



File No. 14-13/District 2

Meeting: City Council

Date: May 6, 2014

Planning Report

Alloy Right Recyclers

828 East Walnut Street

REQUEST

Approval of a Specific Use Permit for Recycling Center on property zoned Industrial 1 (I-1) District.

OWNER

Tom Ford

PLAN COMMISSION RECOMMENDATION

On April 14, 2014 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Specific Use Permit for a Recycling Center on property zoned Industrial 1 (I-1) District.

STAFF RECOMMENDATION

Approval of the Specific Use Permit for a Recycling Center for a period of fifteen (15) years. The Recycling Center is compatible with the surrounding zoning and land uses which are industrial in nature.

BACKGROUND

The applicant is requesting approval of a Specific Use Permit to relocate an existing metal recycling center from its current location at 704 Walnut Circle East in order to improve site access and circulation, as well as the overall operation of the recycling center. The site is developed with a 10,550 square foot building and associated driveway and parking. The applicant is proposing to reduce the size of the existing building and add new concrete pavement and fencing to enclose the property.

SITE DATA

The subject property contains approximately 0.712 acres in area, fronting approximately 100 feet along Walnut Street.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial 1 (I-1) District provides for a wide range of industrial uses which generate few objectionable conditions. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. A Recycling Center is permitted in the I-1 District only with approval of a Specific Use Permit.

CONSIDERATIONS

1. As noted, the subject property is currently developed with a 10,550 square foot building. The applicant is proposing to demolish the rear portion of the building, retaining the existing concrete building slab for additional vehicle maneuvering and circulation. A 1,000 square-foot portion of the existing building would be modified to provide a covered drop-off area. Approximately 5,050 square feet of the existing building would remain to contain the indoor portion of the recycling operation.
2. The recycling center will purchase recyclable metal material such as aluminum cans, copper, steel and brass. The portion of the existing building to remain will be used for office space as well as for storing, sorting and packaging of materials. A covered area and two overhead doors will be provided at the rear of the building for the drop off and pick up of materials. The hours of operation will be Monday through Friday, 7:30 a.m. to 6:00 p.m. and Saturday, 7:30 a.m. to 5:00 p.m.
3. The proposed recycling center will primarily receive goods from personal vehicles and small trucks. The proposed site plan depicts an on-site circulation pattern designed to accommodate semi-tractor/trailers; the applicant has indicated, however, that semi-trucks are not anticipated to access the site. The Transportation Department has reviewed the proposed circulation pattern and has no objection.
4. The parking requirement for a Recycling Center is one parking space for each 300 square feet of office and one space for each 1,000 square feet of site area. With approximately 757 square feet of office space and the remaining 5,050 square feet of the indoor warehouse being used for sorting and storage of materials, nine (9) parking spaces are required. Ten parking spaces are provided along the front and east side of the building.
5. The existing chain link fencing will be replaced with a 10-foot high solid metal security fence that will completely enclose the property. The fence will be secured with a gate at the front building line which will provide access to the remainder of the site. The gate will be of the same solid metal material as the fencing. The applicant has indicated that the color of the fencing will match the building.
6. The applicant is proposing to store materials such as copper and aluminum inside the building, while steel material will be stored outside at the rear of the building until it is loaded into trucks to be sold. Section 12-710 of the Comprehensive Zoning Ordinance requires outdoor storage areas to be paved with concrete per the City's paving standards. While the existing and

proposed paved areas meet this requirement, the site plan shows an existing grass area to remain at the rear of the site. At the Plan Commission meeting the applicant agreed to pave this area as well. The site plan will be modified to reflect this additional pavement.

7. A condition has been added to the Specific Use Permit limiting the outdoor storage and processing of materials. All processing should be done indoors and any outdoor storage of materials should not exceed the height of the proposed fencing. The site must comply with all City Ordinances regarding littering and property maintenance.
8. The applicant is proposing to erect a freestanding pole sign 30 feet in height and 80 square feet in sign area, to be located 25 feet from the front property line. The proposed sign is in compliance with the City of Garland Sign Ordinance, which allows 30 feet in height and 150 square feet in area.
9. The Zoning Ordinance defines a recycling center as a facility that is not a salvage yard and in which recoverable resources such as newspapers, glassware and metal products are collected, stored, flattened, crushed or bundled. Any sales of whole parts or units of automobiles and/or machinery shall be classified as a salvage yard use and are expressly prohibited.
10. The applicant is requesting a Specific Use Permit for a fifteen (15) year time period.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts and are compatible with adjacent development types in architecture, character, scale and intensity.

The recommended land use type reflects a longer term vision for future redevelopment of the entire area; however the existing, established development pattern is commercial and industrial in nature, with uses similar in impact and intensity to the proposed recycling center. The proposed fencing of the site and placement of the drop-off and outdoor storage at the rear of the building will minimize negative impacts to adjacent properties.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The nature of the surrounding area is primarily heavy commercial and industrial. The subject property is surrounded on all sides by properties zoned in the Industrial 1 (I-1) District. The recycling center will have indoor processing, limited outdoor storage and limited truck traffic, which are activities most appropriate within a heavy commercial and industrial area with similar uses. By requiring indoor processing of materials and limiting the height of outdoor storage the

impact of the proposed use on the surrounding properties is minimized. A Specific Use Permit for a Recycling Center was granted in 1995 for an unlimited time period for property at 726 East Walnut Street; that business remains in operation.

Prepared By:

Anita Russelmann
Director of Planning

Date: April 24, 2014

Reviewed By:

Anita Russelmann
Director of Planning

Date: April 25, 2014

Reviewed By:

William E. Dollar
City Manager

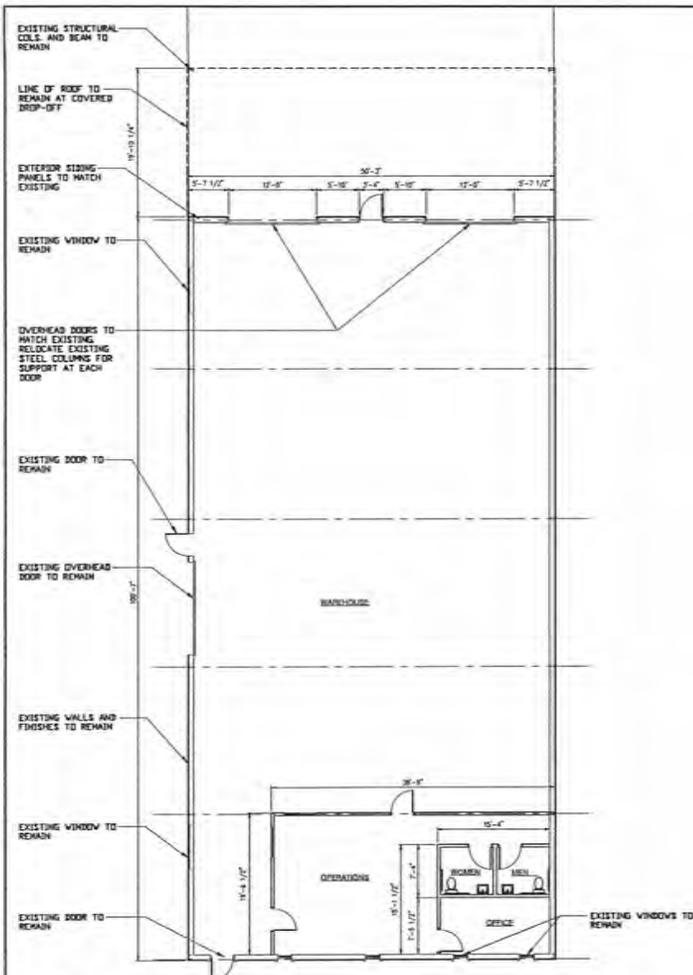
Date: April 28, 2014

SPECIFIC USE PERMIT CONDITIONS

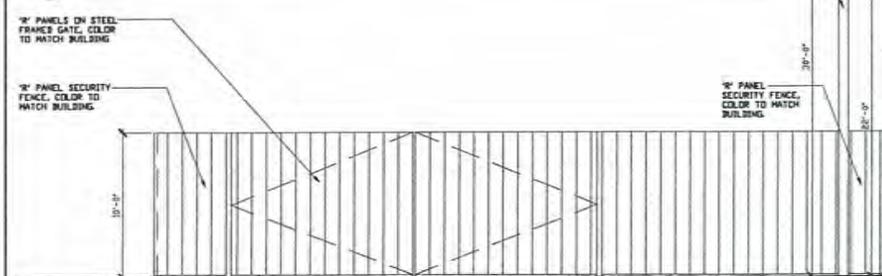
ZONING FILE 14-13

828 East Walnut Street

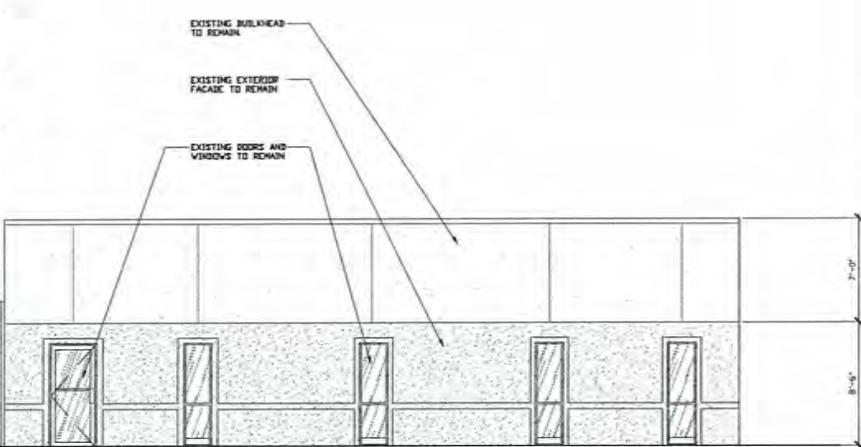
- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow a Recycling Center subject to conditions.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Industrial-1 (I-1) District set forth in Sections 29 and 33 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. Time Period: The Specific Use Permit shall be in effect for a fifteen (15) year time period.
 - B. Site Plan: The site plan shall be in general conformance with Exhibit C.
 - C. Outdoor Processing and Storage: All processing of materials shall occur within the building. Outdoor storage shall be permitted only in the area so designated on Exhibit C, and only in conformance with the paving requirements of the Comprehensive Zoning Ordinance. Materials stored outdoors shall not exceed the height of the fencing.
 - D. Freestanding Signage: One pole sign with a maximum height of 30 feet and maximum sign area of 80 square feet shall be permitted as shown on Exhibit C.
 - E. Maintenance of Property: Site must comply with all applicable City Ordinances regarding littering and property maintenance.



01 Floor Plan
SCALE: 1/8" = 1'-0"



02 Building Elevation & Signage Plan
SCALE: 1/8" = 1'-0"



ARCHITECT/ENGINEER

CIVITARESE | MORGAN

821 N RIVERFRONT BLVD, SUITE 700
DALLAS, TEXAS 75207

TEL: 214-413-0580 FAX: 469-735-1341

REGISTERED ARCHITECT
STATE OF TEXAS

XX/XX/2014

ARCHITECT/ENGINEER PROJECT NO. 000000

ALLOY RIGHT RECYCLERS
828 E. WALNUT STREET
GARLAND, TX 75040

NO.	REVISIONS	DATE

DESIGN REVIEW ISSUE DATE:	01.06.2014
HEALTH/SUPPLY REVIEW ISSUE DATE:	01.06.2014
LA/REGULATORY REVIEW ISSUE DATE:	01.06.2014
CONSTRUCTION DATE:	01.06.2014
CONSTRUCTION SIGN OFF DATE:	01.06.2014

DRAWING TITLE:
FLOOR PLAN & BUILDING ELEVATION

DRAWING NUMBER:
A2.0

REPORT & MINUTES

P.C. Meeting, April 14, 2014 (6 Members Present)

Consideration of the application of Alloy Right Recyclers, requesting approval of a Specific Use Permit for a Recycling Center on property zoned Industrial (I-1) District. The property is located at 828 East Walnut Street. (File 14-13)

The applicant, Alfonso Vasquez, 704 E. Walnut Circle, gave a brief overview of the application request. The applicant remained available for questions.

The architect Thomas M. Morgan, 921 N. Riverfront Dr, Dallas, TX, was available for questions.

Russell Flanigan, 216 Welch Dr, Royse City, TX, spoke in opposition, expressed concern regarding the security for his property when the older fencing is removed for the installation of the new fencing.

Commissioner Roberts asked the applicant would he consider paving the back or pulling the fence forward to the edge of the unpaved area. The applicant stated he would pave the extra area. The applicant also expressed he would meet with Mr. Flanigan to work out an agreement regarding the fencing.

Motion was made by Commissioner Johnson, seconded by Commissioner Dalton to close the Public Hearing and **approve** the application per staff recommendation. Motion **carried: 6 Ayes, 0 Nays.**



SHORECREST

SF7/G/3

818 822 902 906 910 914 918 922

MARS

TALISMAN

410 410

819

903

905 905

913 917

929

WALNUT

75040

S 95-10

802 810 816

816 820 820

828

832 832

912 912

Handwritten notes: 'X's and 'B's

814

X

812

99999

SF7/G/3

PARKER

SC

1233

O = IN FAVOR
X = AGAINST

S-5

0 100 200 Feet

ZONING Z 14-13

INDICATES AREA OF REQUEST



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 2, 2014

HEARING DATE/TIME Plan Commission: April 14, 2014 - 7:00 PM

APPLICANT: Alloy Right Recyclers

File Z 14-13

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of Alloy Right Recyclers requesting approval of a Specific Use Permit for a Recycling Center on property zoned Industrial-1 (I-1) District. The property is shown on the enclosed sketch and is described as follows:

BEING a 0.712-acre portion of Lot 4, Block H, Garvon Addition No. 10, an addition to the City of Garland, Dallas County, Texas according to the map of the plat recorded in Volume 81, Page 2085, of the Plat Records of Dallas County, Texas. This property is located at 828 East Walnut Street. (District 2)

Note: The approval of this request will allow a recycling center to operate on the property.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474. Should you have any questions, please contact Chasidy Allen at 972-205-2445

(Please Check One Below)

I am in favor of the request.

I am opposed to the request

Please include any comments you wish to provide supporting your position in the space provided below.

WE HAVE A CLEAN AREA AND NOT MUCH ROOM. THERE ARE OTHER AREAS THAT WOULD HAVE GOOD ACCESS BUT THIS IS ALREADY CROWDED & RAIDER TRUCKING HAS 18 WHEELERS EVERYWHERE.

