHALL BE CROWNED AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING, NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SODS/WALKS AND CURBS.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY, THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER SETS.
- CONTRACTOR SHALL MAINTAIN ALL PLANTS THROUGHOUT THE GROWING SEASON. PLANT MATERIAL BE PROVIDED THROUGHOUT THE GROWING SEASON. PLANT MATERIAL BE PROVIDED THROUGHOUT THE GROWING SEASON. PLANT MATERIAL BE PROVIDED THROUGHOUT THE GROWING SEASON.
- TREES SHALL BE PLANTED AT A MINIMUM OF 9' FROM AN UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDED HARDWOOD MULCH OR APPROVED EQUAL. FINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MAINTAINED WITH WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UTILITY FINDING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND INSTALLATION PERMITS.

IRIGATION

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A PRESSURE SENSITIVE SENSOR. SYSTEM SHALL ALSO HAVE AN E-STOP SWITCH FOR EMERGENCY SHUT OFF AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS

- PROTECTION SHALL BE EXPECTED REGULARLY TO ENSURE THAT PLANT MATERIALS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOORING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSURES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEEP FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS

- TREES EDGING SHALL BE 3/4" X 4" X 16' DARK GREEN DURAEDGE STEEL. LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS FOR Garland, Texas	
SITE AREA	34,215 s.f.
SCREENING	
1. A minimum of 10% of the lot shall be landscaped.	
2. A minimum 10' wide landscape buffer shall be provided adjacent to all street right-of-way and shall be maintained as permanent green space.	
3. For every 30 lf, one large canopy tree is required.	
4. A maximum of 75% of the landscape buffer shall be grass.	
REQUIRED	PROVIDED
3422 s.f. (10%)	11825 s.f. (34%)
10' buffer	10' buffer
N. Garland Ave = 211 lf.	
7 trees, 3" cal.	
8 existing trees	
PARKING AREA	
1. A minimum of 5% of the total parking area shall be landscaped.	
2. One large tree shall be provided for each 10 parking spaces. No parking space shall be further than 65 from a tree.	
3. Parking areas shall be screened from public streets.	
Parking Spaces = 28	
REQUIRED	PROVIDED
514 s.f. (5%)	1537 s.f.
3 trees, 3" cal.	3 existing trees in islands, 2 proposed trees
screening	screening

CASE #: 220816-2



JOHN Duggan, LLC
P.O. Box 1746
Garland, Texas 75040
www.dugganllc.com
512.517.3389

REVISIONS	
No.	Date

GUIDDITY	
SCALE: AS SHOWN	DESIGNED BY: JAC
CHECKED BY: JIA	DATE: OCTOBER 2022
DRAWN BY: AHS	JOB NO.: 17007-00-00



SALAD AND GO - GARLAND - GARLAND AND NAAMAN FOREST

5235 NORTH GARLAND AVE., GARLAND, TEXAS, 75040

LANDSCAPE PLAN

SHEET NO.

OF 11.02

EXHIBIT D

SECTION 28.0000 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

A. LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED TREE SPECIALIST IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

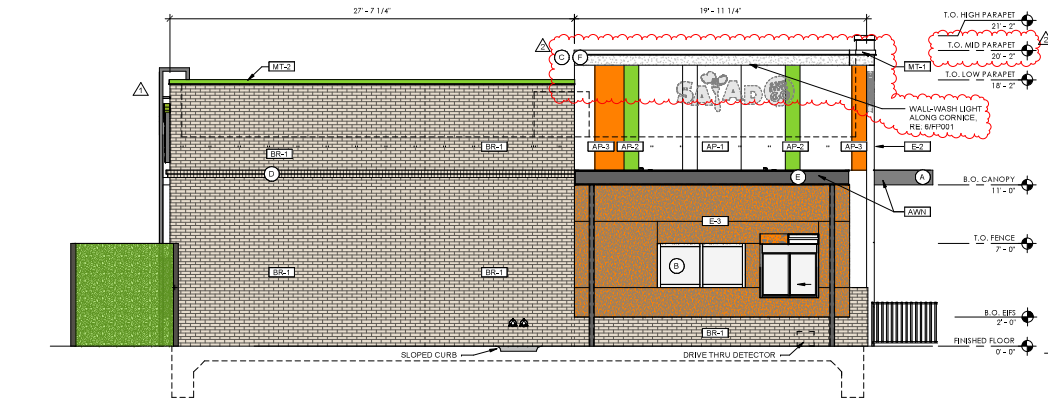
1.3 SCOPE OF WORK (DESCRIPTION OF WORK)

A. THE WORK SHALL INCLUDE: DESIGN, PURCHASE, DELIVERY, INSTALLATION, MAINTENANCE, LABOR, MATERIALS, SERVICES, EQUIPMENT AND SUPPLIES REQUIRED TO COMPLETE THE WORK COVERED BY CONSTRUCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

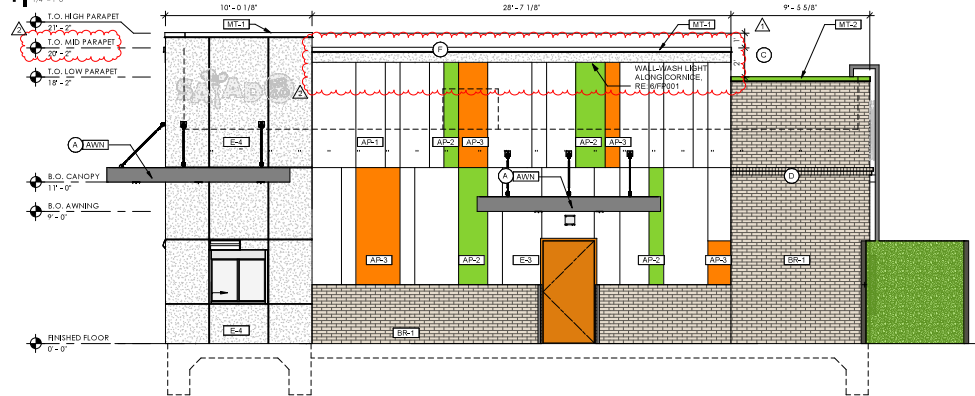
1. PLANTING TREES, SHRUBS, GRASSES
2. SOIL PREP AND PREPARATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UTIL ACCEPTANCE
5. GUARANTEE
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION. SUCH WORK INCLUDES, BUT IS NOT LIMITED TO, PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY TRANSPORTATION AND INSTALLATION OF MATERIALS
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, 27 OCTOBER 1996, 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058, 2060, 2062, 2064, 2066, 2068, 2070, 2072, 2074, 2076, 2078, 2080, 2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 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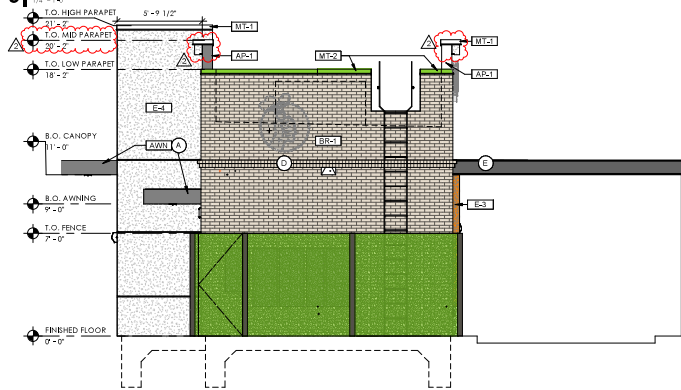


