

ORDINANCE NO. 7390

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A RESTAURANT, DRIVE-THROUGH ON A 0.415-ACRE TRACT OF LAND LOCATED AT 6102 NORTH JUPITER ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 21st day of November, 2022, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for a Restaurant, Drive-Through made by **Golden Franchising Corporation**; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.415-acre tract of land located at 6102 North Jupiter Road and being more particularly described in Exhibit "A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

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

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit "A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

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

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 22-44

PASSED AND APPROVED this 10th day of January, 2023.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-44

6102 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

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

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

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

EXHIBIT B

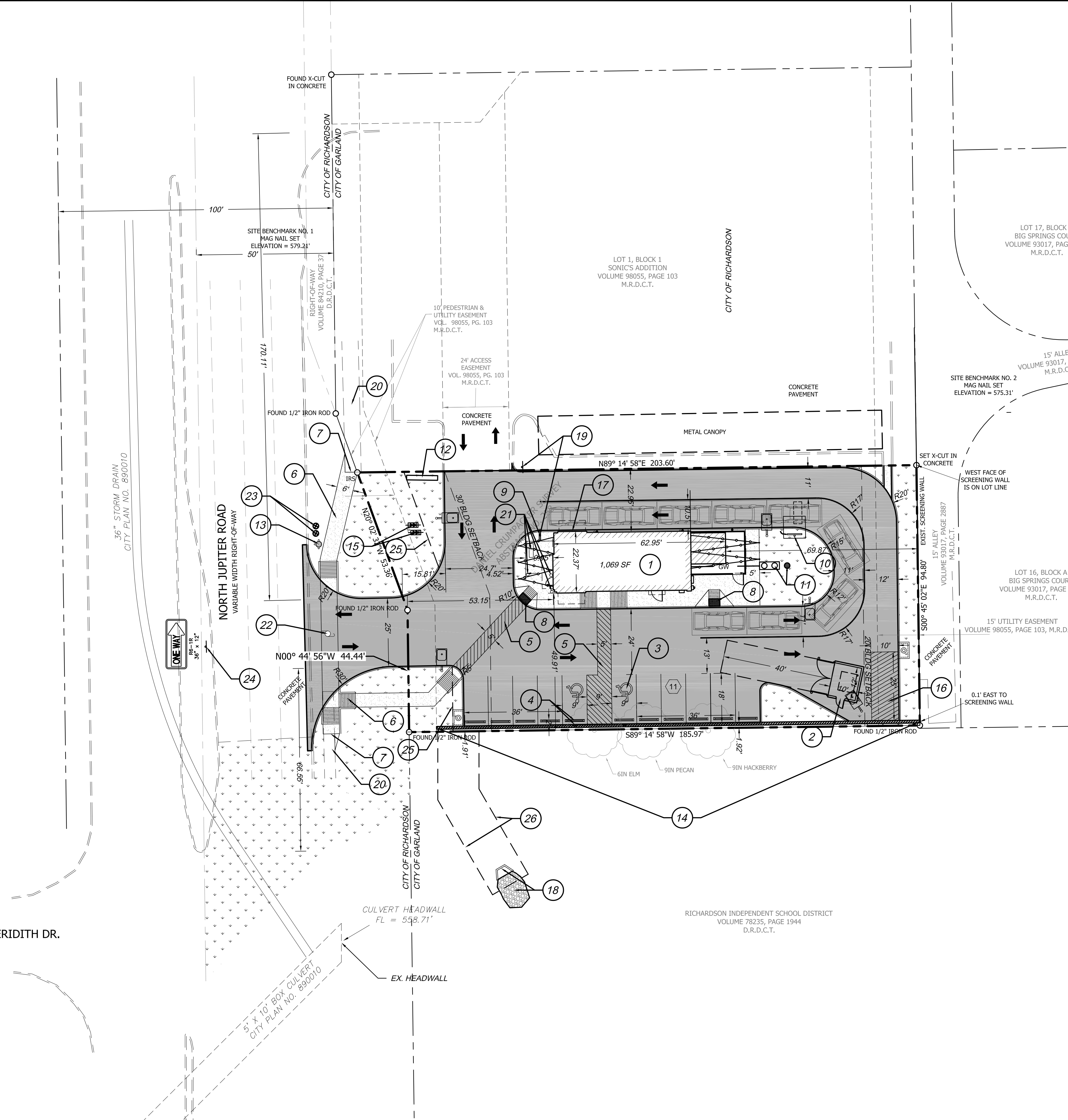
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the zoning district, by the GDC, or by state or federal law.

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

VI. Specific Regulations:

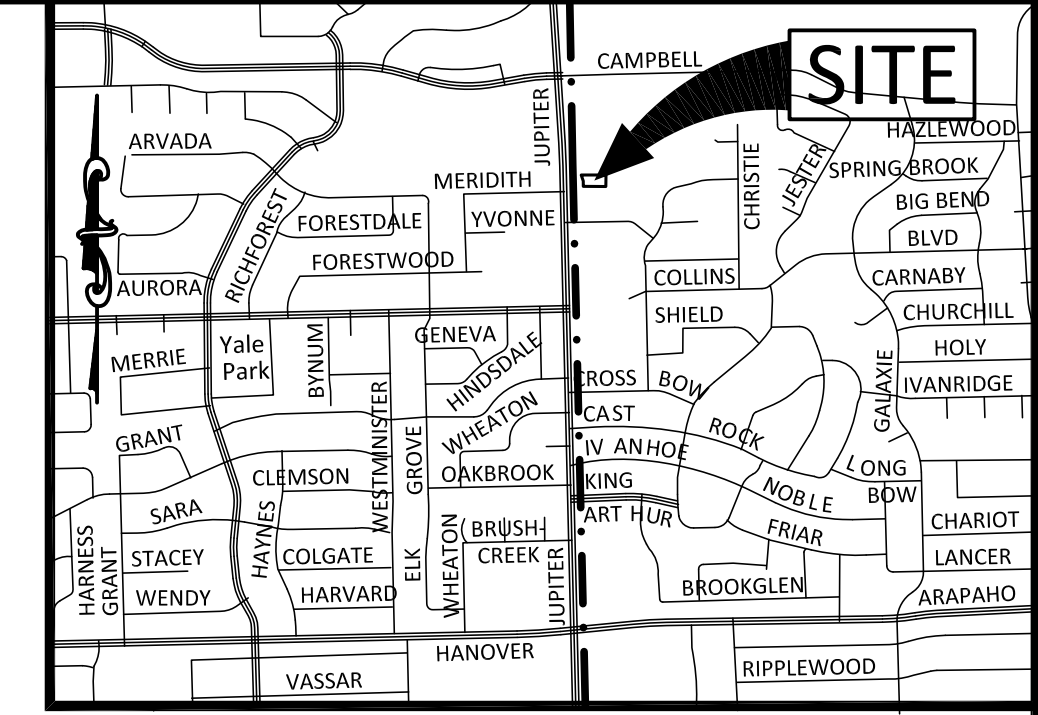
- A. Time Period: The Specific Use Provision shall be valid for twenty-five (25) years.

