



# 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  
March 11, 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 6:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via [GarlandTX.gov](http://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. **BRILLE 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 February 26, 2024 meeting.

## ITEMS FOR INDIVIDUAL CONSIDERATION

### Speaker Regulations:

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

### 2. ZONING

- a. Consideration of the application of **Texas Taco Cabana, LP**, requesting approval of 1) a Specific Use Provision Renewal for a Drive-Through, Restaurant Use and 2) a Plan on a property zoned Community Retail (CR) District with a Specific Use Provision (S 02-36). This property is located at 5959 Broadway Boulevard. (District 4) (File Z 24-09)

**3. MISCELLANEOUS**

- a. Consideration of the application of **SignSmiths of TX**, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow an awning sign on a property zoned Downtown (DT) District, Uptown (U) sub-district. This property is located at 823 Main Street. (District 2) (File DD 24-01)

**4. ADJOURN**

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

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



GARLAND

**Plan Commission**

1. a.

**Meeting Date:** 03/11/2024

**Item Title:** Plan Commission Minutes for February 26, 2024

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**Summary:**

Consider approval of the Plan Commission Minutes for the February 26, 2024 meeting.

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**Attachments**

February 26, 2024 Plan Commission Minutes

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# GARLAND

## MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, February 26, 2024, 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  
Georgie Cornelius, Commissioner  
Rich Aubin, Commissioner  
Patrick Abell, Commissioner  
Michael Rose, Commissioner

Staff Present: Will Guerin, Planning Director  
Angela Self, Planning Administrator  
Nabiha Ahmed, Lead Development Planner  
David Jones, Planner I  
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 Paris. Motion carried: 8 Ayes, 0 Nays.

1. **MINUTES**
  - a. Consider approval of the Plan Commission Minutes for the February 12, 2024 meeting. **APPROVED**
2. **PLATS**
  - a. P 24-05 Centerville Garland -- Replat **APPROVED**
  - b. P 24-07 Westbank Townhouse Addition -- Preliminary Plat **APPROVED**

## ITEMS FOR INDIVIDUAL CONSIDERATION

### Speaker Regulations:

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### 3. ZONING

- a. Consideration of the application of **Prime Data Centers / Munsch Hardt Kopf & Harr**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Community Office (CO) Uses and 2) a Detail Plan for a Data Center and Electric Substations. This property is located at 2000 Holford Road. (District 7) (File Z 23-47) **APPROVED**

The applicants, Angela Hunt, 500 N. Akard St., Dallas, TX 75201, Rusty A. Coan, 3537 Steele Blvd., Suite 300, Fayetteville, Arkansas, 72703 and Michael Holigan, 16250 Knoll Trail, Suite 102, Dallas, TX 75248, provided an overview of the request and remained available for questions.

Commissioner Rose asked the applicant how they felt with the construction delay on Holford Road and if they would still move forward with the project in spite of the delays.

The applicant responded that data center use does not require high traffic activity, which in this case is a good thing since the development of Holford Road is being delayed.

Commissioner Dalton asked the applicant to clarify if in fact the three buildings would have a minimal number of staff present.

The applicant responded that they are estimating that there would be 60 full-time employees for the building and that an additional 30 employees for each of the three tenants. The applicant further stated that when the project was originally designed, because of the need for an electric substation for the project, the substation that would have originally been on the northeast side of the project, but was moved behind the buildings to create a more attractive frontage along Holford Road.

Commissioner Abell asked the applicant about the overall lighting facing the residents on Holford Road.

The applicant responded that they have focused on making the lighting around the development very thoughtful because they are aware that there are residents across the street. Therefore, all lighting will be focused inward and there is no anticipation of any pole lighting.

Commissioner Jenkins pointed out that the proposed development highlights significant contributions in terms of buffering, screening and landscaping that are far and beyond what is required of the GDC. Overall he is pleased with the aesthetics of the building as well as the use of the land for the development.

Commissioner Rose asked staff what would happen if in the future, the applicant decided to turn this development into a rented office or warehouse space.

Staff responded that the City can condition the PD to allow only the use of the data center and substation use versus opening it up to allow other uses in the Community Office District.

Commissioner Paris asked the applicant how they would address the concerns of sound around the development.

The applicant responded that the development is a low traffic use and the overall use is not loud. In regard to the generator yard, any sound the generators may produce, which would be minimal, would be buffered by the two-story buildings. The applicant further added that they do not anticipate that noise issues would be of concern to the neighbors.

Commissioner Aubin asked for further clarification on the generator yard and how they would work with respect to the development.

The applicant responded that the generator yard was positioned purposely on the interior of the building so that they would be blocked by the two-story buildings on both sides. Furthermore, the generator yards will be enclosed as well to help eliminate some of the sound and will also have noise suppressors.

Commissioner Dalton asked the applicant what the decibel rating of the generators would be when they are running.

The applicant responded that at a project level, the decibel level at runtime for the generators would be approximately 56 decibels, which would be relatively low. The applicant further explained that the noisiest part of the project would be the cooling units which would be in the back but are a closed-looped design which would help keep the noise level low. The applicant added that the noise level from the nearby highway would be much noisier.

Commissioner Dalton concurred with the applicant on the relatively low noise the generators would produce as opposed to the nearby highway and added that because the buildings will be dual fed by two different electric companies, the generators will only be activated if there is a total power outage or during load testing that will occur during some interval.

The applicant added that there could be potentially a time when they would need to run the generators if they were doing a low shedding or peak shedding for the utility companies during a high temperature day to help drop electricity loads from the grid.

Commissioner Rose asked the applicant what areas their development would cover.

The applicant responded that as the landlord, they do not necessarily know what areas would be covered, but that they do know that the tenant will be a cloud-based company that would cover companies in and around the DFW market.

Chair Roberts asked the applicant about the general timeline for the phasing of the project and if there had been any talks with the groups involved with the Spring Creek Forest Preserve on how to ensure protection of the preserve during the construction of the project and going forward. He also asked about the 180 parking spaces and if they would consider reducing those and incorporating some more green space.

