



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
January 8, 2024 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 5:30 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 December 11, 2023 meeting.

2. PLATS

- a. P 23-40 Cook Industrial No. 2 - Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Cross Engineering Consultants, Inc.**, requesting approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care - Independent Living development. This property is located at 1600 Edgefield Drive. (District 2) (File Z 23-41)
- b. Consideration of the application of **Ofi Chito**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 and 2) a Plan for a Restaurant, Drive-Through Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 23-44)

4. MISCELLANEOUS

- a. Update on Zoning Process Changes

Staff will brief the Plan Commission during the pre-meeting on changes to the zoning process requirements, as directed by the City Council during their December 4, 2023 Work Session. GDC amendments will be formally brought forward at a future meeting. This item is for discussion only.

5. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 01/08/2024

Item Title: Plan Commission Minutes for December 11, 2023

Summary:

Consider approval of the Plan Commission Minutes for the December 11, 2023 meeting.

Attachments

December 11, 2023 Plan Commission Minutes



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, December 11, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts, Chairman
Julius Jenkins, 1st Vice Chair
Wayne Dalton, 2nd Vice Chair
Stephanie Paris, Commissioner
Rich Aubin, Commissioner
Patrick Abell, Commissioner
Michael Rose, Commissioner
Robert John Smith, Commissioner

Absent: Georgie Cornelius, Commissioner

Staff Present: Will Guerin, Planning Director
Angela Self, Planning Administrator
Matthew Wolverton, Development Planner
Shawn Roten, Senior Assistant City Attorney
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 Jenkins to **approve** the Consent Agenda. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

- | | | |
|----|---|-----------------|
| 1. | MINUTES | APPROVED |
| a. | Consider approval of the Plan Commission Minutes for the November 20, 2023 meeting. | |
| 2. | PLATS | |
| a. | P 23-38 Talley Road Estates No. 16 -- Final Plat | APPROVED |
| b. | P 23-39 Heritage Park 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 **Jacobs Telecommunications/Christine Johnson**, requesting approval of 1) an Amendment to Planned Development (PD) District 14-07 for Community Retail Uses to allow an Antenna, Commercial Use and 2) a Detail Plan for an Antenna, Commercial Use. This property is located at 4535 Bass Pro Drive. (District 3) (File Z 23-33) **APPROVED**

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

- b. Consideration of the application of **Realty investments C/o Maxwell Fisher**, requesting approval of 1) a Change in Zoning from Light Commercial (LC) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) and Live/Work Uses and 2) a Detail Plan for a multi-family and live/work development. This property is located at 630 East Interstate 30 Freeway and 5305 Zion Road. (District 3) (File Z 23-36) **APPROVED**

The applicant, Maxwell Fisher, 2502 Grandview Drive, Richardson, TX 75080, provided an overview of the request and remained available for questions.

Commissioner Dalton asked the applicant if he was aware of the entrance ramp from I-30 that might become available in the future to be used as an entrance point to the development.

The applicant stated that he was not aware of the ramp becoming available.

Commissioner Paris asked the applicant what type of retail space might they consider for the space on the first floor.

The applicant clarified that the space as they envision it would be used not so much for retail but as general office space.

Chairman Roberts asked staff if the decision would be made administratively to go from the 5 proposed live/work areas to 4 or vice versa.

Staff clarified that the draft PD Conditions actually state that a maximum of 5 live/work units are allowed.

Commissioner Jenkins asked staff if the draft ordinance could reflect non-uses such as convenience stores, sexual-oriented businesses, as well as hotel/motel limited services.

Staff clarified that convenience stores and sexual oriented businesses are completely different land use classifications and could not be classified under general office land use per the GDC.

Commissioner Jenkins asked the applicant if the developer has any intent to encourage prospective tenants that the work/live spaces get filled or is the process more of a "first-come" "first-serve" approach. He also asked about there being any concerns regarding after-hours operations.

The applicant clarified that they will be intentional in identifying tenants that already have a business in place. In regard to the business hours, the applicant will be mindful of not leasing the spaces to anyone that will be conducting their business late at night.

Chair Roberts asked the applicant about any signage for the live/work spaces.

The applicant explained that their desire is not to have the live/work spaces look like retail and take away from the residential design, so there will be no building signage. The applicant further explained that they are limited to a monument sign at the entrance.

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

Commissioner Paris expressed her desire to make a motion but wanted to clarify whether the applicant would be permitted four or five live/work spaces as well as clarify the language for the retail use.

Staff clarified that the PD Conditions language limits the use to retail use, personal service and office use.

Motion was made by Commissioner Paris to **approve** the application as presented with the provision that up to five live/work units could be put in. Seconded by Commissioner Jenkins.

There was discussion between the Commissioners as to whether because the language reads "up to five," if the applicant could essentially not put any live/work units in the development. The Commissioners also inquired about a functional difference between a residential unit and a live/work unit from the perspective of the code.

Chair Roberts explained that in regards to a difference in the building code he did have to provide a special rating between the commercial and residential portion of the unit.

Commissioner Aubin clarified that his concern involves having the make the applicant come back before the Commission if the live/work concept does not work and have to request permission to make the units solely residential.

The applicant clarified that they would like to have flexibility in regards to the live/work spaces so that they would not have to come back before the Commission.

Commissioner Paris clarified that for the mixed use component to remain, if the applicant could be asked to have a minimum of one and maximum of five live/work units.

Motion was made by Commissioner Paris to **approve** the application as presented with the provision that the live/work component be one to five units. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

- c. Consideration of the application of **Matt Drahos**, requesting approval of 1) a Specific Use Provision for an Automobile Sales, New or Used Use on a property zoned Industrial (IN) District and 2) a Plan for Automobile Sales, New or Used. This property is located at 421 East Walnut Street. (District 2) (File Z 23-42) **APPROVED**

The applicant, Matt Drahos, 2416 Quail Creek Dr., Little Elm, TX 75068, provided an overview of the request and remained available for questions.

Commissioner Rose asked the applicant how long their business has been at the location, whether they were renting or were owners and how long they foresee remaining in business at the current location.

The applicant stated they have been in business at the current location for four years, they are the owners of the property and they foresee staying at the location indefinitely. The applicant further explained that the reason behind requesting the three year SUP is to prove that they will do as they say and not turn the business into a used car dealership.

Commissioner Dalton asked the applicant if he was aware of the comments expressed by the neighbors to the business.

The applicant indicated that he was aware of the comments by the surrounding neighbors.

Commissioner Aubin asked the applicant if the vehicles he has now are vehicles that other enthusiasts bring for repair and then end up needing to sell.

The applicant explained that yes, in most cases, the vehicle is brought in for repair and sometimes because the cost to do the repairs is too high, the owner decides they want to sell. With this scenario, the applicant would like to be able to sell the vehicle and make a profit instead of having to pass it on to another dealer because they do not have the proper license.

Chair Roberts explained to the applicant that while he is not inclined to bring automobile sales because this request is such a niche version, he would be in favor of approving the request and set the SUP for every three years with the condition that all vehicles be stored indoors.

The applicant stated that they too are in favor of having an indoor showroom for the sake of protecting the vehicles.

Commissioner Abell stated that he can vouch for the vehicles not being stored outdoors once the business has closed for the day and that overall the applicant does a good job of keeping the area clean and presentable during the hours that they are not in operation.

Commissioner Jenkins asked the applicant if he could clarify on the signage requirement that the DMV would require of the business.

The applicant explained that the DMV would require the business to have a sign on the exterior of the building with the name of the auto sale company that is associated with the auto dealership license. The sign would more than likely be above the entry door.

Commissioner Jenkins stated that his only concern regarding the request is if the use is appropriate for the land.

Commissioner Dalton explained to the applicant that prior to hearing his presentation he was leaning towards denying the request. In regards to the applicant's request for a three-year SUP, in his opinion, if after three years the applicant has not complied with the SUP requirements, then it does not have to be renewed. Commissioner Dalton explained that he is now inclined to approve this request as the applicant is only requesting a three-year SUP and in regards to the type of car sales, it is far different than the normal used car sales.

Commissioner Paris also expressed being in favor of the request because of the niche vehicles and the type of unique sale these niche vehicles would generate in an indoor showroom.

The applicant explained that the only service they provide is for this specific type of vehicle and because it is such a unique vehicle that they work with, there is no nearby competition to their business.

Commissioner Jenkins expressed his gratitude to the applicant's submission of the three-year SUP but his only hesitation is that a lot can change in three years including market conditions and while currently there is a need for this type of service now, the applicant in the future might need to change their business model to sell used cars.

Motion was made by Commissioner Jenkins to **approve** the application as presented with the provision that the vehicles be stored both during the day and in the evening inside of the facility. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**

- d. Consideration of the application of **708 Studios, LLC/Clara M. Carlisle**, requesting approval **APPROVED** a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District. This property is located at 2930 Broadway Boulevard. (District 5) (File Z 23-45)

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

4. MISCELLANEOUS

- a. Consideration to amend Section 6.03, "Definitions," Section 2.52, "Special Standards for Certain **APPROVED** Uses," the Land Use Matrix of Chapter 2, and the Downtown (DT) District Land Use Matrix of Chapter 7 of the Garland Development Code to allow for Reception Facility, Small Scale use in certain zoning districts.

Motion was made by Commissioner Smith to **approve** the recommendation as presented. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**

5. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 8:03 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 01/08/2024

Item Title: P 23-40 Cook Industrial No. 2 - Final Plat

Summary:

P 23-40 Cook Industrial No. 2 - Final Plat

Attachments

P 23-40 Cook Industrial No. 2 Final Plat Report & Attachments

Planning Report

File No: P 23-40 / District 5

Agenda Item:

Meeting: Plan Commission

Date: January 8, 2024



GARLAND

TEXAS MADE HERE

FINAL PLAT

Cook Industrial No. 2

LOCATION

2955 Market Street

ZONING

Industrial (IN) District

NUMBER OF LOTS

One (1)

ACREAGE

2.944 acres

BACKGROUND

The applicant requests approval of a Final Plat to construct an industrial building.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

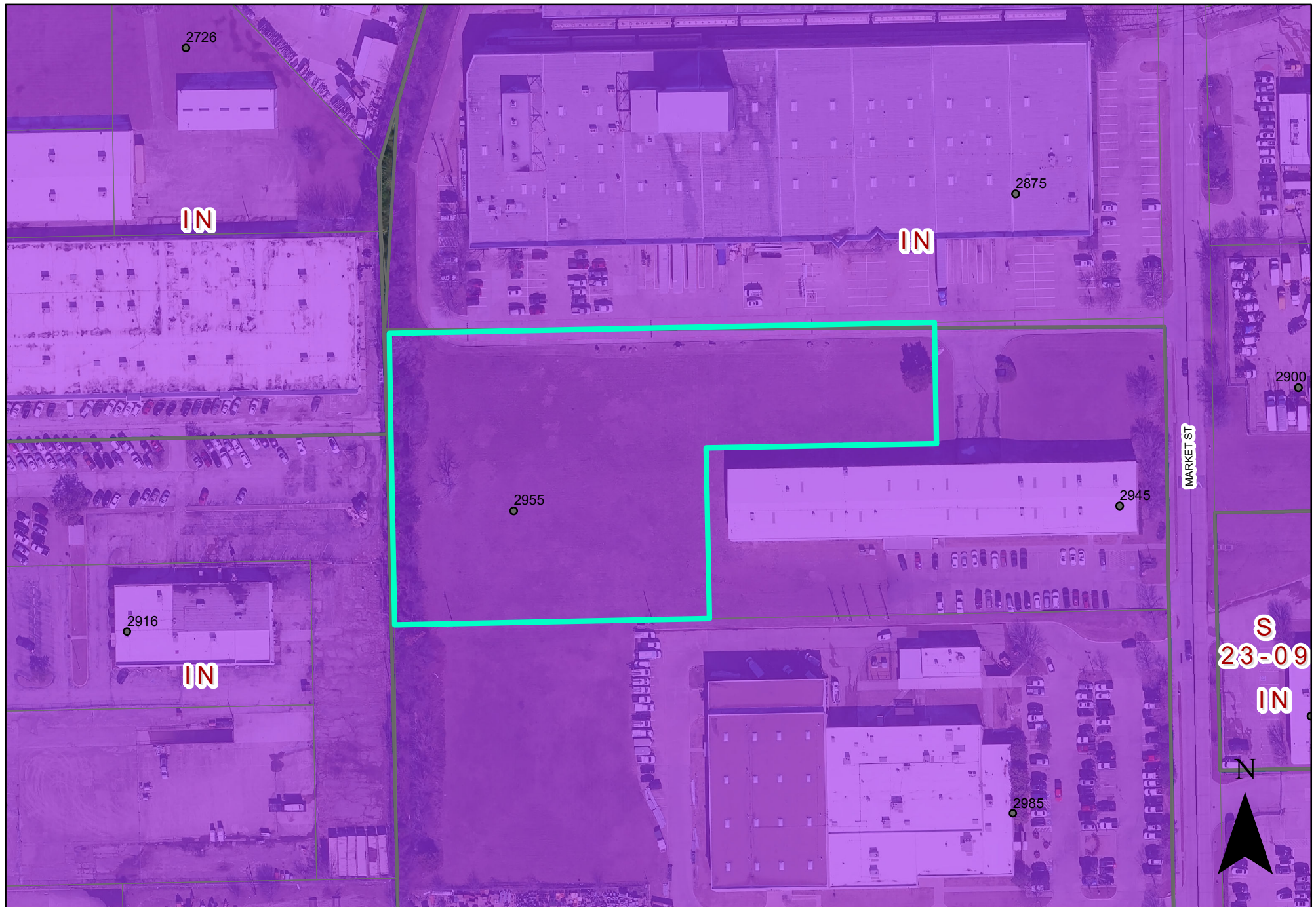
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 80 160 Feet
1 inch = 130 feet

PLAT MAP P 23-40

 INDICATES AREA OF REQUEST

2955 Market Street

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
TBM	TEMPORARY BENCH MARK
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
MDF	"2" BRASS DISK STAMPED "COOK INDUSTRIAL & RPLS 5299" FOUND WITH A MAG NAIL FOR CORNER
<CM>	CONTROL MONUMENT
EASEMENT LINE	_____
BOUNDARY LINE	_____
CENTERLINE	_____

**BLOCK C
KINGSLEY ROAD
PROPERTIES INDUSTRIAL
DISTRICT NO. 2
VOL. 69162, PG. 1978
D.R.D.C.T.**

STATE PLANE
COORDINATES
N = 7,008,641.828'
E = 2529,942.402'

**BLOCK C
REVISED KINGSLEY ROAD
PROPERTIES INDUSTRIAL
DISTRICT NO. 2
VOL. 68088, PG. 2164
D.R.D.C.T.**

HENRY REID SURVEY,
ABSTRACT NO. 1197

BLOCK C
NATIONAL PROPERTIES
ADDITION
VOL. 2004091, PG. 64 391.00
D.R.D.C.T.

W. KINGSLEY ROAD
(CALLED 100' RIGHT-OF-WAY)

3) Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.

**BLOCK 1
NORTHEAST BUSINESS
PARK NO. 12
VOL. 85128, PG. 2964
D.R.D.C.T.**

LOT 2, BLOCK 1
COOK INDUSTRIAL NO. 2
128,230 SQ.FT./
2.944 ACRES
MINIMUM FF ELEV.= 582.95'

LOT1, BLOCK 1
COOK INDUSTRIAL NO. 2
INST. NO. 202200040337
O.P.R.D.C.T.
AS AFFECTED BY
CERTIFICATE OF CORRECTION
INST. NO. 202200236365

**BLOCK 1
NORTHEAST BUSINESS
PARK NO. 13
VOL. 91164, PG. 3584
D.R.D.C.T.**

My commission expires: _____

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My commission expires: _____

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

Director of Planning

Chairman of Plan Commission

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



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

OWNER
IMPACT TECHNOLOGY, INC.
2745 MARKET STREET
GARLAND, TX 75041

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

FINAL PLAT
COOK INDUSTRIAL NO. 2
LOT 2, BLOCK 1
BEING A REPLAT OF LOT 2, BLOCK 1 OF
OF COOK INDUSTRIAL NO. 2
IN THE HENRY REID SURVEY, ABSTRACT NO. 1197
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 230214-1

DATE: 08/02/2023 / JOB # 2301248-2 / SCALE= 1" = 60' / DRAWN: JAM



GARLAND

Plan Commission

3. a.

Meeting Date: 01/08/2024

Item Title: Z 23-41 Cross Engineering Consultants, Inc. (District 2)

Summary:

Consideration of the application of **Cross Engineering Consultants, Inc.**, requesting approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care - Independent Living development. This property is located at 1600 Edgefield Drive. (District 2) (File Z 23-41)

Attachments

Z 23-41 Cross Engineering Consultants, Inc. (District 2)

Z 23-41 Cross Engineering Consultants, Inc. Responses

Planning Report

File No: Z 23-41/District 2

Agenda Item:

Meeting: Plan Commission

Date: January 8, 2024



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care - Independent Living development.

LOCATION

1600 Edgefield Drive

APPLICANT

Cross Engineering Consultants, Inc.

OWNER

Brazos River Glen, LLC.

BACKGROUND

The subject property is currently unimproved. The applicant proposes an Elder Care-Independent Living development with 204 units.

SITE DATA

The subject property contains approximately 5.98 acres and has approximately 805 linear feet of frontage along Edgefield Drive. The property has one access point and an emergency access from Edgefield Drive. The property can also be accessed through a mutual access easement from the existing apartment complex to the south.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Multi-Family-1 (MF-1) District. The multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district.

Although the Elder Care- Independent Living Use is allowed in the Multi-Family-1 (MF-1) District, the applicant intends to rezone to Multi-Family-2 (MF-2) District to allow a higher density and some other flexibilities.

CONSIDERATIONS

Detail Plan

1. The applicant proposes 204 dwelling units for an Elder Care- Independent Living facility. The site plan (Exhibit C) reflects two (2) buildings. Building 1 is four stories and Building 2, which is closest to the single-family residential homes, is two stories. The site layout has been strategically designed to cause minimal impact on the adjacent developments.

The GDC defines Elder Care- Independent Living as “a facility in which five or more elderly (over 55 years of age) persons, regardless of legal relationship, live a mostly ambulatory lifestyle but who may need limited assistance with daily living activities.”

Additionally, this development will comply with the minimum dwelling unit size.

2. Screening and Landscaping

The GDC requires a minimum of forty (40%) percent of the site to be landscaped. The landscape plan shows 28.5% of the site is landscaped. The applicant contends the buildings have been arranged to create large on-site recreational areas with landscaping. The utilities, access and drainage reduces the ability to meet the minimum forty (40%) that is required. However, the subject property is conveniently located near Central Park and Rick Oden Park to the south.

Per the GDC, one large canopy tree is required per every twenty-five feet along the masonry wall to the east and the south. Based on the calculation, thirty (30) large canopy trees are required to the east, where the proposed development is adjacent to the single-family subdivision. The applicant is requesting some flexibilities on the landscaping along the masonry wall by proposing six (6) large canopy trees and sixty (60) high-level screening shrubs. The southern perimeter requires fifteen (15) large canopy trees and the landscape plan (Exhibit D) reflects thirteen (13) large canopy trees and nine (9) high-level screening shrubs. While meeting the minimum number of required parking spaces, it reduces ability to plant all large canopy trees.

Although not required, the landscape plan (Exhibit D) reflects a proposed eight (8) foot trail along Edgefield Drive that will connect to the City’s trail system. Internal connectivity has been taken into consideration throughout this development.

Additionally, the applicant proposes a six (6)-foot ornamental fence with masonry columns and high level screening shrubs and large canopy trees along Edgefield Drive and a six (6)-foot masonry wall with large canopy trees along the eastern and south perimeter of the property.

3. Amenities

Per the applicant’s narrative, “We have designed our site plan to create unique amenities to complement the location and environment. Our intention is to maximize the natural amenities in the proximity of the parks and to create unique amenities on site that will complement and create high quality of life for our seniors.”

The GDC requires indoor common areas for elder care facilities at a ratio of at least one hundred square feet of gross floor area per dwelling unit. Per the calculation, a total of 20,400 square-foot of indoor common or recreational area is required. The landscape plan (Exhibit D) reflects a 20,981 square-foot clubhouse that will contain a theater/flex room, coffee bar, community room, fitness center, craft room, mail room, laundry facilities, rentable storages, management office and multiple indoor gathering areas.

Additionally, the landscape plan (Exhibit D) reflects a central courtyard with an outdoor resort-style swimming pool, pickle ball court, garden area with raised beds, picnic area with festoon lighting, shaded structure with a barbeque grill and a dog park.

4. Density:

The applicant proposes the base zoning to be Multi-Family-2 (MF-2) District, which allows a maximum density of thirty-two (32) dwelling units per acre. The applicant proposes the density to be 34.1 dwelling units per acre.

5. Parking

This proposal requires 204 parking spaces and the site plan reflects 215 parking spaces. However, the GDC requires fifty (50%) percent of those parking spaces to be covered for all Elder Care – Independent Living facilities. The applicant is not proposing any covered parking as they would like to maintain affordability and not charge any residents for parking.

6. Building Design

The building elevations comply with building design requirements per the GDC. Per the applicant's narrative, "we have spent considerable time and effort to create a modern farmhouse aesthetic in our elevation design that includes articulation instead of flat walls, gabled roof lines, board and batten details and farmhouse modern colors. We have intentionally incorporated our clubhouse into the building so that seniors can access indoor amenities without having to leave the building."

Additionally, all buildings will be equipped with elevators.

7. Signage

The applicant has not requested any flexibility standards on signage. However, the applicant has indicated their intent to propose an enhanced monument sign at the Edgefield Drive entry, to give the property a sense of place, as well as an easily identifiable public entry point.

8. Planned Development Standards

The applicant requests a Planned Development (PD) District to accommodate a senior living development. The applicant is requesting the following flexibilities/deviations.

- Landscaping/Open Spaces: The applicant proposes 28.5% open where 40% is required. Additionally, large canopy trees are required every 25 feet along the masonry wall. The eastern perimeter requires thirty (30) large canopy trees and (6) large canopy trees and sixty (60) high-level screening shrubs are proposed. The southern perimeter requires fifteen (15) large canopy trees and thirteen (13) large canopy trees and nine (9) high-level screening shrubs are proposed.
- Density: The proposed density is 34.1 dwelling units per acre and the maximum allowed is 32 dwelling units per acre.
- Covered Parking: The GDC requires 50% of the parking spaces to be covered for Elder Care developments including senior independent living. The applicant is not proposing any covered parking.

However, the applicant is providing the following through the Planned Development (PD) District:

- An eight (8) foot widened sidewalk/trail along Edgefield Drive that will connect to the City's trail system.
- A context-sensitive development that respects the adjacent single-family neighborhood by having enhanced perimeter screening, a lower adjacent building height, and residential "farmhouse aesthetic" architectural style.
- Enhanced amenities for its residents including but not limited to a pickleball court, a garden area, dog park, among other outdoor amenities, and various indoor amenities.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods.

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.

The site is currently zoned for multi-family use. The increased density proposed is mitigated through design. This proposal will expand housing options for seniors, and contribute to walkability in the area through trail connections. Therefore, it is a supportive use to the surrounding area.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

New multi-family development is considered the second highest revenue per acre generator per the Economic Development Strategic Plan. The subject property will provide additional housing to the area for seniors.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across Edgefield Drive and the railroad, are zoned Planned Development (PD) District 84-97 and Single-Family-7 (SF-7) District; they are developed with a park. The properties to the east are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family homes. The property to the south is zoned Multi-Family-1 (MF-1) and it is developed with an apartment complex. The property to the west, across Edgefield Drive, is zoned Single-Family-10 (SF-10) District and is currently open space.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care Independent Living development.