(Please complete the following information)

Your Property Address

BARBARA J. LAMBERT

Printed Name

820-822-824 WALNUT

GARLAND TX

75040

Address

City, State

Zip

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

Barbara J. Lambert

Signature

Owner

Title

Date: 4-8-14



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 460002
GARLAND, TX 75046-9002

April 2, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 -- 7:00 PM

APPLICANT: Alloy Right Recyclers

File Z 14-13

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of Alloy Right Recyclers requesting approval of a Specific Use Permit for a Recycling Center on property zoned Industrial-1 (I-1) District. The property is shown on the enclosed sketch and is described as follows:

BEING a 0.712-acre portion of Lot 4, Block H, Garvon Addition No. 10, an addition to the City of Garland, Dallas County, Texas according to the map of the plat recorded in Volume 81, Page 2085, of the Plat Records of Dallas County, Texas. This property is located at 828 East Walnut Street. (District 2)

Note: The approval of this request will allow a recycling center to operate on the property.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to City of Garland, Planning Department, P.O. Box 460002, Garland, TX 75046-9002 or by fax to 972-205-2474. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below. Add to S.U.P. Fence must be finished before occupancy given. Fence must

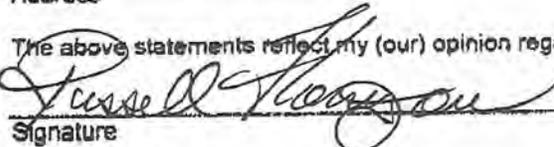
be replaced daily. No open areas, it borders my property. Large risk of theft on all sides.

(Please complete the following information)

Your Property Address
Russell Flanigan

Printed Name	Garland, TX	75040
Address	City, State	Zip

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

	General Manager
Signature	Title

Date: 04/09/2014



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 2, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Alloy Right Recyclers

File Z 14-13

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Alloy Right Recyclers** requesting approval of a Specific Use Permit for a Recycling Center on property zoned Industrial-1 (I-1) District. The property is shown on the enclosed sketch and is described as follows:

BEING a 0.712-acre portion of Lot 4, Block H, Garvon Addition No. 10, an addition to the City of Garland, Dallas County, Texas according to the map of the plat recorded in Volume 81, Page 2085, of the Plat Records of Dallas County, Texas. This property is located at 828 East Walnut Street. (District 2)

Note: The approval of this request will allow a recycling center to operate on the property.

APR 10 2014 PM 12:3

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

*Excessive traffic, property devaluation, increased
thievery.*

(Please complete the following information)

Your Property Address

~~810, 812, 814 E. Walnut~~ *Melvin Ray Currey*
Printed Name
810, 812, 814 E. Walnut *Garland, Tx* *75040*
Address City, State Zip

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

Melvin Ray Currey *4/9/14*
Signature Title
Date: *4/9/14*



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 2, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Alloy Right Recyclers

File Z 14-13

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Alloy Right Recyclers** requesting approval of a Specific Use Permit for a Recycling Center on property zoned Industrial-1 (I-1) District. The property is shown on the enclosed sketch and is described as follows:

BEING a 0.712-acre portion of Lot 4, Block H, Garvon Addition No. 10, an addition to the City of Garland, Dallas County, Texas according to the map of the plat recorded in Volume 81, Page 2085, of the Plat Records of Dallas County, Texas. This property is located at 828 East Walnut Street. (District 2)

Note: The approval of this request will allow a recycling center to operate on the property.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address

Bralco Metals

Printed Name

410 Mars Dr

Address

Garland, TX

City, State

75040

Zip

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

Daniel G. [Signature]

Signature

Branch Manager

Title

Date: 4-14-14



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 2, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 -- 7:00 PM

APPLICANT: Alloy Right Recyclers

File Z 14-13

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Alloy Right Recyclers** requesting approval of a Specific Use Permit for a Recycling Center on property zoned Industrial-1 (I-1) District. The property is shown on the enclosed sketch and is described as follows:

BEING a 0.712-acre portion of Lot 4, Block H, Garvon Addition No. 10, an addition to the City of Garland, Dallas County, Texas according to the map of the plat recorded in Volume 81, Page 2085, of the Plat Records of Dallas County, Texas. This property is located at 828 East Walnut Street. (District 2)

Note: The approval of this request will allow a recycling center to operate on the property.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below. Add to S.U.P. Fence must be finished before occupancy given. Fence must

be replaced daily. No open areas, it borders my property. Large risk of theft on all sides.

(Please complete the following information)

Your Property Address

Russell Flanigan

Printed Name

832 E. Walnut Street

Garland, TX

75040

Address

City, State

Zip

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

General Manager

Signature

Title

Date: 04/09/2014



Planning Report

Spiars Engineering, Inc.

6421 Broadway Boulevard

REQUEST

Approval of an amended Detail Plan and Specific Use Permit for Retail Sales with Gas Pumps on property zoned Planned Development (PD) District 13-32 for Freeway Uses.

OWNER

RaceTrac Petroleum, Inc.

PLAN COMMISSION RECOMMENDATION

On April 14, 2014 the Plan Commission, by a vote of five (5) to one (1), recommended approval of an amended Detail Plan and Specific Use Permit for Retail Sales with Gas Pumps.

Additionally, the Plan Commission approved a variance to Section 34.21(C)(4)(b)(i) of the IH 30 Development Standards regarding the maximum allowable area for attached signage

STAFF RECOMMENDATION

Approval of an amended Detail Plan and Specific Use Permit to 1) allow expansion of an existing RaceTrac gas station/retail store, 2) reduce the minimum percentage of required face brick from 80 to 75 percent, and 3) to approve the SUP for 30 years tied to RaceTrac Petroleum, Inc. The addition of stone to the front and side elevations adds architectural interest to the building and remains in compliance with the building material requirements of the IH 30 Development Standards.

BACKGROUND

In 2006, City Council approved Planned Development (PD) District 06-69 for Limited Freeway Uses and a Concept Plan on a tract comprising 13 lots on approximately 22 acres, and a Detail Plan and Specific Use Permit for a RaceTrac gas station/retail store on a 2.4-acre lot within the overall PD. The

Detail Plan and Specific Use Permit were amended in 2009 (PD/SUP 09-20), reflecting modification of the site layout and landscape plan. The subject property was subsequently developed with the RaceTrac store in 2010. In 2013 the overall PD and Concept Plan were further amended (PD 13-32) to expand the uses allowed on one lot and to combine two lots into one, although the amendments did not impact the subject property. The applicant is proposing to amend the Detail Plan and SUP yet again to allow for expansion of the store and modification of building materials and approved building elevations.

SITE DATA

The subject property contains 2.40-acres in total area, fronting 375.42 feet along Broadway Boulevard and 284.41 feet along Guthrie Road. The site is accessible from both Broadway Boulevard and Guthrie Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District (13-32) for Freeway Uses with a Specific Use Permit (09-20) for Retail Sales with Gas Pumps. The PD limits the uses permitted on the subject property to Restaurant, Restaurant with Drive-Through (with approval of an SUP) and Retail Sales with Gas Pumps (with approval of an SUP).

CONSIDERATIONS

1. As noted, the subject property was developed in 2010 with a RaceTrac gas station/retail store. The existing building contains 4,997 square feet of floor area. The applicant is proposing to increase the size of the store to 5,663 square feet by adding a 666 square-foot addition to the front of the store. The proposed addition would accommodate indoor seating and a frozen yogurt bar. No changes are proposed to the site layout or landscape plan. The existing parking lot contains 32 spaces, exceeding the 29 spaces required for the enlarged building.
2. Condition F. of the approved Specific Use Permit requires a minimum of 80 percent face brick on all building elevations. The applicant is proposing to add stone to the front and side elevations such that the percentage of brick would be decreased to 75 percent on the front elevation and to 78 percent on the north side elevation, requiring amendment of the SUP condition as well as the approved building elevations. It should be noted that as proposed, the building elevations remain in compliance with the building material requirements of the IH 30 Development Standards.

3. As noted, the Plan Commission approved a variance to the IH 30 Development Standards to increase the amount of attached signage on the building, allowing for placement of two additional signs on the building and for the replacement of the windows on the front elevation to the left of the main entrance with marketing sign cases. The sign cases are built into the wall with a hinged face to allow the graphics to be periodically changed.
4. The existing Specific Use Permit (09-20) was approved for a period of 30 years, until 2039. The applicant is requesting that the amended SUP be extended for 30 years, until 2044, tied to RaceTrac Petroleum, Inc.

Prepared By:

Anita Russelmann
Director of Planning

Date: April 25, 2014

Reviewed By:

Anita Russelmann
Director of Planning

Date: April 28, 2014

Reviewed By:

William E. Dollar
City Manager

Date: April 29, 2014



0 110 220 Feet

ZONING Z 14-14

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT REQUIREMENTS

ZONING FILE 14-14

6421 Broadway Boulevard

- I. **Statement of Purpose:** The purpose of this Planned Development District is to amend the Detail Plan for Lot 9 of Planned Development (PD) 13-32.
- II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of Planned Development (PD) District 13-32 for Freeway Uses, and all regulations of the Freeway (FW) District set forth in Sections 31, 32, 33 and 48 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plans:**

Concept Plan: Refer to Planned Development (PD) 13-32 for the approved Concept Plan that contains this lot.

Detail Plan: Development shall be in general conformance with the approved Detail Plan set forth in Exhibit E. However, in the event of conflict between the Detail Plan and the conditions, the conditions shall prevail.

- V. **Specific Regulations:**

- A. Development Requirements: Refer to Planned Development (PD) 13-32 for development requirements and general conditions.

- B. Permitted Uses: Permitted uses are as stated below:

Restaurant
Restaurant, Drive-Through*
Retail Sales with Gas Pumps*

*Allowed by Specific Use Permit only

- C. Specific Use Permit: Development of the subject property must be in conformance with the requirements and exhibits of the associated Specific Use Permit for Retail Sales with Gas Pumps.

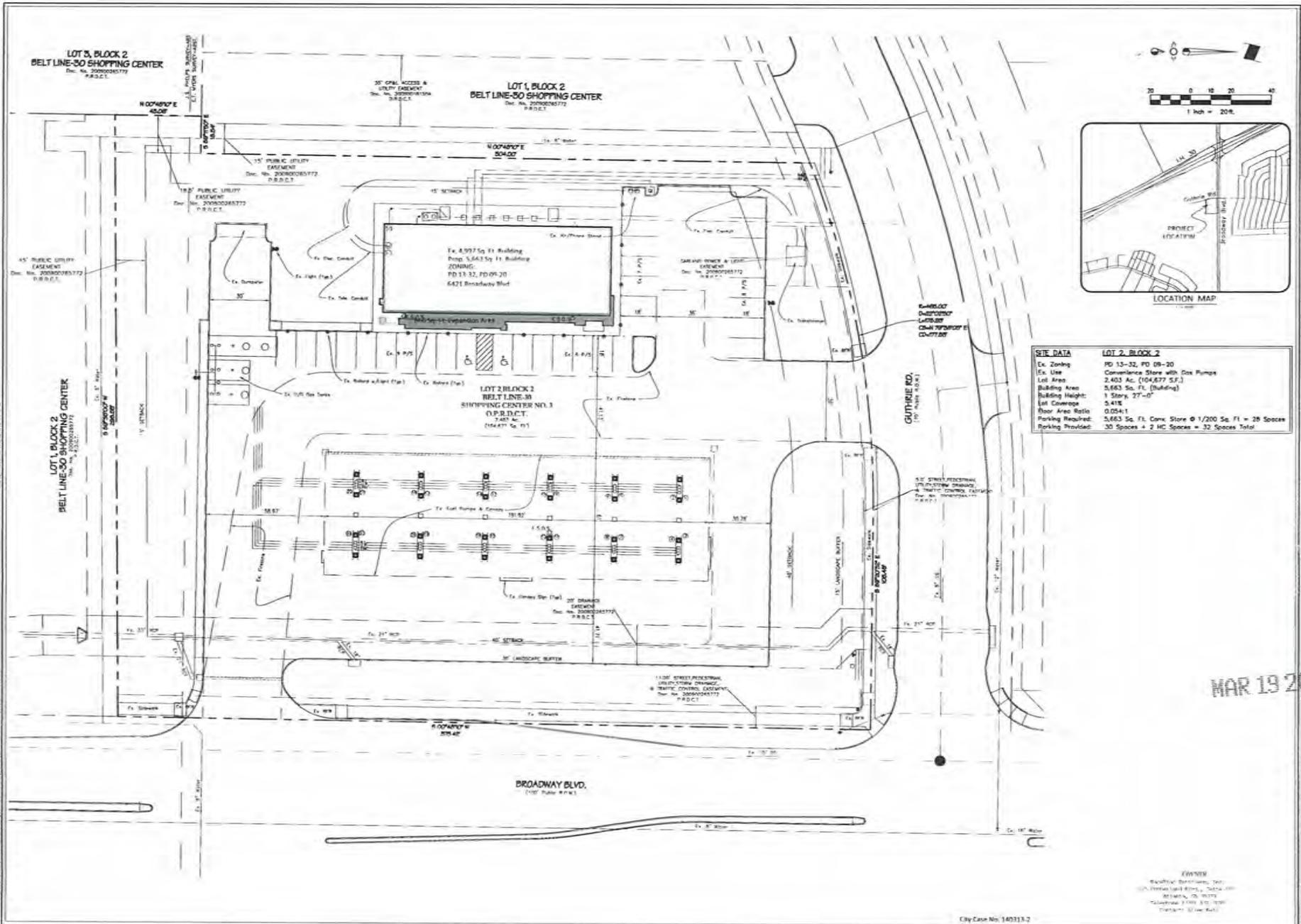
SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 14-14

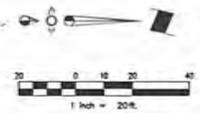
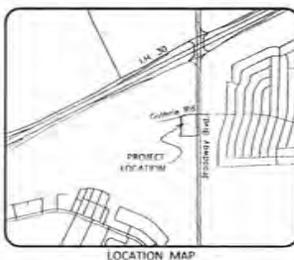
6421 Broadway Boulevard

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow a Retail Sales with Gas Pumps subject to conditions.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Freeway (FW) District set forth in Section 31, 33 and 48 of the Comprehensive Zoning Ordinance shall apply, except as otherwise specified in this ordinance.
- IV. **Specific Regulations:**
 - A. Time Period: The Specific Use Permit shall apply to **RaceTrac Petroleum, Inc.** for a period of 30 years.
 - B. Site Plan: Development shall be in conformance with the approved Site Plan labeled Exhibit E. The approved site plan shall also serve as the Detail Plan.
 - C. Landscape Plan: Landscaping shall be in general conformance with the Landscape Plan labeled Exhibit F. The varied placement and type of trees are permitted as shown on the plan.
 - D. Development Standards: The site shall be required to comply with the IH-30 Development Standards, the Freeway (FW) District development regulations, as well as all other applicable codes and ordinances unless otherwise specified in these conditions.
 - E. Building Elevations: The convenience store/retail center shall be constructed with a minimum of 75 percent face brick on all elevations. The canopy columns shall be constructed with the same face brick as the building elevations. Building elevations shall be in general conformance with the approved elevations labeled Exhibit G.
 - F. Signage:
 - i. Freestanding signage shall comply with the requirements of the City of Garland Sign Ordinance, the IH-30 Development Standards and the Retail Sales with Gas Ordinance.
 - ii. Attached signage shall be permitted as shown on Exhibit G, not to exceed a total of 367 square feet inclusive of all signage attached to the building and canopy, and marketing sign cases.

