

**ORDINANCE NO. 7475**

**AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION FOR A CAR WASH, AUTOMATED/ROLLOVER USE AND (2) A DETAIL PLAN FOR A CAR WASH, AUTOMATED/ROLLOVER USE ON A 1.204-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT FOR COMMUNITY RETAIL (CR) DISTRICT USES AND LOCATED AT 4249 BOBTOWN 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 25th day of September 2023, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Planned Development (PD) District 19-22 for Community Retail Uses and (2) a Detail Plan for an Automated/Rollover Car Wash by **EDG Architects**; 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 (1) a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Planned Development (PD) District 19-22 for Community Retail Uses and (2) a Detail Plan for an Automated/Rollover Car Wash Use 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 adoption and approval.

FILE NO. Z 23-27

**PASSED AND APPROVED** this the 7th day of November, 2023.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

**Published:**

ZONING FILE NUMBER Z 23-27

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 23-27**

BEING all of LOT 2, BLOCK 1, QT 962 ADDITION, an addition to the City of Garland, Dallas County, Texas, according to the replat thereof recorded by Instrument No. 202100226741, Plat Records, Dallas County, Texas, same being a portion of that certain called 16.084-acre tract of land described by Special Warranty Deed to I-30 Bobtown, LLC, as recorded by Instrument No. 201200352331, Official Public Records, Dallas County, Texas.

**EXHIBIT A**

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 23-27**

**4054 Bobtown Road**

**I. Statement of Purpose:** The purpose of this Planned Development is to approve an Automated/Rollover Car Wash Use.

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

**III. General Regulations:** All regulations of Planned Development (PD) District 19-22 and Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

**IV. Development Plans:**

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

**V. Specific Conditions:**

A. Permitted Uses: Land Uses are permitted as in Planned Development (PD) District 19-22.

B. Site Plan: The site layout, building placement, parking shall be in general conformance with the Site Plan labeled Exhibit C.

C. Landscape Plan: Landscaping shall be in general conformance with the Landscape Plan labeled Exhibit D.

D. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit D.

**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 23-27**

**4249 Bobtown Road**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Automated/Rollover Car Wash Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

