



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
April 22, 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 5:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Public Comments

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the April 8, 2024 meeting.

2. PLATS

- a. P 24-10 Tuckerville Park-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 **Triangle Engineering, LLC**, requesting approval of 1) an Amendment to Planned Development (PD) District 12-56 for Community Retail (CR) Uses; 2) a Specific Use Provision for a Restaurant, Drive-Through Use and 3) a Detail Plan for Retail Use, Restaurant Use and Restaurant with Drive-Through Use. This property is located at 5203 Naaman Forest Boulevard. (District 1) (File Z 23-08)
- b. Consideration of the application of **Mechu Autos Limited Company**, 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 an Automobile Sales, New or Used Use. This property is located at 702 Easy Street. (District 6) (File Z 24-07)

4. MISCELLANEOUS

- a. Consideration of the application of **Shana Carter**, 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 attached wall sign on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. This property is located at 409 Main Street. (District 2) (File DD 24-02)

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: 04/22/2024

Item Title: Plan Commission Minutes for April 8, 2024

Summary:

Consider approval of the Plan Commission Minutes for the April 8, 2024 meeting.

Attachments

April 8, 2024 Plan Commission Minutes



MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, April 8, 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
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Rich Aubin, Commissioner
Patrick Abell, Commissioner
Michael Rose, Commissioner

Absent: Wayne Dalton, 2nd Vice Chair

Staff Present: Will Guerin, Planning Director
Nabiha Ahmed, Lead 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 Aubin to **approve** the Consent Agenda. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the March 25, 2024 meeting. **APPROVED**

2. PLATS

- a. P 24-09 Rick Oden Park - Final Plat **APPROVED**

3. MISCELLANEOUS

- a. Impact Fee Report **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.

4. ZONING

- a. Consideration of the application of **Barraza Consulting Group**, requesting approval of 1) an Amendment to Planned Development (PD) District 18-41 for Mixed Uses and 2) a Detail Plan for an Office, General Use. This property is located at 2002 West Campbell Road (District 7) (File Z 24-06) **APPROVED**

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**

- b.** Consideration of the application of **Zebene Eshete**, requesting approval of a Change in Zoning WITHDRAWN from Multi-Family-1 (MF-1) District to Multi-Family-2 (MF-2) District. This property is located at 1810 Wynn Joyce Road. (District 3) (File Z 24-14) **(This application has been withdrawn by the applicant.)**

5. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:05 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 04/22/2024

Item Title: P 24-10 Tuckerville Park-Final Plat

Summary:

P 24-10 Tuckerville Park-Final Plat

Attachments

P 24-10 Tuckerville Park Final Plat Report & Attachments

Planning Report

File No: P 24-10 / District 2

Agenda Item:

Meeting: Plan Commission

Date: April 22, 2024



GARLAND

TEXAS MADE HERE

FINAL PLAT

Tuckerville Park

LOCATION

1801 State Highway 66

ZONING

Planned Development (PD) District 85-97 and Industrial (IN) District

NUMBER OF LOTS

One

ACREAGE

63.334 acres

BACKGROUND

The purpose of this Final Plat to create one (1) lot of record for the park.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

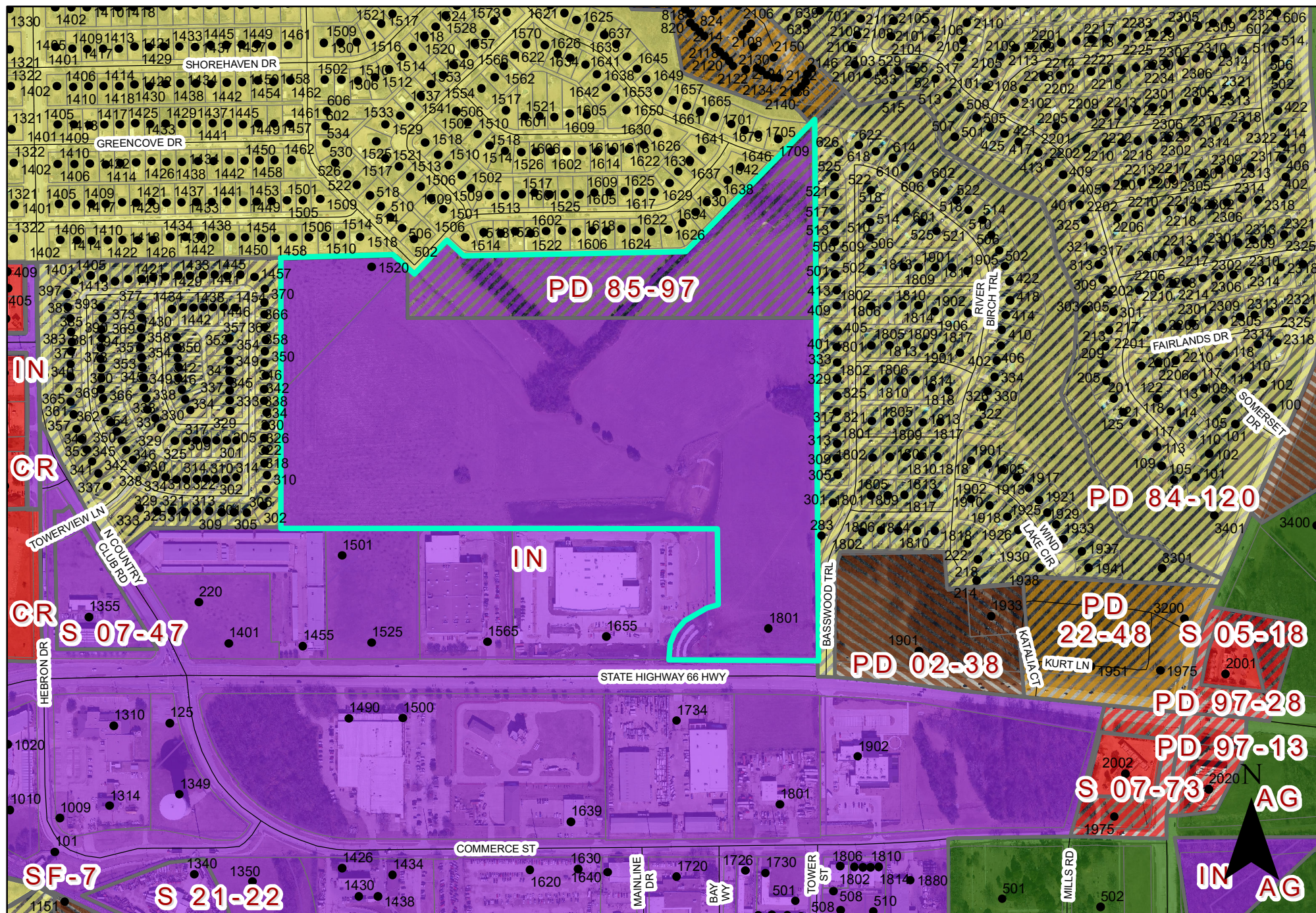
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

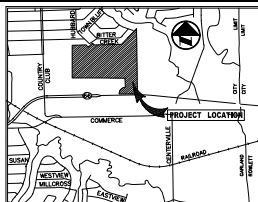
Will Guerin, AICP
Director of Planning



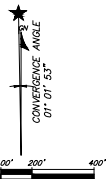
0 340 680 Feet
1 inch = 509 feet

PLAT MAP P 24-10

 INDICATES AREA OF REQUEST



VICINITY MAP
(N.T.S.)

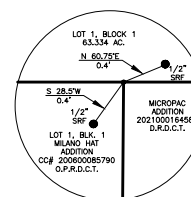
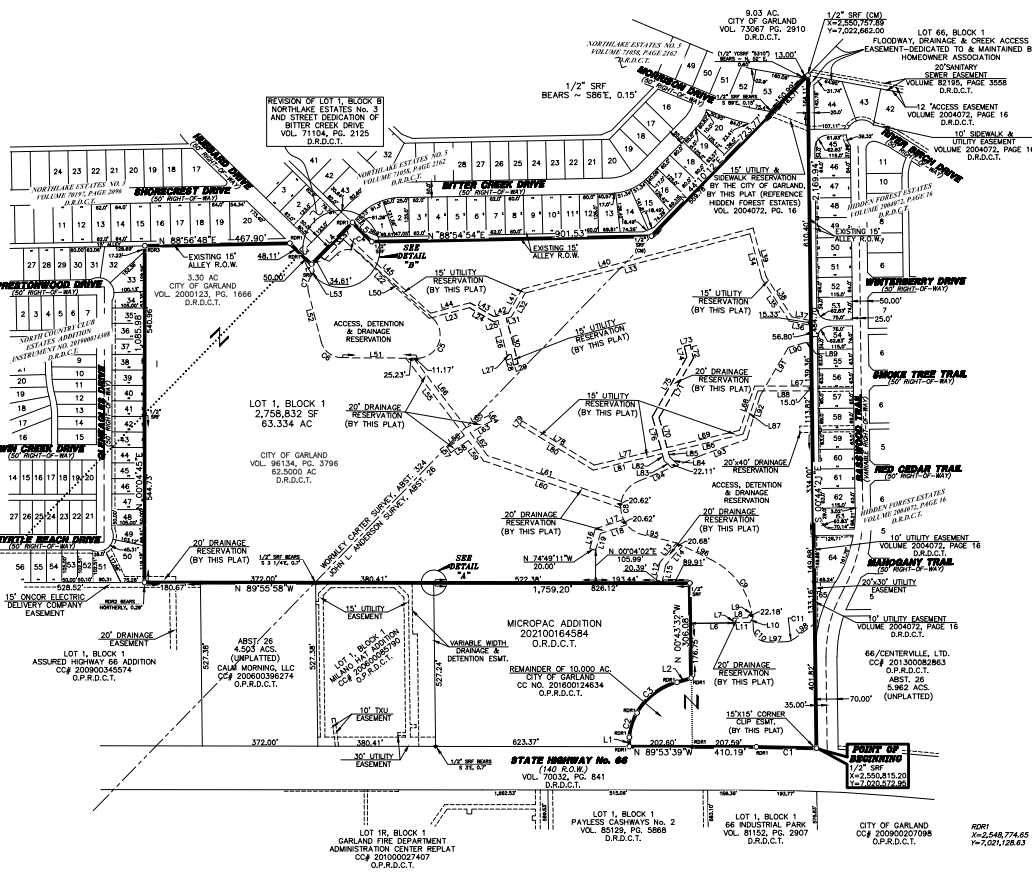


| CURVE TABLE | | | | |
|-------------|------------|-----------|---------|----------------------|
| Curve No. | Delta | Radius | Length | Chord Bearing |
| C1 | 01°24'46" | 5,799.58' | 193.62' | N 88°56'16"W 193.61' |
| C2 | 31°06'59" | 172.39' | 93.62' | N 10°39'51"E 92.48' |
| C3 | 42°30'01" | 224.20' | 166.16' | N 52°28'24"E 162.38' |
| C4 | 83°52'20" | 55.00' | 80.51' | N 89°32'18"E 73.51' |
| C5 | 138°55'16" | 74.00' | 179.42' | S 20°56'00"W 138.59' |
| C6 | 75°27'43" | 70.00' | 92.19' | N 51°52'30"E 85.67' |
| C7 | 48°52'48" | 60.00' | 51.23' | N 10°19'15"E 49.66' |
| C8 | 144°02'01" | 90.00' | 226.25' | S 04°24'57"E 171.21' |
| C9 | 64°57'29" | 240.00' | 272.10' | S 31°34'58"E 257.76' |
| C10 | 91°04'21" | 45.00' | 71.53' | S 44°38'01"E 64.23' |
| C11 | 86°25'09" | 55.00' | 34.96' | N 71°36'47"E 34.37' |