ADDITIONAL INFORMATION

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

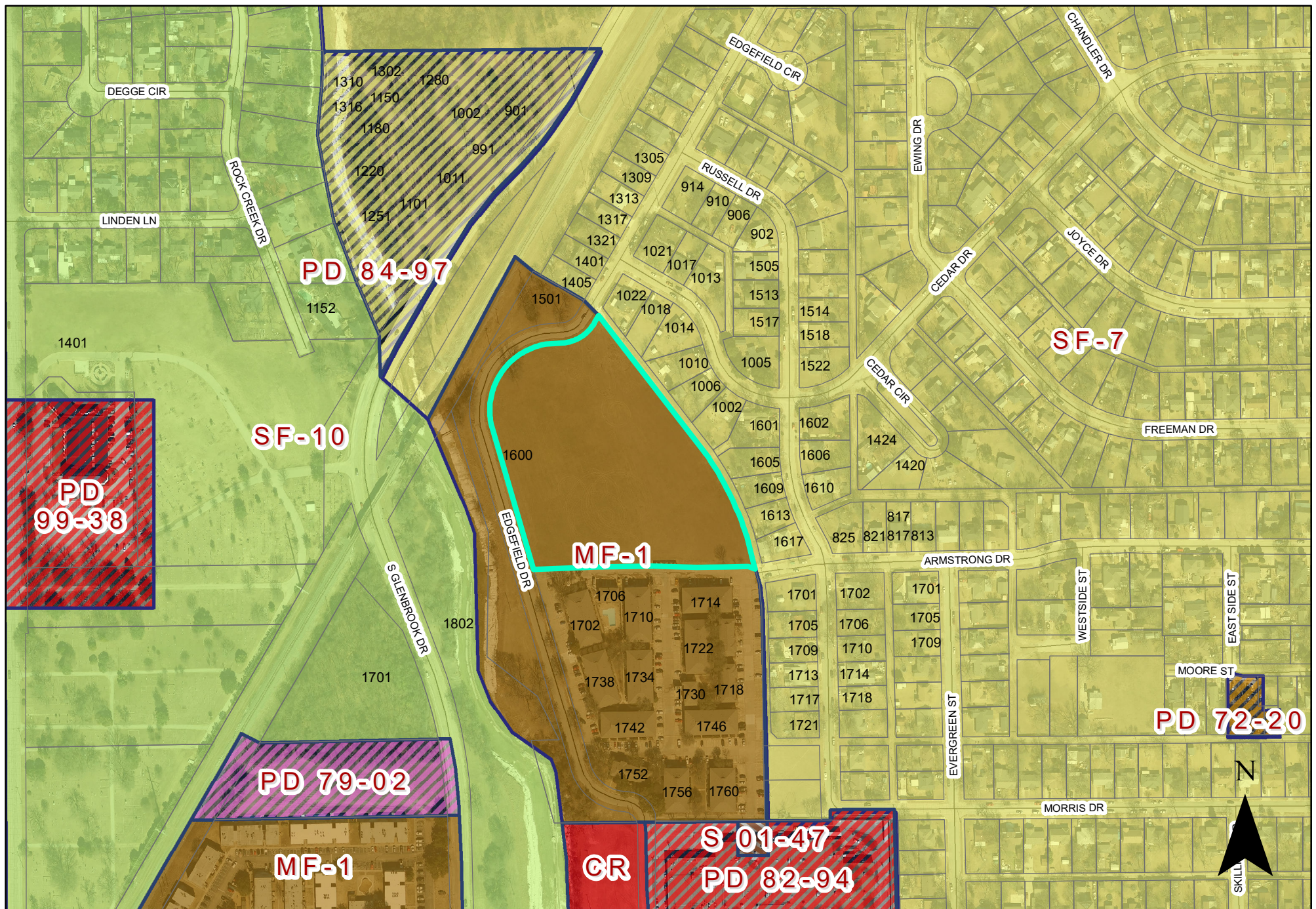
CITY COUNCIL DATE: February 6, 2024

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 313 feet

ZONING MAP Z 23-41

 INDICATES AREA OF REQUEST

1600 Edgefield Drive

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-41

1600 Edgefield Drive

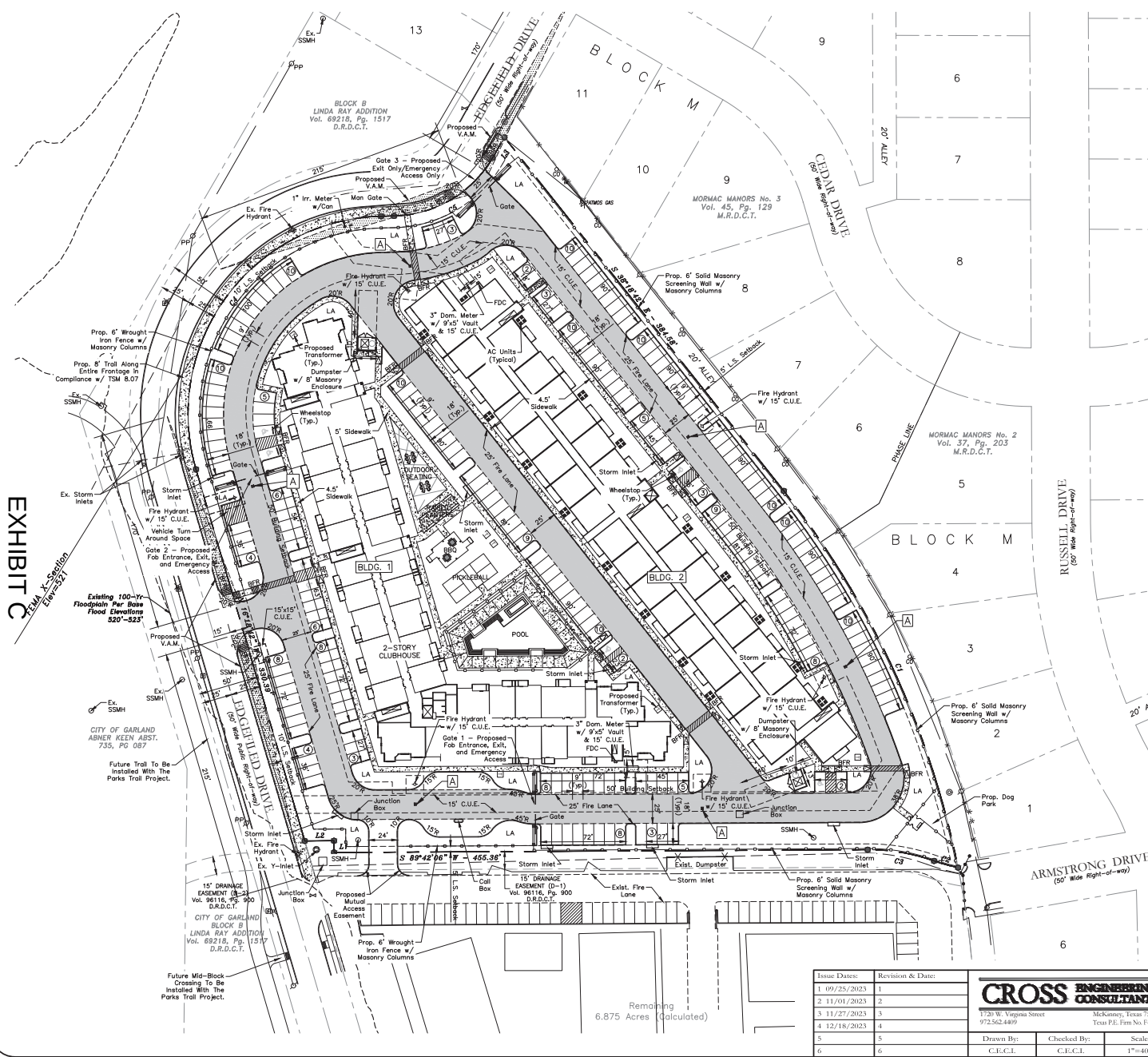
- I. Statement of Purpose:** The purpose of this Planned Development is to approve an Elder Care- Independent Living development.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family-2 (MF-2) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses:** Elder Care - Independent Living Use, as defined by the Garland Development Code, only shall be permitted.
- B. Site Plan:** The site layout, building placement, parking, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Dwelling Units:** A total of 204 dwelling units shall be permitted.
- D. Landscape Plan:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D. A minimum of twenty-eight (28%) percent of the site shall be landscaped.

1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

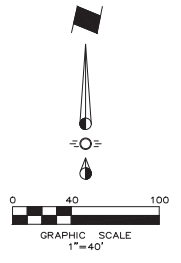
E. Amenities: Amenities shall be provided as shown on the Exhibits C and D.

- F. Trail: An eight (8)-foot trail shall be constructed along Edgefield Drive as reflected in Exhibit C.
- G. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

EXHIBIT C



VICINITY MAP
NTS



Notes:
Gates 1 & 2 - Automatic gates require Knox key switch and manual override for gate, protected by Knox padlock.
Gates shall also be equipped with Opticom device.
Gate 3 - This gate shall only require a Knox padlock.

- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Proposed Retaining Wall
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp
 - Blue 2-way Fire-Lite Reflector Ref. City of Garland Installation Detail
 - LA Landscape Area

SITE DATA TABLE		
Address:	1702 Edgefield Drive Garland Texas	
Zoning:	PD	
Proposed Use:	Elder Care - Independent Living	
Part of Block A Linda Ray Addition		
Lot Area:	5.98 (Ac.)	260,353 SF
Building 1 Area:	133,914	S.F.
First Floor	35,387	S.F.
Second Floor	33,501	S.F.
Third Floor	32,356	S.F.
Fourth Floor	32,870	S.F.
Building 2 Area:	38,532	S.F.
First Floor	29,389	S.F.
Second Floor	20,143	S.F.
Clubhouse Area:	20,981	S.F.
Total Building Area:	132,446	S.F.
Building 1 Height:	52'-4 1/8"	
Building 2 Height:	29'-3"	
1-Bedroom Units (600 SF)	96	
2-Bedroom Units (900 SF)	109	
Floor Area Ratio	73.90%	
Lot Coverage	24.80%	
Impervious Area	176,940 (68.0%)	
Parking Required:		
1.00 space per unit (204 units)	204	Spaces
Parking Provided	215	Spaces
Parking Area Surface:	Concrete	

Reference Architectural Plans for Building Layout and Dimension Details

Notes:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:

1	09/25/2023	1
2	11/01/2023	2
3	11/27/2023	3
4	12/18/2023	4
5		5
6		6

Revision & Date:

1		1
2		2
3		3
4		4
5		5
6		6

CROSS ENGINEERING CONSULTANTS

1731 W. Virginia Street
972.562.4499

McKinney, Texas 75069
Teva FE, Firm No. F-9103

Drawn By: C.E.C.L. Checked By: C.E.C.L. Scale: 1"=40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CASEY R. McBROOM, P.E.
ON 12/18/23, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

HUNTINGTON PLACE SENIOR LIVING GARLAND CROSS DEVELOPMENT

Garland, Texas

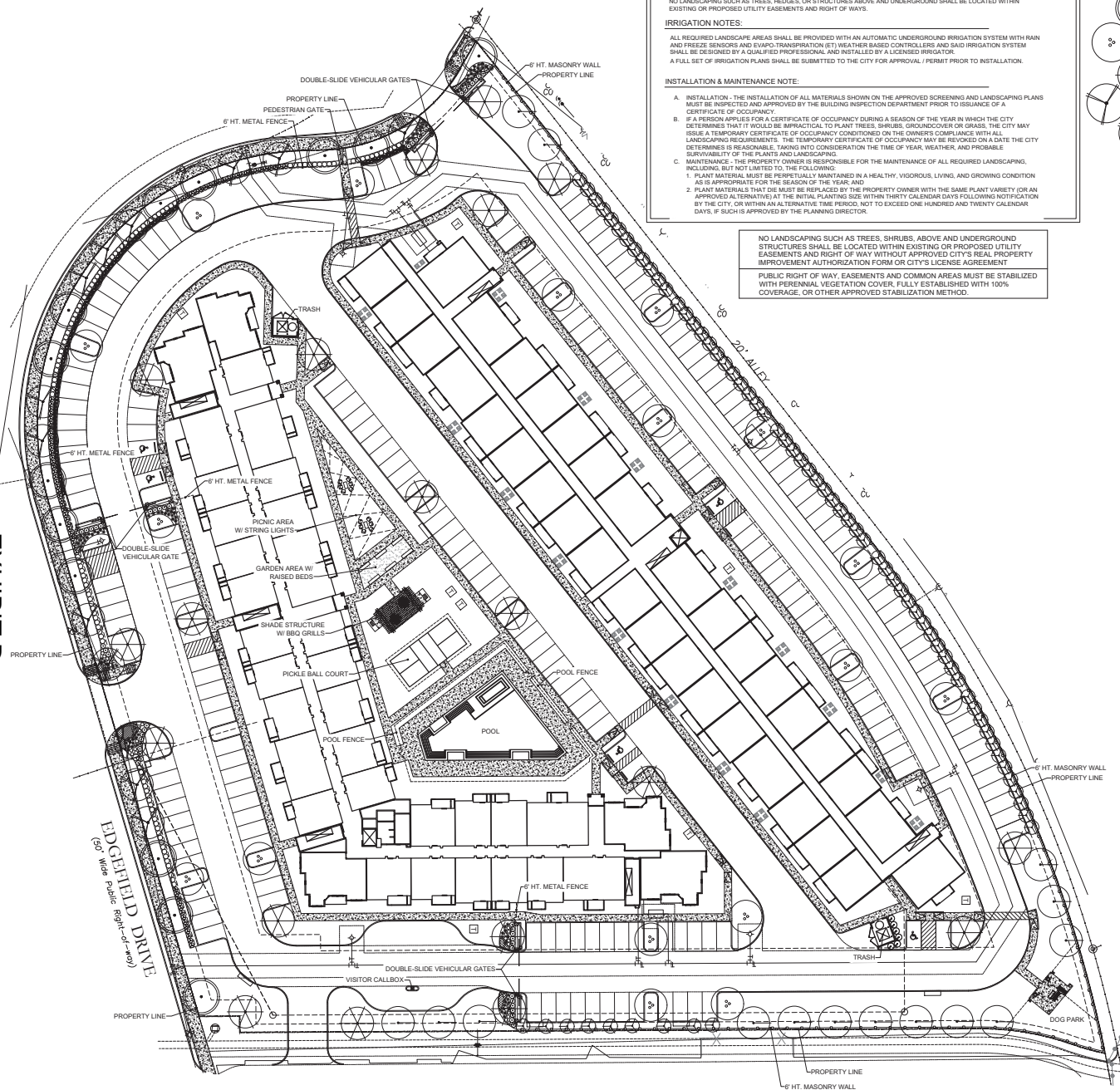
Sheet No.

SP

Case No. 230727-1

Project No. 23067

HUNTINGTON PLACE SENIOR LIVING GARLAND



GENERAL NOTE:

NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAYS.

IRRIGATION NOTES:

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOR-TRANSPARATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR. A FULL SET OF IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL / PERMIT PRIOR TO INSTALLATION.

INSTALLATION & MAINTENANCE NOTE:

- INSTALLATION - THE INSTALLATION OF ALL MATERIALS SHOWN ON THE APPROVED SCREENING AND LANDSCAPING PLANS MUST BE INSPECTED AND APPROVED BY THE BUILDING INSPECTION DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IF A PERSON APPLIES FOR A CERTIFICATE OF OCCUPANCY DURING A SEASON OF THE YEAR IN WHICH THE CITY DETERMINES THAT IT WOULD BE IMPRACTICAL TO PLANT TREES, SHRUBS, GROUND COVER OR GRASS, THE CITY MAY ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY CONDITIONED ON THE OWNER'S COMPLIANCE WITH ALL LANDSCAPING REQUIREMENTS. THE TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE REVOKED ON A DATE THE CITY DETERMINES IS REASONABLE, TAKING INTO CONSIDERATION THE TIME OF YEAR, WEATHER, AND PROBABLE SURVIVABILITY OF THE PLANTS AND LANDSCAPING.
- MAINTENANCE - THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - PLANT MATERIAL MUST BE PERPETUALLY MAINTAINED IN A HEALTHY, VIGOROUS, LIVING, AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR; AND
 - PLANT MATERIALS THAT ARE MUST BE REPLACED BY THE PROPERTY OWNER WITH THE SAME PLANT VARIETY (OR AN APPROVED ALTERNATIVE) AT THE INITIAL PLANTING SIZE WITHIN THIRTY CALENDAR DAYS FOLLOWING NOTIFICATION BY THE CITY, OR WITHIN AN ALTERNATIVE TIME PERIOD, NOT TO EXCEED ONE HUNDRED AND TWENTY CALENDAR DAYS, IF SUCH IS APPROVED BY THE PLANNING DIRECTOR.

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

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

PLANT LEGEND	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
LARGE CANOPY TREES						
BC		Taxodium distichum	Bald Cypress	13	3" Cal.	12'-14' Ht.
CE		Ulmus crassifolia	Cedar Elm	17	3" Cal.	12'-14' Ht.
LO		Quercus virginia	Live Oak	18	3" Cal.	12'-14' Ht.
RO		Quercus shumardii	Shumard Oak	13	3" Cal.	12'-14' Ht.
BO		Quercus macrocarpa	Bur Oak	15	3" Cal.	12'-14' Ht.
ORNAMENTAL TREES						
YH		Ilex vomitoria	Yaupon Holly	69	1.5" Cal.	8' to 10' Ht., 4' - 5' spread, 30 gal.
HIGH LEVEL SCREENING SHRUBS						
NR		Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	14	7 gal.	4' Ht. min. Full to ground, sheared, uniform
DB		Ilex cornuta 'Burfordii'	Burford Holly	116	5 gal.	24" min. Ht., 18" min. spread, Plant 36" O.C.
WM		Myrica cerifera	Wax Myrtle	70	5 gal.	24" min. Ht., 18" min. spread, Plant 36" O.C.
LOW LEVEL SCREENING SHRUBS						
DT		Ilex vomitoria 'nana'	Dwarf Yaupon Holly	28	3 gal.	15" min. Ht., 12" min. spread
GC		Muhlenbergia capillaris	Gulf Muhly	76	3 gal.	18" min. Ht., 18" min. spread
TS		Leucophyllum frutescens	Texas Sage	58	5 gal.	24" min. Ht., 18" min. spread, Plant 36" O.C.
DI		Rhaphiolepis umbellata	Dwarf Indian Hawthorne	22	3 gal.	15" min. Ht., 12" min. spread
GROUNDCOVERS						
LIR		Liriope muscari	Liriope 'Big Blue'	72	4" pots	12" O.C. Spacing
SC			Seasonal Color	128	4" pots	12" O.C. Spacing
SS		Cynodon spp.	Common Bermuda			Solid sod
RR			Colorado River Rock			

LANDSCAPE CALCULATIONS

SITE INFORMATION:

ZONING: MF-1 DISTRICT
TOTAL LOT AREA: 260,354 S.F. (5.98 ACRES)
PROPOSED USE: MULTIFAMILY APARTMENTS

LANDSCAPE AREA:

REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE
260,354 S.F. X 40% = 104,142 S.F. LANDSCAPE AREA
PROVIDED: 74,142 S.F. (28.48%) LANDSCAPE AREA

EDGEFIELD DRIVE: 772.5 L.F.

REQUIRED: 10' WIDE LANDSCAPE BUFFER WITH:
(1) CANOPY TREE PER 30 LINEAR FEET (772.5/30 = 25.75 TREES)

PROVIDED: 10+ WIDE LANDSCAPE BUFFER + (26) CANOPY TREES

REQUIRED: MAXIMUM 75% OF LANDSCAPE BUFFER IN TURF (7,133 S.F. X 75% = 5,350 S.F.)
MINIMUM 25% OF LANDSCAPE BUFFER IN PLANTING (7,133 S.F. X 25% = 1,783 S.F.)

PROVIDED: 4,845 S.F. TURF (65.12%), 2,488 S.F. GROUND COVER & SHRUBS (34.88%)

PARKING LOT:

REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (22 SPACES / 10 = 2.2 TREES)
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (108,533 X 5% = 5,426.65 S.F.)

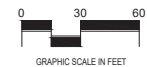
PROVIDED: (23+) SHADE TREES + 5,427+ S.F. LANDSCAPE AREA

LANDSCAPE ARCHITECT

MEKES DESIGN GROUP, INC.
BRANDON BOCHER
1755 NORTH COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER

CROSS DEVELOPMENT
4338 MARSH RIDGE ROAD
CARROLLTON, TX 75006
(214) 614-8252



1 OVERALL LANDSCAPE PLAN

SCALE: 1"=30'-0"

ISSUES:

11-17-23 ZONING SUBMITTAL

REVISIONS:

11-27-23 CITY COMMENTS

12-18-23 CITY COMMENTS

12-20-23 CITY COMMENTS

CLIENT:

Cross Architects
879 Junction Dr.
Allen, TX 75013

HUNTINGTON PLACE

GARLAND, TEXAS



MEKES DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7678



ZONING SUBMITTAL

HUNTINGTON PLACE

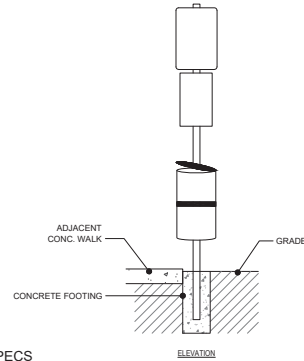
GARLAND, TEXAS

JOB NUMBER: CRD-2328

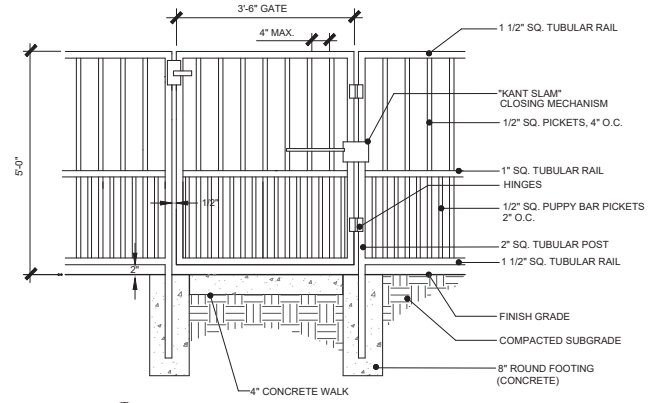
OVERALL LANDSCAPE PLAN

LP0.00

PET WASTE STATION
 MODEL: 10 GAL. CLOSED WASTE BASKET
 P.BARK 490
 COLOR: GREEN
 QUANTITY: (2) *Install per manufacturer's specifications.
 MANUF: BarkPark (Playcove)
 1676 Locust Street
 Red Bud, IL 62278
 800-458-5872

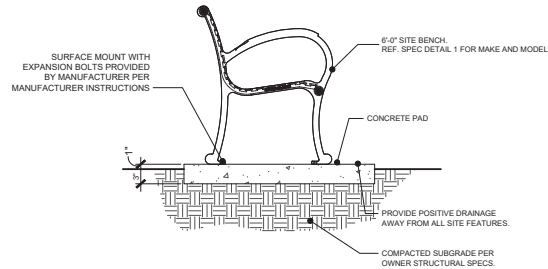


5 DOG PARK SCHEDULE SPECS
 NTS

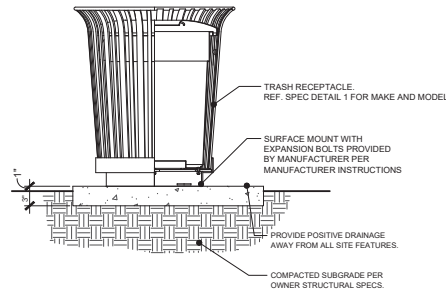


4 5' HT. METAL DOG PARK FENCE AND GATE
 SCALE: 1"=1'-0"

NOTE:
 THIS PLAN SHEET HAS BEEN INCLUDED IN THE SITE PERMIT
 CONSTRUCTION PLANS FOR INFORMATIONAL PURPOSES ONLY.
 PRIOR TO CONSTRUCTION, A SEPARATE SUBMITTAL, REVIEW AND
 PERMIT MAY BE REQUIRED FROM THE BUILDING INSPECTION
 DEPARTMENT AT 972-205-2300 FOR ADDITIONAL INFORMATION
 AND REQUIREMENTS.