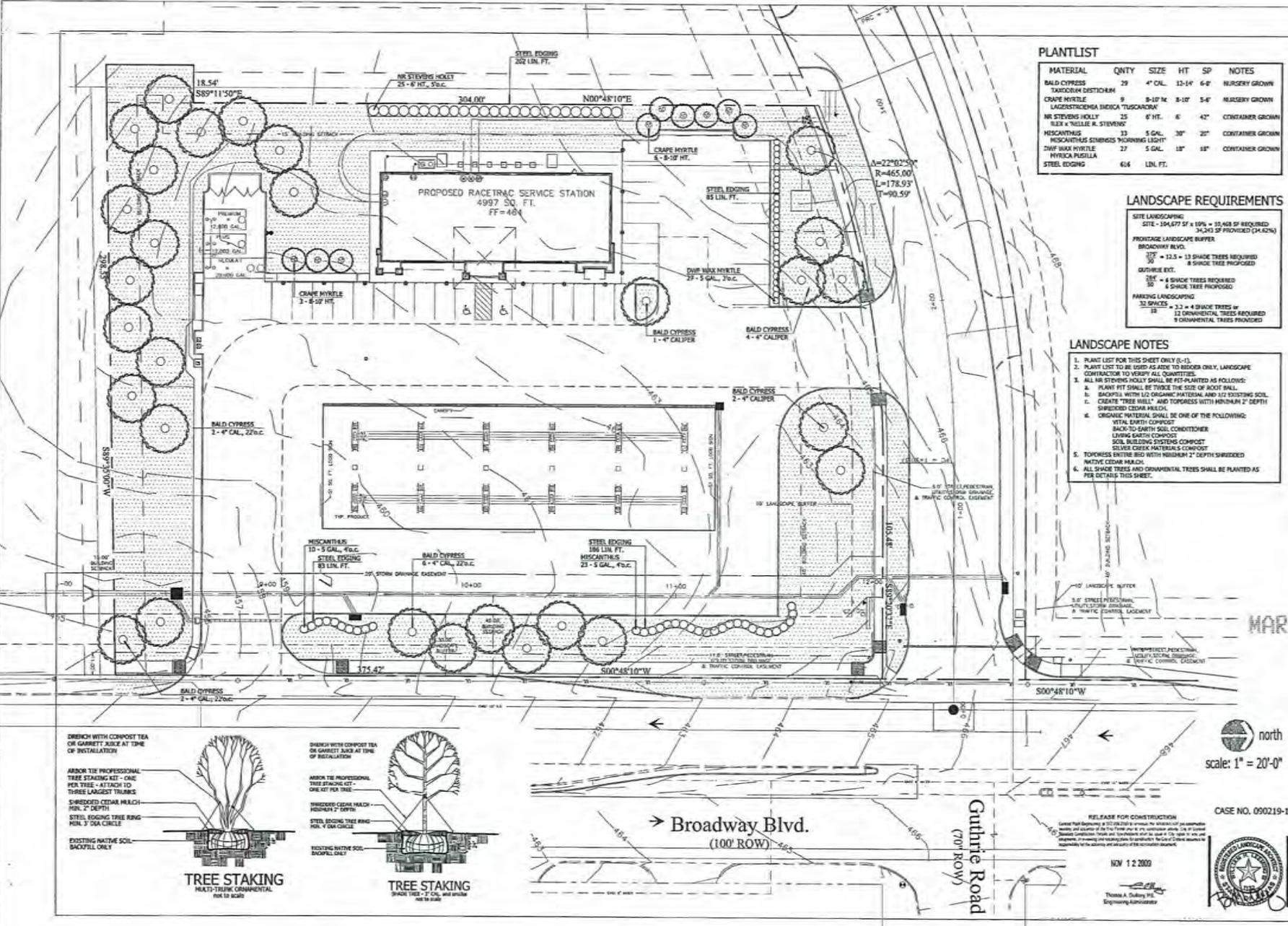
- G. Surety Bond: The owner/operator shall provide a \$40,000 surety bond or similar security to the City of Garland to ensure the removal of all buildings, equipment, above-ground and underground storage tanks and/or other improvements in the event the business operations (retail sales with gas pumps) ceases operations for a period of two or more years. (Section 10-309(C) of the Comprehensive Zoning Ordinance)



SITE DATA	
Ex. Zoning	PD 13-32, PD 09-20
Ex. Use	Convenience Store with Gas Pump
Lot Area	2,403 Ac. (104,677 S.F.)
Building Area	5,663 Sq. Ft. (Building)
Building Height	1 Story, 27'-0"
Lot Coverage	5.41%
Floor Area Ratio	0.054:1
Parking Required	5,663 Sq. Ft. Conv. Store @ 1/200 Sq. Ft. = 28 Spaces
Parking Provided	30 Spaces + 2 HC Spaces = 32 Spaces Total



<p>FaceTrac</p> <p>FACE TRAC RETAIL, INC. 1325 CAMERLAND BOULEVARD, SUITE 100 ATLANTA, GA 30329 (770) 911-1000</p>	<p>EXHIBIT E</p>
<p>MAR 19 2011</p>	
<p>SITE PLAN</p> <p>FACE TRAC RETAIL CENTER NO. 3 BELT LINE SHOPPING CENTER BLOCK 2 LOT 2 CITY OF DALLAS AND DALLAS COUNTY, TEXAS SCALE: 1"=200' DATE: MARCH 2011 DRAWN: BLM JOB NO.: 140313-2</p>	
<p>OWNER</p> <p>FaceTrac Retail, Inc. 1325 Camerland Blvd., Suite 100 Atlanta, GA 30329 Telephone: 770.911.1000 Website: www.face-trac.com</p>	
<p>1</p>	<p>REV</p>



PLANTLIST

MATERIAL	QNTY	SIZE	HT	SP	NOTES
BALD CYPRESS	29	4" CAL.	12-14'	6-8'	NURSERY GROWN
TAXODIUM DISTICHUM					
CRAPE MYRTLE	9	8-10" X	8-10'	5-6'	NURSERY GROWN
LIGUSTRUM SINENSE					
NR STEVENS HOLLY	25	6" HT.	6"	42"	CONTAINER GROWN
RILEY R. STEVENS					
MISCANTHUS	13	5 GAL.	30"	20"	CONTAINER GROWN
MISCANTHUS SINENSIS					
DIWY HICK MYRTLE	27	5 GAL.	18"	18"	CONTAINER GROWN
PHYLLA PUELLIA					
STEEL EDGING	456	LN. FT.			

LANDSCAPE REQUIREMENTS

SITE LANDSCAPING
 SITE - 154,677 SF ± 10% = 35,468 SF REQUIRED
 34,263 SF PROVIDED (94.0%)

FRONTAGE LANDSCAPE BUFFER
 BROADWAY BLVD.
 377' ± 12.5' = 13 SHADE TREES REQUIRED
 8 SHADE TREES PROVIDED

OUTSIDE EXT.
 797' ± 8 SHADE TREES REQUIRED
 4 SHADE TREES PROVIDED

PARKING LANDSCAPING
 32 SPACES = 2.3' ± 4 SHADE TREES W/ 12 ORNAMENTAL TREES REQUIRED
 8 ORNAMENTAL TREES PROVIDED

LANDSCAPE NOTES

- PLANT LIST FOR THIS SHEET ONLY (0-12).
- PLANT LIST TO BE USED AS A GUIDE TO ORDER ONLY, LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL AIR STEERING HOLLY SHALL BE SET-PLANTED AS FOLLOWS:
 - PLANT FIT SHALL BE TWICE THE SIZE OF ROOT BALL.
 - BAGS/PLANTS WITH 100 ORGANIC MATERIAL AND 12" EXISTING SOIL.
 - CREATE "TREE WHEEL" AND TOPDRESS WITH MINIMUM 2" DEPTH SHREDED CEDAR MULCH.
 - ORGANIC MATERIAL SHALL BE ONE OF THE FOLLOWING:
 - VITAL EARTH COMPOST
 - BACK-TO-EARTH SOIL CONDITIONER
 - LIVING BATH COMPOST
 - SOIL BUILDING SYSTEMS COMPOST
 - SILVER CREEK MATERIALS COMPOST
 - TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDED NATIVE CEDAR MULCH.
 - ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS THIS SHEET.



RaceTrac Petroleum, Inc.
 3322 Commercial Park, Suite 106
 Carrollton, Texas
 (972) 411-7888 x1181

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHECKED	DATE
1		05/26/05			
2		07/02/09			

DATE 05/05/08
DATE 07/02/09

NO. 2004.015.009
DATE 05/05/08

LANDSCAPE PLAN
RaceTrac Service Station
 Broadway Boulevard & Guthrie Road
 Garland, Texas

EXHIBIT F

RELEASE FOR CONSTRUCTION
 Greater Fort Worth Chapter of the International Brotherhood of Teamsters Local 100
 1100 North Main Street, Suite 1000, Fort Worth, Texas 76102
 (817) 335-1111

NOV 12 2009
 Thomas A. Doherty, Jr.
 Engineering Administrator

CASE NO. 090219-1

NOV 12 2009
 Thomas A. Doherty, Jr.
 Engineering Administrator

NOV 12 2009
 Thomas A. Doherty, Jr.
 Engineering Administrator

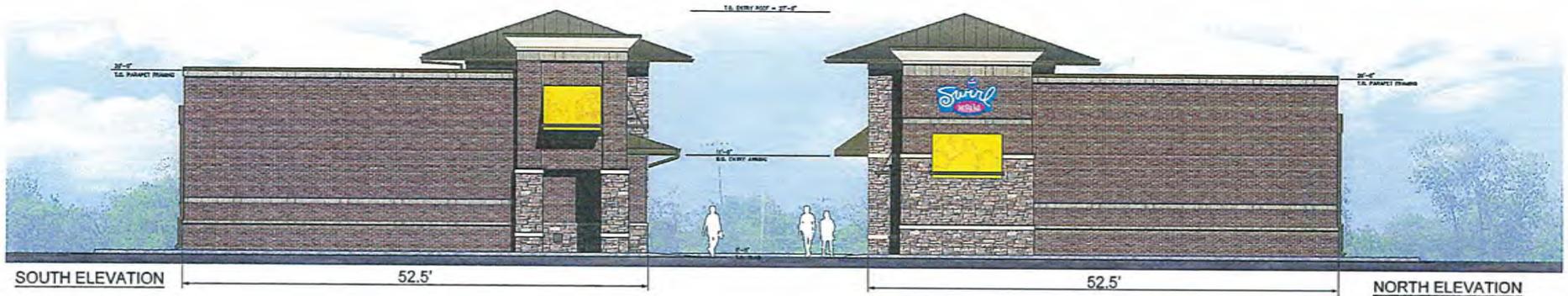
MAR 19 2010 1:31

BUILDING ELEVATIONS - 6421 BROADWAY BLVD.

CITY CASE #140313-2



EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION

EXHIBIT G

Elevation	East (Front)		South (Left)		West (Rear)		North (Right)		Total	
Brick	1095	75%	932	91%	2111	98%	843	78%	4981	87%
Stone	358	25%	88	9%	33	2%	236	22%	715	13%

MAR 19 2014 PM 1:28



TO: Chasidy Allen, AICP, Garland Planning Department

FROM: Dallas Cothrum, Ph. D.

RE: Amendment to Specific Use Permit 09-20 and the Detail Plan (PD13-32) for RaceTrac Garland Broadway at 6421 Broadway Boulevard

CITY CASE #: 140313-2

RaceTrac Petroleum requests amendment to our established SUP and Detail Plan to allow expansion of the facility on Broadway Boulevard. RaceTrac is in the process of upgrading a number of their stores to be more in line with their newest prototype, which provides the most robust product line of grocery items to date. The building expansion will accommodate indoor seating and allow introduction of one of the newest grocery items, the "Swirl World" frozen yogurt bar. The proposal also includes modifications to the exterior building materials and to the attached signs.

The proposed building expansion would increase the building floor area from 4,997 to 5,663 square feet, which would manifest at the front of the store. In addition to the building expansion, we request a modification to SUP condition "F" regarding exterior building materials. The original SUP limited primary masonry materials to face brick. We request amendment to allow stone as an additional acceptable exterior material. This modification would accommodate a greater diversity in materials, and would remain commensurate with the allowable number and type of masonry materials of the IH30 Overlay.

As mentioned, the proposal also includes adding attached signs. It is important that our customers know that this facility offers frozen yogurt, and as such we propose new attached signs on the east (front) and north elevations. The chart below provides the existing and proposed attached signs:

SIGN DESCRIPTION	LOCATION	SIGN AREA (SF)
RaceTrac (existing)	Building	40
RaceTrac (existing)	Canopy	51
RaceTrac (existing)	Canopy	51
RaceTrac (existing)	Canopy	51
Swirl World	Building	27
Swirl World	Building	27
Marketing Left	Building, on window	60
Marketing Right	Building, on window	60
TOTAL	--	367

The length of the front building elevation is 117 lineal feet, allowing 256.5 square feet of sign area. Our existing signs total 193 square feet in sign face area. With the new signs, the total sign area proposed would be 367 square feet, or 3.14 times the lineal footage of the front building elevation.

The two marketing signs in the windows are intended to inform on-site customers of the facility's offerings. As such, we contend that these signs are not off-site oriented and do not meet the city's definition of a "sign," which is generally defined as a device designed to inform or attract the attention of a person not on that premise. The off-site view and visual impact of these signs located in a low level window is obscured by the canopy columns, gas pumps and vehicles. Moreover, these signs advertise breakfast and yogurt offerings to our patrons dispensing gasoline, as opposed to off-site motorists or pedestrians.

If these signs were omitted from the calculations, the total sign area would be 247 square feet, or 2.11 times the building frontage. The amount of sign area oriented toward off-site prospective customers would be generally commensurate with the recent variances approved for attached signage for properties in the overlays.

The original SUP was approved in June of 2009 for a period of 30 years. We ask that if the update is approved, it would extend for 30 years from the new adoption date. We appreciate any support for this extension given the planned re-investment in the property.

Thank you for working with us on this effort to improve our store on Broadway Boulevard. Should you have any questions, feel free to email me at dallas@masterplanconsultants.com or call me at 214.761.9197.