| LINE TABLE | | | | | |
|------------|--------------|----------|-----|--------------|----------|
| No. | Bearing | Distance | No. | Bearing | Distance |
| L1 | N 00°06'21"E | 20.01' | L51 | N 89°36'22"W | 243.00' |
| L2 | N 73°43'27"E | 47.63' | L52 | N 14°08'59"W | 166.94' |
| L3 | S 45°38'05"E | 98.11' | L53 | N 34°47'09"E | 18.75' |
| L4 | N 44°12'37"E | 188.19' | L54 | N 22°33'54"W | 23.33' |
| L5 | S 45°42'12"E | 81.60' | L55 | N 37°08'47"E | 310.80' |
| L6 | N 89°16'28"E | 137.39' | L56 | S 52°51'13"W | 68.46' |
| L7 | N 01°31'08"W | 15.00' | L57 | S 37°08'47"E | 20.00' |
| L8 | N 88°30'54"E | 47.11' | L58 | N 52°51'13"E | 68.46' |
| L9 | N 33°23'15"E | 24.91' | L59 | S 37°08'47"E | 85.12' |
| L10 | S 54°36'22"E | 16.42' | L60 | S 71°02'59"E | 487.24' |
| L11 | S 88°30'54"E | 54.93' | L61 | N 71°02'59"E | 458.37' |
| L12 | N 11°15'15"E | 68.57' | L62 | N 37°08'47"W | 92.94' |
| L13 | N 40°40'49"E | 83.34' | L63 | N 61°40'07"E | 79.36' |
| L14 | S 40°40'49"E | 83.30' | L64 | N 28°19'53"W | 20.00' |
| L15 | S 11°15'15"E | 59.36' | L65 | S 61°40'07"W | 82.46' |
| L16 | N 18°02'10"E | 66.39' | L66 | N 37°08'47"W | 280.80' |
| L17 | N 71°17'01"E | 95.49' | L67 | S 90°00'00"W | 183.68' |
| L18 | S 71°16'49"W | 89.80' | L68 | S 18°54'49"W | 150.58' |
| L19 | S 18°02'01"W | 55.62' | L69 | N 76°30'48"E | 247.98' |
| L20 | S 48°46'46"E | 19.57' | L70 | N 15°03'34"W | 105.52' |
| L21 | N 43°13'14"E | 59.49' | L71 | N 30°01'48"W | 222.33' |
| L22 | S 47°22'46"E | 374.96' | L72 | N 14°27'02"W | 43.02' |
| L23 | N 75°14'18"E | 134.24' | L73 | S 75°32'58"W | 20.00' |
| L24 | S 59°45'42"E | 89.58' | L74 | S 14°27'02"E | 34.84' |
| L25 | N 75°14'18"E | 15.00' | L75 | S 30°01'48"W | 222.48' |
| L26 | S 14°45'42"E | 115.00' | L76 | S 15°03'34"E | 108.27' |
| L27 | N 75°14'18"E | 13.00' | L77 | S 76°30'48"W | 221.79' |
| L28 | S 14°45'42"E | 35.77' | L78 | N 58°31'26"W | 272.57' |
| L29 | N 75°14'18"E | 15.00' | L79 | S 31°39'04"W | 15.00' |
| L30 | N 14°45'42"W | 151.67' | L80 | S 58°12'47"E | 278.83' |
| L31 | N 75°14'18"E | 16.54' | L81 | N 76°30'48"E | 228.37' |
| L32 | N 30°14'18"E | 89.58' | L82 | S 15°03'34"E | 23.22' |
| L33 | S 75°14'18"E | 748.00' | L83 | S 47°45'42"E | 33.42' |
| L34 | S 14°46'24"E | 149.84' | L84 | N 47°34'22"W | 36.99' |
| L35 | S 32°57'22"E | 162.76' | L85 | N 15°03'34"W | 16.84' |
| L36 | S 78°53'38"E | 71.07' | L86 | N 76°30'48"E | 247.98' |
| L37 | N 78°53'38"W | 61.57' | L87 | N 18°54'49"E | 149.09' |
| L38 | N 32°57'22"W | 154.00' | L88 | N 90°00'00"E | 173.16' |
| L39 | N 14°49'24"W | 162.20' | L89 | S 89°15'39"W | 23.55' |
| L40 | S 75°14'18"W | 775.22' | L90 | S 21°17'08"W | 92.47' |
| L41 | S 30°14'18"W | 89.58' | L91 | S 30°18'00"W | 177.81' |
| L42 | S 75°14'18"W | 47.15' | L92 | S 17°01'58"W | 147.68' |
| L43 | N 59°45'42"W | 89.58' | L93 | S 72°21'17"W | 154.66' |
| L44 | S 75°14'18"W | 132.25' | L94 | S 76°30'48"E | 222.47' |
| L45 | N 47°22'46"W | 381.60' | L95 | S 76°25'58"E | 114.75' |
| L46 | S 43°15'14"W | 59.30' | L96 | S 64°03'43"E | 124.65' |
| L47 | N 48°46'46"E | 4.31' | L97 | N 89°49'22"E | 55.50' |
| L48 | S 65°15'54"E | 34.80' | L98 | N 53°24'12"E | 80.85' |
| L49 | N 47°36'03"E | 35.10' | | | |
| L50 | S 48°31'38"E | 313.35' | | | |

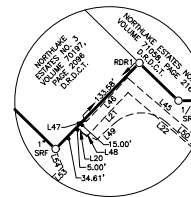
NOTES:

- The coordinates and bearings reported on this report of survey are reported on the Texas Coordinate System of 1983, North Central Zone (NAD83 4202) and tied to City of Garland published control station GPS 31 using conventional surveying methods. All distances are measured at the surface in U.S. Survey Feet. The convergence angle at the Point of Beginning is 01 degrees 01 minutes 53 seconds. The combined factor for this survey is 0.999851718.
- The purpose of this plat is to combine three unplatted tracts into a single lot.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
- Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland.
- All corners monumented by R-Delta Engineers, Inc. are steel rods with plastic caps as indicated in the legend unless otherwise noted.



DETAIL "A"

NOT TO SCALE



DETAIL "B"

NOT TO SCALE

LEGEND:

- CC# County Clerk Number
O.P.R.D.C.T. Deed Records of Dallas County, Texas
O.P.R.D.C.T. Official Public Records of Dallas County, Texas
VOL. Volume
PG. Page
RDR1 5/8-inch steel rod with orange cap stamped
RDR2 1/2-inch steel rod with red cap stamped
RDR3 1/2-inch steel rod with red cap stamped
SRF Steel Rod Found
Z Indicates common title on each side of a line

THIS SPACE RESERVED
FOR DALLAS COUNTY
RECORDING LABEL

FINAL PLAT
TUCKERVILLE PARK
LOT 1, BLOCK 1
JOHN L. ANDERSON SURVEY, ABSTRACT NO. 26 & THE
WORMLEY CARTER SURVEY, ABSTRACT NO. 324
CITY OF GARLAND, DALLAS COUNTY, TEXAS
GARLAND CASE NO. 220331-2

OWNER: CITY OF GARLAND
200 N. FIFTH STREET
GARLAND, TEXAS 75040
TEL (972) 205-2474

SURVEYOR:

R-Delta
ENGINEERS
618 Main Street
Garland, TX 75040
PH (972) 494-0301
EX (972) 487-2270
www.rdelta.com
TXPE No. F-1515

APRIL 2024

PAGE 1 OF 2



GARLAND

Plan Commission

3. a.

Meeting Date: 04/22/2024

Item Title: Z 23-08 Triangle Engineering, LLC (District 1)

Summary:

Consideration of the application of **Triangle Engineering, LLC**, requesting approval of 1) an Amendment to Planned Development (PD) District 12-56 for Community Retail (CR) Uses; 2) a Specific Use Provision for a Restaurant, Drive-Through Use and 3) a Detail Plan for Retail Use, Restaurant Use and Restaurant with Drive-Through Use. This property is located at 5203 Naaman Forest Boulevard. (District 1) (File Z 23-08)

Attachments

Z 23-08 Triangle Engineering, LLC Report & Attachments

Z 23-08 Triangle Engineering, LLC Responses

Planning Report

File No: Z 23-08/District 1

Agenda Item:

Meeting: Plan Commission

Date: April 22, 2024



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an Amendment to Planned Development (PD) District 12-56 for Community Retail (CR) Uses; 2) a Specific Use Provision for a Restaurant, Drive-Through Use and 3) a Detail Plan for Retail Use, Restaurant Use and Restaurant with Drive-Through Use.

LOCATION

5203 Naaman Forest Boulevard

APPLICANT

Triangle Engineering, LLC.

OWNER

Tarek Kadowr

BACKGROUND

The site has currently undeveloped. In 2012, the City Council approved a Concept Plan for multiple tracts and a Detail Plan for a retail use [Academy Sports + Outdoors].

The subject property is based in the Community Retail (CR) District, which allows retail and restaurant uses. A restaurant with drive-through requires approval of a Specific Use Provision.

SITE DATA

The subject property contains 2.67 acres and is accessed from two points along Naaman Forest Boulevard. The first access point is through a mutual access easement and the second access point is directly from Naaman Forest Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned development (PD) District 12-56 for Community Retail Uses.

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. An example of an allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR district must be focused onto the major thoroughfare network. Development in a CR district may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Planned Development:

1. Site Plan

The applicant proposes three (3) buildings for restaurant use, restaurant with drive-through and retail use.

The restaurant with drive-through use is proposed in Building 3, closest to Naaman Forest Boulevard.

Building 1 Area: 16,900 square feet

Building 2 Area: 4,321 square feet

Building 3 Area: 6,522 square feet

2. Building Setbacks

Planned Development (PD) District 12-56 requires a sixty (60)-foot building setback along Naaman Forest Boulevard.

Building 3 is approximately thirty-three (33) feet from the property line along Naaman Forest Boulevard.

It should be noted that the GDC requires a side setback of twenty (20) feet when adjacent to a street.

Per the applicant's narrative, "The current setback requirement significantly limits the usable space available for development and hampers the property's ability to reach its full potential."

3. Screening and Landscaping

Planned Development (PD) requires a thirty (30)-foot wide landscape buffer along Naaman Forest Boulevard. The applicant is proposing a fifteen (15)-foot wide landscape buffer along Naaman Forest Boulevard. It should be noted the GDC requires a fifteen (15)-foot wide landscape buffer along a Type D or larger thoroughfare which includes Naaman Forest Boulevard.

Per the applicant's narrative, "The request is being made in order to increase the building area, provide additional parking spaces, and enhance the commercial use value of the property, thereby contributing to the economic growth and development of the city."

The eastern property line requires perimeter screening as it is abutting the Agricultural (AG) District, which is considered a residential district. The landscape plan (Exhibit D) reflects a six (6)-foot tall brick wall with vegetation along the eastern perimeter.

The site complies with all other applicable landscaping and screening standards per the GDC and Planned Development (PD) District 12-56.

4. Parking and Loading

The site plan (Exhibit C) complies with the parking requirements for the restaurant and retail uses per the GDC.

5. Traffic Impact Analysis:

A Traffic Impact Analysis was submitted to the Transportation Department and there were no resulting concerns with the development.

6. Specific Use Provision:

The applicant proposes a time period of twenty-five (25) years for the Restaurant, Drive-Through Use. The SUP time period guide recommends between twenty (20) to twenty-five (25) years.