1 | DRIVE THRU ELEVATION - SOUTH

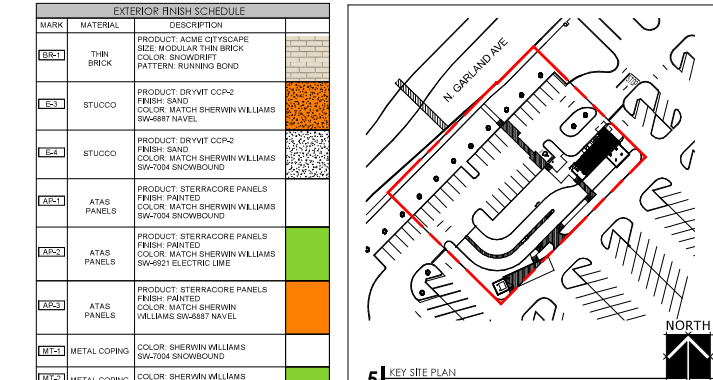


2 | FRONT ELEVATION - EAST

3 | WALK-UP ELEVATION - NORTH



4 | REAR ELEVATION - WEST



5 | KEY SITE PLAN

FACADE PLAN NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE WHEN PERMITTED. EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES. SIGNAGE WILL CONFORM TO CDC STANDARDS. NO FREE-STANDING SIGNAGE.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

REQUIRED ARCHITECTURAL ELEMENTS

- A. AWNINGS
- B. DISPLAY WINDOW
- C. VARIED ROOF HEIGHTS
- D. ORNAMENTAL FACADE TRIM
- E. PORTICO
- F. DISTINCTIVE LIGHTING FEATURE

MATERIAL CALCULATION

MATERIAL	FRONT		DRIVE THRU		WALK UP		REAR		TOTAL	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
TOTAL ELEVATION AREA	485	100	906	100	1002	100	423	100	2816	100
NON-GLAZED DOORS AND WINDOWS	0	0	0	0	28	3	0	0	28	1
GLAZED DOORS AND WINDOWS	15	3	33	3	15	2	0	0	67	2
TOTAL (GLAZED/NON-GLAZED DOORS AND WINDOWS)	470	97	873	96	959	96	423	100	2725	97
BR-1	45	10	545	60	272	27	302	71	1164	41
AP ATAS STERRACORE PANEL	194	40	192	22	490	49	0	0	876	31
E-3 STUCCO, NAVEL	0	0	136	15	0	0	0	0	136	5
E-4 STUCCO, WHITE	231	47	0	0	197	19	121	29	549	20

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

FACADE PLAN: 10/21/2022

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

ISSUE DATE	DESCRIPTION
1 10/25/22	FACADE COMMENTS
2 11/15/22	FACADE COMMENTS

PROJECT INFORMATION

PROJECT NO. 22-0443
ORIGINAL ISSUE 10/21/22
SCALE AS NOTED
DRAWN BY S. PAVEL SHU
CHECKED BY J. JEFFERY

SHEET TITLE

FACADE PLAN

SHEET NUMBER

FP001

RESTAURANT WITH DRIVE-THRU

PREPARATION DATE: OCTOBER 21, 2022

ARCHITECT:
ROGUE ARCHITECTS
513 MAIN STREET, STE 300
FORT WORTH, TX 76102
674-804331
ASHLEY MORELAND

ENGINEER:
SUBOTNY ENGINEERING
4800 MERCENTILE PLAZA DRIVE,
SUITE 210
FORT WORTH, TX 76137
682-268-2207
RYAN J. ALCALA, PE

OWNER:
SAJAD AND GO
555 EAST VAN BUREN STREET
PHOENIX, AZ 85008
504-423-8111
ANDY HULSEY

APPLICANT:

Z 22-63



View of subject site from N. Garland Ave.



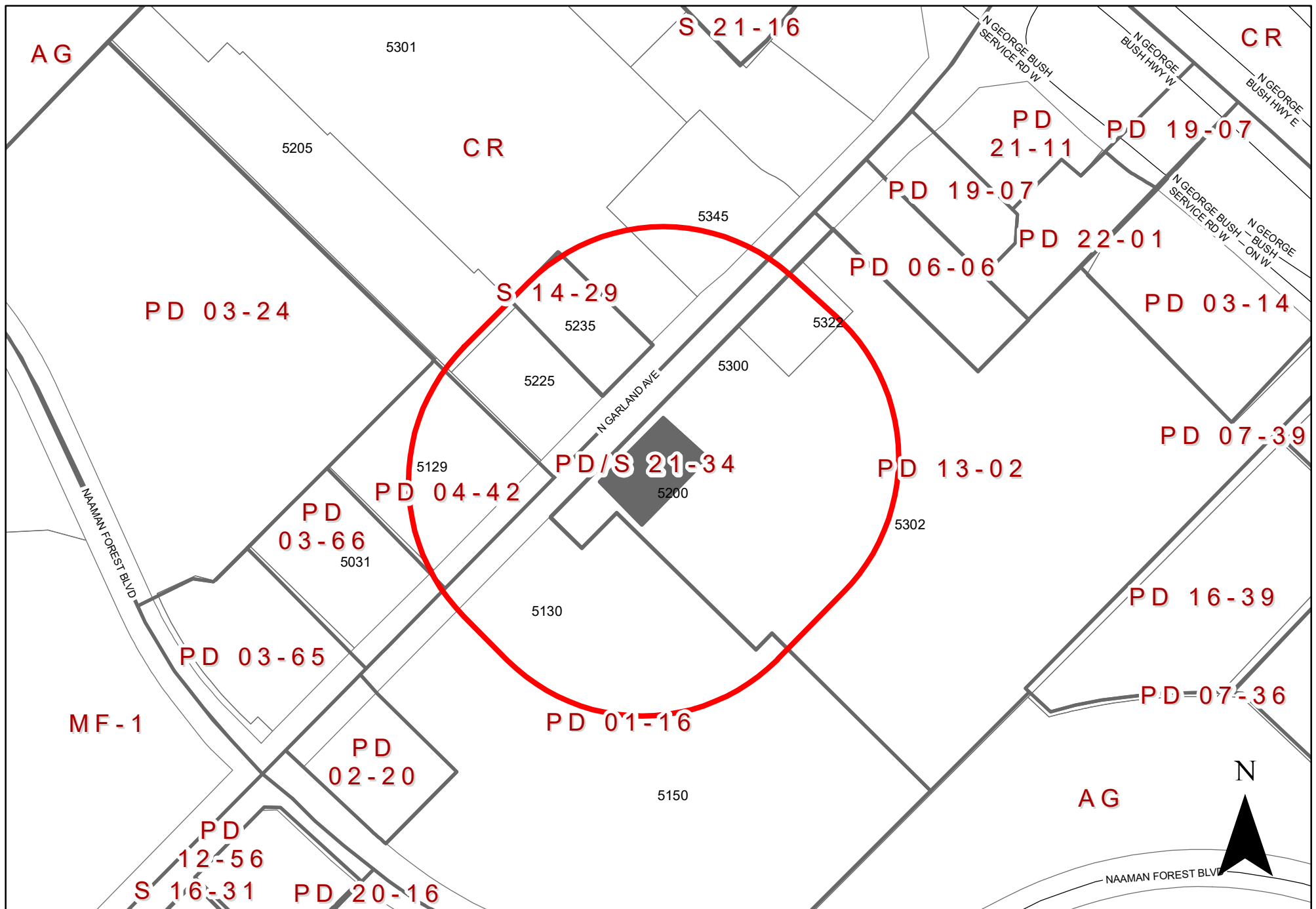
View of properties located across N. Garland Ave. from subject site