The applicant responded that while it is difficult to build three buildings at one time, their goal will be to build all three buildings as fast as they can. The current plan is to build the first two buildings at the same time and have them come online about three months apart and as soon as the two front-facing buildings are completed, they will immediately begin building on the third. The approximate construction time for the entire project is 24 months. The applicant responded that they were not aware of any talks with local groups concerned about the preserve. The applicant responded that while they believe that the number of parking spaces is high, their tenant has requested those due to vendors being on-site, as well as for their full-time employees and the applicant's staff, but they do not believe that the parking lot will ever be over 50% filled. The applicant also added that they are okay with restricting the use of the data center as converting it from a data center to any other use would require a complete breakdown of the buildings.

Resident speaking in opposition of the request:

Marc S. Quinn, 2125 Jasmine Ln., Garland, TX 75044

The resident speaking in opposition expressed concern that an industrial area is being moved into a residential area and that the overall project would be towering above the residential neighborhood across the street where he lives.

Commissioner Rose asked the resident what his thoughts were when the four lane road expansion on Holford Road occurs.

The resident responded that he was unaware of the expansion of Holford Road to four lanes just as he was unaware of this proposed development had it not been for the notification he received, which he expressed he was grateful for.

**Motion** was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented with the additional recommendation that the Planned Development is only permitted for this specific use, which is for the data center and substation. Seconded by Commissioner Dalton.

Commissioner Aubin stated that as good as the proposed development may be for its design and for the benefits to the City, from a land use perspective, he is having difficulty supporting this because the proposed development is surrounded by residential homes as well as there being a valuable forest preserve nearby. For these reasons, he is inclined to oppose this development.

Commissioner Jenkins stated that he is in support of this development for the following reasons: the overall look of the development would enhance the look of the surrounding area, the use would be positively impactful for the City in regards to its tax base, and the idea of the industrial/residential mix would force the applicant to be mindful of their neighbors.

Commissioner Rose expressed concern for the surrounding residents that if this proposed development is not approved, the alternatives could be a multi-family complex or townhomes, which would increase the traffic in the area.

Chair Roberts also expressed that originally he wanted to see a residential development in this area but that with the location originally being a gravel pit, when the owner filled it, he had a difficult time getting single family developers interested because of structural fears. One of the proposed alternatives which was denied by the Commission previously was an office/warehouse use that would have been negatively impactful for traffic and noise to the surrounding residents. With regard to this development, while the construction phase will bring additional traffic and noise, once the development is completed, those should decrease substantially.

**Motion** was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented with the additional recommendation that the Planned Development is only permitted for this specific use, which is for the data center and substation. Seconded by Commissioner Dalton. **Motion carried: 5 Ayes, 3 Nays** with Commissioners Cornelius, Aubin and Abell voting in opposition.

- b. Consideration of the application of **ZoneDev**, requesting approval of an amendment of conditions to Planned Development (PD) District 01-26 to allow Automobiles Sales, New or Used by right; and Boat Sales, Leasing and Repair; Motorcycle/ATV Sales Leasing and Repair (new and used-indoors only); Personal Watercraft Sales, Leasing and Repair (new or used); and Recreational Vehicle/Trailer Sales, Leasing and Repair by Specific Use Provision only. This property is located at 11675 Lyndon B. Johnson Freeway. (District 5) (File Z 24-03)

**APPROVED**

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

Commissioner Rose asked the applicant to clarify if the businesses on the diagram across the street were existing.

The applicant confirmed that those were existing businesses and that the surrounding area to the proposed development was industrial.

Commissioner Abell pointed out that the new roadbed proposed for I-635 will be significantly higher than the proposed subject site. As a result, looking at the highest and best use of the property, the proposed development would meet that criteria as the site would be challenging for anything else.

Commissioner Dalton pointed out that due to the construction of the exits surrounding the proposed development, unless someone is specifically going to the location, it would be difficult to find it otherwise or know it is there. Commissioner Dalton added that his only concern for the proposed development would be adding the other uses besides the new and used car sales.

Commissioner Aubin clarified that if the applicant finds another use besides the new and used auto sales, they would be required to come before the Commission at that time.

The applicant confirmed that they would need to come before the Commission if they intended to propose anything other than new and used car sales.

Chair Roberts stated he would be good with any of the uses except for RV sales. Chair Roberts further recognized the difficulty of the site for any proposed use due to poor access and being surrounded by industrial development.

**Motion** was made by Commissioner Aubin to close the public hearing and **approve** the application as presented but to add a provision that limits the certificate of occupancy to a minimum lot size or one certificate of occupancy on the property so that there are not multiple tenants. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**

#### 4. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:59 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary





**GARLAND**

**Plan Commission**  
**Meeting Date:** 03/11/2024  
**Item Title:**

**2. a.**

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**Summary:**

Consideration of the application of **Texas Taco Cabana, LP**, requesting approval of 1) a Specific Use Provision Renewal for a Drive-Through, Restaurant Use and 2) a Plan on a property zoned Community Retail (CR) District with a Specific Use Provision (S 02-36). This property is located at 5959 Broadway Boulevard. (District 4) (File Z 24-09)

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**Attachments**

Z 24-09 Texas Taco Cabana, LP (District 4)  
Z 24-09 Texas Taco Cabana, LP Responses

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**GARLAND**

TEXAS MADE HERE

# ***Planning Report***

**File No: Z 24-09/District 4**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: March 11, 2024**

## **REQUEST**

Approval of 1) a Specific Use Provision Renewal for a Drive-Through, Restaurant Use and 2) a Plan on a property zoned Community Retail (CR) District with a Specific Use Provision (S 02-36)

## **LOCATION**

5959 Broadway Boulevard

## **APPLICANT**

Texas Taco Cabana, LP

## **OWNER**

SB-Babylon, LLC

## **BACKGROUND**

The subject property is developed with a 3,588 square-foot restaurant with a drive-through [Taco Cabana]. The Specific Use Provision was approved in November 2002 and has expired. The applicant is requesting to renew the SUP.

## **SITE DATA**

The site is 1.27 acres and is access from Broadway Boulevard through a mutual access easement.

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

The subject property is zoned Community Retail (CR) District with a Specific Use Provision (S 02-36) for a restaurant with a drive-through.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR district is generally appropriate along major transportation corridors, but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features.

## **CONSIDERATIONS**

### **Specific Use Provision:**

1. The subject property is currently constructed with a 3,588 square-foot restaurant with a drive-through. The applicant is not proposing any changes to the property at this time.
2. The request does not trigger any additional screening or landscaping standards.

3. The request does not trigger any building design standards.
4. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends twenty (20) to twenty-five (25) years for a restaurant with a drive-through.

**COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan designates this property as Transit-Oriented Center

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities.

The use is an existing restaurant that serves and adds business activity to the area, provides pedestrian sidewalk connections to the adjacent properties, and is compatible with the Comprehensive Plan.

**ECONOMIC DEVELOPMENT STRATEGIC PLAN**

Per the Economic Development Strategic Plan, the proposal is considered "Stand Alone Commercial" and will continue to generate sales tax for the City.

**COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The surrounding properties are all zoned Community Retail (CR) District and Planned Development (PD) District 98-32 for Community Retail Uses. These properties are developed with sit-down restaurant, coffee shop, restaurant with drive-through and retail uses.

**STAFF RECOMMENDATION**

Approval of 1) a Specific Use Provision Renewal for a Drive-Through, Restaurant Use and 2) a Plan on a property zoned Community Retail (CR) District with a Specific Use Provision (S 02-36).

**ADDITIONAL INFORMATION**

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

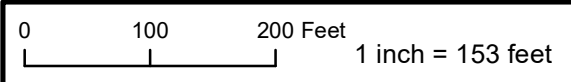
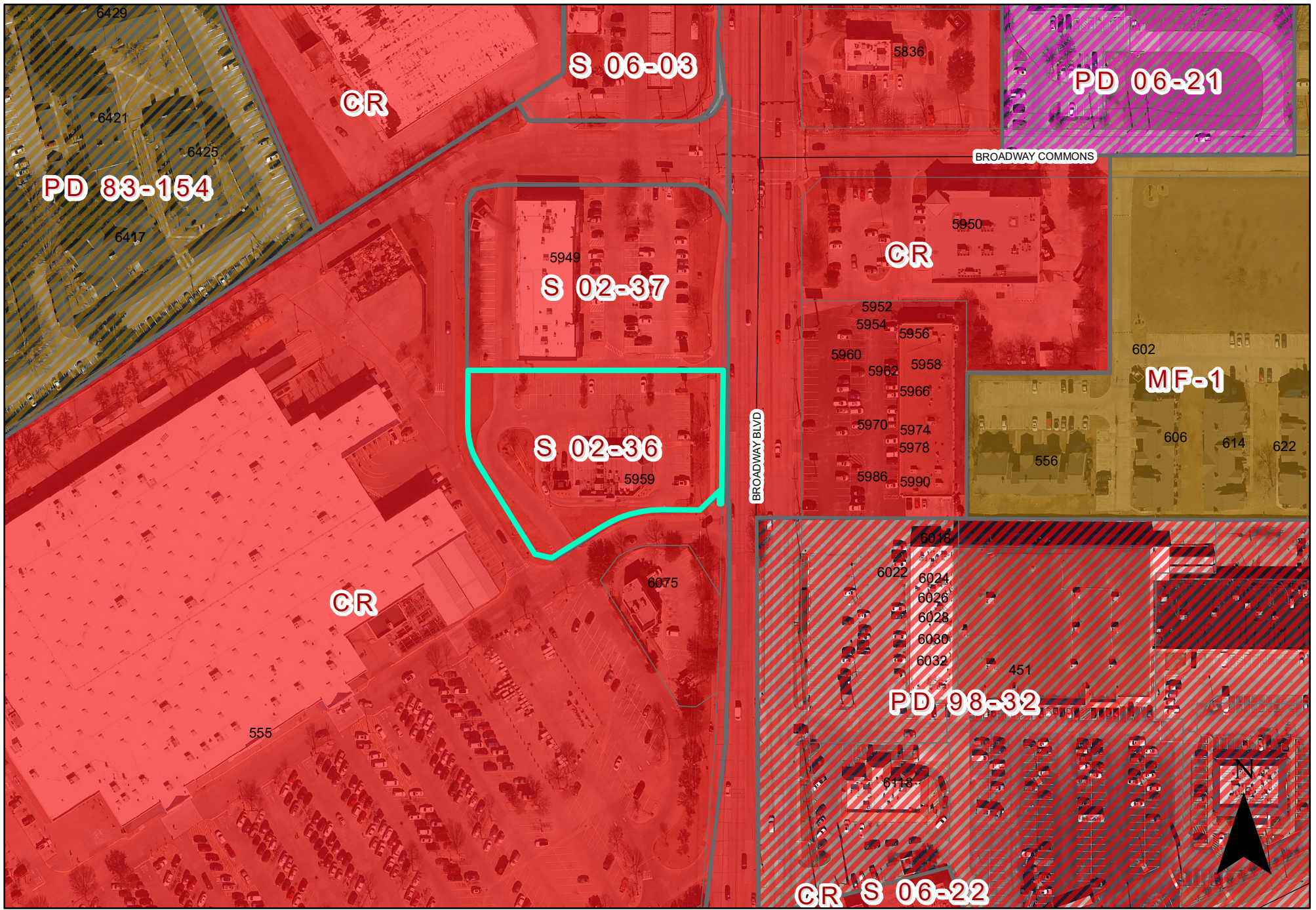
**CITY COUNCIL DATE:** April 2, 2024

**PREPARED BY:**

Nabiha Ahmed  
Lead Development Planner  
Planning & Development  
972-205-2453  
[nahmed@garlandtx.gov](mailto:nahmed@garlandtx.gov)

**REVIEWED BY:**

Will Guerin, AICP  
Director of Planning



# ZONING MAP Z 24-09

 INDICATES AREA OF REQUEST

**5959 Broadway Boulevard**

**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 24-09**

**5959 Broadway Boulevard**

**I. Statement of Purpose:** The purpose of this Specific Use Provision is to renew the Specific Use Provision (S 02-36) for a Restaurant with a Drive-Through Use.

**II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

**III. General Regulations:** All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

**IV. Development Plans:**

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

**V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

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

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

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

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

**VI. Specific Regulations:**

A. SUP Time Period: The Specific Use Provision for a Drive-Through, Restaurant Use shall be in effect for a period of twenty-five (25) years.

B. Maintenance requirements:

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

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

with a Drive-Through Use. See Section 4 of the granting ordinance.

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

- C. Signage: One freestanding pole sign, 22 feet in height, 150 square feet in area and set back 25 feet from the property line may remain on the site.

