

# NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
October 23, 2023 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 6:30 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 October 9, 2023, meeting.

#### ITEMS FOR INDIVIDUAL CONSIDERATION

#### **Speaker Regulations:**

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

#### 2. ZONING

a. Consideration of the application of ClayMoore Engineering, requesting approval of 1) an Amendment to Planned Development (PD) District 01-16 for Community Retail Uses, 2) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Planned Development (PD) District 01-16 and 3) a Detail Plan for a Restaurant, Drive-Through Use, and a Retail Store Use. This property is located at 5050 North Garland Avenue. (District 1) (File Z 23-23).

#### 3. MISCELLANEOUS

a. Consider an amendment to the Land Use Matrix of Chapter 2 of the Garland Development Code to allow for Automobile Repair, Minor use by Specific Use Provision in the Community Retail (CR) District.

#### 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 priviledged and unpriviledged 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.



Plan Commission 1. a.

**Meeting Date:** 10/23/2023

Item Title: Plan Commission Minutes for October 9, 2023

**Summary:** 

Consider approval of the Plan Commission Minutes for the October 9, 2023, meeting.

### **Attachments**

October 9, 2023 Plan Commission Minutes



## **MINUTES**

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, October 9, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Chairman Scott Roberts

2nd Vice Chair Wayne Dalton 1st Vice Chair Julius Jenkins Commissioner Stephanie Paris Commissioner Michael Rose Commissioner Rich Aubin

Commissioner Robert John Smith
Plan Commissioner Georgie Cornelius

Absent: Commissioner Douglas Williams

Staff Present: Will Guerin, Planning Director

Nabiha Ahmed, Lead Development Planner Matthew Wolverton, Development Planner

Josue De La Vega, Sr. Planner

Shawn Roten, Senior Assistant City Attorney Elba Garcia, Department Representative I

Elisa Morales, Secretary

#### **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.

**Motion** was made by Commissioner Dalton to **approve** the Consent Agenda. Seconded by Commissioner Aubin. **Motion carried**: **8** Ayes, **0** Nays.

#### 1. MINUTES

**a.** Consider approval of the Plan Commission Minutes for the September 25, **APPROVED** 2023, meeting.

#### 2. PLATS

a. P 23-34 Harris Hollabaugh Park – Replat

**APPROVED** 

**b.** P 23-35 Draper Garland Addition – Final Plat

**APPROVED** 

#### 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 **Abreham Tessema**, requesting approval of 1) a Specific Use Provision Amendment for a Truck/Bus Storage use on a property zoned Industrial (IN) District with a Specific Use Provision (S 20-28) for Truck/Bus Storage and 2) a Plan for a Truck/Bus Storage use. This property is located at 2430 Lonnecker Drive. (District 5) (File Z 22-58). (This case was postponed from the September 25, 2023 Plan Commission meeting.)

**APPROVED** 

**Motion** was made by Commissioner Aubin to **approve** the application as presented. Seconded by Commissioner Jenkins. **Motion carried**: **8** Ayes, **0** Nays.

b. Consideration of the application of **CAT Scale Company**, requesting approval of 1) an Amendment to Planned Development (PD) District 16-10 to allow a truck scale and a freestanding sign and 2) a Detail Plan to allow a truck scale and a freestanding sign to the existing development. This property is located at 1910 South Jupiter Road. (District 6) (File Z 23-20)

APPROVED

The applicants, Steve Goecke, 515 Sterling Dr., Walcott, IA 52773 and Kent Jurgersen, 515 Sterling Dr., Walcott, IA 52773, provided an overview of the request and remained available for questions.

Commissioner Jenkins asked the applicant what the actual scale of the proposed scale would be and whether this would be a significant improvement for the proposed site.

The applicant explained that concrete would be poured where there is already existing concrete and no landscape would be impacted. The overall footprint would be 21 X 102 feet. The actual scale would be 11 X 84 feet. The actual scale would be broken down into three different platforms for a total of 80,000 pounds. The applicant explained that the improvement would be concentrated to a specific area at the end of the fuel lines.

Commissioner Jenkins asked the applicant how many trucks could be on the scale at one time and in total, how many trucks would be weighed per day.

The applicant responded that only one truck could be on the scale at a time and a total of approximately 30-40 trucks per day would be weighed.

Commissioner Rose asked the applicant what the hours of operation for the scale would be and what the timing for the scale to be in operation.

The applicant responded that the scale would be operated 24 hours per day and that they hope to have the scale in operation by the end of the year.

Commissioner Dalton asked the applicant if the driver would see a display on the scale of the total weight of their truck.

The applicant explained that the driver would not see the total weight of the vehicle. The drivers would be essentially purchasing an insurance policy that guarantees that their truck weight is what the CAT scale weight reflects, otherwise the CAT scale would be responsible for any fines the driver is assessed.

Commissioner Dalton asked the applicant if they were pinging the trucks in the general vicinity of their scale.

The applicant confirmed that yes, they use the app to pin nearby trucks.

Commissioner Aubin asked the applicant about the sustainability of the location for the scale and if they foresee that truck drivers will be coming off of the highway into Garland specifically for the use of the scale.

The applicant explained that based on the nearby load originations for the surrounding area, most drivers would be looking for the nearest scale.

Chair Roberts asked the applicant if they were aware of any other brand of scales in the area besides their own and if most of their business was conducted via their app.

The applicant stated they were not aware of any other scales in the area besides possibly those of private businesses that are load originating facilities. Their application does account for approximately 50% of their business but for those drivers that are not tech-savy, they would have the ability to pay for their load in person.

Chair Roberts followed-up his question regarding the use of the app by asking the applicant if it was then necessary to have a 22-foot sign if most of their business was conducted via the app.

The applicant explained that the sign would provide a goal post of where the driver would go to get weighed.

Commissioner Jenkins asked the applicant how many of their customers would they say would be repeat customers.

The applicant explained that quite a few of their customers are repeat due to their weight guarantee policy.