View of properties located to the northeast from subject site



View of properties located to the southwest from subject site



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-63

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

5200 North Garland Avenue

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



GARLAND

Plan Commission

3. f.

Meeting Date: 12/12/2022

Item Title: Z 22-64 Matt Moore - Specific Use Provision (District 7)

Summary:

Consideration of the application of **Matt Moore**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 22-64 – Specific Use Provision)

Attachments

Z 22-64 Matt Moore Report and Attachments (Specific Use Provision)

Z 22-64 Matt Moore Responses

Planning Report

File No: Z 22-64/District 7

Agenda Item:

Meeting: Plan Commission

Date: December 12, 2022



GARLAND

TEXAS MADE HERE

REQUEST

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

Approval of a Detail Plan for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses

LOCATION

4680 North Shiloh Road

APPLICANT

Matt Moore

OWNER

Shiloh Arapaho Partners LTD

BACKGROUND

The applicant proposes to carve out 1.15-acres from a larger lot and construct a 1,286 square-foot Dutch Bros coffee shop with a drive-through and patio.

SITE DATA

The site contains 1.15 acres with approximately 150.09 lineal feet of frontage along North Shiloh Road and 49.91 lineal feet of frontage along Arapaho Road. The site can be accessed from Arapaho Road and North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses. The PD 20-35 Detail Plan was approved for a convenience store with fuel pumps and it has been constructed. All future development requires approval of a Detail Plan through the public hearing process. In addition, a Restaurant, Drive-Through Use is permitted only by SUP.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes to carve out a 1.15-acre pad site from a larger lot and construct a 1,286 square-foot Dutch Bros coffee shop with a drive-through and patio (Exhibit C). The proposed Dutch Bros site will be accessed from existing access points on North Shiloh Road, as well as a mutual access drive off Arapaho Road.
2. The parking for the proposed Dutch Bros site complies with the Garland Development Code (GDC).

3. The landscape layout (Exhibit D) for the proposed Dutch Bros site is in compliance with the Garland Development Code (GDC).
4. The building elevations (Exhibit E) for the proposed Dutch Bros are in compliance with the Garland Development Code (GDC).
5. The applicant is not requesting any signage deviations with this request.

Specific Use Provision:

6. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the west, across North Shiloh Road, are zoned Planned Development (PD) District 17-32, Planned Development (PD) District 13-28, Planned Development (PD) District 19-06 and Planned Development (PD) District 17-40 for Community Retail Uses; these properties are developed with a charter high school, a Starbucks, and a car wash. The properties to the north, across Arapaho Road, are zoned Planned Development (PD) District 14-09 and Planned Development (PD) 02-28 for Community Retail Uses; these properties are developed with a bank institution and a self-storage. The property to the east is zoned Planned Development (PD) District 08-45 for Community Office Uses; it is currently unimproved. The property directly to the north is also zoned Planned Development (PD) District 20-35 for Neighborhood Office Use; this site is developed with a convenience store with fuel pumps. The property directly to the south is also zoned Planned Development (PD) District 20-35 and is vacant.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

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

Approval of a Detail Plan for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses

ADDITIONAL INFORMATION

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

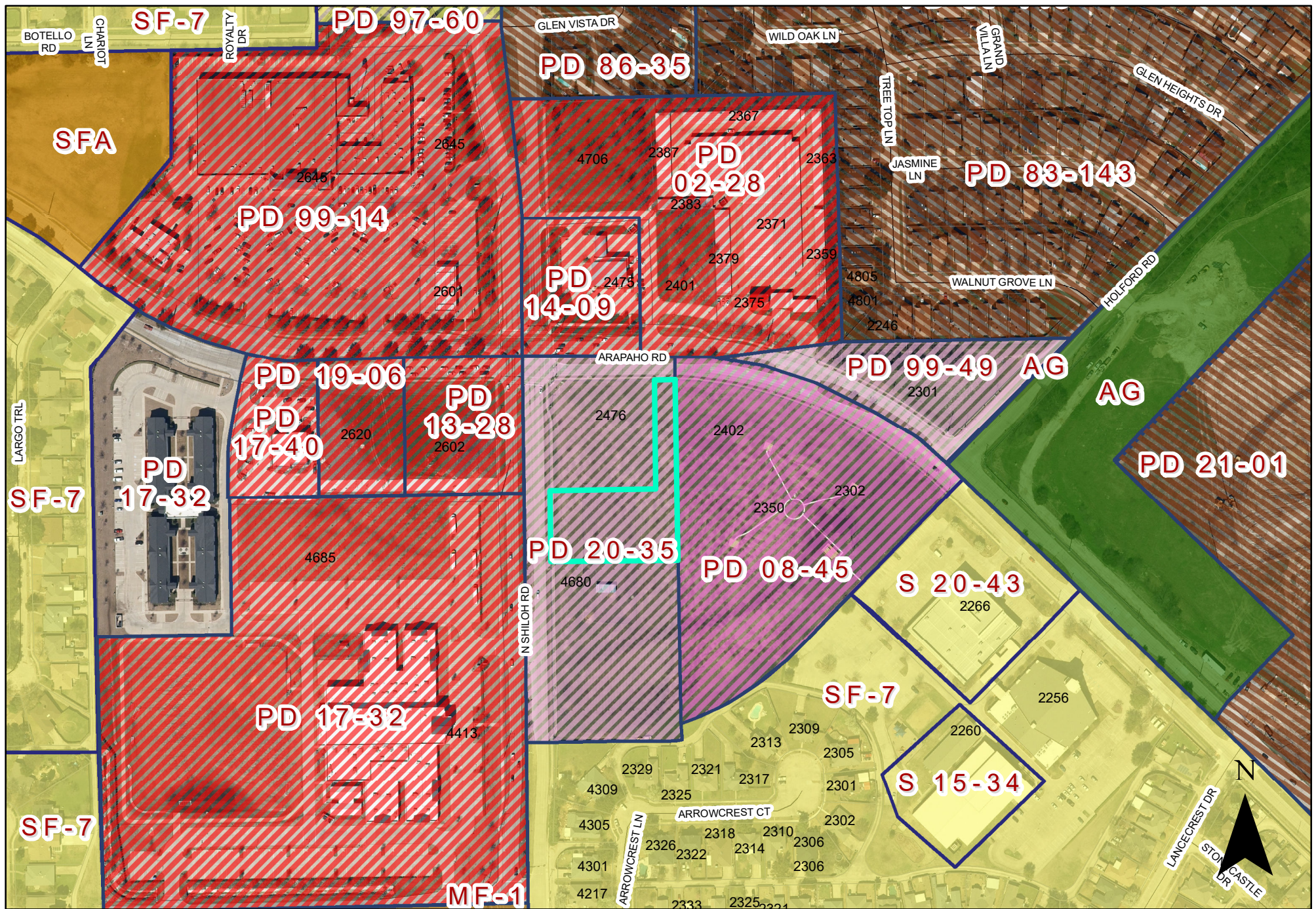
CITY COUNCIL DATE: January 10, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-64

