



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
October 12, 2021
7:00 p.m.

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

The meeting will be broadcast by webinar or telephone at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_3lrndXA1ROGtCypirNCHqQ

Registration for the online meeting is required. The meeting will be recorded and will be available for viewing the next day at www.garlandtx.gov.

For those without internet access to the meeting, a dial-in option is available. The numbers are:

Additionally, the meeting may be accessed by phone at the following number:

346-248-7799
470-250-9358
470-381-2552

The Meeting ID is: 843 2225 3391

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



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the September 21, 2021 Regular Meeting.

2. Consider approval of the following bids:

a. Prefabricated Restroom/Storage Building Bid No.1339-21

Public Restroom Company \$569,123.00

This request is for a prefabricated restroom/storage building for Downtown Garland. The building will be located at 116 S. Sixth Street where the public restroom pilot program demonstrated the need for this amenity.

b. Chlorine and Sulfur Dioxide Bid No. 0401-18

DPC Industries, Inc.

\$150,000.00

This request is to approve a Change Order to our Term Agreement to provide liquid chlorine and sulfur dioxide for the City of Garland's Wastewater Treatment Plants. Continuous chlorination is required to reduce the number of pathogenic microorganisms and to maintain the Texas Commission on Environmental Quality (TCEQ) minimum chlorine residual requirements. Before discharge into the receiving stream, effluent from the Wastewater Treatment Plants must be dechlorinated using sulfur dioxide to protect downstream aquatic life. This Change Order is necessary due to escalating production and transportation costs.

c. Lookout Substation Capacitor Bank Control Panels

Bid No. 1170-21

Panelmatic, Inc.

\$106,250.00

Optional Contingency

\$10,625.00

TOTAL:

\$116,875.00

This request is for the purchase of four (4) control panels to be used at the Lookout Substation as part of the capacitor bank installation. The panels will house the capacitor controls and provide protection in the event of an electrical fault. This is part of the approved Lookout Substation Capacitor Bank CIP project. An Optional Contingency is included for any additional materials that may be required.

d. GP&L Lookout Substation Capacitor Bank Construction Services

Bid No. 1001-21

Power Line Services, Inc.

\$ 956,100.01

Optional Contingency

\$96,610.00

TOTAL:

\$1,051,710.01

This request is to provide construction services for the addition of two (2) 30 MVAR capacitor banks at the Lookout Substation. This is part of the approved Lookout Substation Capacitor Bank CIP project. An Optional Contingency is included for any additional work that may be required.

e. GP&L Spencer Unit 4 Circulating Water Pump Motor Repair

Bid No. 1385-21

Brandon & Clark, Inc.

\$136,377.33

Optional Contingency

\$13,637.73

TOTAL:

\$150,015.06

This request is to provide emergency repair of the Spencer Unit 4 circulating water pump motor that sustained damage during pump operations. This failure rendered the pump unavailable, and as a result, Spencer Unit 4 was derated by 50%. An immediate repair is needed to allow Spencer Unit 4 to meet power production obligations. An Optional Contingency is included for any additional work that may be required.

f. Garvon West Industrial Park Drainage Improvements Design Services **Bid No. 1370-21**

Pacheco Koch Consulting Engineers, Inc. \$985,957.00

This request is to obtain professional services for the design of improvements to the storm drainage system within Garvon West Industrial Park. The storm drainage improvements include 6,000 linear feet of storm sewer, 6,400 linear feet of channel conveyance improvements, a 3-acre mitigation pond, and associated sanitary sewer and water line adjustments. This project is part of the 2019 Bond Program and approved in the 2021 CIP.

g. GP&L Bottleneck Intersection Relocation Engineering Services **Bid No. 1375-21**

R-Delta Engineers \$175,150.00

This request is to obtain surveying and engineering services to support the relocation of overhead distribution facilities associated with the City of Garland's Bottleneck Intersection project. The intersections for this project included Belt Line Road and Shiloh Road, Belt Line Road and North Garland Road, First Street and Shiloh Road, and Arapaho Road and Shiloh Road.

h. Fiber Optic Infrastructure Systems Repair and Maintenance **Bid No. 1161-21**

Superior Network Systems \$500,000.00

This request is for a Term Agreement with four (4) optional renewals for fiber optic system repair and maintenance for the Water, IT, and Transportation Departments.

i. GP&L McCree Substation Autotransformer Engineering Services **Bid No. 0877-19**

Black & Veatch \$662,100.00

This request is to approve a Change Order for additional engineering and oversight services for the autotransformer addition at the GP&L McCree Substation. These services will include construction management and oversight, construction and construction sequencing support, expedited relay settings, and construction drawings to support ERCOT modeling requirements for each phase of new construction integration. This is part of the approved McCree Substation Autotransformer CIP project.

3. Public hearing(s) were previously conducted for the following zoning case(s). Council approved the request(s) and instructed staff to bring forth the following ordinance(s) for consideration.

a. Zoning File No. Z 21-18, MMCG DBR DFW, LLC (District 4)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Restaurant, Drive-Through Use on a 0.535-acre tract of land zoned Community Retail (CR) District and located at 5801 Broadway Boulevard; 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; a Savings Clause and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 21-23, WGI, Inc. (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 15-40 for Multi-Family Use and 2) a Detail Plan for Multi-Family development on a 11.70-acre tract of land located at 4401 Bunker Hill 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; a Savings Clause and a Severability Clause; and providing an effective date.

4. Project Supplemental Agreement with Dallas County for Rowlett Road Cycle Track from Greenbelt Parkway to Lake Ray Hubbard

Council is requested to approve a resolution authorizing the City Manager to execute the PSA with Dallas County for the Rowlett Road Cycle Track project.

5. Agreement with RTC for receipt of Transportation Development Credits

Council is requested to authorize the City Manager to sign the agreement with Regional Transportation Council for receipt of Transportation Development Credits.

6. COVID-19 Vaccine Capacity Grant Amendment

Council is requested to authorize the City Manager or his designee to execute the contract amendment with the Texas DSHS to improve access to COVID-19 vaccines across Garland, Rowlett and Sachse.

7. Consider an ordinance amending the Garland Development Code (GDC) Section 2.05(K) regarding Considerations of Previously Denied Zoning Cases.

Consider an ordinance amending in part Chapter 2, "Zoning Procedures," Section 2.05, "Processing of Zoning Application, Plat, Plan, and Decision," of the Garland Development Code of the City of Garland, Texas; providing a Savings Clause; providing a penalty under the provisions of section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a severability clause; and setting an effective date. This item was discussed during the Development Services Committee report item at the September 13, 2021 City Council Work Session.

8. O'Banion Parking Restriction Modification

Council is requested to adopt the attached ordinance restricting parking on the south side of O'Banion Road from Centerville Road to Valley Cove Drive at all times to eliminate sight visibility issues created by parked 18-wheelers .

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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9. Hold a Public Hearing Regarding the use of American Rescue Plan Act (ARPA) Funds

The American Rescue Plan Act (ARPA) provided \$350 billion in aid to eligible state, local and tribal governments to meet pandemic response needs and to rebuild a stronger economy as the country recovers. The City of Garland's allocation is approximately \$53.5 million. At the September 13, 2021 Work Session, staff prepared a Proposed ARPA funding list that identifies ARPA eligible projects organized by various categories for Council review. On October 9, 2021, at a Special Work Session, Council considered and deliberated on the possible uses of these funds. A public hearing is being held to obtain comments from interested parties regarding the use of American Rescue Plan Act Funds.

10. Hold public hearing(s) on:

- a. Consider amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) to eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and proposed Downtown Square (DS) sub-district.**

The Development Services Committee and the Plan Commission have reviewed and made recommendations for amendments to the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) to eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and proposed Downtown Square (DS) sub-district. This item was discussed and postponed from the September 21, 2021 Regular City Council meeting.

- b. Consider a Planned Development amendment request by Venture Distilling Land LLC to operate a distillery facility from the existing building. The property is located at 406 and 412 South Barnes Drive in District 6.**

Consideration of the application of Venture Distilling Land LLC, requesting approval of an Amendment to Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (File Z 21-26, District 6)

- c. Consider a Specific Use Provision request by Venture Distilling Land LLC to operate a distillery facility from the existing building. The property is located at 406 and 412 South Barnes Drive in District 6.**

Consideration of the application of Venture Distilling Land LLC, requesting approval of a Specific Use Provision to allow Breweries/Wineries/Distilleries Use on a property zoned Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (File Z 21-26, District 6)

- d. Consider a Detail Plan request by Venture Distilling Land LLC to operate a distillery facility from the existing building. The property is located at 406 and 412 South Barnes Drive in District 6.**

Consideration of the application of Venture Distilling Land LLC, requesting approval of a Detail Plan for a Distillery facility on a property zoned Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (File Z 21-26, District 6)

- e. **Consider a Planned Development request by Vincent Gerard & Associates, Inc. to relocate an existing telecommunication tower from Richardson to Garland. This site is located at 213 Holford Road in District 1.**

Consideration of the application of Vincent Gerard & Associates, requesting approval of a Planned Development (PD) District for an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (File Z 21-30, District 1)

- f. **Consider a Specific Use Provision request by Vincent Gerard & Associates, Inc. to relocate an existing telecommunication tower from Richardson to Garland. This site is located at 213 Holford Road in District 1.**

Consideration of the application of Vincent Gerard & Associates, requesting approval of a Specific Use Provision to allow an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road (File Z 21-30, District 1)

- g. **Consider a Detail Plan request by Vincent Gerard & Associates, Inc. proposes to relocate an existing telecommunication tower from Richardson to Garland. This site is located at 213 Holford Road in District 1.**

Consideration of the application of Vincent Gerard & Associates, requesting approval of Detail Plan for an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (File Z 21-30, District 1)

- h. **Consider a Planned Development request by Ion Design Group, LLC to construct 149 single-family detached homes with trails and open spaces. This site is located at 4698 and 4701 Bunker Hill Road in District 1.**

Consideration of the application of Ion Design Group, LLC requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses. This property is located at 4698 and 4701 Bunker Hill Road. (File Z 20-22, District 1)

- i. **Consider a Detail Plan request by Ion Design Group, LLC to construct 149 single-family detached homes with trails and open spaces. This site is located at 4698 and 4701 Bunker Hill Road in District 1.**

Consideration of the application of Ion Design Group, LLC requesting approval of a Detail Plan for Single-Family Detached Homes. This property is located at 4698 and 4701 Bunker Hill Road. (File Z 20-22, District 1)

- j. **Consider a Development Agreement regarding Zoning File No. Z 20-22 and property located at 4701 Bunker Hill Road in District 1.**

Consider a Development Agreement between Dave J. Wilcox and the City of Garland. This Development Agreement relates to Zoning Case Z 20-22 for a proposed single-family development at 4698 and 4701 Bunker Hill Road. The agreement addresses the dedication of a pond, open space and trails, tree mitigation fees, and building materials.

- k. **Consider a Zoning request by Allstate Truck & Trailer Repair, LLC for a Truck / Bus Storage and Repair use. This site is located at 4030-4040 Forest Lane in District 6.**

Consideration of the application of Allstate Truck & Trailer Repair, LLC, requesting approval of a Change in Zoning of a 0.3422-acre portion of land from Community Retail (CR) District to Industrial (IN) District. This property is located at 4030-4040 Forest Lane. (File Z 20-31, District 6)

- l. **Consider a Specific Use Provision request by Allstate Truck & Trailer Repair, LLC for a Truck / Bus Storage and Repair use. This site is located at 4030-4040 Forest Lane in District 6.**

Consideration of the application of Allstate Truck & Trailer Repair, LLC. requesting approval of 1) a Specific Use Provision to allow Truck/Bus Repair and 2) a Specific Use Provision to allow Truck/Bus Storage. This property is located at 4030-4040 Forest Lane. (File Z 20-31, District 6).

- m. **Consider a Site Plan request by Allstate Truck & Trailer Repair, LLC for a Truck / Bus Storage and Repair use. This site is located at 4030-4040 Forest Lane in District 6.**

Consideration of the application of Allstate Truck & Trailer Repair, LLC. requesting approval of a Plan for Truck/Bus Repair and Truck/Bus Storage. This property is located at 4030-4040 Forest Lane. (File Z 20-31, District 6)

11. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

12. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 10/12/2021

Item Title: Minutes 09-21-21

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the September 21, 2021 Regular Meeting.

Attachments

Minutes 09-21-21



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, September 21, 2021 in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Mayor Pro Tem Dylan Hedrick
Deputy Mayor Pro Tem B. J. Williams
Council Member Jeff Bass
Council Member Deborah Morris
Council Member Ed Moore
Council Member Rich Aubin
Council Member Robert Vera
Council Member Robert John Smith

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
Assistant City Manager Judson Rex
Interim City Attorney Brian England
City Secretary Eloyce René Dowl

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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Mayor LeMay recognized Council Member Aubin, who requested a moment of silence in memory of fallen Officer Ronnie Ray Lerma, who died in the line of duty on September 21, 1998, and Lieutenant Earnest Oldham, who died of COVID-19 on September 16.

Mayor LeMay presented a proclamation to Hopes Door-New Beginnings, proclaiming October to be Domestic Violence Awareness Month.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

Motion was made by Council Member Morris to approve the Consent Agenda as presented, seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the September 14, 2021 Regular Meeting.
2. Consider approval of the following bids:
 - a. **APPROVED** Sand Filter, Motor and Strainer Replacement at Bradfield Pool Bid No. 1243-21

Sunbelt Pools \$111,464.00

This request is to replace the sand filter, motor and strainer at Bradfield Pool.

- b. APPROVED Playground Replacement Program Construction Bid No. 1106-20**
- Dean Electric, Inc., dba Dean Construction \$106,178.00**
- This request is to approve a Change Order for the Playground Replacement Program Group 1 construction services.
- c. APPROVED Rosehill Road Streetscape Bid No. 0834-21**
- The Fain Group, Inc. \$1,655,689.29**
- This request is to provide hardscape, landscape, lighting and irrigation improvements on Rosehill Road between I.H. 30 and Bobtown Road.
- d. APPROVED Bobtown Road, Waterhouse Boulevard and South Country Club Road Improvements Bid No. 0156-20**
- DDM Construction Corporation \$523,000.00**
- This request is to approve a Change Order for the Bobtown Road, Waterhouse Boulevard and South Country Club Improvements construction contract.
- e. APPROVED Core Human Resources, Payroll and Financial Management System Bid No. 1287-21**
- Precision Task Group \$473,628.00**
- This request is to replace the City's current core Human Resources, Payroll and Financial Management Systems with a new system that meets the current needs of the organization.
- f. APPROVED Fire Station No. 1 - Land Acquisition Services Bid No. 1292-20**
- Teague Nall and Perkins, Inc. \$20,660.00**
- This request is to approve a Change Order for professional services related to the acquisition of property in connection with the construction of a new Fire Station No. 1 complex.
- g. APPROVED Implementation Services for Core Human Resources, Payroll and Financial Management System Bid No. 1288-21**

Accenture, LLP

\$3,321,982.00

This request is to provide professional implementation services to replace the City's current core Human Resources, Payroll and Financial Management Systems with a solution that meets the current needs of the organization.

h. APPROVED Traffic Signal Cabinets

Bid No. 1308-21

Consolidated Traffic Controls, Inc.

\$172,241.00

This request is to provide traffic signal cabinets for Warehouse Inventory to support the Transportation Department.

3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.

a. APPROVED Zoning File No. Z 20-44, CCM Engineering (District 3)

Ordinance No. 7253 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) a Detail Plan for Single-Family Attached Townhouse Units on a 4.668-acre tract of land located at 2126 Rowlett 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; a Savings Clause and a Severability Clause; and providing an effective date.

b. APPROVED Zoning File No. Z 21-13, Cody Dixon (District 1)

Ordinance No. 7254 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Guest House on a 2.500-acre tract of land zoned Agricultural (AG) District and located at 1176 Talley 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.

4. APPROVED Minute action approving a request from the Community Development Department to redistribute \$75,000 in ESG-CV funding from the Garland Housing Agency's Homeless Prevention Rental Assistance Program to the Transcend STEM's Rapid Rehousing Homeless Assistance Program.

At the September 13, 2021 Work Session, Council considered approving a request from the Community Development Department to redistribute \$75,000 from the Garland Housing Agency to Transcend STEM Program in order to comply with changes made by HUD.

5. **APPROVED** **Resolution No. 10504** authorizing a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) - Single Year - 2022 Comprehensive Grant in the amount of \$155,025.88; and providing an effective date.

At the September 13, 2021 Work Session, Council considered accepting the TxDOT Grant Funding for the STEP Comprehensive Grant for FY 2021-2022 in the amount of \$155,025.88.

6. **APPROVED** **Resolution No. 10503** authorizing the submission and acceptance of an application to the Bureau of Justice Assistance for Grant under the 2021 Edward Byrne Memorial Justice Assistance Grant Program; and providing an effective date .

At the September 13, 2021 Work Session, Council considered a request from the Police Department to apply for the 2021 Edward Byrne Memorial Justice Assistance Grant (JAG) program for reducing crime and improving public safety.

7. **APPROVED** **Ordinance No. 7255** authorizing an amendment to the 2021 Capital Improvement Program (2021 CIP Amendment No. 2); providing for the supplemental appropriation of funds in the Park Land Acquisition Program and the Street/Transportation Operational and Safety Improvements Program; providing for a Savings Clause; and providing an effective date.

At the September 13, 2021 Work Session, Council considered approving the Capital Improvement Program Budget Amendment No. 2 as proposed for the acquisition of park property and Highway 66 left turn lane improvements.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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8. **APPROVED** Consider a resolution of the City of Garland, Texas finding and determining that the public necessity and convenience require the acquisition of various property rights located between Brand Road and State Highway 78, in the City of Garland, Texas situated in the Naaman School Road Office Condos Addition, James Howard Survey, and Daniel Crist Survey in the City of Garland, County of Dallas, Texas, said property interests being more particularly described below; providing authorizations to acquire such property rights by purchase or condemnation and making certain finding pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of this resolution; and providing an effective date.

Motion was made by Council Member Smith that the City Council of the City of Garland, Texas, authorize the use of the power of eminent domain to acquire the following property located within the James Howard Survey, Abstract No. 542, City of Garland, Dallas County, Texas:

3930 Naaman School, being a portion Lot 1, in Block 1, of the Naaman School Road Office Condominiums Addition, an Addition to the City of Garland, Dallas County, Texas as recorded in Volume 2005108, page 37 of the Official Public Records of Dallas County, Texas;

3850 Naaman School, being a portion of a tract of land conveyed by Special Warranty Deed to Bill E. Crump and Martha Kay Crump recorded in Volume 91247, Page 595 of the Deed Records of Dallas County, Texas;

3826 Naaman School, being a portion of a 0.95 acre tract of land conveyed by Quitclaim Deed to John K. Cox as recorded in Instrument Number 2007046777 of the Official Public Records of Dallas County, Texas and being described in Volume 20002225, Page 10088 Deed Records, Dallas County, Texas;

3414 Naaman School, being a portion of Tract 14, part of the James Howard Survey and the Daniel Crist Survey, an Addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 7, page 423, of the Map Records of Dallas County, Texas; and

3301 Naaman School, being a portion of a tract of land located in the Daniel Crist Survey, Abstract Number 226, Dallas County, Texas and being a portion of a called 7.518 acre tract of land conveyed by Special Warranty Deed to Horton Asset Company as recorded in Volume 2000043, Page 3418 of the Official Public Records of Dallas County, Texas and a called 1.000 acre tract of land conveyed by Special Warranty Deed to Horton Asset Company as recorded in Volume 2001078, Page 3167 of the Official Public Records of Dallas County, Texas; for the expansion of, and construction of improvements to, a certain public right-of-way, commonly known as Naaman School Road.

My motion includes approval of the proposed resolution and intends that the record vote on this matter applies to all units of property to be condemned, seconded by Council Member Aubin. Motion carried:

Vote: 9 ayes, 0 nays adopting **Resolution No. 10505**

- 9. APPROVED** Consider an ordinance of the City of Garland, Texas, establishing Civil Service Classifications within the Police and Fire Departments; prescribing the number of positions in each classification, prescribing the base salary and types of pay for those classifications; and providing an effective date.

Pursuant to Chapter 143 of the Local Government Code of Texas, the City Council must establish the civil service classifications in the Police and Fire Departments, the number of positions in each classification, the base salary and the types of incentive pays for each classification. The attached ordinance reflects the positions and compensation approved in the 2021-22 budget.

Motion was made by Council Member Morris to approve the ordinance establishing Civil Service Classifications as presented, seconded by Council Member Smith. Motion carried:

Vote: 9 ayes, 0 nays, adopting **Ordinance No. 7256**

10.

Hold public hearings on:

- a. APPROVED Consider a Specific Use Provision request by MMCG DBR DFW, LLC for a Drive-Through Restaurant/Coffee Shop. This property is located at 5801 Broadway Boulevard in District 4.**

Consideration of the application of MMCG DBR DFW, LLC, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located 5801 Broadway Boulevard. (File Z 21-18, District 4)

Mayor LeMay stated there are two items related to this application: a Specific Use Provision and Site Plan. Deputy Mayor Pro Tem Williams agreed to consider both items in one motion.

The staff report was presented by William Guerin, Director of Planning. Speaker on this item was Sam Moore, representing the applicant, Dutch Bros.

There was discussion by the Council.

Motion was made by Deputy Mayor Pro Tem Williams to approve Items 10 a and 10 b as recommended by Plan Commission and staff, seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

- b. APPROVED Consider a Site Plan request by MMCG DBR DFW, LLC for a Drive-Through Restaurant/Coffee Shop. This property is located at 5801 Broadway Boulevard in District 4.**

Consideration of the application of MMCG DBR DFW, LLC, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 5801 Broadway Boulevard. (File Z 21-18, District 4)

- c. APPROVED Consider a Planned Development (PD) District amendment request by WGI, Inc. to construct an apartment complex with 356 dwelling units along with a trail.**

Consideration of the application of WGI, Inc., requesting approval of an amendment to Planned Development (PD) District 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (File Z 21-23, District 1)

The staff report was presented by William Guerin, Director of Planning. Speakers on this item were: Drew Klasimg, Todd Erickson and Mason Orradre for the applicant.

There was discussion by the Council.

Action on Items 10 c and 10 d was made in one motion:

Motion was made by Council Member Bass to approve Planned Development and Detail Plan, seconded by Council Member Moore. Motion carried:

Vote: 9 ays, 0 nays

d. APPROVED Consider a Detail Plan request by WGI, Inc. to construct an apartment complex with 356 dwelling units along with a trail.

Consideration of the application of WGI, Inc., requesting approval of a Detail Plan for Multi-Family development on a property zoned Planned Development (PD) District 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (File Z 21-23, District 1)

e. POSTPONED Consider amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) to eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and proposed Downtown Square (DS) sub-district.

The Development Services Committee and the Plan Commission have reviewed and made recommendations for amendments to the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) to eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and proposed Downtown Square (DS) sub-district.

The staff report was presented by William Guerin, Planning Director.

There was extensive discussion by the Council. Council Member Morris provided commentary on the process undertaken to bring this item forward to the Council, expressing her support of the amendments with the Plan Commission recommendations and the exclusion of parking lots and garages.

Council Member Aubin made additional comments and a request to postpone action on this item; there was additional discussion by Council to postpone.

Motion was made by Council Member Morris to postpone this item until the October 12, 2021, Regular Session, seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 nays

11. **Citizen comments:** There were no speakers on this item.
12. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:37 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 10/12/2021

Item Title: Prefabricated Restroom/Storage Building

Submitted By: Andy Hesser, Managing Director

Bid Number: 1339-21

Purchase Justification:

This request is for a prefabricated restroom/storage building for Downtown Garland. The building will be located at 116 S. Sixth Street where the public restroom pilot program demonstrated the need for this amenity.

Evaluation:

Public Restroom Company will be providing and installing the prefabricated restroom/storage building through the BuyBoard Cooperative Purchasing Contract 592-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Public Restroom Company	All	\$569,123.00
	TOTAL:	\$569,123.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46030

Fiscal Impact

Total Project/Account: \$615,000

Expended/Encumbered to Date: 0

Balance: \$615,000

This Item: 569,123

Proposed Balance: \$45,877

Account #: 952-1184-9002

Fund/Dept/Project – Description and Comments:

Park CIP / Downtown Restroom

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 80

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/01/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/29/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 10/12/2021

Item Title: Chlorine and Sulfur Dioxide

Submitted By: Wes Kucera, Managing Director

Bid Number: 0401-18

Purchase Justification:

This request is to approve a Change Order to our Term Agreement to provide liquid chlorine and sulfur dioxide for the City of Garland's Wastewater Treatment Plants. Continuous chlorination is required to reduce the number of pathogenic microorganisms and to maintain the Texas Commission on Environmental Quality (TCEQ) minimum chlorine residual requirements. Before discharge into the receiving stream, effluent from the Wastewater Treatment Plants must be dechlorinated using sulfur dioxide to protect downstream aquatic life. This Change Order is necessary due to escalating production and transportation costs.

Evaluation:

DPC Industries, Inc., was awarded the original Blanket Order BL 7205 in the amount of \$328,455 at the April 3, 2018, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
DPC Industries, Inc.	All	\$150,000.00
	TOTAL:	\$150,000.00

Basis for Award: Change Order

Purchase Requisition #: 46080

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$150,000

Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Wastewater Treatment operating accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Proposed Oper. Budget - Page 250

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/01/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/01/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 46080
BID NO. 0401-18
PAGE: 1 of 1
BUYER: A. Arellano

DPC Industries, Inc.

[illegible]

NEXT LOW: _____

LOW: _____

SAVINGS: **\$0.00**

```
168 # IonWave Notifications
44 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded
```

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 10/12/2021

Item Title: Lookout Substation Capacitor Bank Control Panels

Submitted By: Steve Martin, Transmission Director

Bid Number: 1170-21

Purchase Justification:

This request is for the purchase of four (4) control panels to be used at the Lookout Substation as part of the capacitor bank installation. The panels will house the capacitor controls and provide protection in the event of an electrical fault. This is part of the approved Lookout Substation Capacitor Bank CIP project. An Optional Contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated with Panelmatic, Inc., submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Panelmatic, Inc.	All	\$106,250.00
Optional Contingency		10,625.00
	TOTAL:	\$116,875.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 45962

Fiscal Impact

Total Project/Account: \$25,940,140
Expended/Encumbered to Date: 21,212,341
Balance: \$4,727,799
This Item: 116,875

Proposed Balance: \$4,610,924
Account #: 210-3799-3178301-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 290

Budget Director Approval: Allyson Bell Steadman

Approval Date: 09/29/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/29/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 10/12/2021

Item Title: GP&L Lookout Substation Capacitor Bank Construction Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 1001-21

Purchase Justification:

This request is to provide construction services for the addition of two (2) 30 MVAR capacitor banks at the Lookout Substation. This is part of the approved Lookout Substation Capacitor Bank CIP project. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Twelve (12) bids were received and evaluated based on the published criteria. Kiewit Infrastructure South and Primoris T&D Services, LLC, were considered nonresponsive due to not providing pricing for Line Items CB-S1, CB-S2, and CB-S3. EP Breaux Utility Services was not evaluated due to their price being outside the competitive range. Power Line Services, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Power Line Services, Inc.	All	\$ 956,100.01
<u>Optional Contingency</u>		95,610.00
	TOTAL:	\$1,051,710.01

Basis for Award: Best Value

Purchase Requisition #: 45736

Fiscal Impact

Total Project/Account: \$25,940,140

Expended/Encumbered to Date: 20,277,506

Balance: \$5,662,634
This Item: 1,051,710
Proposed Balance: \$4,610,924
Account #: 210-3799-3178301-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap 1 of 3
Bid Recap 2 of 3
Bid Recap 3 of 3

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2021
Document Location: Page 290

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 09/29/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 09/27/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 10/12/2021

Item Title: GP&L Spencer Unit 4 Circulating Water Pump Motor Repair

Submitted By: Dan Bailey, Energy Services Director

Bid Number: 1385-21

Purchase Justification:

This request is to provide emergency repair of the Spencer Unit 4 circulating water pump motor that sustained damage during pump operations. This failure rendered the pump unavailable, and as a result, Spencer Unit 4 was derated by 50%. An immediate repair is needed to allow Spencer Unit 4 to meet power production obligations. An Optional Contingency is included for any additional work that may be required.

Evaluation:

Brandon & Clark, Inc., will be providing these repairs as an Emergency purchase.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Brandon & Clark, Inc.	All	\$136,377.33
Optional Contingency		13,637.73
	TOTAL:	\$150,015.06

Basis for Award: Emergency

Purchase Requisition #: 46098

Fiscal Impact

Total Project/Account: \$1,342,995

Expended/Encumbered to Date: 996,105

Balance: \$346,890

This Item: 150,015

Proposed Balance: \$196,875

Account #: 211-3457-7111

Fund/Dept/Project – Description and Comments:

Electric Utility Fund / Production / Operations

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Page 233

Budget Director Approval: Allyson Bell Steadman

Approval Date: 09/30/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/29/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 10/12/2021

Item Title: Garvon West Industrial Park Drainage Improvements Design Services

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 1370-21

Purchase Justification:

This request is to obtain professional services for the design of improvements to the storm drainage system within Garvon West Industrial Park. The storm drainage improvements include 6,000 linear feet of storm sewer, 6,400 linear feet of channel conveyance improvements, a 3-acre mitigation pond, and associated sanitary sewer and water line adjustments. This project is part of the 2019 Bond Program and approved in the 2021 CIP.

Evaluation:

Pacheco Koch Consulting Engineers, Inc., was selected as the Most Qualified firm for this project from RFQ 0212-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Pacheco Koch Consulting Engineers, Inc.	All	\$985,957.00
	TOTAL:	\$985,957.00

Basis for Award: Most Qualified

Purchase Requisition #: 46090

Fiscal Impact

Total Project/Account:	\$1,313,835
Expended/Encumbered to Date:	396,353
Balance:	\$917,482
This Item:	985,957
Proposed Balance:	\$(68,475)*
Account #:	Various (see below)

Fund/Dept/Project – Description and Comments:

Drainage CIP / Garvon West Industrial Park Drainage Improvements *	653-1429-1474619-710120	\$883,122
Water CIP / Relocation of Mains Prior to Paving	220-4049-3019200-7101	51,417

Wastewater CIP / Relocation of Mains Prior to Paving	230-4149-3215700-7101	51,418
	Total	\$985,957

* This project will continue into 2022, and additional funding of \$188,000 will be requested for this project in the 2022 Capital Improvement Program.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Pages 132, 236, & 263

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	09/30/2021
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Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	09/29/2021
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**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 10/12/2021

Item Title: GP&L Bottleneck Intersection Relocation Engineering Services

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 1375-21

Purchase Justification:

This request is to obtain surveying and engineering services to support the relocation of overhead distribution facilities associated with the City of Garland's Bottleneck Intersection project. The intersections for this project included Belt Line Road and Shiloh Road, Belt Line Road and North Garland Road, First Street and Shiloh Road, and Arapaho Road and Shiloh Road.