**Motion** was made by Commissioner Aubin to close the public hearing. Seconded by Commissioner Rose. **Motion carried**: **8** Ayes, **0** Nays.

There was feedback from the Commissioners regarding the use of the location making sense due to the need and location of the scale, the signage being a good fit for the area and the proposal supporting the zoning in the area as well.

**Motion** was made by Commissioner Aubin to **approve** the application as presented. Seconded by Commissioner Jenkins. **Motion carried**: **8** Ayes, **0** Nays.

c. Consideration of the application of Angie Lemus, requesting approval of 1) APPROVED an Amendment to Planned Development (PD) District 05-60 and Planned Development (PD) District 12-19 to add attached signs and freestanding signs and 2) a Detail Plan to add attached signs and freestanding signs. This property is located at 305 River Fern Avenue. (District 1) (File Z 23-24)

The applicant, Kurt Brag, 605 Vicksbury Court, Southlake, TX, provided an overview of the request and remained available for questions.

Commissioner Dalton pointed out that this apartment complex has always troubled him due to the lack of signage to advertise what they are. Commissioner Dalton feels the proposed signage will help with these concerns.

Commissioner Smith stated that while he agrees the signage is needed, he is inclined to support the staff recommendation.

Commissioner Jenkins stated that he agrees with the proposal presented by staff.

Commissioner Aubin is inclined to support the application as presented.

Commissioner Cornelius is also in support of the proposed signage.

Commissioner Jenkins pointed out that the only concern he would have would be if this sign would create competition among the surrounding businesses.

Chair Roberts pointed out that most prospective residents would probably do their search online versus coming to the actual property. Chair Roberts stated he was also in agreement with the recommendation by staff.

**Motion** was made by Commissioner Rose to **approve** the application as presented. Seconded by Commissioner Aubin. **Motion carried**: **5** Ayes, **3** Nays with Commissioners Smith, Jenkins and Roberts in opposition.

d. Consideration of the application of First Place Foods, requesting approval APPROVED of a 1) Specific Use Provision for a Food Processing & Storage Use on a property zoned Planned Development (PD) District 93-01 for Industrial Uses; and 2) a Plan for a Food Processing & Storage Use. This property is located at 751 South International Road. (District 6) (File Z 23-34)

The applicant, Pat Hun, 7764 Shadetree Ln., Celina, TX, provided an overview of the request and remained available for guestions.

Chair Roberts asked the applicant if they would have outside storage at this facility as they currently do.

The applicant explained that the new facility would not have the outdoor storage.

**Motion** was made by Commissioner Jenkins to **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried**: **8** Ayes, **0** Nays.

e. Consideration of the application of **Bohler Engineering TX, LLC**, requesting approval of 1) an amendment to Planned Development (PD) District 23-15 for Community Retail (CR) Uses to expand the existing Walmart Garden Center and 2) a Detail Plan of an expansion of the existing Walmart Garden Center on a property zoned Planned Development (PD) District 23-15. This property is located at 5302 North Garland Avenue. (District 1) (File Z 23-35)

**APPROVED** 

The applicant, Mathias Haubert, 2600 Network Blvd., Ste. 310, Frisco, TX, provided an overview of the request and remained available for questions.

**Motion** was made by Commissioner Dalton to close the public hearing and **approve** the application as presented. Seconded by Commissioner Rose. **Motion carried**: **8** Ayes, **0** Nays.

#### 4. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:51 p.m.

CITY OF GARLAND, TEXAS



Plan Commission 2. a.

**Meeting Date:** 10/23/2023

**Item Title:** Z 23-23 ClayMoore Engineering (District 1)

### **Summary:**

Consideration of the application of ClayMoore Engineering, requesting approval of 1) an Amendment to Planned Development (PD) District 01-16 for Community Retail Uses, 2) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Planned Development (PD) District 01-16 and 3) a Detail Plan for a Restaurant, Drive-Through Use, and a Retail Store Use. This property is located at 5050 North Garland Avenue. (District 1) (File Z 23-23).

#### **Attachments**

Z 23-23 ClayMoore Engineering (District 1)

Z 23-23 ClayMoore Engineering Responses

# **Planning Report**



File No: Z 23-23/District 1

Agenda Item:

Meeting: Plan Commission Date: October 23, 2023

#### **REQUEST**

Approval of 1) an Amendment to Planned Development (PD) District 01-16 for Community Retail Uses, 2) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Planned Development (PD) District 01-16 and 3) a Detail Plan for a Restaurant, Drive-Through Use, and a Retail Store Use.

#### LOCATION

5050 North Garland Ave

#### **APPLICANT**

ClayMoore Engineering

#### **OWNER**

Same Real Est

#### **BACKGROUND**

The subject property is a pad site on the larger Sam's Club property along North Garland Avenue. The site is between an existing Sonic Drive-In Restaurant and the Sam's Club fuel pumps. The site is currently parking for Sam's Club. The applicant proposes a Tim Horton's coffee shop with a drive-through, and a retail use.

#### **SITE DATA**

The 1.04-acre site will be accessed from the existing mutual access drive just to the East of the property, between the site and the fuel pumps.

#### **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is zoned Planned Development (PD) District 01-16 for Community Retail Uses. The PD 01-16 Detail Plan was approved for the original Sam's Club and Walmart development.

#### **CONSIDERATIONS**

#### **Detail Plan:**

1. The applicant proposes to carve out a 1.04-acre pad site from the Sam's Club parking area to develop a 4,140 square-foot building with a 400 square-foot patio. 1,638 square feet will be for the Tim Horton's coffee shop with a drive-through and 2,502 square feet will be for the Retail Store Use that currently has no tenant lined up (Exhibit C). The proposed site will be accessed from existing access points on the Sam's Club site as no new direct access points off North Garland Avenue are being proposed.

- 2. The parking for the proposed Tim Horton's site is in compliance with the Garland Development Code (GDC). In addition, the parking for the 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 development is consistent with the recommended uses for Community Centers.