INDICATES AREA
OF REQUEST

4680 North Shiloh Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-64

4680 North Shiloh Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Restaurant, Drive-Through land use.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 20-35 and Neighborhood Office (NO) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C to Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-64

4680 North Shiloh Road

- II. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 20-35 and Neighborhood Office (NO) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Time Period: The Specific Use Provision shall have a twenty-five year time period.

Z 22-64



View of subject site looking south from the gas station currently sharing the same zoning



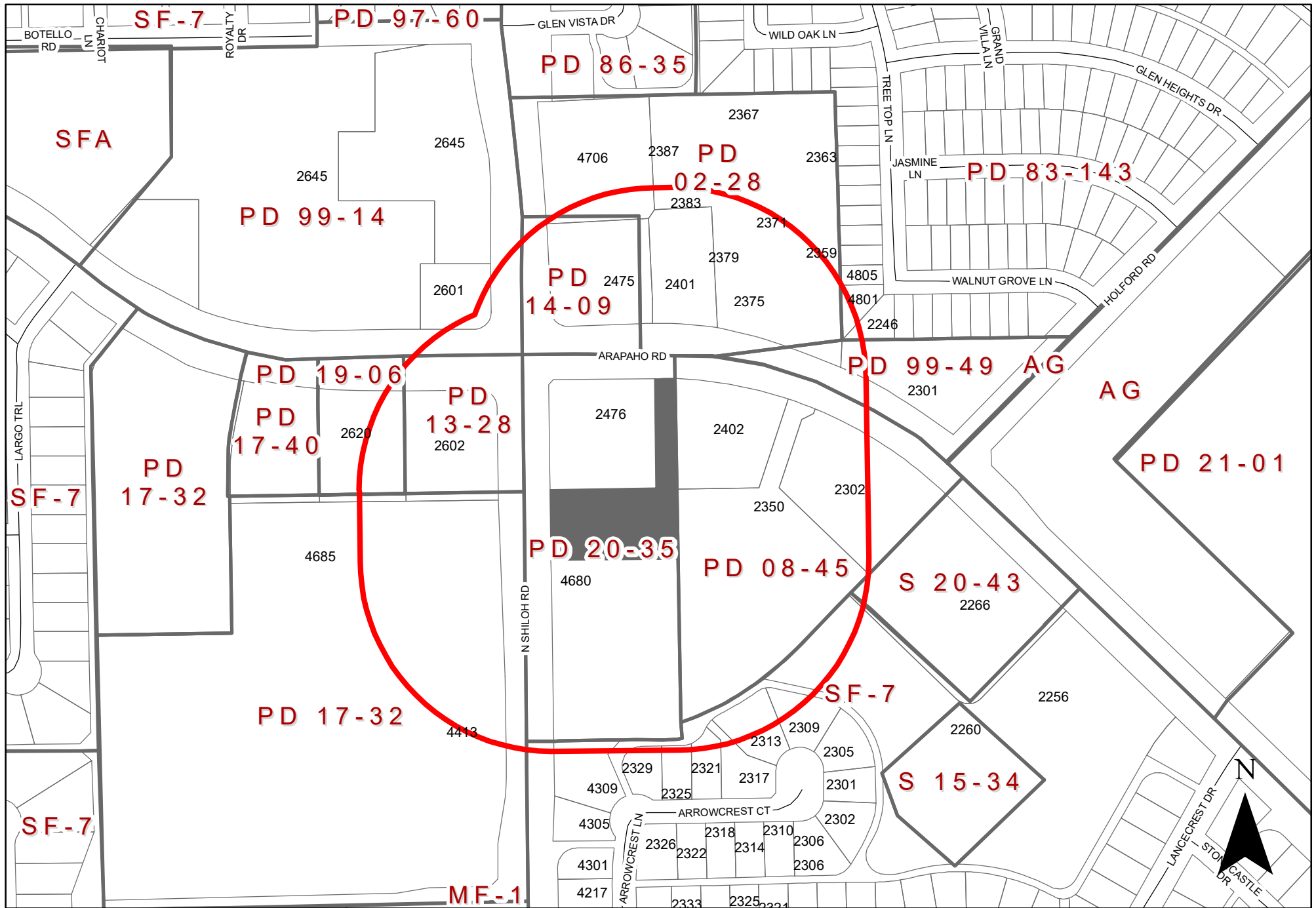
View of subject site from North Shiloh Road looking East



View of properties located across North Shiloh Road to the west from the subject site



View of properties located to the north from subject site



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-64

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

4680 North Shiloh Road

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



Plan Commission

3. g.

Meeting Date: 12/12/2022

Item Title: Z 22-64 Matt Moore - Detail Plan (District 7)

Summary:

Consideration of the application of **Matt Moore**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses. This property is located at 4680 North Shiloh Road. (District 7) (File Z 22-64 – Detail Plan)

Attachments

Z 22-64 Matt Moore Report and Attachments (Detail Plan)

Z 22-64 Matt Moore Responses

Planning Report

File No: Z 22-64/District 7

Agenda Item:

Meeting: Plan Commission

Date: December 12, 2022



GARLAND

TEXAS MADE HERE

REQUEST

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

Approval of a Detail Plan for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses

LOCATION

4680 North Shiloh Road

APPLICANT

Matt Moore

OWNER

Shiloh Arapaho Partners LTD

BACKGROUND

The applicant proposes to carve out 1.15-acres from a larger lot and construct a 1,286 square-foot Dutch Bros coffee shop with a drive-through and patio.

SITE DATA

The site contains 1.15 acres with approximately 150.09 lineal feet of frontage along North Shiloh Road and 49.91 lineal feet of frontage along Arapaho Road. The site can be accessed from Arapaho Road and North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses. The PD 20-35 Detail Plan was approved for a convenience store with fuel pumps and it has been constructed. All future development requires approval of a Detail Plan through the public hearing process. In addition, a Restaurant, Drive-Through Use is permitted only by SUP.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes to carve out a 1.15-acre pad site from a larger lot and construct a 1,286 square-foot Dutch Bros coffee shop with a drive-through and patio (Exhibit C). The proposed Dutch Bros site will be accessed from existing access points on North Shiloh Road, as well as a mutual access drive off Arapaho Road.
2. The parking for the proposed Dutch Bros site complies with the Garland Development Code (GDC).