Evaluation:

R-Delta Engineers was selected as the Most Qualified firm for this project from RFQ 0753-19. R-Delta has an extensive history designing distribution facilities with GP&L. In addition, R-Delta has proven excellent project management and coordination abilities working with other City departments on similar relocation projects within the city.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
R-Delta Engineers	All	\$175,150.00
	TOTAL:	\$175,150.00

Basis for Award: Most Qualified

Purchase Requisition #: 46032,33,63,64

Fiscal Impact

Total Project/Account: \$1,186,972

Expended/Encumbered to Date: 651,077

Balance: \$535,895

This Item: 175,150
Proposed Balance: \$360,745
Account #: 215-3299-3149101-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Relocation of Facilities Program

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2021
Document Location: Page 286

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 09/29/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 09/27/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 10/12/2021

Item Title: Fiber Optic Infrastructure Systems Repair and Maintenance

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 1161-21

Purchase Justification:

This request is for a Term Agreement with four (4) optional renewals for fiber optic system repair and maintenance for the Water, IT, and Transportation Departments.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated based on the published criteria. Superior Network Systems received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Superior Network Systems	All	\$500,000.00
	TOTAL:	----- \$500,000.00

Basis for Award: Best Value

Purchase Requisition #: 46113

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$500,000
Proposed Balance: N/A
Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Water, IT, and Transportation accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: N/A

Budget Director Approval: Allyson Bell Steadman

Approval Date: 09/30/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/29/2021

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 10/12/2021

Item Title: GP&L McCree Substation Autotransformer Engineering Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 0877-19

Purchase Justification:

This request is to approve a Change Order for additional engineering and oversight services for the autotransformer addition at the GP&L McCree Substation. These services will include construction management and oversight, construction and construction sequencing support, expedited relay settings, and construction drawings to support ERCOT modeling requirements for each phase of new construction integration. This is part of the approved McCree Substation Autotransformer CIP project.

Evaluation:

Black & Veatch was awarded the original PO 28703 in the amount of \$881,100 at the May 21, 2019, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Black & Veatch	All	\$662,100.00
	TOTAL:	\$662,100.00

Basis for Award: Change Order

Purchase Requisition #: 45972

Fiscal Impact

Total Project/Account: \$12,799,068

Expended/Encumbered to Date: 4,100,935

Balance: \$8,698,133

This Item: 662,100
Proposed Balance: \$8,036,033
Account #: 210-3799-3178401-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 290

Budget Director Approval: Allyson Bell Steadman

Approval Date: 09/30/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/29/2021



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 10/12/2021

Item Title: Z 21-18 MMCG DBR DFW, LLC (District 4)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-18 MMCG DBR DFW, LLC

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-18 Ordinance

Z 21-18 Exhibit A

Z 21-18 Exhibit B

Dutch Bros

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A RESTAURANT, DRIVE-THROUGH USE ON A 0.535-ACRE TRACT OF LAND ZONED COMMUNITY RETAIL (CR) DISTRICT AND LOCATED AT 5801 BROADWAY BOULEVARD; 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; A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 30th day of August, 2021, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for a Restaurant, Drive-Through Use made by **MMCG DBR DFW, LLC**; 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 Garland Development Code 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 Use on a 0.535-acre tract of land zoned Community Retail (CR) District and located at 5801 Broadway Boulevard 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 Exhibit B, attached hereto and made a part hereof.

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 Exhibit B 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 Exhibit B of 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.

ZONING FILE NO. Z 21-18

PASSED AND APPROVED this _____ day of _____, 2021.

CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-18

BEING a 0.535 acre tract out of a 7.891 acre tract of land situated in the John Little Survey Section 5, Abstract Number 761, and the E.T. Myers Survey Section 134C, Abstract Number 944, and the W.S. Pegues Survey Section 84D, Abstract Number 1158, Dallas County, Texas, and being all of that certain tract of land described in deed to Slink Holdings LLC Series GA as recorded in County Clerk's Document No. 201600000214, Official Public Records, City of Garland, Dallas County, Texas, same also being all of Lot 1, Block 1, K-MART SQUARE ADDITION, an addition to the City of Garland, as recorded in Volume 78227, Page 12, Map Records, Dallas County, Texas.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-18

5801 Broadway Boulevard

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:

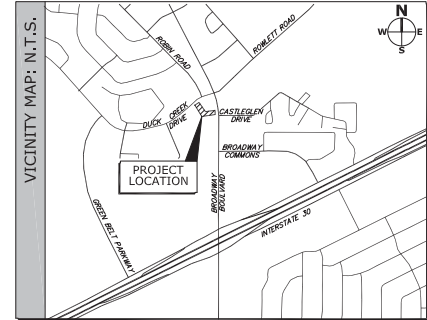
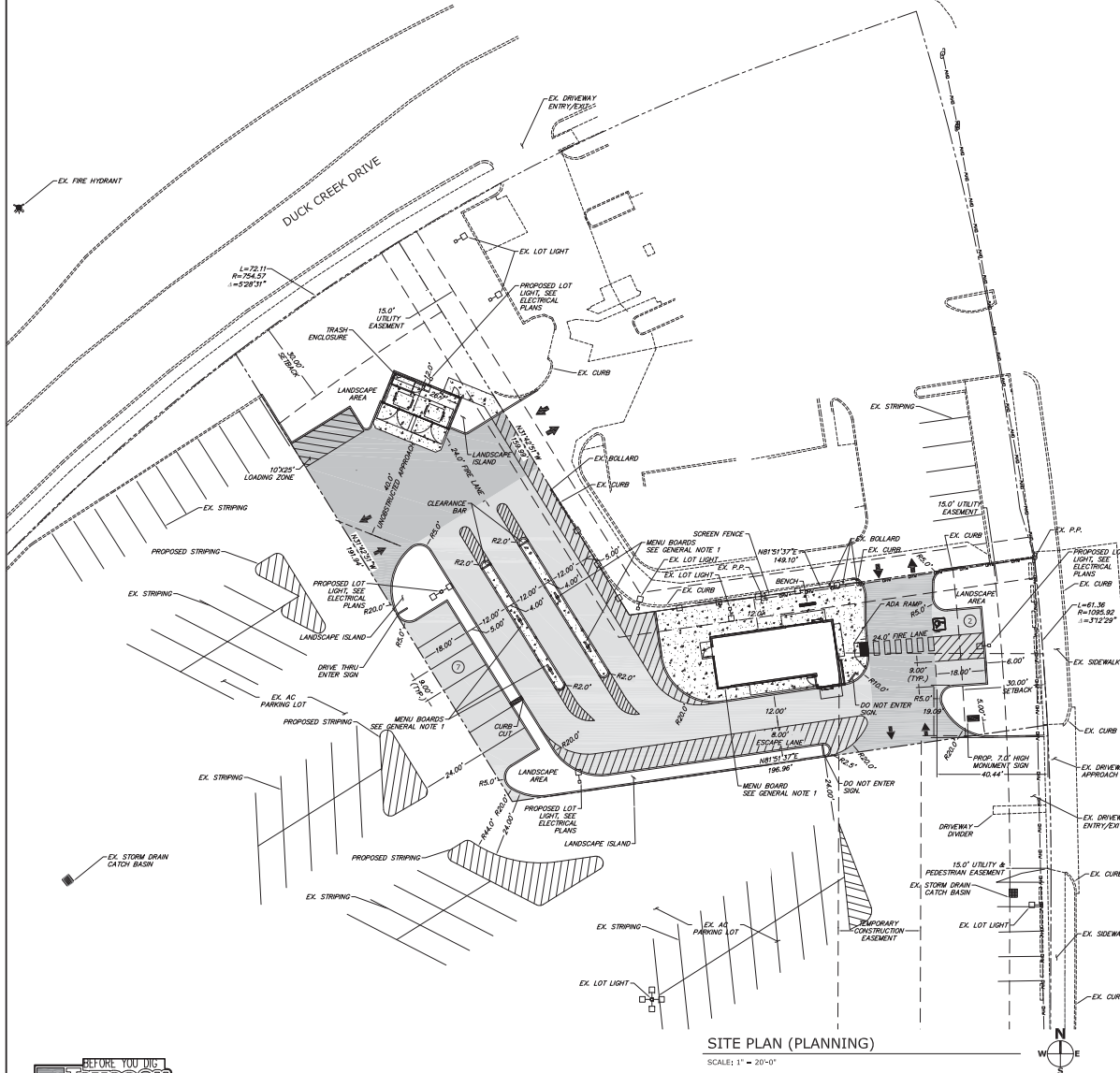
Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

V. Specific Use Provision:

- A. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for a period of twenty-five (25) years.
- B. Signage: Freestanding menu boards and wall displays may be provided as shown on Exhibit C and Exhibit E.

DUTCH BROS COFFEE

KMART SQUARE ADDITION, LOT 1, BLOCK 1, GARLAND, TEXAS



LEGEND	
—	PROPOSED MEDIAN CURB
----	EXISTING MEDIAN CURB
—X—	EXISTING FIRE HYDRANT
—	5" CONCRETE
—	7" CONCRETE
—	SIDEWALK
—	PROPERTY LINE
—	EXISTING UTILITY POLE
—	EXISTING LOT LIGHT
—	EXISTING SD CATCH BASIN
—	EXISTING OVERHEAD WIRES

GENERAL NOTE:
1. MENU BOARD IS FOR INFORMATION ONLY (NO SPEAKER). ORDER WILL BE TAKEN IN PERSON.

STANDARD NOTES

SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIME AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND ROAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF GARLAND CODE OF ORDINANCES.

PROJECT LEGEND	
ADDRESS:	5801 BROADWAY BOULEVARD GARLAND, TEXAS
PRE-SUBMITTAL	200924-2
PARCEL ZONING:	CR - COMMUNITY RETAIL DISTRICT
ADDITIONAL ZONING:	PD 21-18 S 21-18
SITE AREA	23,323 S.F.
BUILDING	9,500 S.F.
PERIMETER	15,163 S.F.
PERIMETER	7,210 S.F.
EXISTING SITE AREA	23,323 S.F.
BUILDING	9,500 S.F.
PERIMETER	15,163 S.F.
PERIMETER	7,210 S.F.
LOADING ZONE:	10' X 25'
BUILDING HEIGHT:	24'-0"

PARKING SUMMARY*	
PARKING STALLS (EXISTING LOT):	= 267 STALLS
DUTCH BROS:	
PARKING STALLS (REQUIRED)	950 SF/100 = 9 STALLS
BT FURNISHINGS (REMAINDER LOT):	
PARKING STALLS (REQUIRED)	88,000/400 = 220 STALLS
PARKING STALLS (PROVIDED)	= 221 STALLS
ENTRANCES TO SITE:	6
REQUIRED DRIVEWAY OPENING	276/46 = 46 < 50
DRIVEWAY OPENING SIZE	28 FT

DESIGN TEAM	OWNER: SLINK HOLDINGS, LLC SERIES GA 4350 Gannon Lane Dallas, Texas 75237 (469) 563-7446 Attn: Sunny Shree
DEVELOPER: MAIN & MAIN Capital Group, LLC 5750 Genesis Court, Suite 103 Frisco, Texas 75034 (214) 308-0008 Attn: John Ju	Civil Engineer: TECTONICS DESIGN GROUP 730 Sandhill Road, Suite 250 Reno, Nevada 89521 (775) 824-9988 Attn: Matt Rasmussen, P.E.

CASE NO. 200924-2

EX-5

COPYRIGHT: All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

DRAWN: W.T.G.
DESIGNED: J.P.B.
CHECKED/STAMPED:

PRELIMINARY
NOT FOR
CONSTRUCTION

STAMP:

**TECTONICS
DESIGN GROUP**
730 Sandhill Road, Suite 250, Reno, NV 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

DESIGNER: J.P.B.
FORM # 42239

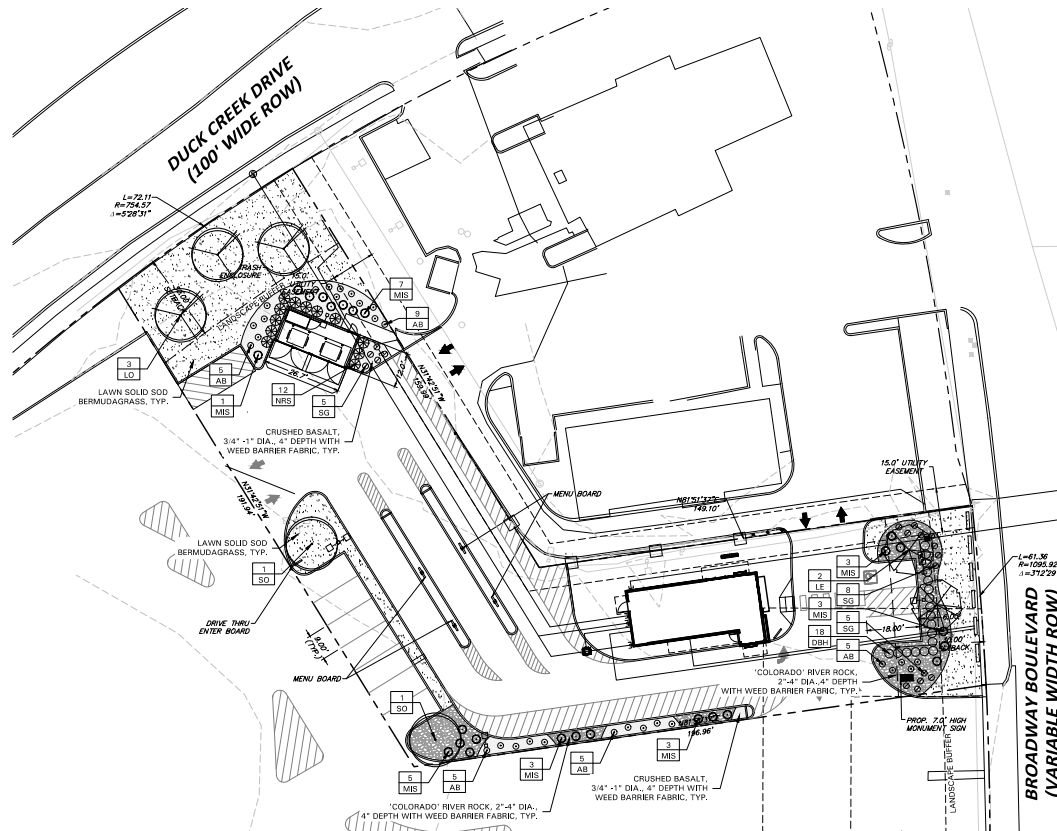
Dutch Bros
KMART SQUARE ADDITION, LOT 1, BLK 1
5801 Broadway Blvd, Garland, TX
MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008

PROJECT/CLIENT: J.P.B.

DATE: 4/29/21
6/2/21
6/28/21
8/3/21

SUBMITTAL RECORD: SITE PLAN
SUBMITTAL
RE-DESIGN
SUBMITTAL
CITY COMMENTS

PRELIMINARY
SITE PLAN
PLANNING



SITE DATA

ADDRESS	5701 BROADWAY BOULEVARD GARLAND, TEXAS
PARCEL ZONING	PD 21-18
SITE AREA	21,323 S.F.
BUILDING	200 S.F.
IMPERVIOUS	13,183 S.F. 63%
PERVIOUS	7,210 S.F. 31%
PARKING	8 SPACES
REGULAR PARKING STALLS	1 SPACE
ACCESSIBLE PARKING STALLS	3 SPACES
TOTAL STALLS	
LOADING ZONE	10' x 25'
BUILDING HEIGHT	24'-0"

GENERAL TREE SURVEY NOTE:
NO EXISTING TREES LOCATED ON SITE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
LE	<i>Ulmus caroliniana</i> 'Sempervirens'	Labank Elm	2	3" cal.	container grown, 12" ht., 4" spread, 4 branching ft., matting
LO	<i>Chenopodium virginianum</i>	Live Oak	3	3" cal.	container grown, 12" ht., 4" spread, 4 branching ft., matting
SO	<i>Chenopodium virginianum</i>	Shumard Red Oak	2	3" cal.	container grown, 12" ht., 4" spread, 4 branching ft., matting
SHRUBS/SHRUBS/COVER					
AB	<i>Abies grandis</i> 'Blue Queen'	Dwarf Abies 'Blue Queen'	20	5 gal.	container full, 20" spread
DBH	<i>Ilex cornuta</i> 'Nana'	Dwarf Holly	18	5 gal.	container full, 24" spread, 36" o.c.
MIS	<i>Miscanthus sinensis</i> 'Adagio'	Miscanthus	25	5 gal.	container full
MIS	<i>Ilex aquifolium</i> 'Holly'	Holly	12	7 gal.	container full, 36" ht., 36" o.c.
SO	<i>Salix purpurea</i> 'Shiraz'	Salix	18	5 gal.	container full, 20" spread
SCD	<i>Cyperus tenuifolius</i>	Common Broomrape			solid soil, refer to notes

NOTE: ALL TREES SHALL HAVE 8" THICK TRUNKS AND BE MATCHED WITH VARIETIES.
PLANT LIST IS AS AID TO BIDDER ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS
THE CITY OF GARLAND, TEXAS

TOTAL LANDSCAPE AREA		
1.	10% of site to be landscaped.	
Required	Total Site: 23,323 s.f.	Provided
	2,332 s.f. (10%)	5,979 s.f. (26%)

LANDSCAPE BUFFERS

- 15' landscape buffer with one (1) tree and seven (7) shrubs per 30 ft., adjacent to Type A through D thoroughfares.
- 75% max. turf in landscape buffer area.

Duck Creek Drive: 72 ft.	
Required	Provided
15' landscape buffer	30' landscape buffer
18 trees, 3" cal.	19 trees, 3" cal.
(17) shrubs	(12) shrubs

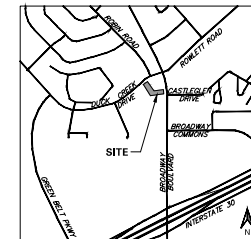
Broadway Boulevard: 62 ft.

Required	Provided
15' landscape buffer	15' landscape buffer
(2) trees, 3" cal.	(2) trees, 3" cal.

PARKING AREA LANDSCAPING

- 5% of parking area covered in living landscape.
- One (1) large canopy tree within 65 feet of all parking spaces.
- One (1) large canopy tree per 10 spaces.
- Screen parking with a continuous row of shrubs.

Parking spaces: 9 (3,185 s.f.)	
Required	Provided
1,334 s.f. (42%)	1,334 s.f. (42%)
(1) tree, 3" cal.	(2) trees, 3" cal.

VICINITY MAP
NOT TO SCALE

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDRING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINE GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE BRICKS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL Voids.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

OWNER:

SLINK HOLDINGS, LLC SERIES GA
4350 Gannon Lane
Dallas, Texas 75237
(469) 569-1446
Attn: Sunny Sheu

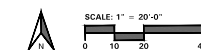
DEVELOPER:

MAIN & MAIN Capital Group, LLC
5750 Genesis Court, Suite 103
Frisco, Texas 75034
(214) 308-0009
Attn: John Jo

Landscape Architect:

BELLE FIRMA
4245 North Central Exp., Suite 501
Dallas, Texas 75205
(214) 866-7192
Attn: Kori Haug

CASE # 200924-2



4245 North Central Exp.
Suite 501
Dallas, Texas 75205
214.866.7192

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 DESIGNED: RMT
 CHECKED/STAMPED: RMT
 DATE: 08/11/21

STAMP: TECTONICS DESIGN GROUP
 DESIGNER: RMT #2239

DUTCH BROS
 KHWAT SQUARE ADDITION, LOT 1, BLK 1, GARLAND, TEXAS
 MAIN & MAIN CAPITAL GROUP, LLC
 5750 Genesis Ct, Suite 103, Frisco, Texas 75034
 tel 214-308-0008

PROJECT CLIENT: M & M
 DATE: 4/29/21
 SUBMITTAL: 6/02/21
 DATE: 6/24/21
 SUBMITTAL: 7/20/21
 DATE: 8/11/21

SUBMITTAL RECORD: 1/1/21
 SHEET: 11 OF 11

LANDSCAPE PLAN
 L1.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting trees, shrubs and grasses
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition by American National Standards Institute, Inc. (200.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
- C. Texas Association of Nurserymen, Grades and Standards
- D. Horita Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive add soil shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, draining up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacement, shall be guaranteed for a twelve (12) month guarantee. Any damage, including roots in lawn or areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

- c. When plant replacements are made, plants, soil mix, mulch and rocks shall be to be ordered as originally specified and re-specified for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or traffic.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, without permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to the Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

- C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and buy plants. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and/or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is understood to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain unusual sizes. Take or measure measurements on trees in ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions.

do not measure from branch or root tip-to-tip.

5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be replaced.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or decimation of leaves. Keep plants moist at all times.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to dump, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of stems. Plant spread refers to normal outer width of the plant, not to the outer half tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if both are called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified.

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2" INCH SETTLED THICKNESS WITH 2" HT. WATERING RING. ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

- J. TREE STAKES: TREE STAKE SOLUTIONS "SAFETY STAKE" BELOW GROUND MODEL IS AVAILABLE FROM Tree Stake Solutions ATTR: Jeff Tuley (803) 676-6143 jtt@treestakesolutions.com www.treestakesolutions.com
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

- OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY. ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- L. ROOT BALL: UNMOUNTED TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT: CONTAINER GROWN STOCK TO BE INSPECTED FOR GROUNDING ROOTS.
- M. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GROUNDING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- N. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- O. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- P. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKE INTO HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE STAKES FLUSH WITH 1" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

specified at no additional cost to the Owner.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10) inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage. For clarification, the term "mule-twig" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallesgrass or Nutgrass can be rejected.
2. Physical properties as follows:
- Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.

4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
5. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.

- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Glenview, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Sol Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown, unless noted otherwise. Living Earth Technologies or approved equal.

- F. Organic Fertilizer: Fertilized, Sustain, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's name and date of analysis.
- G. Commercial Fertilizer: 10-50-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic. Nitrogen (SCU) or UFI with a minimum 8% sulfur and 4% iron, plus micronutrients.

- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded peat bark or other approved organic material.
- 2.3 MISCELLANEOUS MATERIALS
- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: Refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inches.
- D. Filter Fabric: "Mirafi Miracape" by Mirafi Contractor Products available at Lone Star Products, Inc., (469) 623-0444 or approved equal.

- E. River Rock: "Colorado" or native river rock, 2" - 4" dia.
- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregates not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed granite base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustain or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoil, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently graded open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and balls of earth of 8 & 8 plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrubs and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. All sides of the hole should be rough and jagged, never slick or smooth.
- H. Percolation Test: Fill the hole with water. If the water level does

not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, so if follow standard nursery practice of "root scoring".

- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than thirteen (13) feet below grade and no less than six (6") inches below the bottom of the ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

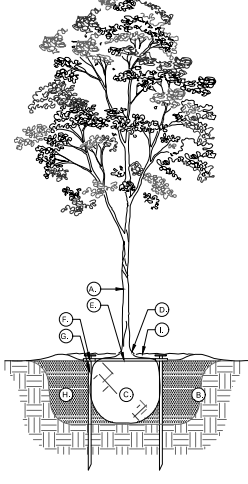
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practices following Fine Pruning, Class 1 pruning standards provided by the National Arborist Association.

1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tying of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

- Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.

3. Top of curbing shall be 2" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.
- 3.3 CLEANUP AND ACCEPTANCE
- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



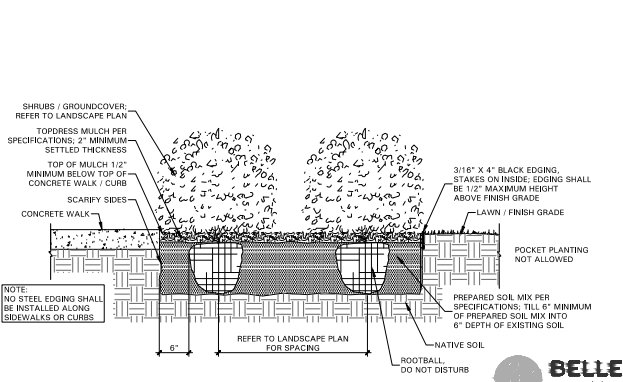
01 TREE PLANTING DETAIL NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.arla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL. CENTER TREE IN HOLE & REST ROOT BALL ON UNMOUNTED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT: CONTAINER GROWN STOCK TO BE INSPECTED FOR GROUNDING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GROUNDING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKE INTO HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE STAKES FLUSH WITH 1" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2" INCH SETTLED THICKNESS WITH 2" HT. WATERING RING. ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS "SAFETY STAKE" BELOW GROUND MODEL IS AVAILABLE FROM Tree Stake Solutions ATTR: Jeff Tuley (803) 676-6143 jtt@treestakesolutions.com www.treestakesolutions.com
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

- OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY. ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- L. ROOT BALL: UNMOUNTED TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT: CONTAINER GROWN STOCK TO BE INSPECTED FOR GROUNDING ROOTS.
- M. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GROUNDING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- N. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
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02 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE

4248 North Central Expressway
Suite 901
Dallas, Texas 75205
214.895.7192

CASE # 200924-2

PROJECT/CLIENT: #2009

DATE: 4/29/21

SUBMITTAL RECORD: 6/02/21

SHEET: 11/1/21

DESIGNER: #2239

DATE: 6/02/21

SUBMITTAL RECORD: 6/24/21

SHEET: 11/1/21

PROJECT/CLIENT: #2009

DATE: 4/29/21

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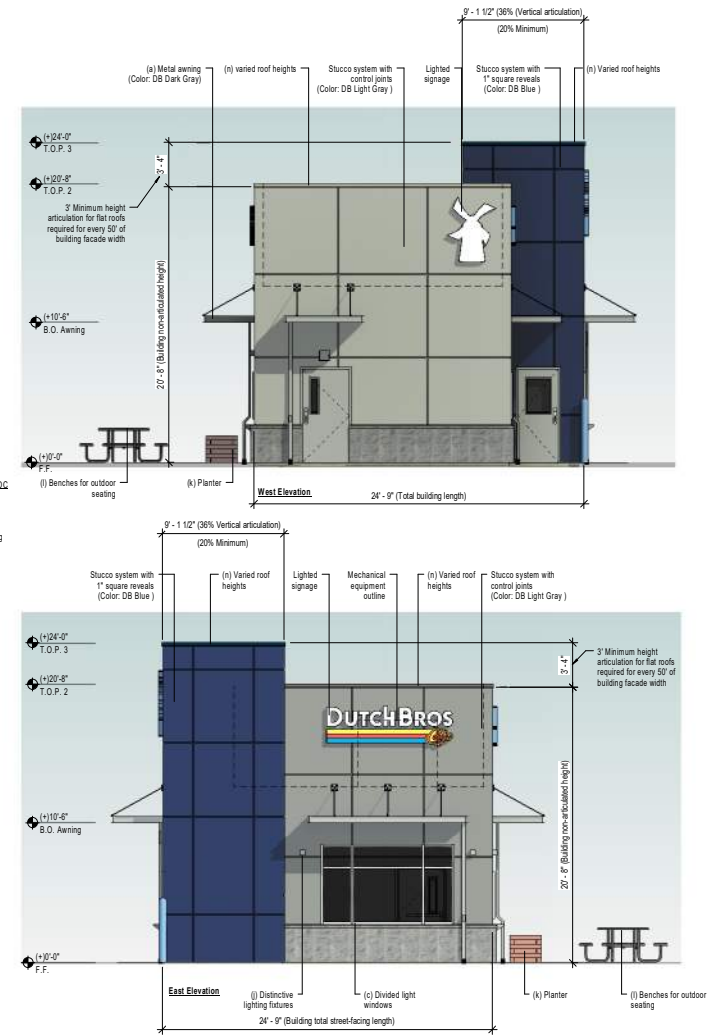
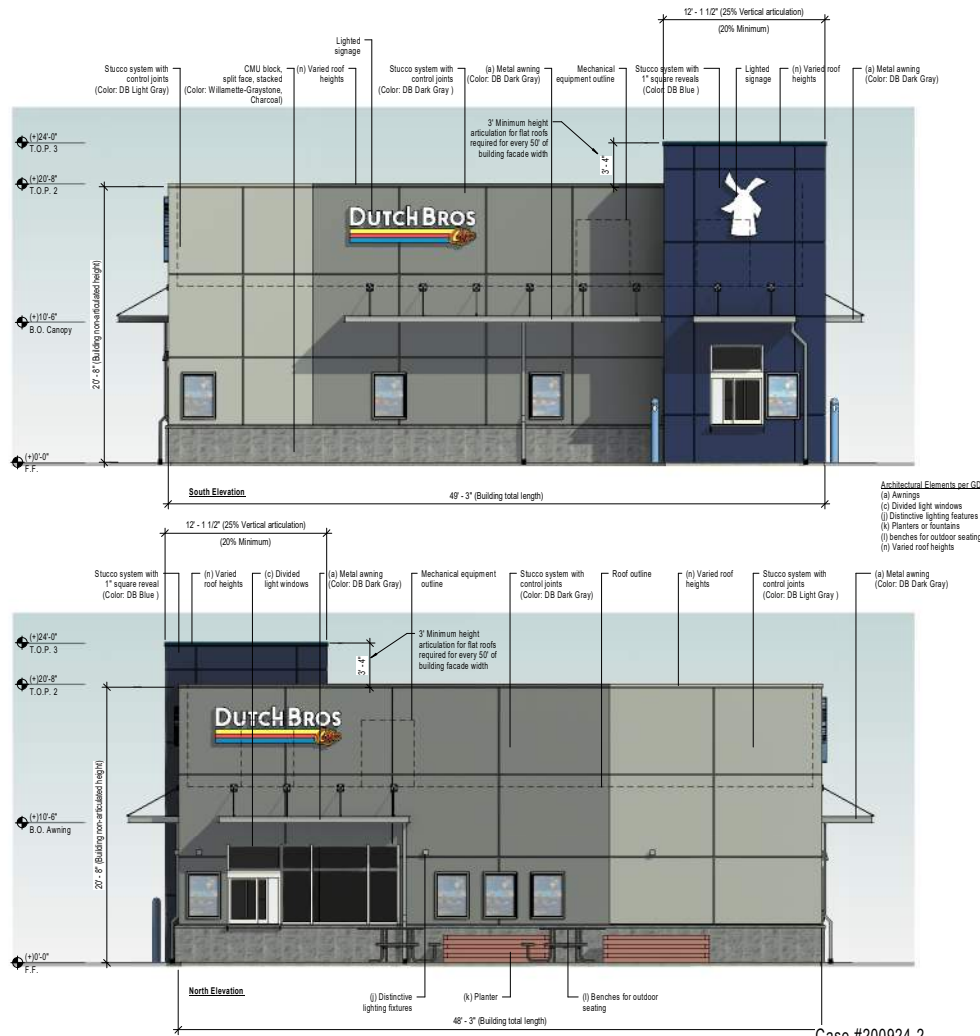
SUBMITTAL RECORD: 6/24/21

SHEET: 11/1/21

PROJECT/CLIENT: #2009

DATE: 4/29/21

SUBMITTAL RECORD:



Case #200924-2



Dutch Bros

Conceptual Elevations

Garland, Texas

PR4

MAIN & MAIN



Front (Primary Elevation) Drive-Thru



Front (Primary Elevation) Walk-Up



Rear Walk-Up



Rear Drive-Thru

Case #200924-2



Perspectives

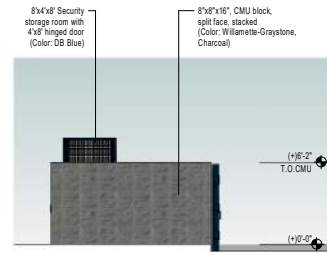
Dutch Bros

Garland, Texas

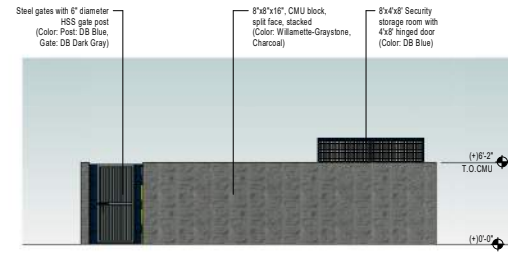
PR4A

MAIN & MAIN

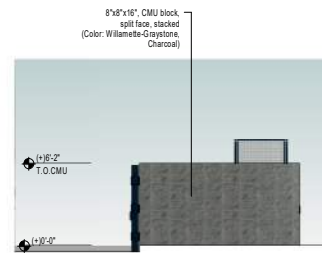
EXHIBIT E



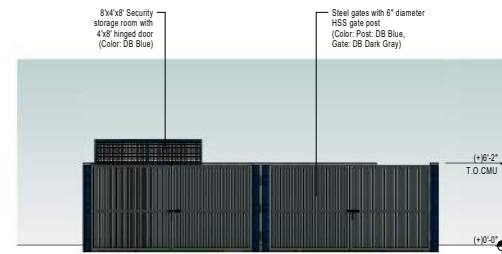
North Elevation



East Elevation



South Elevation



West Elevation

Case #200924-2



Dutch Bros

Conceptual Trash Enclosure Elevations

Garland, Texas

PR4B

MAIN & MAIN



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. b.