#### **ECONOMIC DEVELOPMENT STRATEGIC PLAN**

The proposed use is considered "Stand Alone Commercial" per the Economic Development Strategic Plan. The Tim Horton's brand is a well-known Canadian coffee shop that is largely present in Canada and the Northern United States. There is currently only one location in Texas with none being in North Texas. The proposal will generate additional sales tax revenue to the City and redevelop a portion of an underutilized parking lot.

#### 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 property to the Northeast is zoned Planned Development (PD) District 23-15 and it is developed with a shopping center. The properties to the South and Southeast are zoned Planned Development (PD) District 05-63, Planned Development (PD) District 12-56 for Community Retail (CR) Uses, and Agricultural (AG) District. These sites feature a Bank, a Car Wash Automated/Rollover, a Retail Store, and the Curtis Culwell Center.

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

#### **STAFF RECOMMENDATION**

Approval of 1) an Amendment to Planned Development (PD) District 01-16 for Community Retail Uses, 2) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Planned Development (PD) District 01-16 and 3) a Detail Plan for a Restaurant, Drive-Through Use, and a Retail Store Use.

#### **ADDITIONAL INFORMATION**

i. Location Map

ii. PD Conditions

iii. Exhibits

iv. Photos

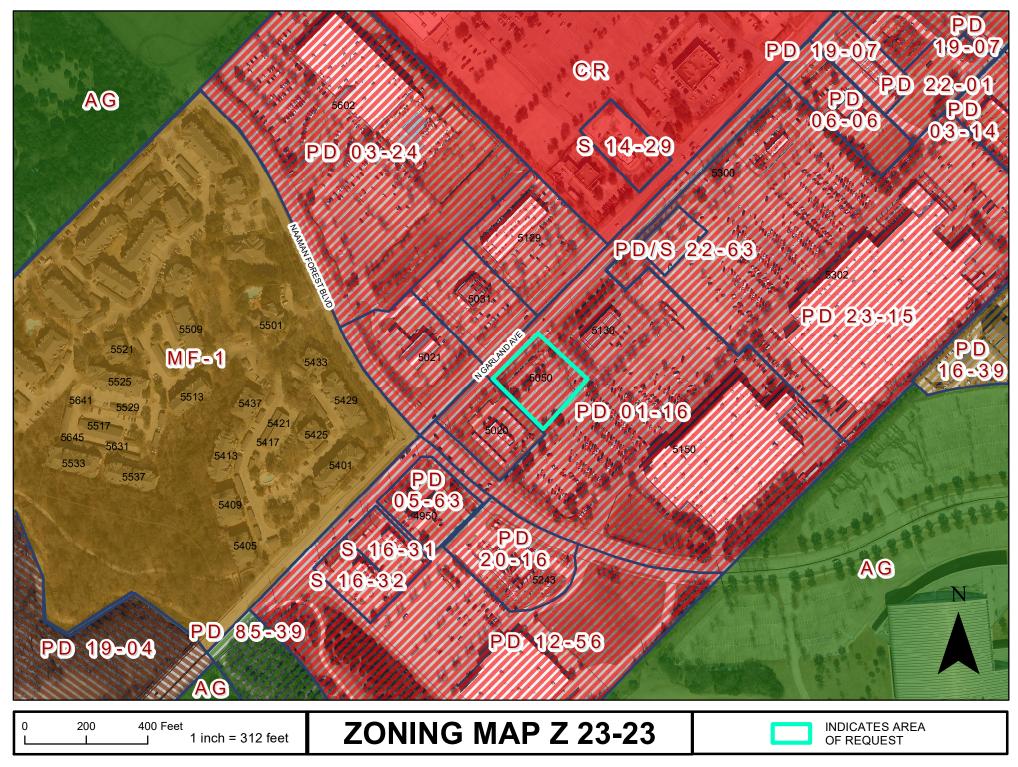
**CITY COUNCIL DATE**: November 14, 2023

#### **PREPARED BY:**

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

#### **REVIEWED BY:**

Will Guerin, AICP
Director of Planning



#### PLANNED DEVELOPMENT CONDITIONS

#### ZONING FILE Z 23-23

#### 5050 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 and Retail Store land use.
- II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations: All regulations of the Community Retail (CR) District 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:

<u>Detail Plan</u>: 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. <u>Site Layout:</u> The site shall be in conformance to the site layout reflected on Exhibit C.
- B. <u>Screening and Landscaping:</u> Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. <u>Building Elevations</u>: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

#### SPECIFIC USE PROVISION CONDITIONS

#### ZONING FILE Z 23-23

#### 5050 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.
  - IV. 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:

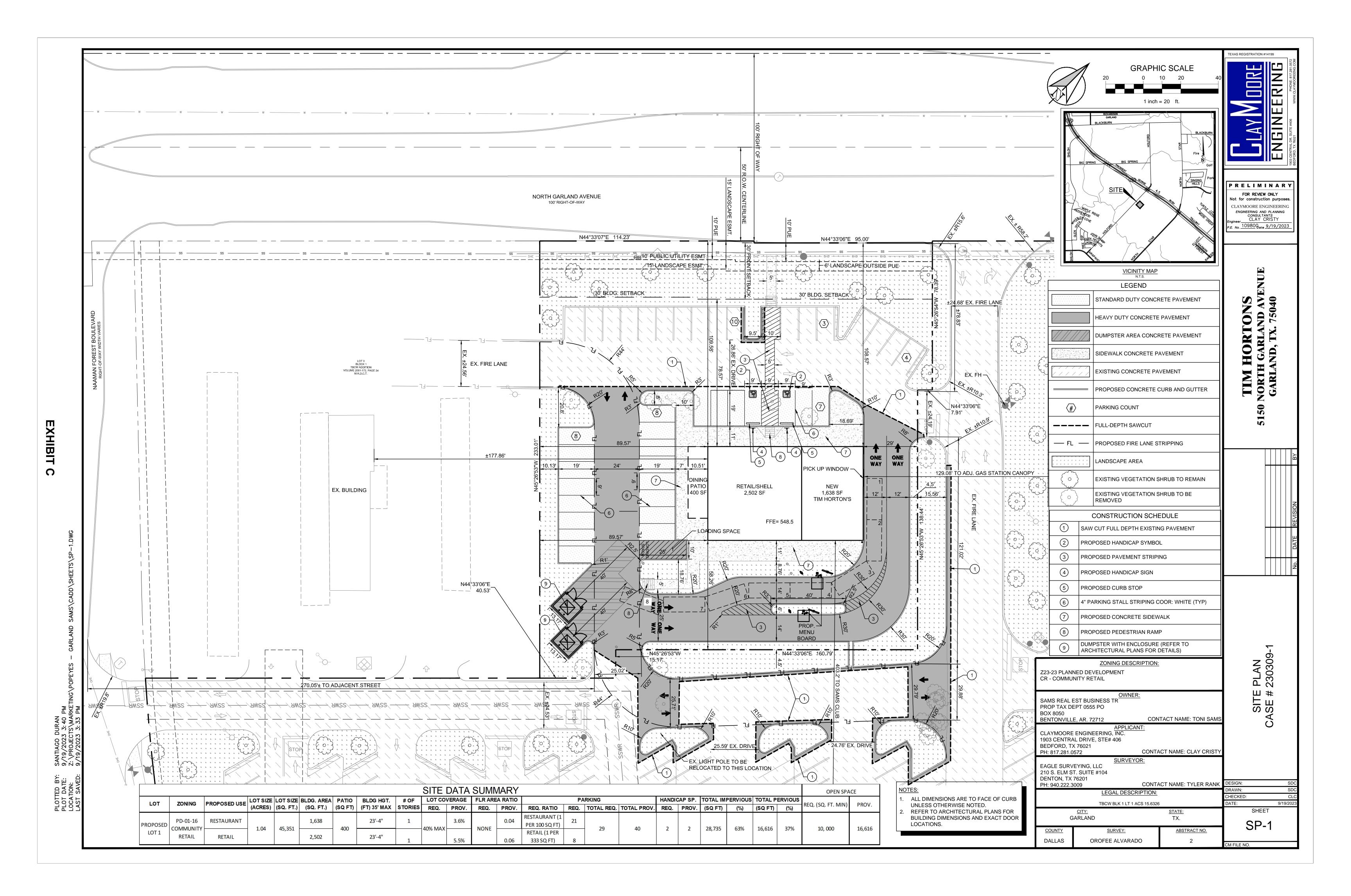
- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the 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.

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.

#### V. Specific Regulations:

<u>Time Period:</u> The Specific Use Provision shall be valid for a time period of twenty-five (25) years.



## PLANT LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
REES						
CER TXA	CERCIS CANADENSIS TEXENSIS	TEXAS REDBUD	2" cal., 5' high min.		4	
JLM CRA	ULMUS CRASSIFOLIA	CEDAR ELM	3" cal., 8' high min.		9	
OTE: ALL	TREES SHALL BE CONTAINER-GROWN CON	ITAINER SIZE AS APPROPRIATE	FOR THE CALIPER	SPECIFIED S	FE SPECIFICAT	IONS FOR PROPER ROOT OUAL

#3 cont.

#3 cont.

2' HT Min.

#1 cont.

#1 cont.

#1 cont.

#1 cont.

- - -

36" O.C. 48" O.C.

48" O.C.

36" O.C.

30" O.C.

48" O.C.

24" O.C.

7,183 SF

58

56

88

19

50

Red Yucca

Pine Muhly

Autumn Sage

Texas Lantana

Common Bermuda Grass

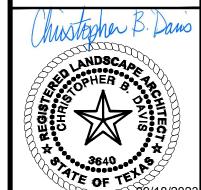
Dwarf Yaupon Holly

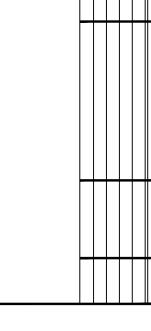
San Antonio Texas Sage

Mexican Feather Grass

EVERGREEN (800) 680-6630 15455 Dallas Pkwy., Ste 600 Addison, TX 75001







- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER



42"-48" DIA. RED GRANITE BOULDER - BURY 1/3 TO 1/2 OF HEIGHT (TYP.) 24"-30" DIA. RED GRANITE BOULDER - BURY 1/3 TO 1/2 OF HEIGHT (TYP.)

NOTE: A LOCAL EQUIVALENT TO RED GRANITE BOULDERS MAY BE USED WITH OWNER'S AND LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.

## LANDSCAPE CALCULATIONS

SITE TREES & PERIMETER LANDSCAPE

FRONTAGE LENGTH: STREET TREES REQUIRED: STREET TREES PROVIDED: SHRUBS REQUIRED: SHRUBS PROVIDED:

7 TREES (1 PER 30 LF OF FRONTAGE) 9 TREES **EXISTING** 49 SHRUBS (7 SHRUBS PER 30 LF OF FRONTAGE)

49 SHRUBS

**PARKING SPACES:** TREES REQUIRED IN PARKING AREAS: TREES PROVIDED IN PARKING AREAS:

26 SPACES 3 TREES (1 PER 10 SPACES) 3 TREES

## GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL
- LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURE AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS. AND CONSTRUCT AND MAINTAIN
- SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND FLIMINATE PONDING POTENTIAL
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST. PER SPECIFICATIONS). AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS,
- a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHÓTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

## IRRIGATION CONCEPT

Scale 1" = 20'

- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- 3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE
- POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

- SPECIALIZING IN LANDSCAPE PLANTING. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE
- REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES. 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 PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- 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 HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- 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
- 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