3. The landscape layout (Exhibit D) for the proposed Dutch Bros site is in compliance with the Garland Development Code (GDC).
4. The building elevations (Exhibit E) for the proposed Dutch Bros are in compliance with the Garland Development Code (GDC).
5. The applicant is not requesting any signage deviations with this request.

Specific Use Provision:

6. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the west, across North Shiloh Road, are zoned Planned Development (PD) District 17-32, Planned Development (PD) District 13-28, Planned Development (PD) District 19-06 and Planned Development (PD) District 17-40 for Community Retail Uses; these properties are developed with a charter high school, a Starbucks, and a car wash. The properties to the north, across Arapaho Road, are zoned Planned Development (PD) District 14-09 and Planned Development (PD) 02-28 for Community Retail Uses; these properties are developed with a bank institution and a self-storage. The property to the east is zoned Planned Development (PD) District 08-45 for Community Office Uses; it is currently unimproved. The property directly to the north is also zoned Planned Development (PD) District 20-35 for Neighborhood Office Use; this site is developed with a convenience store with fuel pumps. The property directly to the south is also zoned Planned Development (PD) District 20-35 and is vacant.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

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

Approval of a Detail Plan for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses

ADDITIONAL INFORMATION

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

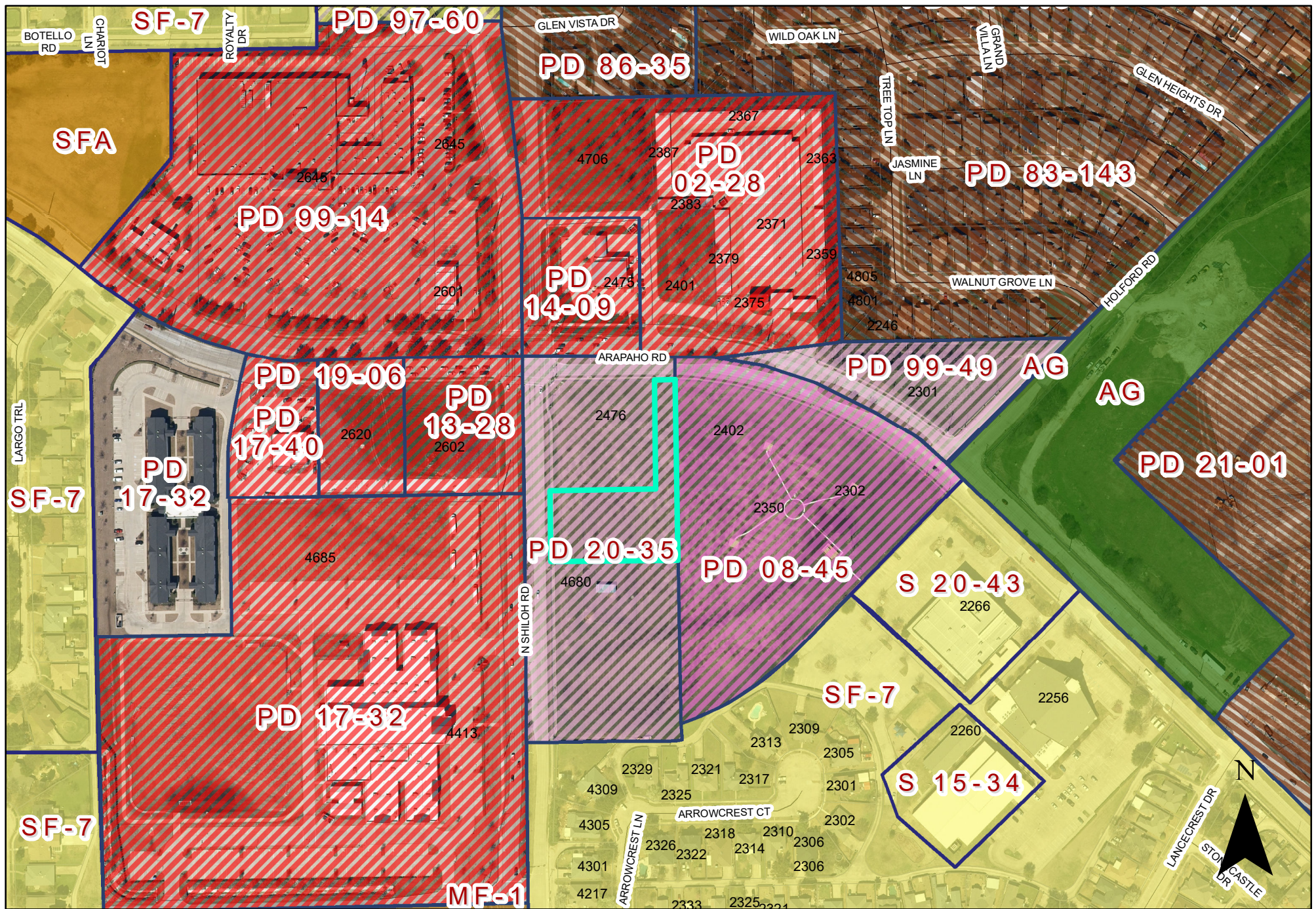
CITY COUNCIL DATE: January 10, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