Meeting Date: 10/12/2021

Item Title: Z 21-23 WGI, Inc. (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-23 WGI, Inc.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-23 Ordinance

Z 21-23 Exhibit A

Z 21-23 Exhibit B

Z 21-23 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 15-40 FOR MULTI-FAMILY USE AND 2) A DETAIL PLAN FOR MULTI-FAMILY DEVELOPMENT ON A 11.70-ACRE TRACT OF LAND LOCATED AT 4401 BUNKER HILL 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 30th day of August, 2021, the Plan Commission did consider and make recommendations on a certain request for 1) an amendment to Planned Development (PD) 15-40 for Multi-Family Use and 2) a Detail Plan for Multi-Family development made by **WGI, 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) an amendment to Planned Development (PD) 15-40 for Multi-Family Use and 2) a Detail Plan for Multi-Family development on a 11.70-acre tract of land located at 4401 Bunker Hill 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 21-23

PASSED AND APPROVED this _____ day of _____,
2021.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-23

BEING an 11.70-acre tract of land situated in Dallas County, Texas, out of the DANIEL GRIST SURVEY, ABSTRACT 226, and being part of that tract of land described in deed to RCM Firewheel, LLC, as recorded in Instrument Number 201200379857 of the Official Public Records of Dallas County, Texas, and being further described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with a cap stamped "DAA" found for northernmost corner of said RCM Firewheel tract, and on the southwesterly right-of-way of Bunker Hill Road (a variable width public right-of-way);

THENCE South 45 degrees 46 minutes 02 seconds East, along the common northeasterly line of said RCM Firewheel tract and said southwesterly right-of-way line, a distance of 906.62 feet to a 1/2-inch iron rod with yellow cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the POINT OF BEGINNING of the herein described tract;

THENCE South 45 degrees 46 minutes 02 seconds East, continuing along said common line, a distance of 575.41 feet to a 1/2-inch iron rod with cap set for the point of curvature of a tangent circular curve to the left having a

ZONING FILE NUMBER Z 21-23

radius of 845.00 feet, whose chord bears South 50 degrees 15 minutes 25 seconds East, a distance of 132.29 feet;

THENCE Southeasterly, continuing along said common line and along said curve, through a central angle of 08 degrees 58 minutes 46 seconds, an arc distance of 132.43 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 17 degrees 50 minutes 06 seconds West, departing said common line and over and across said Firewheel tract, a distance of 157.83 feet to a 1/2-inch iron rod with cap set for the point of curvature of a tangent circular curve to the right having a radius of 125.00 feet, whose chord bears South 29 degrees 28 minutes 30 seconds West, a distance of 50.44 feet;

THENCE Southerly, continuing over and across said Firewheel tract and along said curve, through a central angle of 23 degrees 16 minutes 47 seconds, an arc distance of 50.79 feet to *MONUMENTATION* for *DESCRIPTION OF CORNER*;

THENCE South 41 degrees 06 minutes 53 seconds West, continuing over and across said Firewheel tract, a distance of 236.43 feet to 1/2-inch iron rod with cap set for the point of curvature of a tangent circular curve to the right having a radius of 125.00 feet, whose chord bears South 72 degrees 58 minutes 04 seconds West, a distance of 131.94 feet;

THENCE Southwesterly, continuing over and across said Firewheel tract and along said curve, through a central angle of 63 degrees 42 minutes 22 seconds, an arc distance

ZONING FILE NUMBER Z 21-23

of 138.99 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 75 degrees 10 minutes 45 seconds West, continuing over and across said Firewheel tract, a distance of 588.86 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 14 degrees 49 minutes 15 seconds East, continuing over and across said Firewheel tract, a distance of 462.91 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 44 degrees 18 minutes 23 seconds East, continuing over and across said Firewheel tract, a distance of 417.50 feet to the POINT OF BEGINNING AND CONTAINING 509,683 square feet or 11.70 acres of land, more or less.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-23

4401 Bunker Hill Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family development.

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 the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 15-40 for Multi-Family Uses 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 only permitted as in the Multi-Family (MF) District.

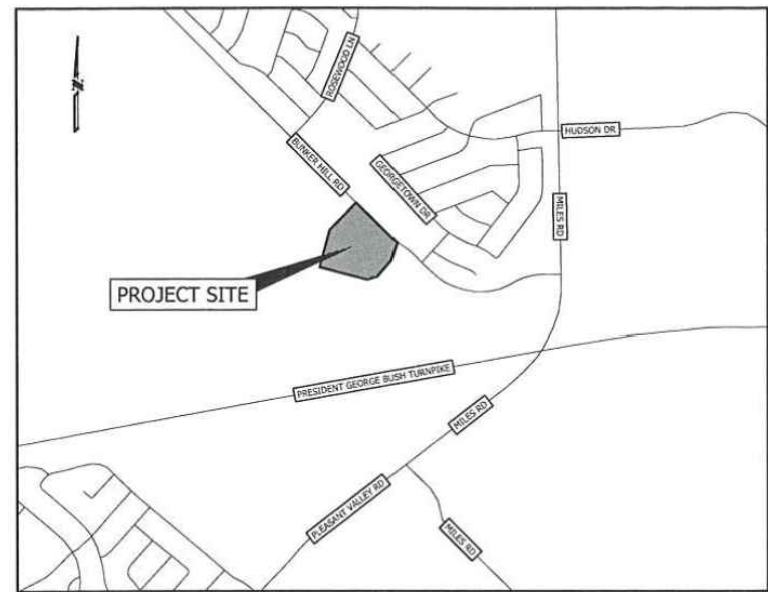
B. Site Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Building Height: The maximum height shall be forty-four (44) feet from the first finished floor to the top plate or four stories, whichever is less.

D. Density: The maximum density for this development shall be thirty-one (31) dwelling units per acre.

- E. Dwelling Units: A maximum of 356 dwelling units shall be permitted.
- F. Amenities: Amenities shall be provided as shown on the Exhibits C and D. Additionally, fountains and aerators shall be installed in the pond.
- G. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- H. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- I. Carports: Carports shall be no more than ten (10) parking stalls in length in each instance and cover a maximum of twenty (20) parking spaces and two rows of parking maximum.
- J. Trails: Eight (8)-foot wide trails as reflected on the Trail Plan (Exhibit D) shall be constructed with this development. The trail shall connect from the southern end of the development to the City's regional trail. The trail and the walking paths through the development shall be open for public use.

EXHIBIT C



VICINITY MAP
N.T.S.

SITE PLAN NOTES	
1	6" CONCRETE CURB (TYP.) (REF. DETAIL SHEET C13.0)
2	PARKING STALL STRIPING (TYP.) (REF. DETAIL SHEET C13.0)
3	ACCESSIBLE PARKING SPACE AND STRIPING (REF. DETAIL SHEET C13.0) STRIPING NEEDS TO BE DOUBLE PAINTED SO IT LASTS
4	ACCESSIBLE VAN PARKING SPACE AND STRIPING (REF. DETAIL SHEET C13.0)
5	BARRIER FREE (ADA) RAMP (TYP.) (REF. DETAIL SHEET C13.0)
6	WHEEL STOP (REF. DETAIL SHEET C13.0)
7	ADA SIGN (REF. DETAIL SHEET C13.0)
8	26" FIRE LANE STRIPING (REF. DETAIL SHEET C13.0)
9	24" FIRE LANE STRIPING (REF. DETAIL SHEET C13.0)
10	5' PRIVATE SIDEWALK (REF. DETAIL SHEET C13.0)
11	CURB INLET (REF. DETAIL SHEET C12.0)
12	GRATE INLET (REF. DETAIL SHEET C12.1)
13	18" DOME GRATE YARD INLET (REF. DETAIL SHEET C12.1)
14	FIRE HYDRANT (REF. DETAIL SHEET C15.0)
15	FIRE DEPARTMENT CONNECTION (REF. MEP PLANS)
16	INTERIOR DUMPSTER (REF. ARCH. PLANS)
17	DUMPSTER ENCLOSURE (REF. ARCH. PLANS)
18	MONUMENT SIGN (REF. ARCH. PLANS)
19	DOG PARK FENCING (REF. ARCH. PLANS)
20	STORM DRAINAGE HEADWALL (REF. DETAIL SHEET C12.0)
21	UNDERGROUND PROPANE TANK

SITE DATA SUMMARY	
GENERAL	
NAME OF PROJECT/DEVELOPMENT	PDG BUNKER HILL
PRE-SUBMITTAL CASE NUMBER	210325-2
PROPOSED PRINCIPAL USE	MULTIFAMILY
ZONING DISTRICT	PD 15-40 & PD 12-13 (MF)
OVERALL SITE	
GROSS SITE AREA	11.70 AC. (509,652 S.F.)
SITE DEPTH	± 820 L.F.
SITE WIDTH	± 782 L.F.
PROPOSED IMPERVIOUS COVER	± 8.67 A.C. (74.10%)
REQUIRED OPEN SPACE	20% OF SITE (101,930 SF)
PROPOSED OPEN SPACE	25.98% OF SITE (132,405 SF)
BUILDING COVERAGE	
TOTAL GROSS FLOOR AREA	433,169 S.F.
MAX. BUILDING HEIGHT (PD)	44 FEET
BUILDING COVERAGE	129,025 S.F. (25.32%)
MAXIMUM LOT COVERAGE	60%
FLOOR AREA RATIO (F.A.R.)	0.8499
SITE DENSITY (UNITS/AC)	356 UNITS/11.7 AC = 30.43 UNITS/AC

BUILDING DATA SUMMARY			
BUILDING NAME	BUILDING AREA (GROSS SF)	BUILDING HEIGHT	NO. OF STORIES
A	60,976	41'-4" TOP PL	4
B	71,693	41'-4" TOP PL	4
C	71,693	41'-4" TOP PL	4
D	109,703	41'-4" TOP PL	4
E	109,703	41'-4" TOP PL	4
CLUB	9,403 (INCLUDES CABANA)	22'-0" TOP OF ROOF	1

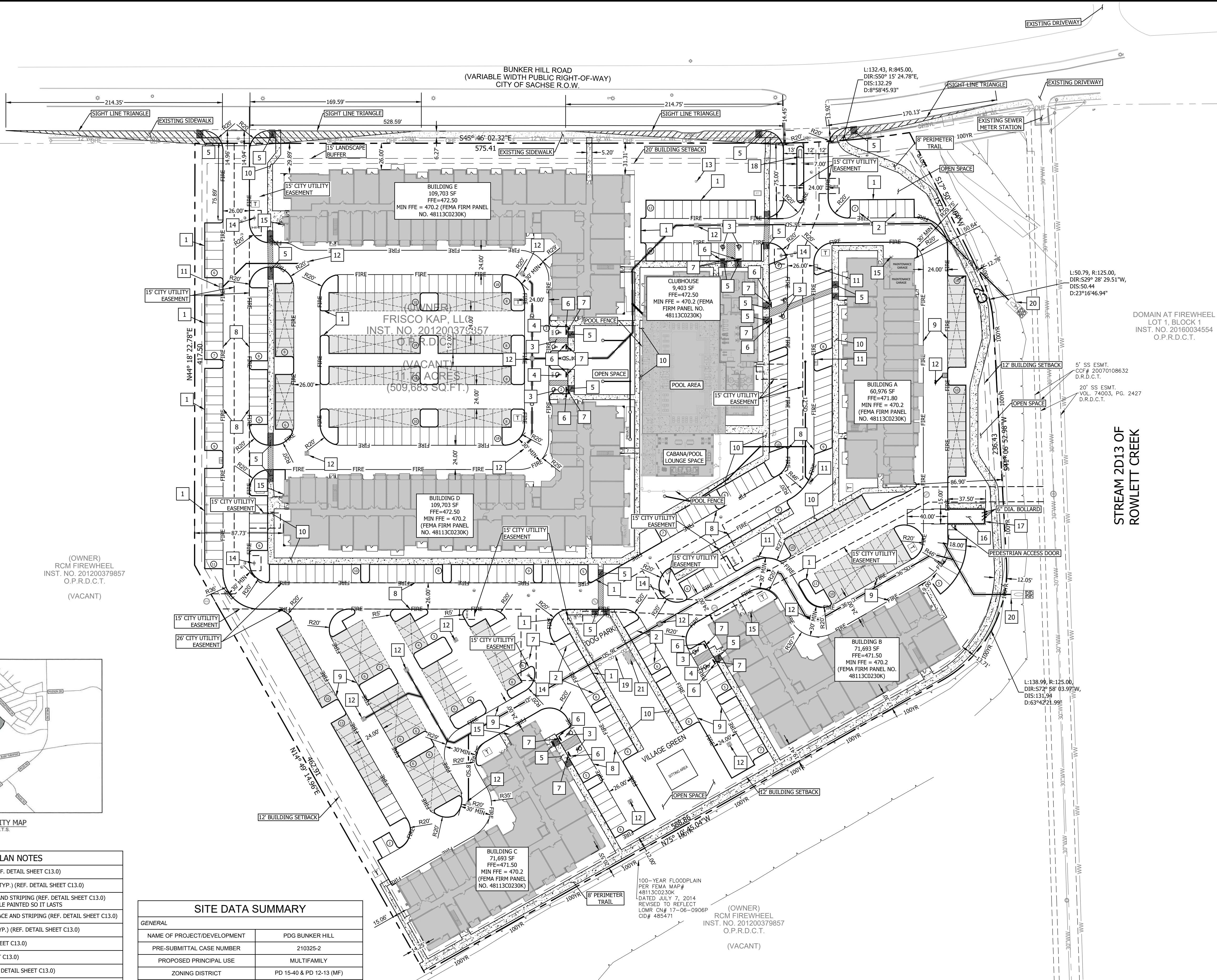
FLOODPLAIN RECLAMATION POND
TO ROWLETT CREEK

BUILDING UNIT DATA			
UNIT TYPE	UNIT COUNT		
STUDIO	16	4.5%	578 SF
1 BEDROOM	216	60.7%	669 SF
2 BEDROOM	116	32.6%	1,091 SF
3 BEDROOM	8	2.2%	1,434 SF
TOTAL	356	100%	
	30.43	UNITS/ACRE	924 SF AVG. (MIN.)

OWNER
FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75206
(972) 896-6949
CONTACT: ANDREW KLASING

APPLICANT/CIVIL
WGI
8144 WALNUT HILL LANE, SUITE 903
DALLAS, TEXAS 75231
(214) 307-4767
CONTACT: GRAYSON HUGHES

WARNING!
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY & HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM AT 811 FOR LOCATION OF ALL UTILITIES AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.



LEGEND	
	PROPERTY LINE / RIGHT OF WAY EASEMENT / SETBACK
	CURB & GUTTER
	EX. GRADE CONTOUR ELEVATION
	PROP. GRADE CONTOUR ELEVATION
	STORM SEWER PIPE
	WATER PIPE
	WASTEWATER PIPE
	UNDERGROUND GAS LINE
	UNDERGROUND TELECOM. LINE
	BUILDING PAD AREA
	CARPORT
	BENCHMARK
	UTILITY POLE
	BOLLARD
	TRANSFORMER
	SIGN
	WASTE WATER MANHOLE
	CLEAN-OUT
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	BACKFLOW PREVENTER
	WATER METER/Vault
	FIRE DEPARTMENT CONNECTION
	STORM DRAIN MANHOLE
	STORM DRAINAGE INLET
	ACCESSIBLE UNIT (TYPE A)
	ACCESSIBLE GARAGE

PARKING AND LAND USE DATA:	
REQUIRED:	
STUDIO: 16 UNITS	16 SPACES
1 SPACE/DWELLING UNIT:	16 SPACES
1 BEDROOM: 216 UNITS	324 SPACES
1.5 SPACES/DWELLING UNIT:	324 SPACES
2+ BEDROOM: 124 UNITS	248 SPACES
2 SPACES/1 DWELLING UNIT:	248 SPACES
TOTAL PARKING REQUIRED:	588 SPACES
PROVIDED:	
TUCK UNDER PARKING SPACES PROVIDED:	85 SPACES
CARPORT PARKING SPACES PROVIDED:	210 SPACES
UNCOVERED PARKING SPACES PROVIDED:	293 SPACES
TOTAL SPACES PROVIDED:	588 SPACES
ACCESSIBLE SPACES PROVIDED:	
VAN SPACES PROVIDED:	9 SPACES
	3 SPACES

- SITE PLAN NOTES**
- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY THE CONTRACTOR. REFERENCE CONSTRUCTION DETAIL SHEET(S) FOR ADDITIONAL INFORMATION.
 - A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
 - ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - LIMITS OF CONSTRUCTION ARE SHOWN ON THE "EROSION & SEDIMENTATION CONTROL PLAN" SHEET.
 - REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL SITE NOTES.
 - REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
 - CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND THE SITE IN ACCORDANCE WITH THE CITY OF ROUND ROCK STANDARD DETAILS AND SPECIFICATIONS.
 - THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (MINIMUM 75,000 POUNDS) AND SHALL BE SURFACED AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THIS SURFACE MUST BE IN PLACE BEFORE COMBUSTIBLES ARE BROUGHT TO THE SITE.
 - INSTALL TWO-WAY BLUE REFLECTOR PAVEMENT ADJACENT TO FIRE HYDRANT LOCATION

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

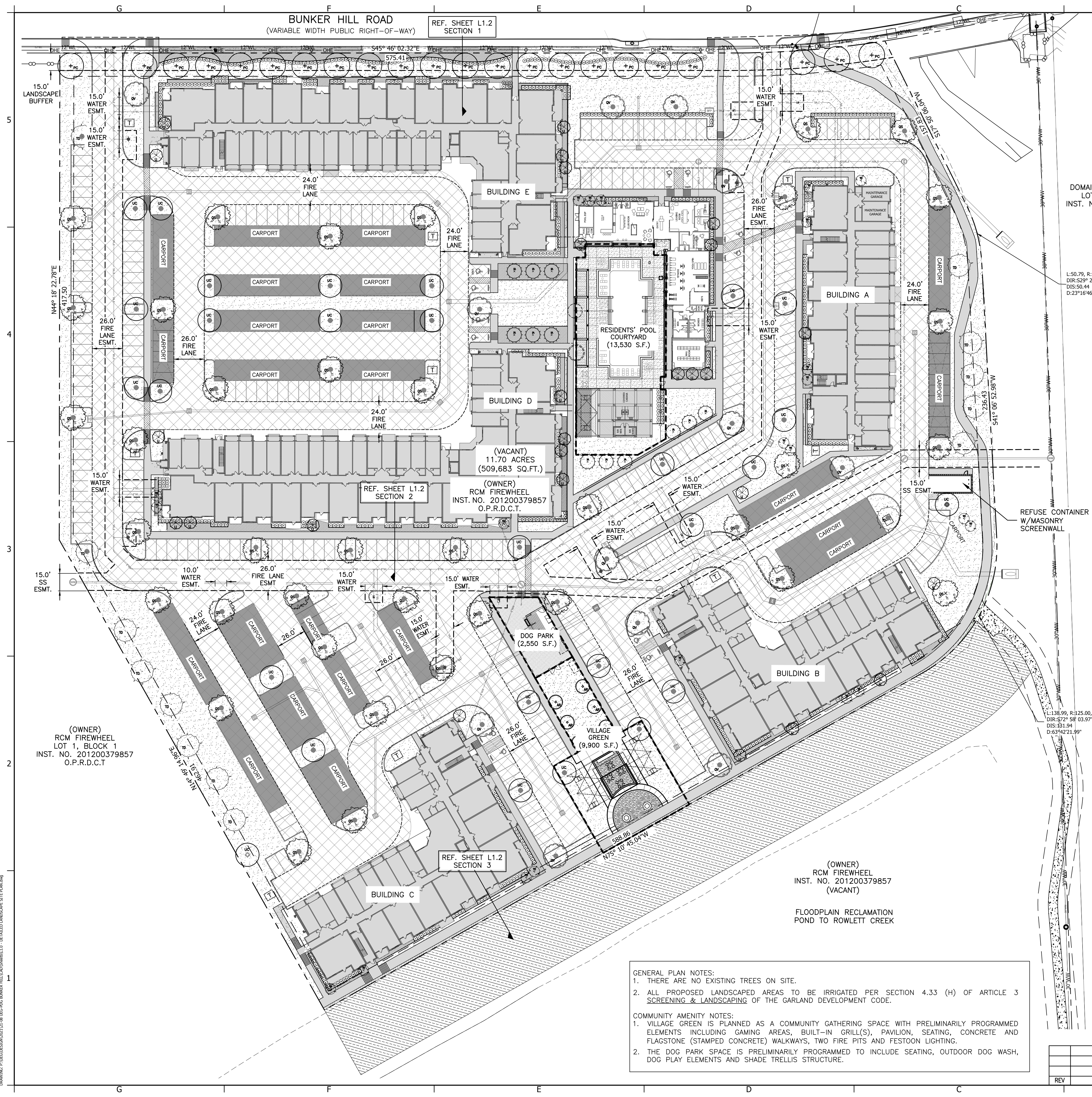
PREPARED UNDER THE
SUPERVISION OF
GRAYSON HUGHES
P.E. #114327
ON 2021-09-28

PDG BUNKER HILL MULTIFAMILY
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

DETAILED SITE PLAN

SHEET
C4.0
06 OF 29
CASE NO 210325-2

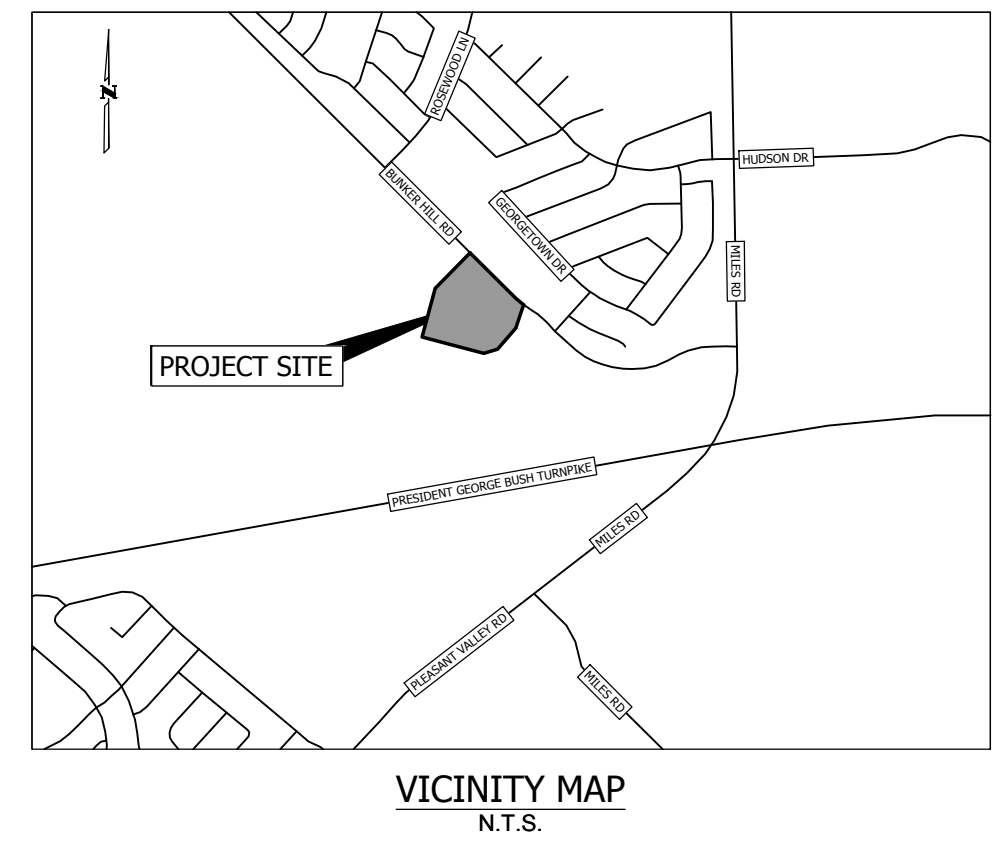
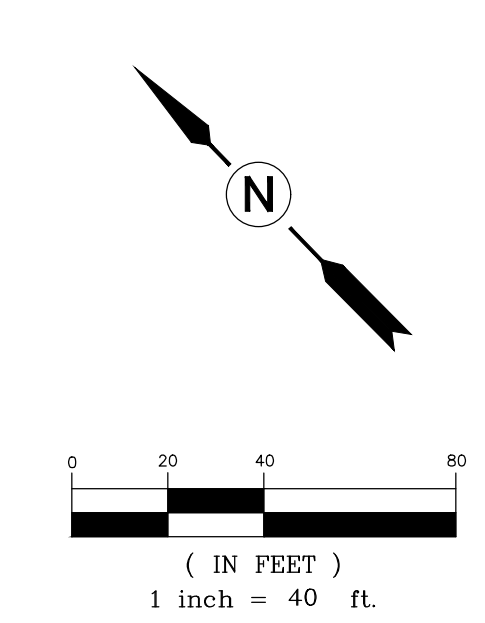
SCALE: AS SHOWN, 1"=40'
PROJECT: PDG BUNKER HILL MULTIFAMILY
PROJECT DATE: 09/20/2021, 11:12 AM
DRAWN BY: UEG/09/20/2021
PROJECT: PDG BUNKER HILL MULTIFAMILY - DETAILED LANDSCAPE SITE PLAN (4)



DOMAIN AT FIREWHEEL
LOT 1, BLOCK 1
INST. NO. 20160034554
O.P.R.D.C.T

L:50.79, R:125.00,
DIR:S29° 28' 29.51"W,
DIS:50.44'
D:23°16'46.94"

L:138.99, R:125.00,
DIR:S72° 58' 03.97"W,
DIS:131.94'
D:63°42'21.99"



SUMMARY CHART - SITE DATA			
SITE DATA SUMMARY:			
CURRENT ZONING DISTRICT:	PD 15-40 (MF)		
TOTAL SITE AREA:	11.70 ACRES/509,652 SF		
PROPOSED USE:	MULTI-FAMILY APARTMENT		
# UNITS (REF. ARCHITECTURALS):	356 UNITS		
# PARKING SPACES REQUIRED/ PROVIDED (REF. ARCHITECTURALS):	588/588		

SITE LANDSCAPING		
PD SITE LANDSCAPING/OPEN SPACE REQUIRED (20% OF SITE AREA)	101,930 sf	
SITE LANDSCAPE / COMMUNITY OPEN SPACE (21.32% PROVIDED)	108,671 sf	
4.34B2 (3b) 15' LANDSCAPE BUFFER WITH TREES @ 1:30 LF (BUNKER HILL ROAD)	22 TREES	
15' LANDSCAPE BUFFER PROVIDED (BUNKER HILL ROAD)	22 TREES	
7 SHRUBS PER TREE FOR LANDSCAPE BUFFER (BUNKER HILL ROAD)	154 SHRUBS	

PARKING AREA LANDSCAPING		
PARKING LOT AREA (SQUARE FEET)	215,307 sf	
4.35A PARKING AREA LANDSCAPE (5% REQUIRED)	10,765 sf	
PARKING AREA LANDSCAPE (9.53% PROVIDED)	20,521 sf	
4.35B3/4 PARKING LOT TREES (1 PER 10 SPACES REQUIRED)	59 TREES	
PARKING LOT TREES (PROVIDED)	77 TREES	
4.44A1 PARKING LOT SCREENING REQUIRED / PROVIDED	YES	

PROPOSED PLANT LIST					
SYMBOL	BOTANICAL/COMMON NAME	CALIPER	SIZE AT PLANTING	SIZE AT MATURITY	QTY.
TREES (SPECIES FROM DIVISION 7 - APPROVED PLANT LIST)					
	QUERCUS VIRGINIANA LIVE OAK	3" MIN.	10-12' HT	60'+ HT	12
	QUERCUS SHUMARDII RED OAK	3" MIN.	10-12' HT	60'+ HT	38
	PISTACIA CHINENSIS CHINESE PISTACHE	3" MIN.	10-12' HT	60'+ HT	22
	TAXODIUM DISTICHUM BALD CYPRESS	3" MIN.	10-12' HT	60'+ HT	14
	ULMUS CRASSIFOLIA CEDAR ELM	3" MIN.	10-12' HT	60'+ HT	28
	ACER SACCHARUM 'CADD0' CADD0 MAPLE	3" MIN.	10-12' HT	35'-40' HT	6
	ILEX ATTENUATA "SAVANNAH" SAVANNAH HOLLY	3" MIN.	10-12' HT	25-30' HT	12
	LAGERSTROEMIA INDICA CREPE MYRTLE	2" MIN.	8-10' HT	20-25' HT	26
	ILEX VOMITORIA YAUPON HOLLY	2" MIN.	6-8' HT	12-18' HT	22
SHRUBS (REPRESENTATIVE SPECIES)					
	ILEX CORNUTA 'ROTUNDA' DWARF CHINESE HOLLY ILEX BURFORDII 'NANA' DWARF BURFORD HOLLY RAPHIOLEPSIS INDICA NDIAN HAWTHORN NANDINA DOMESTICA NANDINA ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	5 GAL.	24" HT	30"-48" HT	873
GROUND COVER/GRASSES REPRESENTATIVE SPECIES)					
	TRACHAELOSPERMUM ASIATICUM ASIAN JASMINE LIRIOPE MUSCARI 'BIG BLUE' 'BIG BLUE' LIRIOPE EUONYMUS FORTUNEI PURPLELEAF WINTERCREEPER	1" GAL.	4-6" HT	1.5'-2' HT	3,600
	CYNODON DACTYLON/ COMMON BERMUDAGRASS	SOLID SOD			105,300 SF
	TxDOT SEED MIX (TBD) FOR SLOPE CONDITIONS	SEED WITH MATTING			42,600 SF

GENERAL PLAN NOTES:
1. THERE ARE NO EXISTING TREES ON SITE.
2. ALL PROPOSED LANDSCAPED AREAS TO BE IRRIGATED PER SECTION 4.33 (H) OF ARTICLE 3 SCREENING & LANDSCAPING OF THE GARLAND DEVELOPMENT CODE.