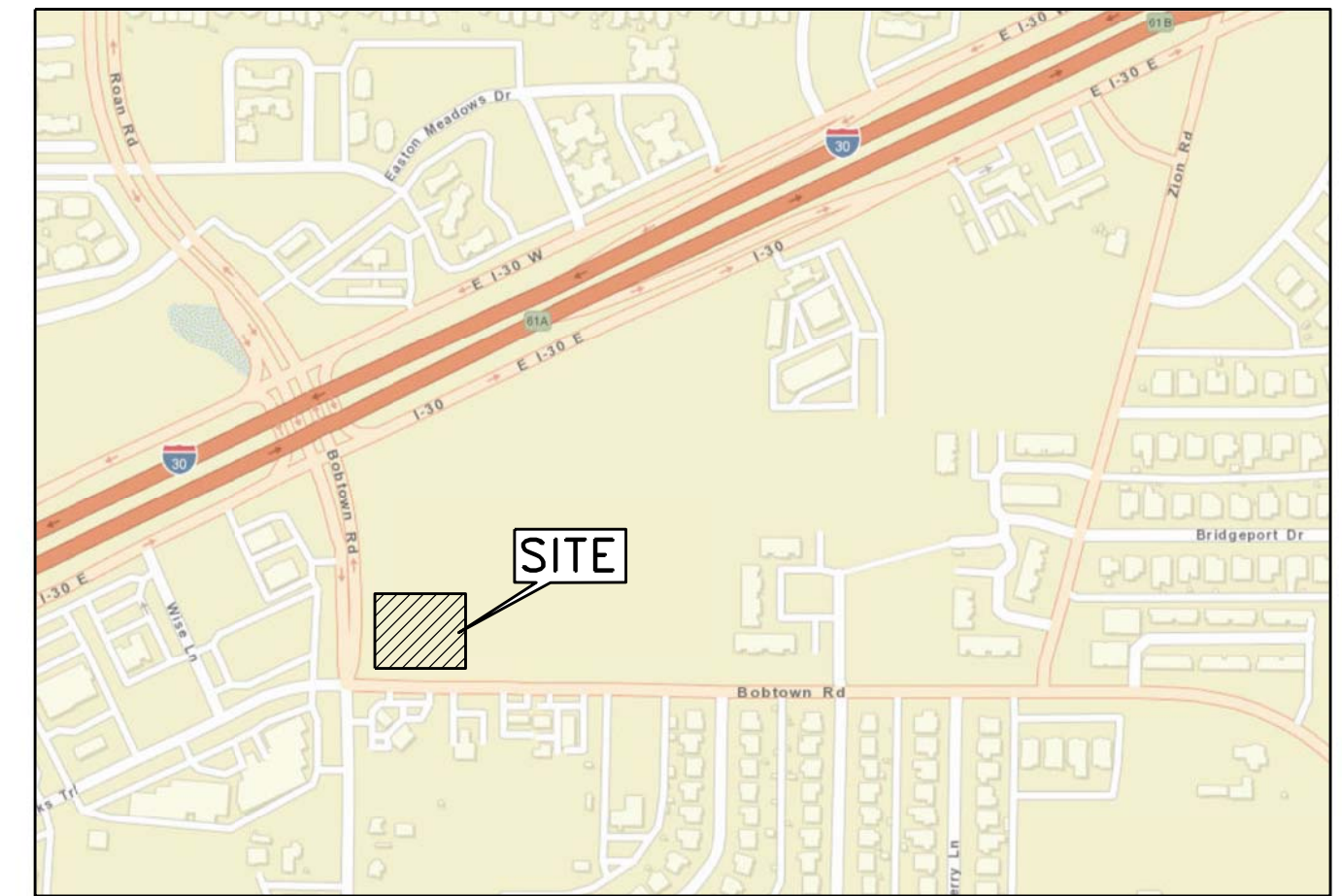
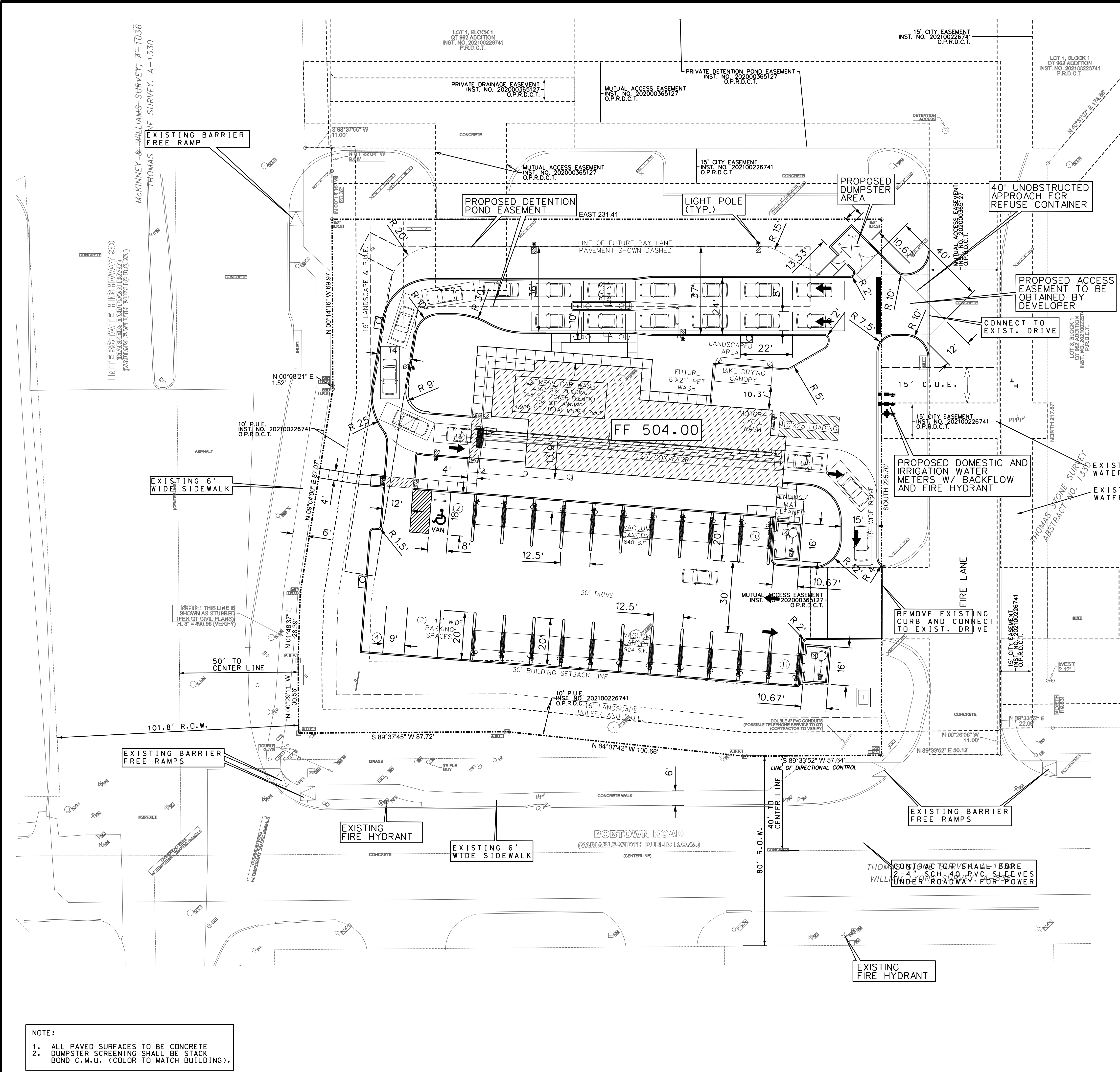
**IV. General Regulations:** All regulations of Planned Development (PD) District 19-22 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