3 SEATING BENCH DETAIL
 1"=1'-0"



2 TRASH RECEPTACLE DETAIL
 1"=1'-0"

6" BENCH
 MODEL: 160-60
 COLOR: BLACK
 QUANTITY: (2)
TRASH RECEPTACLE
 MODEL: 107-32 BT
 COLOR: BLACK
 QUANTITY: (4)
 *INSTALL PER MANUFACTURER'S SPECIFICATIONS
 MANUF: DUMOR
 MEFLINTOWN, PA 17059
 800-558-4013
 DUMOR.COM

1 FURNITURE SCHEDULE
 NTS

ISSUES:	
10-17-23	ZONING SUBMITTAL
11-27-23	CITY COMMENTS
12-18-23	CITY COMMENTS
12-20-23	CITY COMMENTS

CLIENT:
 Cross Architects
 879 Junction Dr.
 Allen, TX 75013

HUNTINGTON PLACE
 GARLAND, TEXAS

mg
 landscape
 architects
 MEEKS DESIGN GROUP, INC.
 1765 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TX 75080
 PH (972) 690-7474
 F (972) 690-7076



ZONING SUBMITTAL
 HUNTINGTON PLACE
 GARLAND, TEXAS
 JOB NUMBER: CRD-2328
 DETAILS

2 POOL FENCE AND GATE
ENTRY SIDE VIEW SCALE: 1"=1'-0"

1 POOL FENCE AND GATE
POOL SIDE VIEW SCALE: 1"=1'-0"

ISSUES:	
☒	10-17-23 ZONING SUBMITTAL
☐	
☐	
REVISIONS:	
☒	11-27-23 CITY COMMENTS
☒	12-18-23 CITY COMMENTS
☒	12-20-23 CITY COMMENTS
☐	
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☐	
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CLIENT:
Cross Architects
879 Junction Dr.
Allen, TX 75013

HUNTINGTON PLACE

GARLAND, TEXAS



MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

ZONING
SUBMITTAL

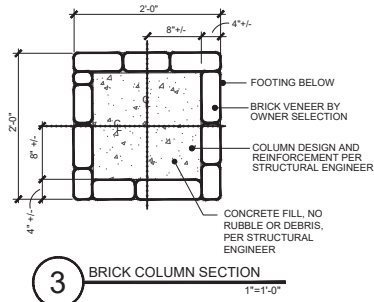
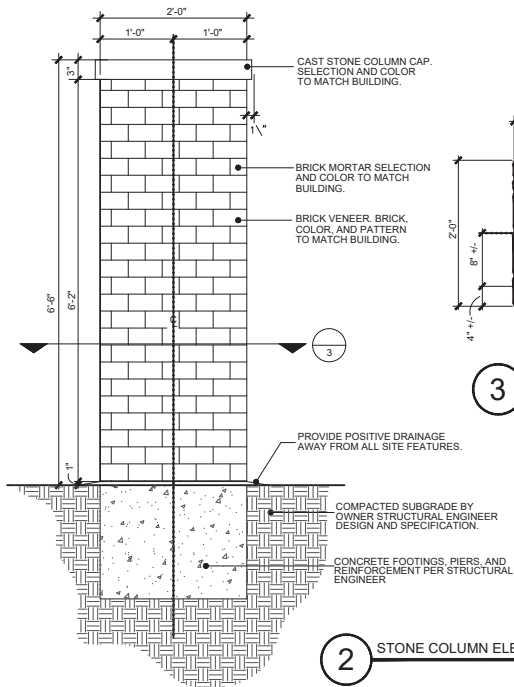
HUNTINGTON PLACE

GARLAND, TEXAS

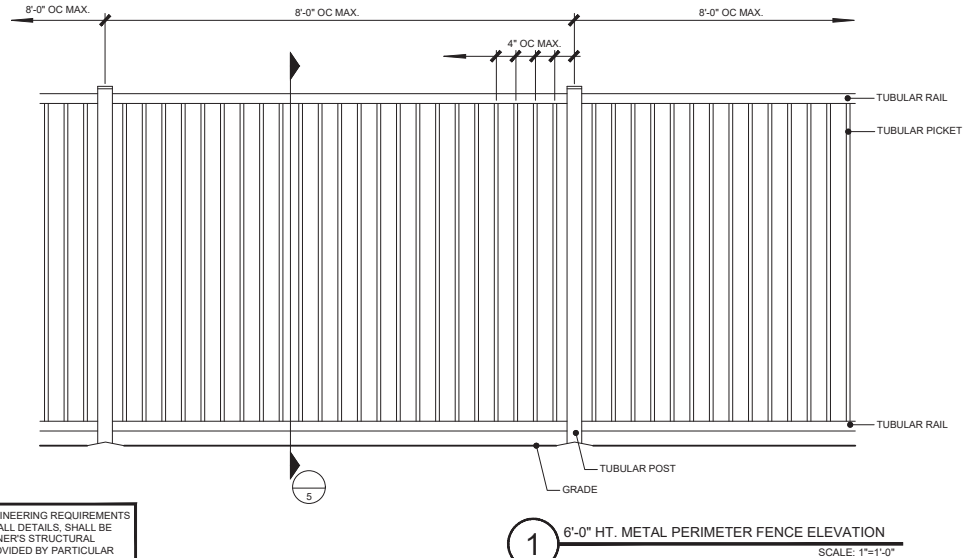
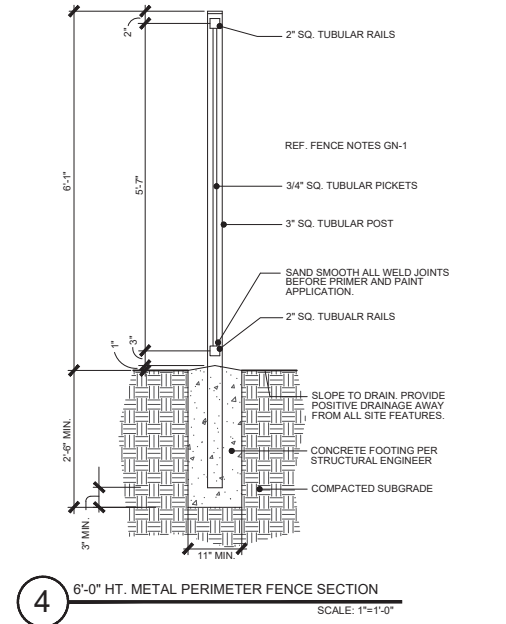
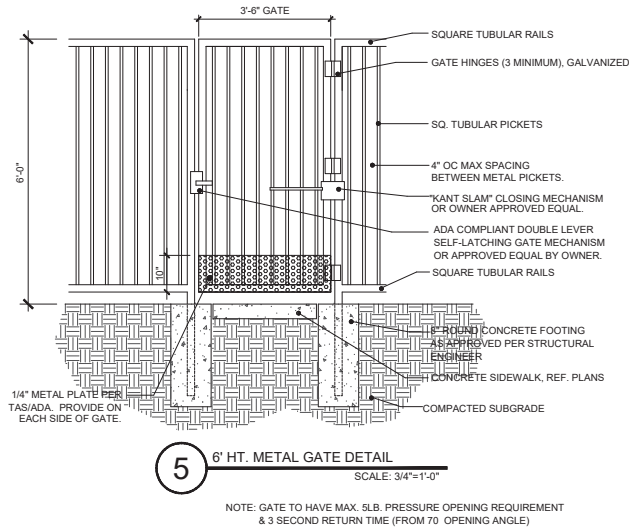
JOB NUMBER: CRO-2326

DETAILS

LP0.03



STRUCTURAL ENGINEERING REQUIREMENTS AND DESIGN FOR ALL DETAILS, SHALL BE PROVIDED BY OWNER'S STRUCTURAL ENGINEER OR PROVIDED BY PARTICULAR TRADES' STRUCTURAL ENGINEER, WITH SEALED STRUCTURAL ENGINEERING DRAWINGS SUBMITTED FOR REVIEW.



ISSUES:	
10-17-23	ZONING SUBMITTAL
11-27-23	CITY COMMENTS
12-18-23	CITY COMMENTS
12-20-23	CITY COMMENTS

CLIENT:
Crosa Architects
879 Junction Dr.
Allen, TX 75013

HUNTINGTON PLACE

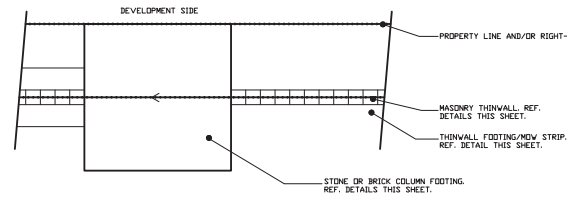
GARLAND, TEXAS

mg
landscape
architects
MEKINS DESIGN GROUP, INC.
1765 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7475

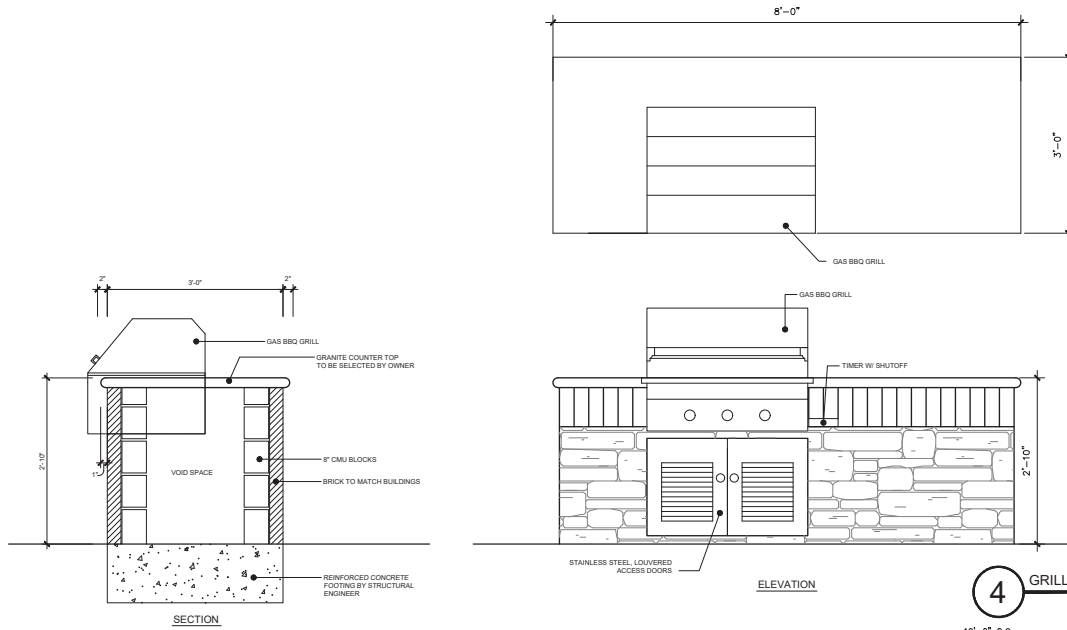


ZONING SUBMITTAL
HUNTINGTON PLACE
GARLAND, TEXAS
JOB NUMBER: CRD-2328

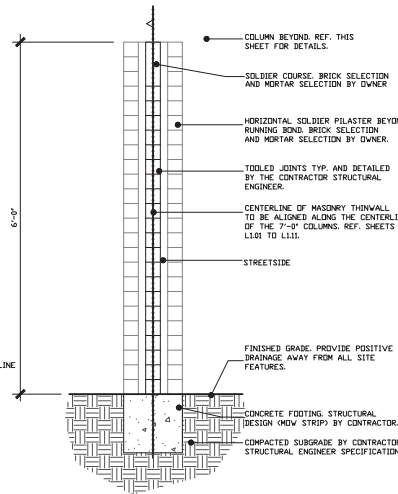
DETAILS
LP0.04



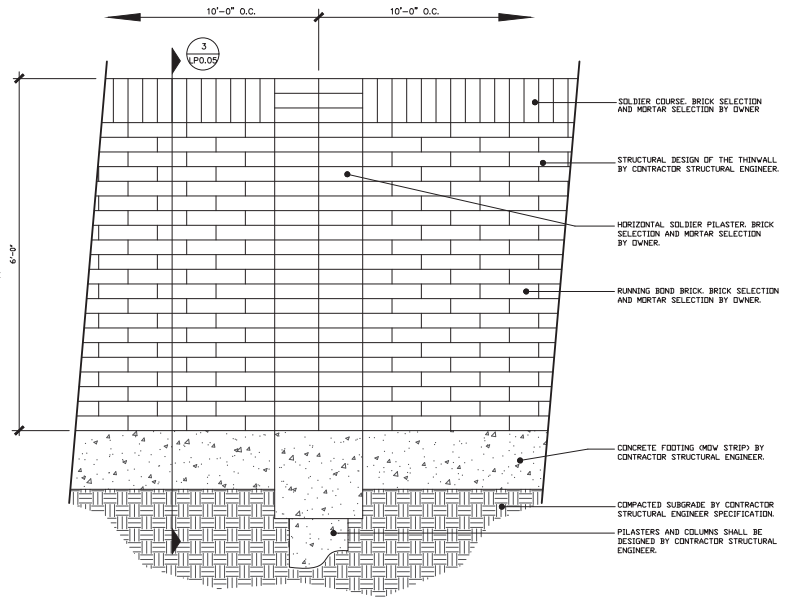
3 COLUMN / THINWALL PLAN
1"=1'-0"



4 GRILL STRUCTURE
1"=1'-0"



2 6'-0" MASONRY THINWALL SECTION
1"=1'-0"



1 6'-0" MASONRY THINWALL ELEVATION
1"=1'-0"

SAFETY TIMER W/ SHUTOFF MODEL: SKYTECH ESTOP LQH OR OWNER APPROVED EQUAL QUANTITY: (2) *Mount all equipment per manufacturer's specifications SKYTECH WWW.BBQGUYS.COM	GAS BBQ GRILL MODEL: LONESTAR SELECT QUANTITY: (2) *Mount all equipment per manufacturer's specifications BULL BBQ WWW.BULLBBQ.COM
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ISSUES:
10-17-23 ZONING SUBMITTAL
11-27-23 CITY COMMENTS
12-18-23 CITY COMMENTS
12-20-23 CITY COMMENTS

CLIENT:
Crosa Architects
879 Junction Dr.
Allen, TX 75013

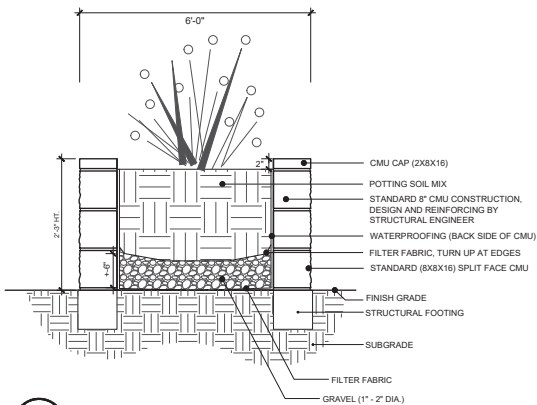
HUNTINGTON PLACE
GARLAND, TEXAS

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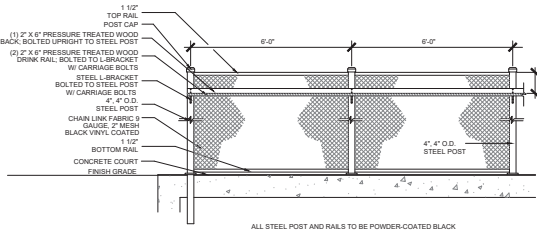


**ZONING
SUBMITTAL**
HUNTINGTON PLACE
GARLAND, TEXAS
JOB NUMBER: CRD-2028

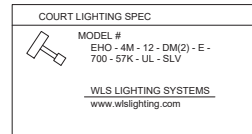
DETAILS
LP0.05



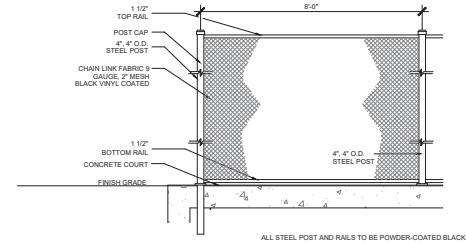
6 RAISED GARDEN PLANTERS
CMU CONSTRUCTION
SCALE: 1"=1'-0"



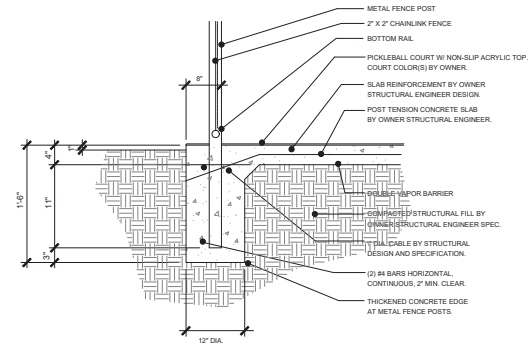
5 4' HT. PICKLEBALL COURT FENCE
NTS



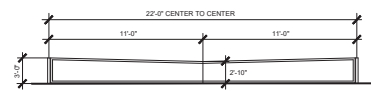
4 COURT LIGHTING
NTS



3 6' HT. PICKLEBALL COURT FENCE
NTS



2 PICKLEBALL COURT PAVEMENT EDGE DETAIL
1"=1'-0"



1 TYPICAL PICKLEBALL NET ELEVATION
1"=1'-0"

ISSUES:	
10-17-23	ZONING SUBMITTAL
11-27-23	CITY COMMENTS
12-18-23	CITY COMMENTS
12-29-23	CITY COMMENTS

CLIENT:
Crosa Architects
879 Junction Dr.
Allen, TX 75013

HUNTINGTON PLACE
GARLAND, TEXAS

mg
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F (972) 690-7676

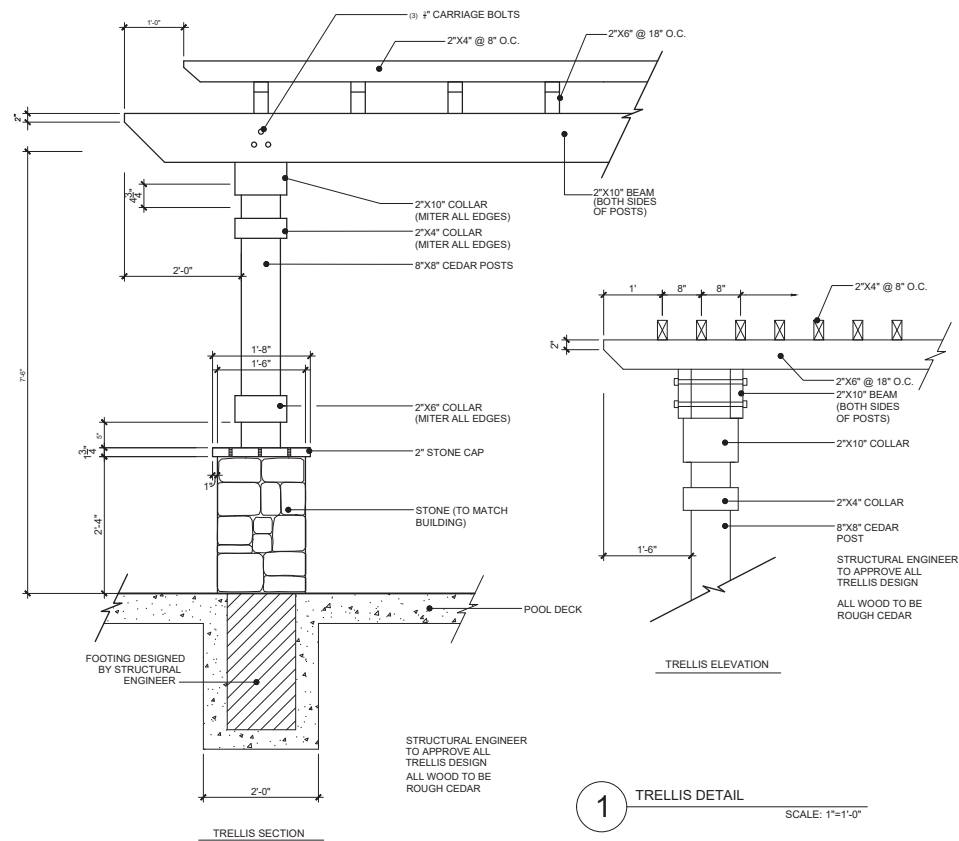
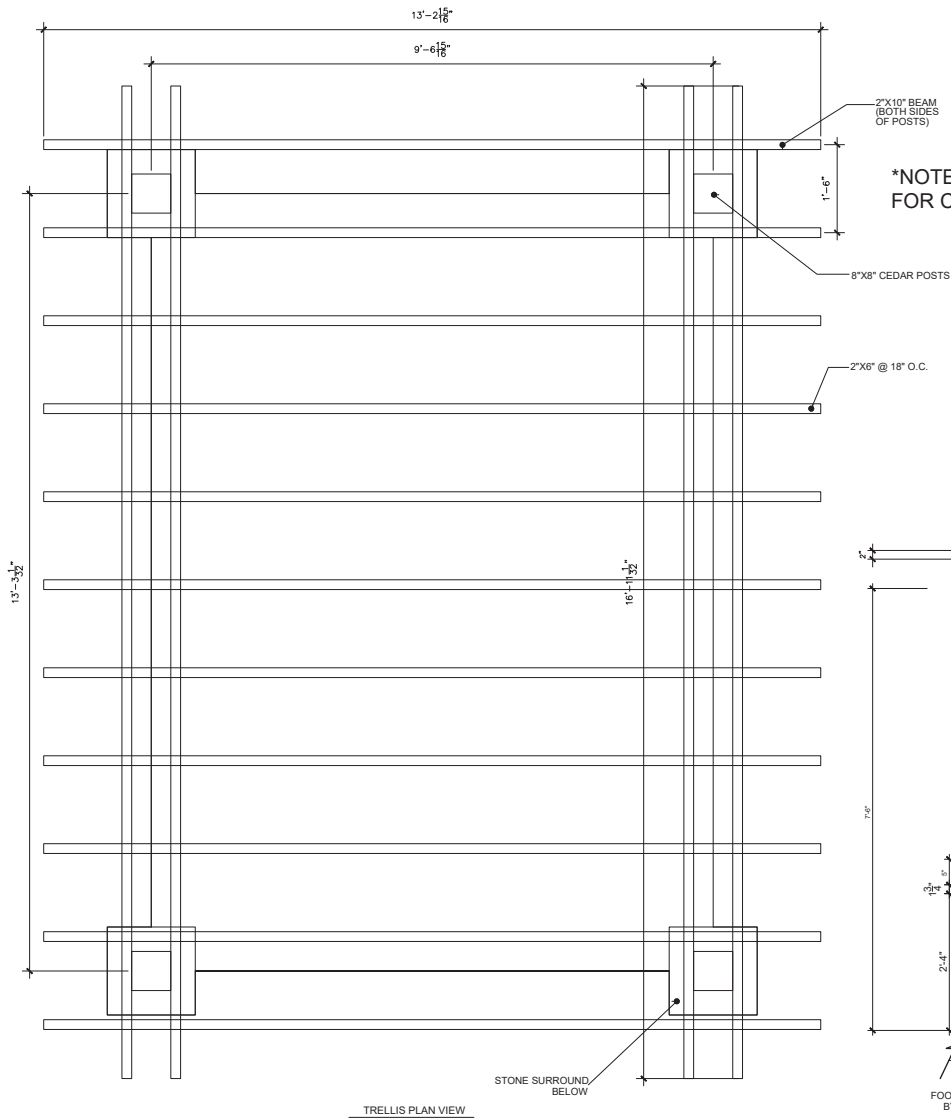


ZONING SUBMITTAL

HUNTINGTON PLACE
GARLAND, TEXAS
JOB NUMBER: CRD-2328

DETAILS

EXHIBIT D



1

TRELLIS DETAIL

SCALE: 1"=1'-0"

ISSUES:	
10-17-23	ZONING SUBMITTAL
11-27-23	CITY COMMENTS
12-18-23	CITY COMMENTS
12-20-23	CITY COMMENTS

CLIENT:
Crosa Architects
879 Junction Dr.
Allen, TX 75013

HUNTINGTON PLACE
GARLAND, TEXAS

mg
landscape
architects

MEIKEN DESIGN GROUP, INC.
1765 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7676