EXHIBIT C



NOTES BY SYMBOL:

- 1 PROPOSED BUILDING FOOTPRINT
- 2 DUMPSTER WITH ENCLOSURE WITH 7" THICK CONC. APRON. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- 3 ACCESSIBLE PARKING SPACE (TYP.)
- 4 ACCESSIBLE PARKING POLE SIGNAGE - 1 VAN ACCESSIBLE SIGNAGE
- 5 ADA COMPLIANT WALKWAY
- 6 PROPOSED 6" SIDEWALK IN CITY ROW.
- 7 CONNECT ADA COMPLIANT WALKWAY TO PROPOSED SIDEWALK IN CITY ROW.
- 8 INSTALL ACCESSIBLE RAMP
- 9 "DO NOT ENTER" SIGNAGE
- 10 ORDER BOARD (REFER ARCH. SHEETS)
- 11 GREASE INTERCEPTOR AND SAMPLE WELL
- 12 PROPOSED MONUMENT SIGNAGE BY SEPARATE PERMIT (LOCATION SHOWN FOR REFERENCE ONLY)
- 13 EXISTING FIRE HYDRANT
- 14 175 LF OF REINFORCED CONCRETE RETAINING WALL
- 15 DCVA BACKFLOW DETECTORS FOR DOMESTIC AND IRRIGATION SERVICES.
- 16 LOADING ZONE
- 17 PICK-UP WINDOW
- 18 STORM DRAIN HEADWALL WITH EROSION CONTROL BLANKET
- 19 INSTALL "YIELD SIGN"
- 20 EXISTING SIDEWALK
- 21 BENCH & PLANTERS
- 22 POWER POLE TO BE RELOCATED AT DEVELOPERS EXPENSE
- 23 PROPOSED WATER METERS
- 24 INSTALL R6-1R (ONE WAY) SIGNAGE
- 25 6' LANDSCAPE BUFFER
- 26 15' DRAINAGE EASEMENT (BY SEPARATE INSTRUMENT)



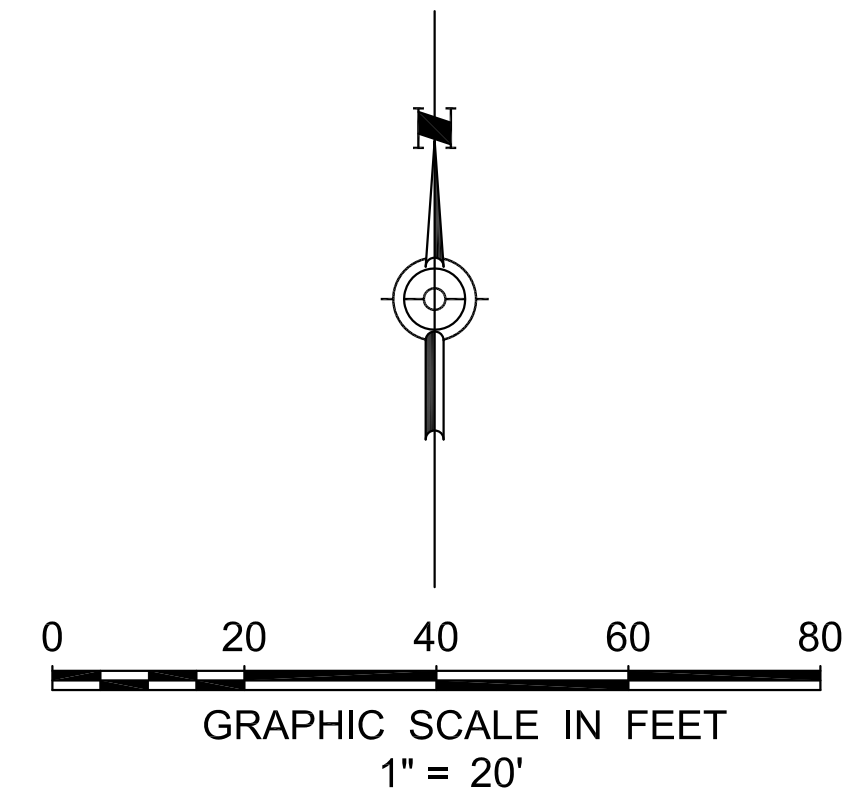
VICINITY MAP (NTS)
MAPSCO 8-U

LEGEND:

- PROPERTY LINE
- - - ADJOINED PROPERTY
- - - BUILDING SETBACK LINE
- - - EASEMENTS
- - - EXISTING CURB
- - - PROPOSED CURB AND GUTTER
- - - PAINTED STRIPE (TRAFFIC WHITE)
- - - PAINTED WALKWAY (TRAFFIC WHITE)
- - - CONCRETE PAVING. REFER TO SHEET C-2.1 FOR PAVEMENT THICKNESS
- - - INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- - - DECOMPOSED GRANITE
- 16 PARKING STALL COUNT
- SITE LIGHTING (SEE ELECTRICAL PLANS)
- - - VARIABLE HEIGHT CONCRETE RETAINING WALL

