

ORDINANCE NO. 7510

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A CHANGE IN ZONING FROM MULTI-FAMILY-1 (MF-1) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR MULTI-FAMILY-2 (MF-2) USE AND (2) A DETAIL PLAN FOR AN ELDER CARE - INDEPENDENT LIVING DEVELOPMENT ON A 5.977-ACRE TRACT OF LAND LOCATED AT 1600 EDGEFIELD DRIVE 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 8th day of January, 2024, the Plan Commission did consider and make recommendations on a certain request for (1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and (2) a Detail Plan for an Elder Care - Independent Living development made by **Cross Engineering Consultants, Inc.**; 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 Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and (2) a Detail Plan for an Elder Care - Independent Living development and located at 1600 Edgefield Drive 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 23-41

**PASSED AND APPROVED** this 20th day of February 2024.

**THE CITY OF GARLAND, TEXAS**

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Mayor

**ATTEST:**

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Deputy City Secretary

**Published:**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 23-44**

All that certain tract or parcel of land located in T. G. Montgomery Survey, Abstract No. 962, City of Garland, Dallas County, Texas, and being a part of Lot 3, Block 1, of the Garland Shiloh Addition as shown by plat, recorded in Document No. 202300154069 in the Official Public Records of Dallas County, Texas, same being a part of that land as described by deed from Seven Investments Company to Shiloh Arapaho Partners, Ltd. recorded in Document No. 202100197412 in said Official Public Records and being more particularly described as follows:

BEGINNING at 1/2-inch iron rod "WINDROSE" (found) for the northwest corner of the above referenced Lot 3, same being the southwest corner of Lot 2R, Block 1 of said Addition and being in the east right of way line of Shiloh Road, and being South 00 deg. 51 min. 41 sec. East a distance of 106.96 feet from an "X" scribed in concrete (found) for an angle corner in the west line of said Lot 2R;

THENCE North 89 deg. 21 min. 20 sec. East with the north line of said Lot 3 and the south line of said Lot 2R, a distance of 258.89 feet to a 1/2 inch iron rod "WINDROSE" (found) for the northeast corner of said Lot 3 and the southeast corner of said Lot 2R and being in the west line of Lot 1, Block 1 of the Jain Temple Addition as shown by plat, recorded in Document No. 200900217124 in said Official Public Records and being South 00 deg. 51 min. 22 sec. East a distance of 377.87 feet from a 1/2 inch iron rod "WINDROSE" (found) for the northeast corner of said Lot 2R in the south right of way line of Arapaho Road;

THENCE South 00 deg. 51 min. 22 sec. East with the east line of said Lot 3 and the west line of said Lot 1, a distance of 180.13 feet to a 1/2-inch iron rod "SUMMIT" (set) for corner in same;

**EXHIBIT A**

ZONING FILE NUMBER Z 23-44

THENCE South 89 deg. 21 min. 20 sec. West across said Lot 3, a distance of 258.87 feet to an "X" scribed in concrete (set) for corner in the west line of said Lot 3 and being in the east right of way line of said Shiloh Road;

THENCE North 00 deg. 51 min. 41 sec. West with the west line of said Lot 3 and with said right of way line, a distance of 180.13 feet to the PLACE OF BEGINNING, containing 1.071 acres (46,631 sq. ft.) of land.

**EXHIBIT A**

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 23-44**

**4680 North Shiloh Road**

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Restaurant, Drive-Through land use.
- II. Statement of Effect:** This Planned Development (PD) 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 Planned Development (PD) District 20-35 and Neighborhood Office (NO) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C to Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

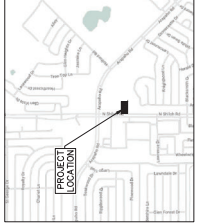
**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 23-44**

**4680 North Shiloh 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 Planned Development (PD) District 20-35 and Neighborhood Office (NO) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Time Period: The Specific Use Provision shall have a twenty-five year time period.