COMMUNITY AMENITY NOTES:
1. VILLAGE GREEN IS PLANNED AS A COMMUNITY GATHERING SPACE WITH PRELIMINARILY PROGRAMMED ELEMENTS INCLUDING GAMING AREAS, BUILT-IN GRILL(S), PAVILION, SEATING, CONCRETE AND FLAGSTONE (STAMPED CONCRETE) WALKWAYS, TWO FIRE PITS AND FESTOON LIGHTING.
2. THE DOG PARK SPACE IS PRELIMINARILY PROGRAMMED TO INCLUDE SEATING, OUTDOOR DOG WASH, DOG PLAY ELEMENTS AND SHADE TRELLIS STRUCTURE.

REV	DESCRIPTION	DATE

PROPERTY APPLICANT:		PROPERTY OWNER:		PROPERTY ADDRESS:	
WGI 8144 WALNUT HILL LANE SUITE 903 DALLAS, TEXAS 75231 214-307-4767 GRAYSON HUGHES, P.E.		FRISCO KAP, LLC 4228 N. CENTRAL EXPY., STE. 300 DALLAS, TX 75206 P: 972-886-6949 ANDREW KLASING		4401 BUNKER HILL ROAD CITY OF GARLAND, DALLAS COUNTY, TEXAS 75048 DANIEL CRIST SURVEY ABSTRACT NO. 226	
DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.
UEGi	UEGi	Sep 2021	1"=40'	OF	210325-2

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

FIRM REGISTRATION NO. 15332
urban engineers | group inc.
167 turtle creek blvd., ste a dallas, texas 75207
(214) 262-1612 P

PDG BUNKER HILL MULTIFAMILY
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

SITE LANDSCAPE PLAN

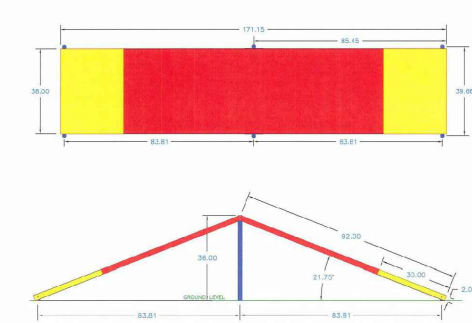
SHEET
LS1.0
1 OF 3

BUNKER HILL - GARLAND, TEXAS

DATE: 07/14/2021 4:46 PM
PROJECT: PDG BUNKER HILL MULTIFAMILY
DRAWN BY: J. WRIGHT
CHECKED BY: J. WRIGHT
PROJECT: PDG BUNKER HILL MULTIFAMILY
DRAWN BY: J. WRIGHT
CHECKED BY: J. WRIGHT

DOG ON IT PARKS
THE A-FRAME IS ONE OF THE MOST POPULAR TYPES OF DOG PARK EQUIPMENT. IT REQUIRES YOUR DOG TO WALK UP THE SIDES AND DOWN THE OTHER SIDE. ONLY THOSE FEET HIGH AT THE PEAK AND EXTRA WIDE 24" PLATES MAKE THIS APPROPRIATE FOR ALL SIZE AND STILL LEVELS. OUR A-FRAME ALSO FEATURES SAFETY CONTACT ZONES WITH RUST-PROOF ALUMINUM MATERIALS AND MAINTAINS STEEL VANDAL-RESISTANT BARRELS FOR USE IN ANY ENVIRONMENT. THREE STANDARD COLOR OPTIONS AVAILABLE - CUSTOM COLORS AVAILABLE FOR AN ADDITIONAL CHARGE.

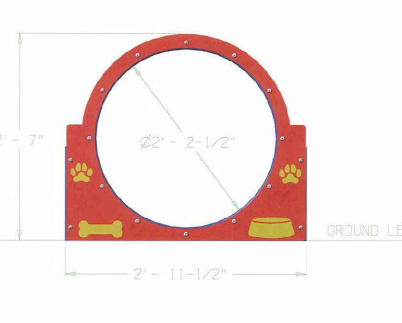
Top and Side Views:



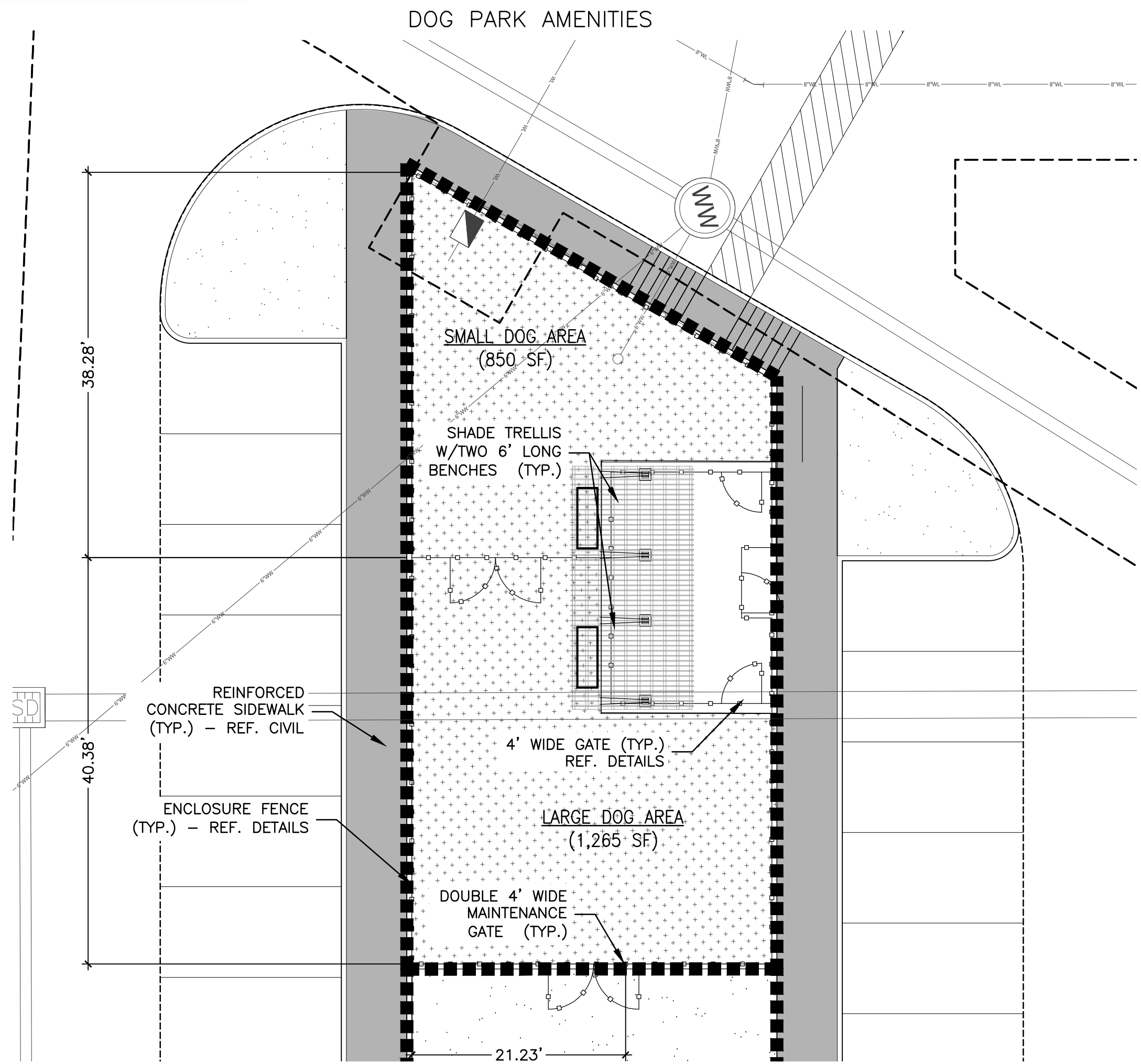
6401 A-FRAME
18 gauge, reinforced solid aluminum planks & schedule 40 aluminum posts.
Highly textured, powder-coated for maximum slip resistance.
Flat walking surface, no step strips and/or perforations.
Standard Colors: Red/Yellow, Blue/White or Green/Gray.
DOG-ON-IT PARKS
4150 Highway 190, Suite 200, Dallas, TX 75243
P: 877-346-8547
www.dogonitparks.com
Refer to manufacturer manual for more detailed specifications.
Copyright 2021

DOG ON IT PARKS
THE BOW WOW BARREL OFFERS AN EXTRA WIDE DIAMETER TO ACCOMMODATE CURVES OF ALL SHAPES AND SIZES, AND THE STRAIGHT TUBE SECTION ALLOWS DOGS TO EASILY SEE THROUGH TO THE OTHER SIDE. LIKE ALL OF OUR TUNNELS, THE BOW WOW BARREL'S INTERIOR IS HIGHLY TEXTURED WITH OUR PROPRIETARY MATERIAL TO PROVIDE YEARS OF SLIP RESISTANCE. LATER CUT END PANELS ARE AVAILABLE IN RED/YELLOW, GREEN/WHITE AND BLACK/WHITE WITH CUSTOMIZABLE DOG HOUSE PANELS AS WELL. STANDARD TUBE COLORS ARE GREEN, BLUE OR RED.

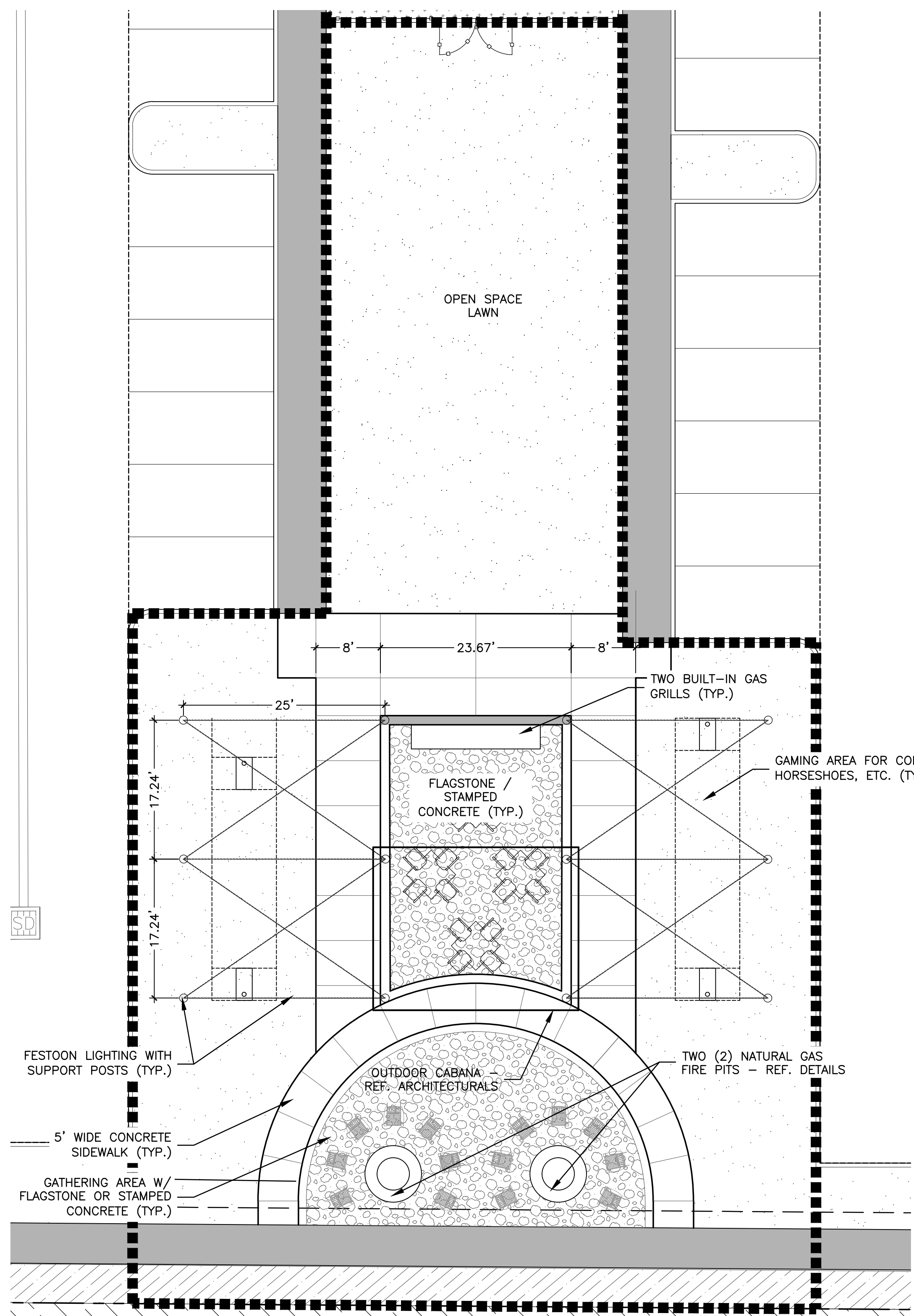
Dimensions:



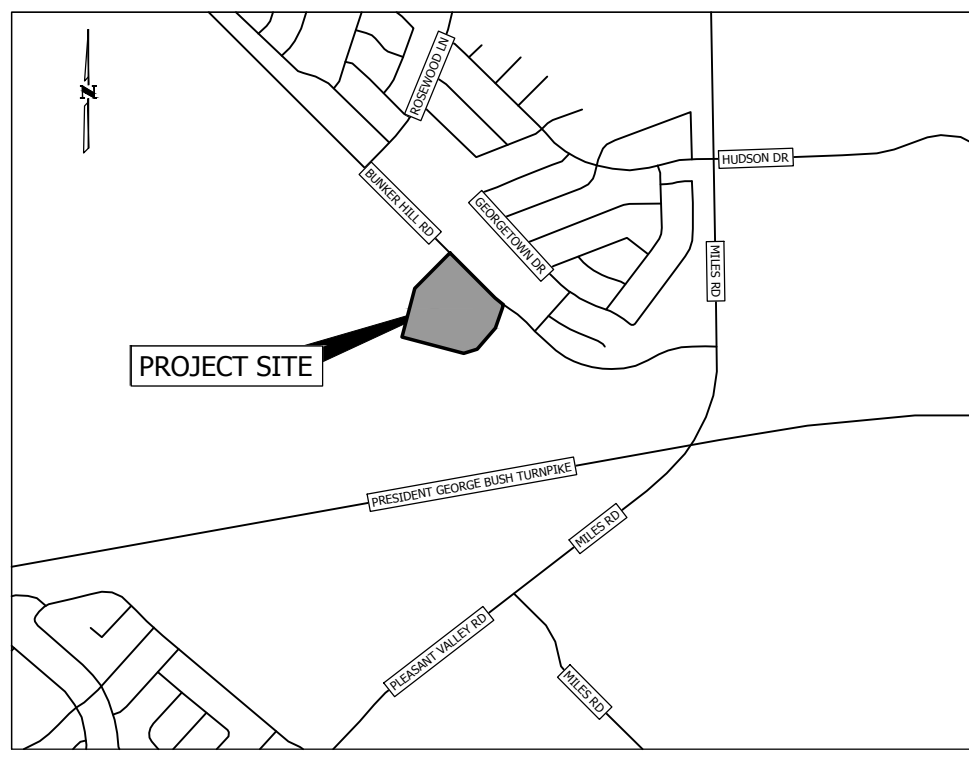
6703 BOW WOW BARREL
30"L and 27"D
Tube Color: Blue, Red or Green.
End Panel Colors: Red, Green or Black.
Tunnel interior has proprietary texture embedded into the plastic.
Stainless steel, vandal resistant hardware, surface mount plates also available.
DOG-ON-IT PARKS
4150 Highway 190, Suite 200, Dallas, TX 75243
P: 877-346-8547
www.dogonitparks.com
Refer to manufacturer manual for more detailed specifications.
Copyright 2021



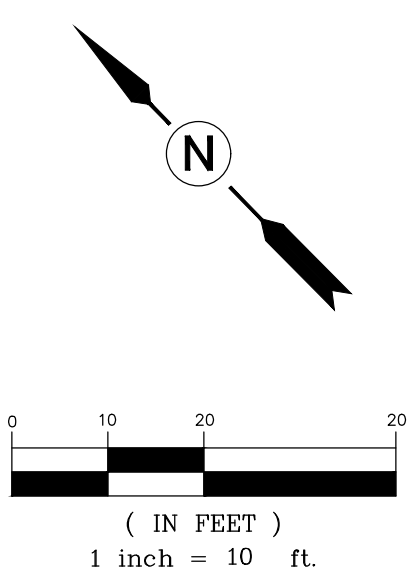
DOG PARK (2,550 S.F.)



VILLAGE GREEN (9,900 S.F.)



VICINITY MAP
N.T.S.



COMMUNITY AMENITY NOTES:
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2. THE DOG PARK SPACE IS PRELIMINARILY PROGRAMMED TO INCLUDE SEATING, OUTDOOR DOG WASH, DOG PLAY ELEMENTS AND SHADE TRELLIS STRUCTURE.
3. ALTHOUGH THE PRODUCTS, IMAGES, AND DIMENSIONS SHOWN ARE REPRESENTATIVE OF THE GENERAL SCOPE AND INTENT OF THE VILLAGE GREEN AREA AND DOG PARK, FINAL SELECTION OF PRODUCTS, MATERIALS, AND/OR MANUFACTURERS' MAY VARY FROM THAT SHOWN.

PROPERTY APPLICANT:		PROPERTY OWNER:		PROPERTY ADDRESS:	
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DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.
UEG	UEG	Jul 2021	1"=40'	OF	210325-2
EXHIBIT					

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

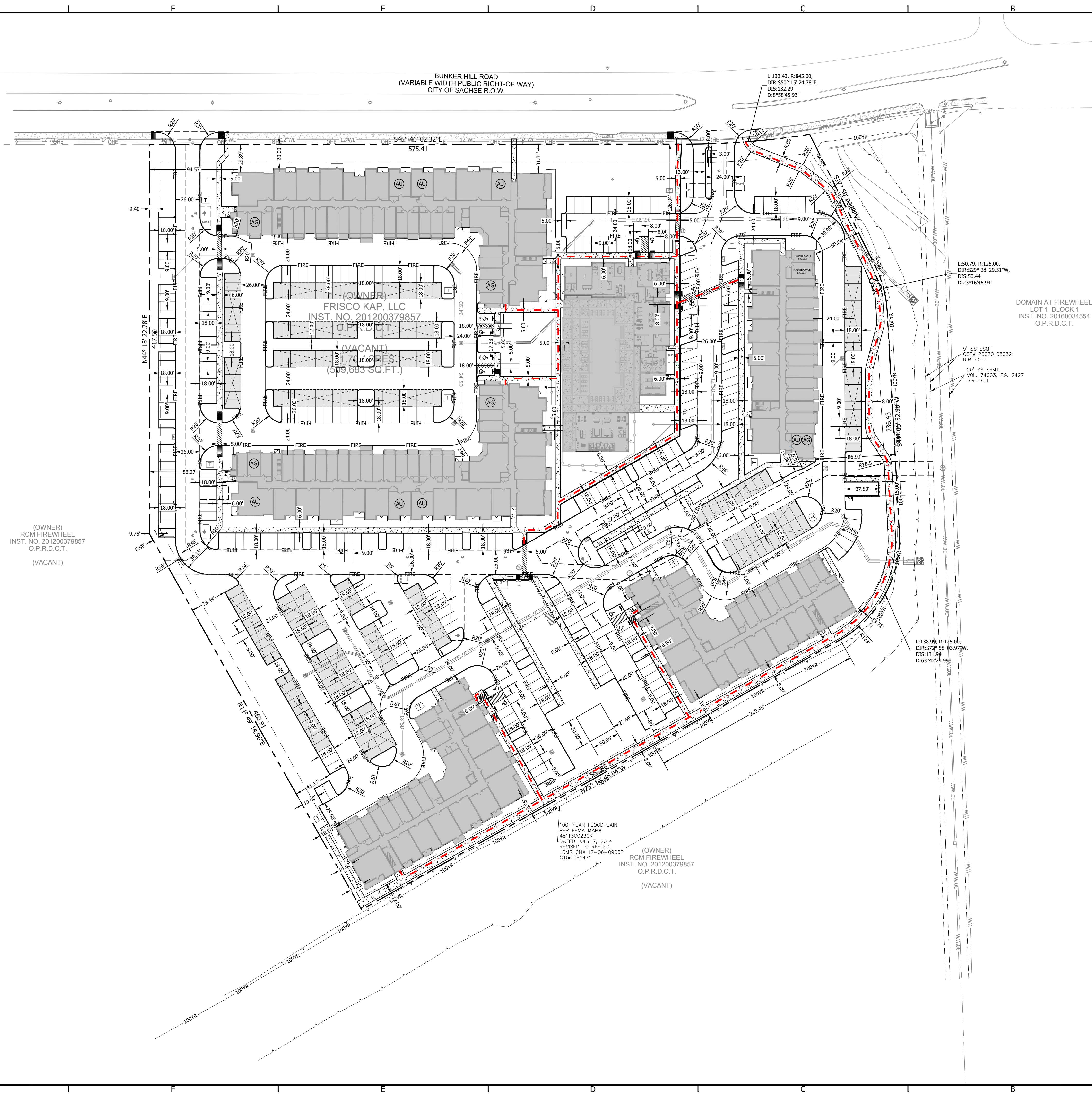
UEG
FIRM REGISTRATION NO. 15332
urban | engineers | group inc.
167 turtle creek blvd., ste a dallas, texas 75207
(214) 262-1612 P

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL. PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
W. SCOTT WRIGHT TX 1883
NAME PLA NO.
JULY 14, 2021
URBAN ENGINEERS GROUP, INC. F # 5332

PDG BUNKER HILL MULTIFAMILY
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048
VILLAGE GREEN/DOG PARK PROPOSED AMENITIES

EXHIBIT D

SWMT: 9/20/2021, 1:55 PM
PLOTTER: 9/20/2021, 1:55 PM
DRAWING: 210325-2 Bunker Hill Multifamily 811 Call, Texas 5943303 06555-05 - CADD DIMENSIONAL CONTROL PLAN.dwg



LEGEND

	PROPERTY LINE / RIGHT OF WAY
	EASEMENT / SETBACK
	CURB & GUTTER
	EX. GRADE CONTOUR ELEVATION
	PROP. GRADE CONTOUR ELEVATION
	STORM SEWER PIPE
	WATER PIPE
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	UNDERGROUND GAS LINE
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	WATER METER/Vault
	FIRE DEPARTMENT CONNECTION
	STORM DRAIN MANHOLE
	STORM DRAINAGE INLET
	ACCESSIBLE UNIT (TYPE A)
	ACCESSIBLE GARAGE

SITE PLAN NOTES

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PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
GRAYSON HUGHES
P.E. #114327
ON 2021-09-28

PDG BUNKER HILL MULTIFAMILY
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

DIMENSIONAL CONTROL PLAN

SHEET
C4.1
07 OF 29
CASE NO 210325-2

FIRM NO. F-15985
214-307-4767

WGL
WGInc.com

8144 WALNUT HILL LANE, SUITE 903, DALLAS, TEXAS 75251

DRAWING: P:\6600\6652.00 Bunker Hill Multi-Family\01-Civil_TX\10-Strs\Trail Plans\30216652.00 - CL 0 TRAIL SITE PLAN.dwg
 PLOTTED BY: ADAMURE EKECHI
 PLOT DATE: 9/28/2021 1:54 PM
 SAVED: 9/28/2021 1:08 PM



100-YEAR FLOODPLAIN
PER FEMA MAP#
48113C0230K
DATED JULY 7, 2014
REVISED TO REFLECT
LOMR CN# 17-06-0906F
CID# 485471

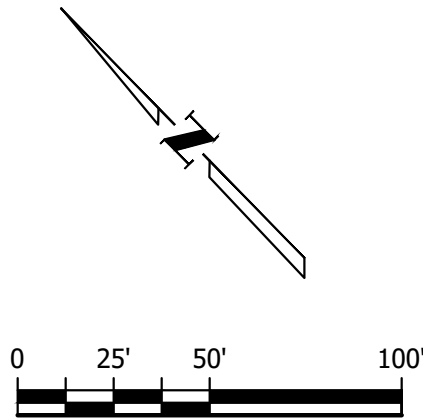
06P (OWNER)
RCM FIREWHEEL
INST. NO. 201200379857
O.P.R.D.C.T.

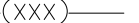
(VACANT

PROPOSED 8' WIDE TRAIL CONNECTION
CONCEPTUAL ALIGNMENT $\pm$ 1,015 L.F.
REF. SIDEWALK DETAILS ON SHEET C3.0

BENCH LOCATION

CITY OF GARLAND
TRAIL EASEMENT

CITY OF GARLAND
EXISTING 12' REGIONAL TRAIL

LEGEND	
	PROPERTY LINE / RIGHT OF WAY
	EASEMENT / SETBACK
	CURB & GUTTER
	EXP. GRADE CONTOUR ELEVATION
	PRO. GRADE CONTOUR ELEVATION
	STORM SEWER PIPE
	WATER PIPE
	WASTEWATER PIPE
	BENCHMARK
	WASTE WATER MANHOLE
	CLEAN-OUT
	STORM DRAIN MANHOLE
	STORM DRAINAGE INLET
	

PAVING LEGEND	
	CONCRETE TRAIL / PVMT.

REFERENCE GEOTECHNICAL REPORT NO. 21-16014
BY JRB ENGINEERING, LLC

NOTE:

1. PEDESTRIAN SCALE LIGHTING SHALL BE PROVIDED ON THE TRAIL CONNECTION TO BE DETERMINED PRIOR TO ISSUING PERMIT FOR CONSTRUCTION OF TRAIL CONNECTION ADDITION.
2. CUT & FILL IN THE FLOODPLAIN SHALL BE COORDINATED DURING CONSTRUCTION DRAWINGS AND WILL YIELD NO NET FILL IN THE FLOODPLAIN.

SITE PLAN NOTES

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4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE "EROSION & SEDIMENTATION CONTROL PLAN" SHEET.
5. REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL SITE NOTES.
6. REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
7. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND THE SITE IN ACCORDANCE WITH THE CITY OF ROUND ROCK STANDARD DETAILS AND SPECIFICATIONS.
8. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE ENLARGED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
9. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (MINIMUM 75,000 POUNDS) AND SHALL BE SURFACED TO BE AT LEAST AN EQUAL DRIVING CAPABILITY. THIS SURFACE MUST BE IN PLACE BEFORE COMBUSTIBLES ARE BROUGHT TO THE SITE.
10. INSTALL TWO-WAY BLUE REFLECTOR PAVEMENT ADJACENT TO FIRE HYDRANT LOCATION

WARNING!
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY & HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM AT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

FIRM NO: F-15085



8144 WALNUT HILL LANE, SUITE 903, DALLAS, TEXAS 75231

PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
GRAYSON HUGHES
P.E. #114327
ON 2021-09-28

RCM FIREWHEEL PRIVATE TRAIL CONNECTION

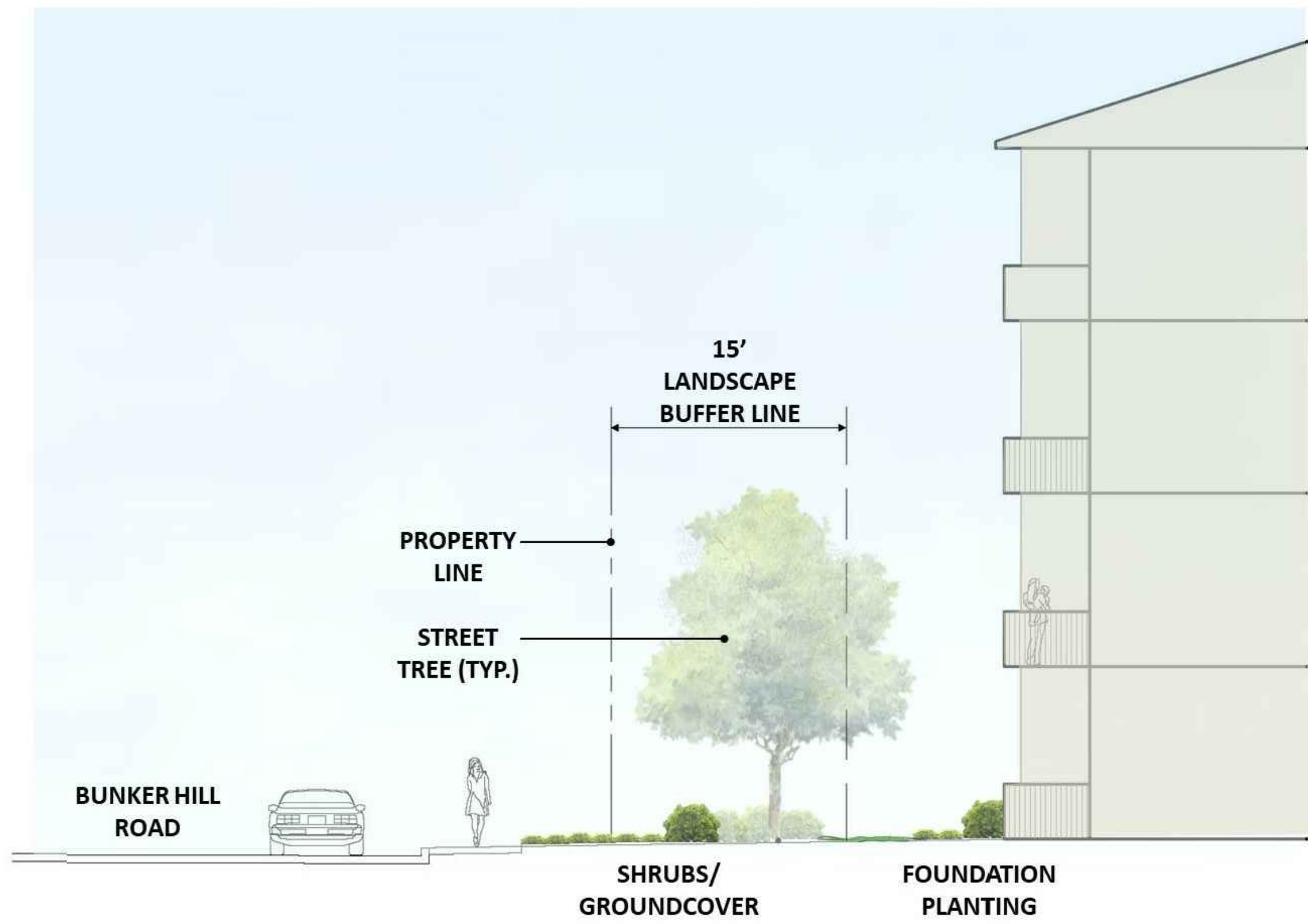
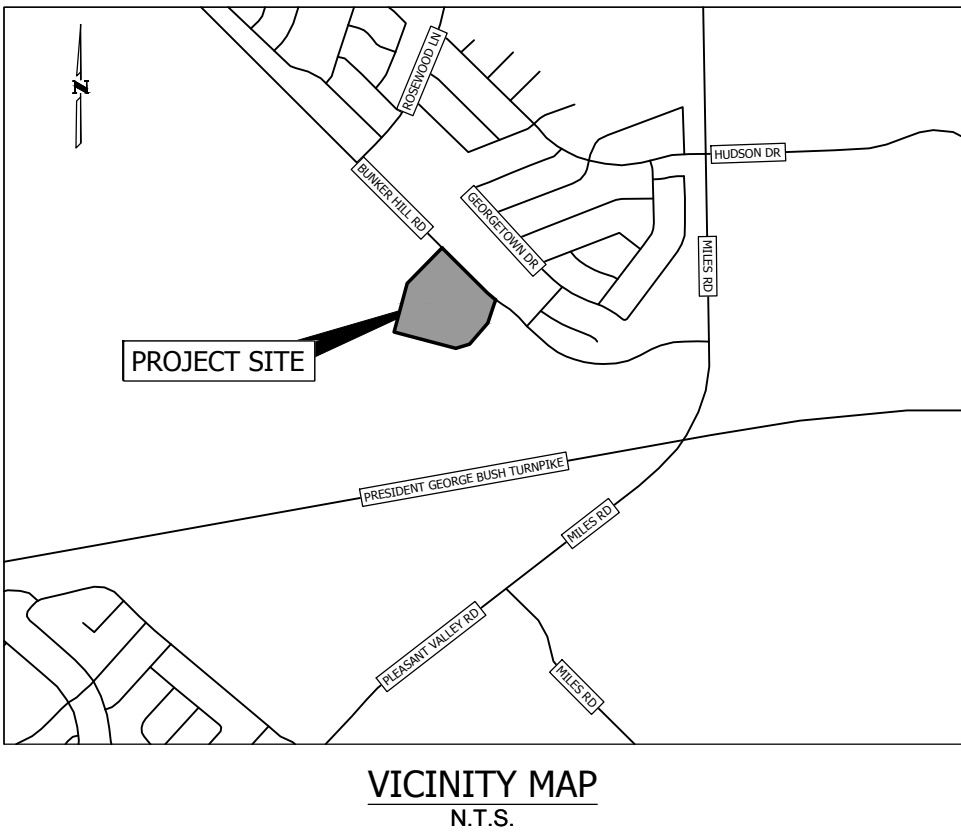
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75040