DATE: 06-15-2006 8:00 AM  
 DRAWN BY: JLD  
 CHECKED BY: EES  
 PROJECT NO.: 108-72.00

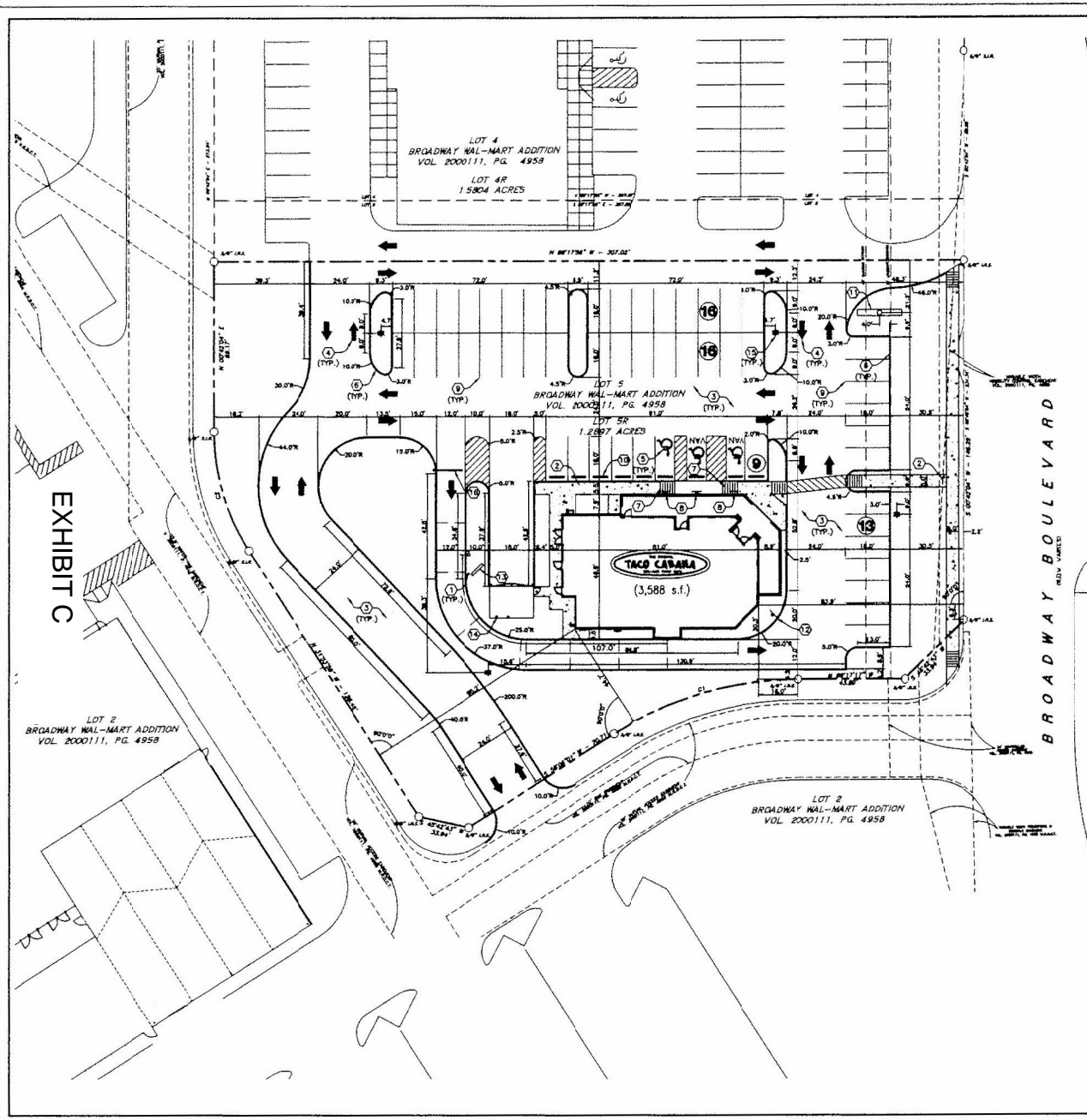
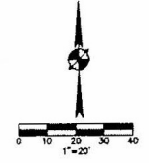


EXHIBIT C



**KEY NOTES:**

- ① BOLLARD
- ② SIOCKALK
- ③ PAVEMENT
- ④ TRAFFIC FLOW ARROWS
- ⑤ HANDICAP PARKING
- ⑥ CURB
- ⑦ HANDICAP RAMP
- ⑧ HANDICAP SIGN
- ⑨ 4" STROPPING (YELLOW)
- ⑩ WHEEL STOP
- ⑪ TACO CABANA PYLON SIGN
- ⑫ "DO NOT ENTER" SIGN
- ⑬ MENU BOARD
- ⑭ DUMSTER ENCLOSURE
- ⑮ LIGHT POST
- ⑯ TRAFFIC CLEARANCE BAR

**VICINITY MAP**  
N.T.S.  
GARLAND, TEXAS

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
○	○	1/2" IRON ROD FOUND
○	○	1/2" IRON ROD SET
○	○	REIN. PIPE FOUND
○	○	WAL FOUND
○	○	CONCRETE FOOT
○	○	MOMENT FOUND
○	○	POINT OF BEGINNING
○	○	RECORDING
○	○	RECORD INFORMATION
○	○	LIGHT POLE
○	○	POWER POLE
○	○	BORN OUT
○	○	FIRE HYDRANT
○	○	WATER VALVE
○	○	WATER METER
○	○	ONE METER
○	○	SHOWING WELL
○	○	ONE WALK
○	○	WOOD FENCE
○	○	CHAIN LINK FENCE
○	○	WIRE FENCE
○	○	ELECTRICAL MANHOLE
○	○	WATERWORKS MANHOLE
○	○	STORMSEWER MANHOLE
○	○	SEWER MANHOLE
○	○	CLEAN OUT
○	○	DRAINAGE INLET
○	○	CURB INLET
○	○	CURB & OUTLET
○	○	FIRE LINE
○	○	UNRECORDED
○	○	PARKING SPACE
○	○	IRON
○	○	VARIABLE HEIGHT
○	○	CALLS & SUPPORTING WALL
○	○	ELECTRIC PULL BOX
○	○	ELECTRIC METER
○	○	ELECTRIC TRANSFORMER
○	○	TELEPHONE SERVICE BOX
○	○	BOLLARD
○	○	OVER HEAD ELEC. LINE
○	○	OVER HEAD TELEPHONE
○	○	STORM SEWER LINE
○	○	WATER LINE
○	○	WASTEWATER LINE
○	○	FORCE MAIN
○	○	UNDERGROUND ELECTRIC
○	○	UNDERGROUND TELEPHONE
○	○	GAS LINE
○	○	PROPERTY LINE
○	○	LINE LINE
○	○	CONTOUR
○	○	SPOT ELEVATION
○	○	TOP OF CURB ELEVATION
○	○	EDGE OF PAVEMENT ELEVATION
○	○	OUT/PEL SLOPER
○	○	FLOW DIRECTION
○	○	CONCRETE SURFACE
○	○	LAND AREA (SHOW 2% SLOPE ANY DIRECTION)
○	○	NUMBER OF PARKING SPACES