REPORT & MINUTES

P.C. Meeting, April 14, 2014 (6 Members Present)

Consideration of the application of Spiars Engineering Inc., requesting approval of 1) an amended Detail Plan and Specific Use Permit for Retail Sales with Gas Pumps on property zoned Planned Development (PD) District 13-32 for Freeway Uses and 2) a variance to Section 34.21(C)(4)(b)(i) of the IH 30 Development Standards regarding the maximum allowable area for attached signage. The property is located at 6421 Broadway Boulevard. (File 14-14)

The applicant Dallas Cothrum, 900 Jackson, Dallas, TX gave a brief overview of the application request. The applicant remained available for questions.

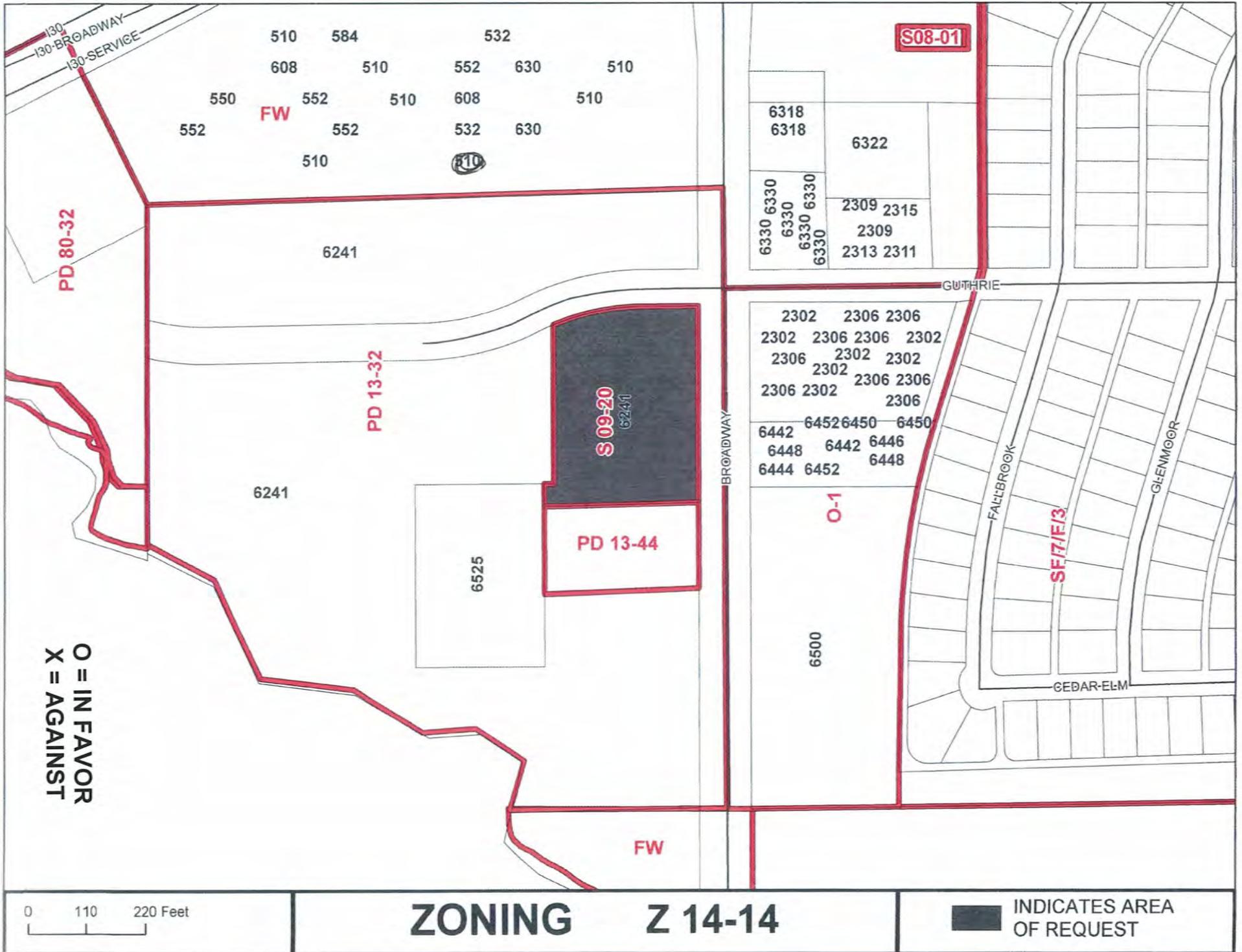
Commissioner O'Hara and Roberts expressed concern in allowing the additional signage.

Motion was made by Commissioner O'Hara, seconded by Commissioner Johnson to close the Public Hearing and open the case for discussion. **Motion carried: 6 Ayes, 0 Nays.**

With the exception of Commissioner Roberts, Commissioners stated they did not have any issue approving the request as proposed.

Motion was made by Commissioner O'Hara, to **approve** the amended Detail Plan and Specific Use Permit and to **deny** the variance to Section 34.2 of IH 30 Development Standards regarding the maximum allowable area for signage. Motion died for a lack of a second.

Motion was made by Commissioner O'Hara, seconded by Commissioner Dalton to **approve** the request as proposed. **Motion carried: 5 Ayes, 1 Nay** from Commissioner Roberts.



0 110 220 Feet

ZONING Z 14-14

INDICATES AREA OF REQUEST

273000 Hanger



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 2, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Spiars Engineering, Inc.

File Z 14-14

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of Spiars Engineering, Inc. requesting approval of 1) an amended Detail Plan and Specific Use Permit for Retail Sales with Gas Pumps (S09-20) on property zoned Planned Development (PD) District 13-32 for Freeway Uses and 2) a variance to Section 34.21(C)(4)(b)(i) of the IH 30 Development Standards regarding the maximum allowable sign area for attached signage. The property is shown on the enclosed sketch and is described as follows:

BEING a 2.40-acre tract of land known as Lot 2, Block 2, Beltline 30 Shopping Center No. 3 Replat, an addition to the City of Garland, Dallas County, Texas according to the map of the plat recorded in Volume 80033 Page 1907, of the Plat Records of Dallas County, Texas. This property is located at 6421 Broadway Boulevard. (District 4)

Note: The approval of this request will allow the existing gas station/convenience store to expand by approximately 666 square feet and allow for additional attached signage.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address

Hanger Prosthetics

Printed Name

510 W. I-30 Ste 213 Garland, TX 75043

Address

City, State

Zip

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

Signature

Admin Asst.

Title

Date:

4-10-14



Planning Report

Indoor Soccer Zone

3265 Broadway Boulevard, Suite 101

REQUEST

Approval of a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District.

OWNER

Indoor Soccer Zone

PLAN COMMISSION RECOMMENDATION

On April 14, 2014 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District.

STAFF RECOMMENDATION

Approval of the Specific Use Permit for a Reception Facility. Given the existing retail and commercial character of the site, the location is suitable and appropriate for the operation of the reception facility.

BACKGROUND

The subject property is currently zoned Shopping Center (SC) District. The 7.194-acre tract of land contains an approximately 65,561 square foot building, of which 24,061 square feet is currently occupied with Indoor Soccer Zone. The applicant seeks a Specific Use Permit for a Reception Facility to occupy a 5,757 square foot tenant space within the existing retail building.

At the January 18, 2005 meeting, the City Council adopted Ordinance 5873, which created a new land use identified as Reception Facility. The use is described by the ordinance as a facility that is open to the general public or made available for private uses, designed and used for social events, which may include but are not limited to parties, dances, receptions, banquets or similar social events.

SITE DATA

The subject property contains approximately 7.194-acres in total area. The property has approximately 112 feet of frontage along Broadway Boulevard and approximately 1,051 feet of frontage along East Kingsley Road. The property has direct access to both aforementioned roadways.

USE OF PROPERTY UNDER CURRENT ZONING

Development of this property is restricted to only the uses permitted in the Shopping Center (SC) District which permits a broad range of non-residential land uses providing convenient retail and personal service activities by grouping compatible uses in a single center. The purpose of the Shopping Center (SC) District is to provide a neighborhood or community service area. A Specific Use Permit is required in the Shopping Center (SC) District in order to permit a Reception Facility.

CONSIDERATIONS

1. The applicant proposes to operate an indoor volleyball facility that can also be rented out for private events. The space, when not in use as an indoor volleyball facility, is classified as a Reception Facility, per the Comprehensive Zoning Ordinance. The reception facility would operate within Suite 101 in a 5,757 square foot space that can be accessed from the Indoor Soccer Zone and directly. The applicant anticipates the majority of private events would occur after 8:00 p.m on Friday, Saturday, and Sunday.
2. Recently approved reception facilities have included a condition requiring security for events where alcohol is served. The City Attorney's Office has indicated that State law identifies who can provide private security under Chapter 1702 of the State Occupations Code. The Attorney's Office recommends that security be provided as allowed under the State law. The applicant has not indicated whether alcohol shall be allowed within the facility but if so, Staff recommends this security provision be added as a condition.
3. Section 2.4 of the Reception Facility Ordinance (Ordinance 5873) states that required parking for a Reception Facility Use is 1 parking space for each 100 square feet of gross floor area. Based upon the information supplied by the applicant, the proposed Reception Facility Use would occupy approximately 5,757 square feet of lease space which requires 58 parking spaces. The existing parking area has approximately 360 parking spaces. The existing tenant within the building and the reception facility would require approximately 299 parking spaces. There are enough parking spaces to accommodate the proposed reception facility and the existing Indoor Soccer Zone. However, if the additional tenant spaces are occupied with a restaurant and gym, as stated by the applicant for future plans, a variance may be required to allow the current parking, approximately 360 spaces, on the site to accommodate all the uses on the site.
4. The applicant is requesting approval of the Specific Use Permit for a 10 year period.

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 appropriately scaled to adjacent residential areas. This type of center is predominately, but not

exclusively non-residential. Neighborhood centers are served by local roads and transit routes.

The existing shopping center provides for appropriate land uses in proximity to residential areas such as retail and personal service; and a typical reception facility may not be viewed as a compatible use within a neighborhood center setting. However, the applicant intends to add the capability of hosting private events within a facility that currently occupies the space as an athletic facility which functions as a neighborhood serving use. Given the existing retail and commercial character of the site, the location is suitable and appropriate for the operation of the reception facility.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Shopping Center District and developed with retail and personal service uses and a currently unoccupied retail building. Properties south of Kingsley Road are zoned Shopping Center District and are undeveloped. Properties further south, across Kingsley Road, are zoned Single Family (SF/7/E/3) District and are developed with single family homes. Properties north of the site, across Broadway Boulevard, are zoned Shopping Center District and Office District and are developed with retail sales/personal service and office uses.

The proposed Reception Facility would be located in an existing commercial building with adequate parking to meet the parking requirements of the reception facility in addition to the existing tenant. The dual usage of the space for both an athletic facility and for private events increases the scope of the facility and encourages further redevelopment of the site.

Prepared By:

Chasidy Allen, AICP
Principal Planner

Date: April 24, 2014

Reviewed By:

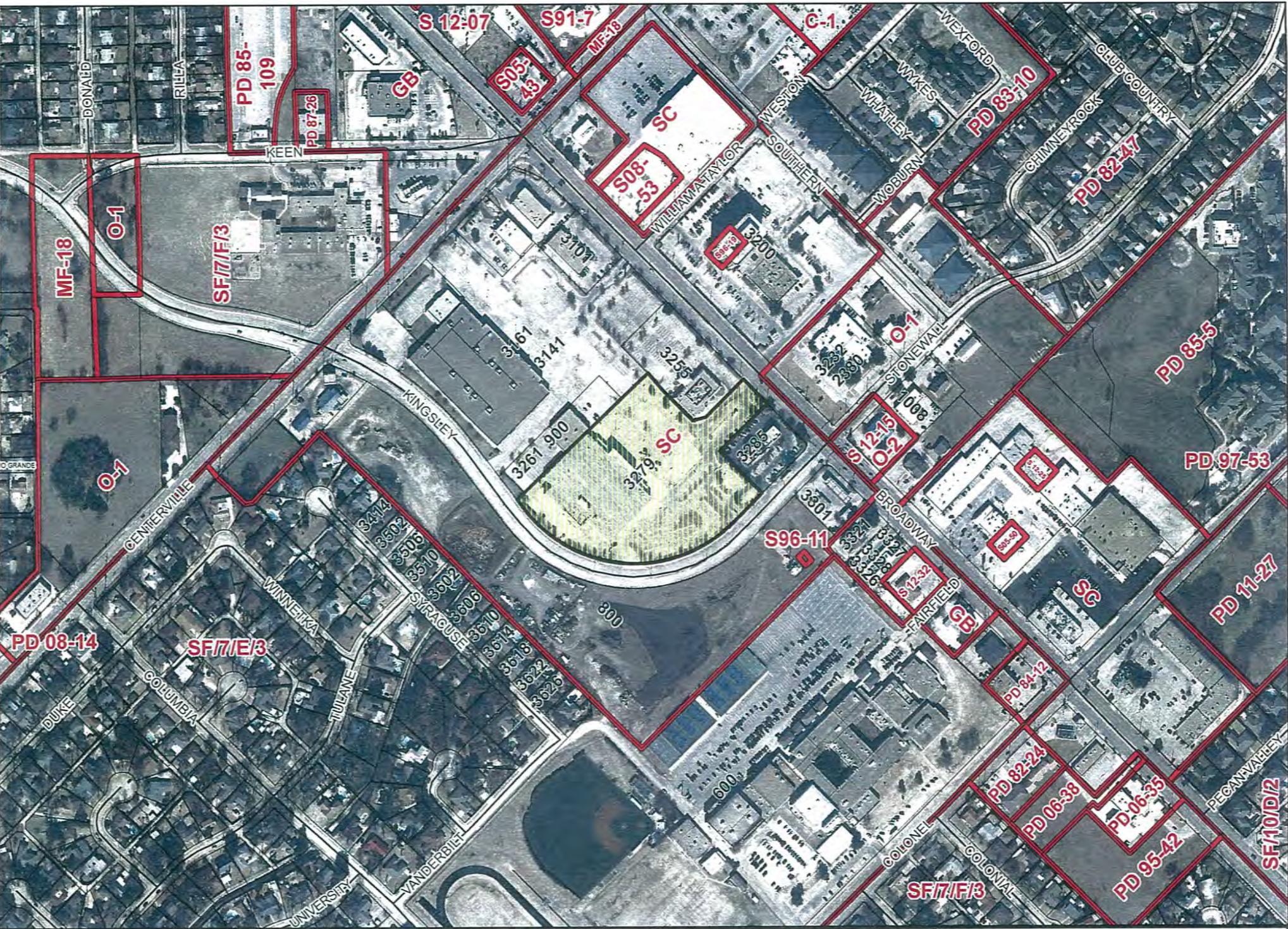
Anita Russelmann
Director of Planning

Date: April 25, 2014

Reviewed By:

William E. Dollar
City Manager

Date: April 28, 2014



0 200 400 Feet

ZONING Z 14-15

 INDICATES AREA OF REQUEST

SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 14-15

3265 Broadway Boulevard, Suite 101

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow a Reception Facility subject to conditions.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the SC (Shopping Center) District set forth in Section 24 and Section 33 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. Time Period: The Specific Use Permit shall be in effect for a 10 year time period.
 - B. Reception Facility: The reception facility shall operate within the space designated as the indoor volleyball facility and shall be limited to 5,757 square feet.
 - C. Security: Security shall be provided at every event where alcohol is provided. Security will be provided by a person authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
 - D. Loitering: No congregation or loitering will be allowed to occur outside the facility.