LAND USE CHART

PROPOSED DEVELOPMENT	GOLDEN CHICK RESTAURANT
EXISTING ZONING	CR
PROPOSED USE	RESTAURANT WITH DRIVE-THRU
SITE AREA (Ac.)	0.415 Ac. (18,074 sf)
BUILDING AREA (sf)	1,069
BUILDING HEIGHT (ft) ALLOWED/PROPOSED	30' / 22'-2.5"
IMPERVIOUS SURFACE COVER	14,794 SF / 81.9%
FLOOR AREA RATIO	0.06
FLOOR AREA RATIO ALLOWED	0.75
LOT COVERAGE ALLOWED/PROPOSED	60% / 7.5%
FRONT SETBACK REQUIRED / PROVIDED	30' / 53.15' MIN
SIDE SETBACK REQUIRED / PROVIDED	20' / 69.87'
REAR SETBACK REQUIRED / PROVIDED	20' / 22.95'
PARKING REQUIRED (1 PER 100SF GFA)	11
PARKING PROVIDED	11
DRIVE THRU STACKING REQUIRED	5 SPACES FROM MENU BOARD
DRIVE THRU STACKING PROVIDED	5
HANDICAP SPACE PROVIDED	2 SPACES



CASE NO.: 220331-1

GENERAL NOTES:

- 1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
- 2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
- 3. ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
- 4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

ZONING SITE PLAN

18,074 SQUARE FEET (0.415 ACRE)
LOT 2, BLOCK 1, SONIC'S ADDITION
FINAL PLAT VOLUME 98055, PAGE 103, M.R.C.C.
CITY OF GARLAND DALLAS COUNTY, TEXAS

<p>DEVELOPER GOLDEN TREE RESTAURANTS, LLC 1131 ROCKINGHAM DR., SUITE 290 RICHARDSON, TX 75080 JAY ALEXANDER PHONE: 214-543-9222</p>	<p>ENGINEER THOMAS SITE DEVELOPMENT ENGINEERING INC. P.O. BOX 1261, COLLEYVILLE, TX 76034 ATTN: MATHEW THOMAS, P.E. PH: (214) 680-2728; MATHEW@THOMAS-ENG.COM</p>
--	--

THOMAS
SITE DEVELOPMENT
ENGINEERING INC.

REGISTRATION NO. F-10289
P.O. BOX 1261, COLLEYVILLE, TX 76034
PHONE: (214) 680-2728; THOMAS-ENG.COM
EMAIL: MATHEW@THOMAS-ENG.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

MATHEW THOMAS, P.E.
LICENSED ENGINEER # 81578

1 Dec 2022

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

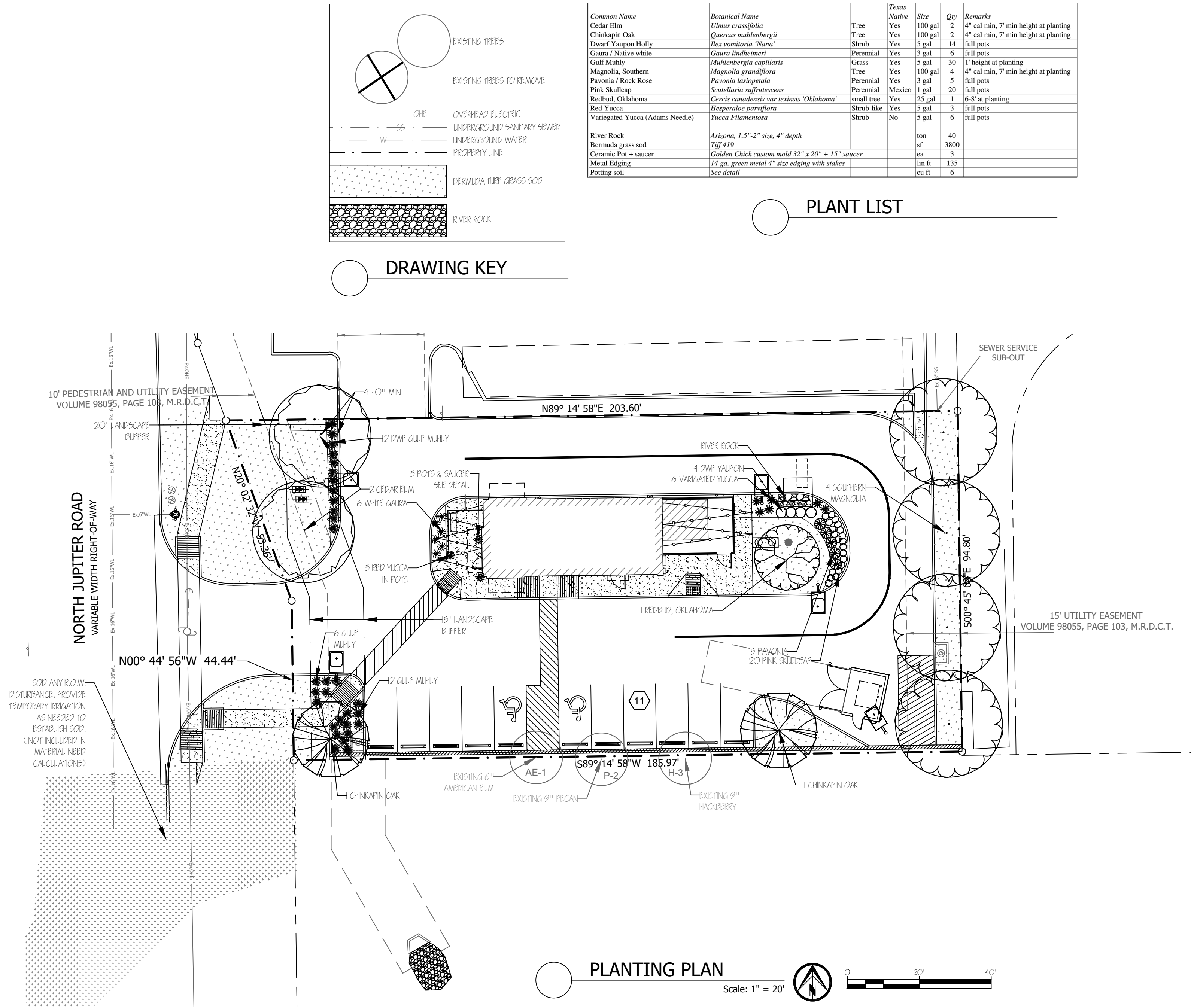
GOLDEN CHICK RESTAURANT
6102 N JUPITER RD, GARLAND, TX 75044



REVISION	DATE	DESCRIPTION

C-2.0

C:\DESIGN\WORK\CONCRETE\C-2.0 WORK FOLDER\202217 GC JUPITER RD GARLAND DESIGN SHEETS\C-2.0 SITE PLAN - GC JUPITER ROAD GARLAND.DWG 12/1/2022 4:53:44 PM