**PARKING SUMMARY**

LEASE AREA:	1.2897 ACRES
BUILDING AREA:	3,588 S.F.
DRIVING AREA:	1,856 S.F.
PARKING REQUIRED:	48 SPACES
PARKING AVAILABLE:	54 SPACES
HANDICAP PARKING REQ'D:	3 SPACES
HANDICAP PARKING PROVIDED:	3 SPACES
(TOTAL BUILDING AREA/TOTAL SPACES)	
STALL SIZE:	9.0' x 18.0'
ISLE WIDTH:	24.0'

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB.
  2. ALL RADII ARE 5.0' UNLESS OTHERWISE NOTED.
  3. ALL PROPOSED PARKING SHALL BE 9.0' x 18.0' UNLESS OTHERWISE NOTED.

**CURVE TABLE**

CURVE	DELTA	ANGLE	LENGTH	CHORD	CHORD
C1	90.00°	150.00'	78.85'	87.212'±	78.85'
C2	90.00°	90.00'	91.00'	91.000'±	91.00'

**LEGAL DESCRIPTION:**

A 1.2897 ACRE TRACT OUT OF LOT 5 BROADWAY WALMART ADDITION, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS RECORDED IN VOLUME 2000111 AT PAGE 4958 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**ZONING**

FW - (FREWAY) DISTRICT WITHIN THE INTERSTATE 30-OVERLAY DISTRICT

DATE: 06/17/06  
 FILE: 108-72.00/25/001.DWG  
 DRAWN BY: JLD  
 CHECKED BY: EES  
 PROJECT NO.: 108-72.00

**Bury+Partners**  
 Consulting Engineers and Surveyors  
 10800 Preston Road, Suite 1000  
 Dallas, Texas 75242

**TACO CABANA**  
 THE ORIGINAL  
 TACO CABANA  
 TACO-MEXICAN PASTO CAFE  
 GARLAND, TEXAS

**SITE PLAN**

**TACO CABANA**  
 1.14 S.W. 40th Avenue  
 GARLAND, TEXAS

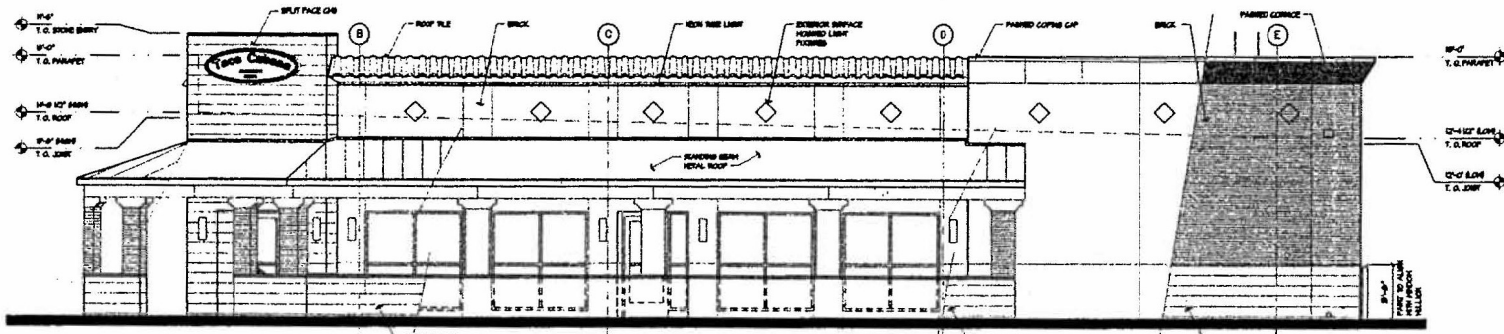
**SHEET**

**1**

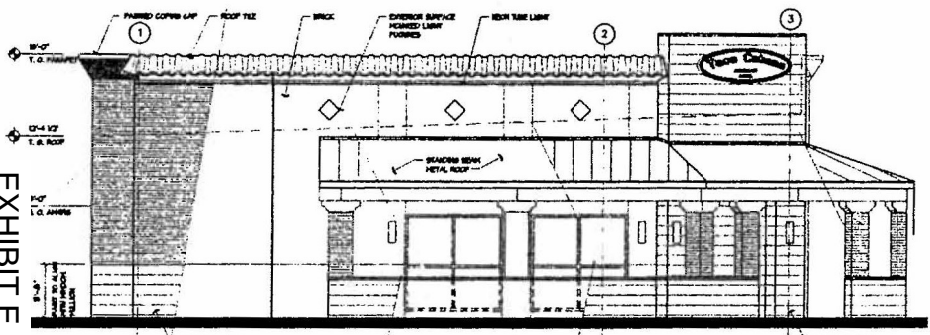
OF 1



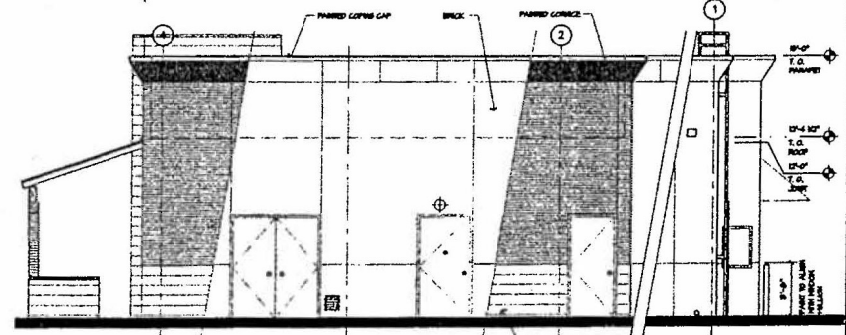




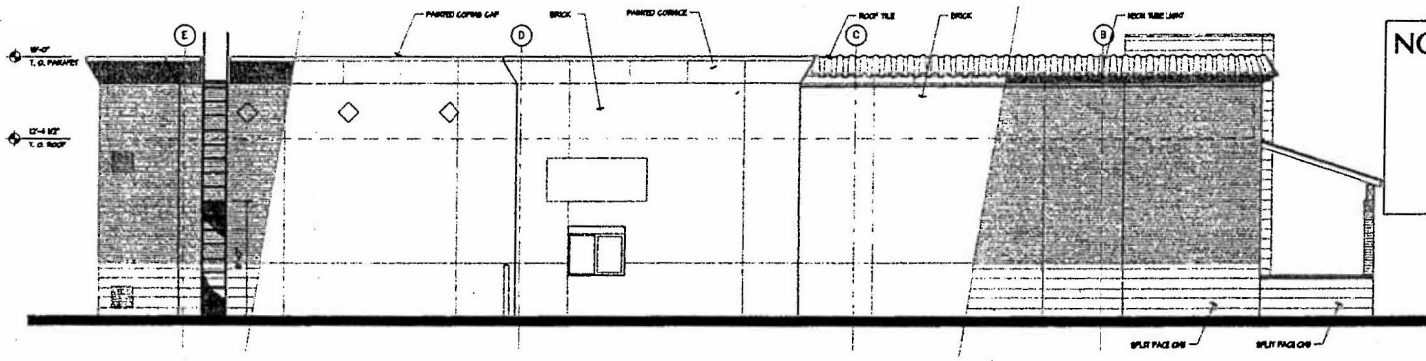
**1 ELEVATION RIGHT SIDE**  
 SCALE: 1/4" = 1'-0"  
 BRICK = 70%  
 CMU = 30%



**2 ELEVATION FRONT**  
 SCALE: 1/4" = 1'-0"  
 BRICK = 62%  
 CMU = 38%



**4 ELEVATION REAR**  
 SCALE: 1/4" = 1'-0"  
 BRICK = 80%  
 CMU = 20%



**3 ELEVATION LEFT SIDE**  
 SCALE: 1/4" = 1'-0"  
 BRICK = 76%  
 CMU = 24%

**NOTE: NO EXTERIOR INSULATION FINISHING SYSTEM (E.I.F.S) IS TO BE USED IN THIS PROJECT**

EXHIBIT E

reviewed by:  
 date:  
 residence:  
 CITY/ PRESIDENTIAL  
 5/16/02



MDN ARCHITECTS  
 2001  
 All Rights Reserved

**MDN**  
 Middleman + de la Garza + Neugebauer  
 ARCHITECTS  
 14329 MacGregor, San Antonio, Texas 78241 Tel: 210 340-2400 Fax: 210 340-3448