7. Planned Development Flexibilities:

Planned Development (PD) District 12-56 requires a sixty (60)-foot building setback and a thirty (30)-foot wide landscape buffer, whereas the GDC requires a twenty (20)-foot side setback when adjacent to the street and a fifteen (15)-foot wide landscape buffer along Naaman Forest Boulevard.

The applicant proposes a unique architectural design that will be more visible from the street view and enhance the surrounding area.

Additionally, at the recommendation of staff to add seating/gathering space, the landscape plan (Exhibit D) reflects outdoor tables with chairs and lighting in the centralized open space. Benches are also proposed next to each building.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject property. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The proposed use complies with the Comprehensive Plan.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

The proposed use can be considered "Shopping Center" and "Retail Strip" per the Economic Development Strategic Plan; this category represents a property tax revenue per acre at \$8,639 and \$8,439, respectively. In addition, the proposal brings additional sales tax to Garland.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, west and south are mainly retail, bank, grocery store and restaurant and car wash uses. The property to the east is zoned Agricultural (AG) District and it is developed with the Curtis Culwell Center.

The proposed use is compatible to the surrounding area.

STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) District 12-56 for Community Retail (CR) Uses; 2) a Specific Use Provision for a Restaurant, Drive-Through Use and 3) a Detail Plan for Retail Use, Restaurant Use and Restaurant with Drive-Through Use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Planned Development Conditions
- iii. Exhibits
- iv. Photos

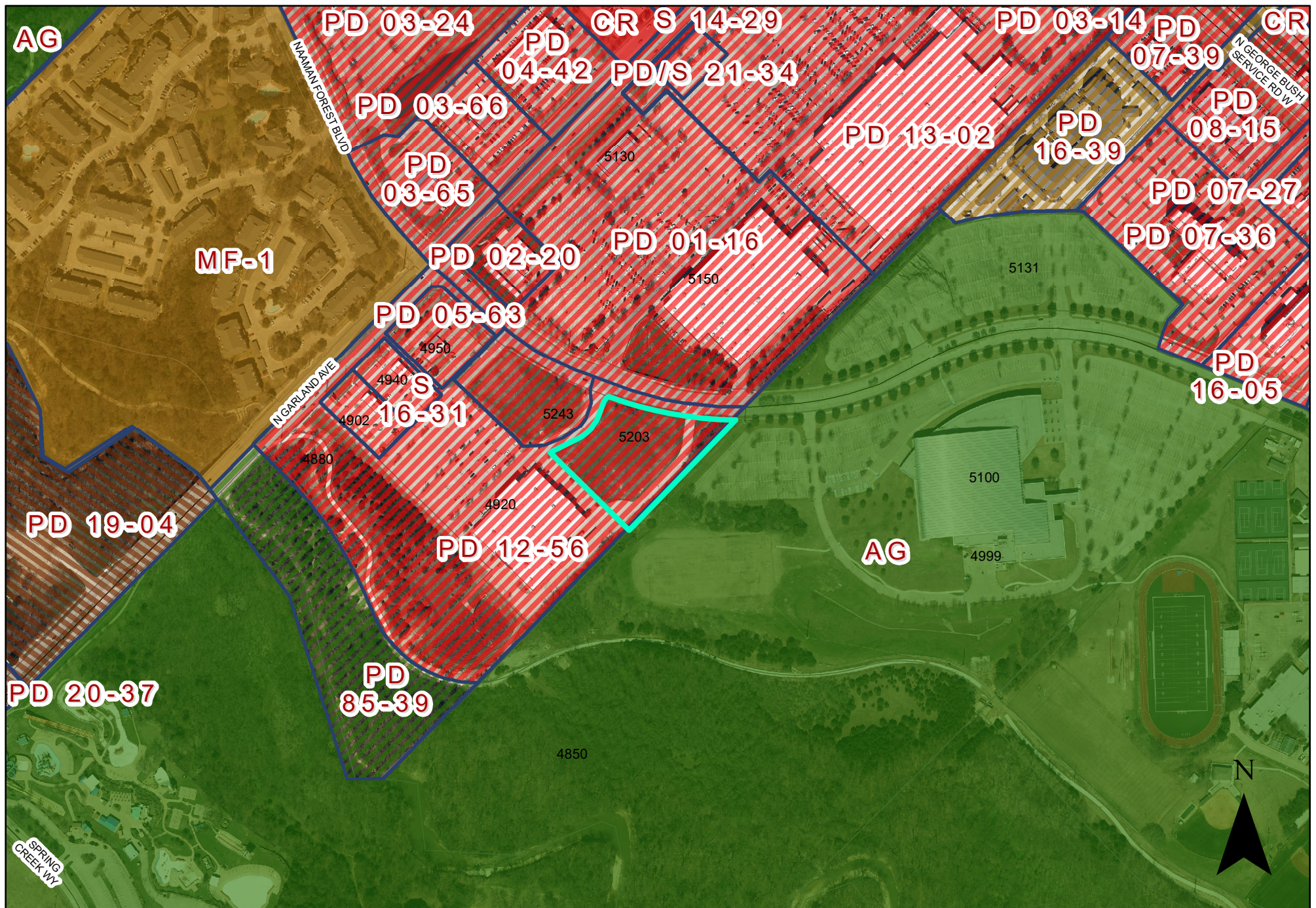
CITY COUNCIL DATE: May 21, 2024

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 260 520 Feet
1 inch = 396 feet

ZONING MAP Z 23-08

 INDICATES AREA OF REQUEST

5203 Naaman Forest Boulevard

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-08

5203 Naaman Forest Boulevard

- I. Statement of Purpose:** The purpose of this Planned Development District is to allow a Restaurant, Restaurant, Drive-Through and Retail Uses.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 12-56, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 12-56 and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The development shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and Screening shall be in conformance with Exhibit D.
- C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-08

5203 Naaman Forest Boulevard

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, 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 and Planned Development (PD) District 12-56, as amended prior to adoption of this ordinance, except as specifically provided herein.
- VI. General Regulations:** All regulations of the Planned Development (PD) District 12-56 and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- VII. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision the Restaurant, Drive-Through shall be in effect for a period of twenty-five (25) years.

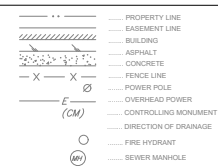
PROJECT CONTACT LIST

| | |
|--|--|
| OWNER/DEVELOPER TAREK KADOWR 4609 COPPER MOUNTAIN LN RICHARDSON, TX 75082 CONTACT: TAREK KADOWR TEL: (214)-399-8350 | ARCHITECT BABA TECH 8605 LAUREL CANYON RD. IRVING, TX 75063 CONTACT: KUMAR MADSSWAMY TEL: 214-995-2299 EMAIL: AUTOCAD99@GMAIL.COM |
| CIVIL ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE, ALLEN, TX 75013 CONTACT: ANDREW YEOH TEL: (469)-213-2804 EMAIL: AYEYOH@TRIANGLE-ENGR.COM | SURVEYOR TUCKER SURVEYORS P.O. BOX 1855 BURLESON, TX 76097 CONTACT: DONNIE TUCKER TEL: 817-295-2999 EMAIL: TUCKER@TXSURVEYORS.COM |

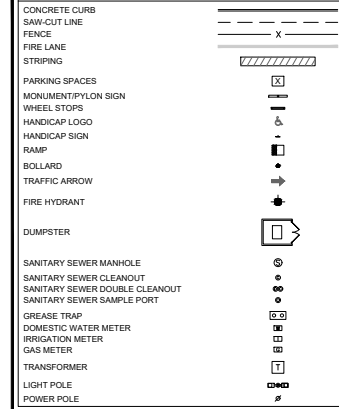
BOUNDARY CURVE DATA

| CURVE NO. | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD DISTANCE |
|-----------|----------|---------|-----------|---------------|----------------|
| C1 | 24.5' | 9.11' | 52°44'52" | N 42°44'52" E | 9.06' |
| C2 | 130.60' | 95.80' | 42°03'31" | N 42°22'31" E | 93.66' |
| C3 | 29.80' | 421.68' | 40°07'03" | N 42°24'52" E | 21.20' |
| C4 | 1190.00' | 408.38' | 19°39'45" | S 79°30'50" E | 408.38' |

EXISTING LEGEND



SITE LEGEND



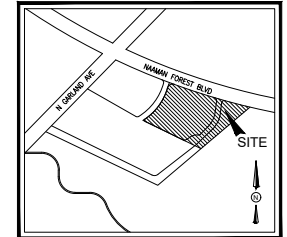
SITE DATA SUMMARY TABLE

| | |
|----------------------------|---|
| SITE ACREAGE: | 2.67 ACRES 116,339 S.F. |
| CURRENT ZONING: | PD 12-66 |
| PROPOSED ZONING: | PD 23-08 |
| PROPOSED USE: | RETAIL, RESTAURANT & RESTAURANT WITH DRIVE-THRU |
| BUILDING 1 AREA: | 16,400 S.F. |
| BUILDING 2 AREA: | 4,321 S.F. |
| BUILDING 3 AREA: | 6,465 S.F. |
| TOTAL BUILDINGS AREA: | 27,126 S.F. |
| NUMBER OF STORIES: | 1 |
| MAXIMUM BUILDING HEIGHT: | 30'-0" |
| BUILDING COVERAGE: | 23.32% |
| FLOOR AREA RATIO: | 0.233 |
| IMPERVIOUS AREA: | 90,586 S.F. |
| PERVIOUS/LANDSCAPE AREA: | 25,753 S.F. |
| REGULAR PARKING REQUIRED: | 73 SPACES |
| 1:100 FOR RESTAURANT: | 60 SPACES |
| TOTAL REQUIRED: | 133 SPACES |
| REGULAR PARKING PROVIDED: | 127 SPACES |
| HANDICAP PARKING REQUIRED: | 6 SPACES |
| HANDICAP PARKING PROVIDED: | 6 SPACES |
| TOTAL PARKING PROVIDED: | 133 SPACES |

NOTE:
ALL SIGNAGE WILL COMPLY WITH CHAPTER 4, ARTICLE 5, SECTION 4.78 OF THE GARLAND DEVELOPMENT CODE(GDC) OR YOU WILL NEED TO SEEK FOR DEVIATIONS DURING THIS ZONING CASE PROCESS.