Jurisdiction of Project

REGULATORY AUTHORITIES:
CITY OF GARLAND
BUILDING INSPECTIONS DEPARTMENT
800 MAIN ST., FIRST FLOOR
GARLAND, TEXAS 75040

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Landscaping Requirements

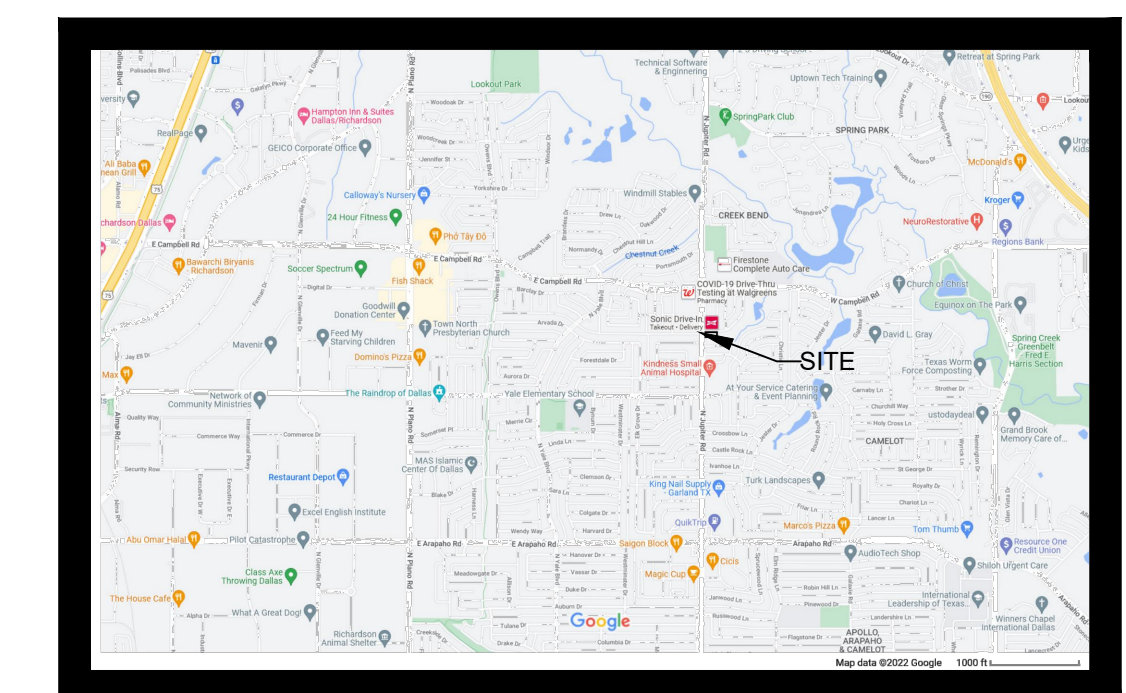
CITY OF GARLAND DEVELOPMENT CODE
CHAPTER 4 SITE DEVELOPMENT
ARTICLE 3 - SCREENING & LANDSCAPING

- A. LANDSCAPE AREAS MIN 10% SITE (18,074 SF)
REQUIRED: 1,807 SF PROVIDED: 3,343 SF
- B. LANDSCAPE BUFFERS
NORTH JUPITER RD.
REQUIRED: 15 LIN FT WIDTH
PROVIDED: VARIABLE WIDTH BUFFER 15' MIN TO 20' MAX WIDTH (OVER-LAPS UTILITY EASEMENT IN SOME LOCATIONS)
- C. SCREENING NON RESIDENTIAL ADJACENT TO RESIDENTIAL
EXISTING 8' TALL MASONRY WALL TO REMAIN
REQUIRED: 1 CANOPY TREE PER 25 LIN FT OF BOUNDARY (94 LIN FT)
PROVIDED: 4 CANOPY TREES (EVENLY SPACED)
- D. 1 TREE AND 7 SHRUBS OR ORNAMENTAL GRASSES PER 30 LIN FT OF ROW ADJACENT TO THOROUGHFARES
NORTH JUPITER RD. (97.8 LIN FT)
REQUIRED: 3.3 TREES & 23 SHRUBS OR ORNAMENTAL GRASSES
PROVIDED: 3 TREES & 29 SHRUBS & ORNAMENTAL GRASSES
- E. MAX 75% OF BUFFER IN TURF GRASS
PROVIDED
- F. LIVING LANDSCAPE MATERIAL TO BE GREATER THAN 5% OF PARKING
LOT AREA (TOTAL PARKING AREA 1,953 SF)
REQUIRED: 195 SF
PROVIDED: 463 SF
- G. ONE LARGE CANOPY TREE LOCATED IN THE TERMINUS ISLAND OF EACH PARKING ROW
PROVIDED
- H. EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE.
PROVIDED
- I. ONE LARGE CANOPY TREE PER EVERY 10 PARKING SPACES. (10 SPACES)
REQUIRED: 1 CANOPY TREE
PROVIDED: 1 CANOPY TREE
- J. SCREENING OF PARKING AREAS ADJACENT TO A PUBLIC STREET
PROVIDED: CONTINUOUS ROW OF SHRUBS
- K. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.
SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE & MOISTURE SENSOR.

Site Location



Owner & Professionals Information

DEVELOPER
GOLDEN TREE RESTAURANTS, LLC
1131 ROCKINGHAM DR., SUITE 250, RICHARDSON, TEXAS 75080
ATTN: JAY ALEXANDER, 214-549-9222
EMAIL: JAYA@GOLDENCHICK.COM

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
P.O. BOX 1261
COLLEYSVILLE, TX 76034
ATTN: MATHEW THOMAS, PE, 214-680-2728

LANDSCAPE ARCHITECT
FELDMAN DESIGN STUDIOS
P.O. BOX 832346, RICHARDSON, TEXAS 75083
ATTN: CAROL FELDMAN, 972-523-4944
CAROL@FELDMANDESIGN.COM

GOLDEN CHICK RESTAURANT
6102 N JUPITER
GARLAND, TX 75044



SHEET NO.