**V. Development Plans:**

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

**VI. Specific Use Provision:**

A. SUP Time Period: The Specific Use Provision for the Car Wash Automated/Rollover shall be in effect for thirty (30) years.



LOCATION MAP (NOT TO SCALE)

| SITE DATA SUMMARY |   |   |
|-------------------|---|---|
| 1.                | PROPOSED ZONING   | PD 23-27  |
| 2.                | PROPOSED USE  | CAR WASH  |
| 3.                | LOT AREA  | 1.204 AC = 52,445 S.F.                                      |
| 4.                | BUILDING SQUARE FOOTAGE<br>TOTAL UNDER ROOF<br>INCLUDING AWNING, ETC. | 4,363 S.F.<br>4,988 S.F.                                    |
| 5.                | FLOOR AREA RATIO  | 0.10:1  |
| 6.                | BUILDING COVERAGE<br>LOT COVERAGE (IMPERVIOUS SURFACE)                | 4988 S.F. = 9.5% OF SITE<br>22,884 S.F. = 43.6% OF THE SITE |
| 7.                | BUILDING HEIGHT<br>(1-STORY)  | 41'-8" TO THE RIDGE;<br>28'-0" AT THE EAVE                  |
| 8.                | PARKING REQUIRED = 4988/200<br>PARKING PROVIDED =                     | 25 SPACES REQUIRED<br>27 SPACES PROVIDED (CONCRETE)         |
| 9.                | OPEN SPACE (PERVIOUS SURFACE)   | 29,561 S.F. = 56.4% OF THE SITE                             |

**SITE PLAN**  
**PAPPY'S EXPRESS CAR WASH - GARLAND**  
 LOT 2, BLOCK 1 - QT 962 ADDITION  
 4054 BOBTOWN ROAD  
 CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER:  
 PAPPY'S MC, LLC  
 910 S. ERBY CAMPBELL BLVD.  
 ROYSE CITY, TEXAS 75189  
 CONTACT: KEN ECKENROTH  
 PHONE: 214-697-1130  
 EMAIL: keckenroth@gmail.com

APPLICANT:  
 VINCENT JARRARD  
 6825 GREENWICH LANE  
 DALLAS, TEXAS 75230  
 PHONE: 214-361-1943  
 EMAIL: vjarrard@gmail.com

- NOTE:
- ALL PAVED SURFACES TO BE CONCRETE
  - DUMPSTER SCREENING SHALL BE STACK BOND C.M.U. (COLOR TO MATCH BUILDING).