Scale: 1" = 30' Feet



VICINITY MAP

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

| Parking Count Information | |
|-----------------------------------|------------|
| Parking Provided | 133 |
| Building #1 | 16400 S.F. |
| Restaurant | 4321 S.F. |
| Retail | 12076 S.F. |
| Building #2 | 4321 S.F. |
| Restaurant | 3000 S.F. |
| Retail | 3242 S.F. |
| Building #3 | 6465 S.F. |
| Restaurant | 2000 S.F. |
| Retail | 4405 S.F. |
| Total Building Area | 27126 S.F. |
| Total Restaurant Area | 2726 S.F. |
| Total Retail Area | 19802 S.F. |
| Retail Ratio: 1/333 | 198.0 |
| Required Restaurant Parking Space | 73.2 |
| Required Retail Parking Space | 59.8 |
| Total Parking Space required | 133 |

CASE#221206-2

SITE PLAN

| |
|--|
| MIX USE RESTAURANT & RETAIL |
| NAAMAN FOREST BLVD |
| CITY OF GARLAND |
| DALLAS COUNTY, TEXAS |
| MAYOR FOUNDATION ADDITION NO.2, LOT 1, BLOCK 1 |

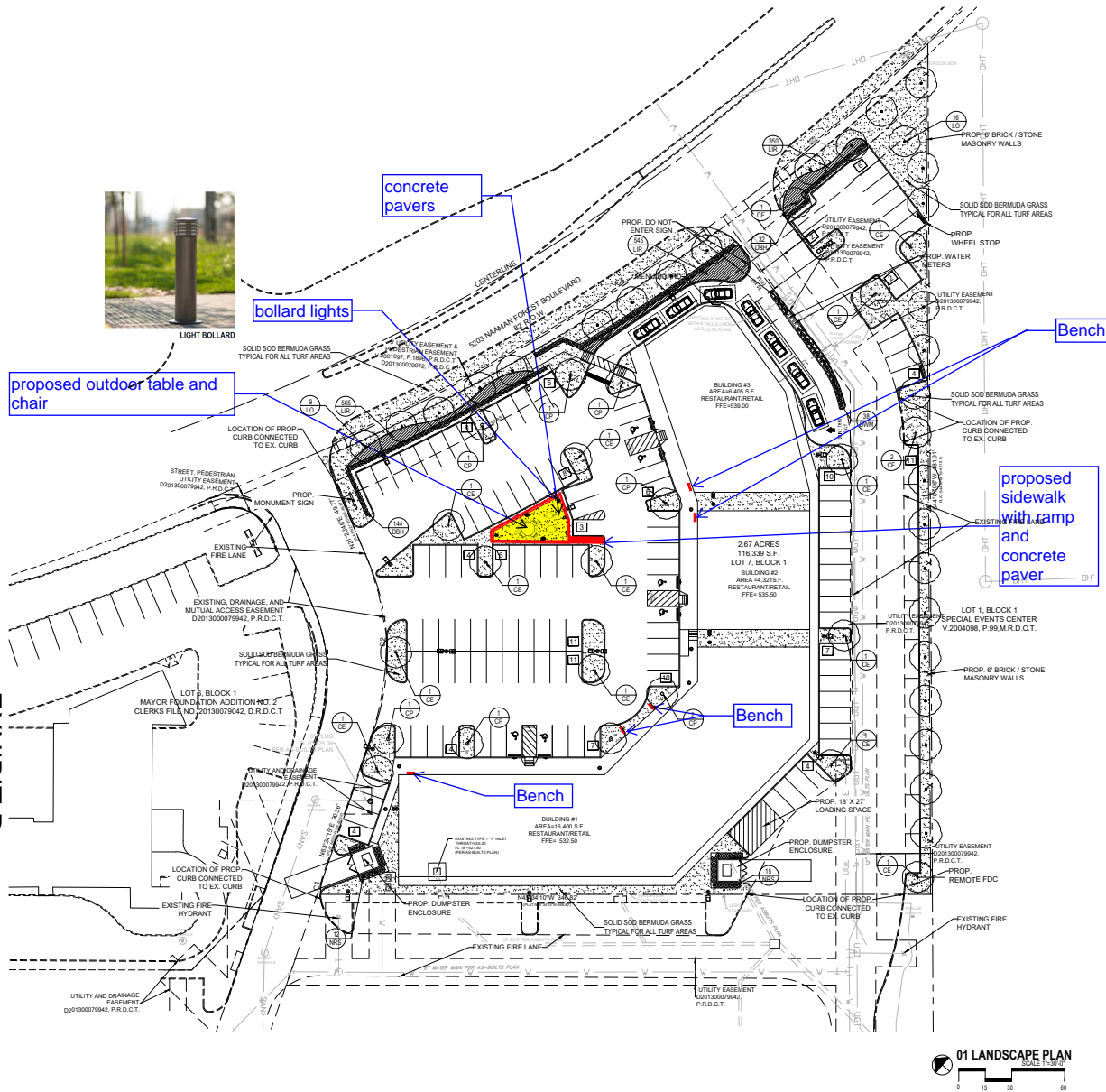


| | | | | | |
|--|------|-------------------|---------------|-------------------------|-----------|
| ENGINEERING LLC T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1782 W. McDermott Drive, Allen, TX 75013 | | | | | |
| Planning | | Civil Engineering | | Construction Management | |
| P.E. | DES. | DATE | SCALE | PROJECT NO. | SHEET NO. |
| AY | AY | 2/27/2023 | SEE SCALE BAR | 039-22 | C-3.0 |
| TX. P.E. FIRM #11525 | | | | | |

TX, P.E. FIRM #11525



Know what's below.
Call before you dig.



LANDSCAPE TABULATIONS

LANDSCAPE REQUIREMENTS
 10% of total lot size to be landscape area
 Lot SF: 116,337.87 S.F.
 Required (10%) 11,633.79 S.F. Provided (20%) 23,054.8 S.F.

STREET REQUIREMENTS
 Requirements: (1) tree, 3" cal. per 30 ft. (7) shrubs or ornamental grasses per tree required along landscape buffer. All parking spaces must be screened by a berm or shrubs, 24" ht.

NAAMAN FOREST BLVD: 408 ft. (15' wide landscape buffer)
 Required (14) trees, 3" cal. (96) shrubs
 Provided (14) trees, 3" cal. (155) shrubs

ALL SHRUBS SCREENING PARKING SPACES MUST BE 36" TALL WITHIN 2 YEARS.
PARKING LOT: (139 SPACES) 52,738.73 s.f.
 Requirements: 5% of total parking area must be landscape.
 (1) tree, 3" cal., per (10) parking spaces. All parking spaces shall be no further than 65 ft. of a required tree.

RESIDENTIAL AGENCY (East Property Line- 480 ft.)
 Requirements: 6" H. masonry wall with canopy 25 ft. o.c.

PLANT MATERIAL SCHEDULE

| TREES | | | | |
|--------------|-------|-------------------------|---------------------------------|----------|
| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE |
| CE | 16 | Cedar Elm | Ulmus crassifolia | 2" cal. |
| OP | 8 | Chinese Pistache | Chionochloa chinensis | 2" cal. |
| LO | 25 | Live Oak | Quercus virginiana | 3" cal. |
| SHRUBS | | | | |
| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE |
| DBM | 176 | Dwarf Burford Holly | Ilex cornuta 'Burfordii' 'Nana' | 7 gal. |
| DWM | 38 | Dwarf Wax Myrtle | Myrica carolinensis | 5 gal. |
| NHS | 27 | Nellee R. Stevens Holly | Ilex x 'Nellee R. Stevens' | 10 gal. |
| GROUNDCOVERS | | | | |
| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE |
| LR | 1,460 | Liriope | Liriope muscari | 4" pots |
| | | 4'10" Bermuda grass | Cynodon dactylon 4'10" | 12" o.c. |

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed standards as indicated. All trees to have straight trunks and be meeting within varieties.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRAMBLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SAL AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOS. STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLAYING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERBERDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL SHRUBS SCREENING PARKING SPACES WILL REACH A MINIMUM HEIGHT OF 3 FEET WITHIN 2 YEARS OF PLANTING.

LANDSCAPE ARCHITECT
 STUDIO GREEN SPOT, INC.
 CHRIS TRONZANO
 (469) 369-4448
 CHRIS@STUDIOGREENSPOT.COM



RETAIL & RESTURANT
 NAAMAN FOREST BLVD.
 CITY OF GARLAND
 DALLAS COUNTY, TEXAS

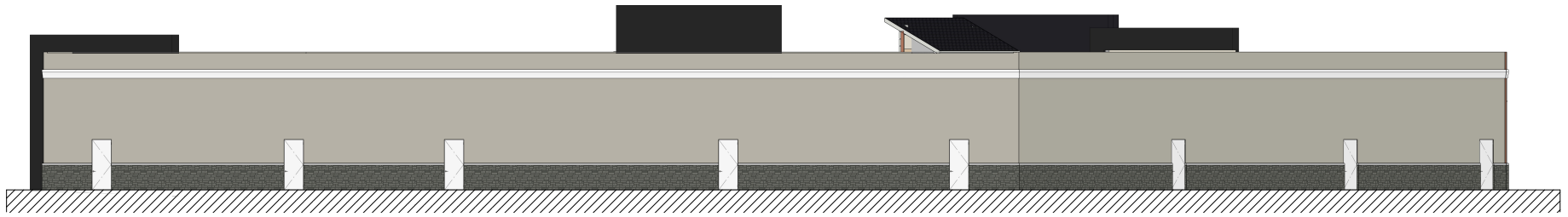
ISSUE:
 CITY COMMENTS 06.12.2023
 CITY COMMENTS 08.16.2023
 CITY COMMENTS 04.09.2024

DATE:
 04.09.2024

SHEET NAME:
 LANDSCAPE PLAN

SHEET NUMBER:

L.1
 ZONING CASE # 221206-2



SOUTH ELEVATION - BUILDING #1

SCALE - 1/8" = 1' - 0"



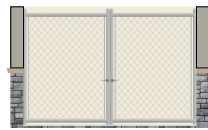
NORTH



WEST



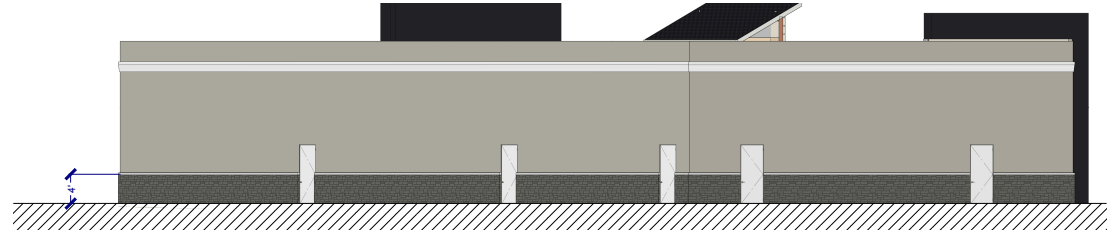
EAST



SOUTH

ENCLOSURE ELEVATION

SCALE - 1/8" = 1'-0"
SAME MATERIALS AS MAIN BUILDING



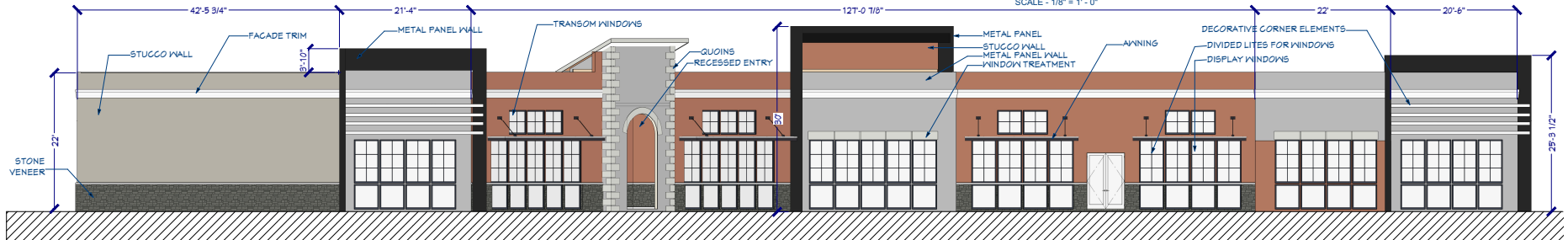
EAST ELEVATION - BUILDING #1

SCALE - 1/8" = 1' - 0"



WEST ELEVATION - BUILDING #1

SCALE - 1/8" = 1' - 0"