L1.01

NO.	ITEM DESCRIPTION	DATE
1.	SUBMITTAL	7.25.22
2.	REVISION PER CITY COMMENTS	9.2.22
3.	SITE PLAN CHANGE	9.13.22
4.	SITE PLAN CHANGE - INCLUDES TREE REMOVAL	10.25.22
5.	MOVED TREE OUT OF EASEMENT	11.7.22
6.	SITE PLAN CHANGE-DUMPSTER	11.8.22
7.	CITY REQUEST TO USE MAGNOLIA	12.1.22



These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, License Irrigator LI #20245

NO.	ITEM DESCRIPTION	DATE
1.	SUBMITTAL	7.25.22
2.	REVISED PER CITY COMMENTS	9.2.22
3.	SITE PLAN CHANGE	9.13.22
4.	SITE PLAN CHANGE - INCLUDES TREE REMOVAL	10.25.22
5.	SITE PLAN CHANGE - DUMPSTER	11.8.22
6.	CITY REQUEST TO USE MAGNOLIA	12.1.22
7.		



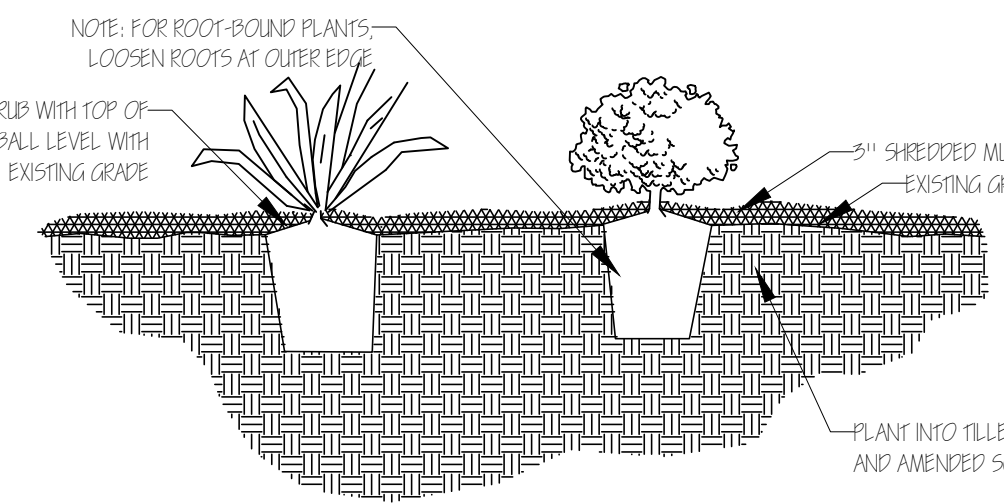
These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, License #20245

GOLDEN CHICK RESAURANT
6102 N JUPITER
GARLAND, TX 75044

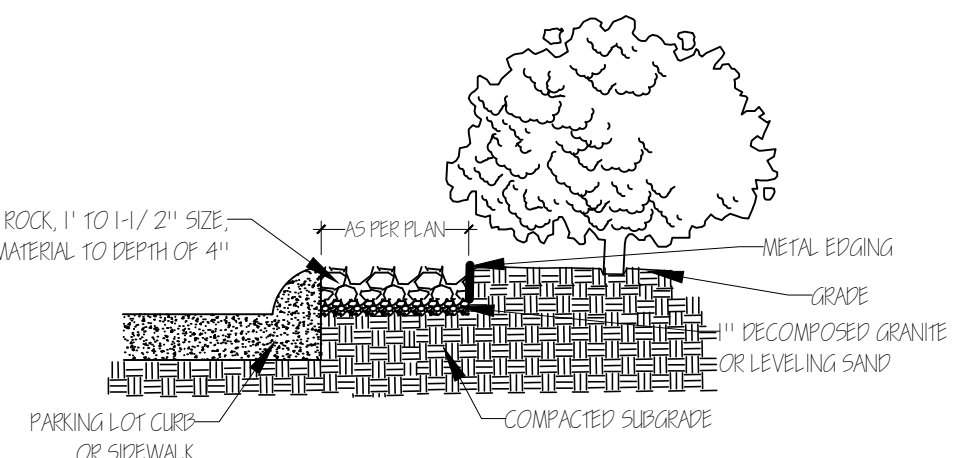


SHEET NO.