DATE OF PREPARATION: 7-14-23  
 REVISED 7-31-23  
 REVISED 8-14-23

FILE NO. Z 23-XX  
 CASE NUMBER: 220407-2

PRELIMINARY FOR REVIEW ONLY  
 THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:  
 KEITH M. HAMILTON 87384 DATE: PE NO. DATE

| NO.     | REVISION | DATE    | DESIGNED | DRAWN  | CHECKED | DATE |
|---------|----------|---------|----------|--------|---------|------|
| 048-032 |          | 5-13-22 | K.M.H.   | K.M.H. | K.M.H.  |      |

**PAPPY'S EXPRESS  
 CAR WASH**  
 4054 BOBTOWN ROAD  
 GARLAND, TEXAS



Project Number: 22099

Drawn By: AWR

Checked By: AWR

Issue Date: 7-17-23

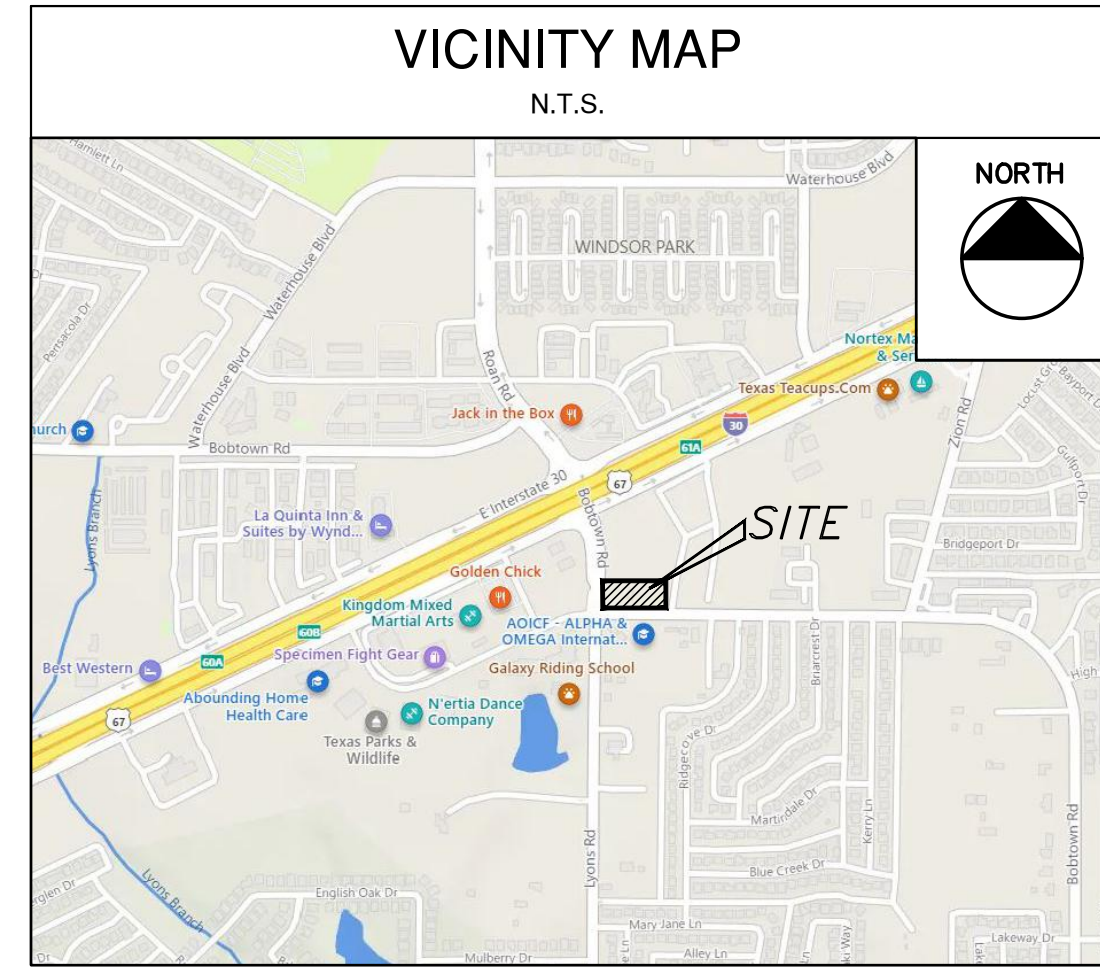
Revisions

Sheet Title:

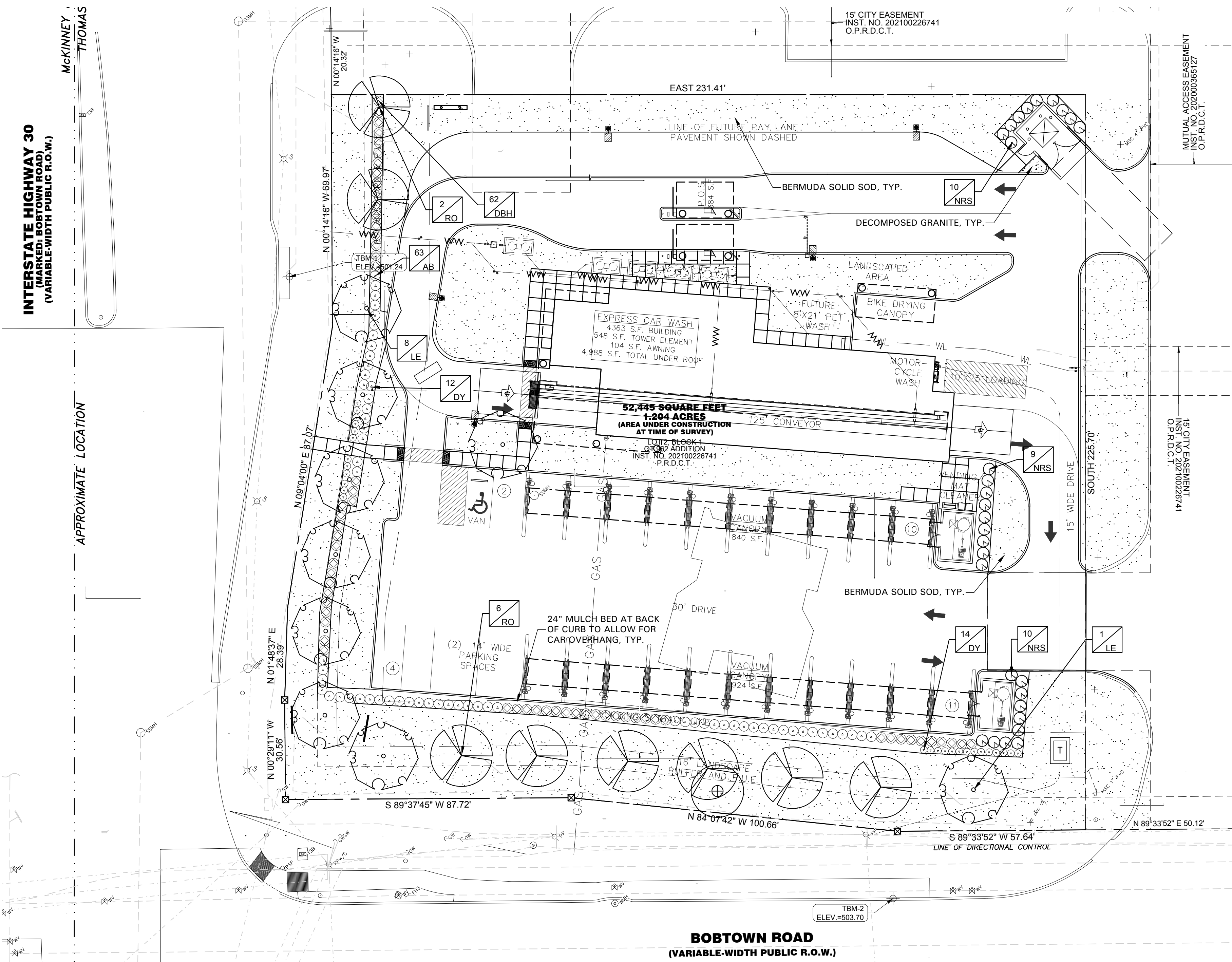
**LANDSCAPE  
 PLAN**

Sheet Number:

**L1.02**



**EXHIBIT D**



**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

**SOLID SOD:**

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

**HYDROMULCH:**

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE TERRO-TACK ONE, AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

**LANDSCAPE NOTES**

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

**IRRIGATION:**

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE-RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

**MAINTENANCE REQUIREMENTS:**

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNERS REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

**MISCELLANEOUS MATERIALS:**

- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

**LANDSCAPE TABULATIONS for Garland, Texas**

SITE AREA 52,443 s.f.

**SCREENING**

- A minimum of 10% of the lot shall be landscaped.
- A minimum 10' wide landscape buffer shall be provided adjacent to all street rights-of-way and shall be maintained as permanent green space.
- For every 30 l.f. one large canopy tree is required.
- A maximum of 75% of the landscape buffer shall be grass.

| REQUIRED           | PROVIDED                                   |
|--------------------|--|
| 5244 s.f. (10%)    | 19991 s.f. (38%)                           |
| 10' buffer         | 10' buffer                                 |
| Bobtown = 245 l.f. |  |
| 9 trees, 3" cal.   | 1 existing tree; 8 proposed trees, 3" cal. |
| 81 shrubs          | 81 shrubs                                  |
| 1-30 = 216 l.f.    |  |
| 8 trees, 3" cal.   | 8 trees, 3" cal.                           |
| 72 shrubs          | 73 shrubs                                  |

**PARKING AREA**

- A minimum of 5% of the total parking area shall be landscaped.
  - One large tree shall be provided for each 10 parking spaces. No parking space shall be further than 65 from a tree.
  - Parking areas shall be screened from public streets.
- Parking Spaces = 7 (standard spaces)
- | REQUIRED         | PROVIDED         |
|------------------|------------------|
| 133 s.f. (5%)    | 211 s.f.         |
| 1 trees, 3" cal. | 1 trees, 3" cal. |
| screening        | screening        |

NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT. PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

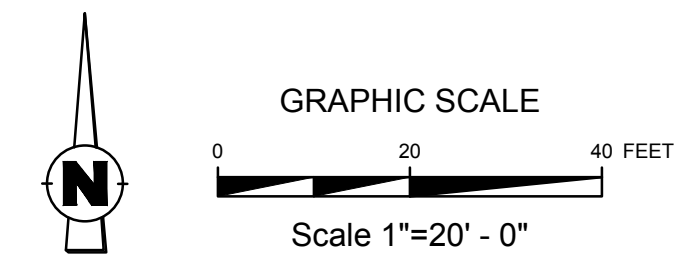
**PLANT SCHEDULE**

| QTY                | LABEL | COMMON NAME            | SCIENTIFIC NAME                        | SIZE    | NOTES                        |
|--------------------|-------|------------------------|--|---------|------------------------------|
| <b>SHADE TREES</b> |       |                        |  |         |                              |
| 9                  | LE    | 'Bosque' Lacebark Elm  | <i>Ulmus parvifolia 'UPMTF'</i>        | 3" cal. | 12' ht., 4' spread, matching |
| 8                  | RO    | Texas Red Oak          | <i>Quercus texana</i>                  | 3" cal. | 12' ht., 4' spread, matching |
| <b>SHRUBS</b>      |       |                        |  |         |                              |
| 63                 | AB    | Abelia 'Twist of Lime' | <i>Abelia x grandiflora 'Hopley's'</i> | 5 gal.  | full, 24" spread, 36" o.c.   |
| 62                 | DBH   | Dwarf Burford Holly    | <i>Ilex cornuta 'Burford Nana'</i>     | 5 gal.  | full, 20" spread, 36" o.c.   |
| 26                 | DY    | Dwarf Yaupon Holly     | <i>Ilex vomitoria 'Condeaux'</i>       | 5 gal.  | full, 24" sprd, 24" o.c.     |
| 29                 | NRS   | Nellie R Stevens Holly | <i>Ilex x 'Nellie R. Stevens'</i>      | 7 gal.  | full, 40" o.c.               |