STATE OF TEXAS
10-17-23

ZONING SUBMITTAL

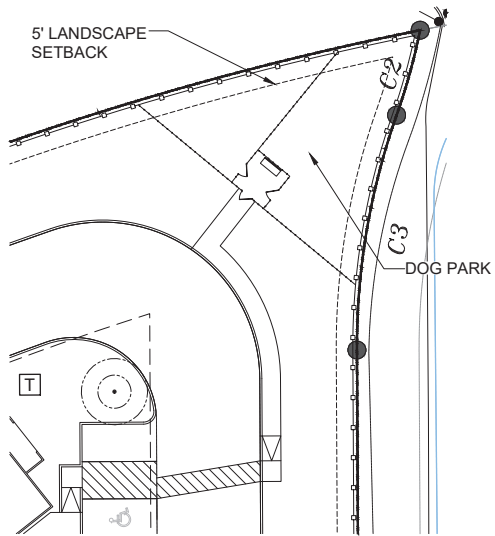
HUNTINGTON PLACE

GARLAND, TEXAS

JOB NUMBER: CRD-2328

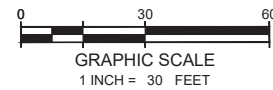
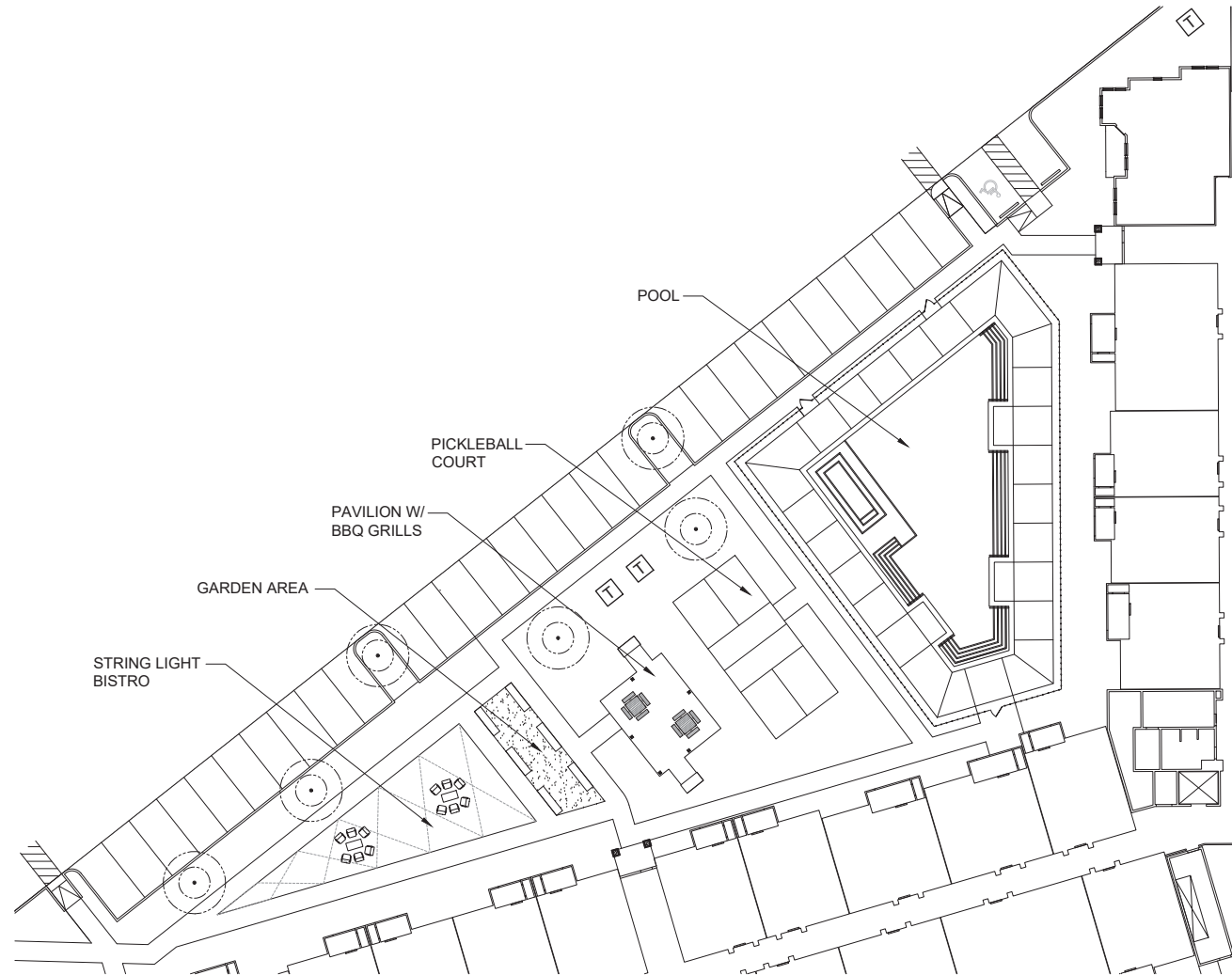
DETAILS

EXHIBIT D



DOG PARK

SCALE 1" = 30' - 0"



COURTYARD

SCALE 1" = 30' - 0"

**HUNTINGTON PLACE SENIOR LIVING
GARLAND, TEXAS**

DATE: 08.21.2023

A1.1
SITE PLAN
Copyright © 2023



PICKLEBALL COURT



RAISED PANTERS



STRING LIGHT BISTRO



BBQ PAVILION

EXHIBIT D

BUILDING 'A' MATERIAL		
BRICK	14%	4,294 S.F.
BOARD AND BATTEN	40%	11,987 S.F.
SIDING	46%	13,718 S.F.

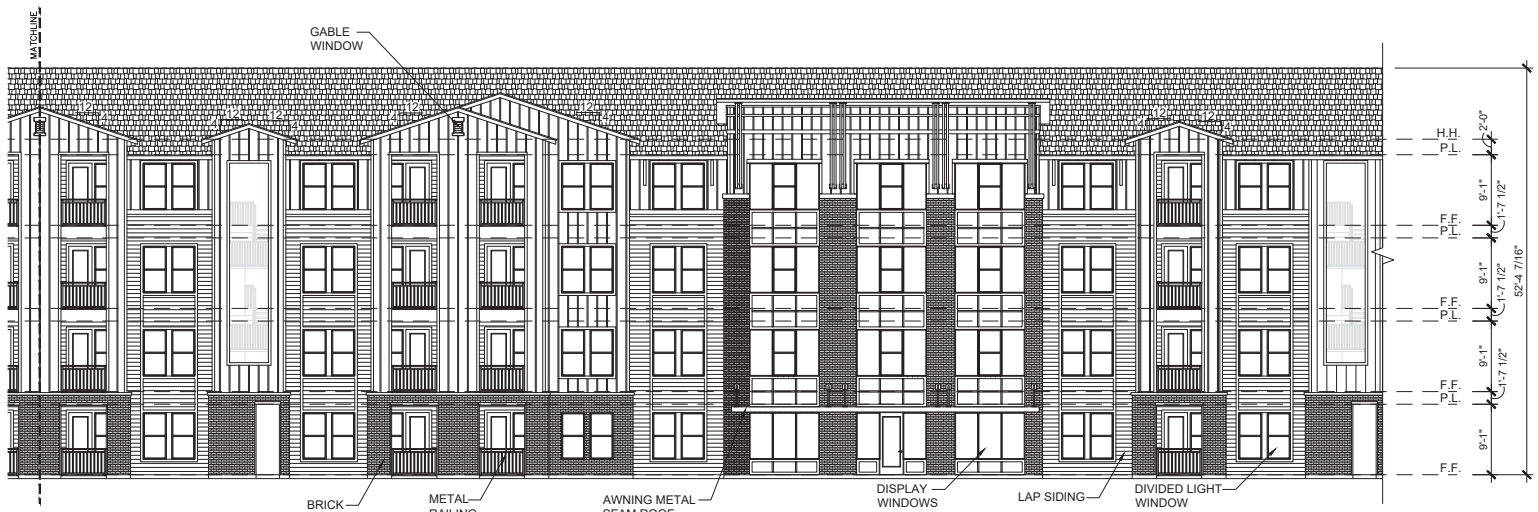
ARCHITECTURAL ELEMENTS	
TYPE	REMARKS
VARIED ROOF HEIGHT	4/12 ROOF PITCH SHINGLE ROOF IN DIFFERENT PLATE HEIGHT
AWNING	METAL AWNING ROOF LOCATED IN THE MAIN ENTRANCE TO LEASING / CLUBHOUSE AND IN ACCESS AREA FROM THE WOODOR TO POOL, REFER TO SHEETS A3.4, A3.7
DIVIDED LIGHT WINDOWS	REFER TO ELEVATION DRAWINGS
PLANTERS	REFER TO LANDSCAPE DRAWINGS, SHEET LP0.00
GABLE WINDOW	REFER TO ELEVATION DRAWINGS, CALLED OUT IN ALL ELEVATIONS.
BENCHES FOR OUTDOOR SEATING	REFER TO LANDSCAPE DRAWINGS, SHEET LP0.02
DISPLAY WINDOWS	LOCATED IN CLUBHOUSE, REFER TO SHEETS A3.4, A3.7



BUILDING 'A' WEST ELEVATION

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

1 REQ. @ BLDG # 1



BUILDING 'A' WEST ELEVATION

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

1 REQ. @ BLDG # 1

SECTION LINE



BUILDING 'A' EAST ELEVATION

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

1 REQ. @ BLDG # 1



BUILDING 'A' SOUTH ELEVATION

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

1 REQ. @ BLDG # 1

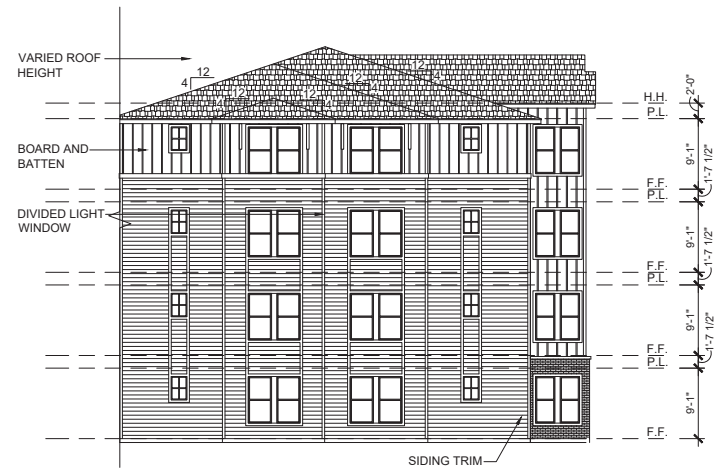
EXHIBIT E



BUILDING 'A' SOUTH ELEVATION

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

1 REQ. @ BLDG # 1



BUILDING 'A' WEST ELEVATION

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

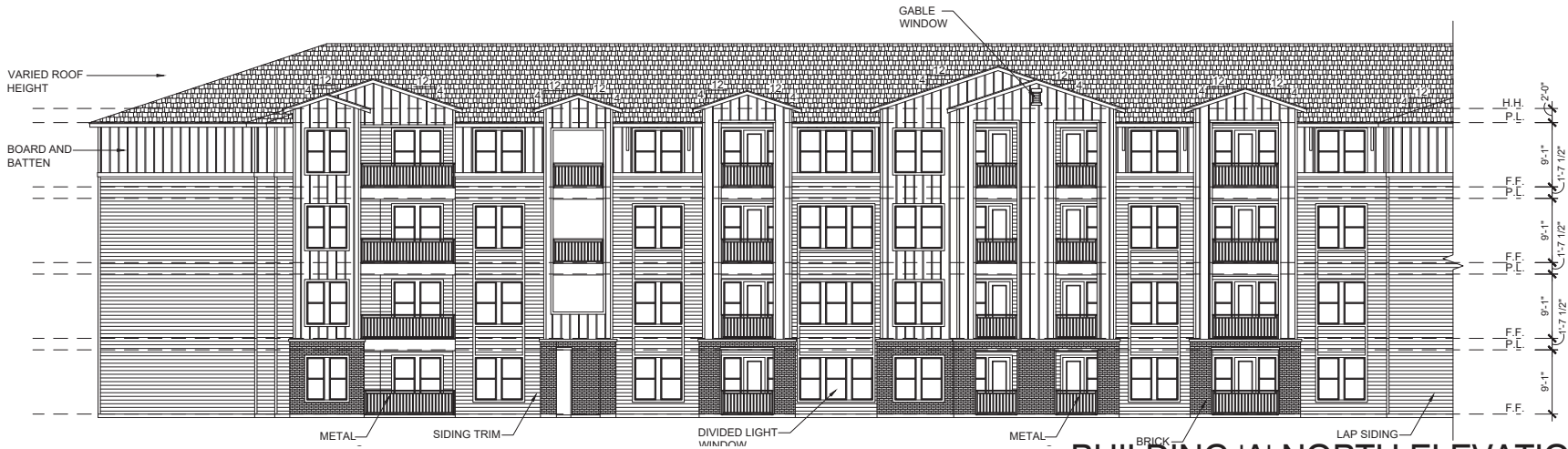
1 REQ. @ BLDG # 1



BUILDING 'A' LEFT NORHT ELEVATION

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

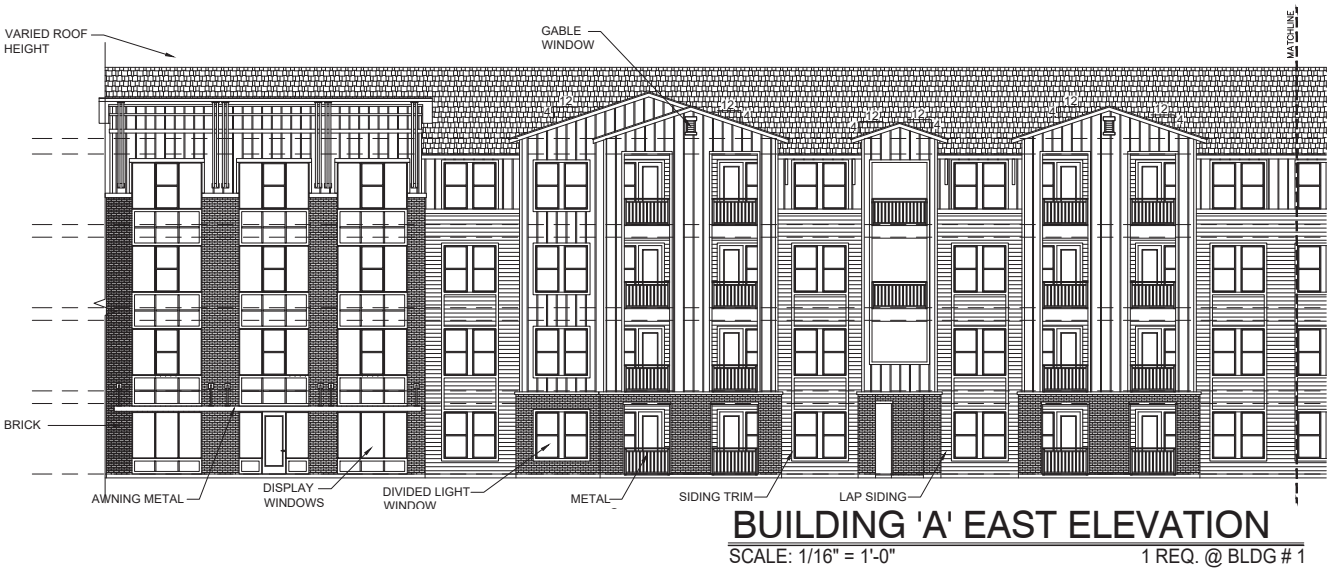
1 REQ. @ BLDG # 1

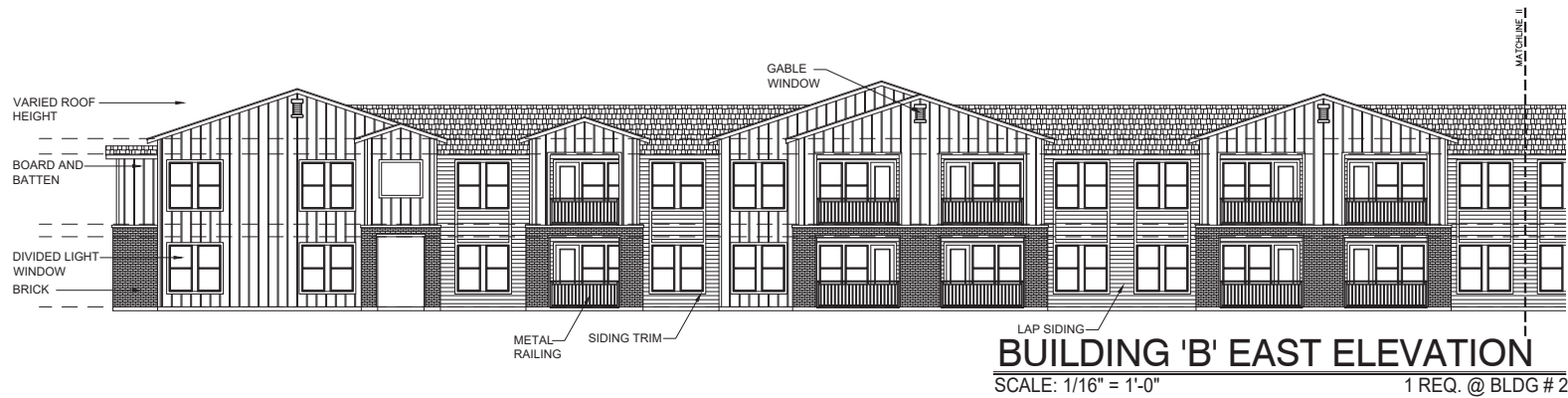


BUILDING 'A' NORTH ELEVATION

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

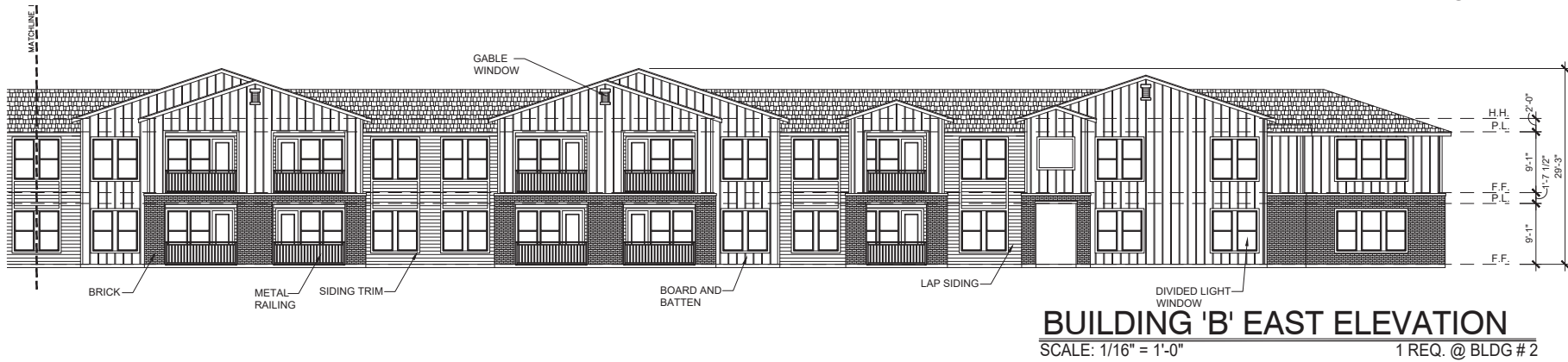
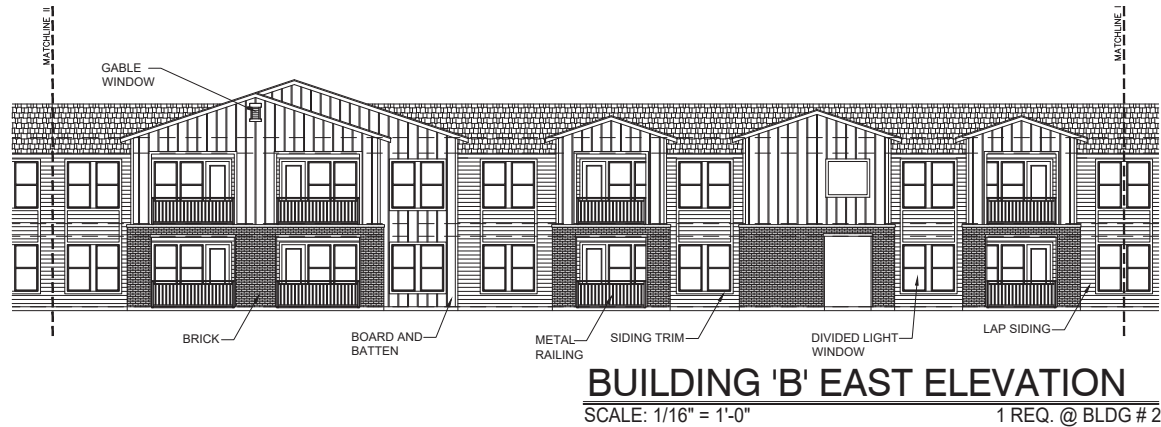
1 REQ. @ BLDG # 1

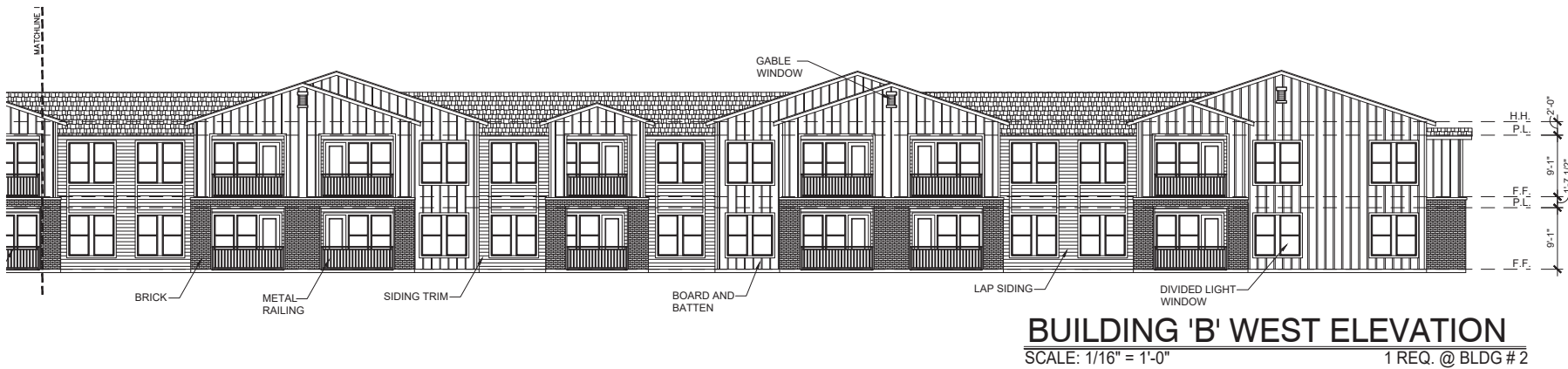
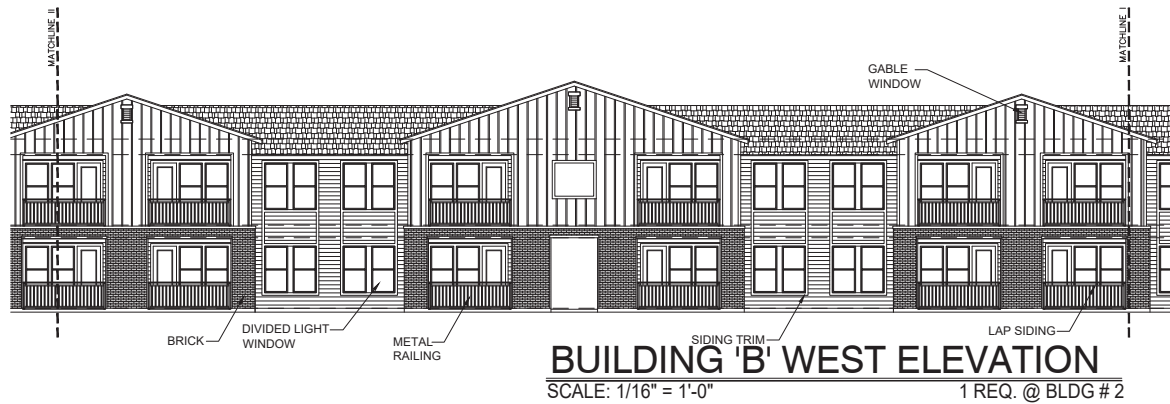
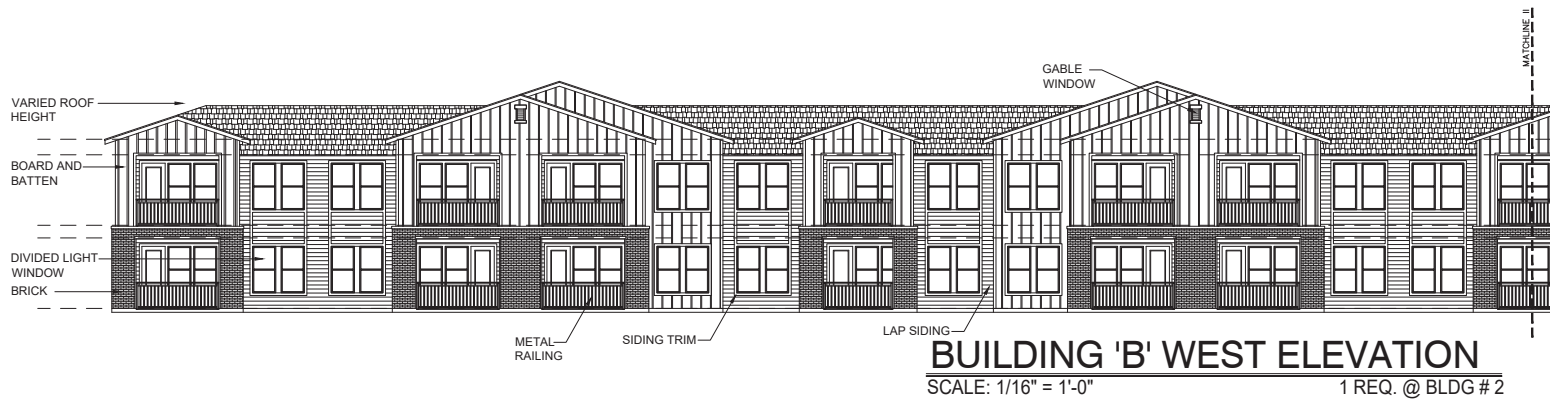