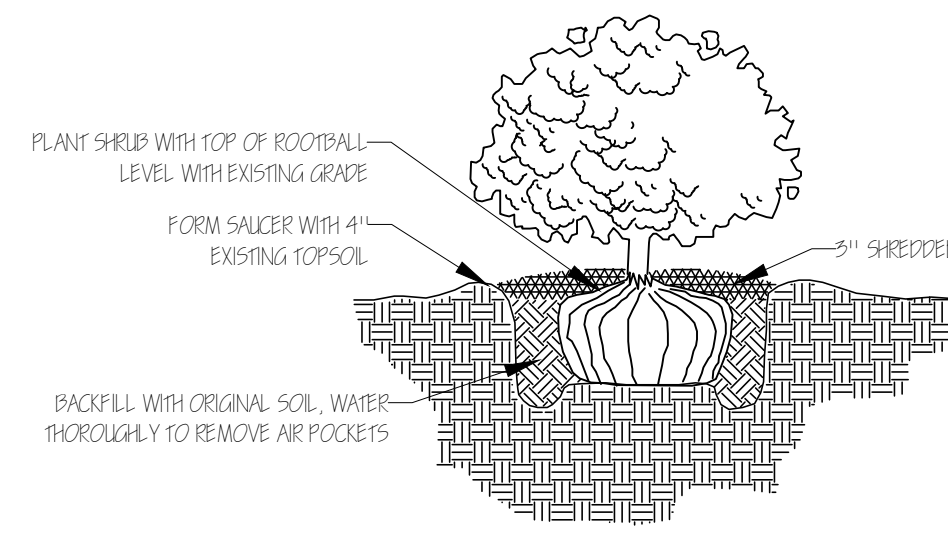
L1.02



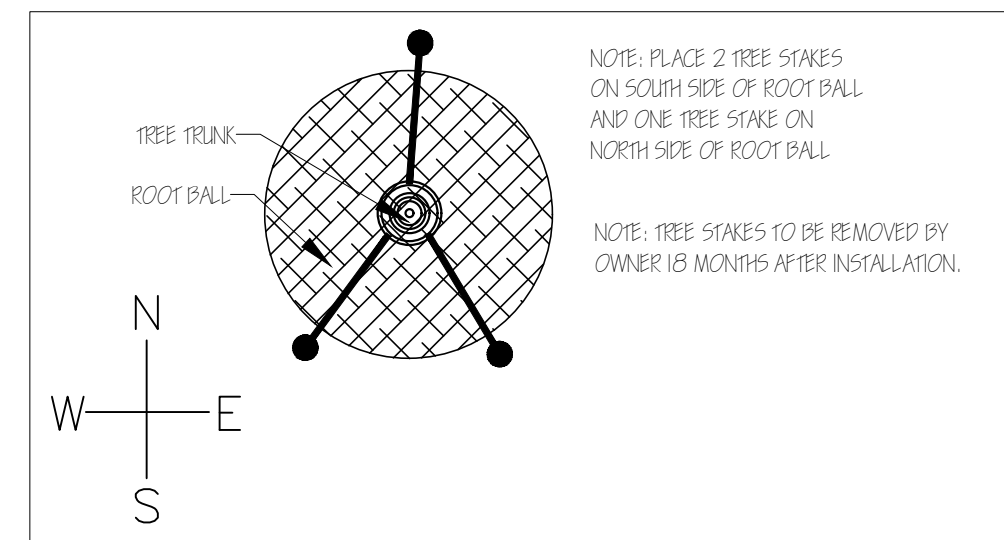
PERENNIAL PLANTING DETAIL
Scale: Not to scale



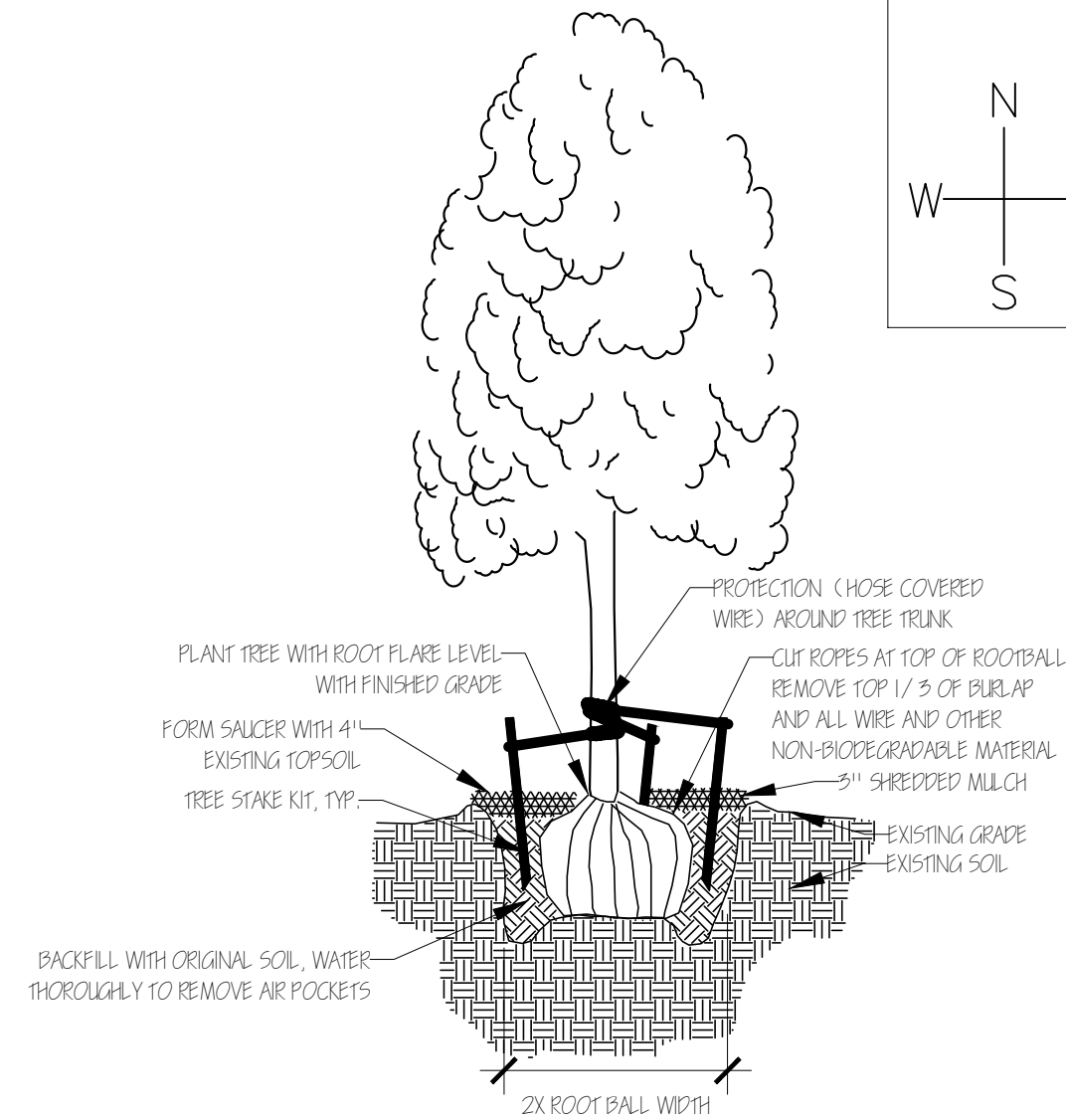
RIVER ROCK DETAIL
Scale: 1/2" = 1'



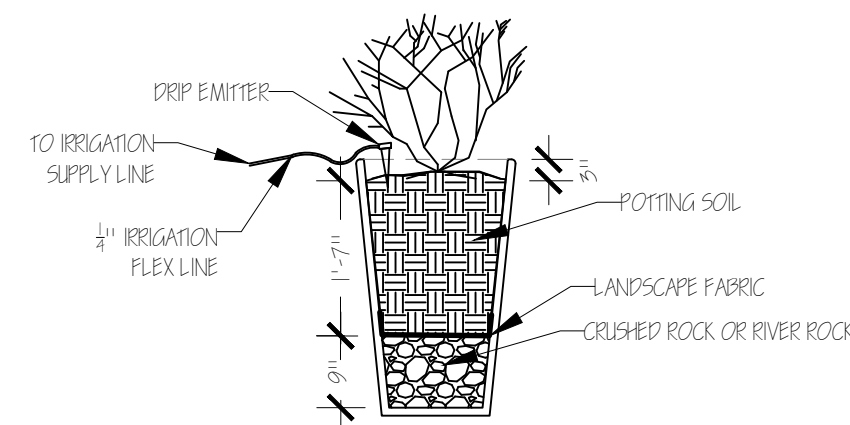
SHRUB & ORNAMENTAL GRASS PLANTING DETAIL
Scale: Not to scale