PROPOSED EXT. ELEVATIONS  
 TACO CABANA PROTOTYPE III  
 GARLAND, TEXAS

Job: 2001099  
 Date: 10-04-01  
 Sheet: 1 of 1

**ELEV**

**Z 24-09**



View of the subject property



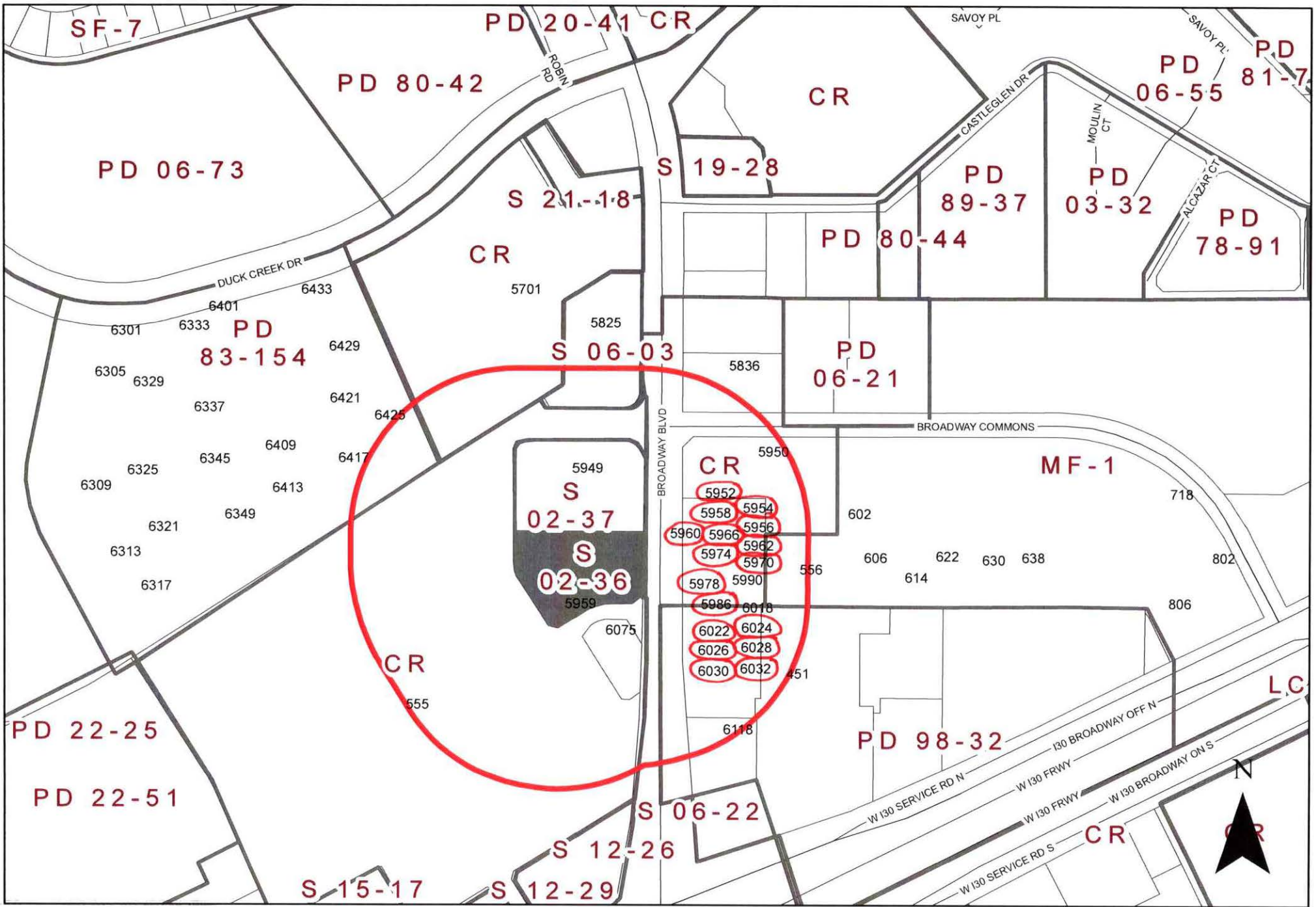
West of the subject property



North of the subject property



East of the subject property



0 200 400 Feet  
1 inch = 305 feet

# ZONING MAP Z 24-09

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

5959 Broadway Boulevard

# Comment Form

## Case Z 24-09

Z 24-09 Texas Taco Cabana, LP. The applicant is requesting to renew the Specific Use Provision for an existing restaurant with a drive-through [Taco Cabana]. The site is located at 5959 Broadway Boulevard. (District 4)

Z 24-09 Texas Taco Cabana, LP. El solicitante solicita renovar la Disposición de uso específico para un restaurante existente con servicio de autoservicio [Taco Cabana]. El sitio está ubicado en 5959 Broadway Boulevard. (Distrito 4)

Z 24-09 Texas Taco Cabana, LP. Người nộp đơn đang yêu cầu gia hạn Điều khoản sử dụng cụ thể cho một nhà hàng hiện có với [Taco Cabana] lái xe qua. Địa điểm tọa lạc tại 5959 Broadway Boulevard. (Quận 4)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to [Planning@garlandtx.gov](mailto:Planning@garlandtx.gov); deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a [Planning@garlandtx.gov](mailto:Planning@garlandtx.gov); entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới [Planning@garlandtx.gov](mailto:Planning@garlandtx.gov); giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Broadway Village LP

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6022-6032 Broadway Blvd

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

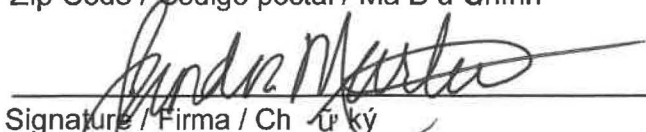
c/o 6210 Campbell Rd  
SUITE 140  
DALLAS, TX 75248

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043.

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

March 4<sup>th</sup>, 2024

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

# Comment Form

## Case Z 24-09

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

For / A Favor / Đúng

Against / En Contra / Không

Please complete the following information and email the form to [Planning@garlandtx.gov](mailto:Planning@garlandtx.gov); deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a [Planning@garlandtx.gov](mailto:Planning@garlandtx.gov); entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới [Planning@garlandtx.gov](mailto:Planning@garlandtx.gov); giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Broadway-30, Ltd.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

5952-5986 Broadway Blvd.

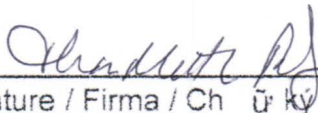
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

03/04/2024

Date / Fecha / Ngày

Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)



**GARLAND**

**Plan Commission**

**3. a.**

**Meeting Date:** 03/11/2024

**Item Title:** DD 24-01 SignSmiths of TX (District 2)

---

**Summary:**

Consideration of the application of **SignSmiths of TX**, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow an awning sign on a property zoned Downtown (DT) District, Uptown (U) sub-district. This property is located at 823 Main Street. (District 2) (File DD 24-01)

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**Attachments**

DD 24-01 SignSmiths of TX (District 2)

DD 24-01 SignSmiths of TX Responses

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# Planning Report

**File No: DD 24-01/District 2**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: March 11, 2024**

## **REQUEST**

Approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow an awning sign on a property zoned Downtown (DT) District, Uptown (U) sub-district.