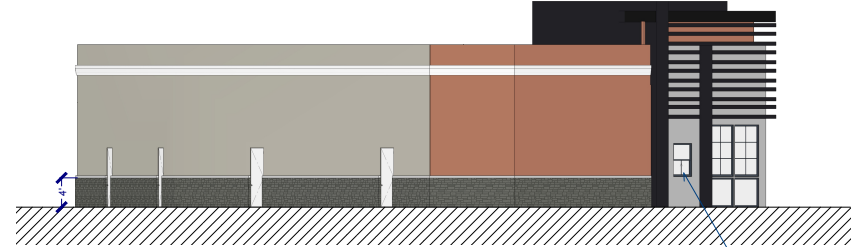
NORTH ELEVATION - BUILDING #1

SCALE - 1/8" = 1' - 0"

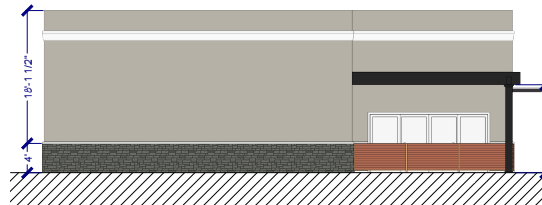
REFER TO NORTH
ELEVATION OF BUILDING
#1 FOR MATERIAL NOTES



SOUTH ELEVATION - BUILDING #3
SCALE - 1/8" = 1' - 0"



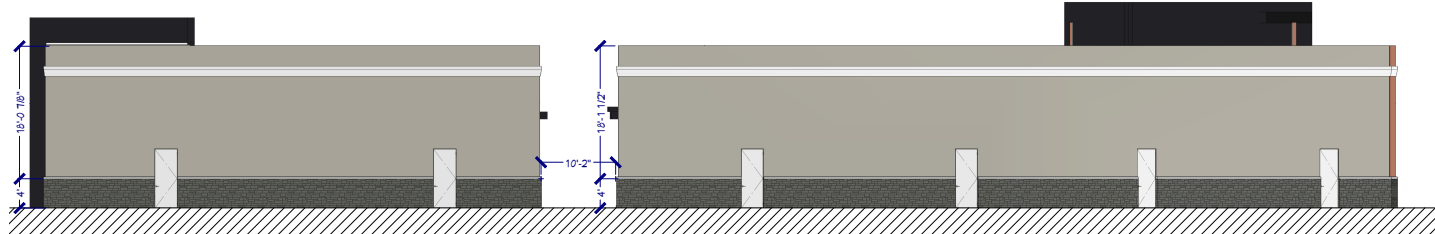
NORTH ELEVATION - BUILDING #3
SCALE - 1/8" = 1' - 0"



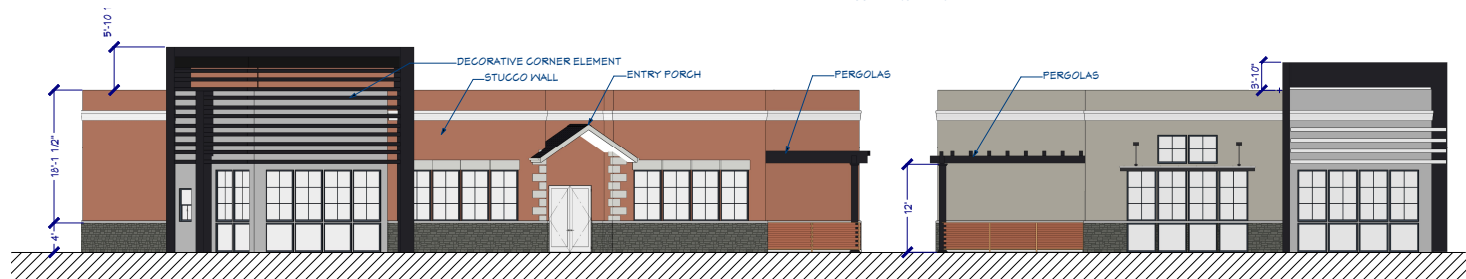
NORTH ELEVATION - BUILDING #2
SCALE - 1/8" = 1' - 0"



SOUTH ELEVATION - BUILDING #2
SCALE - 1/8" = 1' - 0"



EAST ELEVATION - BUILDING #2 & #3
SCALE - 1/8" = 1' - 0"



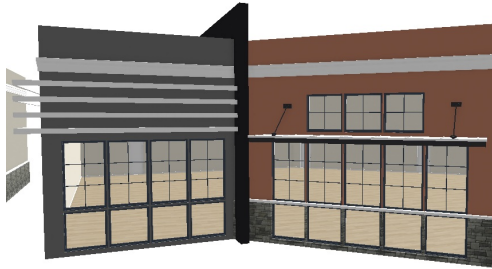
WEST ELEVATION - BUILDING #2 & #3
SCALE - 1/8" = 1' - 0"

REFER TO NORTH
ELEVATION OF BUILDING
#1 FOR MATERIAL NOTES

6 ARCHITECTURAL ELEMENTS ON THE BUILDING ELEVATIONS



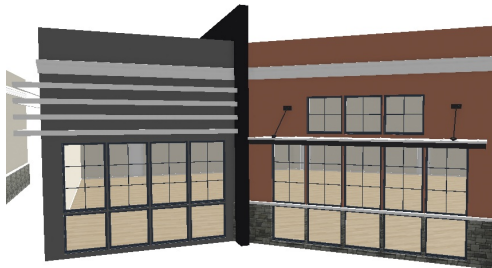
04 - DISPLAY WINDOWS



06 - DIVIDED LITES



02 - AWNINGS



05 - TRANSOM WINDOWS



04 - QUOINS



01 - ORNAMENTAL WINDOWS

Z 23-08



View of the subject site from Naaman Forest Boulevard



West of the subject property



North of the subject property



East of subject property



5203 Naaman Forest Boulevard

Zoning Response Case Comments

| Case Number | PC Hearing Date | CC Hearing Date | Planner Name |
|-------------|-----------------|-----------------|--------------|
| Z 23-08 | April 22, 2024 | May 21, 2024 | Nabiha Ahmed |

Z 23-08 Triangle Engineering, LLC. The applicant proposes three (3) buildings for a restaurant with drive-through, sit-down restaurants and retail uses. The site is located at 5203 Naaman Forest Boulevard. (District 1)

Andrea
Rodriguez
4/12/2024
9:08:28 PM

Against

3601 Bluesage Lane

Garland
Texas
United States
75040

Outside the Notification Area



GARLAND

Plan Commission

3. b.

Meeting Date: 04/22/2024

Item Title: Z 24-07 Mechu Autos Limited Company (District 6)

Summary:

Consideration of the application of **Mechu Autos Limited Company**, 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 an Automobile Sales, New or Used Use. This property is located at 702 Easy Street. (District 6) (File Z 24-07)

Attachments

Z 24-07 Mechu Autos Limited Company Report & Attachments

Z 24-07 Mechu Autos Limited Company Responses

Planning Report

File No: Z 24-07/District 6

Agenda Item:

Meeting: Plan Commission

Date: April 22, 2024



GARLAND

TEXAS MADE HERE

REQUEST

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 an Automobile Sales, New or Used Use.

LOCATION

702 Easy Street

APPLICANT

Mechu Autos Limited Company

OWNER

Judge Randall Isenberg

BACKGROUND

The site contains an existing 6,000 square-foot building. The applicant proposes to use 3,050 square feet of the building for automobile sales.

The applicant will sell a maximum of six (6) cars that will be stored inside the building.

SITE DATA

The subject property contains 0.45 acres and is accessed from Easy Street. It should be noted that 3,050 square-foot of the building belongs to 702 Easy Street and 2950 square-foot belongs to 704 Easy Street.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District. The Industrial (IN) district is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution.

A Specific Use Provision (SUP) is required for Automobile Sales, New or Used in this zoning district. The GDC defines this as "Retail sales of new or used automobiles. The term includes the following incidental uses: major and minor vehicle repairs, parts sales, on-site fuel tank(s) for use by the operation only (no retail fuel sales)."

CONSIDERATIONS

Specific Use Provision:

1. The applicant requests to allow the Automobile Sales, New or Used Use, which requires a Specific Use Provision in the Industrial (IN) District.

The applicant will sell a maximum of six (6) used cars. The applicant has indicated that cars for sale will be stored inside the building. No vehicle repairs are proposed on the property.

2. The site plan (Exhibit C) meets the parking requirement. The outdoor surface parking located in front of and behind the building will be for customers and employees.
3. There are no site changes proposed with this request. Therefore, this request does not trigger any screening and landscaping standards or new building design standards.
4. The applicant requests the SUP to be valid of a time period of six (6) years. The SUP time period guide does not have a recommended time period for automobile sales.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject site.

Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.).

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within a larger industrial area containing auto repair, HVAC repair services, and furniture repair.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

Per the Economic Development Strategic Plan, consideration should be given to whether adding automotive-related uses such as Automobile Sales that require zoning changes are the best use of land. The Plan recommends being selective on land use requests requiring re-zonings such as SUP's. The proposal would not be anticipated to add sales tax.

STAFF RECOMMENDATION

Denial 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 an Automobile Sales, New or Used Use.

Staff finds the request does not align with the Comprehensive Plan and Economic Development Strategic Plan.

ADDITIONAL INFORMATION

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

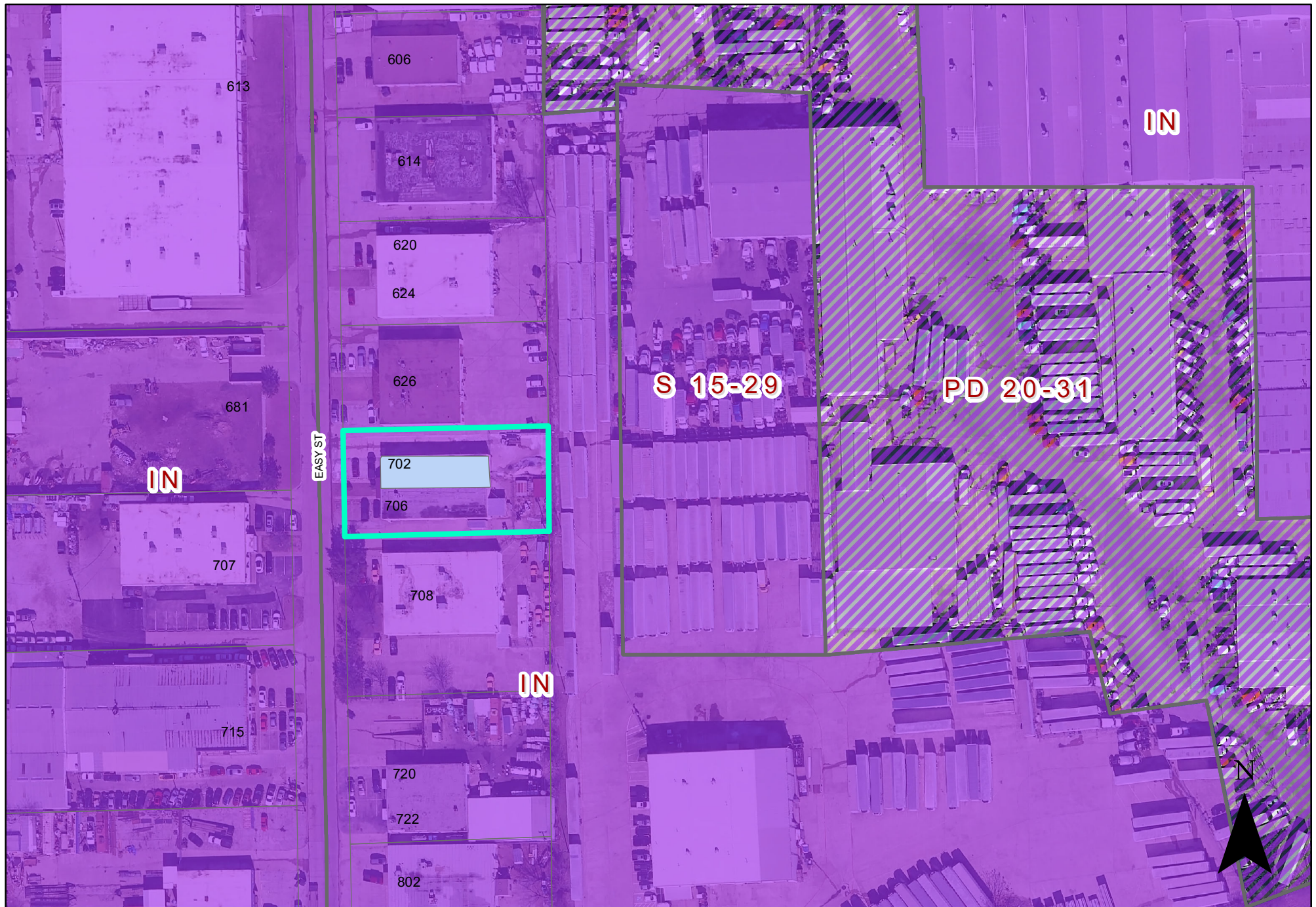
CITY COUNCIL DATE: May 21, 2024

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 75 150 Feet
1 inch = 119 feet