TREE STAKE DETAIL
Scale: 1/2" = 1'



TREE PLANTING
Scale: Not to scale



POT PLANTING DETAIL
Scale: 1/2" = 1'



CERAMIC POTS & SAUCERS
Not to Scale
GOLDEN CHICK CUSTOM MOLD RIPPLE POT
32" TALL X 20" DIAMETER - TEAL COLOR
15" DIAMETER SAUCER (NOT SHOWN)
AVAILABLE BY CONTACTING CORPORATE
GOLDEN CHICK, RICHARDSON

SECTION 02910 - SOIL PREPARATION

PART 1 - GENERAL

- A. DESCRIPTION
 1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
- B. EXAMINATION
 1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
 2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.
- C. APPROVALS
 1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PART 2 - PRODUCTS

- A. MATERIALS
 1. COMPOST:
 - 1.1. COTTON BUR COMPOST
 - 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
 2. FERTILIZERS AND SUPPLEMENTS:
 - 2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
 3. MULCH
 - 3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

PART 3 - EXECUTION

- A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
 1. GENERAL
 - 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
 - 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
 - 1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
 2. SHRUB BEDS:
 - 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
 - 2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS,
 - 2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
 - 2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
 - 2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
 3. SOD AND SEED AREAS
 - 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
 - 3.2. ADD 1/2 INCH COMPOST TO ALL AREAS.
 - 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)
5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 - LANDSCAPE PLANTING

PART 1 - GENERAL

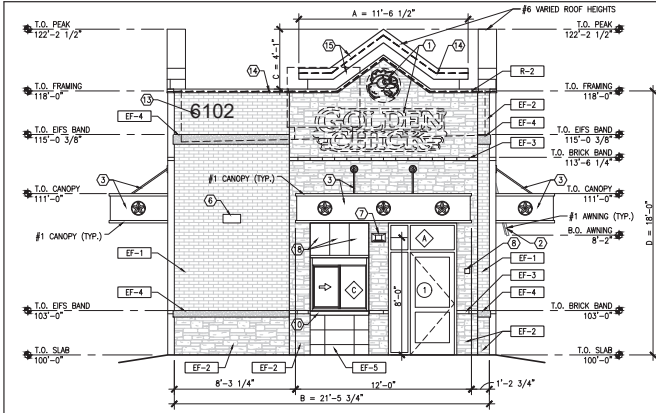
- A. SPECIAL CONDITIONS
 1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
 2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
 3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
 4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK', AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
- B. REFERENCE STANDARDS
 1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
 3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
- C. PREPARATION
 4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
 5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
 6. COORDINATION WITH IRRIGATION SYSTEM:
 - 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
 - 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
 - 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
- D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
 1. CONTAINER GROWN PLANTS SHALL HAVE BEEN 'STEPPED-UP' AS NECESSARY TO PREVENT ROOT GIRDLING.
 2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
 3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.

- E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
 1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
 2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
 3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
 4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
 5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
- F. WARRANTY
 1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHERWISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
 2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

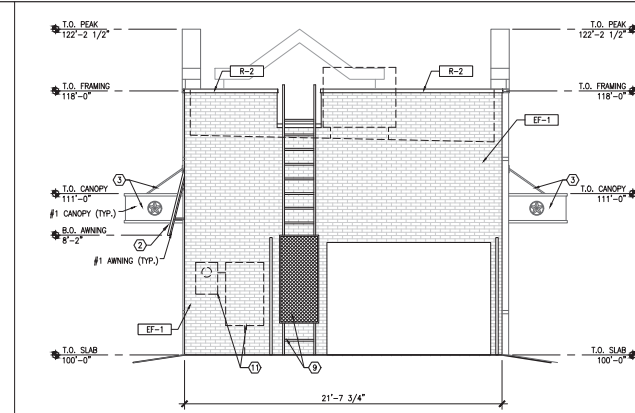
PART 3 - EXECUTION

- A. PREPARATION FOR PLANT MATERIAL INSTALLATION
 1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED. VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
 2. TIME OF PLANTING
 1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
 3. TREE PLANTING
 1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
 2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
 3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
 4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
 5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
 6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
 7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
 8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
 4. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING.
 1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
 2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE 'POT-BOUND' PRIOR TO INSTALLATION.
 3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.
- B. SOD PLANTING
 1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
 2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
 3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
 4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
 5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
- C. SEED PLANTING
 1. AREAS SHALL BE RAKED TO A DEPTH OF 1/2". SMOOTH AND FREE OF STONES AND DEBRIS.
 2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
 3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
 4. KEEP SEED AREA MOST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. 1/2" IN HEIGHT.
 5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
 6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