RCM FIREWHEEL PRIVATE TRAIL CONNECTION SITE & PAVING PLAN

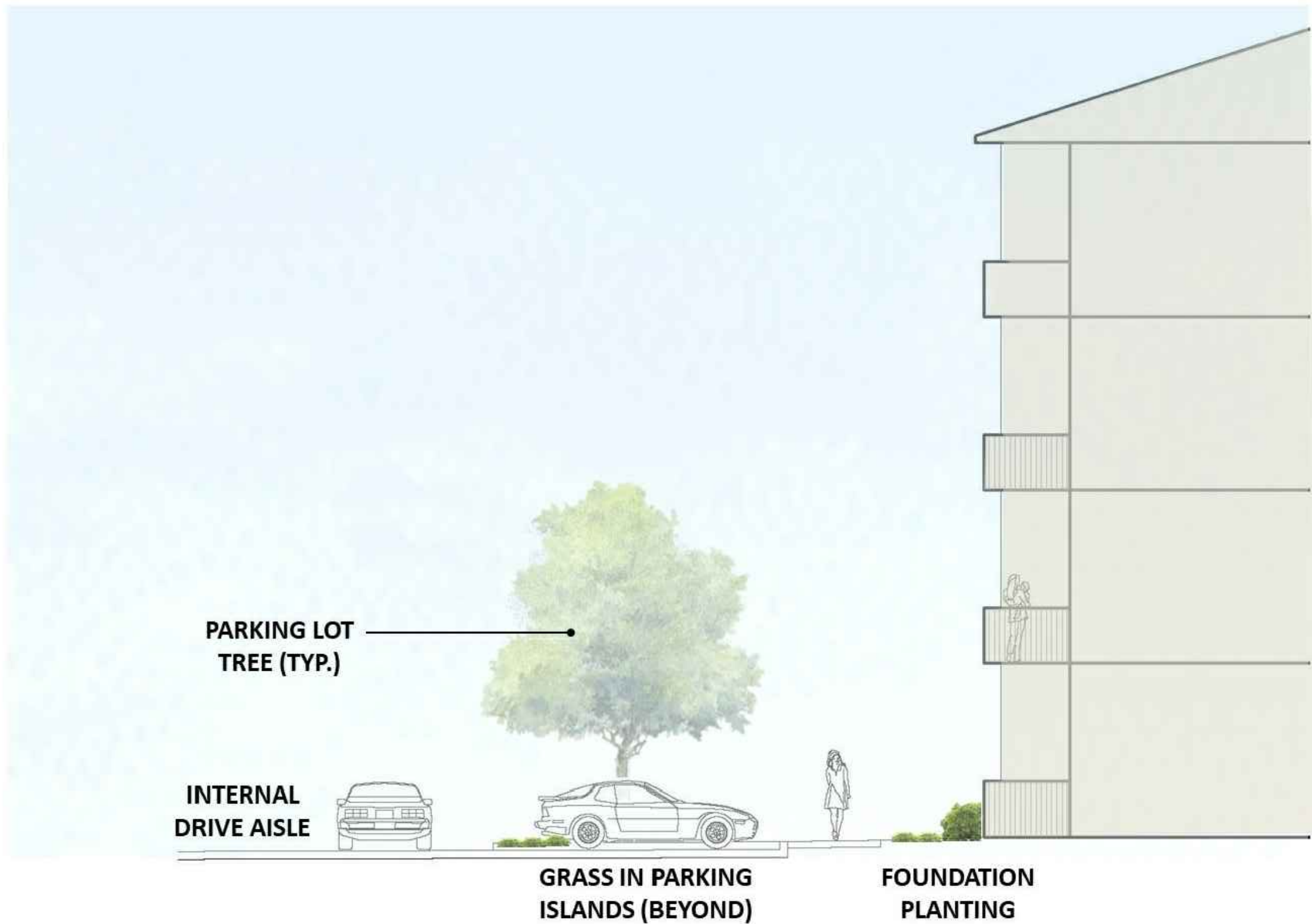
SHEET

C1.0

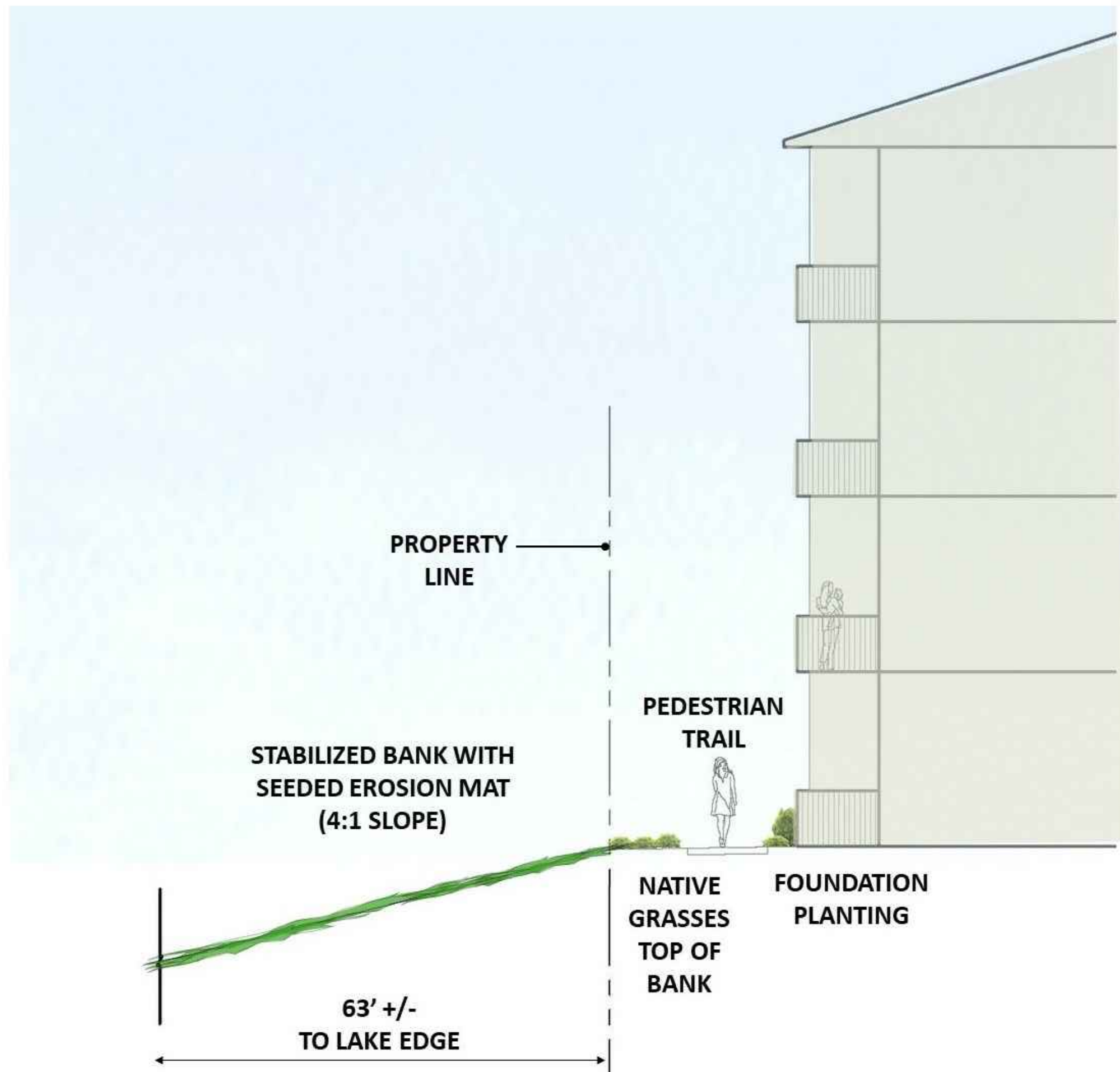
01 OF 03



SECTION 1 – BUNKER HILL ROAD FRONTAGE



SECTION 2 – INTERNAL DRIVE



SECTION 3 – PEDESTRIAN TRAIL AT LAKE FRONTAGE

PROPERTY APPLICANT:		PROPERTY OWNER:		PROPERTY ADDRESS:	
WGI 8144 WALNUT HILL LANE SUITE 903 DALLAS, TEXAS 75231 214-307-4767 GRAYSON HUGHES, P.E.		FRISCO KAP, LLC 4228 N. CENTRAL EXPY., STE. 300 DALLAS, TX 75206 P: 972-896-6949 ANDREW KLUSING		4401 BUNKER HILL ROAD CITY OF GARLAND, DALLAS COUNTY, TEXAS 75048 DANIEL CRIST SURVEY ABSTRACT NO. 226	
DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.
UEGi	UEGi	Jul 2021	1"=40'	OF	210325-2

REV	DESCRIPTION	DATE
	B	

EXHIBIT D

DRAWING: 0-110 DESIGN 2021.07.11.08 11:08 REG. DPC RINKER HILL (CAO) SHEET 1.0 - DETAILED LANDSCAPE SITE PLAN (PLAN)
 PLOTTED BY: SCOTT WRIGHT
 PLOT DATE: 7/13/2021 6:23 PM
 SAVED: 7/13/2021 4:40 PM

Oakley 40 Gallon Decorative Waste Receptacle

REVIEWED

By: pbernal 09/10/2018

QUICK SPECS

Item #: M3600-R-FT-BK

- **Capacity:** 40 Gal
- **Dimensions:** 28 " d x 36" h
- **Weight:** 93 lbs
- **Setting:** Outdoor
- **Material:** Galvanized Steel

EXHIBIT D

BENCH SPECIFICATIONS BC1350

COLOR IS TO BE EVERGREEN PER
THE ENCLOSED APPROVAL BY
RCS-RCM.

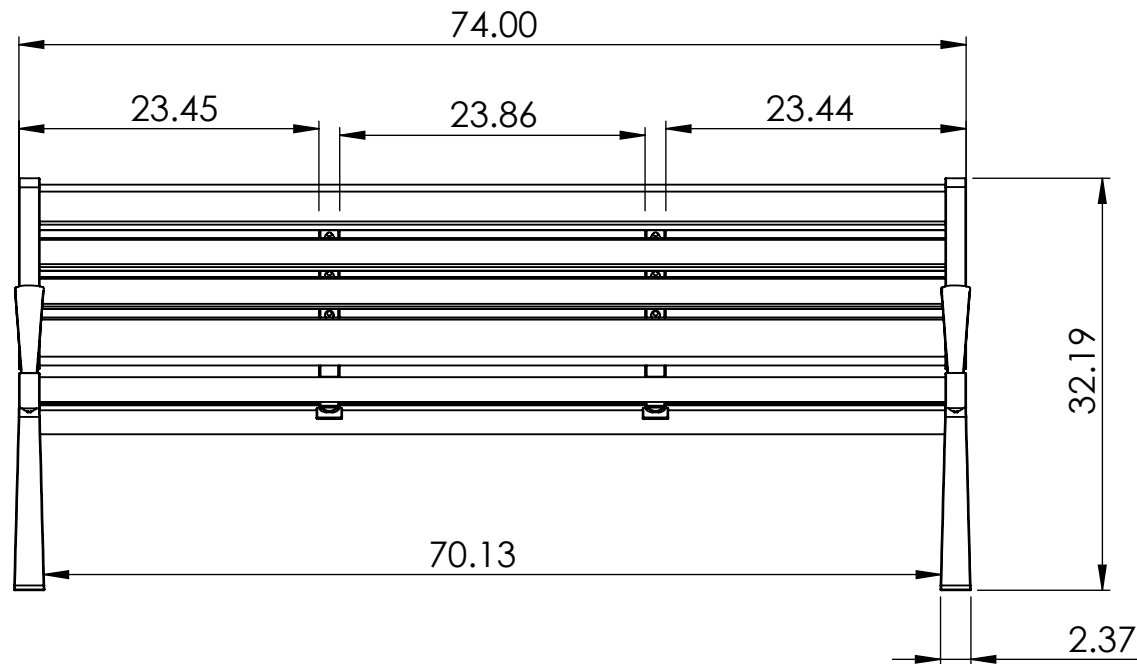
REVIEWED

By: pbernal 09/10/2018

TOP

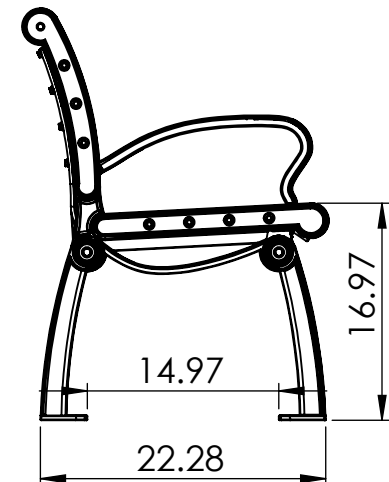
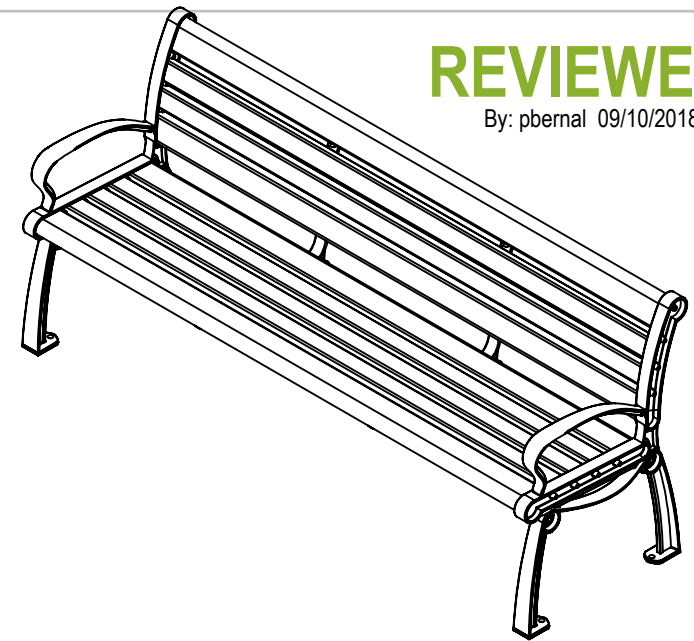


EXHIBIT D



FRONT

CONSTRUCTION MATERIALS:
Recycled Plastic
Cast Aluminum
HARDWARE:
Stainless Steel



SIDE

ALL DIMENSIONS ARE SHOWN IN INCHES

BUILDING 'A' ARTICULATION - EAST ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length - 70' 7" x 20% = 14' 1.4", Provided: 30' 1", 42.6%
B. Building's total street-facing length = greater than 40' and less than 80'
C. Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length

STATUS

- Comply
Comply
Comply

VERTICAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 73' 1" x 20% = 14' 8.2", Provided: 38' 4", 54.1%
B. Building's total street-facing facade width
C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
D. Building's non-articulated height

STATUS

- Comply
73' 1"
Comply
41' - 1"

ARCHITECTURAL ELEMENTS

- ORNAMENTAL WINDOW LINTEL
DECORATIVE CORNICE
DIVIDED LIGHT WINDOW
VARIED ROOF HEIGHT
TRANSOM WINDOW
RECESSED ENTRY
AWNING

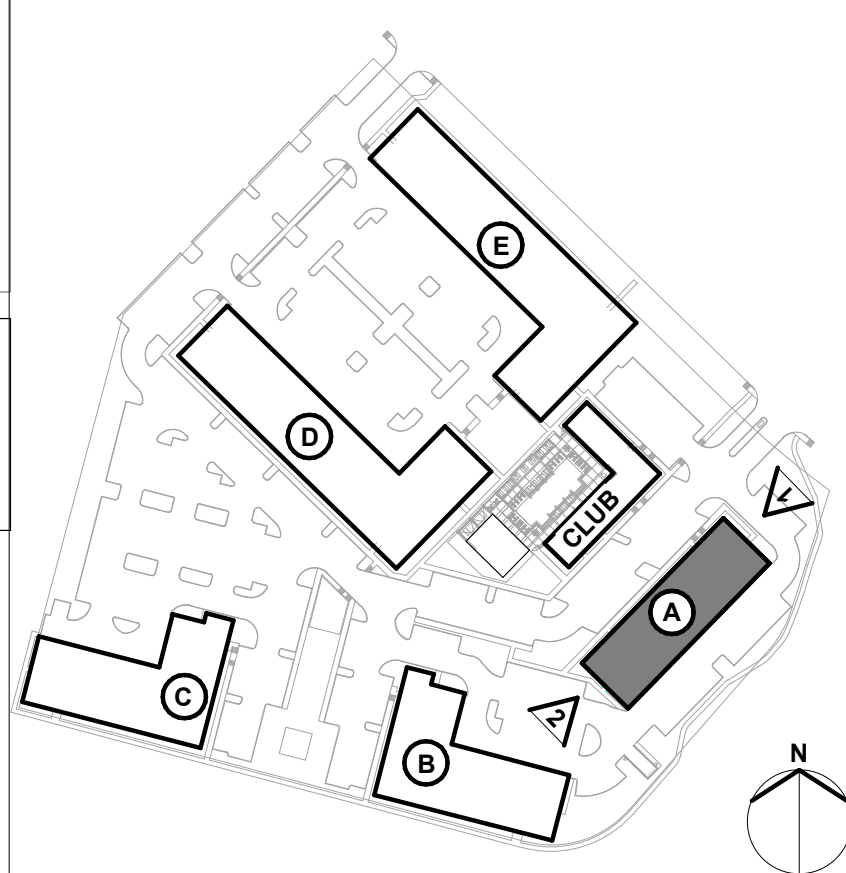
FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
b) Balconies on at least 33% of the units facing the street (minimum of 25 sq.ft)
c) Decorative railings on balconies.
i) Trim at windows and doors of the street facade.
n) Balconies will count as open space.

A

SITE KEY

BUILDING TYPE 3 - OCCURS AT BUILDING 'A'



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
FBR-2 FACE BRICK GLACIER WHITE
ST-1 LUEDER STONE TEXAS CREAM
FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
FSDG-2 CEMENTITIOUS LAP PANEL PEARL GRAY
CP-1 CEMENTITIOUS FIBER PANEL GRAY
CP-2 CEMENTITIOUS FIBER PANEL CREAM
CP-3 CEMENTITIOUS FIBER PANEL BROWN
MR-1 METAL AWNING MUSKET GRAY
CS-1 CAST STONE SANDSTONE
SR-1 ARCHITECTURAL SHINGLES WEATHERED WOOD
WN-1 VINYL WINDOWS WHITE
M-1 1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
GD-1 GARAGE DOOR GRAY
SC-1 CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER

FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
(972)896-6949
CONTACT: ANDREW KLASING

APPLICANT/CIVIL

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(972) 898-2841
CONTACT: JEFF SWANSON

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Landscape Architecture
Engineering

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Dallas, TX
75202
972.898.2841

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TO FORMAL CITY
APPROVAL

FIRM NO. FJ-5985

214-307-4767



BUNKER HILL MULTIFAMILY

4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDING 'A'

CASE# 210325-2

SHEET

A4.1

1 OF 1



1
A4.3
BUILDING 'B' - SOUTH ELEVATION (BUILDING 'C' IS O.H.) (FACES LAKE)
1/16" = 1'-0"

BUILDING 'B' ARTICULATION - SOUTH ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

A. Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length - 67' 9"x 20% = 13' 7.6", Provided: 36' 3", 53.5%
B. Building's total street-facing length = greater than 40' and less than 80'
C. Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length

STATUS

Comply
Comply
Comply

VERTICAL ARTICULATION FOR FOOTPRINT

A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 69' 9.5"x 20% = 13' 11.5", Provided: 31' 6", 45.6%
B. Building's total street-facing facade width
C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
D. Building's non-articulated height

STATUS

Comply
69' 9.5"
Comply
41' - 1'

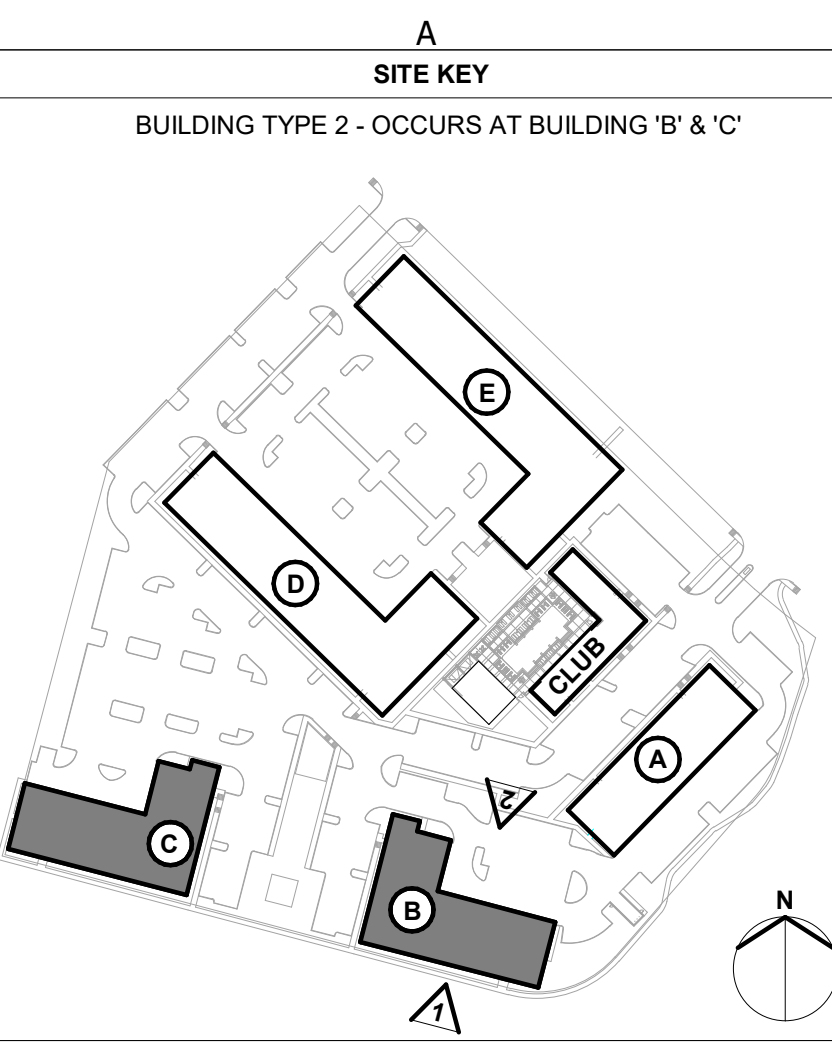


2
A4.3
BUILDING 'B' - NORTH ELEVATION (STREET FACING) (BUILDING 'C' IS O.H.) (FACES MAIN DRIVE)
1/16" = 1'-0"

- ARCHITECTURAL ELEMENTS**
- ORNAMENTAL WINDOW LINTEL
 - DECORATIVE CORNICE
 - DIVIDED LIGHT WINDOW
 - VARIED ROOF HEIGHT
 - TRANSOM WINDOW
 - RECESSED ENTRY
 - AWNING

FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
- c) Decorative railings on balconies.
- n) Balconies will count as open space.
- o) Balconies on at least 50% of the units facing the floodplain.



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
- FBR-2 FACE BRICK RIDGEMAR
- ST-1 LUEDER STONE TEXAS CREAM
- FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
- FSDG-2 CEMENTITIOUS LAP PANEL PEARL GRAY
- CP-1 CEMENTITIOUS FIBER PANEL GRAY
- CP-2 CEMENTITIOUS FIBER PANEL CREAM
- CP-3 CEMENTITIOUS FIBER PANEL BROWN
- MR-1 METAL AWNING MUSKET GRAY
- CS-1 CAST STONE SANDSTONE
- SR-1 ARCHITECTURAL SHINGLES WEATHERED WOOD
- WN-1 VINYL WINDOWS WHITE
- M-1 1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
- GD-1 GARAGE DOOR GRAY
- SC-1 CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER
FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
(972)896-6949
CONTACT: ANDREW KLASING

APPLICANT/CIVIL
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214-307-4767

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BUNKER HILL MULTIFAMILY

4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDINGS 'B' & 'C'

CASE# 210325-2

SHEET

A4.3

1 OF 1



1 BUILDING 'B' - WEST ELEVATION (BUILDING 'C' IS O.H.) (FACES VILLAGE GREEN)
A4.4 1/16" = 1'-0"

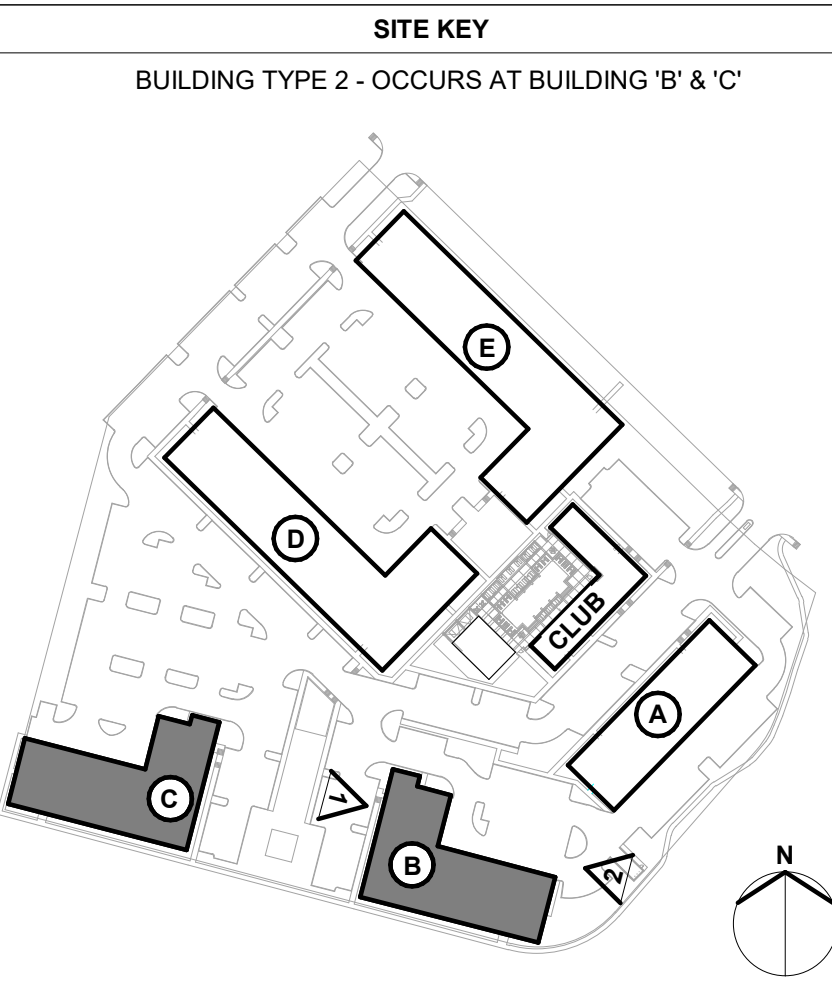


2 BUILDING 'B' - EAST ELEVATION (BUILDING 'C' IS O.H.)
A4.4 1/16" = 1'-0"

- ARCHITECTURAL ELEMENTS**
- ORNAMENTAL WINDOW LINTEL
 - DECORATIVE CORNICE
 - DIVIDED LIGHT WINDOW
 - VARIED ROOF HEIGHT
 - TRANSOM WINDOW
 - RECESSED ENTRY
 - AWNING

FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
- c) Decorative railings on balconies.
- n) Balconies will count as open space.
- o) Balconies on at least 50% of the units facing the floodplain.