ZONING MAP Z 24-07

 INDICATES AREA OF REQUEST  INDICATES SUBJECT PROPERTY

702 Easy Street

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 24-07

702 Easy Street

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

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

V. Specific Regulations:

- A. Site Plan: The site shall be in general conformance with the approved Site Plan labeled Exhibit C.
- B. Time Period: The Specific Use Provision shall have a time period of six (6) years.
- C. Automobiles For Sale: A maximum number of six (6) automobiles shall be available for sale at a time and shall be stored inside the building.

S I T E P L A N

702 Easy St

Garland, TX 75042

Parcel ID:

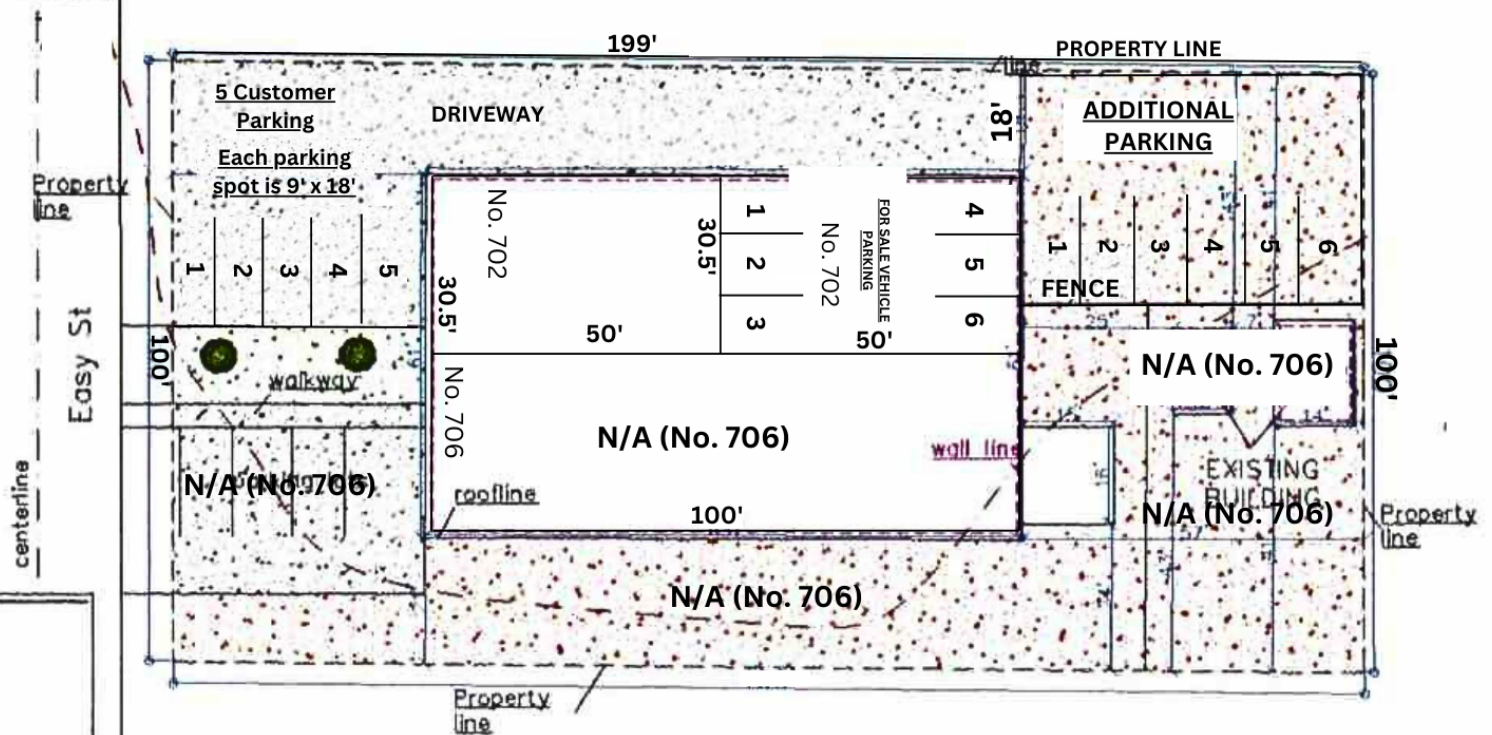
26000500000070000

Lot area: 0.45 Acres

702 TOTAL SQFT:

3050'

EXHIBIT C



VICINITY MAP

Z 24-07



View of the subject site from Easy Street



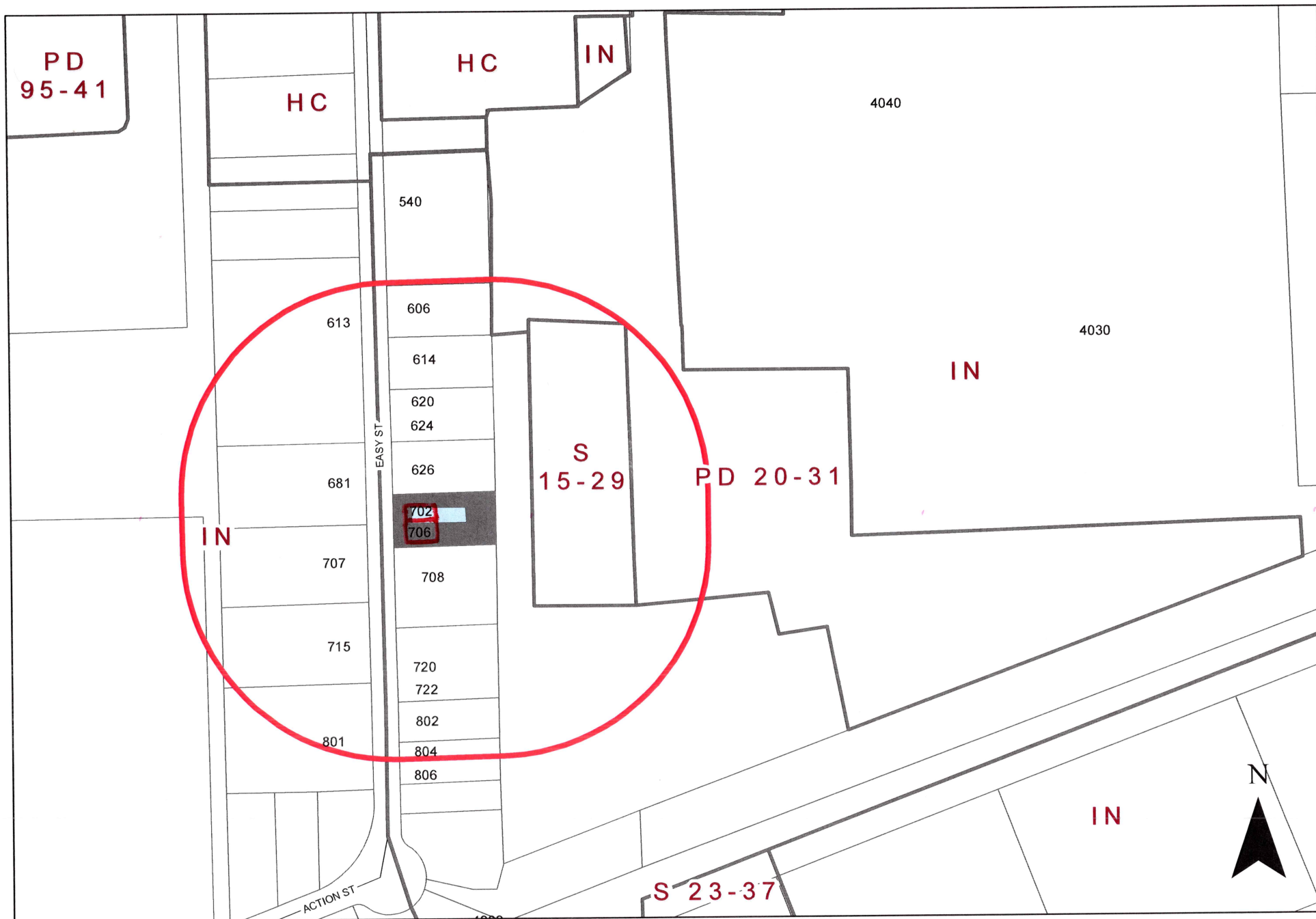
North side of the property



West side of the property



Inside the building where vehicles will be stored



Morales, Elisa

From: L Isenberg <harli1996@aol.com>
Sent: Monday, April 15, 2024 1:15 PM
To: Planning Group
Subject: CASE Z 24-07
Attachments: 706 EASY STREET GARLAND CO.pdf

Some people who received this message don't often get email from harli1996@aol.com. [Learn why this is important](#)

Please see the attached forms for 706 EASY STREET

As the owner of 702 Easy Street and 706 Easy Street, I am confident a Certificate of Occupancy should be granted for this tenant. The tenant will conduct a car sales business which is in accordance to the Garland City Planning rules.

Using the building for this purpose does not violate any of the ordinances or rules associated with the Garland properties as witnessed by the other businesses in the area.

Thank you
Randall Isenberg
214 2028833
6830 Prestonshire Lane
Dallas, Texas 75225

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter **USERNAME, PASSWORD or SENSITIVE INFORMATION** on linked pages from this email. If you are unsure about the message, please contact the **Help Desk at x7240** for assistance.

Comment Form

Case Z 24-07

Z 24-07 Mechu Autos Limited Company. The applicant proposes to use the existing building for automobile sales use. The site is located at 702 Easy Street. (District 6)

Z 24-07 Mechu Autos Limited Company. El solicitante propone utilizar el edificio existente para la venta de automóviles. El sitio está ubicado en 702 Easy Street. (Distrito 6)

Z 24-07 Mechu Autos Limited Company. Người nộp đơn đề xuất sử dụng tòa nhà hiện có để làm nơi bán ô tô. Địa điểm tọa lạc tại số 702 Easy Street. (Quận 6)

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; 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; 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; 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.

Judge Randall Isenberg retired

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.)

706 Easy St

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Judge Randall Isenberg

Signature / Firma / Chữ ký

4-15-24

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 Continued – Case Z 24-07

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I am in favor of Mechu Automotive getting the zoning change to get his C.O. There are numerous car lots in this area on Forest Easy and Sheppard – Some sell cars some repair cars and those have far more image than what Mechu proposes. He will only have a few cars as inventory and they will not be noticeable at all.