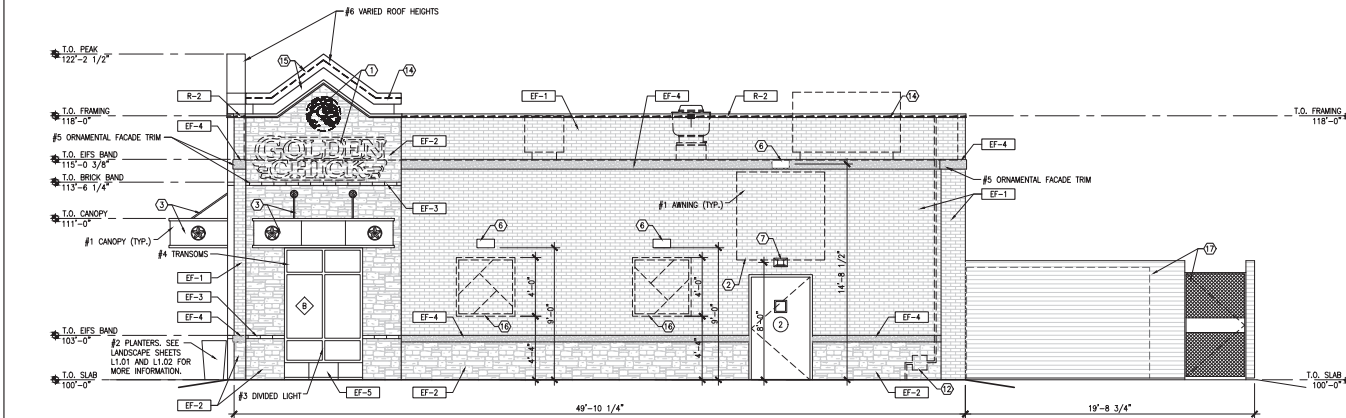
END OF SECTION 02915



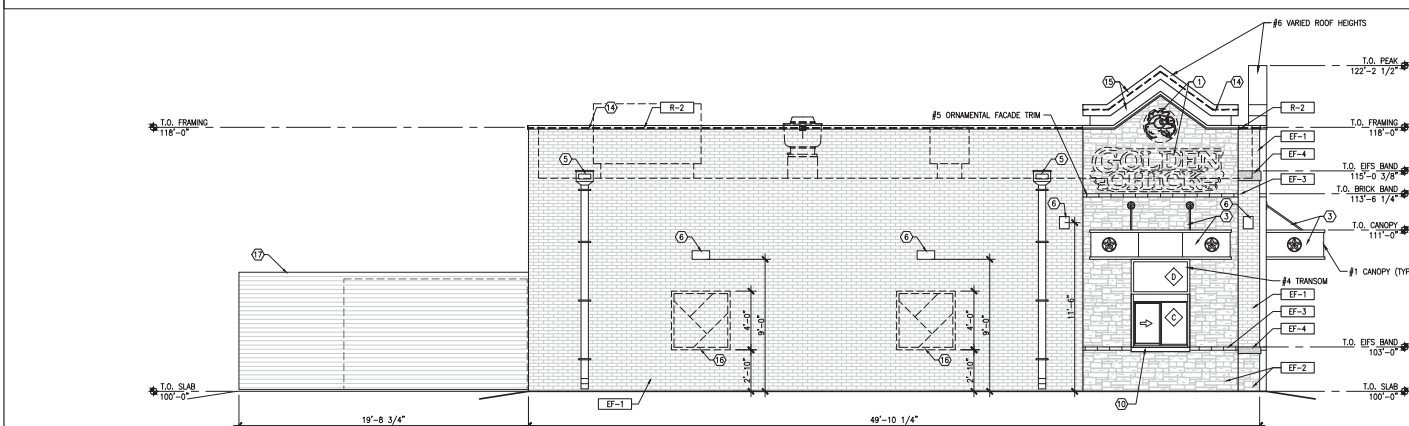
WEST FRONT STREET-FACING ENTRY ELEVATION
1/4\"/>



EAST REAR ELEVATION
1/4\"/>



SOUTH ENTRY SIDE ELEVATION
1/4\"/>



NORTH DRIVE-THROUGH SIDE ELEVATION
1/4\"/>

- KEY NOTES:**
- PROPOSED BUILDING SIGNAGE; FOR REVIEW UNDER SEPARATE PERMIT, RE: ELECTRICAL, GC TO PROVIDE WIRING
 - PRE-FABRICATED ALUMINUM AWNING BY SIGNAGE VENDOR.
 - PRE-FINISHED ALUMINUM CANOPY AND TURNBUCKLES BY SIGNAGE VENDOR.
 - DASHED LINE INDICATES ROOF LINE BEYOND
 - PRE-FINISHED DOWNSPOUT AND COLLECTION BOX, RE: 5/A3.4
 - WALL MOUNTED SCONCES, RE: ELECTRICAL
 - EMERGENCY LIGHTING FOR EGRESS DOOR, RE: ELECTRICAL
 - KNOW BOX MOUNT 1.0\"/>
- EXTERIOR FINISH SCHEDULE**
- ROOFING:**
- R-1 SINGLE PLY MEMBRANE
 - R-2 PREFINISHED METAL PARAPET CAP

idstudio
600 CAMPUS CENTER DRIVE
SUITE 1000
GARLAND, TX 75042
WWW.IDSTUDIO.COM

GFC LEASING CORPORATION, LLC
1131 ROCKINGHAM DRIVE, SUITE 250
ROCKINGHAM, TX 75080

NOT FOR REGULATORY APPROVAL. PERMITTING OR CONSTRUCTION PRELIMINARY FOR REVIEW ONLY.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF DESIGN DEVELOPMENT AND PRICING. THEY WERE PREPARED BY OR UNDER THE AUTHORITY OF RUSTY A. RIDGE LICENSE #24990. IT IS NOT TO BE USED FOR OTHER PURPOSES.

10/26/2022

PRE-SUBMITTAL 220331-1

GOLDEN CHICK-DTWU PROTO GARLAND, TX
4032 N. JUPITER RD.
GARLAND, TX 75044

CLIENT: GFC LEASING CORPORATION, LLC
1131 ROCKINGHAM DRIVE
ROCKINGHAM, TX 75080

VERTICAL BUILDING ARTICULATION

A ARTICULATION WIDTH = 11'-6 1/2" = 54% OF TOTAL STREET-FACING WIDTH

B STREET-FACING BUILDING WIDTH = 21'-5 1/4"

C HEIGHT ARTICULATION = 4'-1"

D BUILDING'S NON-ARTICULATED HEIGHT = 18'-0"

ARCHITECTURAL ELEMENTS

NO.	DESCRIPTION	DATE	DESCRIPTION
1	CANOPIES AND AWNINGS		
2	PLANTERS		
3	DIVIDED LIGHT WINDOWS		
4	TRANSOMS		
5	ORNAMENTAL FACADE TRIM		
6	VARIED ROOF HEIGHTS		

EXTERIOR ELEVATIONS

SHEET NUMBER: **A2.0**

PROJECT NUMBER: **GOC21018**

ZONING FILE NUMBER Z 22-44

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-44

Being Lot 2, Block 1, of Sonic's Addition, an addition to the City of Garland, Dallas County, Texas, according to the Final Plat thereof recorded in Volume 98055, Page 103, Map Records, Dallas County, Texas.

EXHIBIT A