**DESIGN CONSULTANT:** LANGAN  
**McDonald's USA, LLC DALLAS FIELD OFFICE**  
 511 E. JOHN CARPENTER FRWY., SUITE 375  
 DALLAS, TEXAS 75206  
 PHONE: (214) 356-7336  
 FAX: (214) 356-7336  
 EMAIL: LANGAN@MCDONALDS.COM

**LANDSCAPE ARCHITECT:** LANGAN  
 2892 CAMPUS BLVD., SUITE 165  
 DALLAS, TEXAS 75206  
 PHONE: (214) 356-7336  
 FAX: (214) 356-7336  
 EMAIL: LANGAN@LANGAN.COM

**ARCHITECT:** LESLIE FORD  
 2224 COLLESMOUTH STREET  
 DALLAS, TEXAS 75206  
 PHONE: (214) 356-7336  
 FAX: (214) 356-7336  
 EMAIL: LESLIE@LFCO.COM

**OWNER:** ARAPAR PARTNERS LTD.  
 444 JAMES LANE, #25  
 DALLAS, TEXAS 75206  
 PHONE: (214) 356-7336  
 FAX: (214) 356-7336  
 EMAIL: MTR@ARAPARPARTNERS.COM

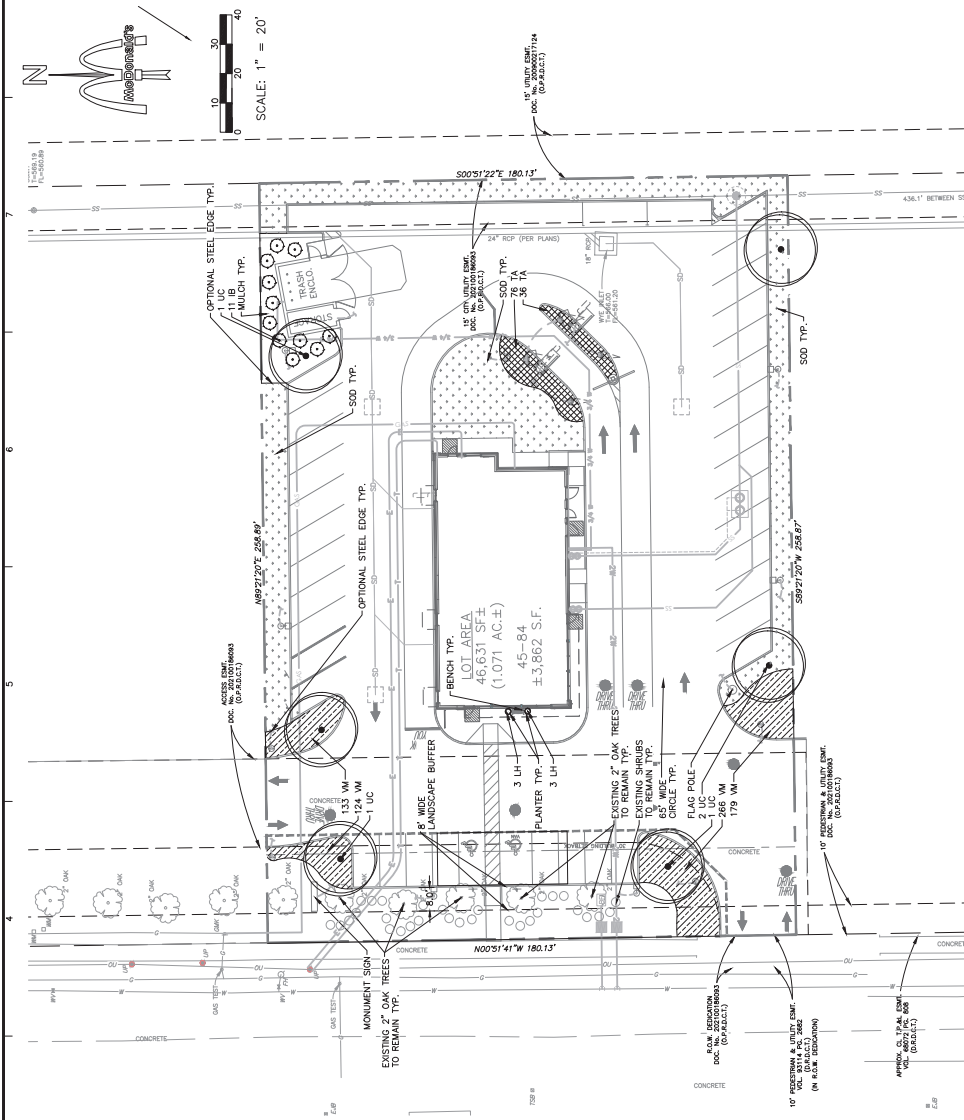
**LANGAN**  
 Langan Engineering and  
 Environmental Services, Inc.  
 2892 Campus Blvd., Suite 165  
 Dallas, TX 75206  
 Phone: (214) 356-7336  
 www.langan.com