**GROUND COVER/VINES/GRASS**

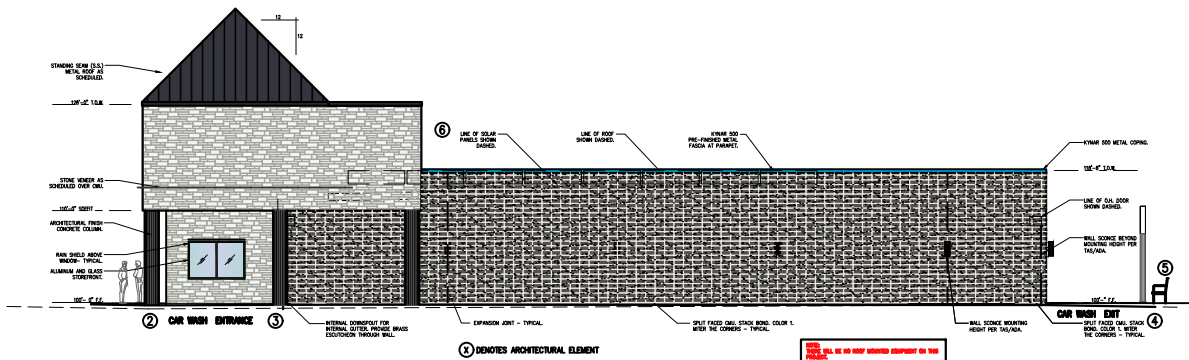
|                    |                         |
|--------------------|-------------------------|
| Bermuda Solid Sod  | <i>Cynodon dactylon</i> |
| Decomposed Granite |                         |