01 Site Plan
Scale 1" = 40'-0"



MAR 19 2014 PM 2

EAST KINGSLEY ROAD

BROADWAY BOULEVARD

Indoor Soccer Zone
3265 Broadway Blvd., Suite 101
Garland, Texas 75043

ONE STORY TILT WALL BUILDING
ONE STORY BUILDING 7,1938 ACRES
ZONE: SHOPPING CENTER 5757 S.F.
PARKING REQUIRED 58 SPACES
PARKING PROVIDED 58 SPACES

All Existing Paving
- This Area
To Remain Unchanged



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ALLEY UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BLOCK UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACT UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTY UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STATE UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTRY UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WORLD UNLESS OTHERWISE NOTED.

A101

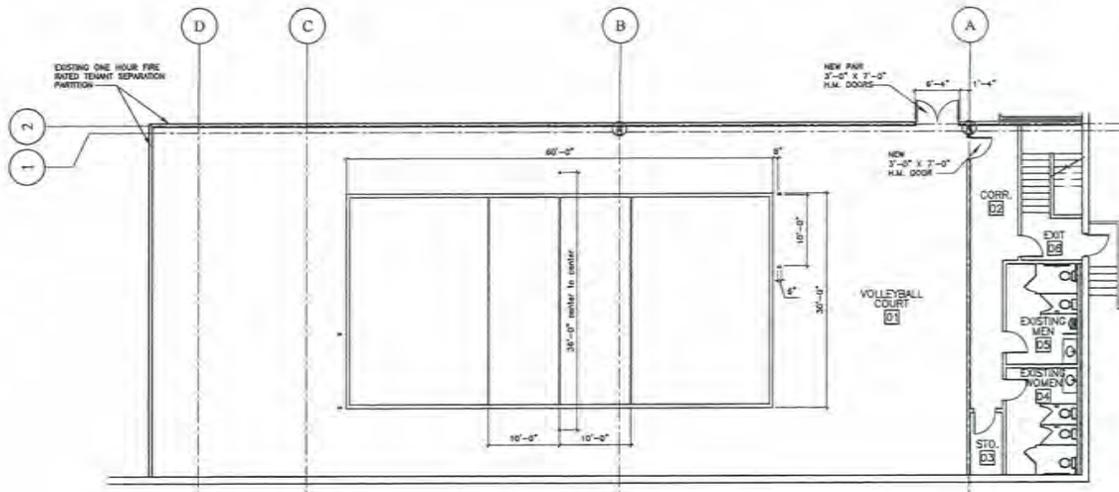
Revision	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Project Number: 201205-00
Client: MVZ
Issue For Permit: 03.18.2014

Arturo & Arleen
Macias
Indoor Soccer Zone
3265 Broadway Blvd., Suite 101
Garland, Texas 75043
Tel: 214-728-1881

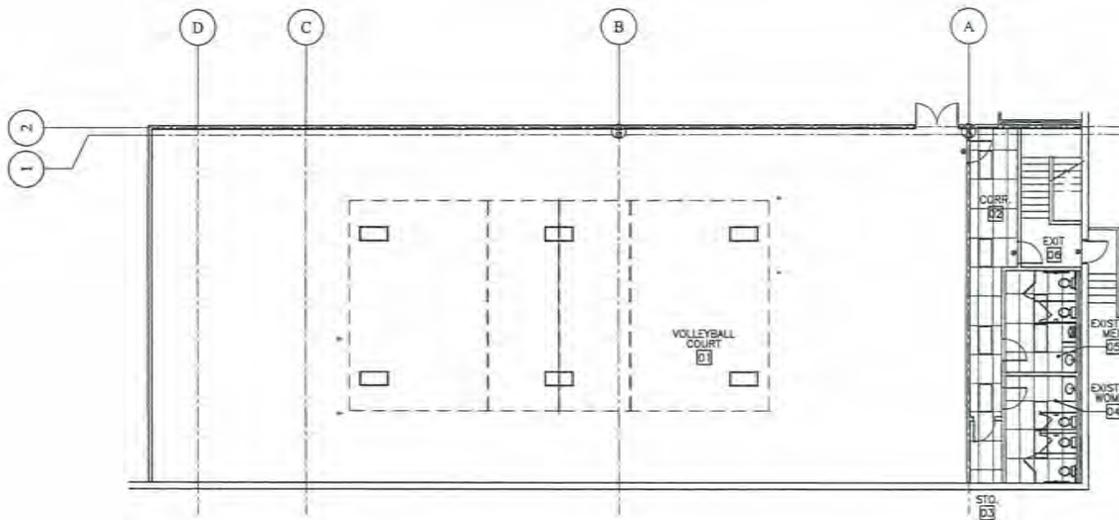
Indoor Soccer Zone
3265 Broadway Blvd., Suite 101
Garland, Texas 75043

MVZ Designs
Hans V. Zamboni
Frisco, Texas 75035
Tel: 469-714-7033



01 Floor Plan
Scale: 1/8" = 1'-0"

6468 S.F.



02 Reflected Ceiling Plan
Scale: 1/8" = 1'-0"

- GENERAL NOTES:
- EXISTING DEMISING WALLS (SHADED) TO BE AS SHOWN ON PLAN
 - ALL NEW INTERIOR WALLS SHOWN WITH A DASHED LINE TO BE 2" METAL STUDS, 5/8" GA. AT 16" O.C. WITH 1/2" GYP. BOARD BOTH SIDES (BUILDING STANDARD). NOTE: ALL WALLS BY HALL AND RESTROOMS SHALL EXTEND UP TO CEIL.
 - ALL DIMENSION TO BE FIELD VERIFIED.
 - ALL CONSTRUCTION TO CONFORM TO THE LANDLORD'S SPECIFICATIONS.
 - SEPARATE WATER METER LOCATE AS REQUIRED FOR ALL WATER INTO SPACE.
 - PROVIDE ELECTRIC SERVICE ALL PANELS AS DIRECTED BY LANDLORD.

NOTE:
VERIFY LOCATION FOR ALL SWITCHES, ELECTRICAL AND TELEPHONE OUTLETS WITH TENANT.
DOOR HARDWARE SHALL BE FURNISHED AND INSTALLED ACCORDING TO BUILDING STANDARD.

- FINISHES:
- EXISTING WALLS TO BE PAINTED.
 - PROVIDE ELECTRICAL WIRING TO TENANT SIGN.
 - EXISTING BUILDING STANDARD 2" x 4" 5/8" ACoustical CEILING TILE IN EXPOSED SUSPENDED WHITE GISS IN HALL, MEN AND WOMEN, CONCESSION AREA.
 - PROVIDE BATTERY OPERATED SMOKE DETECTORS AND FIRE EXTINGUISHER TO BE LOCATED AS REQ'D. BY CITY CODE.
 - ALL DETAILS, FINISHES, MATERIALS, ETC. TO BE BUILDING STANDARD, UNLESS NOTED OTHERWISE.
 - CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE AND SHALL REPORT ANY ERROR, OMISSION OR INCONSISTENCY HE MAY DISCOVER TO THE DEVELOPER FOR A DETERMINATION. ANY WORK UNDERTAKEN BY THE CONTRACTOR AFTER DISCOVERING AN ERROR, OMISSION OR INCONSISTENCY PRIOR TO RECEIVING A CLARIFICATION BY THE DEVELOPER WILL BE DONE AT CONTRACTOR'S RISK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION OVER THE PROJECT.
 - EXISTING ROOF MOUNTED HVAC UNITS TO BE IN WORKING CONDITION (DUE HEAT) WILL BE PROVIDED BY LANDLORD AND INSTALLED BY CONTRACTOR. INCLUDING DUCTWORK, THERMOSTATS, ALL ELECTRICAL AND GAS HOOR UP.
 - EXISTING FLOOR TILES IN EXISTING RESTROOMS HALLWAYS, EXPOSE SEAL CONCRETE IN ALL AREAS UNLESS NOTED. EXISTING CERAMIC TILE TO EXPOSE TILE 4'-0" OFF ON WALLS, CORNER TILE IN MEN AND WOMEN.
 - 2'x4' SUSPENDED LIGHT FIXTURES
 - EXISTING COUNTERTOPS AND SINKS TO REMAIN AS IS.
 - 8" BATT INSULATION ABOVE ALL CEILING AREAS TO THE EXTENT WHERE POSSIBLE.

Indoor Soccer Zone
3265 Broadway Blvd., Suite 101
Garland, Texas 75043

MVZ Designs
Mario V. Zambrano
Ft. Worth, Texas 75035
Tel: 469-774-7033

Arturo & Arleen Macias
Indoor Soccer Zone
Dallas, Texas 75237
Tel: 214-726-1863

Project Number: 201205.00
Drawn By: MVZ
Issue For Permit: 03.18.2014

Revisor	Date
▲	
▲	
▲	
▲	
▲	
▲	
▲	
▲	
▲	

Sheet: **A201**

Indoor Soccer Zone & Event Center

The purpose of this letter is to outline what we would like to execute at the 3265 Broadway Blvd building. We would like to expand our Indoor Soccer Facility with the empty space that is located right next to us within our building. We want to host volleyball leagues and also use this space for events. My husband and I have been to some conferences where several locations like ours from across the country have this set up and have been very successful. I have attached other locations as a reference point of what our vision is.

We plan on making this a very nice venue that will bring additional growth to that corner in addition to the Indoor Soccer Center. Our soccer leagues and volleyball league will most likely have game times at the same hours. Any special events where more people might attend will usually happen during hours that leagues and volleyball games will not be occurring. For example on the weekends Indoor Soccer and Volleyball does not usually have games after 8pm, there are no games Sunday morning until 3pm. The majority of the event will occur when the Indoor soccer/volleyball does not have league games. We see the volleyball and event center being a great asset to the Indoor Soccer Facility and adding value to this area.

In addition to the event center we are currently in the process of adding a restaurant into the building (Victoria Restaurant) and possibly a gym (World Gym). We are very lucky to have several parking spaces in our lot for our patrons and believe that 360 current parking spaces will be more than enough to facilitate all our customers at any given time, with additional parking spaces to spare. Victoria Restaurant operates more during breakfast and lunch hour. During this time Indoor Soccer Zone is closed. Indoor Soccer Zone operates Mon – Fri 5pm till 11pm, Saturday 12 pm – 8pm and Sunday 3pm till 10pm. (Times vary depending on the season).

The Garland location is our 3rd location and with our experience with this location and the other two, we would never need more than 120 parking spaces. I have attached the site plan and CO from our 2nd location and the City of Dallas only required 54 parking spaces which are rarely ever used to capacity with an occupancy load of 1273. Victoria Restaurant currently operates in Farmers Branch and has 55 parking spaces and again operates perfectly fine with those parking spaces. We hope that you will consider a variance on the parking spaces and believe that the following breakdown will facilitate the parking for each suite in our building:

Indoor Soccer Zone and Event Center Suite 101 – 120 Parking Spaces

World Gym or Future Tenant Suite 102 - 140 Parking Spaces

Victoria Restaurant Suite 103 – 100 Parking Spaces

Thank you for your time and we appreciate all the support we have received from the City Of Garland. Please contact me should you have any questions.

Respectfully,



Arleen Macias

Managing Partner

(214) 728-1881

arleen@indoorsoccerzone.com

REPORT & MINUTES

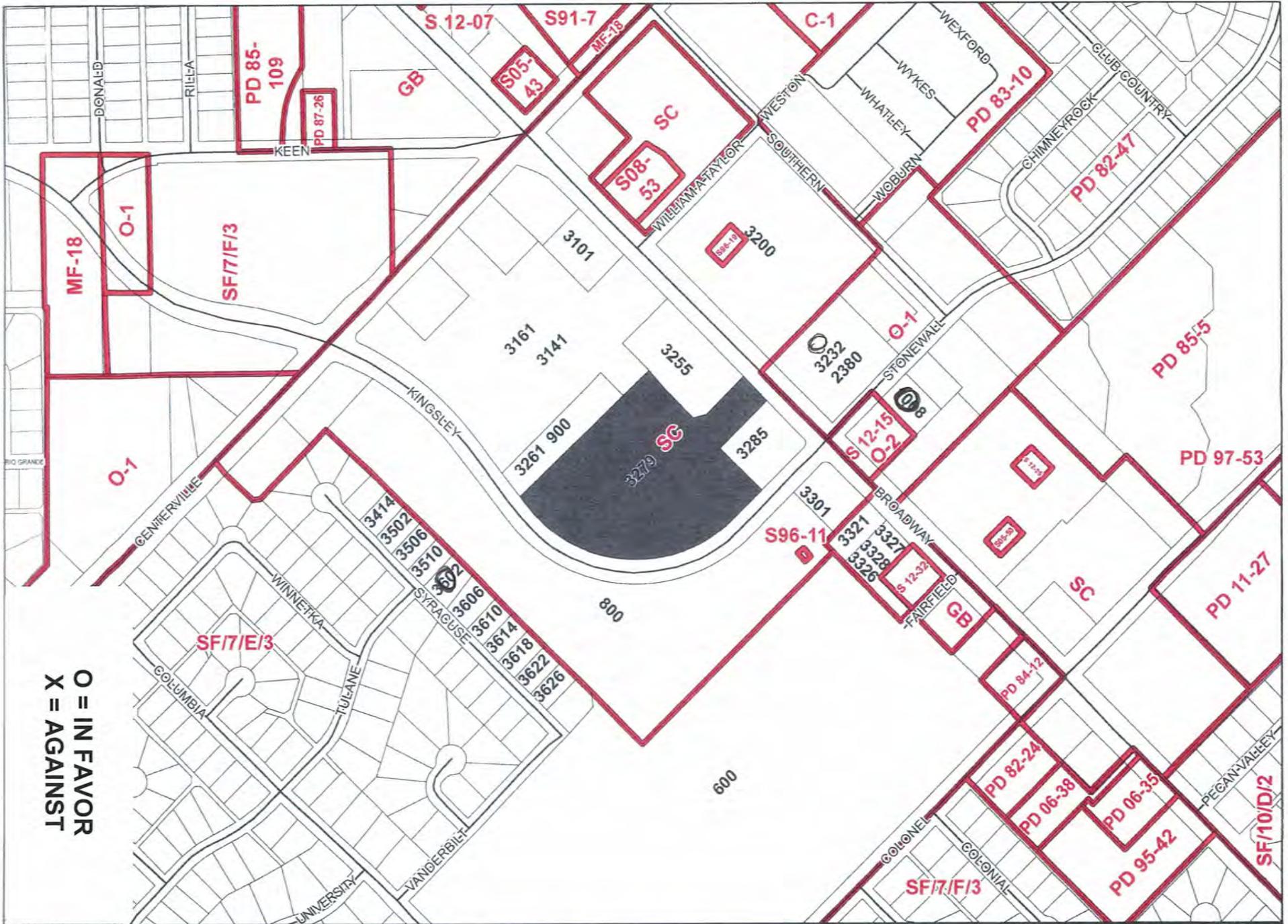
P.C. Meeting, April 14, 2014 (6 Members Present)

Consideration of the application of Indoor Soccer Zone, requesting approval of a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District. The property is located at 3265 Broadway Boulevard, Suite 101. (File 14-15)

The applicant, Arleen Macias, 2666 Mount View Dr, Farmers Branch, gave a brief overview of the application request. The applicant remained available for questions.