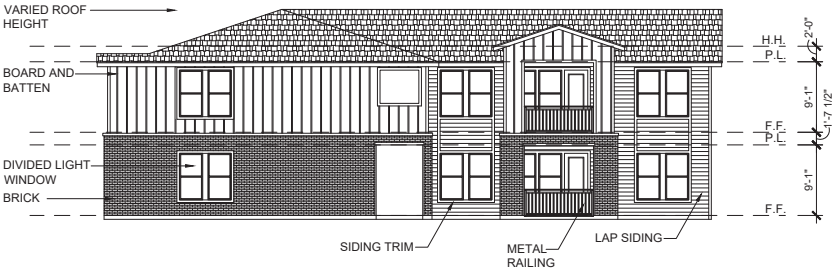


BUILDING 'B' MATERIAL	
BRICK	25% 3,561 S.F.
BOARD AND BATTEN	53% 7,618 S.F.
SIDING	22% 3,281 S.F.

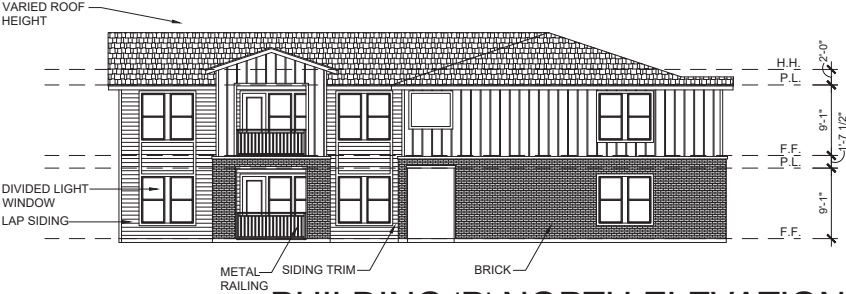
ARCHITECTURAL ELEMENTS	
TYPE	REMARKS
VARIED ROOF HEIGHT	4/12 ROOF PITCH SHINGLE ROOF IN DIFFERENT PLATE HEIGHT
AWNING	METAL AWNING ROOF LOCATED IN THE MAIN ENTRANCE TO LEASING / CLUBHOUSE AND IN ACCESS AREA FROM THE INDOOR TO POOL, REFER TO SHEETS A3.4, A3.7
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GABLE WINDOW	REFER TO ELEVATION DRAWINGS, CALLED OUT IN ALL ELEVATIONS.
BENCHES FOR OUTDOOR SEATING	REFER TO LANDSCAPE DRAWINGS, SHEET LP0.02
DISPLAY WINDOWS	LOCATED IN CLUBHOUSE, REFER TO SHEETS A3.4, A3.7



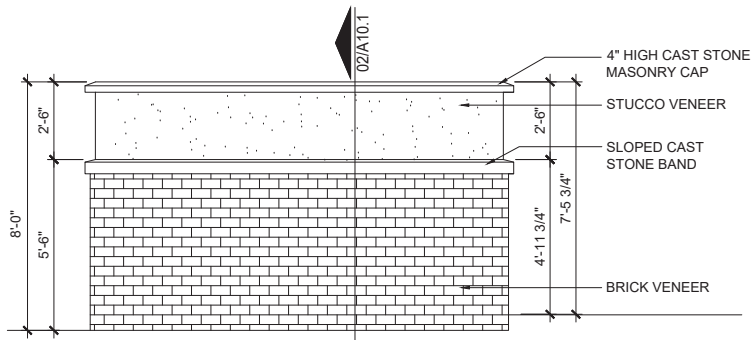




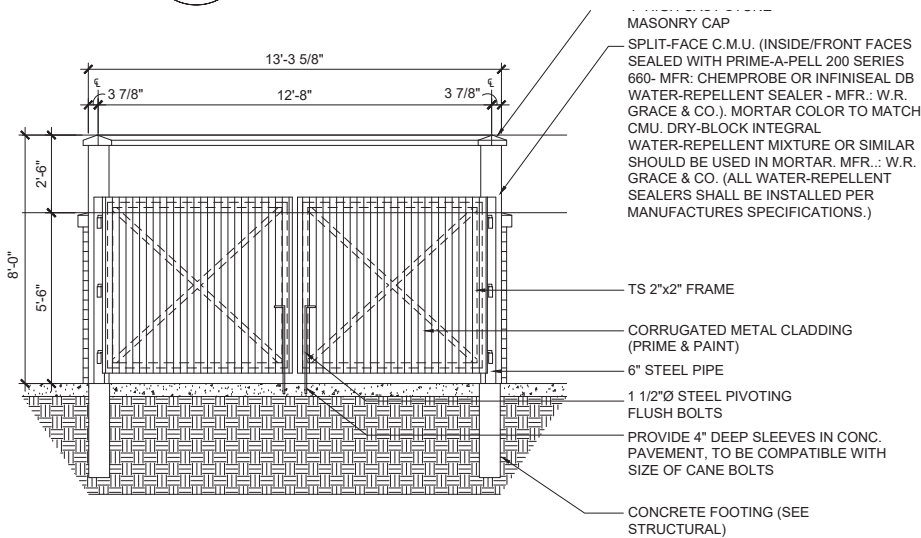
BUILDING 'B' SOUTH ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ. @ BLDG # 2



BUILDING 'B' NORTH ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ. @ BLDG # 2



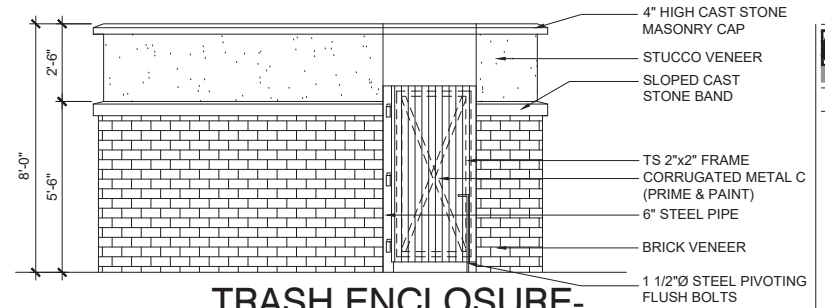
04 TRASH ENCLOSURE-EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



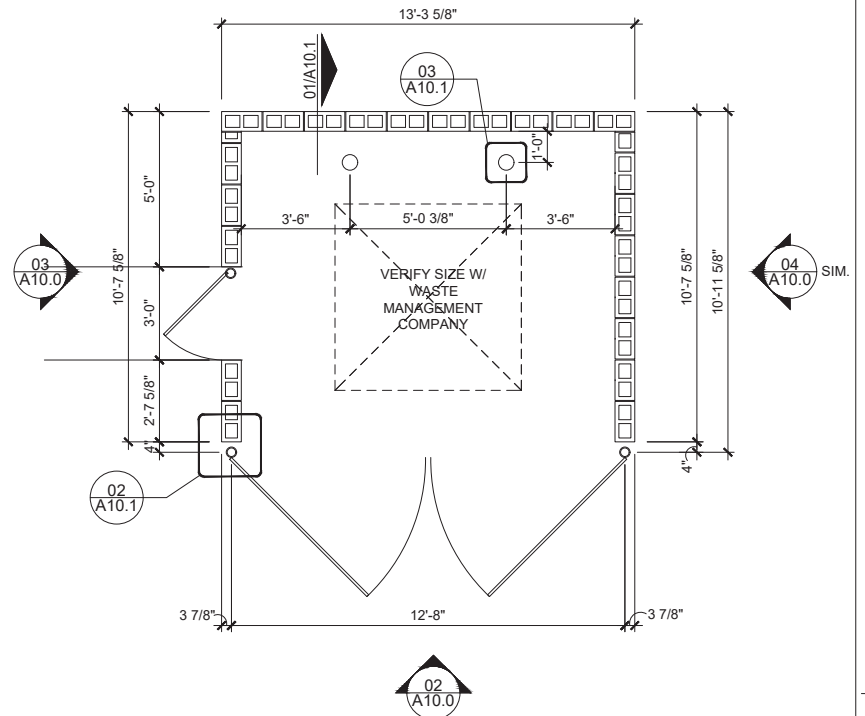
NOTE:
PRIME AND PAINT OR POWDER COAT ALL EXPOSED
METAL ON THE DUMPSTER ENCLOSURE

PROVIDE 4" DEEP SLEEVES IN CONC. PAVEMENT,
TO BE COMPATIBLE WITH SIZE OF CANE BOLTS AT
LOCATIONS TO BE FIELD VERIFIED TO ENABLE
GATES TO BE SECURELY HELD IN AN OPEN
POSITION.

02 TRASH ENCLOSURE-EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



03 TRASH ENCLOSURE-EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



01 TRASH ENCLOSURE - PLAN
SCALE: 1/4" = 1'-0"

Z 23-41



View of the subject property



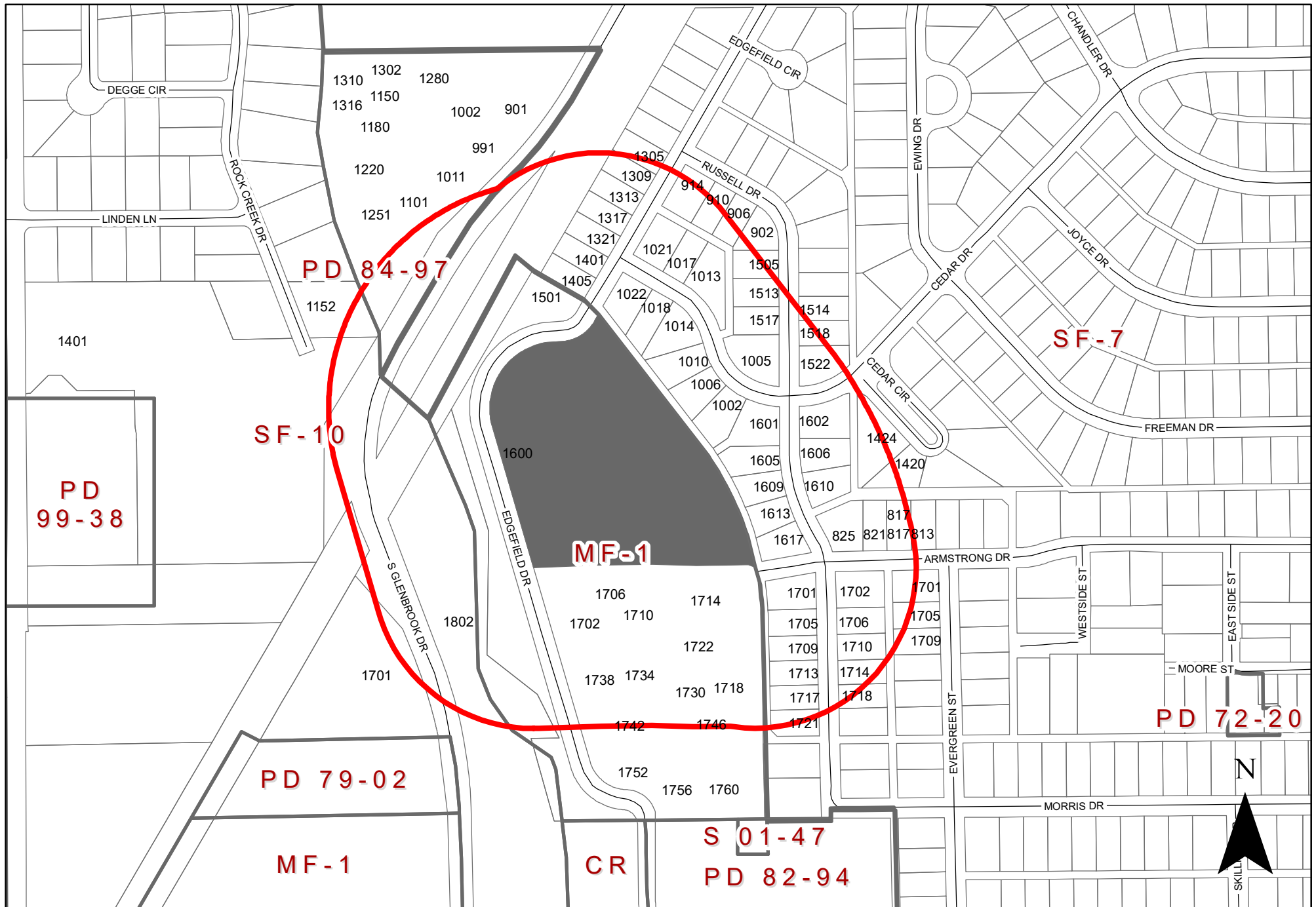
South of the subject property



North of the subject property



West of the subject property



0 200 400 Feet
1 inch = 313 feet

ZONING MAP Z 23-41

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

1600 Edgefield Drive

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



GARLAND

Plan Commission

3. b.

Meeting Date: 01/08/2024

Item Title: Z 23-44 Ofi Chito (District 7)

Summary:

Consideration of the application of **Ofi Chito**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 and 2) a Plan for a Restaurant, Drive-Through Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 23-44)

Attachments

Z 23-44 Ofi Chito (District 7)

Z 23-44 Ofi Chito Responses

Planning Report

File No: Z 23-44/District 7

Agenda Item:

Meeting: Plan Commission

Date: January 8, 2024



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses and 2) a Plan for a Restaurant, Drive-Through Use.

LOCATION

4680 North Shiloh Road

APPLICANT

Ofi Chito

OWNER

Malouf Interests

BACKGROUND

The subject property is currently unimproved. The applicant proposes to construct a restaurant with a drive-through service [McDonald's].

SITE DATA

The subject property contains approximately 3.359 acres and has approximately 180.125 linear feet of frontage along North Shiloh Road. The site can be accessed from North Shiloh Road, including a mutual access driveway to the North.

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. In 2023, the PD 22-64 to the North was approved for a Restaurant, Drive-Through SUP for a Dutch Bros Coffee shop.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes to carve out a 3.359-acre pad site from a larger lot and construct a 3,862 square-foot McDonald's restaurant with a drive-through (Exhibit C). The proposed McDonald's site will be accessed from existing access points on North Shiloh Road, as well as a mutual access drive to the North.
2. The parking for the proposed McDonald's site complies with the Garland Development Code (GDC).

3. The landscape layout (Exhibit D) for the proposed McDonald's site is in compliance with the Garland Development Code (GDC).
4. The building elevations (Exhibit E) for the proposed McDonald's 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. The site is zoned for commercial uses. The proposal provides a supporting restaurant use to the nearby residential neighborhoods.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

The proposal is considered "Stand Alone Commercial" per the Economic Development Strategic Plan; this category represents a property tax revenue per acre at \$5,380. In addition, the proposal will add sales tax revenue to the City.

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) District 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 properties directly to the North are zoned Planned Development (PD) District 20-35 and 22-64; this site is developed with a convenience store with fuel pumps and a Dutch Bros coffee shop. 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 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses and 2) a Plan for a Restaurant, Drive-Through Use.

ADDITIONAL INFORMATION

- i. Location Map

- ii. SUP Conditions
- iii. Exhibits
- iv. Photos

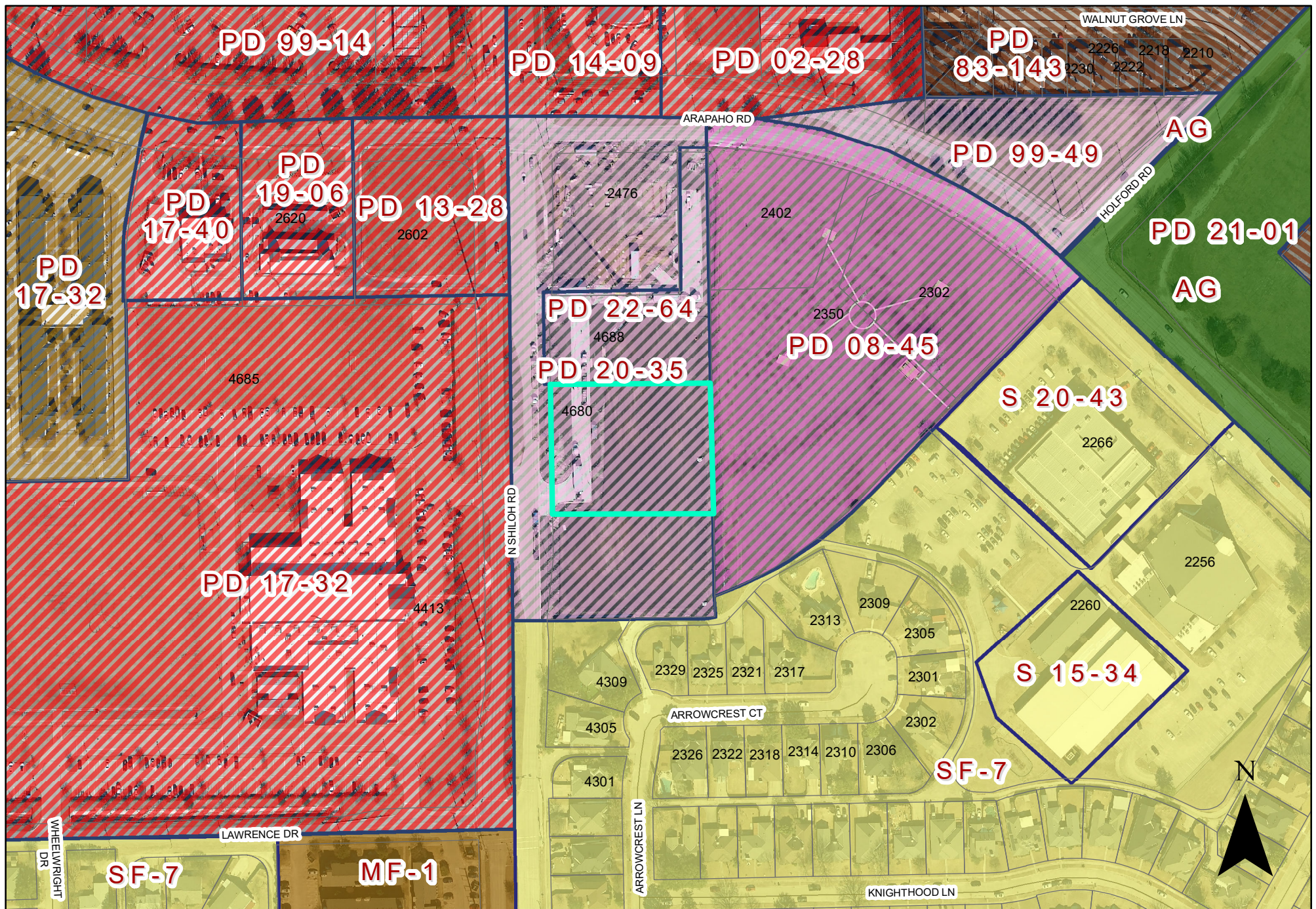
CITY COUNCIL DATE: February 6, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 130 260 Feet
1 inch = 202 feet

ZONING MAP Z 23-44

 INDICATES AREA OF REQUEST

4680 North Shiloh Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-44

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.

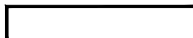
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-44

4680 North Shiloh Road

- 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 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.