GARLAND

Plan Commission

4. a.

Meeting Date: 04/22/2024

Item Title: DD 24-02 Shana Carter (District 2)

Summary:

Consideration of the application of **Shana Carter**, 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 attached wall sign on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. This property is located at 409 Main Street. (District 2) (File DD 24-02)

Attachments

DD 24-02 Shana Carter Report & Attachments

DD 24-02 Shana Carter Responses

Planning Report

File No: DD 24-02/District 2

Agenda Item:

Meeting: Plan Commission

Date: April 22, 2024



GARLAND

TEXAS MADE HERE

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 attached wall sign on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district.

LOCATION

409 Main Street

APPLICANT

Shana Carter

OWNER

Robert Smith

BACKGROUND

The existing building is for "Roach Feed & Seed". The applicant requests to remove the existing awning sign and install a new sign on the wall above the awning. Due to the application's deviation from particular GDC Downtown Signage standards found in Chapter 7, Table 7-7 regarding attached wall 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 0.74 acres. The overall site has approximately 173 lineal feet of frontage along Main Street and 173 lineal feet of frontage along State Street.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned within the Downtown Historic (DH) Sub-district of the overall Downtown (DT) District. The Downtown Historic (DH) Sub-district allows a variety of mixed uses. The applicant will not change the use of the building. The public hearing Major Waiver process is triggered due to the size of wall signage request.

CONSIDERATIONS

1. Wall Sign:

The following table summarizes the request:

| Development Standard | Required | Proposed |
|-----------------------------|---|--|
| Wall Sign | Per the GDC, maximum size is 30 square feet if located 12 feet or higher above grade. | The proposed sign will be located 14 feet above and the proposed size is 72 square feet and will be illuminated. |

| | | |
|--|--|---|
| | | <p>It should be noted the existing sign is 72 square feet.</p> <p>The sign is intended to serve as the primary building signage. The wall sign would be elevated to help with visibility.</p> |
|--|--|---|

2. The applicant states, "We have chosen to maintain the traditional look of our store front sign but are adding a new flare of light and a relocation from the awning to the actual building. This should allow for better visibility and blending of our look to the updated views of downtown Garland."

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 Community Centers for the subject property. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment

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 Downtown Historic (DH) 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 attached wall sign on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district.

ADDITIONAL INFORMATION

Location Map
Renderings
Photos

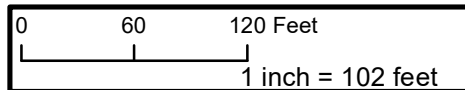
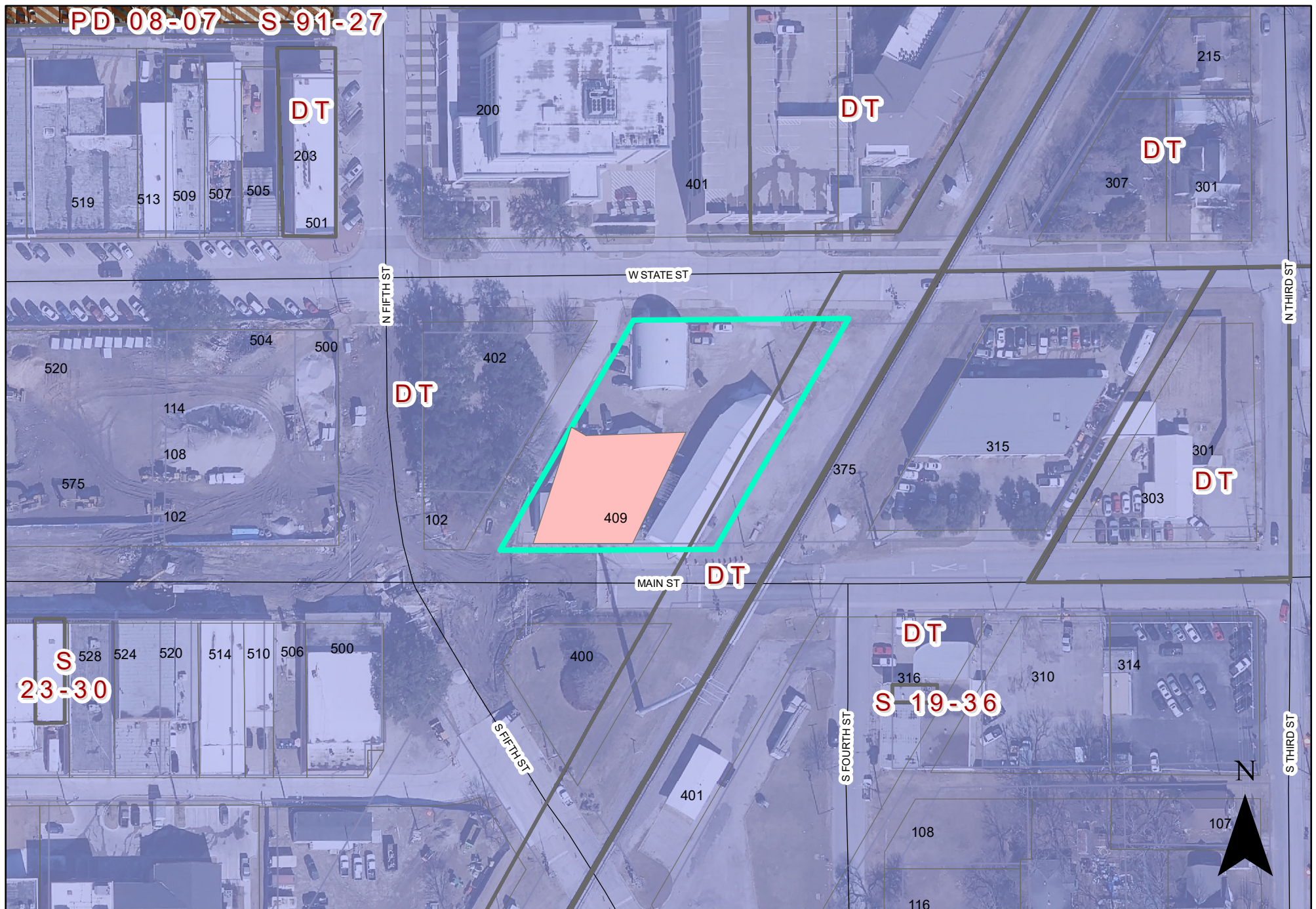
CITY COUNCIL DATE: May 21, 2024

PREPARED BY:

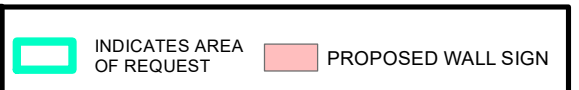
Nabiha Ahmed
Lead Development Planner
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



DOWNTOWN DEVELOPMENT PLAN DD 24-02



409 Main Street

Storefront = 66.0'
New Sign SQ FT = 72

Original = 36" x 24"



No additional Signs on the facade
Sign will not exceed height of facade of building

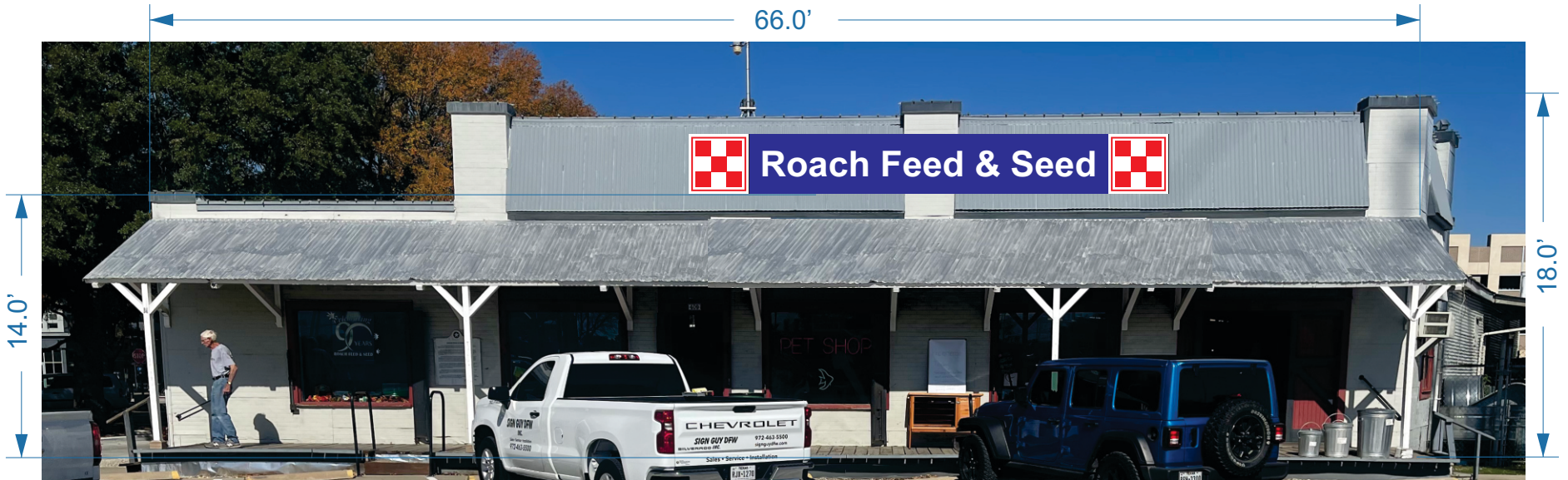


EXHIBIT C

FRAME WILL BE NEEDED TO ATTACH TO WALL DESIGNED TO WITHSTAND MINIMUM WIND PRESSURE OF 30 POUNDS PER SQ/FT

"ROACH FEED & SEED"

ONE SET FACE/REVERSE LIT CHANNEL LETTERS MOUNTED ON WIREWAY WITH BLUE ALUMINUM ACM BACKGROUND
WITH BLUE TRANSLUCENT FILM ON POLYCARB BACK

3" BLACK RETURNS

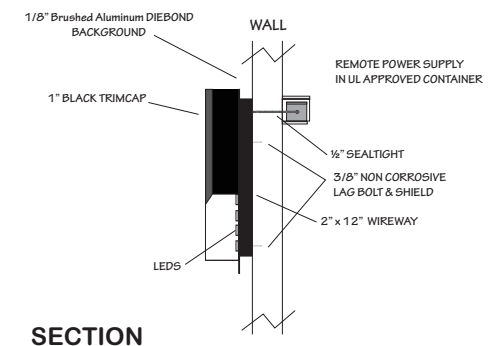
"PURINA LOGOS"