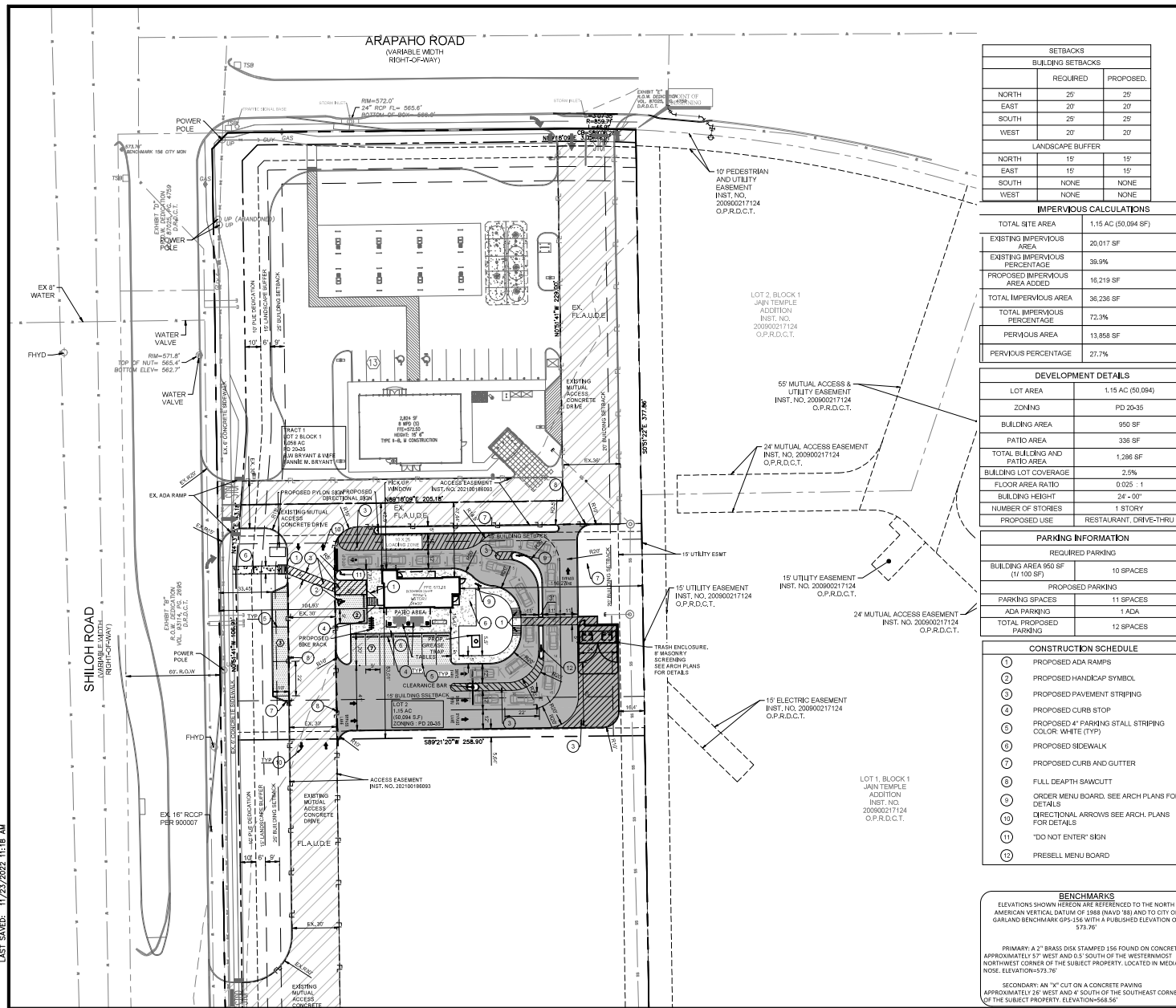
Will Guerin, AICP
Director of Planning



ZONING MAP Z 22-64

4680 North Shiloh Road

PLOTTED BY: AMRA ABDALLAH
PLOT DATE: 11/30/2022 5:11 PM
CITY: TEXAS
LAST SAVED: 11/23/2022 11:18 AM



SETBACKS		
BUILDING SETBACKS		
	REQUIRED	PROPOSED
NORTH	25'	25'
EAST	20'	20'
SOUTH	25'	25'
WEST	20'	20'
LANDSCAPE BUFFER		
NORTH	15'	15'
EAST	15'	15'
SOUTH	NONE	NONE
WEST	NONE	NONE

IMPERVIOUS CALCULATIONS	
TOTAL SITE AREA	1.15 AC (50,094 SF)
EXISTING IMPERVIOUS AREA	20,017 SF
EXISTING IMPERVIOUS PERCENTAGE	38.9%
PROPOSED IMPERVIOUS AREA ADDED	16,219 SF
TOTAL IMPERVIOUS AREA	36,236 SF
TOTAL IMPERVIOUS PERCENTAGE	72.3%
PERVIOUS AREA	13,858 SF
PERVIOUS PERCENTAGE	27.7%

DEVELOPMENT DETAILS	
LOT AREA	1.15 AC (50,094)
ZONING	PD 20-35
BUILDING AREA	950 SF
PATIO AREA	336 SF
TOTAL BUILDING AND PATIO AREA	1,286 SF
BUILDING LOT COVERAGE	2.5%
FLOOR AREA RATIO	0.025 - 1
BUILDING HEIGHT	25'-0"
NUMBER OF STORES	1 STORY
PROPOSED USE	RESTAURANT, DRIVE-THRU

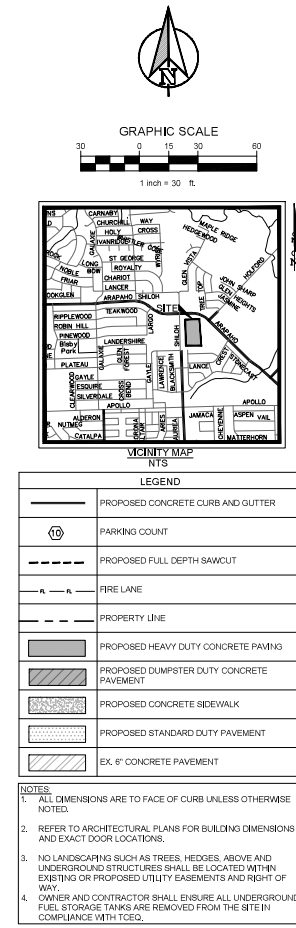
PARKING INFORMATION	
REQUIRED PARKING	
BUILDING AREA 950 SF (11 100 SF)	10 SPACES
PROPOSED PARKING	
PARKING SPACES	11 SPACES
ADA PARKING	1 ADA
TOTAL PROPOSED PARKING	12 SPACES

- | CONSTRUCTION SCHEDULE | |
|-----------------------|---|
| 1 | PROPOSED ADA RAMPS |
| 2 | PROPOSED HANDICAP SYMBOL |
| 3 | PROPOSED PAVEMENT STRIPING |
| 4 | PROPOSED CURB STOP |
| 5 | PROPOSED 4" PARKING STALL STRIPING COLOR: WHITE (TYP) |
| 6 | PROPOSED SIDEWALK |
| 7 | PROPOSED CURB AND GUTTER |
| 8 | FULL DEPTH SAWCUT |
| 9 | ORDER MENU BOARD, SEE ARCH PLANS FOR DETAILS |
| 10 | DIRECTIONAL ARROWS SEE ARCH. PLANS FOR DETAILS |
| 11 | "DO NOT ENTER" SIGN |
| 12 | PRESELL MENU BOARD |

BENCHMARKS
ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND TO CITY OF GARLAND BENCHMARK GPS-156 WITH A PUBLISHED ELEVATION OF 573.76'

PRIMARY: A "2" BRASS DISK STAMPED 156 FOUND ON CONCRETE, APPROXIMATELY 3' WEST AND 0.5' SOUTH OF THE WESTERMOST NORTHWEST CORNER OF THE SUBJECT PROPERTY, LOCATED IN MEDIAN NOSE, ELEVATION: 573.76'

SECONDARY: AN "1" CUT ON A CONCRETE PAVING APPROXIMATELY 26' WEST AND 4' SOUTH OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, ELEVATION: 568.56'



LEGEND	
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	PROPOSED FULL DEPTH SAWCUT
	FIRE LANE
	PROPERTY LINE
	PROPOSED HEAVY DUTY CONCRETE PAVING
	PROPOSED DUMPSTER DUTY CONCRETE PAVING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED STANDARD DUTY PAVING
	EX. 6" CONCRETE PAVING

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT-OF-WAY.
4. OWNER AND CONTRACTOR SHALL ENSURE ALL UNDERGROUND FUEL STORAGE TANKS ARE REMOVED FROM THE SITE IN COMPLIANCE WITH TCEQ.