- ALL MANUFACTURED PRODUCTS SHALL BE NEW. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
  - FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, 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 WITH SIMILAR
- ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS
- TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
- ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT 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 DWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS
- CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
- MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT. MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS. 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.
- SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE
- ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER,
- PLANTS ROOTS AND SEEDS COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT: 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE
- FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A
- QUALIFIED SOIL-TESTING AGENCY (SEE BELOW) G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS
- TREE STAKING AND GUYING STAKES: 6' LONG GREEN METAL T-POSTS. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH
- STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH
- GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

- - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST SOIL TESTING:
  - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING. LABORATORY FACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE
- SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT,
- SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
- THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE
- THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS 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 FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
- TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) 15 LBS PER 1,000
- "CLAY BUSTER" OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP
- 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1.000 S.F.
- 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) 10 LBS, PER CU, YD "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE IRON SULPHATE - 2 LBS, PER CU, YD.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. a BEFORE STARTING WORK THE LANDSCAPE CONTRACTOR SHALL VERIEY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS
- FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH
- GRADES TO BE ESTABLISHED ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY
- e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON
- THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- 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 6" OF SOIL.

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
- WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE. TRENCHING NEAR EXISTING TREES:
  - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK)
  - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE
  - EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
- d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS. D. TREE PLANTING

TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE

- ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
- FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS. THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS
- INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
- BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
- TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
- TWO STAKES PER TREE a. 1"-2" TREES 2-1/2"-4" TREES THREE STAKES PER TREE
- TREES OVER 4" CALIPER GUY AS NEEDED THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS MULTI-TRUNK TREES NEEDED TO STABILIZE THE TREE
- #15 CONT. 24" BOX TREES TWO STAKES PER TREE 36"-48" BOX TREES THREE STAKES PER TREE
- OVER 48" BOX TREES GUY AS NEEDED UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE.
- COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS). E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
- WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND

DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

- DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" 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 3" LOWER THAN THE TOP OF WALL
- J. CLEAN UP 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT ORDERLY CONDITION
- K. INSPECTION AND ACCEPTANCE UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS. THE
- LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING. RESTAKING OF TREES. RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND

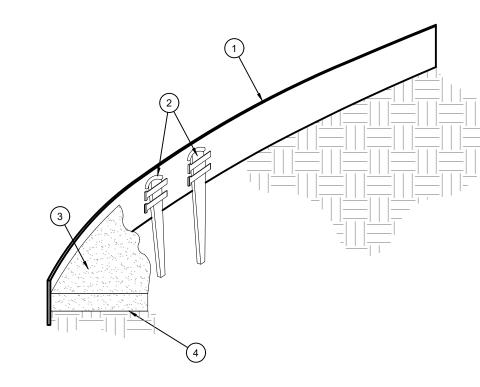
REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE

ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE. HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED

AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE

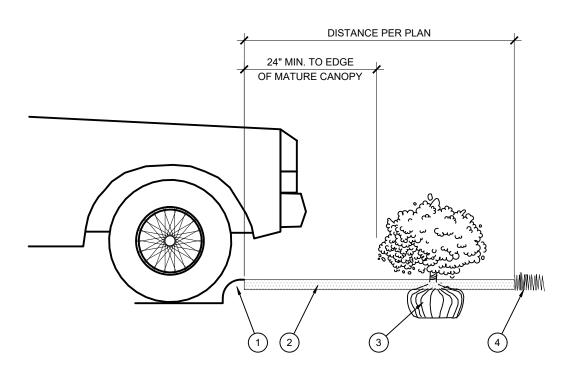
DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

- M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY
- CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. N. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE



- (1) ROLLED-TOP STEEL EDGING PER PLANS.
- (2) TAPERED STEEL STAKES.
- (3) MULCH, TYPE AND DEPTH PER PLANS
- $(\,4\,)\,$  FINISH GRADE.
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
- TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

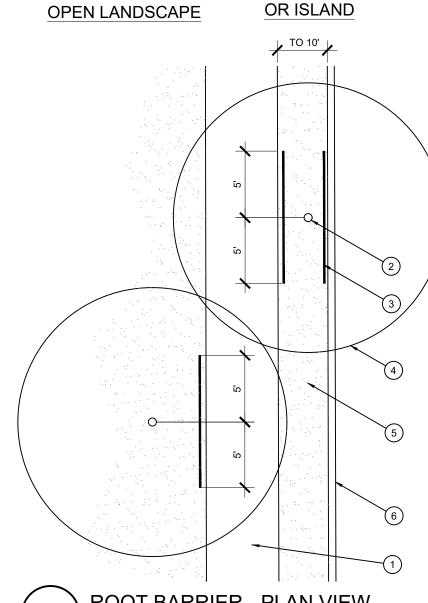




**PARKWAY** 

(4) TURF (WHERE SHOWN ON PLAN)

PLANTING AT PARKING AREA

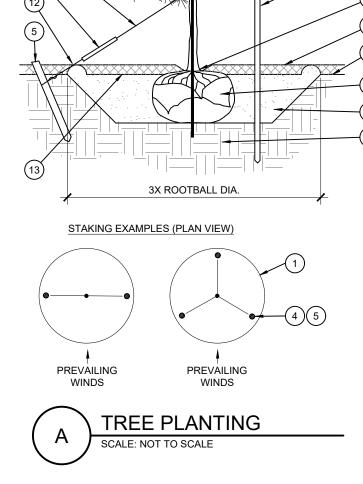


- (1) TYPICAL WALKWAY OR PAVING TREE TRUNK
- LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- TREE CANOPY TYPICAL PLANTING AREA (6) TYPICAL CURB AND GUTTER
- 1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEFT OF PAVING OR CURBS BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR

USE ROOT BARRIERS OF A TYPE THAT

COMPLETELY ENCIRCLE THE ROOTBALL

**ROOT BARRIER - PLAN VIEW** 



CONIFEROUS NON-CONIFEROUS TREE

SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES. TWINF ROPE. AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL. REMOVE ALL NURSERY STAKES AFTER PLANTING 5. FOR TREES 36" BOX/2.5" CAL. AND LARGER. USE THREE STAKES OR

TREE CANOPY.