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
- FBR-2 FACE BRICK RIDGEMAR
- ST-1 LUEDER STONE TEXAS CREAM
- FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
- FSDG-2 CEMENTITIOUS LAP PANEL PEARL GRAY
- CP-1 CEMENTITIOUS FIBER PANEL GRAY
- CP-2 CEMENTITIOUS FIBER PANEL CREAM
- CP-3 CEMENTITIOUS FIBER PANEL BROWN
- MR-1 METAL AWNING MUSKET GRAY
- CS-1 CAST STONE SANDSTONE
- SR-1 ARCHITECTURAL SHINGLES WEATHERED WOOD
- WN-1 VINYL WINDOWS WHITE
- M-1 1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
- GD-1 GARAGE DOOR GRAY
- SC-1 CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER
FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
(972)896-6949
CONTACT: ANDREW KLASING

APPLICANT/CIVIL
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CONTACT: JEFF SWANSON

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FIRM NO. FJ15985

214.307.4767

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BUNKER HILL MULTIFAMILY

4401 BUNKER HILL ROAD

GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDINGS 'B' & 'C'

CASE# 210325-2

SHEET

A4.4

1 OF 1

BUILDING 'E' ARTICULATION - NORTH ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 342' 5.5" x 30% = 102' 8.8", Provided: 193' 0.25", 55.9%
- B. Building's total street-facing length = greater than 80'
- C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length

STATUS

- Comply
- Comply
- Comply

VERTICAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 342' 5.5" x 20% = 68' 5.9", Provided: 253' 5", 72.3%
- B. Building's total street-facing facade width
- C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
- D. Building's non-articulated height

STATUS

- Comply
- 342' 5.5"
- Comply
- 41' - 1"

FOUR OPTIONAL FEATURES:

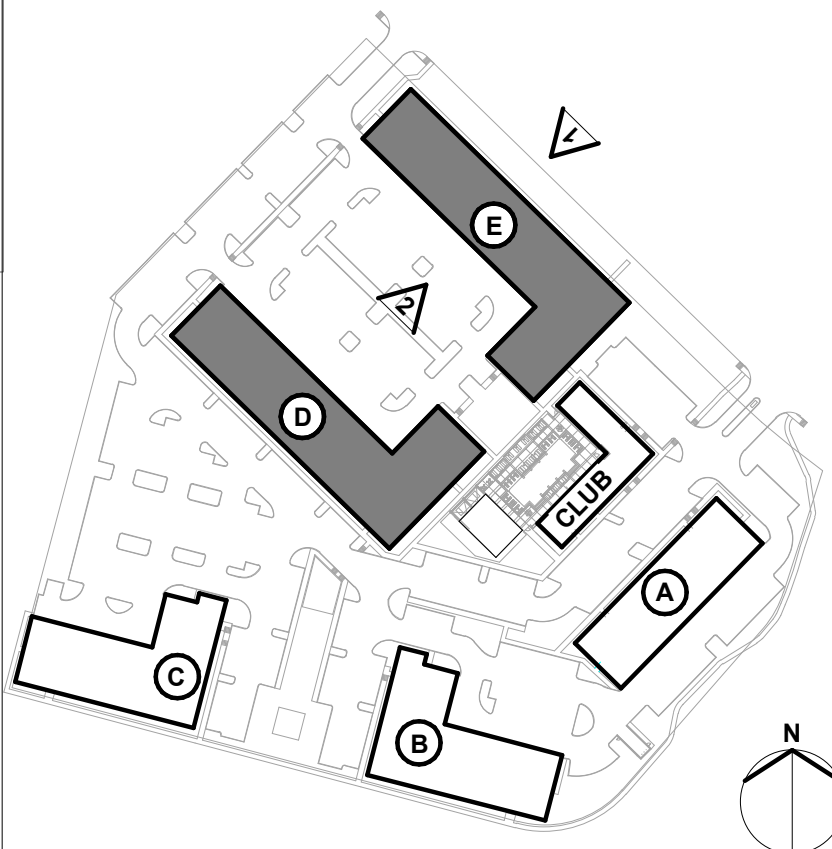
- a) Canopy at the front entrance.
- c) Decorative railings on balconies.
- i) Trim at windows and doors of the street facade.
- n) Balconies will count as open space.

ARCHITECTURAL ELEMENTS

- ORNAMENTAL WINDOW LINTEL
- DECORATIVE CORNICE
- DIVIDED LIGHT WINDOW
- VARIED ROOF HEIGHT
- TRANSOM WINDOW
- RECESSED ENTRY
- AWNING

SITE KEY

BUILDING TYPE 1 - OCCURS AT BUILDING 'D' & 'E'



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
- FBR-2 FACE BRICK RIDGEMAR
- ST-1 LUEDER STONE TEXAS CREAM
- FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
- FSDG-2 CEMENTITIOUS LAP PANEL PEARL GRAY
- CP-1 CEMENTITIOUS FIBER PANEL GRAY
- CP-2 CEMENTITIOUS FIBER PANEL CREAM
- CP-3 CEMENTITIOUS FIBER PANEL BROWN
- MR-1 METAL AWNING MUSKET GRAY
- CS-1 CAST STONE SANDSTONE
- SR-1 ARCHITECTURAL SHINGLES WEATHERED WOOD
- WN-1 VINYL WINDOWS WHITE
- M-1 1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
- GD-1 GARAGE DOOR GRAY
- SC-1 CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER

FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
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CONTACT: ANDREW KLASING

APPLICANT/CIVIL

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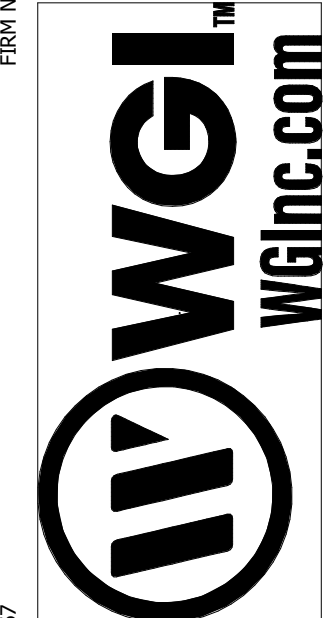
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BUNKER HILL MULTIFAMILY

4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDINGS 'D' & 'E'

CASE# 210325-2

SHEET

A4.5

1 OF 1

BUILDING 'E' ARTICULATION - EAST ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 137' 4" x 30% = 41' 2.4", Provided: 49' 7", 36.1%
B. Building's total street-facing length = greater than 80'
C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length

STATUS

- Comply
Comply
Comply

VERTICAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 137' 4" x 20% = 27' 5.6", Provided: 104' 11.5", 71.8%
B. Building's total street-facing facade width
C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
D. Building's non-articulated height

STATUS

- Comply
137' 4"
Comply
41' - 1"

FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
c) Decorative railings on balconies.
i) Trim at windows and doors of the street facade.
n) Balconies will count as open space.



1 BUILDING 'E' - EAST ELEVATION (STREET FACING) (BUILDING 'D' IS O.H.)

1/16" = 1'-0"

BUILDING 'E' ARTICULATION - WEST ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length - 66' 3" x 20% = 13' 3", Provided: 34' 6", 52%
B. Building's total street-facing length = greater than 40' and less than 80'
C. Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length

STATUS

- Comply
Comply
Comply

VERTICAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 66' 3" x 20% = 13' 3", Provided: 27' 8", 41.8%
B. Building's total street-facing facade width
C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
D. Building's non-articulated height

STATUS

- Comply
66' 3"
Comply
41' - 1"



2 BUILDING 'E' - WEST ELEVATION (STREET FACING) (BUILDING 'D' IS O.H.)

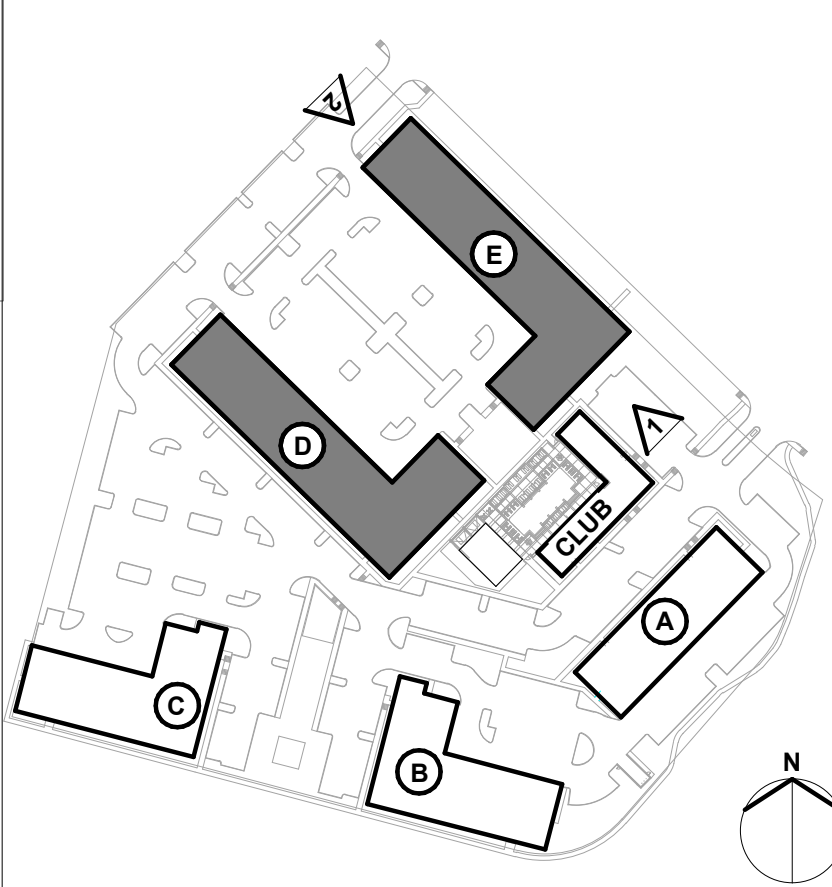
1/16" = 1'-0"

ARCHITECTURAL ELEMENTS

- ORNAMENTAL WINDOW LINTEL
DECORATIVE CORNICE
DIVIDED LIGHT WINDOW
VARIED ROOF HEIGHT
TRANSOM WINDOW
RECESSED ENTRY
AWNING

SITE KEY

BUILDING TYPE 1 - OCCURS AT BUILDING 'D' & 'E'



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
FBR-2 FACE BRICK RIDGEMAR
ST-1 LUEDER STONE TEXAS CREAM
FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
FSDG-2 CEMENTITIOUS LAP PANEL PEARL GRAY
CP-1 CEMENTITIOUS FIBER PANEL GRAY
CP-2 CEMENTITIOUS FIBER PANEL CREAM
CP-3 CEMENTITIOUS FIBER PANEL BROWN
MR-1 METAL AWNING MUSKET GRAY
CS-1 CAST STONE SANDSTONE
SR-1 ARCHITECTURAL SHINGLES WEATHERED WOOD
WN-1 VINYL WINDOWS WHITE
M-1 1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
GD-1 GARAGE DOOR GRAY
SC-1 CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER

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APPLICANT/CIVIL

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4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDINGS 'D' & 'E'

CASE# 210325-2

SHEET

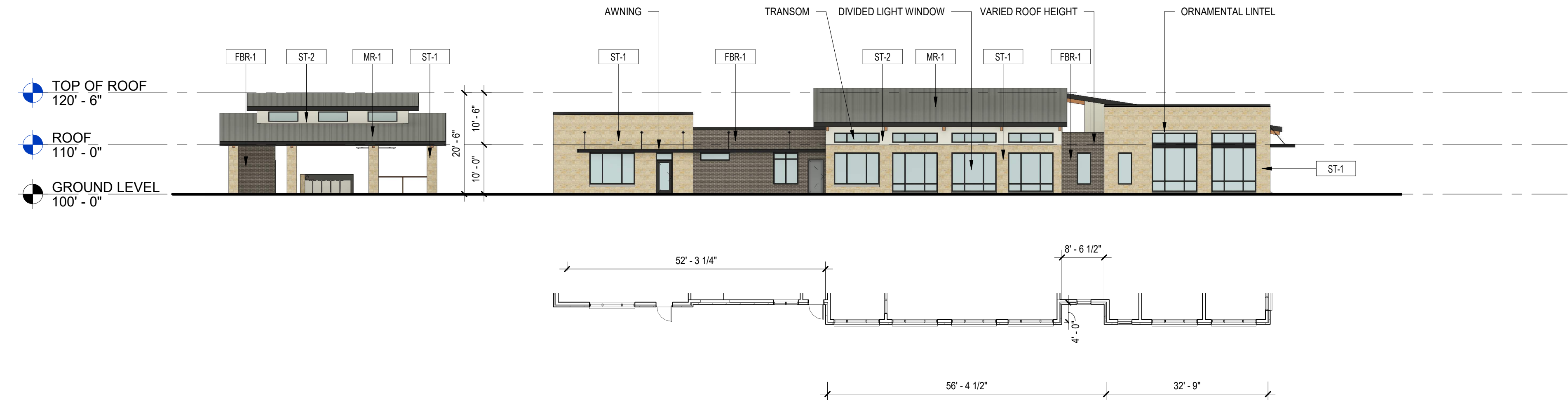
A4.6

1 OF 1

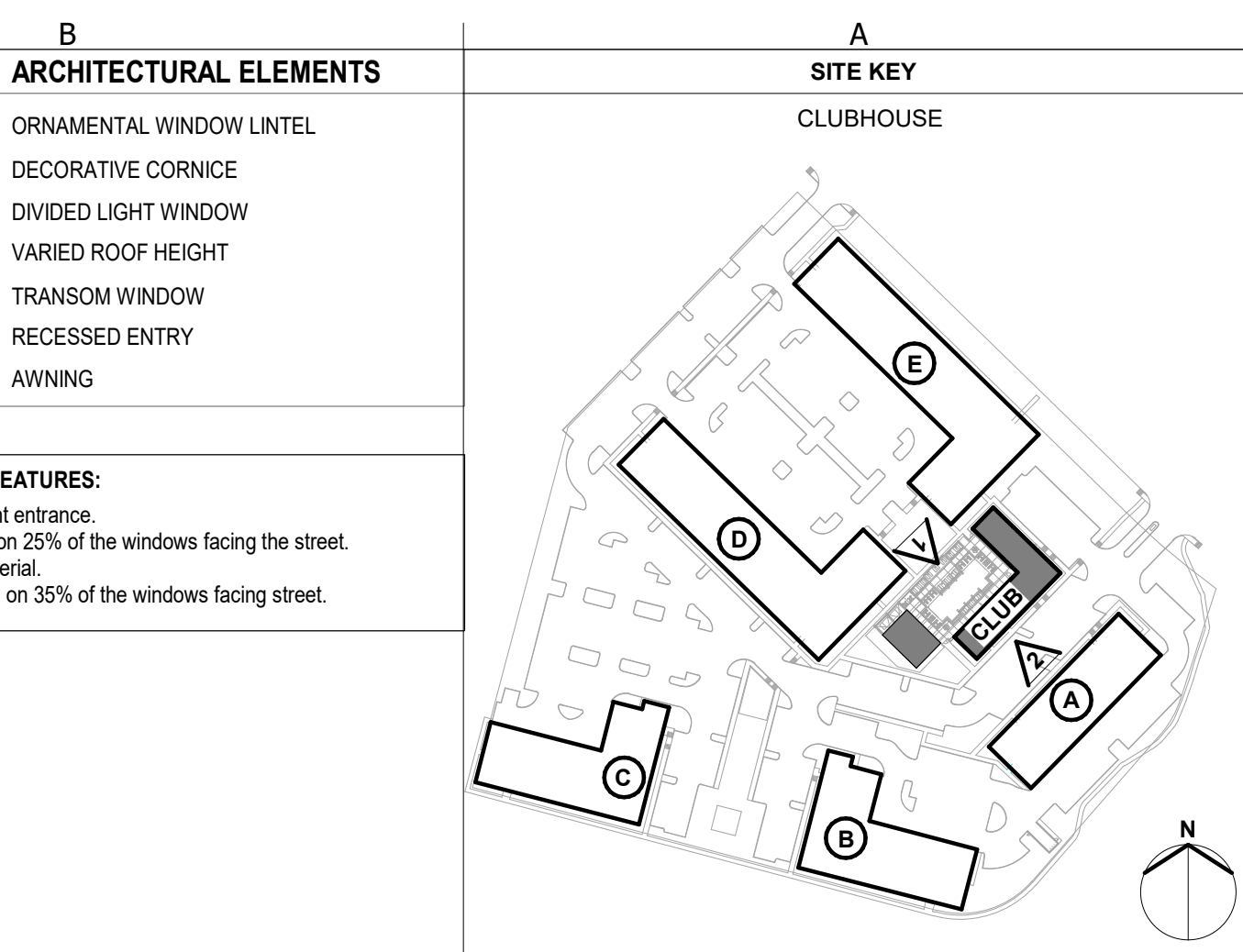


1 CLUBHOUSE AND CABANA- WEST ELEVATION
A4.7 1/16" = 1'-0"

CLUBHOUSE ARTICULATION - SOUTH ELEVATION			
HORIZONTAL ARTICULATION FOR FOOTPRINT		VERTICAL ARTICULATION FOR FOOTPRINT	
A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 136' 3" x 30% = 40' 10.5", Provided: 55' 3", 40.5%	STATUS	A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 136' 3" x 20% = 27' 3", Provided: 94' 7.5", 69.4%	STATUS
B. Building's total street-facing length = greater than 80'	Comply	B. Building's total street-facing facade width	136' 3"
C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length	Comply	C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width	Comply
		D. Building's non-articulated height	10'



2 CLUBHOUSE AND CABANA- EAST ELEVATION (STREET FACING)
A4.7 1/16" = 1'-0"



ARCHITECTURAL ELEMENTS

ORNAMENTAL WINDOW LINTEL
DECORATIVE CORNICE
DIVIDED LIGHT WINDOW
VARIED ROOF HEIGHT
TRANSOM WINDOW
RECESSED ENTRY
AWNING

FOUR OPTIONAL FEATURES:
a) Canopy at the front entrance.
b) Window awnings on 25% of the windows facing the street.
i) Upgraded roof material.
m) Cast Stone lentils on 35% of the windows facing street.

EXTERIOR MATERIAL LEGEND



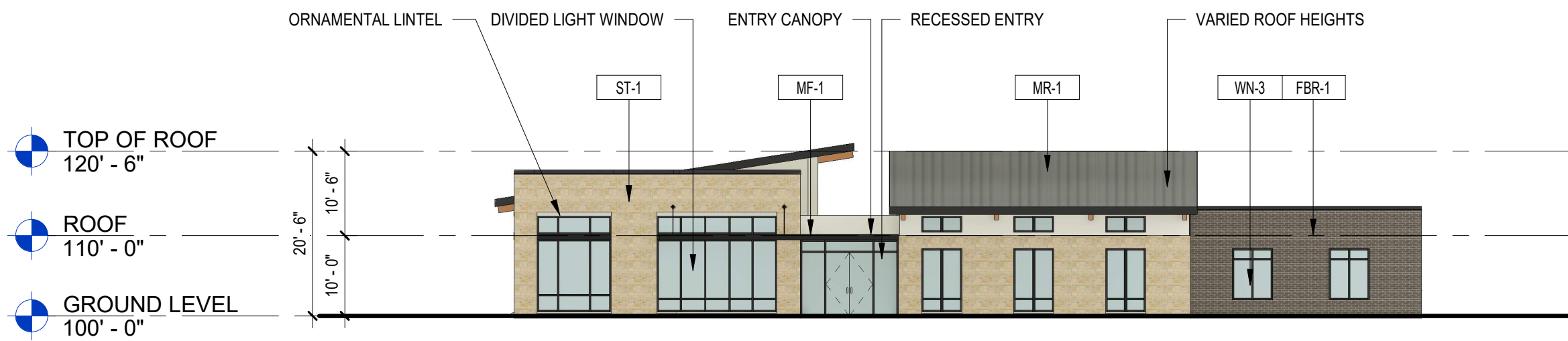
EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER
FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
(972)896-6949
CONTACT: ANDREW KLASING

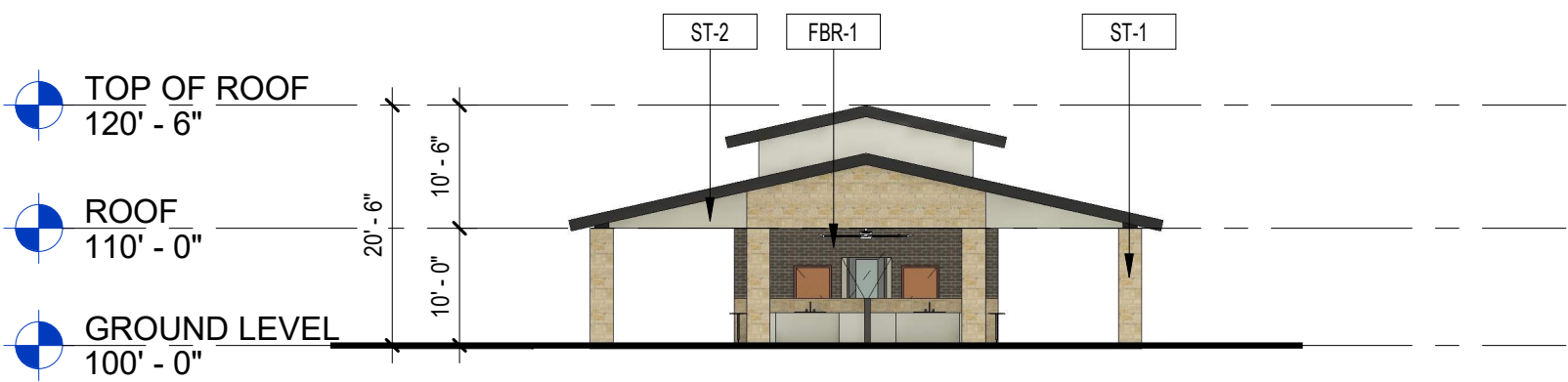
APPLICANT/CIVIL
BKV GROUP
1412 MAIN STREET, ADOLPHUS TOWER,
SUITE 700, DALLAS, TEXAS 75202
(972) 898-2841
CONTACT: JEFF SWANSON

CLUBHOUSE ARTICULATION - EAST ELEVATION

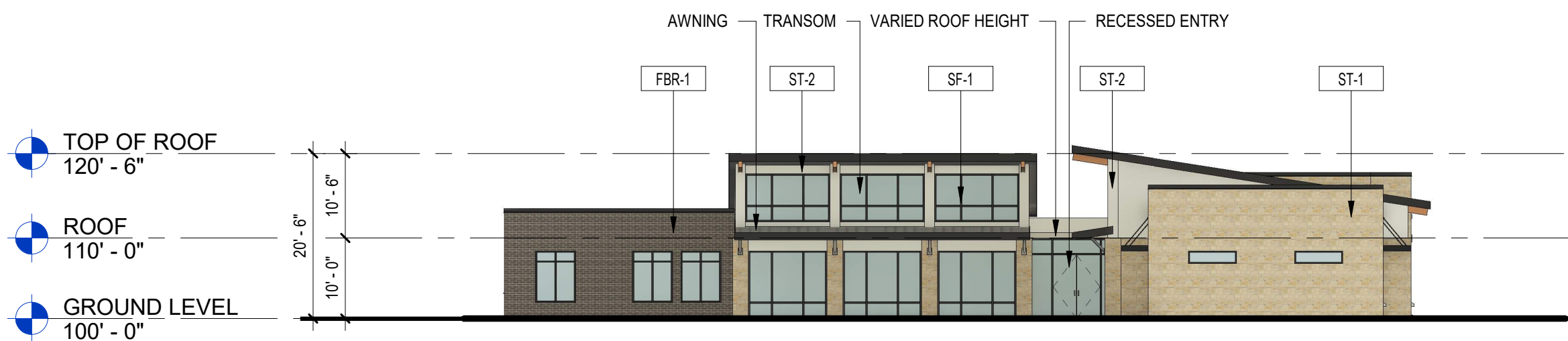
HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	VERTICAL ARTICULATION FOR FOOTPRINT	STATUS
A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 111' 11.5" x 30% = 33' 7.2". Provided: 40' 4", 36%	Comply	A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 111' 11.5" x 20% = 22' 4.8". Provided: 82' 9", 73.9%	Comply
B. Building's total street-facing length = greater than 80'	Comply	B. Building's total street-facing facade width	111' 11.5'
C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length	Comply	C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width	Comply
		D. Building's non-articulated height	10'



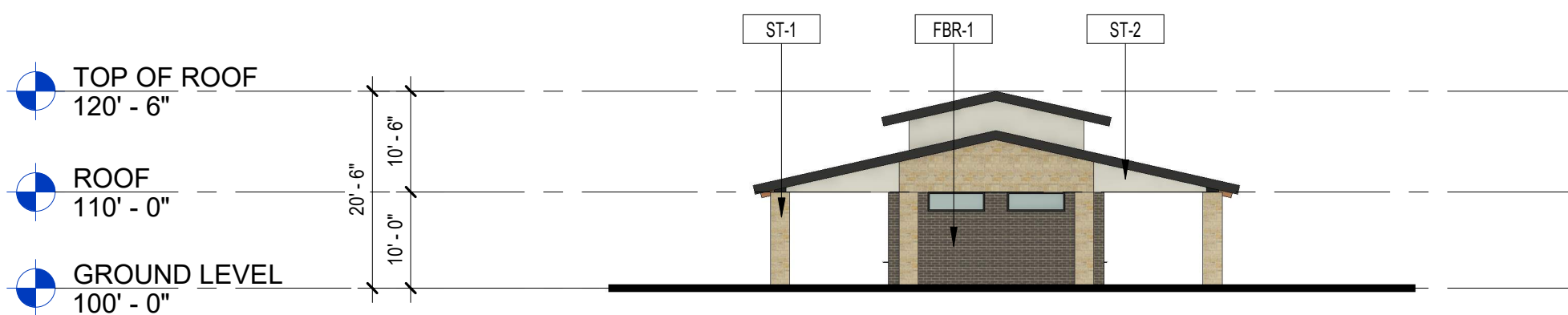
1 CLUBHOUSE - NORTH ELEVATION (BUNKER HILL ROAD FRONT ELEVATION)
A4.8 1/16" = 1'-0"



2 CABANA - NORTH ELEVATION
A4.8 1/16" = 1'-0"



3 CLUBHOUSE - SOUTH ELEVATION
A4.8 1/16" = 1'-0"



4 CABANA - SOUTH ELEVATION
A4.8 1/16" = 1'-0"

ARCHITECTURAL ELEMENTS

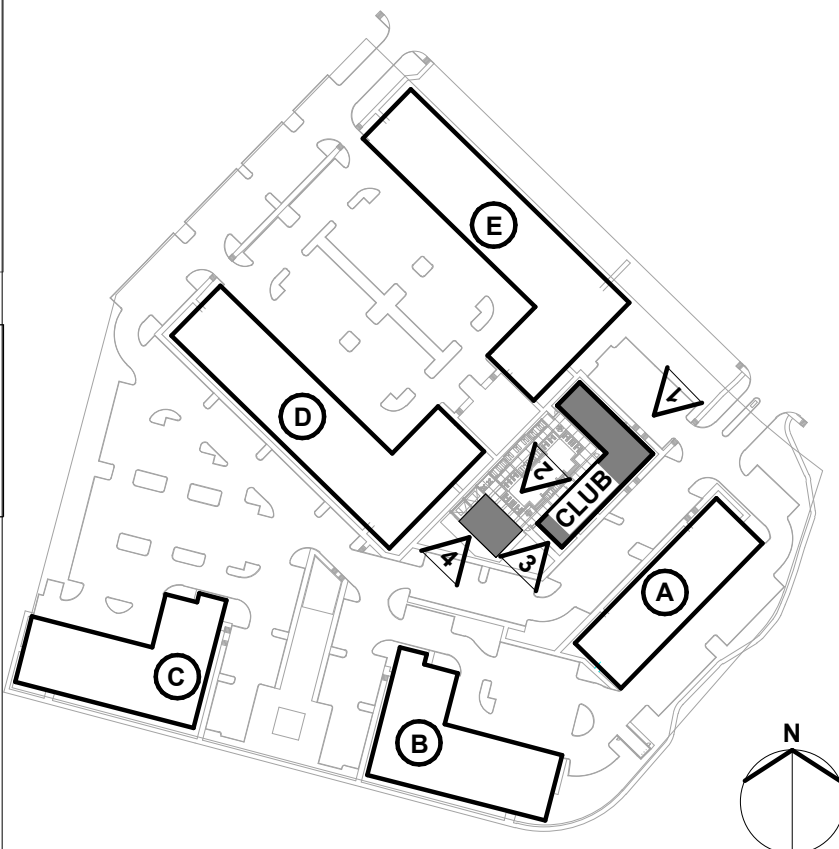
- ORNAMENTAL WINDOW LINTEL
- DECORATIVE CORNICE
- DIVIDED LIGHT WINDOW
- VARIED ROOF HEIGHT
- TRANSOM WINDOW
- RECESSED ENTRY
- AWNING

FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
- b) Window awnings on 25% of the windows facing the street.
- i) Upgraded roof material.
- m) Cast Stone lintels on 35% of the windows facing street.