**McDonald's USA, LLC**  
 These drawings and specifications are the copyrighted work of Langan Engineering and Environmental Services, Inc. and are not to be copied or reproduced without written authorization. The drawings and specifications are to be used in conjunction with the contract documents and any amendments thereto. The drawings and specifications are subject to change without notice. The drawings and specifications are not to be used for any other project without the written consent of Langan Engineering and Environmental Services, Inc. Reproduction of this contract documents for other projects is not authorized.

**McDonald's Restaurant**  
**L/C #423441**  
**N SHILOH RD**  
**GARLAND**  
**DALLAS COUNTY**  
 Drawing Title: **LANDSCAPE PLAN**

Project No. 520063901  
 Date: 1/27/2023  
 Drawn By: DH  
 Checked By: AWB

Drawing No. **L1.0**  
 Sheet 12 of 12



**PLANT SCHEDULE**

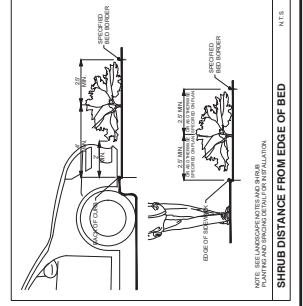
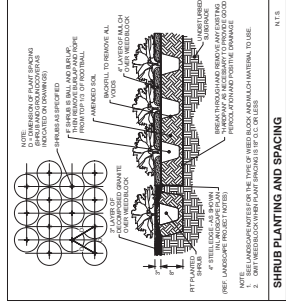
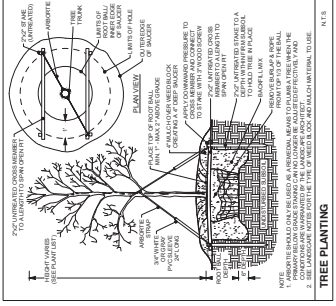
KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD
UC	6	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL B&B	40-60" H X 40-60" W	
IB	11	ILEX CORNUTA 'BURFORDI NANA' / DWARF BURFORD HOLLY	5 GAL	CONTAINER	6-8" H X 6-8" W
LH	6	LANTANA 'NEW GOLD' / NEW GOLD LANTANA	1 GAL	CONTAINER	1-2" H X 1-2" W
TA	112	TRACHELOSPERMIUM ASAIATUM / ASIATIC JASMINE	1 GAL	CONTAINER	1" H X 2" W
VM	702	VINCA MAJOR / LARGE PERENNIAL	1 GAL	CONTAINER	1-3" H X 1-2" W

**EXISTING SHRUBS**  
 IB 11 ILEX CORNUTA 'BURFORDI NANA' / DWARF BURFORD HOLLY  
 LH 6 LANTANA 'NEW GOLD' / NEW GOLD LANTANA  
 TA 112 TRACHELOSPERMIUM ASAIATUM / ASIATIC JASMINE  
 VM 702 VINCA MAJOR / LARGE PERENNIAL