(2) CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES

AND LARGER). SECURE TIES OR STRAPS TO TRUNK

(4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO

TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND

(5) PRESSURE-TREATED WOOD DEADMAN, TWO PER

(7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT

JUST ABOVE LOWEST MAJOR BRANCHES.

(3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.

18" MIN. INTO UNDISTURBED SOIL.

PLACE MULCH WITHIN 6" OF TRUNK.

(10) BACKFILL. AMEND AND FERTILIZE ONLY AS

(11) UNDISTURBED NATIVE SOIL.

(12) 4" HIGH EARTHEN WATERING BASIN.

RECOMMENDED IN SOIL FERTILITY ANALYSIS.

UNDISTURBED SOIL.

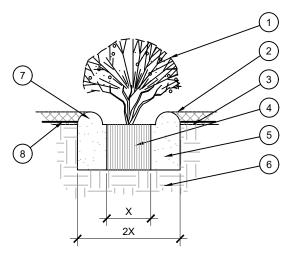
(6) TRUNK FLARE

(8) FINISH GRADE

9) ROOT BALL

(13) FINISH GRADE.

DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND

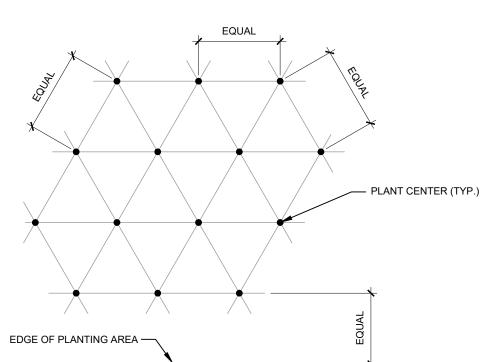


(1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.

 $(\ 2\ )\$  MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT

- (3) FINISH GRADE
- (4) ROOT BALL.
- (5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- (6) UNDISTURBED NATIVE SOIL
- (7) 3" HIGH EARTHEN WATERING BASIN (8) WEED FABRIC UNDER MULCH

SHRUB AND PERENNIAL PLANTING



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

0.39 3.46 0.60 5 41 0.87

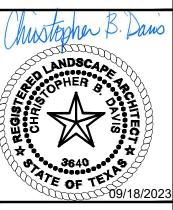
THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION **EXAMPLE:** PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER

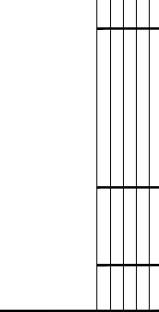
STEP 1: 100 SF/1.95 = 51 PLANTS STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL











CHECKED



ACME BRICK DOVE GRAY MODULAR - VELOUR

KNOTWOOD METAL SIDING WHITE ASH
DESIGNATION: (MP.1)

CLOUD CERAMICS MIDNIGHT MODULAR - VELOUR

### EIFS PAINT COLORS (SHERWIN WILLIAMS)













OTHER MISC. FINISHES

PREFINISHED METAL BERRIDGE CHARCOAL GRAY

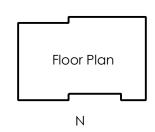


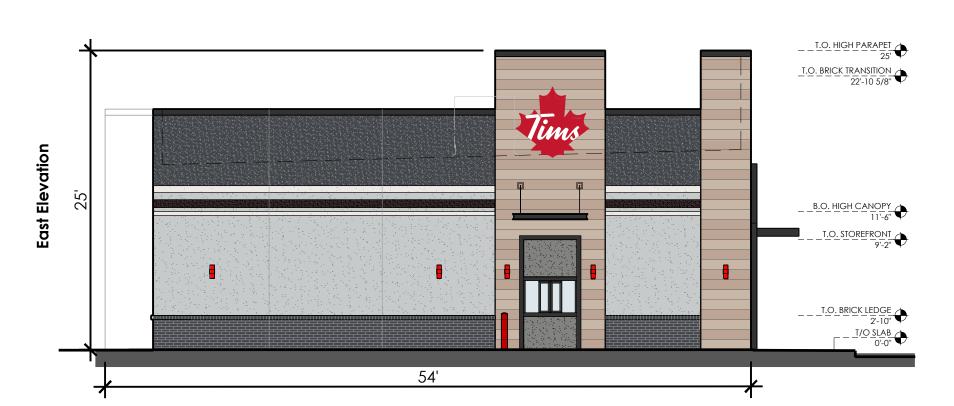


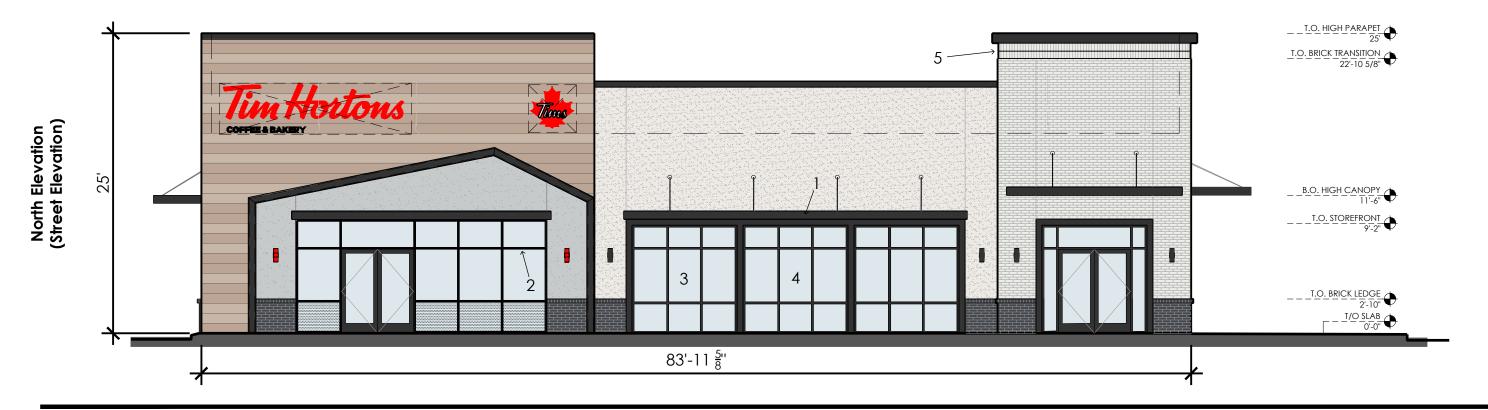
TIMS ACCENT COLOR SHERWIN WILLIAMS

### **Architectural Elements**

- 1. Canopy
- 2. Transoms
- Display Windows
- divided Window Lights
- Ornamental Facade
- 6. Outdoor Seating (Re. Site plan)