EXHIBIT C

LEGEND	
LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)	
ROAD SIGN (MAX 80 SF MONUMENT)	
MCDONALD'S DIGITAL MENU BOARD	
MCDONALD'S ORDER HERE CANOPY	
MCDONALD'S DIGITAL PRE-BROWSE BOARD	
MCDONALD'S DOUBLE GATEWAY	
MCDONALD'S DIRECTIONAL SIGN	
DETECTOR LOOP (LOCATION TO BE APPROVED BY MCDONALD'S) (RE: C10.0 STANDARD DETAILS)	
"DRIVE-THRU" WITH "CIRCLE / ARROW" – COLOR : YELLOW	
PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN – COLOR : YELLOW *	
"THANK YOU" AT END OF PATH – COLOR : YELLOW	
"CIRCLE / ARROW" – COLOR : YELLOW	
ARROW PATH DIRECTION – COLOR : WHITE	
STRAIGHT DRIVE-THRU "ARROW MARKING" – COLOR : YELLOW	

KEY NOTE LEGEND	
MARK	MARK DESCRIPTION
①	CONCRETE VERTICAL CURB @ DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
②	CURB AND GUTTER @ NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
③	TURN DOWN CURB (RE: C10.3 STANDARD DETAILS)
④	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
⑤	NOT USED
⑥	H.C. ACCESS RAMP @ 1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
⑦	NOT USED
⑧	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
⑨	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (RE: C10.1 STANDARD DETAILS)
⑩	MCDONALD'S OOSP, MOBILE & ROLL FORWARD SIGNS (RE: C10.4 STANDARD DETAILS)
⑪	BOLLARD (RE: C10.0 STANDARD DETAILS)
⑫	5' GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
⑬	FLAG POLE (60' MAX. HEIGHT)
⑭	POLE MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
⑮	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
⑯	8' TALL MASONRY SCREENING WALL (RE: ARCHITECTURAL PLANS)
⑰	6" DRIVE-THRU STRIPING - COLOR : YELLOW
⑱	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
⑲	6" MERGE POINT - COLOR : YELLOW
㉑	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
㉒	8" OOSP STRIPING - COLOR : YELLOW
㉔	FIRE LANE STRIPING PER CITY OF MCKINNEY FIRE CODE STANDARDS
㉕	4" OOSP & MOBILE PICK-UP STRIPING - COLOR : YELLOW
㉖	DRAINAGE STRUCTURE (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)
㉗	BENCH (G.C. TO COORDINATE WITH O/O & ACM)
㉘	PLANTERS (G.C. TO COORDINATE WITH O/O & ACM)

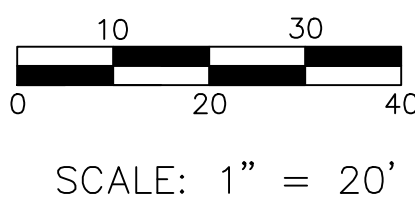
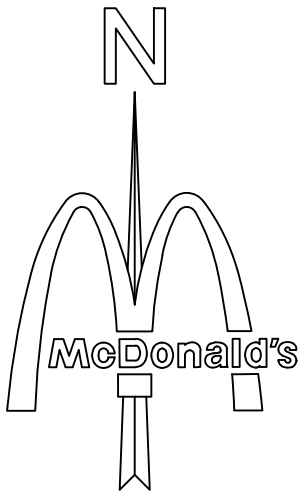
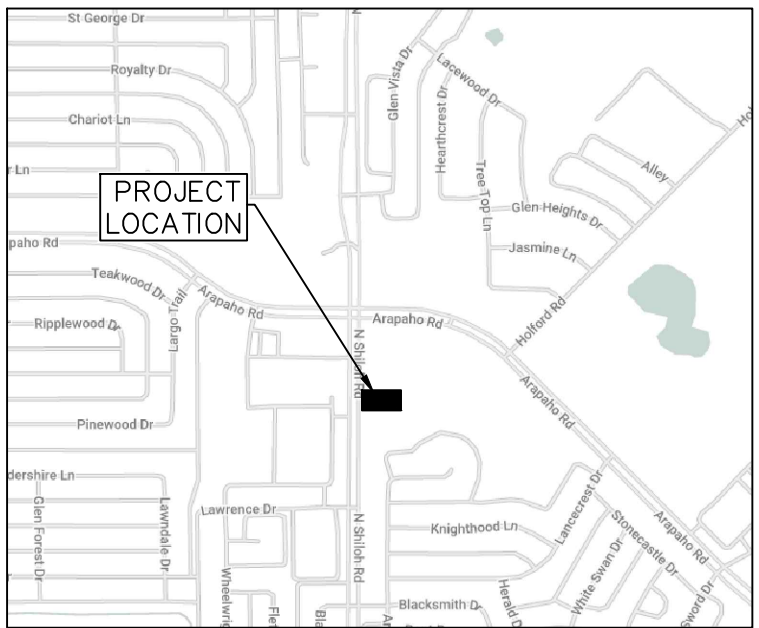
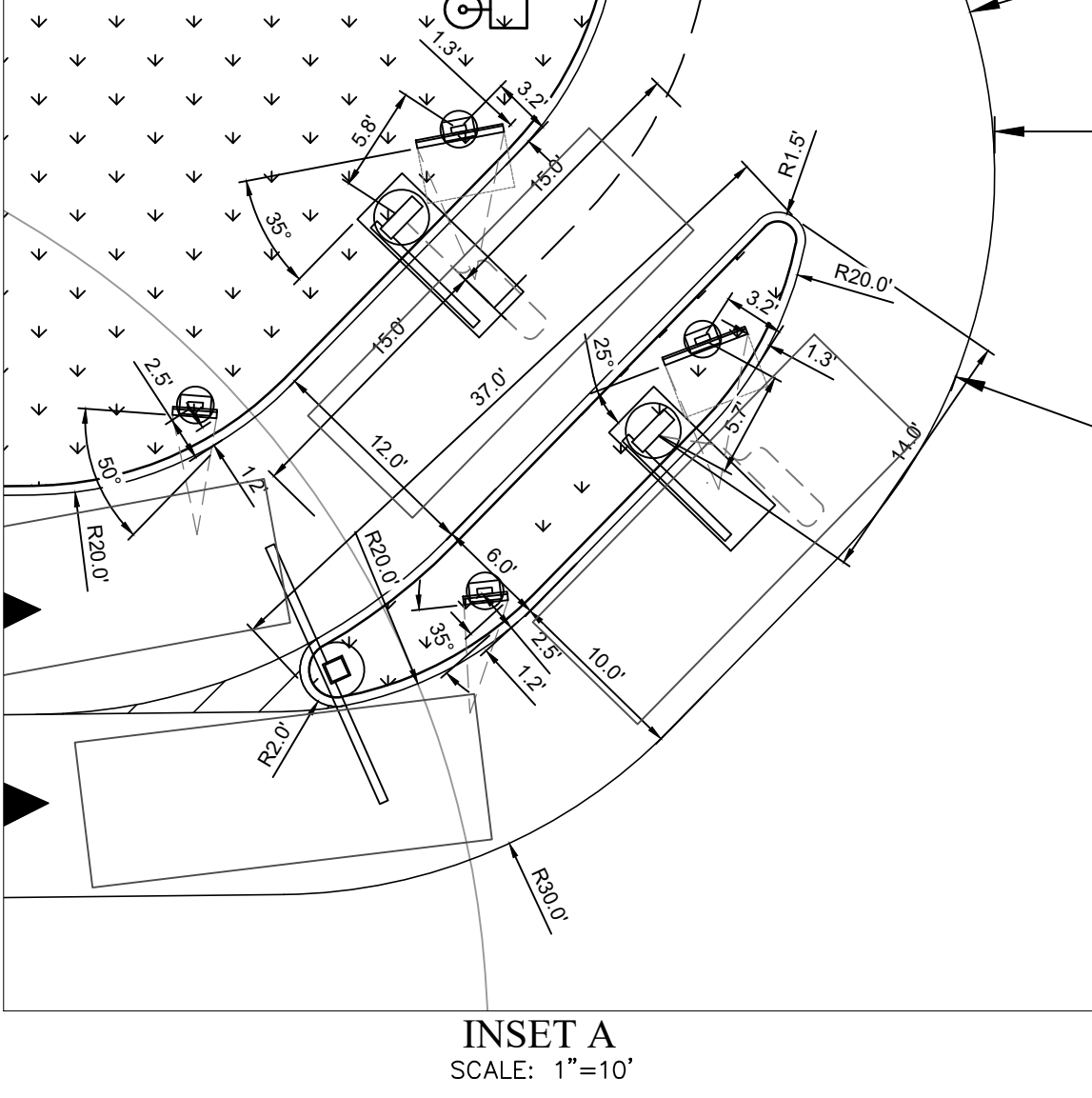
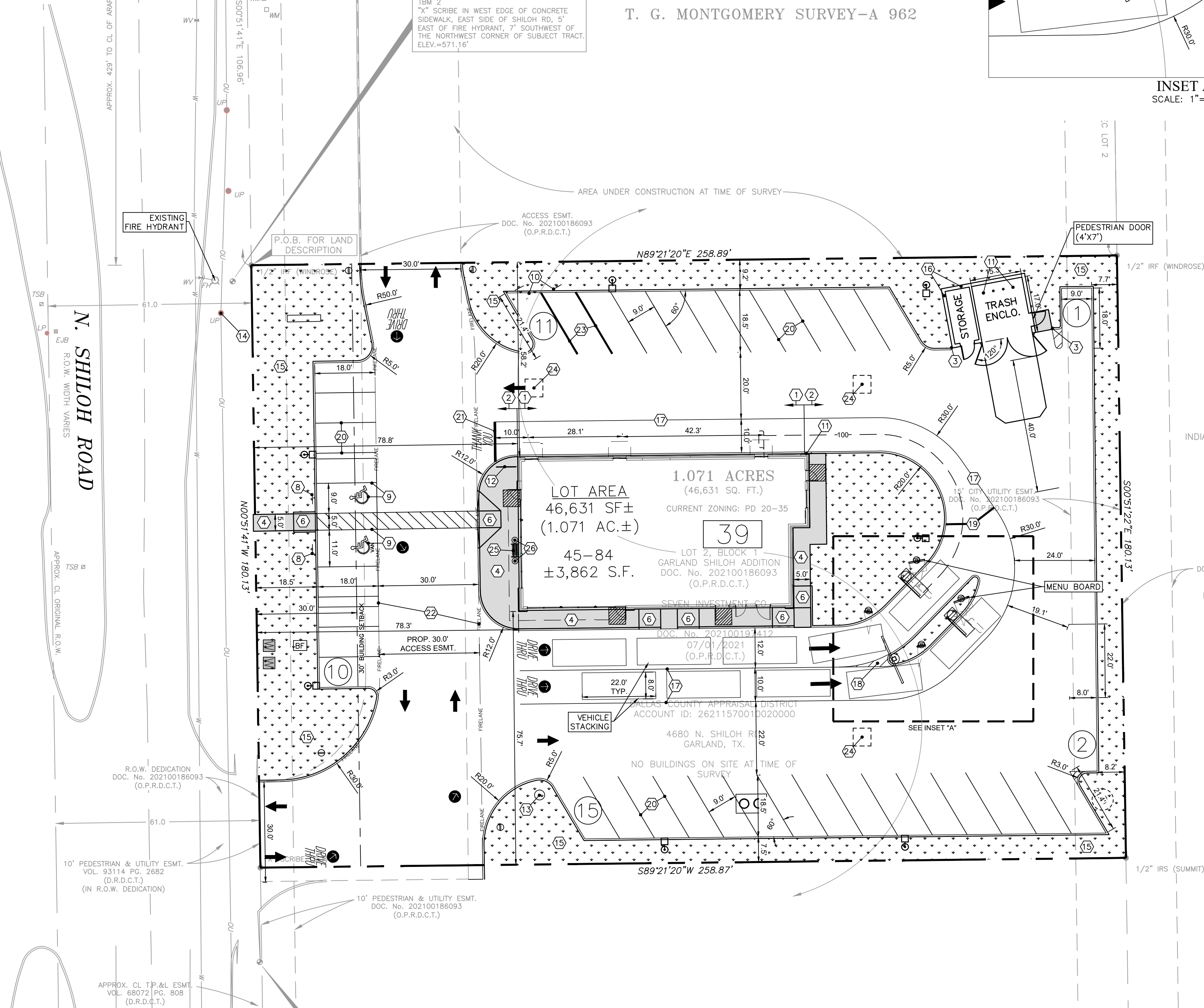
SITE INFORMATION		
	EXISTING	PROPOSED
LAND AREA	46,632 SF (1.07 AC)	46,632 SF (1.07 AC)
ZONING	PD 20-35 W/ COMMUNITY RETAIL BASE ZONING	PD 20-35 W/ COMMUNITY RETAIL BASE ZONING
LAND USE	VACANT LOT	RESTAURANT W/DRIVE-THRU
BUILDING AREA	3,862 SF	
BUILDING LOT COVERAGE	3,862 SF/43,632 SF = 8.3%	
FLOOR AREA RATIO	0.08:1	
	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	35'	18'-9.5" (1 STORY)
PARKING SPACE	1 SPACE PER 100 SF = 39	39
HANDICAP PARKING	2	2
LANDSCAPE AREA	10% (4,663 SF)	22.2% (10,349 SF)
IMPERVIOUS AREA	NONE	77.8% (36,283 SF)
BUILDING SETBACK	30' FRONT	78.3' FRONT
LANDSCAPE SETBACK	10' FRONT, 7' SIDE, & 5' REAR	18' FRONT, 7' SOUTH SIDE, 8.7 NORTH SIDE, & 7.2' REAR

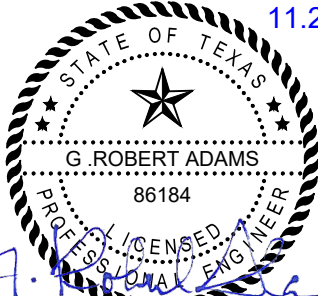
AREA CONSTRUCTION MANAGER:
MCDONALD'S USA, LLC DALLAS FIELD OFFICE
511 E. JOHN CARPENTER FRWY., SUITE 375
IRVING, TX 75062
CONTACT: JOE RAMIREZ
PHONE: (281) 352-5388
EMAIL: JOSE.RAMIREZ@US.MCD.COM

CIVIL ENGINEER:
LANGAN
2999 OLYMPUS BLVD., SUITE 165
DALLAS, TX 75019
CONTACT: HEATHER MACOMBER
PHONE: (817) 328-3243
EMAIL: HMACOMBER@LANGAN.COM

OWNER:
ARAPAHO PARTNERS LTD.
4143 MAPLE AVE. #325
DALLAS, TX 75219
CONTACT: MATT MACCONNELL
PHONE: (760) 638-1399
EMAIL: MTM@MALOUFFINTERESTS.COM

APPLICANT:
OFI CHITO
3224 COLLINSWORTH STREET
FORT WORTH, TX 76107
CONTACT: LESLIE FORD
PHONE: (325) 370-9965
EMAIL: LESLIE@OFICHITO.COM



Date	Description	No.
Revisions		
 McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.		
		11.29.23
 Langan Engineering and Environmental Services, Inc. 2999 Olympus Blvd, Suite 165 Dallas, TX 75019		
T: 817.328.3200		www.langan.com

McDonald's Restaurant
L/C #423441
N SHILOH RD
GARLAND

DALLAS COUNTY	TEXAS
Drawing Title	

SITE PLAN

Project No.	Drawing No. C4.0
520063901	
Date	
11/27/2023	
Drawn By	
MNK	Sheet 6 of 12
Checked By	
HJM	



Know what's **below**.
Call before you dig.

CASE #230620-1

LANDSCAPE ORDINANCE COMPLIANCE CHART

ORDINANCE SECTION	DESCRIPTION	REQUIRED/PROVIDED	COMPLIANCE
Section 4.34 (A)	Landscape Materials must cover a minimum of 10 percent of the total site area	REQUIRED: 46,632 Sq.Ft x 0.10 = 4,663.2 Sq.Ft PROVIDED: 10,185.82 Sq.Ft (21.8%)	COMPLIES
Section 4.34 (B)(2)	A minimum of a 10' wide landscape buffer along R.O.W.	REQUIRED: 10' wide buffer PROVIDED: 10' wide buffer	COMPLIES
Section 4.34 (3)(b)	For every thirty lineal feet of R.O.W one canopy tree is required.	REQUIRED: 150 LF/ 30' = 5 Street Trees PROPOSED: 6 Existing Trees	COMPLIES
Section 4.35 (A)(1)	Living materials must cover at least 5% of parking lot	REQUIRED: 7,817 Sq.Ft x 0.05= 390.84 Sq.Ft PROPOSED: 901.8 Sq.Ft (11.5%)	COMPLIES
Garland, TX Division 4 Landscaping Design Requirements	Landscape island must be located at the terminus of each parking row and contain one large canopy tree	REQUIRED: One Tree in all parking islands at the terminus of each parking row PROPOSED: One Tree in all parking islands at the terminus of each parking row	COMPLIES
	Must be a minimum of one large canopy tree within 65 ft of every parking space	REQUIRED: One large canopy tree within 65' of every parking space PROPOSED: One large canopy tree within 65' of every parking space	COMPLIES
	One large canopy tree every 10 parking spaces	REQUIRED: 38 parking spaces/10= 3.8 large canopy trees PROPOSED: 6 large parking lot trees	COMPLIES

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (filled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around free hydrants. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray of lead or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/4" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT AND ACCEPTANCE is achieved.

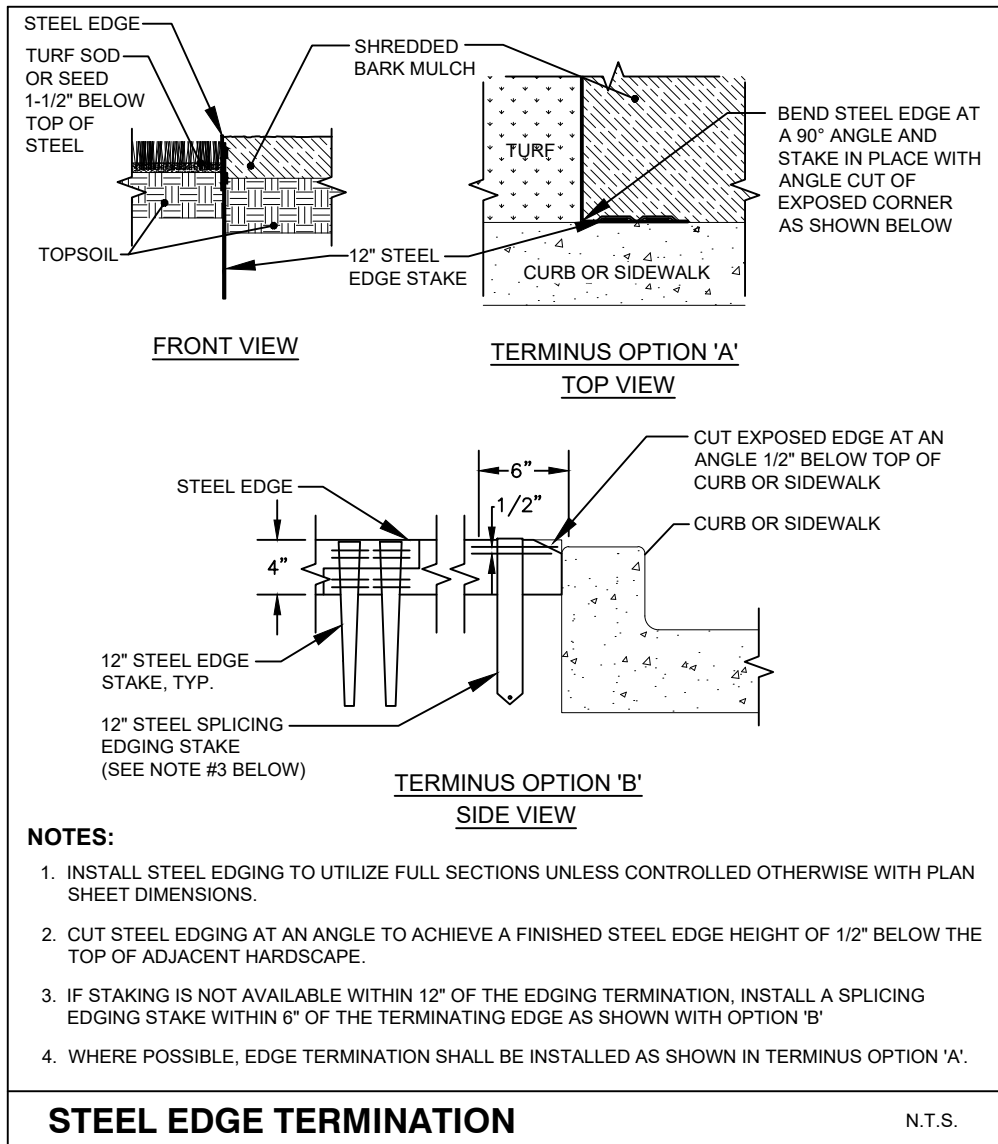
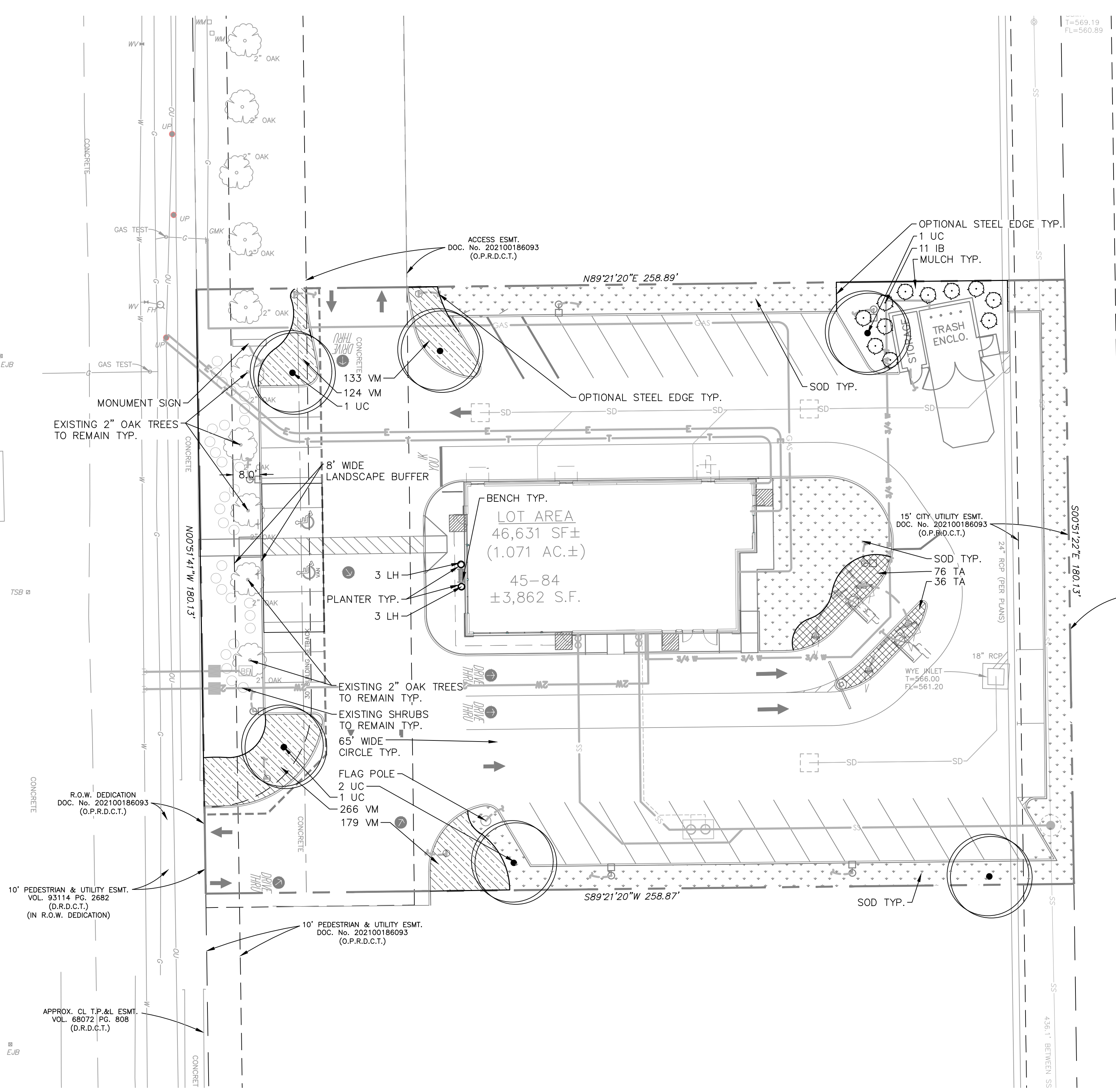
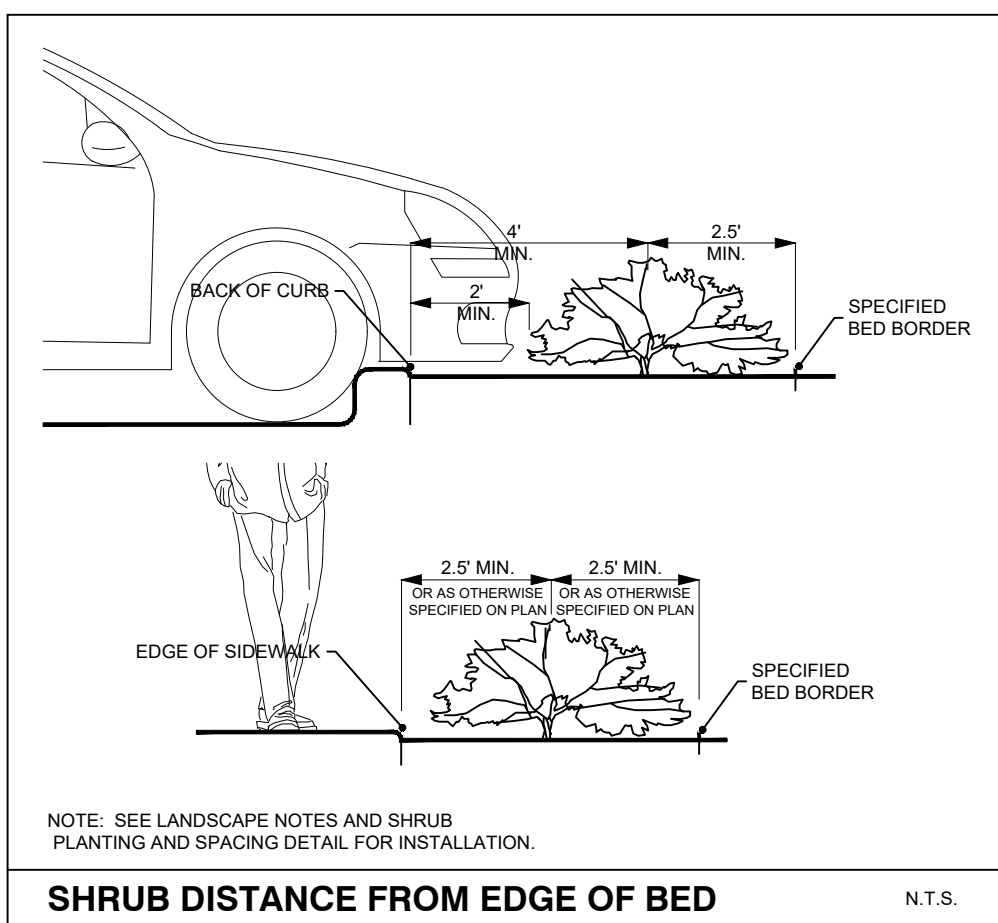
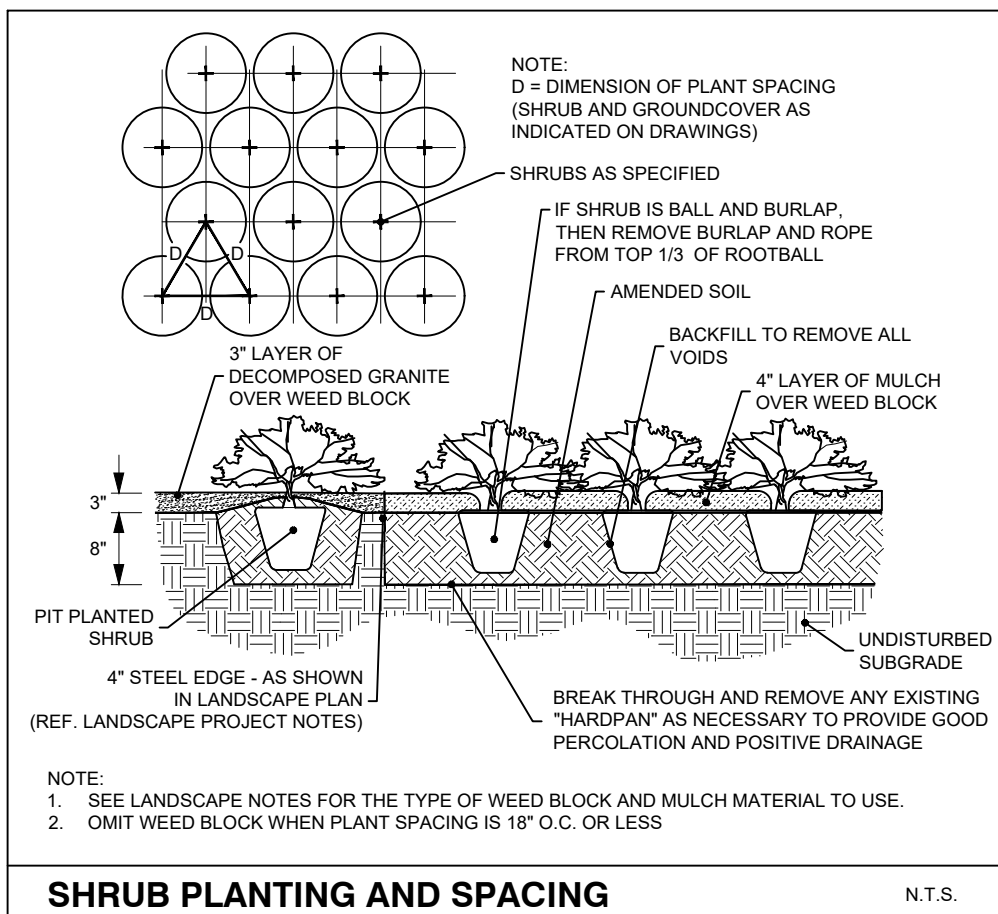
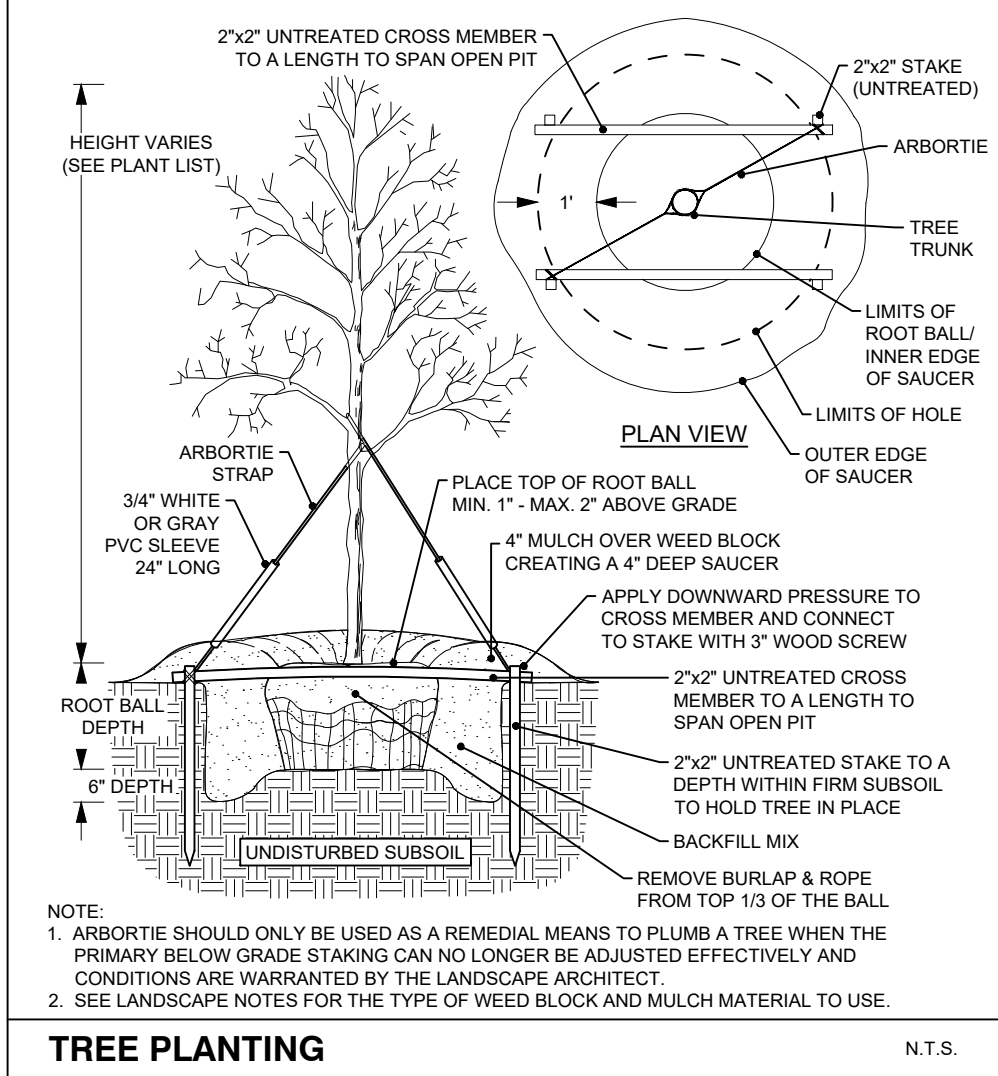
SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, viable system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