SET OF FACE LIT CHANNEL STYLE LOGO BOXES WITH RED VINYL APPLIED PER LAYOUT

5" RETURNS

1/8" WHITE 7328 ACRYLIC WITH PRINTED GRAPHICS APPLIED, 1" BLACK TRIMCAP,
WHITE LED ILLUMINATED

CUSTOMER TO PROVIDE 1-120V/20A DEDICATED CIRCUIT
WITHIN 5' OF SIGNAGE FOR ELECTRICAL CONNECTION



SECTION

| | | | | | | |
|---|---|---|--|--|--|---|
| <p>Sign Guy DFW INC. P.O. BOX 853 TERRELL, TX 75160 PHONE: 972-463-5500 EMAIL: HERMAN@SIGNGUYDFW.COM</p> | <p>General Notes: This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code. - Grounded and bonded per NEC 600.7/NEC 250 - Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps - Sign is to be UL listed per NEC 600.3 - UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section - The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC</p> | <p>SPECIAL NOTES: CONCEPTUAL DRAWING This is an original drawing created by Sign Guy DFW Inc. It is submitted for your personal use; however, it shall at all times remain the property of Sign Guy DFW Inc. It may be used in connection with the project being planned for you by Sign Guy DFW Inc, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.</p> | <p>THIS NOTICE REQUIRED BY STATE LAW All Electrical Sign Work to be Performed by Registered & Licensed Contractor by State Law. Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157 Austin, Texas 78711 1-800-803-9202, 512-463-6599. website: www.license.state.tx.us/complaints Registered/Licensed Electrical Contractor # TSCL 18536</p> | <p>PLEASE NOTE!! UP TO 2 REVISIONS INCLUDED IN INITIAL DESIGN. ANY ADDITIONAL CHANGES WILL INCUR A STANDARD DESIGN CHARGE OF \$60 HOUR, BILLED IN 1/4 HOUR INCREMENTS. PLEASE CAREFULLY PROOFREAD! CHECK ALL SPELLING, PUNCTUATION, PHONE NUMBERS, SIZES AND COLORS BEFORE APPROVING. ANY CHANGES MADE AFTER APPROVAL WILL INCUR ADDITIONAL CHARGES.</p> | <p>JOB: Roach Feed 409 Main St Garland, TX 75040</p> | <p>DATE: 11-11-23 REVISED: SCALE: 1/8" = 1'</p> |
|---|---|---|--|--|--|---|

Storefront = 66.0'
New Sign SQ FT = 72

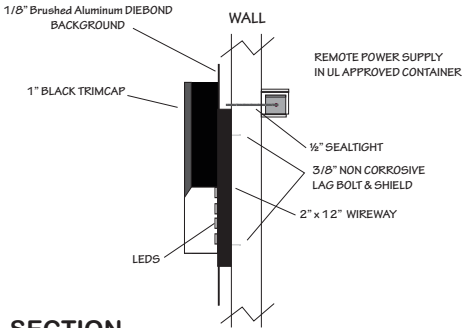
Original = 36" x 24'



EXHIBIT C



ONE SET FACE LIT CHANNEL LETTERS MOUNTED ON WIREWAY WITH BLUE ALUMINUM ACM BACKGROUND
5" BLACK RETURNS
1/8" WHITE 7328 ACRYLIC WITH PRINTED GRAPHICS APPLIED, 1" BLACK TRIMCAP,
WHITE LED ILLUMINATED



SECTION



CUSTOMER TO PROVIDE 1-120V/20A DEDICATED CIRCUIT
WITHIN 5' OF SIGNAGE FOR ELECTRICAL CONNECTION

| | | | | | | | | | | | | |
|---|---|--|--|--|---|--|-------|----------|----------|--|--------|-----------|
| <div>Sign Guy DFW INC. P.O. BOX 853 TERRELL, TX 75160 PHONE: 972-463-5500 EMAIL: HERMAN@SIGNGUYDFW.COM</div> | General Notes: This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code. <ul style="list-style-type: none">- Grounded and bonded per NEC 600.7/NEC 250- Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps- Sign is to be UL listed per NEC 600.3- UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section- The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC | SPECIAL NOTES: CONCEPTUAL DRAWING This is an original drawing created by Sign Guy DFW Inc. It is submitted for your personal use; however, it shall at all times remain the property of Sign Guy DFW Inc. It may be used in connection with the project being planned for you by Sign Guy DFW Inc, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion. | THIS NOTICE REQUIRED BY STATE LAW All Electrical Sign Work to be Performed by Registered & Licensed Contractor by State Law. Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157 Austin, Texas 78711 1-800-803-9202, 512-463-6599. website: www.license.state.tx.us/complaints Registered/Licensed Electrical Contractor # TSCL 18536 | PLEASE NOTE!! UP TO 2 REVISIONS INCLUDED IN INITIAL DESIGN. ANY ADDITIONAL CHANGES WILL INCUR A STANDARD DESIGN CHARGE OF \$60 HOUR, BILLED IN 1/4 HOUR INCREMENTS. PLEASE CAREFULLY PROOFREAD! CHECK ALL SPELLING, PUNCTUATION, PHONE NUMBERS, SIZES AND COLORS BEFORE APPROVING. ANY CHANGES MADE AFTER APPROVAL WILL INCUR ADDITIONAL CHARGES. | JOB: Roach Feed 409 Main St Garland, TX 75040 | <table><tr><td>DATE:</td><td>11-11-23</td></tr><tr><td>REVISED:</td><td></td></tr><tr><td>SCALE:</td><td>3/8" = 1'</td></tr></table> | DATE: | 11-11-23 | REVISED: | | SCALE: | 3/8" = 1' |
| | DATE: | 11-11-23 | | | | | | | | | | |
| | REVISED: | | | | | | | | | | | |
| | SCALE: | 3/8" = 1' | | | | | | | | | | |

DD 24-02



Looking at the subject property from Main Street



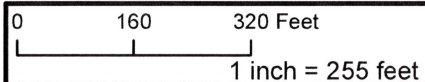
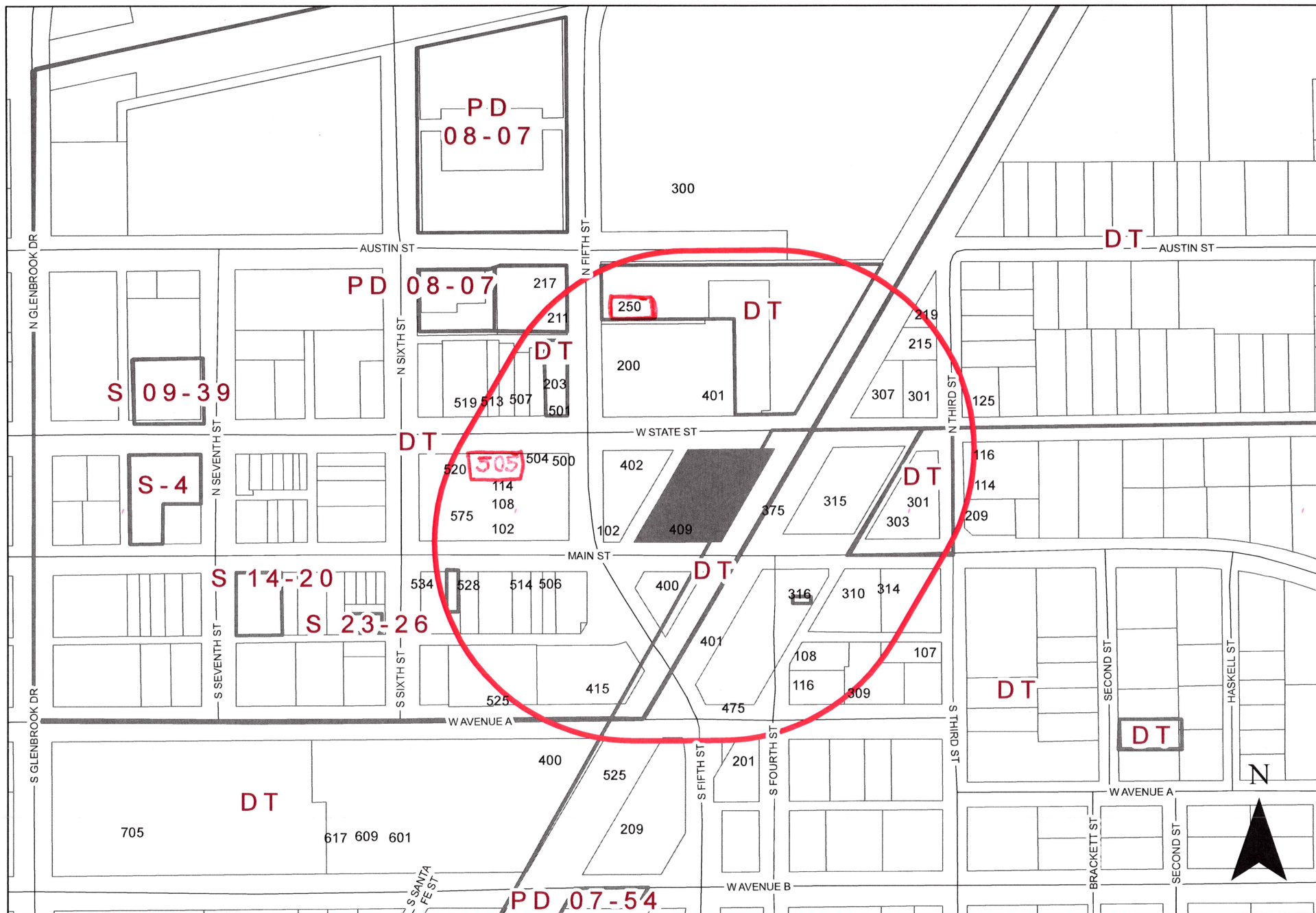
Looking at subject property from State Street



North of the subject property



West of subject property



DOWNTOWN DEVELOPMENT PLAN DD 24-02

■ INDICATES AREA OF REQUEST
○ INDICATES NOTIFICATION AREA

409 Main Street

Comment Form

Case DD 24-02

DD 24-02 Shana Carter. The applicant requests a "Major Waiver" to the Downtown Sign Standards to remove the existing awning sign and install a new sign on the building wall at "Roach Feed & Seed". The site is located at 409 Main Street. (District 2)

DD 24-02 Shana Carter. El solicitante solicita una "Exención importante" a los Estándares de señalización del centro para eliminar el letrero del toldo existente e instalar un nuevo letrero en la pared del edificio en "Roach Feed & Seed". El sitio está ubicado en 409 Main Street. (Distrito 2)

DD 24-02 Shana Carter. Người nộp đơn yêu cầu "Miễn trừ chính" đối với Tiêu chuẩn Biển hiệu Trung tâm thành phố để loại bỏ biển hiệu mái hiên hiện có và lắp đặt một biển báo mới trên tường tòa nhà tại "Roach Feed & Seed". Địa điểm tọa lạc tại 409 Main Street. (Quận 2)

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; 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; 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; 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.

ALAN STAFFORD ATTORNEY

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.)

505 W STATE

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

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 Continued – Case DD 24-02

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

GREAT PEOPLE

GREAT BUSINESS

Zoning Response Case Comments

| Case Number | PC Hearing Date | CC Hearing Date | Planner Name |
|-------------|-----------------|-----------------|--------------|
| DD 24-02 | April 22, 2024 | May 21, 2024 | Nabiha Ahmed |

DD 24-02 Shana Carter. The applicant requests a "Major Waiver" to the Downtown Sign Standards to remove the existing awning sign and install a new sign on the building wall at "Roach Feed & Seed". The site is located at 409 Main Street. (District 2)

**Norman P
Bjornnes Jr**
4/15/2024
9:04:31 PM

For

351 N 5th St
250 N 5th St
Garland
Texas
United States
75040

nbjornnes@oaksproperties.com
612-720-2716

We own and manage Oaks 5th Street Crossing Apartments; City Station, City Center, City Square and City Lofts buildings and the leased parking lot West of the applicant. We support the signage improvements. We support the Roach Seed & Feed business. Thank you

**Norman P
Bjornnes Jr**
4/15/2024
9:04:28 PM

For

351 N 5th St
250 N 5th St
Garland
Texas
United States
75040

nbjornnes@oaksproperties.com
612-720-2716

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**Norman P
Bjornnes Jr**
4/15/2024
9:04:24 PM

For

351 N 5th St
250 N 5th St
Garland
Texas
United States
75040

nbjornnes@oaksproperties.com
612-720-2716

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9:04:23 PM

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4/15/2024
9:04:23 PM

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Texas
United States
75040

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