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

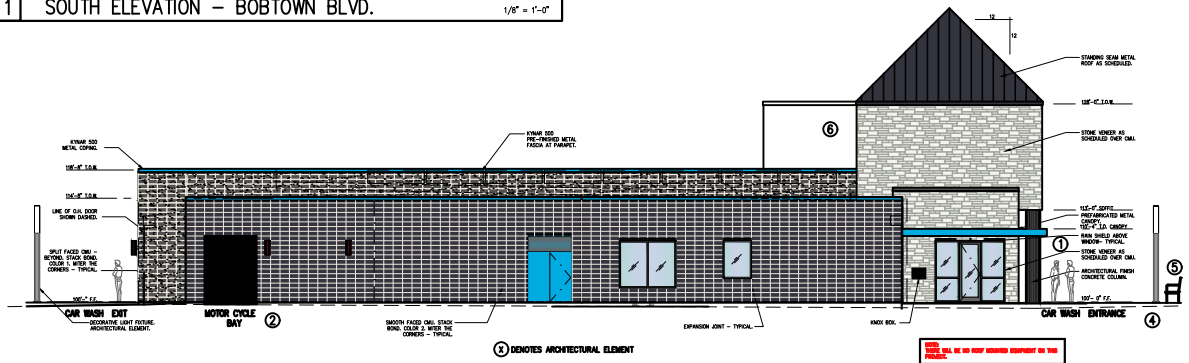


**CASE #220407-2**

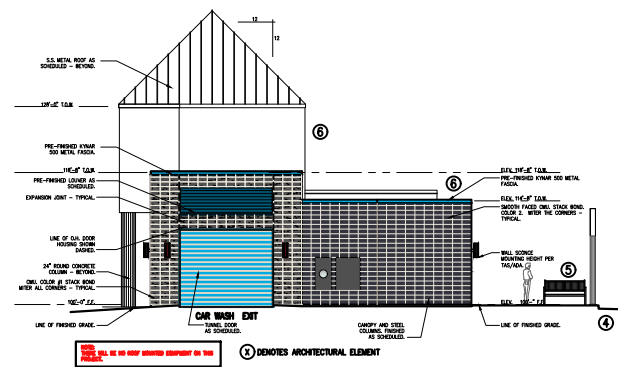
PROPERTY ADDRESS: 4054 BOBTOWN ROAD  
 CURRENT ZONING: PD 19-22  
 PROPOSED ZONING: CR-SUP/CARWASH  
 APPLICANT: KEN ECKENROTH  
 PAPPY'S EXPRESS CAR WASH  
 901 S. ERBY CAMPBELL BLVD.  
 ROYSE CITY, TX 75189  
 214-697-1130  
 OWNER: BILL FOOSE  
 I-30 BOBTOWN, LLC  
 5622 DYER ST #200  
 DALLAS, TEXAS 75206  
 214-336-9303



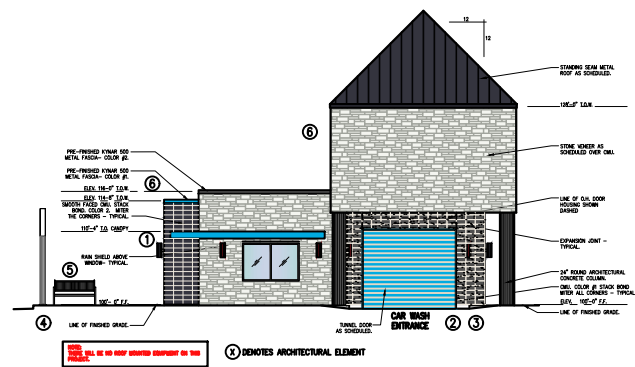
1 SOUTH ELEVATION - BOBTOWN BLVD. 1/8" = 1'-0"



2 NORTH ELEVATION 1/8" = 1'-0"



3 EAST ELEVATION - PRIVATE ROAD 1/8" = 1'-0"



4 WEST ELEVATION - SERVICE ROAD 1/8" = 1'-0"

- ARCHITECTURAL ELEMENTS:
- 1) AWNINGS OR CANOPIES
  - 2) ALCOVES / PORTICOS
  - 3) RECESSED ENTRY
  - 4) DISTINCTIVE LIGHTING FEATURES
  - 5) BENCHES FOR OUTDOOR SEATING
  - 6) VARED ROOF HEIGHTS

**PAPPY'S EXPRESS CARWASH-GARLAND**  
 4034 BOBTOWN ROAD  
 LOT 2 BLOCK 1 QT 962 ADDITION  
 CASE NO. 220407-2/ FILE NO. 223-27/ZONING PD-23-27

**OWNER INFORMATION:**  
 PAPPY'S MC, LLC  
 910 S. ERBY CAMPBELL BLVD., ROYSE CITY TX 75189

**APPLICANT INFORMATION:**  
 VINCENT JARRARD  
 6825 GREENWICH LANE  
 DALLAS, TEXAS 75230  
 214.361.1943 vjarrard@gmail.com



|   |            |
|---|------------|
| 1 | 07.17.2023 |
| 2 | 08.02.2023 |
|   |            |
|   |            |

DEVELOPER  
**PAPPY'S MC, LLC**  
 2910 S. ERBY CAMPBELL BLVD.  
 ROYSE CITY, TX 75189  
 CONTACT: KEVIN ELEGANTINI

NEW EXPRESS CARWASH  
**PAPPY'S EXPRESS CARWASH GARLAND**  
 4034 BOBTOWN ROAD  
 GARLAND, DALLAS COUNTY, TEXAS 75043

EURYTHMIC DESIGN GROUP ARCHITECTS  
 V. G. JARRARD A.I.A.  
 6825 GREENWICH LANE  
 DALLAS, TX 75230  
 HV/Arch: 214.361.1934 vjarrard@eurythmic.com  
 © ARCHITECTURE © 2023

SHEET:  
**FA-4**  
 4 OF 16 SHEETS

FOR THIS DOCUMENT TO BE APPROVED, THESE SHEETS MUST BE PRINTED 24" X 36" AND IN COLOR, NOT BLACK AND WHITE.