## **LOCATION**

823 Main Street

## **APPLICANT**

SignSmiths of TX

## **OWNER**

Robert Smith

## **BACKGROUND**

The building on the subject property will have a new restaurant to occupy it. The building previously hosted Paw Paw's Café. The applicant requests to install a new sign on the existing metal awning. Due to the application's deviation from particular GDC Downtown Signage standards found in Chapter 7, Table 7-7 regarding awning signage, a Major Waiver is required through the public hearing process in order for sign permits to be issued.

## **SITE DATA**

The subject site contains approximately 0.63 acres. The overall site has approximately 150 lineal feet of frontage along Main Street, although the restaurant/tenant frontage, including the outdoor seating area, has approximately 40 lineal feet of frontage along Main Street. The site has side frontage along North 9<sup>th</sup> Street and rear frontage along West State Street.

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

The property is zoned within the Uptown (U) Sub-district of the overall Downtown (DT) District. The Uptown (U) Sub-district allows a variety of mixed uses. The previous and new use of the property [restaurant] is allowed by right. The public hearing Major Waiver process is triggered due to the type of awning signage request.

## **CONSIDERATIONS**

1. *Awning Sign:*

The following table summarizes the request:

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>
Awning Sign	Per the GDC, signs on awnings shall be printed,	The proposed sign will be mounted on top of the existing



	<p>painted or applied directly on the surface of the awning and include only the name, logo, and type of service of the business. Letters shall be a maximum of eight inches high.</p>	<p>metal awning and the lettering will be more than eight (8) inches in vertical height. The sign will be approximately 33 square feet in size and will be illuminated.</p> <p>The sign is intended to serve as the primary building signage. A wall sign would be limited in visibility because of the awning, and the applicant wishes to keep the awning in place. It should be noted that Paw Paw's sign was located on the awning.</p>
--	--	---

2. The applicant states, "The vision and purpose of this sign is to revitalize the store front and follow a theme of the '50s as that's when the building was constructed. To create the desired atmosphere, the story starts with the restaurant's signage curb appeal."

3. The intent of the Downtown (DT) District is to create a pedestrian-oriented area in context with the current Downtown. The Downtown (DT) District combines minimum and maximum specifications and standards for site layout, building design, and streetscape. One of the flexibility mechanisms in the Downtown (DT) District is the option of Major Waivers, which allow relief from the standards of the District.

Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to be in conflict with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

**COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

In addition, the Garland Cultural Arts Master Plan Strategy 5.1 [Foster Relationships with the Business Sector] encourages creative signage. Further, it states, "Following the exception made for Downtown Garland, develop a signage variance that allows for creative signage that provides an opportunity for private businesses to contribute to the visual vibrancy of the City."

**COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The surrounding properties are located in the Downtown (DT) District, particularly in the Uptown (U) Sub-District. These properties are developed with an array of land uses including retail, personal services, and office uses. Other existing business signage in this area includes awning/canopy signage, wall signs, and freestanding signs.

**STAFF RECOMMENDATION**

Approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow an awning sign on a property zoned Downtown (DT) District, Uptown (U) sub-district.

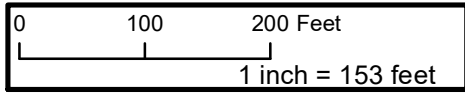
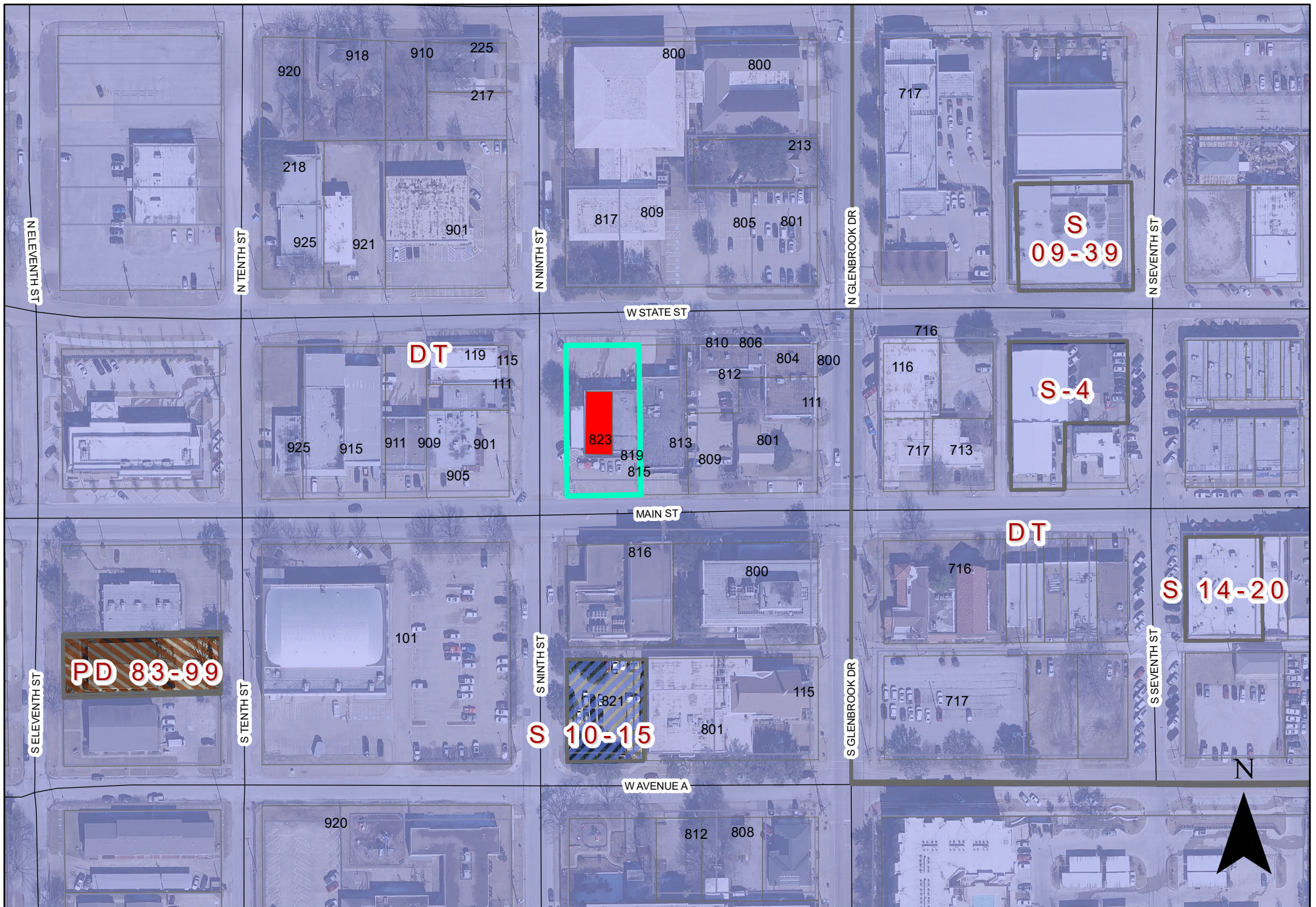
**ADDITIONAL INFORMATION**

Location Map  
Renderings  
Photos

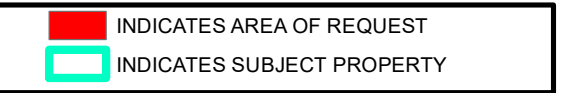
**CITY COUNCIL DATE:** April 2, 2024

**PREPARED BY:**

Will Guerin, AICP  
Director of Planning  
972-205-2449  
[wguerin@garlandtx.gov](mailto:wguerin@garlandtx.gov)



**DOWNTOWN DEVELOPMENT PLAN DD 24-01**



**823 Main Street**

South Elevation - Proposed Signage A



Smith Spot BBQ

823 Main Street  
Garland, TX 75040

Account Rep:

Robert Smith  
214-882-4493  
robertalansmith@att.net

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards



- \* All electrical components shall be U.L. Listed.
- \* Sign shall be grounded per N.E.C. Article 250.
- \* Insulated conductors as per N.E.C. Code 310.8. type to be used - metallic insulated sealite.
- \* Disconnect switch as per N.E.C. Code 600.6.

Page 2

**\*This is an artist's rendition of how the design approximately represents the finished product. Colors and placement may vary due to size and complexity. It is the customers responsibility to proofread for accurate verbiage and spelling, and approve the proof prior to Signsmiths of Texas proceeding with manufacturing. Any changes after approval are subject to additional charges for design and manufacturing.**



# DD 24-01



Looking at the subject property from Main Street



South of the subject property



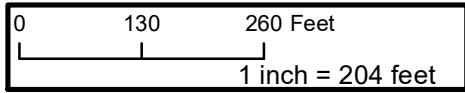
West of the subject property



East of subject property



North of the subject property



**DOWNTOWN DEVELOPMENT PLAN DD 24-01**

INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

**823 Main Street**

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