LEGAL DESCRIPTION
THOMAS MONTGOMERY SURVEY
ABSTRACT 982 PG 15
BLOCK 1 LOT 2
CITY CASE #: 220705-1

OWNER:
SHILOH ARAPAHOE PARTNERS LTD.
4143 MAPLE AVE STE 325
DALLAS, TX 75219-0291
CONTACT: MATT MACCONNELL
EMAIL: MTM@SHILOHOUTREESTS.COM

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT: DREW DONOSKY

SURVEYOR:
VANDERHOE LAND SURVEYING, LLC
220 ELM STREET, SUITE 200
LEWISVILLE, TX 75057
PH: 214.217.5544

CITY: DALLAS COUNTY: DALLAS STATE: TEXAS

CLAYMOORE ENGINEERING
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT: DREW DONOSKY

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERED AND DRAWN
CONTRACTORS
Drew Donosky
PH: 817.281.0572
DATE: 11/30/22

SITE PLAN
MALOUF GARLAND
4600 BLOCK OF NORTH
SHILOH RD
GARLAND, TX
CITY CASE #: 220705-1

DESIGN	11/11
DRAWN	11/13
CHECKED	11/13
DATE	11/30/22

SHEET
SP-1
PH: 817.281.0572

PLANTING SPECIFICATIONS

- II. QUANTIFICATIONS OF LANDSCAPE CONTRACTOR**
- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
- B. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- C. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PEST/DISEASE APPLICATION LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- III. SCOPE OF WORK**
- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREON AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES AND DETAILS.
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLEE/LANDSCAPE PLANTS
1. FURNISH NURSERY-GROWN PLANTS 1-2" IN DIAMETER AND 20-24" HIGH. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, BOYS, LARVAE AND DEFECTS SUCH AS WOUNDS, SUN SCALD, PINHOLE, SCAB, AND DISCOLORATION. ALL PLANT PARTS AND SPECIES SHALL BE IDENTIFIABLE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE AND WITHIN 50 MILES OF THE PROJECT SITE.
2. ROOT SYSTEMS SHALL BE HEALTHY, GINGELY BRANCHED ROOT SYSTEMS, NON-TOUCHING, FREE FROM ENCIRCLING AND/OR OTHER ROOTS AND FREE FROM ANY OTHER ROOT DEFECTS SUCH AS DAMAGED ROOTS.
3. ANY PLANT SEEMING UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF THE SAME TYPE AND SIZE AS THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE FINAL JUDGES AS TO THE ACCEPTANCE OF PLANT MATERIAL.
4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED FOR LEADER UP TO 10 FEET. PRUNE ALL DAMAGED BRANCHES PRIOR TO PLANTING.
5. CALIPER MEASUREMENTS FOR STANDARD (ROUND) TRUNK TREES SHALL BE AS FOLLOWS: 38 INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
6. MULTITRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT MEASURED FROM THE TOP OF THE ROOT BALL.
7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
8. SOIL PROVIDED FOR THE SOIL OF THE VARIETY NOTED ON THE PLANS, SOIL SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL 12 INCHES DEEP TO 12 INCHES DEEP OF SOIL TO BE USED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS REGARDING THE COMPOSITION OF THE SOIL.
9. SEED: PROVIDE ALL SEEDS OF THE VARIETY NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF VIBED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG INDICATING THE VARIETY, PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF VIBED SEED.
10. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND DEBRIS.
11. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 6.5, NUTRIENT CONTENT IS 15 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 30-MESH SIEVE, SOLUBLE SALT CONTENT OF 17.0 TO 20.0 PERCENT, NOT EXCEEDING 0.5 PERCENT NITRATES CONTAINMENTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMALWASTE PRODUCTS SHALL BE USED.
12. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, ANALYSIS, AND RELEASE RATES RECOMMENDED BY A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
13. MULCH: SEE AND TYPE AS INDICATED ON PLANS. FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
14. WEED FABRIC: 5 OUNCES WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DOWD PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- IV. TREE STAKING AND GUYING**
1. STAKES: 1" LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A161 CLASS 1 GALVANIZED-STEEL WIRE, 3/16" DIA. TWISTED, 1/2" DIA. 100 INCH DIAMETER.
3. STAP CHARGING GUARD: REINFORCED NYLON OR CARBON AT LEAST 1/2" DIA. 100 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- IV. STEEL EDGING**
1. PROFESSIONAL STEEL EDGING: 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COWI-CORP OR APPROVED EQUAL.
2. PRE-EMERGENT HERBICIDE: ANY GRANULAR NON-STANDING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED FOR THE MANUFACTURER'S LABELED RATES.

METHODS

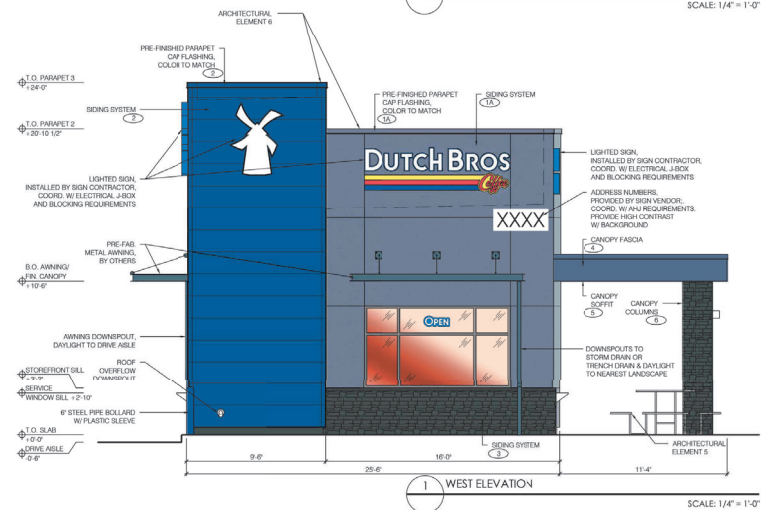
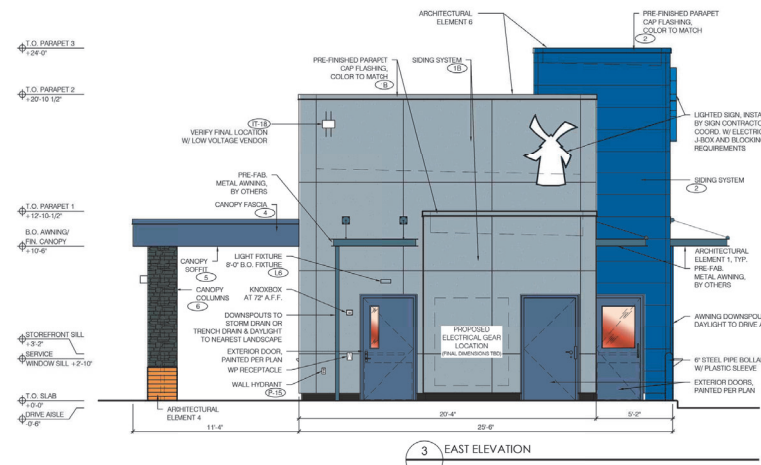
- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 1/2$ " OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING
- A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURE, CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT LEVEL, LINE, SOLUBLE SALT CONTENT, NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
- B. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
3. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
4. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
5. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION LIST COMBINE OF THE FOLLOWING:
- A. TOPSOIL: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 12" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-CUTTING:
1. NITROGEN STABILIZED ORGANIC AMENDMENT + 4 CU. YDS. PER 1,000 S.F.
2. AMMONIUM PHOSPHATE 16-20-0, 15 LB. PER 1,000 S.F.
3. AGRICULTURAL OYSTER-SHELL PER 1,000 S.F.
4. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 12" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-CUTTING:
1. NITROGEN STABILIZED ORGANIC AMENDMENT + 4 CU. YDS. PER 1,000 S.F.
2. AMMONIUM PHOSPHATE 16-20-0, 15 LB. PER 1,000 S.F.
3. AGRICULTURAL OYSTER-SHELL PER 1,000 S.F.
4. IRON SULFATE - 1 LB. PER CU. YD.
5. IRON SULFATE - 1 LB. PER CU. YD.
6. IRON SULFATE - 1 LB. PER CU. YD.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOIL AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 4" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 1" LOWER THAN THE TOP OF WALL.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 12" OF SOIL.