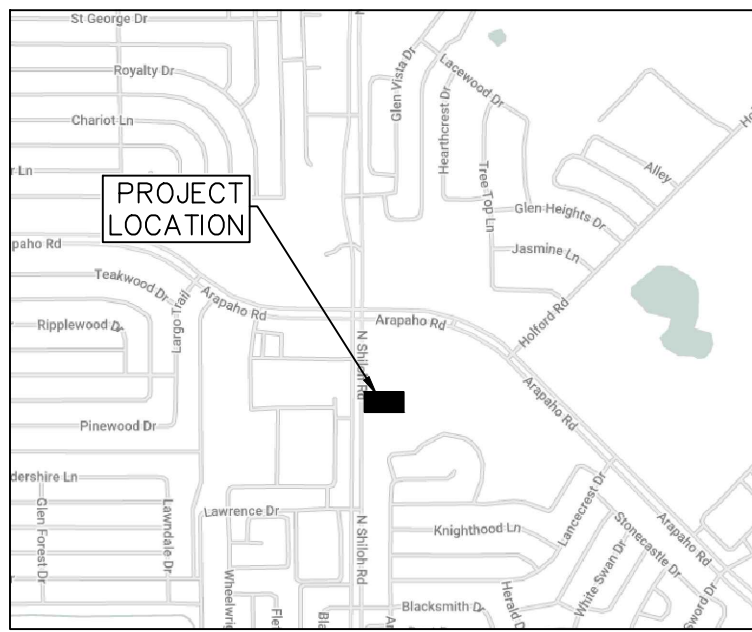


PLANT SCHEDULE

TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD	*
	UC	6	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL.	B&B	40-60' H X 40-60' W	
SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD	*
			EXISTING SHRUBS				
	IB	11	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL.	CONTAINER	6-8' H X 6-8' W	
GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD	*
	LH	6	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GAL	CONTAINER	1-2' H X 1-2' W	
	TA	112	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL	CONTAINER	1' H X 2' W	
	VM	702	VINCA MAJOR / LARGE PERIWINKLE	1 GAL	CONTAINER	1-3" H X 1-2' W	
* DENOTES AVERAGE MATURE PLANT SIZE AT GROWTH							



CASE #230620-1

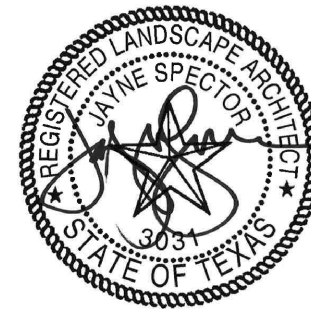


AREA CONSTRUCTION MANAGER:
McDONALD'S USA, LLC DALLAS FIELD OFFICE
511 E. JOHN CARPENTER FRWY., SUITE 375
IRVING, TX 75062
CONTACT: JOE RAMIREZ
PHONE: (281) 352-5388
EMAIL: JOSE.RAMIREZ@US.MCD.COM

LANDSCAPE ARCHITECT:
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2999 OLYMPUS BLVD., SUITE 165
DALLAS, TX 75019
CONTACT: JAYNE SPECTOR
PHONE: (215) 845-8916
EMAIL: JSPECTOR@LANGAN.COM

APPLICANT:
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3224 COLLINSWORTH STREET
FORT WORTH, TX 76107
CONTACT: LESLIE FORD
PHONE: (325) 370-9965
EMAIL: LESLIE@OFICHITO.COM

OWNER:
ARAPHO PARTNERS LTD.
4143 MAPLE AVE. #325
DALLAS, TX 75219
CONTACT: MATT MACCONNELL
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EMAIL: MTM@MALOUFFINTERESTS.COM



LANGAN

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Environmental Services, Inc.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019

T: 817.328.3200

www.langan.com

TBPE FIRM REG. #F-13709

Project
McDonald's Restaurant
L/C #423441
N SHILOH RD
GARLAND

DALLAS COUNTY TEXAS
Drawing Title

LANDSCAPE PLAN

Project No.

520063901

Date

11/27/2023

Drawn By

DH

Checked By

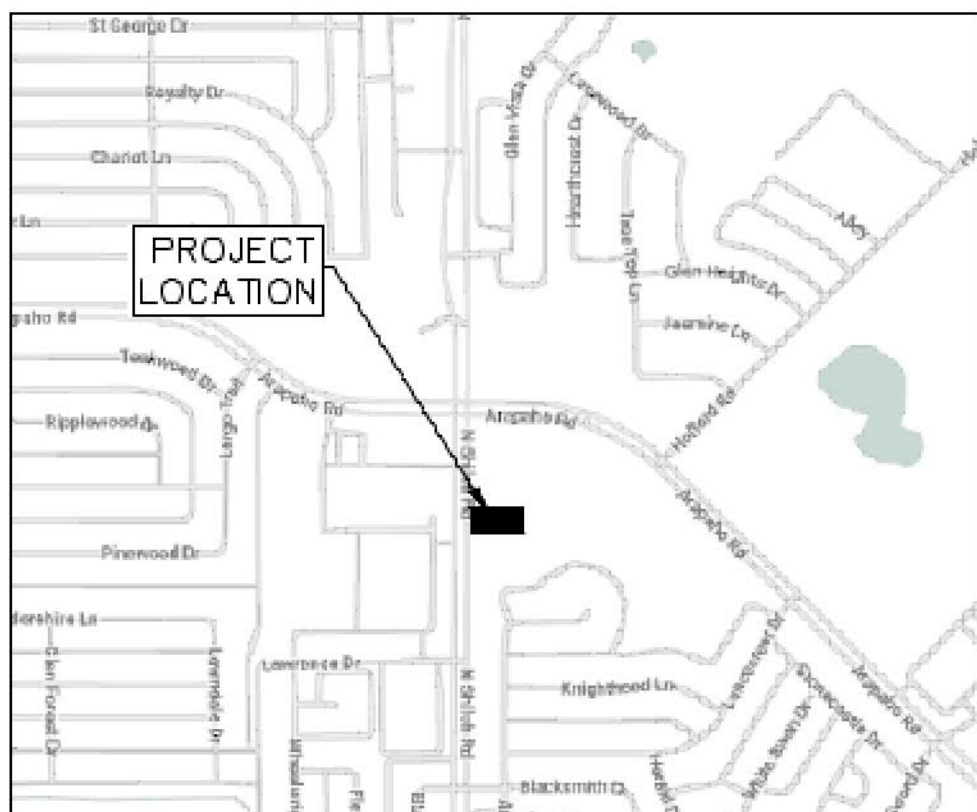
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Drawing No.

L1.0

Sheet 12 of 12

EXHIBIT E



E - STUCCO "IRON ORE"

CM - METAL REVEAL PANELS

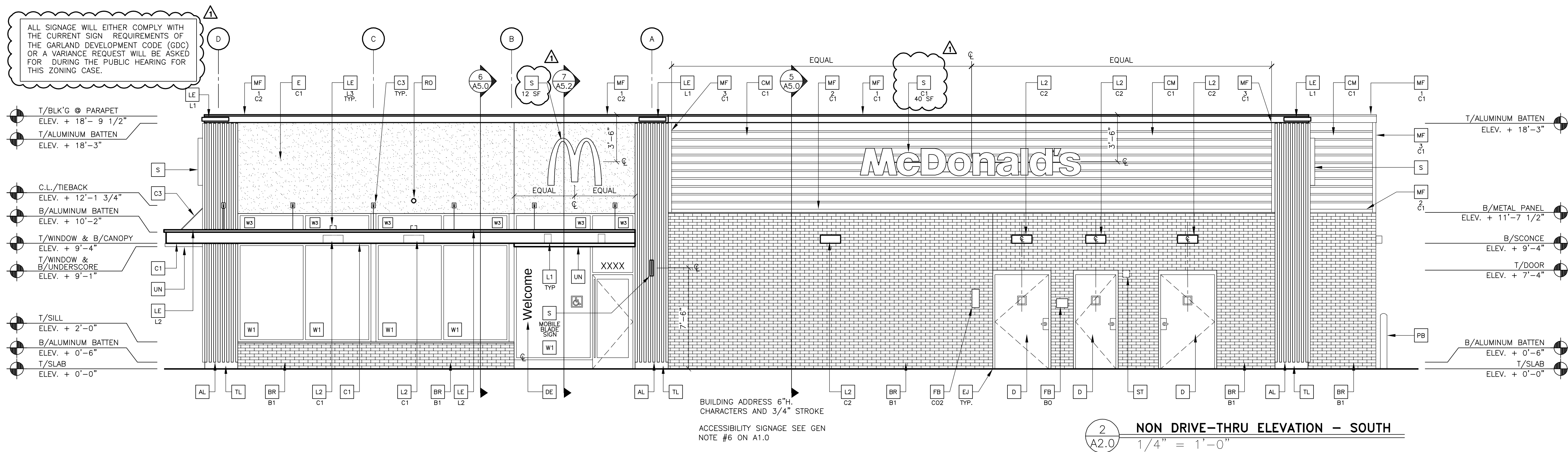
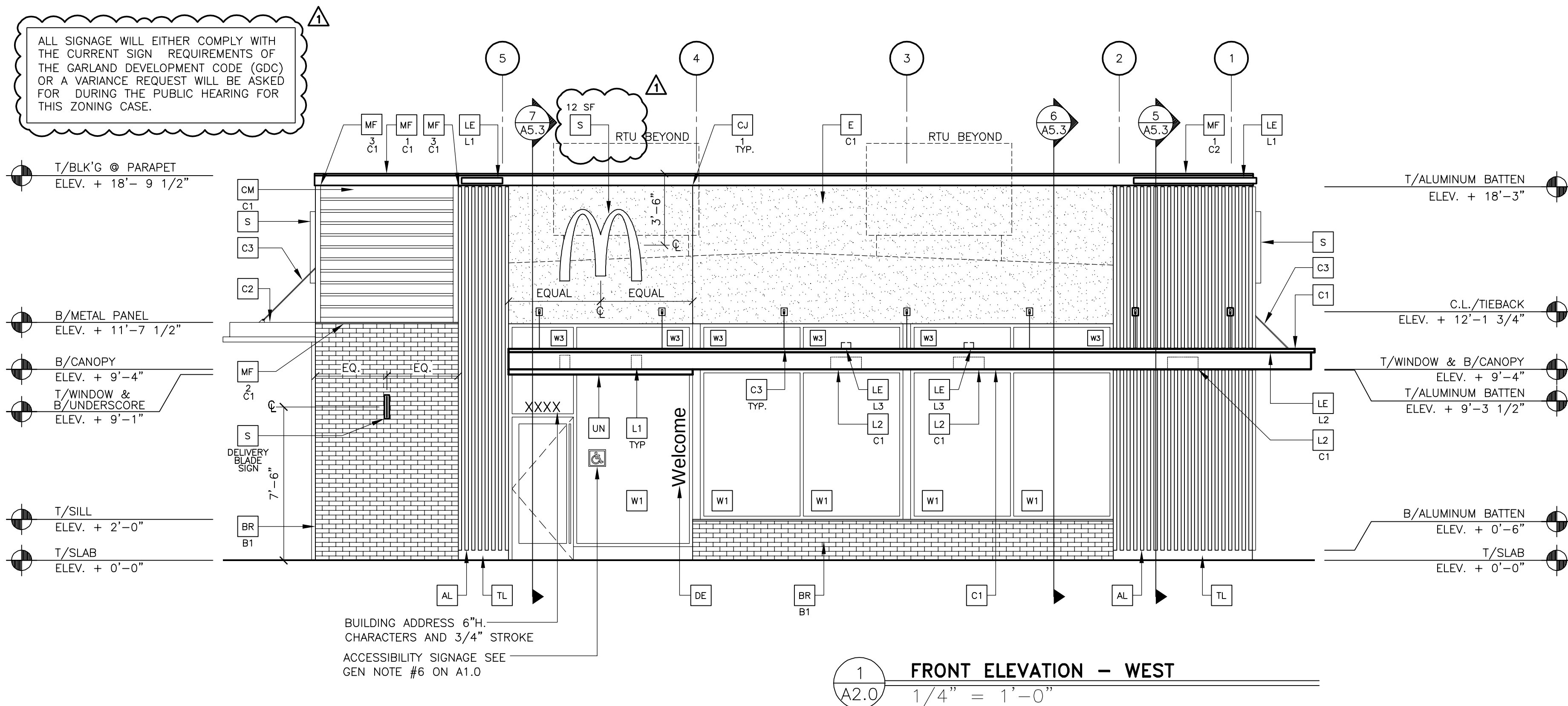
BR - BRICK "SILVERADO"



CN - ALUM CANOPY WHITE
UN - UNDERSCORE YELLOW

AL - ALUMINUM BATTENS

AP - APOLIC METAL PANELS



KEY NOTES:

- | | |
|----|--|
| AL | ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"x2" PROFILE
COLOR: EARL WALNUT, BACKRALL UNFINISHED, ENDCAIP PATTERN TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB GROUP 1. HDO BOTH FACES, APME TRADEMARKED, COURSE GRIT SAND STRIPPED PRIOR TO PRIMING. PRIME AN DPAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS |
| AP | ALPOLC METAL PANEL (COLOR: RAL 7022) |
| BR | MODULAR FACE BRICK
B1—COLOR:
B1 = "SILVERADO" SMOOTH BY HEBRON BRICK COMPANY |
| C1 | ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE |
| C2 | ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022 |

- | | |
|----|--|
| EJ | EXPANSION JOINT, SEE DETAIL 7/A4.1 |
| C3 | ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACK
WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
SEE DETAIL 3/A5.0 |
| CM | 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1-COLOR:
C1 = WEATHERED ZINC |
| FB | C2 - C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
B0 = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) |
| D | HOLLOW METAL DOOR
PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE |
| DE | DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIER:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, dmcdonaldsdecor@gfxi.com |

- | | |
|----|--|
| UN | METAL UNDERSCORE
COLOR: GOLD |
| E | 7/8" 3--COAT STUCCO SYSTEM, REF WALL ASSEMBLY NOTES |
| C1 | COLOR: C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS |
| CJ | CONTROL JOINT |
| | 1--TYPE: 1 = STUCCO |
| GR | GUARD RAIL--SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
USE STAINLESS STEEL OR GALVANIZED STEEL |
| L1 | RECESSED DOWN LIGHT FIXTURE -- SEE ELECTRICAL
COLOR: GOLD |
| W1 | EXTERIOR WINDOW ASSEMBLY -- TEMPERED GLASS
COLOR: EXTRA DARK BRONZE |
| W2 | DRIVE--THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL
OPER. ELECTRONIC RELEASE |
| XX | COLOR: DEEP BRONZE |
| | SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT |

- | | |
|----|---|
| TL | TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE
COLOR: "IRON RED" SW 7069 BY SHERWIN WILLIAMS |
| L2 | RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL |
| C1 | COLOR:
C1 = WHITE
C2 = PLATINUM SILVER |
| LE | ACCENT LIGHTING - SEE ELECTRICAL |
| L1 | LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE |
| MF | METAL FASCIA |
| C1 | TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022 |

- | | |
|----|---|
| W3 | EXTERIOR WINDOW ASSEMBLY - SANDREL GLASS
COLOR: EXTRA DARK BRONZE |
| PB | PIPE BOLLARD - PAINTED YELLOW |
| PT | (RMHC) COIN COLLECTOR. REFERENCE DETAIL 1/A5.2
MODEL: #WPT STD
CALL 1-686-743-7435 TO ORDER |
| RO | ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL |
| S | McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. |
| C1 | COLOR:
C1= WEATHERED ZINC RACEWAY
C2= RAIL 7022 RAINAGE |
| ST | CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS
FOR SPECIFICATION. |

PRE-SUBMITTAL CASE # 230620-1

McDONALD'S GARLAND TX (SHLOH)