Project Name:

Garland Retail Center

Drawing Title:

**Preliminary Elevations** 

OT FOR REGULATORY APPROVAL, PERMITTING, or CONSTRUCTION GREG RYDEN, ARCHITECT DATE: 07/20/2023

Date:

07.20.2023

Scale:

1/8" = 1'-0"

Reference:

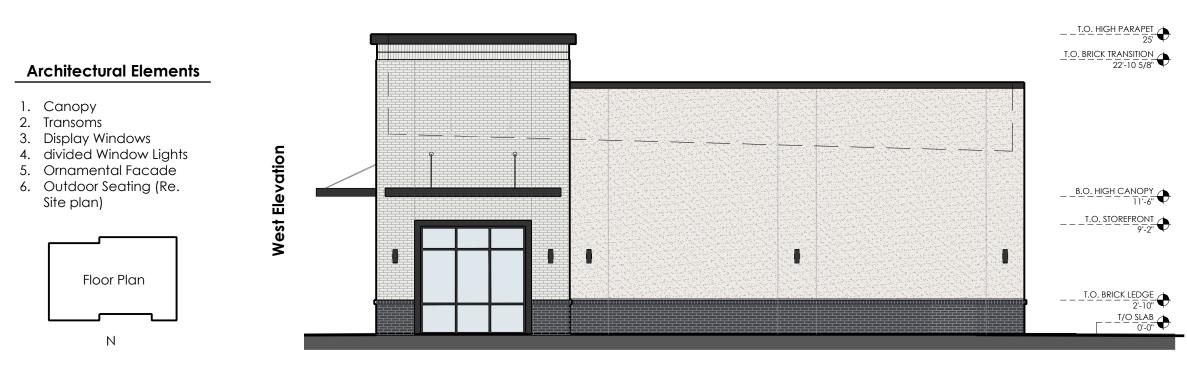
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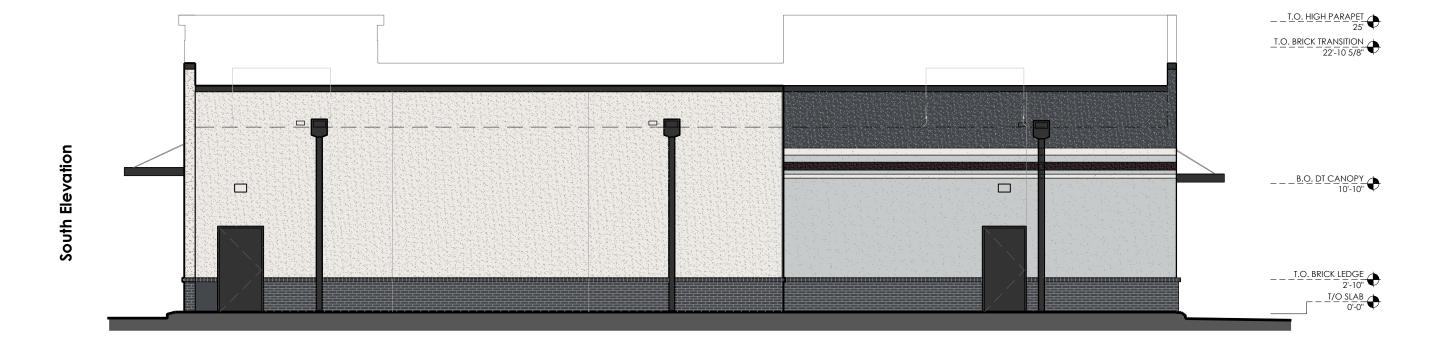
Project No:

RYDEN ARCHITECTURE architecture | planning

909 Wakefield Drive Houston, Texas 77018 713.993.6690 (o) contact: Greg Ryden, AIA







Project Name:

Garland Retail Center

Drawing Title:

Preliminary Elevations

not for regulatory approval, permitting, or construction greg ryden, architect date: 07/20/2023

Scale:

1/8" = 1'-0"

Date:

07.20.2023

Reference:

P.ELEV
Project No:

Sheet Number:

RYDEN ARCHITECTURE architecture | planning

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### Z 23-23



View of the subject property looking East from North Garland Ave



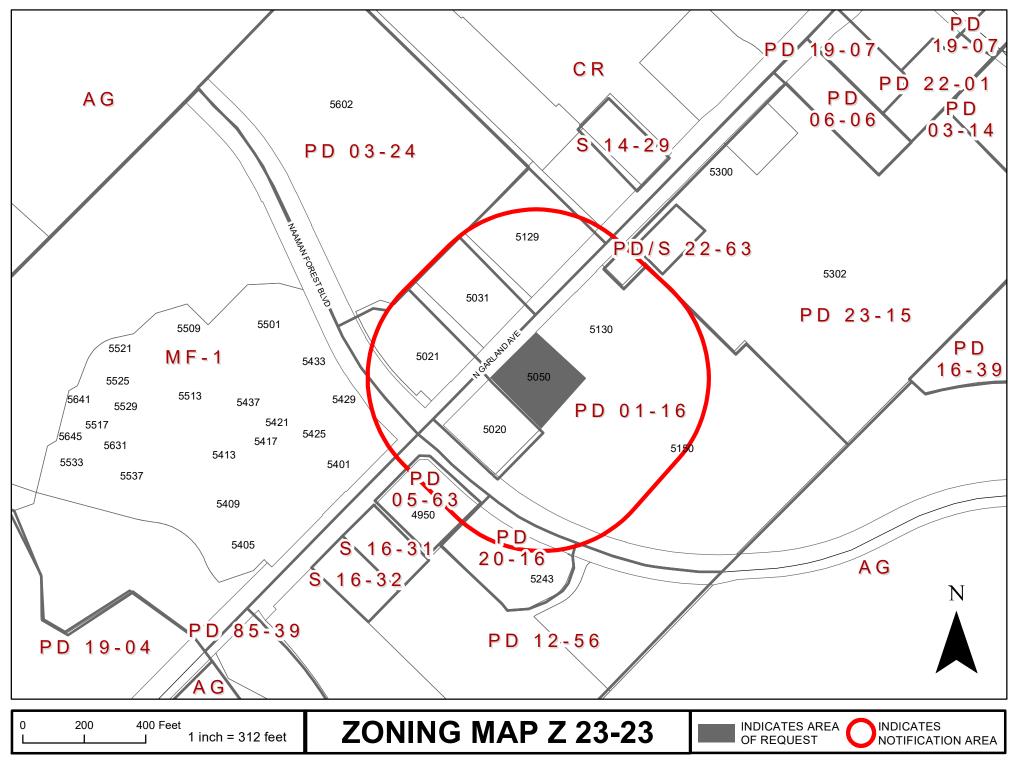
Looking West from the subject property across North Garland Ave



Looking North from the subject property down North Garland Ave



Looking South of the subject property down North Garland Ave



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



Plan Commission 3. a.

**Meeting Date:** 10/23/2023

Item Title: Garland Development Code (GDC) Amendment

### **Summary:**

Consider an amendment to the Land Use Matrix of Chapter 2 of the Garland Development Code to allow for Automobile Repair, Minor use by Specific Use Provision in the Community Retail (CR) District.

#### **Attachments**

**GDC Amendment** 

# **Planning Report**



Agenda Item: GDC amendments

Meeting: Plan Commission Date: October 23, 2023

#### **ISSUE**

Consider amending the Land Use Matrix of Chapter 2 of the Garland Development Code to allow for Automobile Repair, Minor use by Specific Use Provision in the Community Retail District.

#### **BACKGROUND**

The Development Services Committee of the City Council has made recommendations to amend the Garland Development Code (GDC) regarding the allowance of Minor Automobile Repair uses in the Community Retail (CR) District. It is proposed to allow such uses in the CR zoning district by SUP only, rather than by right.

#### **CONSIDERATIONS**

1. Currently Automobile Repair, Minor use is allowed by right in the Community Retail (CR) District. The Community Retail District is a prevalent commercial zoning district in Garland and is commonly found along thoroughfares and oftentimes in close proximity to residential neighborhoods. Minor Automobile Repair businesses are a common use permitted in this zoning district.

The Development Services Committee of the City Council recommends allowing Automobile Repair, Minor use only by Specific Use Provision (SUP) in the Community Retail (CR) District, which would require a public hearing process. The use would remain allowed by right in the more intensive commercial and industrial zoning districts.

- 2. Automobile Repair, Minor is defined in the Garland Development Code as the minor repair of automobiles such as the following: replacement of parts, tires (includes tire store), tubes and batteries, diagnostic services, minor maintenance services such as grease, oil (includes oil or lube facility), spark plug and filter changing, tune-ups, emergency road service, replacement of starters, alternators, hoses and brake parts, automobile washing and polishing, performing state inspections and making minor repairs necessary to pass state inspections, normal servicing of air-conditioning systems, the repair and replacement of automotive glass and upholstery, and other similar maintenance services, but not including any operation named under Automobile Repair (Major) or any other similar use.
- 3. The draft ordinance and exhibit are attached for the Plan Commission's review and recommendation.

#### **STAFF RECOMMENDATION**

Approval to amend the Land Use Matrix of Chapter 2 of the Garland Development Code to allow for Automobile Repair, Minor use by Specific Use Provision in the Community Retail District.

PREPARED BY: Will Guerin, AICP Director of Planning 972-205-2449 wguerin@garlandtx.gov

#### ORDINANCE NO.

AN ORDINANCE AMENDING THE LAND USE MATRIX OF CHAPTER 2 OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, TO ALLOW FOR MINOR AUTOMOBILE REPAIR USE BY SUP IN COMMUNITY RETAIL DISTRICTS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

#### Section 1

That the "Land Use Matrix," of Chapter 2, of the Garland Development Code of the City of Garland, Texas, is hereby amended in part to amend "Automobile Repair, Minor" under "Motor Vehicle & Related Uses," which shall be allowed only by SUP ("S") in the CR district, and by right in the LC, HC, and IC Districts, and being more particularly depicted and described in Exhibit "A", which is attached hereto and incorporated herein by reference.

#### Section 2

That Chapter 22 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

#### Section 3

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

#### Section 4

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

### Section 5

That this Ordinance shall be upon and after its passage a	and become effective immediately and approval.
PASSED AND APPROVED this the	, day of, 2023
	CITY OF GARLAND, TEXAS
	Mayor
ATTEST:	
City Secretary	
	PUBLISHED:

## **Exhibit A**

### "LAND USE MATRIX

. . .

	AG	SF- E	SF- 10	SF- 7	SF- 5	SFA	2F	MF (MF-1 and MF-2)	NO	СО	NS	CR	LC	HC	IN	Parking Requirements	Cross-Reference(s) for Special Standards
Automobile Repair, Minor												S	Р	Р	Р	1/400 gfa + 2/repair bay Sec. 2.52(A) (3), Sec. 4.20	1/400 gfa + 2/repair bay Sec. 2.52(A) (3), Sec. 4.20

. . . "