**GROUND COVERS**  
 \* DENOTES AVERAGE MATURE PLANT SIZE AT GROWTH

**LANDSCAPE ORDINANCE COMPLIANCE CHART**

ORDINANCE SECTION	DESCRIPTION	REQUIRED/PROVIDED	COMPLIANCE
Section 4.34 (A)	Landscaping Materials must cover a minimum of 90% of the total site area	REQUIRED: 46,292 SQ FT (1.0 ± = 4,663.2 SQ FT) PROVIDED: 10,188 SQ FT (P. 18)	COMPLIES
Section 4.34 (B)(2)	A minimum of a 10' wide landscape buffer along FLOW	REQUIRED: 10' wide buffer PROVIDED: 10' wide buffer	COMPLIES
Section 4.34 (3)(B)	For every fifty three (53) sq ft of FLOW area, a minimum of 4 existing trees	REQUIRED: 161.67 (53 ÷ 3.28) = 35 new trees PROVIDED: 4 existing trees	COMPLIES
Section 4.35 (A)(1)	Landscaping materials must cover at least 90% of the total site area	REQUIRED: 7,817.50 SQ FT (0.09 ± = 390.84 SQ FT) PROVIDED: 801.8 SQ FT (11.5%)	COMPLIES
Section 4.35 (A)(2)	Landscaping materials must be located at the perimeter of each parking area and contain one (1) large canopy tree for every 100 parking spaces	REQUIRED: One tree in all parking islands at the perimeter of each parking area PROVIDED: 10 trees in all parking islands at the perimeter of each parking area	COMPLIES
Section 4.35 (B)	Must be a minimum of one large canopy tree for every 100 parking spaces	REQUIRED: One large canopy tree within 60' of every parking space PROVIDED: One large canopy tree within 60' of every parking space	COMPLIES
Section 4.35 (C)	One large canopy tree every 10 parking spaces	REQUIRED: 38 parking spaces (10 × 3.8) PROVIDED: 6 large parking lot trees	COMPLIES



**LANDSCAPE PROJECT NOTES**

Refer to Schedule Specifications for information needed for landscape work.

1. All landscape materials shall be of the highest quality and shall be delivered to the site in good condition.

2. All landscape materials shall be installed in accordance with the manufacturer's instructions.

3. All landscape materials shall be installed in accordance with the City of Dallas Ordinance 25A-01.

4. All landscape materials shall be installed in accordance with the City of Dallas Ordinance 25A-02.

5. All landscape materials shall be installed in accordance with the City of Dallas Ordinance 25A-03.

6. All landscape materials shall be installed in accordance with the City of Dallas Ordinance 25A-04.

7. All landscape materials shall be installed in accordance with the City of Dallas Ordinance 25A-05.

8. All landscape materials shall be installed in accordance with the City of Dallas Ordinance 25A-06.

9. All landscape materials shall be installed in accordance with the City of Dallas Ordinance 25A-07.

10. All landscape materials shall be installed in accordance with the City of Dallas Ordinance 25A-08.

**SOD PROJECT NOTES**

1. All sod shall be of the highest quality and shall be delivered to the site in good condition.

2. All sod shall be installed in accordance with the manufacturer's instructions.

3. All sod shall be installed in accordance with the City of Dallas Ordinance 25A-01.

4. All sod shall be installed in accordance with the City of Dallas Ordinance 25A-02.

5. All sod shall be installed in accordance with the City of Dallas Ordinance 25A-03.

6. All sod shall be installed in accordance with the City of Dallas Ordinance 25A-04.

7. All sod shall be installed in accordance with the City of Dallas Ordinance 25A-05.

8. All sod shall be installed in accordance with the City of Dallas Ordinance 25A-06.

9. All sod shall be installed in accordance with the City of Dallas Ordinance 25A-07.

10. All sod shall be installed in accordance with the City of Dallas Ordinance 25A-08.

**STEEL EDGE TERMINATION**

1. All steel edge termination shall be of the highest quality and shall be delivered to the site in good condition.

2. All steel edge termination shall be installed in accordance with the manufacturer's instructions.

3. All steel edge termination shall be installed in accordance with the City of Dallas Ordinance 25A-01.

4. All steel edge termination shall be installed in accordance with the City of Dallas Ordinance 25A-02.

5. All steel edge termination shall be installed in accordance with the City of Dallas Ordinance 25A-03.

6. All steel edge termination shall be installed in accordance with the City of Dallas Ordinance 25A-04.

7. All steel edge termination shall be installed in accordance with the City of Dallas Ordinance 25A-05.

8. All steel edge termination shall be installed in accordance with the City of Dallas Ordinance 25A-06.

9. All steel edge termination shall be installed in accordance with the City of Dallas Ordinance 25A-07.

10. All steel edge termination shall be installed in accordance with the City of Dallas Ordinance 25A-08.