GENERAL PLANTING

1. EXCEPT FOR NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APRIL-PRIMER HERBICIDES THAT ARE THE CONTRACTOR'S OWN SHALL BE APPLIED TO ALL AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES.
3. TREES
- A. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- B. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- C. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- D. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- E. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- F. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- G. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- H. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- I. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- J. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- K. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- L. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- M. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- N. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- O. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- P. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- Q. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- R. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- S. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- T. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- U. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- V. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- W. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- X. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- Y. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
- Z. TREES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.

SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES

1. SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES SHALL BE PLANTED WITHIN 1/2" OF THE FINISH GRADE.
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204. SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES SHALL BE PLANTED WITHIN 1/2"



EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STICO	DRYVIT	CP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	COLOR: BLDG DB DARK GRAY
1B	STICO	DRYVIT	CP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHHA	ILLUMINATION, AP# 1815 w/ MATCHING PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VEEBEE	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
	STONE SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL	COLOR: PEWTER
ZONE 4 (FRAMED CANOPY)				
4	FAISCA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES, COLOR: BLDG DB DARK GRAY
5	SO-FIT	HEWEN ELEMENTS	NATURAL NORTH-WESTERN SPRING	1/4", TAG, 1/8" REVEAL
6	COLUMBI	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.

NOTE: GC TO PROVIDE 3/32" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS.



ARCHITECTURE • PLANNING • INTERIORS
8828 N. STEMMONS FREEWAY
SUITE 500
DALLAS, TX 75247
TEL: 214-922-8012
PROJECT NUMBER: 2235061

Dutch Bros Coffee - New Freestanding Store
4600 Block of N Shiloh Road
Garland, TX 75044
for: Dutch Bros Coffee
1110 SW 4th St.
Grants Pass, OR 97526

A6.1

Z 22-64



View of subject site looking south from the gas station currently sharing the same zoning



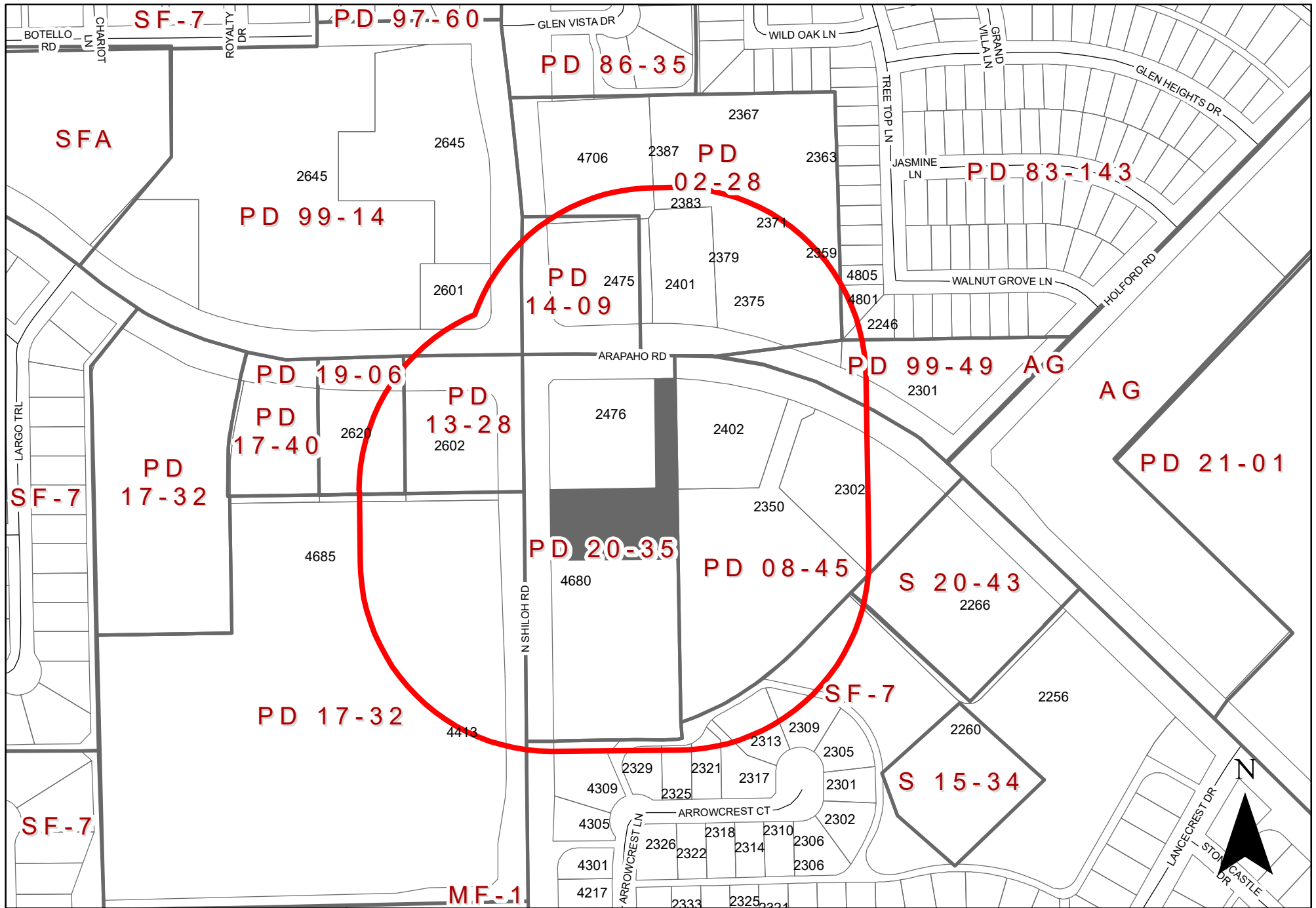
View of subject site from North Shiloh Road looking East



View of properties located across North Shiloh Road to the west from the subject site



View of properties located to the north from subject site



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-64

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

4680 North Shiloh Road

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