CURRENT ZONING: PD 20-35 W/COMMUNITY RETAIL BASE ZONING
PROPOSED USE: RESTAURANT WITH DRIVE-THRU

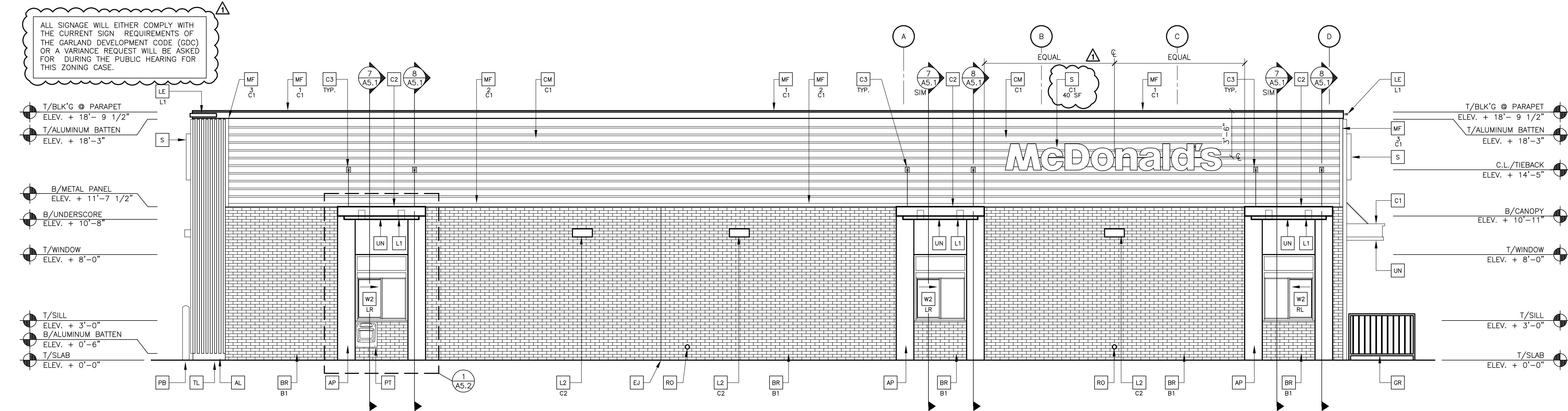
OWNER: McDONALD'S USA LLC
APPLICANT: LESLIE FORD (OH CHITO)

PLAN PREPARER: JEREMY WILLIAMS (JAW ARCHITECTS INC.)
6115 CAMP BOWIE BLVD., SUITE 200
FORT WORTH TEXAS
817-705-3387

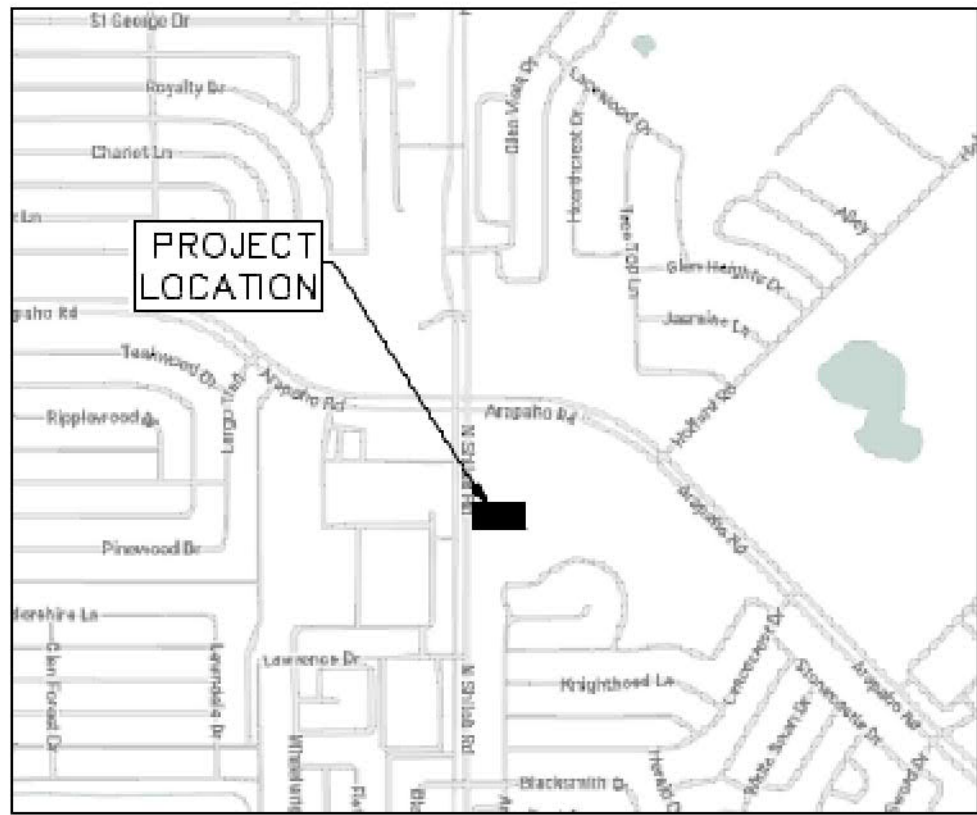
REQUIRED BUILDING DESIGN ELEMENTS (6)

- AWNINGS OR CANOPIES (CANOPIES PROVIDED)
- DISPLAY WINDOWS (PROVIDED)
- DIVIDED LIGHT WINDOWS (PROVIDED)
- TRANSOM WINDOWS (PROVIDED)
- PLANTERS OR COUNTERS (PLANTERS PROVIDED, REF SITE PLAN)
- BENCHES FOR OUTDOOR SEATING (PROVIDED, REF SITE PLAN)

[illegible]



1 DRIVE THRU ELEVATION - NORTH
1/4" = 1'-0"

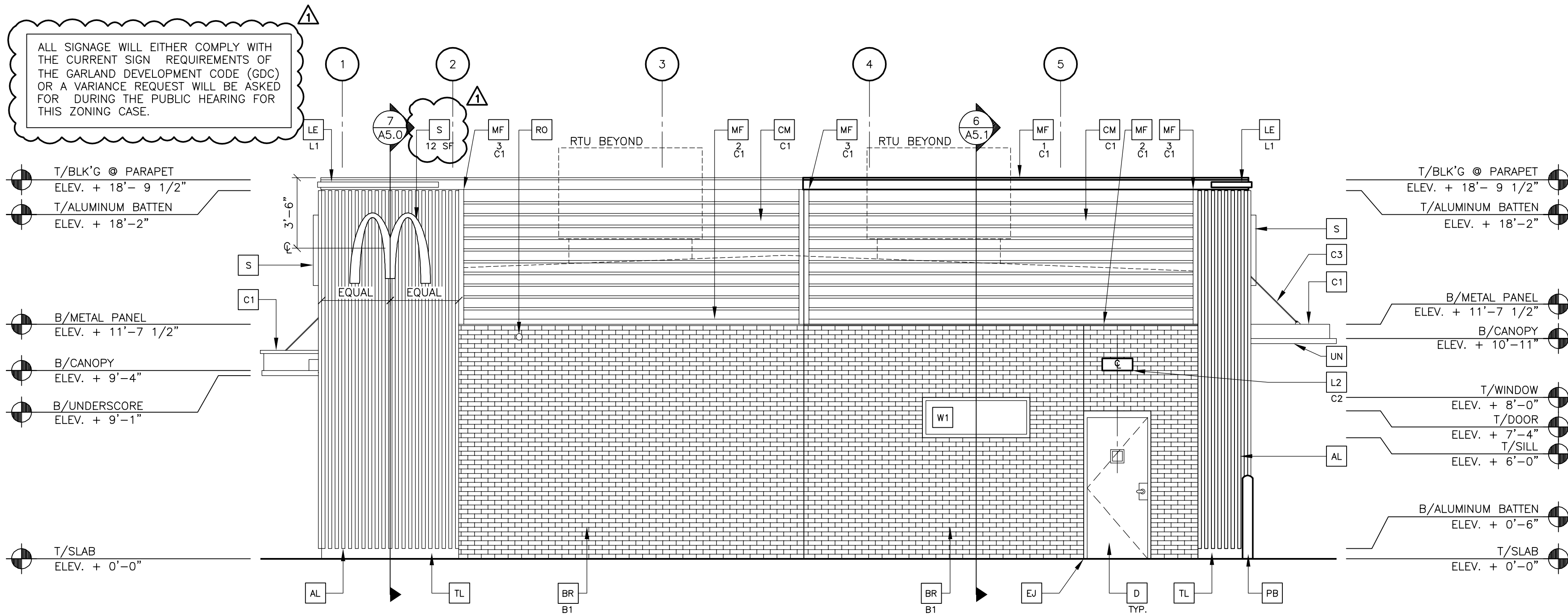


VICINITY MAP

E - STUCCO "IRON ORE" CM - METAL REVEAL PANELS BR - BRICK "SILVERADO"



CN - ALUM CANOPY WHITE UN - UNDERSCORE YELLOW AL - ALUMINUM BATTENS AP - APOLIC METAL PANELS



2 REAR ELEVATION - EAST
1/4" = 1'-0"

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"x2" PROFILE
COLOR: EARL WALNUT, BACKRAIL UNFINISHED, ENDCAIP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APAP TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AN DRAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BR MODULAR FACE BRICK
B1-COLOR:
B1 = "SILVERADO" SMOOTH BY HEBRON BRICK COMPANY
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

- EJ EXPANSION JOINT. SEE DETAIL 7/A4.1
- C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
SEE DETAIL 3/A5.0
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1-COLOR:
C1 = WEATHERED ZINC
- FB CO2 = CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- D HOLLOW METAL DOOR
PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com

- UN METAL UNDERSCORE
COLOR: GOLD
- E 7/8" 3-COAT STUCCO SYSTEM, REF WALL ASSEMBLY NOTES
C1-COLOR:
C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- CJ CONTROL JOINT
1-TYPE: 1 = STUCCO
- GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
USE STAINLESS STEEL OR GALVANIZED STEEL
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: EXTRA DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

- TL TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1 = WHITE
C2 = PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
C1-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022

- W3 EXTERIOR WINDOW ASSEMBLY - SANDREL GLASS
COLOR: EXTRA DARK BRONZE
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR. REFERENCE DETAIL 1/A5.2
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
- ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.

PRE-SUBMITTAL CASE # 230620-1

McDONALD'S GARLAND TX (SHILOH)
CURRENT ZONING: PD 20-35 W/COMMUNITY RETAIL BASE ZONING
PROPOSED USE: RESTAURANT WITH DRIVE-THRU
OWNER: McDONALD'S USA LLC
APPLICANT: LESLIE FORD (OFI CHITO)
PLAN PREPARED: JEREMY WILLIAMS (JAW ARCHITECTS INC.)
6115 CAMP BOWIE BLVD., SUITE 200
FORT WORTH TEXAS
817-705-3387
REQUIRED BUILDING DESIGN ELEMENTS (6)
• AWNINGS OR CANOPIES (CANOPIES PROVIDED)
• DISPLAY WINDOWS (PROVIDED)
• DIVIDED LIGHT WINDOWS (PROVIDED)
• TRANSOM WINDOWS (PROVIDED)
• PLANTERS OR FOUNTAINS (PLANTERS PROVIDED, REF SITE PLAN)
• BENCHES FOR OUTDOOR SEATING (PROVIDED, REF SITE PLAN)

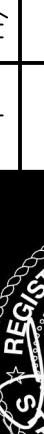
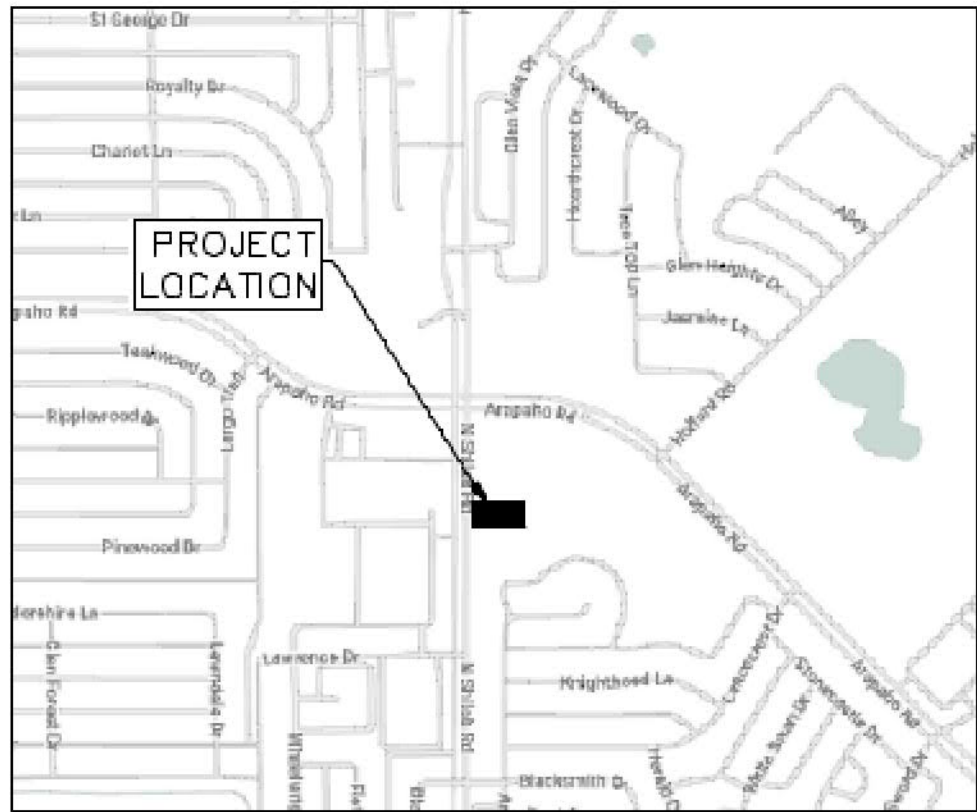
DRAWN BY JAW		STD 2023	DATE 2023	REVIEWED BY JAW	DATE ISSUED 10/25/2023	TITLE 2023 STANDARD BUILDING - BB20 4584-WOOD/WOOD	DESCRIPTION WOOD BEARING WALLS W/4" BRICK VENEER WOOD ROOF TRUSS FRAMING STUCCO/BATTEN/METAL/BRICK EXTERIOR FINISH	SITE ID 042-3441	PREPARED FOR: McDonald's USA, LLC © 2023 McDonald's USA, LLC		PREPARED BY:  JAW Architects, Inc. Jeremy Williams, Architect Phone: 817-705-3387 Email: jerry@jawa-arch.com	
SHEET NO. A2.1		JAWA 23-0086		ELEVATIONS		NORTH SHILOH ROAD, GARLAND TEXAS		REV		DATE	DESCRIPTION	
1		11/15/23									ZONING COMMENTS	

EXHIBIT E



VICINITY MAP

PRE-SUBMITTAL CASE # 230620-1

McDONALD'S GARLAND TX (SHILOH)

CURRENT ZONING: PD 20-35 W/COMMUNITY RETAIL BASE ZONING
PROPOSED USE: RESTAURANT WITH DRIVE-THRU

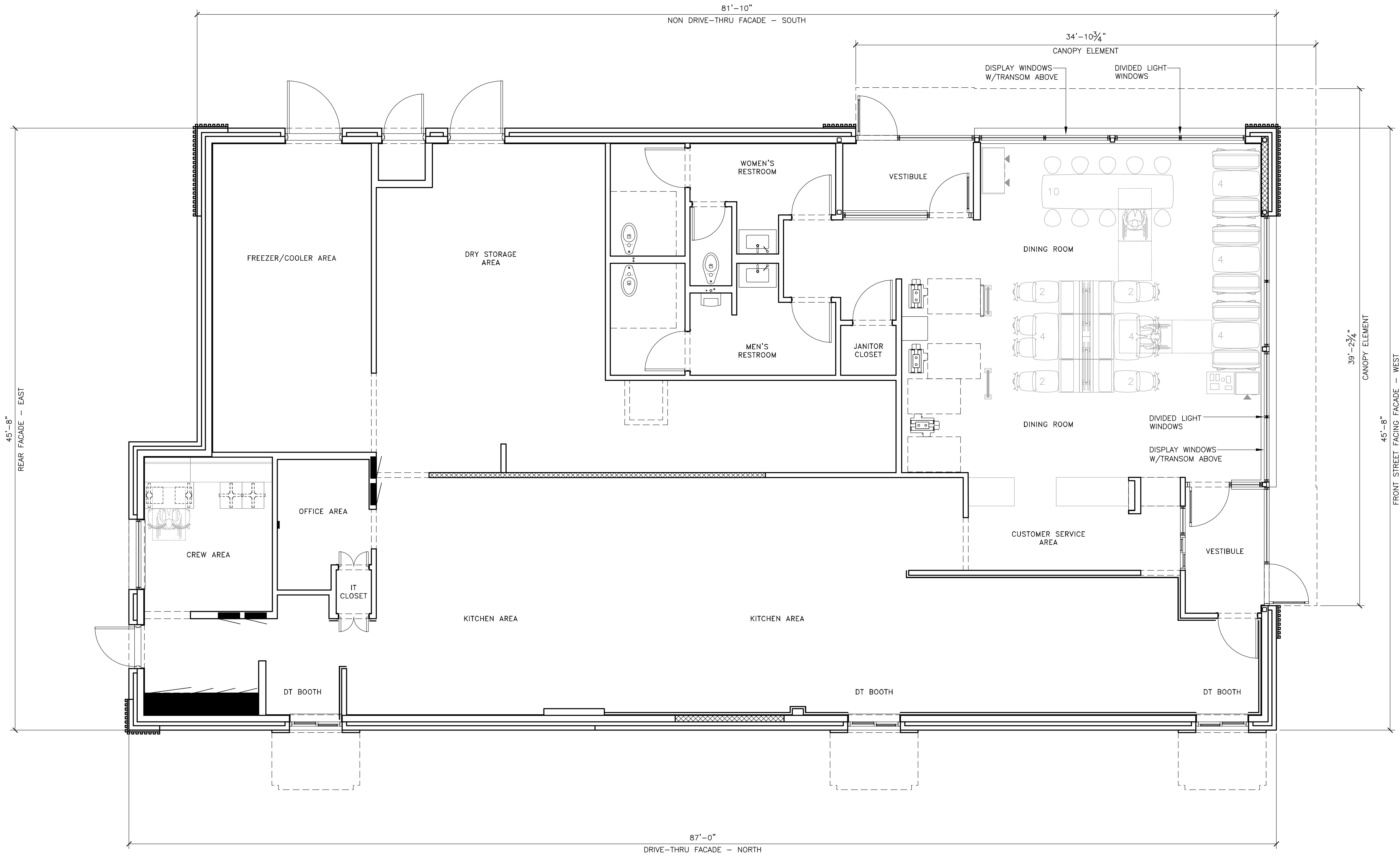
OWNER: McDONALD'S USA LLC
APPLICANT: LESLIE FORD (OFI CHITO)

PLAN PREPARER: JERAMY WILLIAMS (JAW ARCHITECTS INC.)
6115 CAMP BOWIE BLVD., SUITE 200
FORT WORTH TEXAS
817-705-3387

REQUIRED BUILDING DESIGN ELEMENTS (6)

- AWNINGS OR CANOPIES (CANOPIES PROVIDED)
- DISPLAY WINDOWS (PROVIDED)
- DIVIDED LIGHT WINDOWS (PROVIDED)
- TRANSOM WINDOWS (PROVIDED)
- PLANTERS OR FOUNTAINS (PLANTERS PROVIDED, REF SITE PLAN)
- BENCHES FOR OUTDOOR SEATING (PROVIDED, REF SITE PLAN)

FAÇADE	LENGTH OF FAÇADE (FT)	ARTICULATION TYPE	LENGTH OF ARTICULATION (FT)	DEPTH OF ARTICULATION (FT)	% OF TOTAL FAÇADE
Front Façade (West Facing)	45.75	Horizontal (Canopy)	39.25	3.00	85.79%
Front Façade (West Facing)	45.75	Vertical	<i>Not Required (Façade Is Under 50 Feet in Length)</i>		
Side Façade (South Facing)	81.75	Horizontal (Canopy)	34.75	3.00	42.51%
Side Façade (South Facing)	81.75	Vertical	<i>Not Required (Façade Is Not Street Facing)</i>		
Rear Façade (East Facing)	45.75	Horizontal	<i>Not Required (Façade Is Not Street Facing)</i>		
Rear Façade (East Facing)	45.75	Vertical	<i>Not Required (Façade Is Not Street Facing)</i>		
Side Façade (North Facing)	87.00	Horizontal	<i>Not Required (Façade Is Not Street Facing)</i>		
Side Façade (North Facing)	87.00	Vertical	<i>Not Required (Façade Is Not Street Facing)</i>		



FLOOR PLAN

1/4" = 1'-0"

[illegible]

Z 23-44



View of the subject property



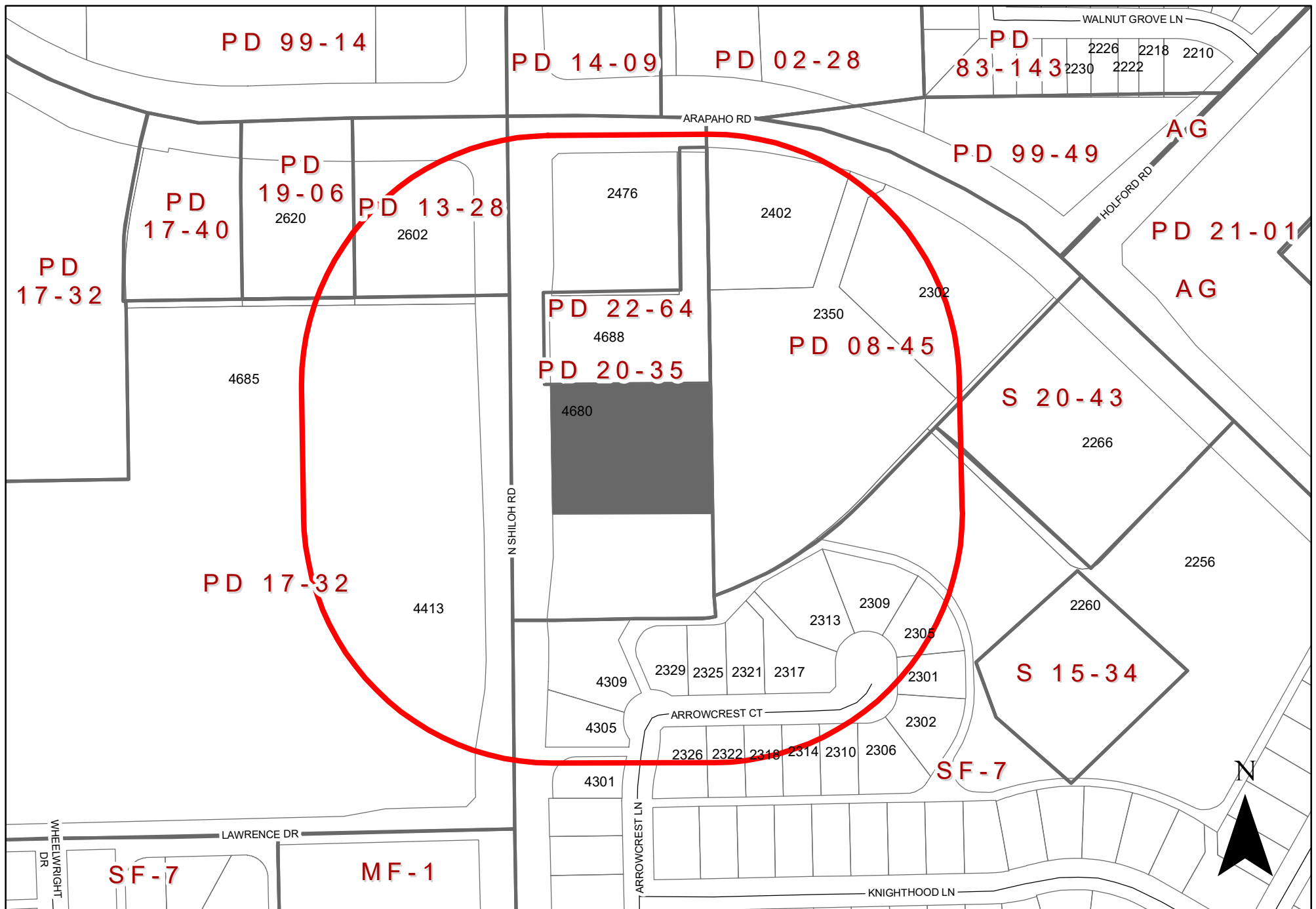
North of the subject property



South of the subject property



West of the subject property



0 130 260 Feet
1 inch = 202 feet

ZONING MAP Z 23-44

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

4680 North Shiloh Road

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