SITE KEY

CLUBHOUSE



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
- ST-1 LUEDER STONE TEXAS CREAM
- ST-2 STUCCO ANTIQUE WHITE
- MR-1 METAL ROOF MUSKET GRAY
- WD-1 GLULAM BEAM
- WN-2 ARCHITECTURE GRADE WINDOWS BLACK
- SF-1 STOREFRONT BLACK
- MF-1 METAL FRAMING BLACK
- CS-1 CAST STONE SANDSTONE
- WA-1 WINDOW AWNING BLACK

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

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CONTACT: JEFF SWANSON

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

1412 Main Street
Adolphus Tower
Suite 700
Dallas, TX
75202
972.898.2841

www.bkvgroup.com

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR
TO FORMAL CITY
APPROVAL

FIRM NO. FJ5985

214-307-4767

WGL
WGInc.com

8144 WALNUT HILL LANE, SUITE 903, DALLAS, TEXAS 75231

BUNKER HILL MULTIFAMILY
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

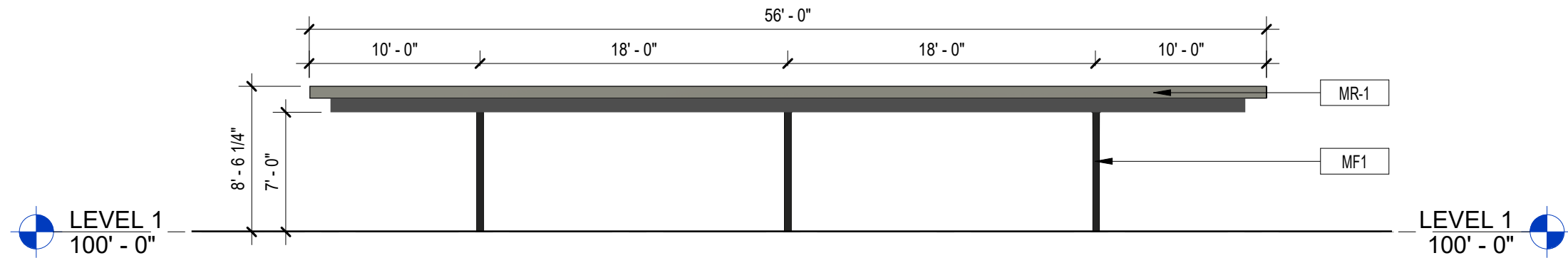
ELEVATIONS - CLUBHOUSE

CASE# 210325-2

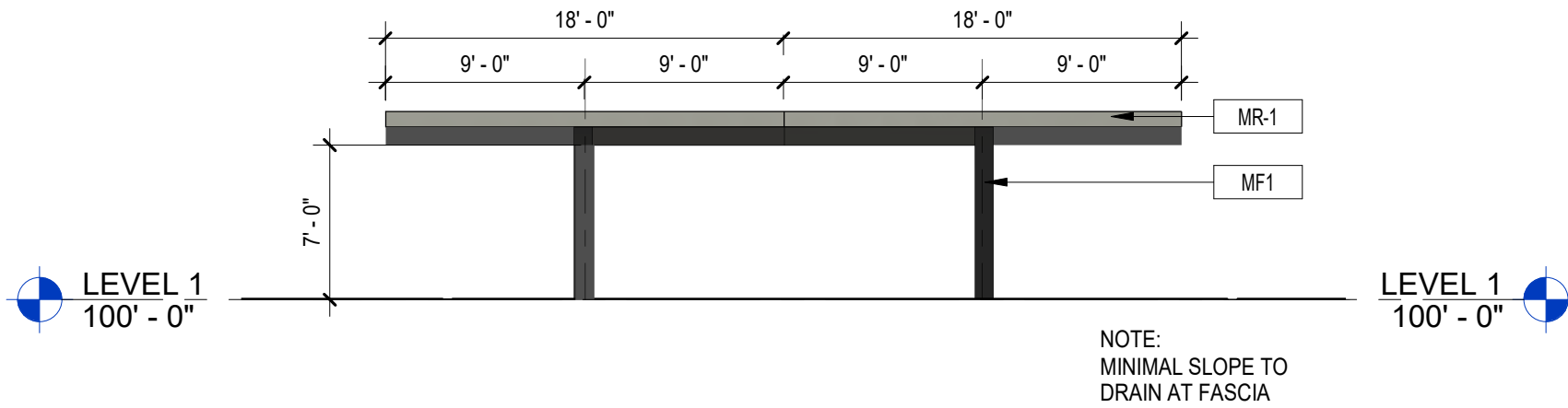
SHEET

A4.8

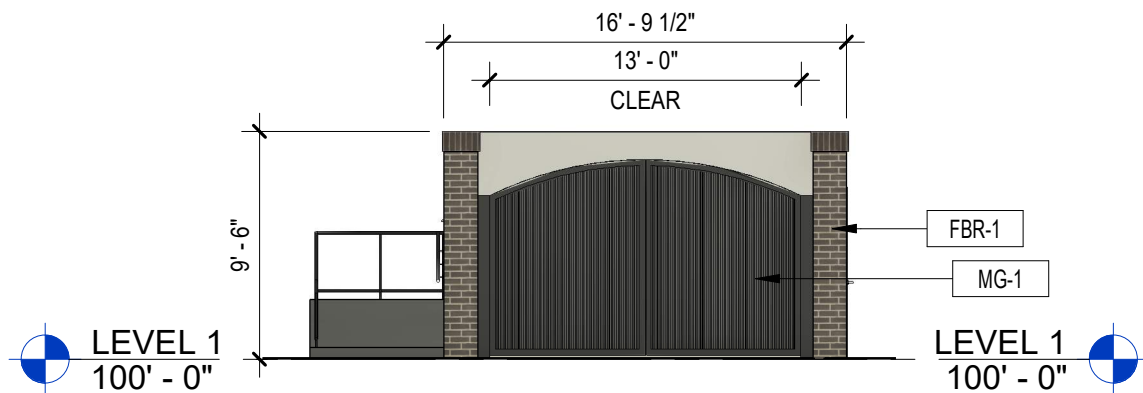
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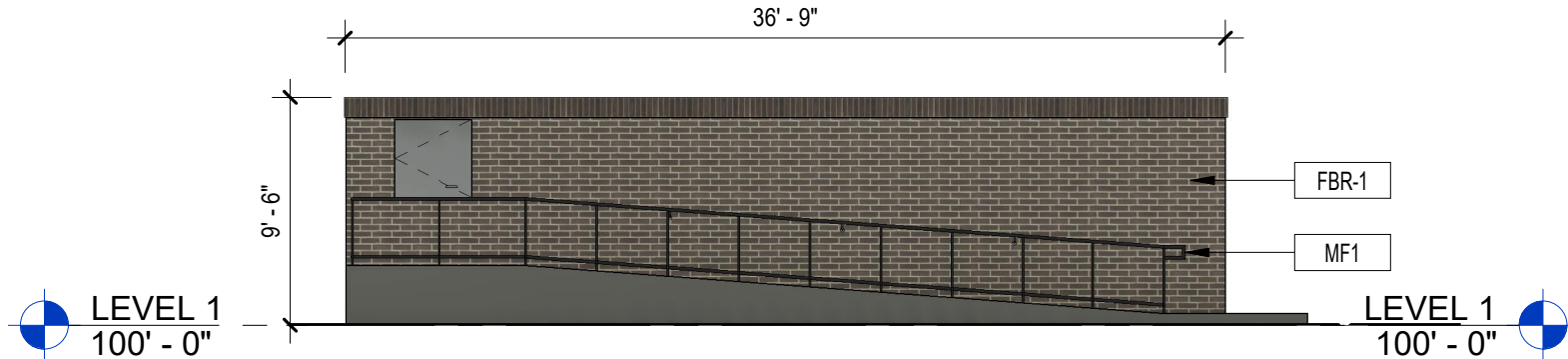
1 CARPORT - ELEVATION
1/8" = 1'-0"



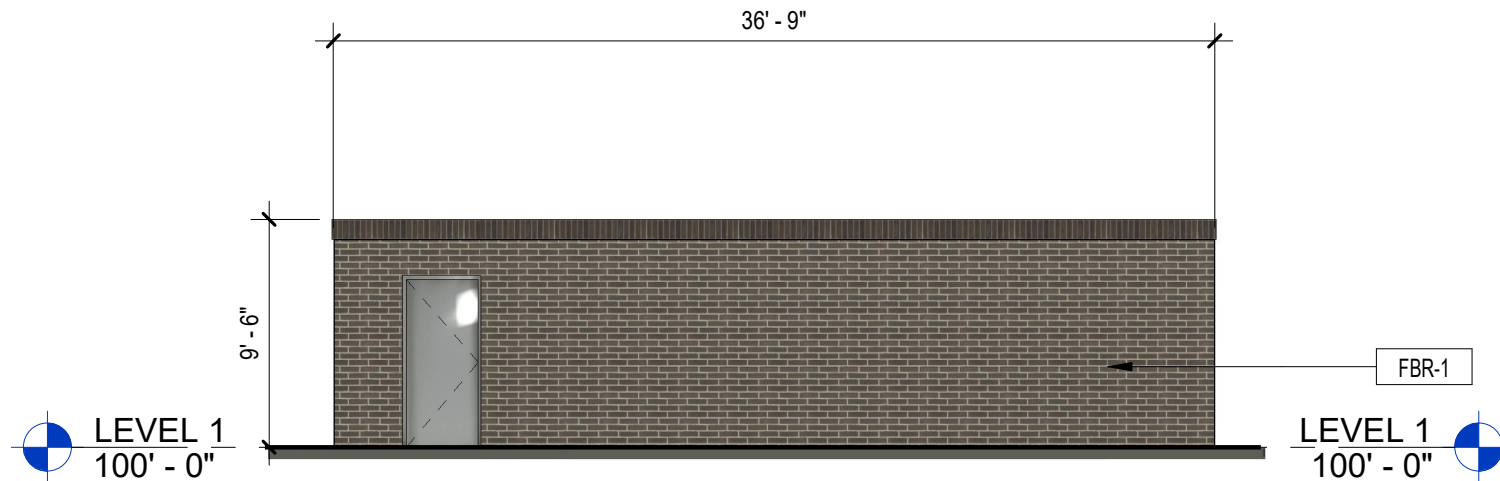
2 CARPORT - ELEVATION
1/8" = 1'-0"



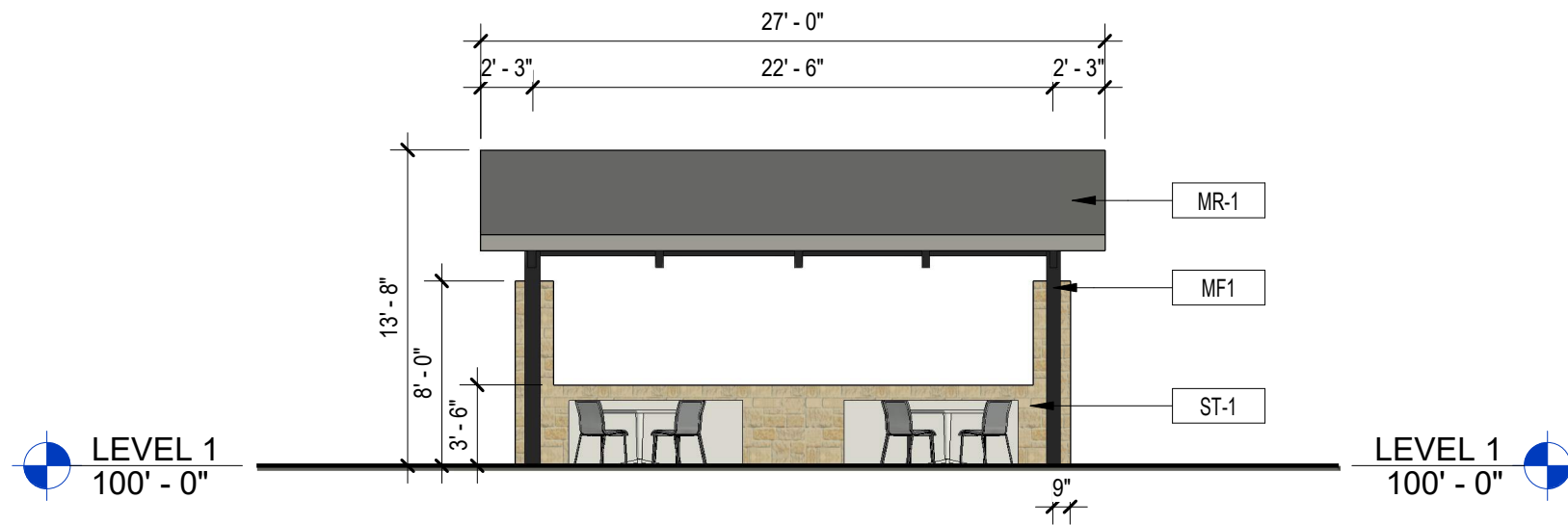
3 TRASH ENCLOSURE - ELEVATION
1/8" = 1'-0"



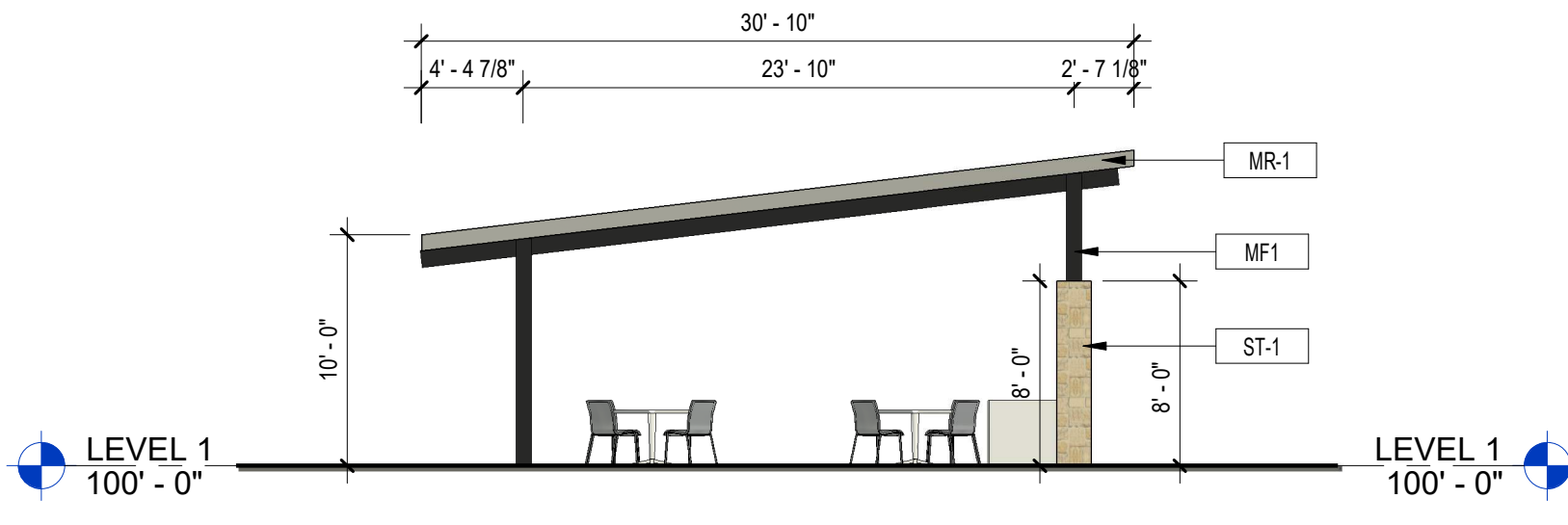
4 TRASH ENCLOSURE - SIDE ELEVATION
1/8" = 1'-0"



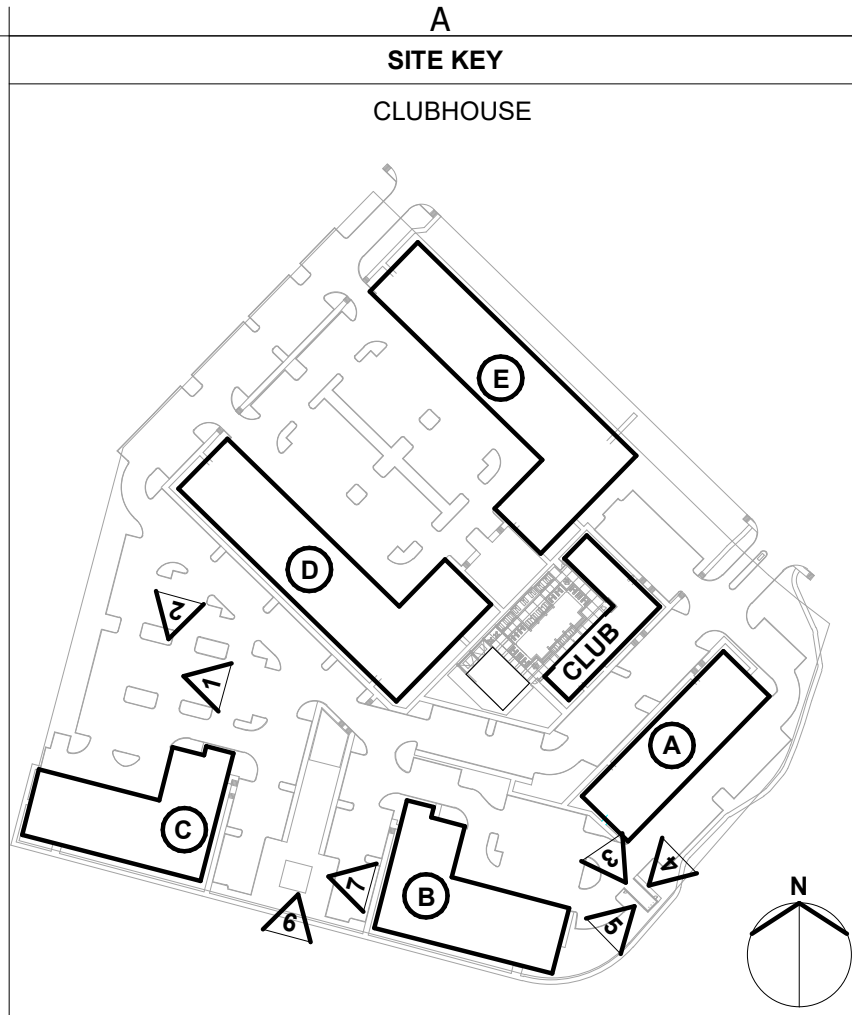
5 TRASH ENCLOSURE - SIDE ELEVATION 2
1/8" = 1'-0"



6 VILLAGE GREEN - ELEVATION
1/8" = 1'-0"



7 VILLAGE GREEN - ELEVATION
1/8" = 1'-0"



EXTERIOR MATERIAL LEGEND	
	FB-1 FACE BRICK ALLENTOWN
	FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
	MR-1 METAL ROOF MUSKET GRAY
	MF-1 METAL FRAMING BLACK
	ST-1 LUEDER STONE TEXAS CREAM
	MG-1 TRASH DOOR METAL GATE

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

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GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: 10/12/2021

Item Title: Project Supplemental Agreement with Dallas County for Rowlett Road Cycle Track from Greenbelt Parkway to Lake Ray Hubbard

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

In 2021, the City executed a Master Agreement with Dallas County providing general terms regarding funding availability, agency responsibilities, etc., for “partnering” on eligible Transportation Improvements on roads inside Dallas County. The Master Agreement is the contractual agreement for eventual specific projects. A (Project Specific Agreement) PSA is then required to finalize specific costs and project management.

The Rowlett Road Cycle Track project proposes to construct an interior eastbound lane, including left turn lanes, for traffic from Broadway Blvd. to Roan Rd. Once constructed the outside eastbound lane will have a barrier constructed to separate the lane from the vehicular traffic. The outside lane will then be striped for a two-way cycle track for bicyclists. A 12 feet wide trail will be constructed on the south side of Duck Creek Drive from Greenbelt Pkwy to Broadway Blvd. At Roan Rd., the cycle track will end and a hike/bike trail will be constructed along the northern side of Rowlett Road to Lake Ray Hubbard. This project will also include new sidewalks on both sides of the road for pedestrians. Total length of the project is approximately 2.3 miles.

The PSA establishes a total cost of the project to be \$7,063,824.00 and the following cost share amounts.

• TxDOT (TA Set-Aside)	\$4,063,824.00
• Dallas County	\$1,988,468.00
• City of Garland	\$895,651.00

The City’s funding for this project will be included in the 2022 CIP utilizing CO’s.

Council considered this item at the September 20, 2021 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to execute the PSA with Dallas County for the Rowlett Road Cycle Track project.

Attachments

Resolution for Rowlett Cycle Track PSA
Location Map

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT SPECIFIC AGREEMENT WITH DALLAS COUNTY FOR TRANSPORTATION IMPROVEMENTS TO THE ROWLETT ROAD MULTIMODAL CONNECTION MCIP PROJECT FROM DUCK CREEK TRAIL AT GREENBELT PARKWAY TO GARLAND EAST CITY LIMITS (PROJECT 12706), WITHIN THE CITY OF GARLAND, DALLAS COUNTY AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Manager is hereby authorized to execute a Project Specific Agreement with Dallas County for transportation improvements on Rowlett Road Multimodal Connection MCIP Project from Duck Creek Trail at Greenbelt Parkway to Garland East City Limits (Project 12706), which is attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

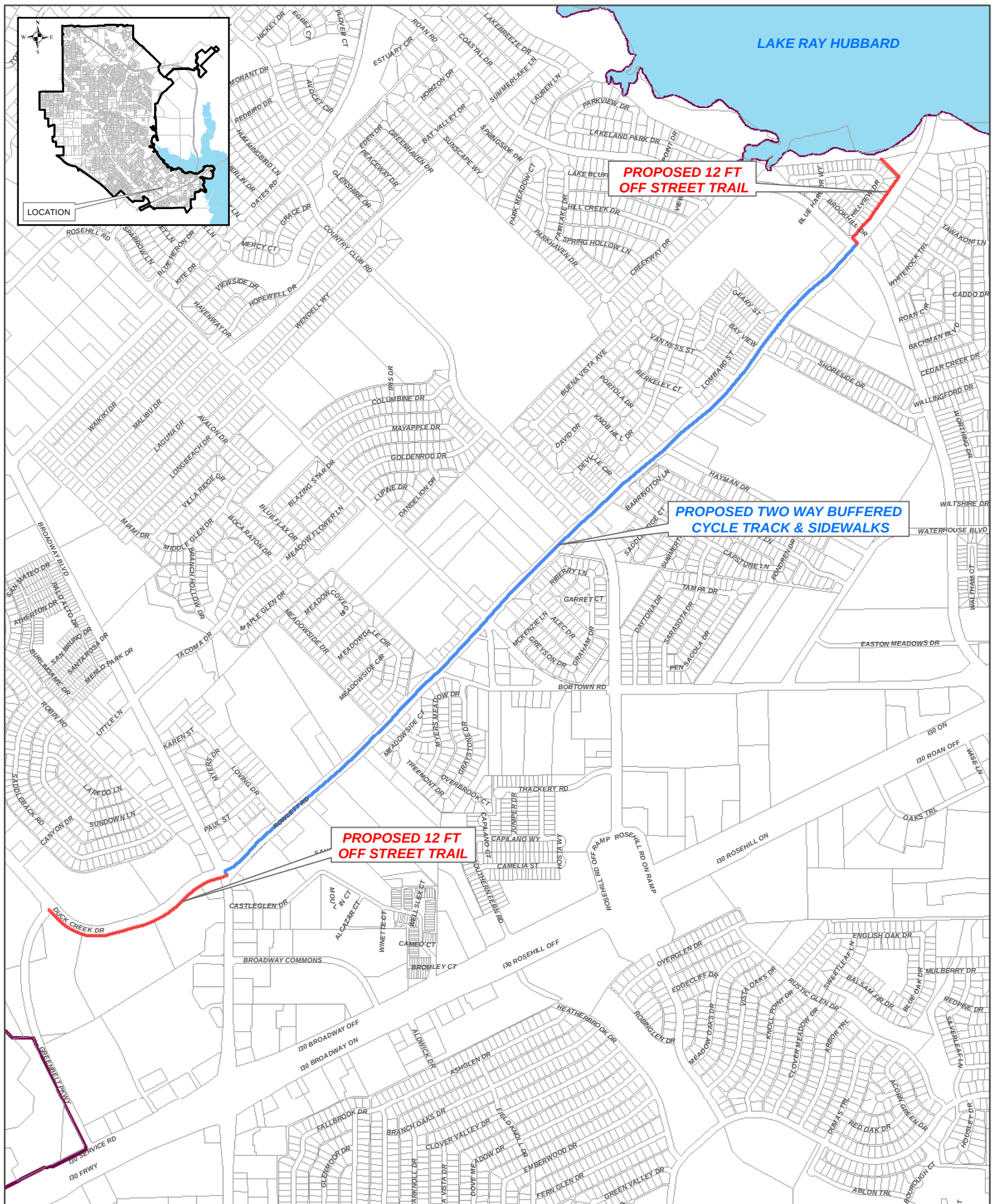
PASSED AND APPROVED this the ____ day of October, 2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 10/12/2021

Item Title: Agreement with RTC for receipt of Transportation Development Credits

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

The Regional Transportation Council (RTC) has awarded the City of Garland with 1,875,000 TDC's which will be applied to the Shiloh Road widening project between Miller Road and Forest Lane. These will be matched with federal grant funds totaling \$9,375,000. The agreement has been reviewed by the City Attorney's office.

Recommendation/Action Requested and Justification

Council is requested to authorize the city manager to sign the attached agreement to receive the TDC's

Attachments

TDC Agreement

**FY 2021 AGREEMENT FOR AWARD OF TRANSPORTATION DEVELOPMENT CREDITS
BETWEEN
THE REGIONAL TRANSPORTATION COUNCIL
AND
CITY OF GARLAND**

This Agreement is entered into by and between the Regional Transportation Council (RTC), acting in its capacity as policy body for the Metropolitan Planning Organization (MPO), and the City of Garland. The purpose of this Agreement is to outline the roles and responsibilities of each party with respect to Transportation Development Credits (TDC) awarded for the Shiloh Road from Miller Road to Forest Lane project.

WHEREAS, the North Central Texas Council of Governments (NCTCOG) is designated as the Metropolitan Planning Organization (MPO) for the Dallas-Fort Worth Metropolitan Area by the Governor of Texas in accordance with federal law; and,

WHEREAS, the RTC, comprised primarily of local elected officials, is the regional transportation policy body associated with the North Central Texas Council of Governments, and has been and continues to be the regional forum for cooperative decisions; and,

WHEREAS, 23 U.S.C. §120 permits a state to use certain toll revenue expenditures, TDCs, formerly called toll credits, as a credit toward the non-Federal share of all programs authorized by Title 23, with the exception of emergency relief programs, and for transit programs authorized by Title 49, Chapter 53; and,

WHEREAS, 43 Tex. Admin. Code §5.106 authorizes an MPO to award TDCs allocated to it by the State and 43 Tex. Admin. Code §5.110 requires an agreement be entered into between the MPO and entity awarded TDCs prior to and in order for those credits to be used; and,

WHEREAS, on April 8, 2021, the RTC awarded 1,875,000 TDCs to the City of Garland for the Shiloh Road from Miller Road to Forest Lane project, consisting of reconstructing and widening the facility from 4 to 6 lanes with sidewalks; and,

WHEREAS, the City of Garland desires to use the TDCs awarded to it in lieu of the required local cash match for the federally funded transportation project described above.

NOW, THEREFORE, in consideration of these premises and of the mutual covenants contained herein, NCTCOG and the City of Garland agree as follows:

AGREEMENT

1. The RTC has awarded 1,875,000 TDCs to the City of Garland for use as described herein.
2. The City of Garland agrees to utilize the TDCs for the project identified and described herein as match to certain federal grant funds totaling approximately \$9,375,000.
3. Any unused TDCs shall be reallocated to other projects as solely determined by the RTC.
4. The City of Garland may be required to execute a separate funding agreement(s) with a party(s) other than the RTC and/or NCTCOG for the federal grant funds referenced above.

5. Neither Party may assign this Agreement in whole or in part, without first obtaining the written consent of the other Party.
6. In the event any one or more of the provisions contained in this Agreement shall be for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision(s) hereof, and this Agreement shall be revised so as to cure such invalid, illegal, or unenforceable provision(s) to carry out as near as possible the original intent of the Parties.
7. The Parties shall negotiate in good faith toward resolving any disputes that arise under this Agreement, which shall be construed and enforced in accordance with the laws of the State of Texas. Venue for any action under this Agreement shall lie exclusively in Tarrant County, Texas.
8. This Agreement constitutes the entire agreement of the Parties with respect to the matters contemplated herein and supersedes all prior understandings and agreements regarding such subject matter. This Agreement may be modified or amended only in writing, signed by all Parties hereto.
9. The effective date of this Agreement is the date of last signature by the parties hereto.

Signed and Duly Executed by the Parties Below:

Bryan Bradford
City Manager
City of Garland

Date

Michael Morris, P.E.
Staff Director
Regional Transportation Council

Date



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 10/12/2021

Item Title: COVID-19 Vaccine Capacity Grant Amendment

Submitted By: Jason Chessher, Managing Director

Summary of Request/Problem

On May 18, 2021, Council authorized a grant contract with the Texas Department of State Health Services (DSHS) for the purpose of increasing COVID-19 vaccinations across the jurisdiction. The original contract authorized approximately \$1.18 million over three years to pay regular full time and temporary employees to provide vaccines in Garland, Rowlett and Sachse. DSHS recently announced supplemental funding and a slightly expanded scope of services under the grant. This amendment authorizes an additional \$929,029.00 in funding bringing the total contract to approximately \$2.1 million. This is a reimbursement grant which means costs associated with the approved work plan will be reimbursed at 100% up to the total contract amount.

This item was considered by Council at the October 11, 2021 Work Session.

Recommendation/Action Requested and Justification

Authorize the City Manager or his designee to execute the contract amendment with the Texas DSHS to improve access to COVID-19 vaccines across Garland, Rowlett and Sachse.

Attachments

COVID-19 Vaccine Capacity Grant Amend.



TEXAS
Health and Human
Services

Texas Department of State Health Services

John Hellerstedt, M.D.
Commissioner

Diana Beeler
Garland Health Department
1720 Commerce Street
Garland, Texas 75040

Subject: COVID-19 Vaccination Capacity Contract
Contract Number: HHS001019500018, Amendment No. 1
Contract Amount: \$2,113,353.00
Contract Term: May 20, 2021 through June 30, 2024

Dear Ms. Beeler:

Enclosed is the COVID-19 vaccination capacity contract between the Department of State Health Services and Garland Health Department.

The purpose of this contract is to increase COVID-19 vaccination capacity for the jurisdiction.

This Amendment increases the Contract amount by \$929,029.00.

Please let me know if you have any questions or need additional information.

Sincerely,

Holly Zoerner, CTCM
Contract Manager
512-776-3767
Holly.Zoerner@dshs.texas.gov

**DEPARTMENT OF STATE HEALTH SERVICES
CONTRACT No. HHS001019500018
AMENDMENT No. 1**

The **DEPARTMENT OF STATE HEALTH SERVICES** (“**SYSTEM AGENCY**”), a pass-through entity, and **GARLAND HEALTH DEPARTMENT** (“**GRANTEE**”), who are collectively referred to herein as the "Parties," to that certain Immunizations/COVID-19 Contract effective May 20, 2021 and denominated DSHS Contract No. HHS001019500018 (“the Contract”), now desire to further amend the Contract.

WHEREAS, DSHS desires to add funding for Coronavirus Disease 2019 (COVID-19) activities; and

WHEREAS, DSHS desires to amend the Statement of Work to add objectives and activities for Coronavirus Disease 2019 (COVID-19); and

NOW, THEREFORE, the Parties hereby amend and modify the Contract as follows:

1. **SECTION IV** of the Contract, **BUDGET** is hereby amended to add COVID-19 funds to the Contract of \$929,029.00. The Contract shall not exceed the amount of \$2,113,353.00. All expenditures of the additional funds must conform with **ATTACHMENT B-1, SUPPLEMENTAL BUDGET**.
2. **ATTACHMENT A** of the Contract, **STATEMENT OF WORK** is hereby supplemented with the addition of **ATTACHMENT A-1, SUPPLEMENTAL STATEMENT OF WORK**.
3. **ATTACHMENT B, BUDGET**, is hereby supplemented with **ATTACHMENT B-1, SUPPLEMENTAL BUDGET** (attached hereto).
4. This Amendment No. 1 shall be effective upon the date of the last signature.
5. Except as amended and modified by this Amendment No. 1, all terms and conditions of the Contract, as amended, shall remain in full force and effect.
6. Any further revisions to the Contract shall be by written agreement of the Parties.

SIGNATURE PAGE FOLLOWS

**SIGNATURE PAGE FOR AMENDMENT NO. 1
DEPARTMENT OF STATE HEALTH SERVICES
CONTRACT NO. HHS001019500018**

SYSTEM AGENCY

GRANTEE

Signature

Printed Name: _____

Title: _____

Date of Execution: _____

Signature

Printed Name: Diana Beeler

Title: Public Health Manager

Date of Execution: _____

**THE FOLLOWING ATTACHMENTS ARE ATTACHED AND INCORPORATED AS PART OF THE
CONTRACT:**

ATTACHMENT A-1 SUPPLEMENTAL STATEMENT OF WORK

ATTACHMENT B-1 SUPPLEMENTAL BUDGET

ATTACHMENTS FOLLOW

ATTACHMENT A-1
SUPPLEMENTAL STATEMENT OF WORK

- I.** Grantee will conduct all of the following objectives that are aligned with an approved workplan.

A. Objective 1

1. Grantee will utilize relevant U.S. Census tract data at the Zip Code level to identify geographic areas within their jurisdiction with increased populations of the following racial and ethnic minority groups:

- a) Non-Hispanic American Indians
- b) Alaska Native
- c) Non-Hispanic Black
- d) Hispanic

Grantee may hire or contract Data Analysts, Statisticians, Epidemiologists, Social Workers, and Public Health specialists to identify these populations. Grantee is encouraged to map vaccination coverage within their jurisdiction by ZIP Code using ImmTrac vaccination data and/or other local programs which capture COVID-19 vaccination data.

2. Once identified, Grantee will perform targeted education and outreach regarding COVID-19 vaccination to these communities. Methods of education and outreach can include, but are not limited to:

- a) Door-to-door educational pamphlet placement
- b) Town hall meetings
- c) Neighborhood association meetings
- d) Festival/fair, or other community event

3. Grantee will share this data with other organizational entities within the jurisdiction to assist with the outreach. These entities can include health department programs like HIV/STD, WIC, and Rural Health, as well as other agencies who regularly interact with these racial and ethnic minority groups. These groups can include the jurisdictional fire department, police department, public works department, and community services department.

- a) Grantee will investigate pathways to incorporate these external organizations to assist in delivery of outreach and educational messages.