In response to Commissioners questions, the applicant reiterated the facility would also be used to host volleyball games/tournaments. She also stated that in the event alcohol would be brought onto the premises security would be hired for the event.

Motion was made by Commissioner O'Hara, seconded by Commissioner Dalton to close the Public Hearing and **approve** the request per staff recommendation. Motion **carried: 6 Ayes, 0 Nays.**



O = IN FAVOR
X = AGAINST

ZONING Z 14-15

 INDICATES AREA OF REQUEST



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 2, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Indoor Soccer Zone

File Z 14-15

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Indoor Soccer Zone** requesting approval of 1) a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District and 2) a variance to Section 10-200 of the Comprehensive Zoning Ordinance regarding parking requirements. The property is shown on the enclosed sketch and is described as follows:

BEING a 7.194-acre tract of land known as Lot 10, Block 1, Broadway Crossing Addition Replat of Lot 1-RR and Lot 3R, an addition to the City of Garland, Dallas County, Texas according to the map of the plat recorded in Volume 93252, Page 2780, of the Plat Records of Dallas County, Texas. This property is located at 3265 Broadway Boulevard. (District 4)

Note: The approval of this request will allow a reception facility to operate within the existing building as a component of the existing business.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address ADAM PREECE, D.D.S.
3232 Broadway Blvd. # 1
Printed Name Garland, TX 75043
Address _____ City, State _____ Zip _____

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

Signature *Adam Preece* Title _____

Date: 4/8/14



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 2, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Indoor Soccer Zone

File Z 14-15

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Indoor Soccer Zone** requesting approval of 1) a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District and 2) a variance to Section 10-200 of the Comprehensive Zoning Ordinance regarding parking requirements. The property is shown on the enclosed sketch and is described as follows:

BEING a 7.194-acre tract of land known as Lot 10, Block 1, Broadway Crossing Addition Replat of Lot 1-RR and Lot 3R, an addition to the City of Garland, Dallas County, Texas according to the map of the plat recorded in Volume 93252, Page 2780, of the Plat Records of Dallas County, Texas. This property is located at 3265 Broadway Boulevard. (District 4)

Note: The approval of this request will allow a reception facility to operate within the existing building as a component of the existing business.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address 1008 Stonewall St. Ste. E

Printed Name Jerry L. McGill

Address 5837 Winell Dr. City, State Garland, TX Zip 75043

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

Signature Jerry McGill Title Owner

Date: 4-8-14



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 2, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Indoor Soccer Zone

File Z 14-15

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Indoor Soccer Zone** requesting approval of (1) a Specific-Use Permit for a Reception Facility on property zoned Shopping Center (SC) District and 2) a variance to Section 10-200 of the Comprehensive Zoning Ordinance regarding parking requirements. The property is shown on the enclosed sketch and is described as follows:

BEING a 7.194-acre tract of land known as Lot 10, Block 1, Broadway Crossing Addition Replat of Lot 1-RR and Lot 3R, an addition to the City of Garland, Dallas County, Texas according to the map of the plat recorded in Volume 93252, Page 2780, of the Plat Records of Dallas County, Texas. This property is located at 3265 Broadway Boulevard. (District 4)

Note: The approval of this request will allow a reception facility to operate within the existing building as a component of the existing business.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address

Printed Name Don A. Herbert
Address 1008 Stonewall #E Garland, Tx. 75043
City, State Zip

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

Signature [Signature] Title owner Don Herbert Ins.

Date: 4-8-14



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 2, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Indoor Soccer Zone

File Z 14-15

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Indoor Soccer Zone** requesting approval of 1) a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District and 2) a variance to Section 10-200 of the Comprehensive Zoning Ordinance regarding parking requirements. The property is shown on the enclosed sketch and is described as follows:

BEING a 7.194-acre tract of land known as Lot 10, Block 1, Broadway Crossing Addition Replat of Lot 1-RR and Lot 3R, an addition to the City of Garland, Dallas County, Texas according to the map of the plat recorded in Volume 93252, Page 2780, of the Plat Records of Dallas County, Texas. This property is located at 3265 Broadway Boulevard. (District 4)

Note: The approval of this request will allow a reception facility to operate within the existing building as a component of the existing business.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address

3602 Syracuse

Printed Name

Larry Splitter

Garland, Tx
City, State

75043
Zip

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

Larry Splitter
Signature

Owner
Title

Date: April 10, 2014



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 2, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Indoor Soccer Zone

File Z 14-15

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Indoor Soccer Zone** requesting approval of 1) a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District and 2) a variance to Section 10-200 of the Comprehensive Zoning Ordinance regarding parking requirements. The property is shown on the enclosed sketch and is described as follows:

BEING a 7.194-acre tract of land known as Lot 10, Block 1, Broadway Crossing Addition Replat of Lot 1-RR and Lot 3R, an addition to the City of Garland, Dallas County, Texas according to the map of the plat recorded in Volume 93252, Page 2780, of the Plat Records of Dallas County, Texas. This property is located at 3265 Broadway Boulevard. (District 4)

Note: The approval of this request will allow a reception facility to operate within the existing building as a component of the existing business.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

I think it will help everyone meet this building. Also will draw more people to shop in this area
(Please complete the following information)

Your Property Address

4361 Broadway - Garland, TX

Printed Name

Frances Blatt (M.A. Associates)

Address

2714 Lupton Dr.

City, State

Zip

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

Signature

Frances Blatt

*1 of the
Manager-Owner Partnership*

Title *M.A. Associates*

Date:

April 9, 2014



Planning Report

Firewheel Senior Living, LLC.

On the north side of West Campbell Road, approximately 500 feet west of the intersection of West Campbell Road and Holford Road

REQUEST

Approval of 1) a change of zoning from Agriculture (AG) District to a Planned Development (PD) District for Multifamily Uses on property in the SH 190 Overlay, 2) a Detail Plan for an Assisted Living Facility, and 3) a Specific Use Permit for Assisted Living Facility.

OWNER

Firewheel Senior Living, LLC.

PLAN COMMISSION RECOMMENDATION

On April 14, 2014 the Plan Commission, by a vote of five (5) to zero (0), recommended approval of 1) a change of zoning from Agriculture (AG) District to a Planned Development (PD) District for Multifamily Uses on property in the SH 190 Overlay, 2) a Detail Plan for an Assisted Living Facility, and 3) a Specific Use Permit for Assisted Living Facility for a period of 30 years.

Additionally, the Plan Commission approved 1) a variance to Section 34.51(B)(3)(a) of the Development Standards for Senior Living and Related Facilities to allow the storage spaces in the memory care dwelling units to be no less than 10 square feet in area and 90 cubic feet in volume, 2) a variance to Section 34.51(B)(3)(b) of the Development Standards for Senior Living and Related Facilities to provide a common storage area of not less than 2,500 square feet, and 3) a variance to Section 34.52(B) of the Development Standards for Senior Living and Related Facilities to forego the perimeter fencing and evergreen shrubs requirement along the northernmost 240 feet section of the western property line, the entire length of the north property line, the property line along Holford Road and the property line connecting the eastern property line and Holford Road.

STAFF RECOMMENDATION

Approval of 1) a change of zoning from Agriculture (AG) District to a Planned Development (PD) District for Multifamily Uses, 2) a Detail Plan for an Assisted Living Facility and 3) Approval of a Specific Use Permit for Assisted Living Facility for a period of 30 years. The proposed assisted living facility is an appropriate use and its design is compatible with the residential character of the adjacent properties.

BACKGROUND

The subject property is currently undeveloped. The applicant seeks approval of a change of zoning, a Detail Plan, and a Specific Use Permit to develop the subject property with an assisted living facility.

SITE DATA

The subject property contains 6.96 acres and has approximately 370 feet of frontage along West Campbell Road and 150 feet along Holford Road. The site will only have access from West Campbell Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agriculture (AG) District which is intended for vacant land that is not yet ready for development, land which is used for agricultural or open space purposes, and land which has been newly annexed into the City of Garland. This district functions as a temporary “holding zone” for land until development patterns warrant more intensive urban use. At that time, it is anticipated that Agriculture Districts will be changed to an appropriate permanent zoning classification. The development of an assisted living facility requires the subject property to be rezoned to a Planned Development (PD) based on Multifamily District and approval of a Specific Use Permit.

CONSIDERATIONS

1. The applicant is requesting approval of a change in zoning to a Planned Development (PD) District for Multifamily Uses, a Detail Plan, and a Specific Use Permit for an Assisted Living Facility. The applicant proposes to develop a 4.31-acre portion of the 6.96 site with a 41,500-square foot assisted living facility with a density of 8.48 dwelling units per acre. The developable portion of the site fronts West Campbell Road. The remaining 2.64 acre portion fronts Holford Road and will remain undeveloped and dedicated as a drainage easement. The proposed assisted living facility will accommodate 59 units that will provide

dwelling to residents who may require staff assistance to evacuate, are incapable of following directions under emergency conditions, require staff attendance during nighttime sleeping hours, and require assistance transferring to and from a wheelchair. Other residents may require assistance with memory care, care for Alzheimer's and other forms of dementia; these residents will require a majority of the same services as a typical resident, with additional support depending on their level of cognitive abilities.

2. The parking requirement for an assisted living facility is 1 parking space for every 3 dwelling units plus 1 parking space for every day staff plus 1 parking space for every 20 dwelling units for guests. With 59 dwelling units and 18 staff members at any time, the proposed assisted living facility requires 41 parking spaces. The Detail Plan provides 51 parking spaces.

3. The proposed elevations consist of at least 80 percent stone veneer and no more than 20 percent stucco and are in compliance with the Development Standards for Senior Living and Related Facilities and the SH 190 Development Standards regarding material composition of exterior walls. The proposed building is also in compliance with other applicable regulations from the Development Standards for Senior Living and Related Facilities and the SH 190 Development Standards such as Building Design and Building Placement.

4. The applicant seeks approval of a Specific Use Permit for a period of 30 years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers represent clusters of business offices and/or clean industry whose development and operations result in minimal negative effects to adjacent development types. Although inconsistent with the recommendation in the Future Land Use Map, the proposed assisted living facility still is an appropriate development for an infill lot located between two religious facilities. Furthermore, due to its low density and low commercial intensity, the proposed assisted living facility will have little or no impact on the adjacent properties and will not diminish the ability of the area to develop in the manner envisioned within the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties immediately to the west and east are zoned Agriculture (AG) and developed with religious buildings. The properties further west are zoned Planned Development (PD) District 01-18 for Freeway Uses and are currently undeveloped. The property to the south, across Campbell Road, is zoned

Planned Development (PD) District 05-08 for Church and Industrial Uses with SUP 12-14 for a Charter School; this property is undeveloped. The properties to the east, across Holford Road, are zoned Planned Development (PD) District 96-34 and Planned Development (PD) District 94-17, both for Single Family Uses. These properties are developed with single family residences.

The low density (8.48 dwelling units per acre) at which the proposed assisted living facility will be constructed makes this development compatible with the adjacent residential neighborhoods and religious sites. Its development will not have a negative impact in developing the area as recommended in the Comprehensive Plan.

Prepared By:

Josue De La Vega
Development Planner

Date: April 25, 2014

Reviewed By:

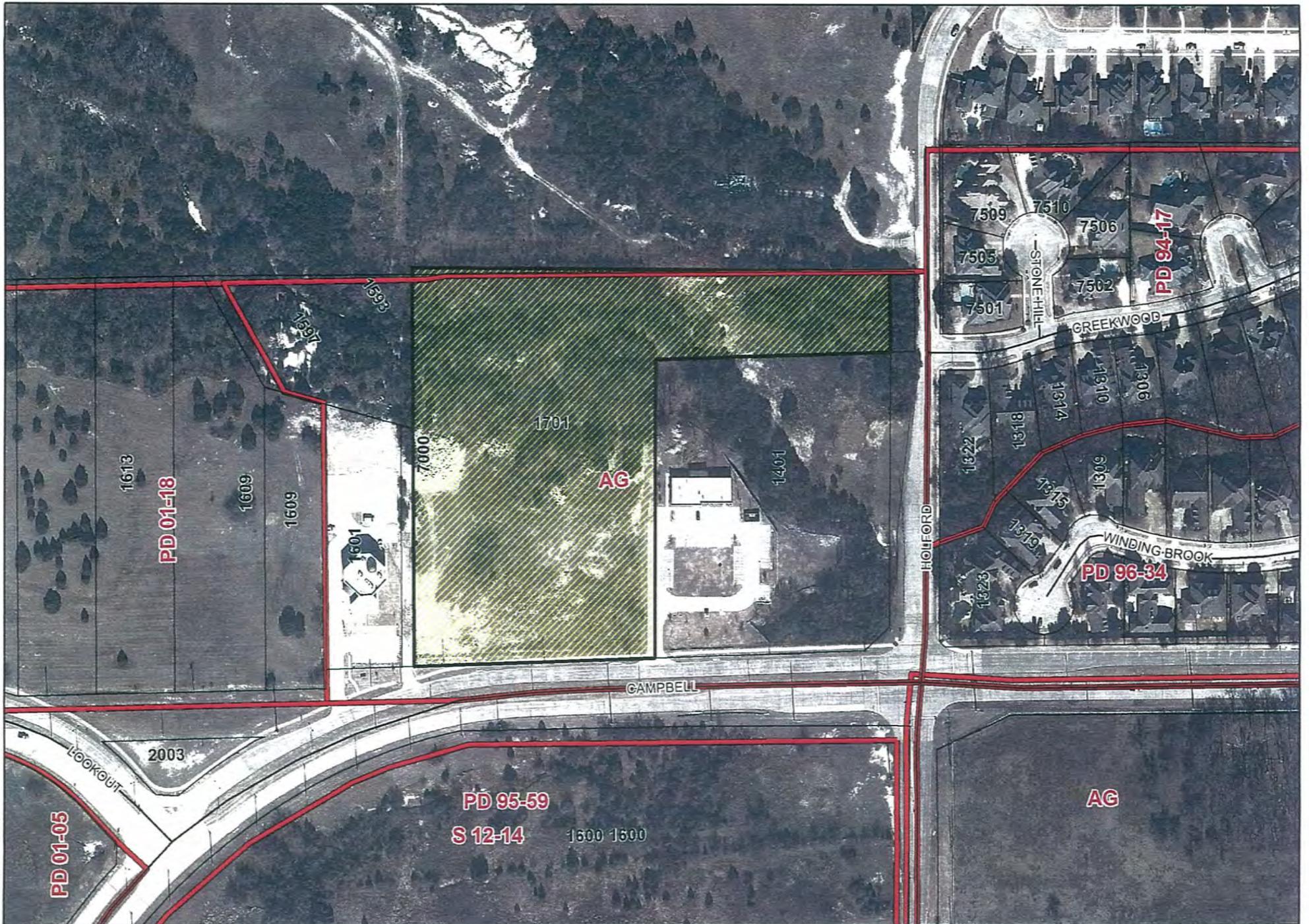
Anita Russelmann
Director of Planning

Date: April 28, 2014

Reviewed By:

William E. Dollar
City Manager

Date: April 29, 2014



0 100 200 Feet

ZONING Z 14-16

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

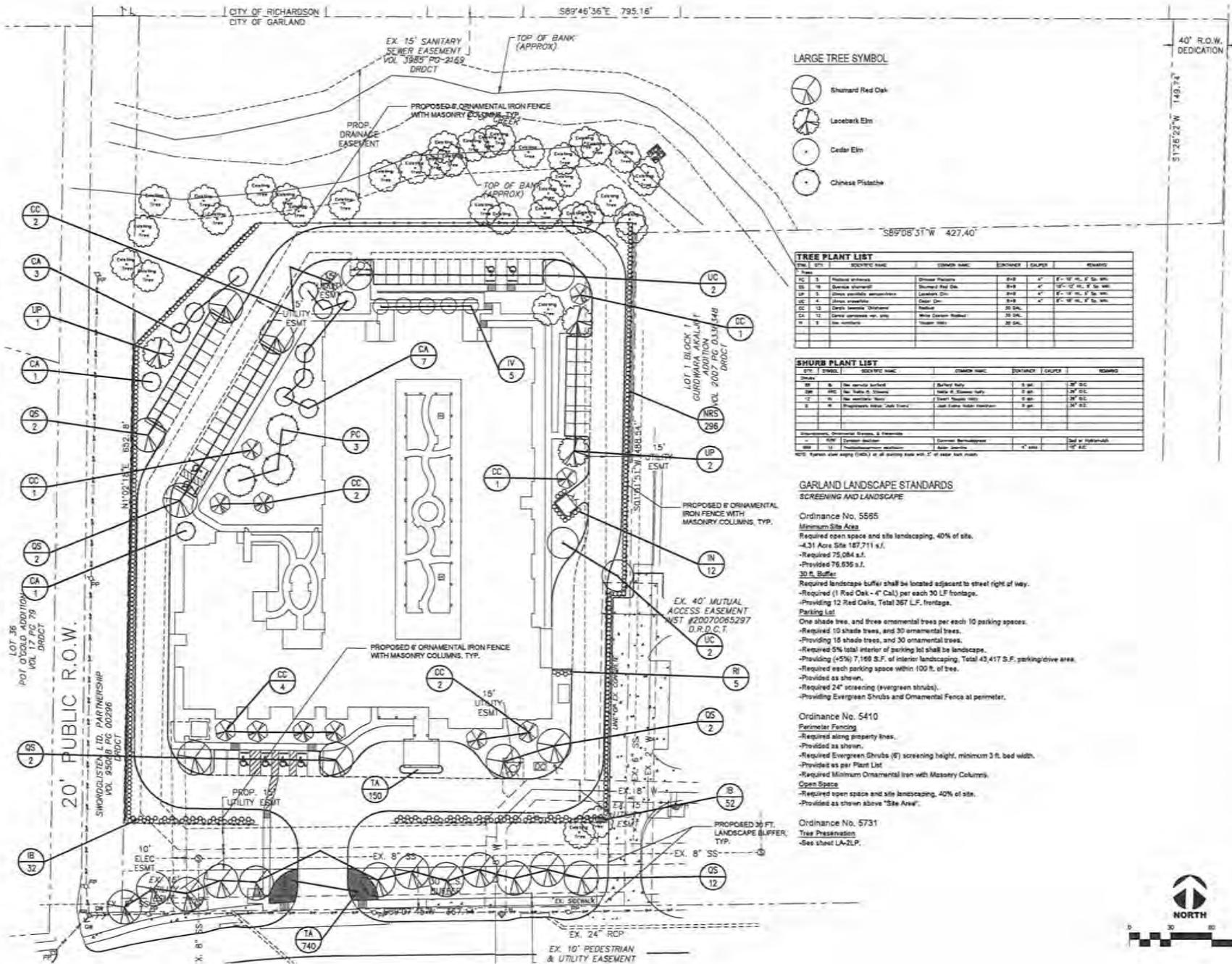
ZONING FILE 14-16

On the north side of West Campbell Road, approximately 500 feet west of the intersection of West Campbell Road and Holford Road

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the construction of an assisted living facility subject to conditions.
- II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All development shall comply with Ordinance No. 5410, Senior Living and Related Facilities. All regulations of the Multi-Family District set forth in Section 19, 32, and 33 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. **Development Plans:**
 - A. Detail Plan: Development shall be in general conformance with the approved Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the conditions, the conditions shall prevail.
- V. **Specific Regulations:**
 - A. Permitted Uses: No uses shall be permitted except for an Assisted Living Facility.
 - B. Specific Use Permit: The Specific Use Permit shall be effective for a period of 30 years.
 - B. Architectural Standards and Building Façade: Exterior elevations shall be in conformance with the approved elevations (Exhibit E).
 - C. Landscaping: The perimeter fencing and evergreen shrubs are not required along the northernmost 240 feet section of the western property line, the entire length of the north property line, the property line along Holford Road and the property line connecting the eastern property line and Holford Road. Landscaping shall be in general conformance with the approved Landscape Plan (Exhibit D).
 - D. Signage: One monument sign shall be permitted on the subject property with the size and setback in compliance with the Senior Living Standards.

- E. Common Storage Area: The square footage of the common storage area shall not be less than 2,500 square feet.
- F. Storage Space Within Memory Care Dwelling Units: The area and volume of the storage spaces in the memory care dwelling units shall not be less than 10 square feet and 90 cubic feet.

© 2014 Garland Landscaping, Inc. All rights reserved. The use of these drawings is hereby authorized by the applicant for the project they were prepared. Reproduction in whole or in part without written permission of Garland Landscaping, Inc. is strictly prohibited.



LARGE TREE SYMBOL

- Shardard Red Oak
- Lacebark Elm
- Cedar Elm
- Chinese Pistache

TREE PLANT LIST

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	REMARKS
UC 2	1	Shardard Red Oak	Shardard Red Oak	40-50'	12-15'	1" DBH, 10' to 15' tall
UC 1	1	Lacebark Elm	Lacebark Elm	40-50'	12-15'	1" DBH, 10' to 15' tall
UC 3	1	Cedar Elm	Cedar Elm	40-50'	12-15'	1" DBH, 10' to 15' tall
UC 4	1	Chinese Pistache	Chinese Pistache	40-50'	12-15'	1" DBH, 10' to 15' tall
UC 5	1	Shardard Red Oak	Shardard Red Oak	40-50'	12-15'	1" DBH, 10' to 15' tall
UC 6	1	Lacebark Elm	Lacebark Elm	40-50'	12-15'	1" DBH, 10' to 15' tall
UC 7	1	Cedar Elm	Cedar Elm	40-50'	12-15'	1" DBH, 10' to 15' tall
UC 8	1	Chinese Pistache	Chinese Pistache	40-50'	12-15'	1" DBH, 10' to 15' tall
UC 9	1	Shardard Red Oak	Shardard Red Oak	40-50'	12-15'	1" DBH, 10' to 15' tall
UC 10	1	Lacebark Elm	Lacebark Elm	40-50'	12-15'	1" DBH, 10' to 15' tall
UC 11	1	Cedar Elm	Cedar Elm	40-50'	12-15'	1" DBH, 10' to 15' tall
UC 12	1	Chinese Pistache	Chinese Pistache	40-50'	12-15'	1" DBH, 10' to 15' tall

SHRUB PLANT LIST

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	REMARKS
DS 1	1	Shardard Red Oak	Shardard Red Oak	40-50'	12-15'	1" DBH, 10' to 15' tall
DS 2	1	Lacebark Elm	Lacebark Elm	40-50'	12-15'	1" DBH, 10' to 15' tall
DS 3	1	Cedar Elm	Cedar Elm	40-50'	12-15'	1" DBH, 10' to 15' tall
DS 4	1	Chinese Pistache	Chinese Pistache	40-50'	12-15'	1" DBH, 10' to 15' tall
DS 5	1	Shardard Red Oak	Shardard Red Oak	40-50'	12-15'	1" DBH, 10' to 15' tall
DS 6	1	Lacebark Elm	Lacebark Elm	40-50'	12-15'	1" DBH, 10' to 15' tall
DS 7	1	Cedar Elm	Cedar Elm	40-50'	12-15'	1" DBH, 10' to 15' tall
DS 8	1	Chinese Pistache	Chinese Pistache	40-50'	12-15'	1" DBH, 10' to 15' tall
DS 9	1	Shardard Red Oak	Shardard Red Oak	40-50'	12-15'	1" DBH, 10' to 15' tall
DS 10	1	Lacebark Elm	Lacebark Elm	40-50'	12-15'	1" DBH, 10' to 15' tall
DS 11	1	Cedar Elm	Cedar Elm	40-50'	12-15'	1" DBH, 10' to 15' tall
DS 12	1	Chinese Pistache	Chinese Pistache	40-50'	12-15'	1" DBH, 10' to 15' tall

GARLAND LANDSCAPE STANDARDS

- SCREENING AND LANDSCAPE**
- Ordinance No. 5585
Minimum Site Area
 Required open space and site landscaping, 40% of site.
 -4.31 Acre Site 187,711 s.f.
 -Required 75,084 s.f.
 -Provided 79,656 s.f.
- 30 ft. Buffer
 Required landscape buffer shall be located adjacent to street right of way.
 -Required (1 Red Oak - 4' Cal) per each 30 LF frontage.
 -Providing 12 Red Oaks, Total 267 L.F. frontage.
- Parking Lot**
 One shade tree, and three ornamental trees per each 10 parking spaces.
 -Required 10 shade trees, and 30 ornamental trees.
 -Providing 16 shade trees, and 30 ornamental trees.
 -Required 5% total interior of parking lot shall be landscape.
 -Providing (+5%) 7,169 S.F. of interior landscaping, Total 45,417 S.F. parking/drive area.
 -Required each parking space within 100 ft. of tree.
 -Provided as shown.
 -Required 24" screening (evergreen shrubs).
 -Providing Evergreen Shrubs and Ornamental Fence at perimeter.
- Ordinance No. 5410
Perimeter Fencing
 -Required along property lines.
 -Provided as shown.
 -Required Evergreen Shrubs (8' screening height, minimum 3 ft. bed width).
 -Provided as per Plant List
 -Required Minimum Ornamental Iron with Masonry Columns.
- Open Space**
 -Required open space and site landscaping, 40% of site.
 -Provided as shown above "Site Area".
- Ordinance No. 5731
Tree Preservation
 -See sheet LA-2LP.

40' R.O.W. DEDICATION
 HOLFORD ROAD
 VARIABLE WIDTH RIGHT OF WAY

LANARC DESIGN INC.
 LANDSCAPE ARCHITECTURE
 2701 W. 15th ST. 303
 Plano, Texas 75075
 Ph: 214.733.8805
 Fx: 214.733.8808
 dshoop@lanarcdesign.com

Preliminary
 Review Set
 Not for
 Construction

CAMPBELL NURSING

PNDS PROPERTY LTD IIP
 EXHIBIT D
 HENERY McC

NO. 901

PROJECT: _____ DATE: APRIL 21, 2014

SHEET: _____ TITLE: LANDSCAPE PLAN

REVISIONS:

Rev	Date	Description
1	3/17/2014	
2	4/02/2014	
3	4/06/2014	
4	4/21/2014	

3" = 100'
 NORTH

LA-1LP

MATERIAL CALCULATIONS				
Type	Glass	Stucco	Stone	Total
South Elevation	513 s.f.	553 s.f./16%	3,004 s.f./84%	3,557 s.f./100%



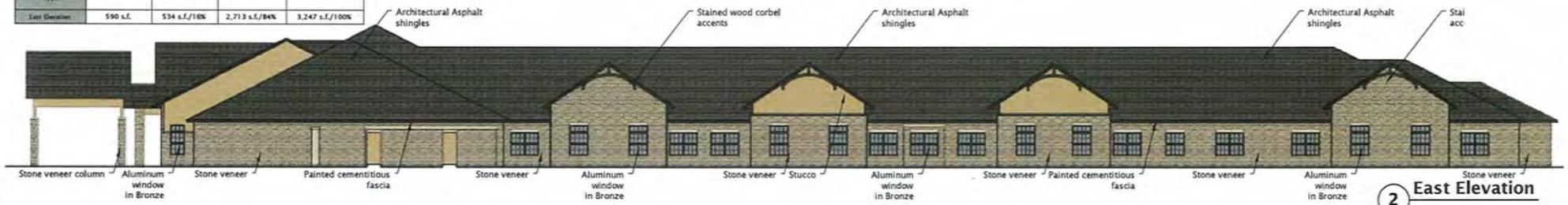
1 South Elevation - Front

Material Calculations				
Type	Glass	Stucco	Stone	Total
North Elevation	360 s.f.	354 s.f./12%	2,523 s.f./88%	2,877 s.f./100%



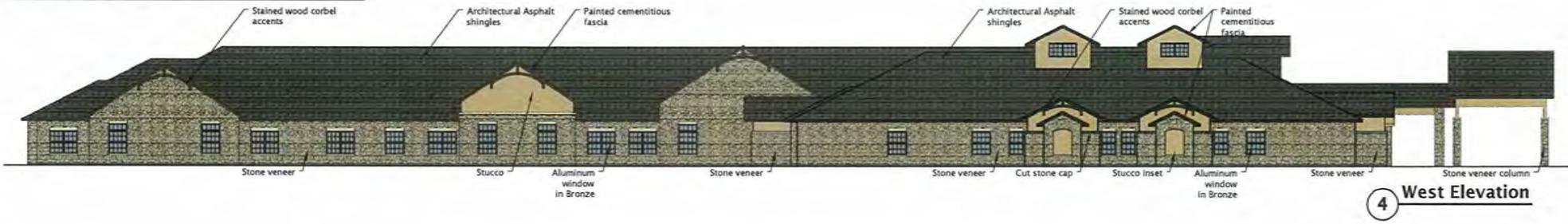
3 North Elevation - Rear

Material Calculations				
Type	Glass	Stucco	Stone	Total
East Elevation	590 s.f.	534 s.f./16%	2,713 s.f./84%	3,247 s.f./100%



2 East Elevation

Material Calculations				
Type	Glass	Stucco	Stone	Total
West Elevation	549 s.f.	474 s.f./15%	2,714 s.f./85%	3,188 s.f./100%



4 West Elevation

REPORT & MINUTES

P.C. Meeting, April 14, 2014 (6 Members Present)

Consideration of the application of Firewheel Senior Living LLC, requesting approval of 1) a change of zoning from Agriculture (AG) District to a Planned Development (PD) District for Multifamily Uses on property in the SH 190 Overly, 2) a Detail Plan for an Assisted Living Facility 3) a Specific Use Permit for Assisted Living Facility and 4) variances to Sections 34.51(B)(3)(a), 34.51(B)(3)(b), and 34.52(B) of the Development Standards for Senior Living and Related Facilities regarding storage areas, perimeter fence and landscape. The property is located on the north side of West Campbell Road, approximately 500 feet west of the intersection of West Campbell Road and Holford Road, between 1401 & 1601 Campbell Road. (File 14-16)

The applicant, Vinay Sedey, 5102 Edgewater Ct. Parker, TX 75094, gave a brief overview of the application request.

The Engineer Gerald Monk, 1200 W. State, Garland, TX gave a brief overview of the intended establishment and remained available for questions.

Karen Wilson, 1030 Creekwood, Garland, TX, spoke in support of the request. She had concerns regarding material for future fencing, terms of the SUP, storage, and what is intended for the undeveloped portion of the property.

Commissioner Dalton asked for clarification on the requested 344 square feet of storage and the possibility of increasing the available storage space.

The applicant stated it was facility and tenant storage. He agreed to increase the overall storage space.

Greg Yearsley, 523 Butternut Drive, Garland, TX spoke in support of the request, but had a question for the undeveloped portion of the lot, questioned why the common area storage couldn't be larger and the length of the SUP.

Mr. Monk stated the undeveloped portion is intended for a drainage easement.

Commissioner Johnson also agreed the requested storage space needs to be increased.

Motion was made by Commissioner Ott, seconded by Commissioner Johnson to close the Public Hearing and open the case for discussion. Motion **carried: 5 Ayes, 0 Nays.**

Commissioners discussed the amount of common storage space that should be provided and the length of the SUP.

Motion was made by Commissioner Johnson, seconded by Commissioner O'Hara to **approve** the request per staff recommendation with the condition that the common storage area be a minimum of 2,500 sf. Motion **carried: 5 Ayes, 0 Nays.** Commissioner Roberts recused himself from this case.

N



O = IN FAVOR
X = AGAINST

200 Feet



ZONING Z 14-16

INDICATES AREA OF REQUEST



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 3, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Firewheel Senior Living, LLC

File Z 14-16

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Firewheel Senior Living, LLC**, requesting approval of 1) a change of zoning to a Planned Development (PD) District for Multifamily-18 Uses on property zoned Agriculture (AG) District and in the SH 190 Overlay, 2) a Detail Plan for an Assisted Living Facility and 3) variances to Sections 34.51(B)(3)(a), 34.51(B)(3)(b), and 34.52(B) of the Development Standards for Senior Living and Related Facilities regarding storage areas, perimeter fence and landscape. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 6.96-acre tract of land situated in the Henry McCullough Survey, Abstract No. 901, City of Garland, Dallas County, Texas, being all of that certain tract of land conveyed to Firewheel Senior Living, LLC, by General Warranty Deed recorded in Instrument No. 201300391504, Official Public Records, Dallas County, Texas. The property is located on the north side of Campbell Road, approximately 500 feet west of the intersection of Campbell Road and Holford Road, Garland, TX. (District 1)

Note: The applicant seeks approval to change the zoning district and a Detail Plan to build an assisted living facility. Additionally, the applicant requests approval of variances to place only a portion of the required perimeter fence and adjacent landscape, to forego the common storage area requirement and to reduce the number of storage spaces per dwelling units.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445

(Please Check One Below)

- I am in favor of the request.
- I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

This is a good addition to our community.

(Please complete the following information)

Your Property Address

Gursewak Sedey

Printed Name

1701 Lookout Dr.

Garland, TX

75044

Address

City, State

Zip

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

Signature

[Signature]

Title

President

Date:

4/10/2014



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 3, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Firewheel Senior Living, LLC.

File Z 14-16

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Firewheel Senior Living, LLC.** requesting approval of 1) a change of zoning to a Planned Development (PD) District for Multifamily-18 Uses on property zoned Agriculture (AG) District and in the SH 190 Overly, 2) a Detail Plan for an Assisted Living Facility and 3) variances to Sections 34.51(B)(3)(a), 34.51(B)(3)(b), and 34.52(B) of the Development Standards for Senior Living and Related Facilities regarding storage areas, perimeter fence and landscape. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 6.96-acre tract of land situated in the Henry McCullough Survey, Abstract No. 901, City of Garland, Dallas County, Texas, being all of that certain tract of land conveyed to Firewheel Senior Living, LLC, by General Warranty Deed recorded in Instrument No. 201300391504, Official Public Records, Dallas County, Texas. The property is located on the north side of Campbell Road, approximately 500 feet west of the intersection of Campbell Road and Holford Road, Garland, TX. (District 1)

Note: The applicant seeks approval to change the zoning district and a Detail Plan to build an assisted living facility. Additionally, the applicant requests approval of variances to place only a portion of the required perimeter fence and adjacent landscape, to forego the common storage area requirement and to reduce the number of storage spaces per dwelling units.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

- I am in favor of the request.
- I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

Given the value of the homes in the immediate area, I do not believe any variances should be allowed. The Sikh temple next door is an example of what happens when you allow lower standards architecturally. It is a square brick box.

Your Property Address

Keith McDonald

Printed Name

7505 Stone Hill Ct. Garland, Tx 75044

Address

City, State

Zip

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

Keith McDonald

Signature

owner

Title

Date:

4-9-14



GARLAND

April 3, 2014

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Firewheel Senior Living, LLC.

File Z 14-16

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Firewheel Senior Living, LLC.** requesting approval of 1) a change of zoning to a Planned Development (PD) District for Multifamily-18 Uses on property zoned Agriculture (AG) District and in the SH 190 Overlay, 2) a Detail Plan for an Assisted Living Facility and 3) variances to Sections 34.51(B)(3)(a), 34.51(B)(3)(b), and 34.52(B) of the Development Standards for Senior Living and Related Facilities regarding storage areas, perimeter fence and landscape. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 6.96-acre tract of land situated in the Henry McCullough Survey, Abstract No. 901, City of Garland, Dallas County, Texas, being all of that certain tract of land conveyed to Firewheel Senior Living, LLC, by General Warranty Deed recorded in Instrument No. 201300391504, Official Public Records, Dallas County, Texas. The property is located on the north side of Campbell Road, approximately 500 feet west of the intersection of Campbell Road and Holford Road, Garland, TX. (District 1)

Note: The applicant seeks approval to change the zoning district and a Detail Plan to build an assisted living facility. Additionally, the applicant requests approval of variances to place only a portion of the required perimeter fence and adjacent landscape, to forego the common storage area requirement and to reduce the number of storage spaces per dwelling units.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

- I am in favor of the request.
- I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

I am in favor as long as it is a single story construction & properly brick/stone perimeter fence on East & South side of this development

(Please complete the following information)

Syed Jussani Your Property Address First Crescent Enterprises LLC, 3009 Gunnison Dr, Richardson, 7508
 Printed Name 7000 Holford (34' Fat wide
 Address X 652-18 Garland, Tx 75044
in un sm) City, State Zip

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

Signature *[Signature]* Title President

Date: 4/10/14



GARLAND

April 3, 2014

duplicate

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Firewheel Senior Living, LLC.

File Z 14-16

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Firewheel Senior Living, LLC.** requesting approval of 1) a change of zoning to a Planned Development (PD) District for Multifamily-18 Uses on property zoned Agriculture (AG) District and in the SH 190 Overlay, 2) a Detail Plan for an Assisted Living Facility and 3) variances to Sections 34.51(B)(3)(a), 34.51(B)(3)(b), and 34.52(B) of the Development Standards for Senior Living and Related Facilities regarding storage areas, perimeter fence and landscape. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 6.96-acre tract of land situated in the Henry McCullough Survey, Abstract No. 901, City of Garland, Dallas County, Texas, being all of that certain tract of land conveyed to Firewheel Senior Living, LLC, by General Warranty Deed recorded in Instrument No. 201300391504, Official Public Records, Dallas County, Texas. The property is located on the north side of Campbell Road, approximately 500 feet west of the intersection of Campbell Road and Holford Road, Garland, TX. (District 1)

Note: The applicant seeks approval to change the zoning district and a Detail Plan to build an assisted living facility. Additionally, the applicant requests approval of variances to place only a portion of the required perimeter fence and adjacent landscape, to forego the common storage area requirement and to reduce the number of storage spaces per dwelling units.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

- I am in favor of the request.
- I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

I am in favor as long as it is a single story construction & properly brick/stone Perimeter fence on both side of this development

(Please complete the following information)

Syed Fuossani Your Property Address First Crescent Enterprises LLC, 3009 Gunnison Dr, Richardson, 7508
 Printed Name
 Address 7000 Holford (34' Fat wide X 6.52-18' in unim) City, State Garland, Tx Zip 75044

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

Signature *[Signature]* Title President

Date: 4/10/14



GARLAND

April 3, 2014

duplicate

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Firewheel Senior Living, LLC.

File Z 14-16

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Firewheel Senior Living, LLC.** requesting approval of 1) a change of zoning to a Planned Development (PD) District for Multifamily-18 Uses on property zoned Agriculture (AG) District and in the SH 190 Overlay, 2) a Detail Plan for an Assisted Living Facility and 3) variances to Sections 34.51(B)(3)(a), 34.51(B)(3)(b), and 34.52(B) of the Development Standards for Senior Living and Related Facilities regarding storage areas, perimeter fence and landscape. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 6.96-acre tract of land situated in the Henry McCullough Survey, Abstract No. 901, City of Garland, Dallas County, Texas, being all of that certain tract of land conveyed to Firewheel Senior Living, LLC, by General Warranty Deed recorded in Instrument No. 201300391504, Official Public Records, Dallas County, Texas. The property is located on the north side of Campbell Road, approximately 500 feet west of the intersection of Campbell Road and Holford Road, Garland, TX. (District 1)

Note: The applicant seeks approval to change the zoning district and a Detail Plan to build an assisted living facility. Additionally, the applicant requests approval of variances to place only a portion of the required perimeter fence and adjacent landscape, to forego the common storage area requirement and to reduce the number of storage spaces per dwelling units.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

- I am in favor of the request.
- I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below:

I am in favor as long as it is a single story construction & properly brick/stone perimeter fence on both side of this development

(Please complete the following information)

Syed Hussain Your Property Address First Crescent Enterprises LLC, 3009 Gunnison Dr, Richardson, TX 7508

Printed Name 7000 Holford (34' Foot wide X 6.52-18 in width) Garland, TX 75044

Address City, State Zip

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

Signature *[Signature]* Title President

Date: 4/10/14



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 3, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Firewheel Senior Living, LLC.

File Z 14-16

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Firewheel Senior Living, LLC.** requesting approval of 1) a change of zoning to a Planned Development (PD) District for Multifamily-18 Uses on property zoned Agriculture (AG) District and in the SH 190 Overlay, 2) a Detail Plan for an Assisted Living Facility and 3) variances to Sections 34.51(B)(3)(a), 34.51(B)(3)(b), and 34.52(B) of the Development Standards for Senior Living and Related Facilities regarding storage areas, perimeter fence and landscape. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 6.96-acre tract of land situated in the Henry McCullough Survey, Abstract No. 901, City of Garland, Dallas County, Texas, being all of that certain tract of land conveyed to Firewheel Senior Living, LLC, by General Warranty Deed recorded in Instrument No. 201300391504, Official Public Records, Dallas County, Texas. The property is located on the north side of Campbell Road, approximately 500 feet west of the intersection of Campbell Road and Holford Road, Garland, TX. (District 1)

Note: The applicant seeks approval to change the zoning district and a Detail Plan to build an assisted living facility. Additionally, the applicant requests approval of variances to place only a portion of the required perimeter fence and adjacent landscape, to forego the common storage area requirement and to reduce the number of storage spaces per dwelling units.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474.** Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

- I am in favor of the request.
- I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

We believe this will be a positive addition to our neighborhood.

(Please complete the following information)

Your Property Address

Bob & Carole Kilduff
 Printed Name
1318 Creekwood Dr. Garland, TX 75044
 Address City, State Zip

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

C. Kilduff
 Signature Title

Date: *4/13/14*



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 3, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Firewheel Senior Living, LLC.

File Z 14-16

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Firewheel Senior Living, LLC.** requesting approval of 1) a change of zoning to a Planned Development (PD) District for Multifamily-18 Uses on property zoned Agriculture (AG) District and in the SH 190 Overlay, 2) a Detail Plan for an Assisted Living Facility and 3) variances to Sections 34.51(B)(3)(a), 34.51(B)(3)(b), and 34.52(B) of the Development Standards for Senior Living and Related Facilities regarding storage areas, perimeter fence and landscape. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 6.96-acre tract of land situated in the Henry McCullough Survey, Abstract No. 901, City of Garland, Dallas County, Texas, being all of that certain tract of land conveyed to Firewheel Senior Living, LLC, by General Warranty Deed recorded in Instrument No. 201300391504, Official Public Records, Dallas County, Texas. The property is located on the north side of Campbell Road, approximately 500 feet west of the intersection of Campbell Road and Holford Road, Garland, TX. (District 1)

Note: The applicant seeks approval to change the zoning district and a Detail Plan to build an assisted living facility. Additionally, the applicant requests approval of variances to place only a portion of the required perimeter fence and adjacent landscape, to forego the common storage area requirement and to reduce the number of storage spaces per dwelling units.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474.** Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

- I am in favor of the request.
- I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address

Printed Name

Address City, State Zip

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

Signature: *[Handwritten Signature]* Title: Oaks at Stony Creek HOA President

Date: 4-14-2014