B. Objective 2

1. Using the data from the identified disproportionate population identified, Grantee will develop and implement outreach campaigns to identify and train trusted messengers to deliver COVID-19 vaccine safety and effectiveness to

these communities and populations. These trusted messengers can include, but are not limited to:

- a) Faith leaders
- b) Teachers
- c) Community health workers
- d) Radio DJ's
- e) Barbers
- f) Local Proprietors
- g) Community and civic leaders

2. These trusted messengers will deliver their COVID-19 vaccine promotion material and information through local media outlets, social media, faith-based venues, community events, and other culturally appropriate venues.

3. Within the jurisdiction, the Grantee will contact and engage the following entities to develop and operate temporary or mobile COVID-19 vaccination sites, especially in high-disparity communities. The following are recommendations:

- a) Places of worship
- b) Community-based centers (libraries, event centers)
- c) Recreation centers
- d) Food banks
- e) Schools/colleges
- f) Grocery stores
- g) Salons/barbershops
- h) Major employers

C. Objective 3

1. Grantee will continue to increase access to vaccination sites and appointments throughout the jurisdiction by using multiple locations and with flexible hours (evening hours) which are accessible to and frequented by the identified disproportionate populations. Sites should include, but are not limited to:

- a) Pharmacies
- b) Healthcare facilities
- c) Community-based sites
- d) Mobile sites

2. Grantee must coordinate with local community-based organizations to plan and implement mobile vaccination clinics and is encouraged to work with minority community health workers, nursing students/schools, and historical black colleges and universities, as applicable.

3. Grantee is required to simplify the COVID-19 vaccine patient registration procedure through the following avenues:
 - a) Prioritize options which do not require pre-registration
 - b) Ensure patient registration options do not require the internet or digital platforms
 - c) Registration is accessible to those with limited English proficiency or limited literacy
 - i. Registration does NOT require nonessential documentation.
4. Grantee is encouraged to support free or subsidized transportation options to access vaccination appointments either directly or indirectly through community partners.

D. Objective 4

1. Grantee will fund and hire a dedicated health communicator to support and implement the jurisdiction's specific vaccine communication, education, and outreach. This position will assist the Grantee in:
 - a) Developing and implementing community-based and culturally and linguistically appropriate messages which focus on COVID-19 spread, symptoms, treatment, and prevention, AND benefits of vaccination
 - b) Fund communications strategies that accommodate different levels of health literacy, digital literacy, and science literacy
 - c) Develop toolkits, checklists, quick guides, etc., to increase vaccine education
 - d) Continue training of local trusted messengers to deliver messages regarding vaccine hesitancy and misinformation
 - e) Develop localized testimonial campaigns

E. Objective 5

1. Grantee will fund and hire an adult immunization coordinator to focus on COVID-19, influenza, and other necessary vaccines for these disproportionate populations within their jurisdiction to serve as a safety net for at-risk individuals. The coordinator will focus on:
 - a) Quality improvement
 - b) Reminder recall
 - c) Other relevant activities to improve adult coverage rates

ATTACHMENT B-1
SUPPLEMENTAL BUDGET

Budget Categories	Total Amount Upon execution to June 30, 2024
Personnel	\$712,800.00
Fringe	\$54,529.00
Travel	\$0.00
Equipment	\$0.00
Supplies	\$36,700.00
Contractual	\$0.00
Other	\$125,000.00
Total Direct	\$929,029.00
Indirect	\$0.00
Total	\$929,029.00

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Certificate Of Completion

Envelope Id: 75AA20D05E2F4E2CA7E8F9474AA34783

Status: Sent

Subject: \$2,113,353.00; HHS001019500018 Garland Health Department A1; IMM/COVID

Source Envelope:

Document Pages: 7

Signatures: 0

Envelope Originator:

Certificate Pages: 5

Initials: 0

CMS Internal Routing Mailbox

AutoNav: Enabled

11493 Sunset Hills Road

Envelopeld Stamping: Enabled

#100

Time Zone: (UTC-06:00) Central Time (US & Canada)

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**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 10/12/2021

Item Title: Amendment of GDC Section 2.05(K) regarding Considerations of Previously Denied Zoning Cases.

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

The draft ordinance to GDC Section 2.05(K) regarding Considerations of Previously Denied Zoning Cases has been updated by the City Attorney's Office, per the September 13 City Council Work Session discussion.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Draft Ordinance - Reconsiderations

ORDINANCE NO.

AN ORDINANCE AMENDING IN PART CHAPTER 2, "ZONING PROCEDURES," SECTION 2.05, "PROCESSING OF ZONING APPLICATION, PLAT, PLAN, AND DECISION," OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 2.05, "Processing of Zoning Application, Plat, Plan, and Decision," of Article II, "Zoning Procedures," Chapter 2 of the Garland Development Code for the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Sec. 2.05 Processing of Zoning Application, Plat, Plan, and Decision

...

(K) Consideration of previously denied amendments. In the event a person desires to submit an application for a change of zoning on a tract of land, or any portion thereof, to which City Council has denied a zoning change within the previous 12 months, the following process shall apply:

(1) *Application.* The applicant must clearly indicate whether the request is a reconsideration of a previously denied application, or an application to consider a substantially different proposed land use and plan on the subject property.

(2) *Consideration of a different proposed land use and plan.* To be eligible to file an application to consider a different proposed land use and plan on a tract of land, or any portion thereof, to which Council has denied a zoning change within the previous 12 months, the applicant must first provide sufficient evidence demonstrating the new proposed land use and plan are substantially different than the initial application.

a. The application for a change of zoning shall not be considered by the Plan Commission or the City Council, unless the City Council first determines in a public hearing that:

i. the proposed land use and plan are substantially different than that of the initial application; and

ii. the motion to grant a new application is approved by no less than three-fourths votes of the members of the Council then present and voting (but no less than five).

b. In the event Council determines the proposed land use and plan are substantially different by the requisite number of votes, the applicant will then be eligible to file a new application with the Planning Department to change the zoning on the subject tract of land.

(3) *Reconsideration of a zoning application.* If an applicant desires for Council to reconsider a previously denied application, then the following provisions shall apply:

a. The applicant must file the request for reconsideration (and it must be actually received by the Planning Department) within 5 business days following the date on which the initial application was denied.

b. The request for reconsideration shall be scheduled for the next available Regular Meeting of the City Council, after all statutory posting and publication requirements have been satisfied.

c. At the public hearing for reconsideration, the Applicant may only present new evidence that was not presented to the City Council during the original public hearing related to the Applicant's request.

d. A motion to grant reconsideration may only be made by a member of the City Council who voted to deny the initial application. A motion to grant

reconsideration may be seconded by any member of the City Council.

e. A motion to grant reconsideration must be approved by no less than three-fourths of the members of the City Council then present and voting (but not less than five).

f. If the Council's initial decision on the original request to change the zoning was made "without prejudice," then the motion to grant reconsideration may be made by any member of the City Council and approved with a simple majority vote (but not less than five).

g. In the event the motion for reconsideration passes by the requisite number of votes, the City Council shall then immediately hold a public hearing to determine the applicant's zoning case on its merits."

Section 2

That Chapter 2 of the Garland Development Code of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

Section 4

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 5

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

PASSED AND APPROVED this the ____ day of _____, 2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED DATE:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8.

Meeting Date: 10/12/2021

Item Title: O'Banion Parking Restriction Modification

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Loading and unloading 18-wheeler car transports along O'Banion Road near Centerville is creating a sight distance issue. Council is requested to restrict parking along southwest side of O'Banion Road.

Recommendation/Action Requested and Justification

Adopt the attached ordinance restricting parking on the south side of O'Banion Road from Centerville Road to Valley Cove Drive at all times to eliminate sight visibility issues created by parked 18-wheelers.

Attachments

O'Banion Ordinance Revised

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 33, TRANSPORTATION, OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 33.52 of Chapter 33, "No Stopping, Standing, or Parking", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the addition of the following:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
O'Banion Rd.	W. Centerville Rd. to Valley Cove Dr.	South

Section 2

That Chapter 33, Transportation, of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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 4

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

PASSED AND APPROVED this the ____th day of _____, 2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

9.

Meeting Date: 10/12/2021

Item Title: American Rescue Plan Act (ARPA) Funds

Summary of Request/Problem

The American Rescue Plan Act (ARPA) provided \$350 billion in aid to eligible state, local and tribal governments to meet pandemic response needs and to rebuild a stronger economy as the country recovers. The City of Garland's allocation is approximately \$53.5 million. At the September 13, 2021 Work Session, staff prepared a Proposed ARPA funding list that identifies ARPA eligible projects organized by various categories for Council review. On October 9, 2021, at a Special Work Session, Council considered and deliberated on the possible uses of these funds. A public hearing is being held to obtain comments from interested parties regarding the use of American Rescue Plan Act Funds.

Recommendation/Action Requested and Justification

Hold a Public Hearing to obtain comments from interested parties.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. a.

Meeting Date: 10/12/2021

Item Title: GDC Amendments Related to Downtown Zoning & Parking Requirements

Submitted By: Will Guerin, Planning Director

REQUEST

Consider amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district.

PLAN COMMISSION RECOMMENDATION

During their August 30, 2021 meeting, the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) to eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and proposed Downtown Square (DS) sub-district.

In addition, the Plan Commission recommended allowing General Office and Financial Institution Uses by right; allowing apartment dwellings on upper floors; and to consider entertainment related uses in keeping with the proposed Assembly Hall regulations.

STAFF RECOMMENDATION

Approval of amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square and 2) eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district.

BACKGROUND

The Development Services Committee of the City Council reviewed the current Garland Development Code (GDC) use allowances in the core Downtown Garland area during their July 19, 2021 meeting. The Committee has recommended amendments that would create a new sub-district and limit the allowable uses on properties that immediately front the streets surrounding the Downtown Square. It is intended that the proposed uses align with fostering a vibrant, pedestrian-oriented downtown core environment.

The complete list of existing allowed uses and proposed uses is included in the presentation attachment, in addition to the other supporting attachments and exhibits.

In addition, during their August 16, 2021 meeting, the Development Services Committee recommended to eliminate off-street parking requirements within the existing Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district. This is not uncommon for downtowns and will alleviate the challenge for new businesses and developments who rely on on-street parking for their patrons and employees.

The Plan Commission has recommended the amendments, with conditions. In addition, staff has met with Downtown Square property and business owners to review the proposed changes and answer questions.

After some discussion, the City Council postponed this item from the September 21 City Council meeting to the October 12 City Council meeting.

CONSIDERATIONS

1. An amendment to the GDC is proposed that would create a Downtown Square (DS) sub-district and limit future uses to those that contribute to a vibrant pedestrian-oriented downtown environment. The proposed uses primarily include retail, restaurant, and entertainment types.

2. As drafted by the City Attorney's Office, included in the amendments are a creation of an "Assembly Hall" use classification, which includes Church or Place of Worship; Theatre, Small Scale; Reception Facility; Civic Club/Fraternal Lodge; and Social Service Agency/Facility. The definition reads, "A tract of land or structure designed or primarily used for a group of persons to gather together, usually at designated meeting times for a particular purpose or mission, whether political, cultural, educational, or religious. The term includes, but is not limited to, social services, civic clubs, reception facilities, meeting halls, religious services, fraternal lodges, etc."

Due to limited public parking on and around the historic Downtown Square, Assembly Halls, which generally create a demand for intensive parking, would only be allowed within the Downtown Square (DS) Sub-district with transferable land use credits. Assembly Hall uses currently existing within the sub-district will be allocated a transferable land use credit for each square foot of property occupied or used as an Assembly Hall, exclusive of administrative offices, lobbies, bathrooms, storage areas, closets, or smaller meeting spaces. A new Assembly Hall may not operate, and an existing Assembly Hall use may not expand, unless the proposed or existing Assembly Hall use obtains transferable land use credits from another Assembly Hall use within the Downtown Square sub-district for each square foot of area to be used in the operation or expansion. An Assembly Hall use that makes the transfer may not transfer less than all of its transferable land use credits and may only transfer those credits to a single

transferee. The transferee may use less than all of the credits transferred, but any unused credits are thereafter void and may not be further transferred. Credits may be transferred and aggregated to create a new site for an Assembly Hall use, or may be added to an existing site of an Assembly Hall use for expansion. The transferable land use credits may only be transferred within the Downtown Square sub-district. No transferable land use credit from any other zoning district may be transferred into the Downtown Square sub-district.

An Assembly Hall use that discontinues operating may transfer its land use credits during the period ending sixty (60) calendar days after the cessation of business of the Assembly Hall use, but the credits expire sixty (60) calendar days after the Assembly Hall use ceases doing business. Transferable land use credits may be transferred only by the owner of the land to which the credits apply.

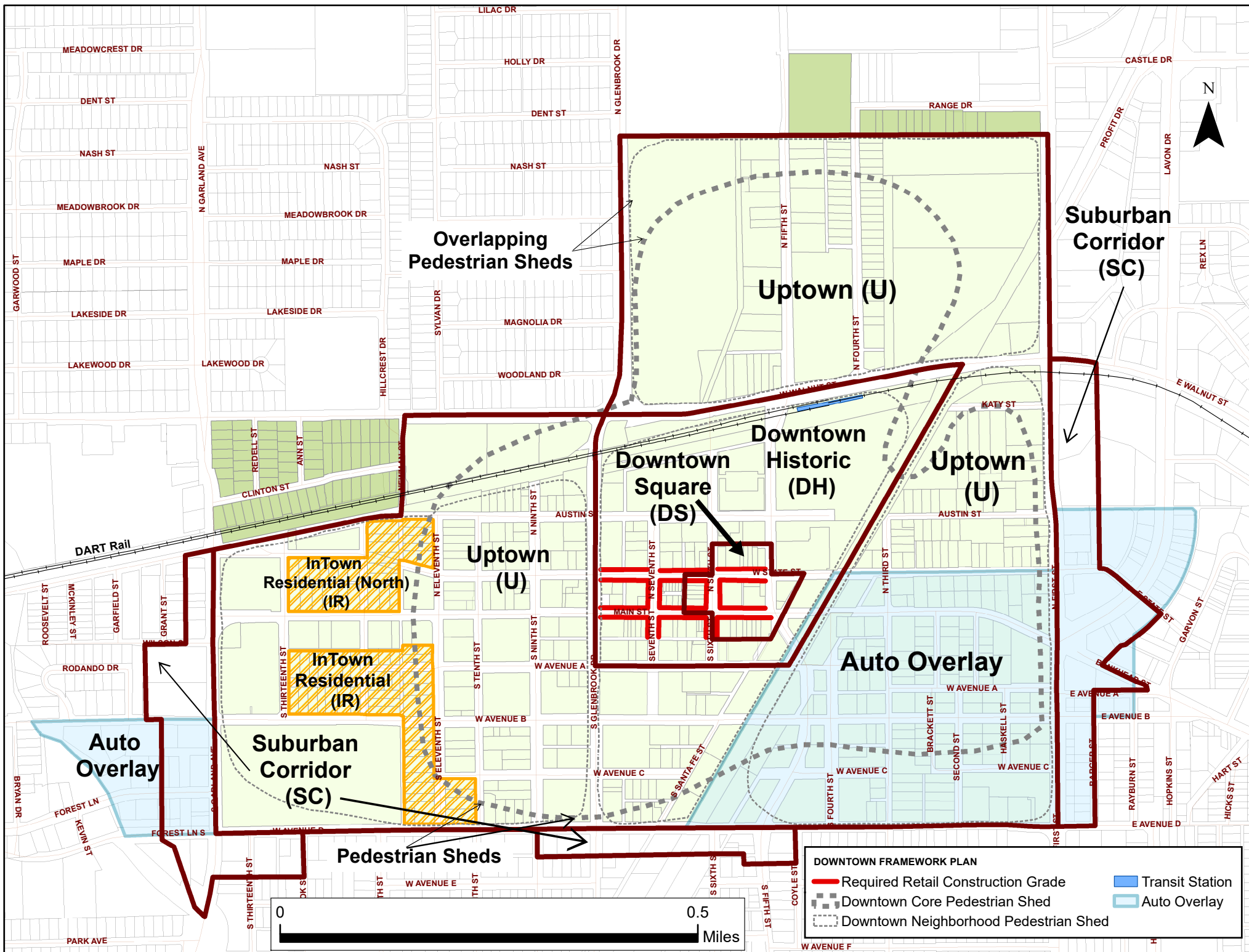
3. Included are additional amendments to Chapter 7 to create and reference the proposed Downtown Square sub-district. New building and design standards are not proposed and will remain consistent with the existing Downtown Historic (DH) sub-district, other than aligning the building and design standards with the proposed allowable uses. For example, "Townhouse" would be eliminated as a permitted building type within the Downtown Square sub-district, as townhouses would not be a permitted use.

4. As mentioned in the Background section, the Development Services Committee has recommended eliminating off-street parking requirements within the existing Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district. This is not uncommon for downtowns and will alleviate the challenge for new businesses and developments who rely on on-street parking and other public parking for their patrons and employees.

5. The draft ordinance and attachments, including the additional parking requirement elimination in the DH and DS sub-districts, are attached for the Council's review.

Attachments

Downtown Framework Map
Draft Ordinance
Draft Chapter 7 Land Use Matrix
PC Minutes
Responses
Staff Presentation



DOWNTOWN FRAMEWORK PLAN

- Required Retail Construction Grade
- Downtown Core Pedestrian Shed
- Downtown Neighborhood Pedestrian Shed
- Transit Station
- Auto Overlay

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Article 2, Section 7.05, "General", of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby amended in part by addition to read as follows:

"Section 7.05 Limitation on Authority

. . . .

(B) Sub-Districts Created. The following sub-districts are created in the Downtown district:

. . . .

(5) The Downtown Square (DS) Sub-district, the boundaries of which being more particularly depicted on the Downtown Framework Plan in Appendix A of this Chapter 7, consists primarily of retail and other pedestrian-generating uses surrounding the Downtown Square. It may have a wide range of building types and has a tight network of streets, with wide sidewalks, dense street tree plantings, and buildings set close to the sidewalks."

Section 2

That Article 2, Section 7.06, "Land and Building Use," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* by adding a new subsection (I) to read as follows:

"Section 7.06 Land and Building Use

. . . .

(I) Assembly Halls Located within the Downtown Square (DS) Sub-district. Due to limited public parking on and around the historic downtown square, Assembly halls, which generally create a demand for intensive parking, are only allowed within the Downtown Square (DS) Sub-district with transferable land use credits. For the purposes of the Downtown Square (DS) Sub-district, the following provisions and definitions shall apply:

(1) "Assembly hall" is a tract of land or structure designed or primarily used for a group of persons to gather together, usually at designated meeting times for a particular purpose or mission, whether political, cultural, educational, or religious. The term includes, but is not limited to, social services, civic clubs, reception facilities, meeting halls, religious services, fraternal lodges, etc.

(2) The real property owner of a tract of land on which an Assembly hall exists in the Downtown Square Sub-district on _____ ("Land Use Credit Effective Date") shall be allocated a transferable land use credit for each square foot of property used as an Assembly hall, exclusive of administrative offices, lobbies, bathrooms, storage areas, closets, or smaller meeting spaces.

(3) An Assembly hall established after the Land Use Credit Effective Date may not operate, and an existing Assembly hall use may not expand, unless the proposed Assembly hall use obtains transferable land use credits from another Assembly hall use within the Downtown Square Sub-district for each square foot of area to be used in the operation or expansion.

(4) An Assembly hall that makes a transfer of land use credits may not transfer less than all of its credits, and may only transfer those credits to a single transferee. The transferee may use less than all of the credits transferred, but any unused credits are thereafter void and may not be further transferred. Credits may be transferred and aggregated to create a new site for an Assembly hall use, or may be added to an existing site of an Assembly hall use for expansion.

(5) The transferable land use credits created by this Section (I) may only be transferred within the Downtown Square Sub-district. No transferable land use credit from any other zoning district may be transferred into the Downtown Square Sub-district.

(6) An Assembly hall that discontinues operating may transfer its land use credits during the period ending sixty calendar days after the cessation of business of the Assembly hall use, but the credits expire 180 calendar days after the Assembly hall use ceases doing business. The termination of utility services to the Assembly use is prima facie evidence of the cessation of business. Transferable land use credits may be transferred only by the owner of the land to which the credits apply.

(7) Upon the Land Use Credit Effective Date, the following locations within the Downtown Square Sub-district were operating as Assembly halls and are hereby issued transferable land use credits in accordance with this Subsection (I):

- (a) 521 W. State Street;
- (b) 115 N. Sixth Street; and
- (c) The City of Garland downtown square."

Section 3

That the Downtown District Land Use Matrix located within Article 2, Section 7.06, "Land and Building Use," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in its entirety* (including the legend) to include a new column for the "Downtown Square" sub-district, and to remove parking requirements for the "Downtown Historic" and proposed "Downtown Square" sub-districts, being more particularly described and depicted in Exhibit "A," which is attached hereto and incorporated herein by reference for all purposes.

Section 4

That Article 7, Section 7.07, "Block Face," of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to

read as follows:

"Section 7.07 Block Face

(A) Intent. In the Downtown Historic (DH), Downtown Square (DS), and Uptown (U) sub-districts, it is intended that building walls should be continuous along block faces to create a strong edge to the street and contribute to an attractive and active pedestrian environment, with allowance for some variation and opportunities for outside dining, plazas, pocket parks, and special building entry features. Buildings should also be constructed close to the street to provide a sense of enclosure.

. . . ."

Section 5

That Table 7-2, "Street and Build-To Zone Standards," of Article 7, Section 7.08, "Streets," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

Table 7-2: Street and Build-To Zone Standards

Sub-District Building Type	Clear Sidewalk	Build-To Zone ^{1, 2, 4}	Streets
Downtown Historic (DH)			
Townhouse, Mixed Residential	9 ft.	9 - 15 ft. ³	All
Live/Work, Mixed-Use, Commercial	9	9 - 15 ³	All
Downtown Square (DS)			
Mixed Residential	9	9 - 15 ³	All
Live/Work, Mixed-Use, Commercial	9	9 - 15 ³	All
Uptown (U)			
Townhouse, Mixed Residential	8	26 - 36	Ave B & D
	6	26 - 36	All Others
Live/Work, Mixed-	10	26 - 36	Ave B & D

Use, Commercial	8	26 - 36	All Others
InTown Residential (IR)			
Single-Family	Per GDC		
Suburban Corridor (SC)			
All Building Types	6	26 - 36	Parking on Side
	6	80 - 88	Parking Bay in Front

Section 6

That Table 7-3, "Sub-District Building Height Standards," of Article 7, Section 7.11(A), "Building Standards," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

Table 7-3: Sub-District Building Height Standards

Sub-District Standard	Downtown Historic and Downtown Square	Uptown	InTown Residential	Suburban Corridor
Building Height ¹	Min. 1 story, constructed to accommodate a second story, Max. 4 stories ²	Min. 1 story, constructed to accommodate a second story, Max. 8 stories ²	Min. 1 story, constructed to accommodate a second story, Max. 4 stories ²	Min. 1 story Max. 2 - 5 stories ¹

Section 7

That Table 7-4, "Sub-District Building Types," of Article 7, Section 7.11(B), "Building Standards," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

Table 7-4: Sub-District Building Types

		Sub-District			
Building Types	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor
Single-Family			X	X	
Townhouse	X		X		X
Mixed Residential	X	X	X		
Loft	X	X	X		X
Live/Work	X	X	X		X
Liner Building	X	X	X		
Mixed-Use	X	X	X		X
Commercial	X	X	X		X

Section 8

That Section 7.17(B), "Street Tree Wells in the Public Sidewalk," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Section 7.17 Streetscaping

. . .

(B) Street Tree Wells in the Public Sidewalk.

(1) Trees shall generally be planted within six-foot by eight-foot tree wells, constructed in accordance with City specifications. The tree well opening shall be covered with grasses, groundcover or low plant material, or with a tree grate. However:

(a) In the DH and DS sub-districts trees may be planted in minimum six-foot by ten-foot tree wells with tree grates; however, where a structural sidewalk system is used, the tree well area may be reduced; and

. . ."

Section 9

That the Downtown Framework Plan located within Appendix A, of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in its entirety* to include the boundaries of the "Downtown Square" sub-district, being more particularly described and depicted in Exhibit "B," which is attached hereto and incorporated herein by reference for all purposes.

Section 10

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

Section 11

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

Section 12

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 13

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

PASSED AND APPROVED this the _____ day of _____,
2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Table 7-1: Downtown District Land Use Matrix

Legend:

P = Permitted by right
S = May be permitted by SUP
N/A – Not applicable (i.e., no parking requirement)
* = See Chapter 2, Section 2.52 for special standards
** = Permitted by right in InTown Residential (North)
*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub-districts)	Cross-Reference Special Standards
Residential Uses							
Accessory Dwellings:							
Dwelling, Accessory – Guest House	P		P	P	P	1 / dwelling unit	Sec. 2.58
Dwelling, Accessory – Rental Unit	P		P	P	P	Efficiency and 1 bedroom: 1 space 2+ bedrooms: 2 spaces	Sec. 2.58
Dwelling, Accessory – Guard/Manager/Caretaker	P		P	P	P	2 / dwelling unit	Sec. 2.58
Elder Care Facilities:							
Elder Care – Independent Living	P		P			1 / dwelling unit	Sec. 2.52(A)12
Elder Care – Assisted Living			P			1 / 3 dwelling units	Sec. 2.52(A)12
Elder Care – Nursing/Convalescent Care			P			.5 / bed	Sec. 2.52(A)12
Elder Care – Continuing Care (combination)			P			as determined by components, and best/current practices	Sec. 2.52(A)12
Household Living Units:							
Dwelling, Two-Family (duplex)			P		P	2 enclosed / dwelling unit	Sec. 2.38
Dwelling, Multi-Family	P	S or P (if on upper floors only)	P			Efficiency: 1 space 1 bedrooms: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	Sec. 2.39
Dwelling, Live-Work unit (in a live-work building)	P	P	P	P	P	2 spaces, plus nonresidential requirement	-
Dwelling, Single-Family Detached			P	P	P	2 enclosed / dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)	P		P		P	2.25 enclosed / dwelling unit	Sec. 2.37
Dwelling, Apartment	P	P (on upper floors only)	P	P	P	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	
Accessory & Temporary Uses							
Accessory Structure, Residential	P		P	P	P	N/A	Sec. 2.58
Convenience Facilities:							
Drive-In Service					S	1 / order station + 1 space per employee at maximum shift	
Drive-Through Service			S		S	N/A	Sec. 4.20
Walk-Up Service	P	P	P		P	1 / walk-up window or order station + 1 space per employee at maximum shift	-

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** = Permitted by right in InTown Residential (North)
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gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

Fuel Pumps, Retail					S	N/A	Sec. 2.52(A)3
Kiosks, Self-Service:							
Automated Teller Machine (ATM) – Drive-Up			S		S	1 / ATM station (at the ATM)	Sec. 2.52(A)7, Sec. 4.20
Automated Teller Machine (ATM) – Walk-Up	P	P	P		P	1 / walk-up ATM	Sec. 2.52(A)7
Outside Display, New Materials	P	P	P		P	N/A	Sec. 2.52(A)14
Outside Display, Used Materials	S	S	S		S	N/A	Sec. 2.52(A)14
Outside Storage, New Materials			P		P	N/A	Sec. 2.52(A)14
Outside Storage, Used Materials			S		S	N/A	Sec. 2.52(A)14
Seasonal Sales					S	N/A	Art.VIII, Ch. 30, City Code
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*		*	*	*	1 / 1,000sf site area	Sec. 2.52(A)19
Institutional and Educational							
College or University,	P		P		P	.5 / student (site-specific study required)	-
Convention Facility	P		P			1 / 100 gfa	-
Day Care Facilities:						-	-
Day Care Center, Adult	P		P	S	P	1 / 3 clients + 1 per employee at maximum shift	Sec. 2.52(A)13
Day Care, Youth – Licensed Child-Care Center	P		P	S	P	1 / 10 children + 1 per employee at maximum shift	Sec. 2.52(A)2
Day Care, Youth – Registered Child-Care Home	P		P	S	P	NA	Sec. 2.61
Church or Place of Worship	P	***	P	P	P	1 / 4 seats	-
Learning Center, Specialized	P		P		P	1 / 10 students	-
School, Business	P		P		P	1 / 3 students	-
School, Retail/Personal Services Training	P		P		P	1 / 3 students	-
School, Trade			S			1 / 3 students	-
School, Public	P		P	P	P	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students –	-
School, Private, Religious or Charter	S		S	S	S	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students	-
Government & Human Services							
Charitable Boarding	S		S	S	S	.5 / bed	-
Garden, Charitable	S		S	S	S	2 spaces	-
Garden, Civic	P		P	P	P	2 spaces	-
Post Office			P		P	1 / 300 gfa	-
Social Service Facility/Agency	P	***	P		P	1 / 300 gfa	-

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gfa – Gross floor area
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Medical & Health Services							
Hospital			P			1.5 / bed	-
Medical and Dental Office/Clinic	P		P		P	1 / 250 gfa	-
Mortuary/Funeral Home	P		P		P	1 / 200 gfa, or 1 / 4 seats in sanctuary and chapel(s) (whichever is greater)	-
Recreational, Social, & Entertainment Uses							
Athletic Events Facility, Indoor			S			1 / 125 gfa or 1 / 3 bleacher and spectator seats (whichever is greater)	-
Civic Club/Fraternal Lodge	P	***	P		P	1 / 200 gfa	-
Commercial Amusement, Indoor	P	P	P		P	1 / 150 gfa	-
Commercial Amusement, Outdoor			S		S	1 / 1,000 sf of amusement area and accessory uses	-
Public Amusement, Temporary	S		S		S	N/A	Art. VIII, Ch. 30, City Code
Cultural Facility	P	P	P		P	1 / 300 gfa	-
Health & Fitness Gym (indoor)	P	P	P		P	1 / 150 gfa	-
Reception Facility	S	***	S		S	1 / 100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A)20
Theater, Small Scale	P	***	P		P	1 / 3 seats	-
Theater, Large Scale			P			1 / 3 seats	-
Office, Retail, & Service							
Antique Shop (indoors only)	P	P	P		P	1 / 250 gfa	-
Bakery, Retail	P	P	P		P	1 / 250 gfa	-
Bed and Breakfast	S	S	P	S		1 / guest room + residential use requirement (according to that use)	Sec. 2.52(A)11
Business & Media Service	P		P		P	1 / 300 gfa	-
Call Center			S		P	1 / 150 gfa	-
Convenience Store (1,000-5,000sf)	P	P	P		P	1 / 250 gfa	Sec. 2.52(A)1
Financial Institution	P		P		P	1 / 300 gfa	Sec. 4.20
Flea Market, Indoor	S		S		S	1 / 200 gfa	-
Flea Market, Outdoor	S		S		S	1 / 500 sf site area	-
Furniture, Household Furnishings and Appliance Sales/Rental	P	S	P		P	1 / 400 gfa	-
Grocery/Supermarket (>5,000sf)	P		P		P	1 / 250 gfa	-
Home Improvement Center (>50,000sf)			S		P	1 / 250 gfa	-
Hotel/Motel, Extended Stay	P		P		P	1.25 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)11

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Hotel/Motel, Full Service	P	S	P		P	1 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)11
Hotel/Motel, Limited Service	P	S	P		P	1/ room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)11
Indoor Shopping Mall	S		S		S	0-400,000 gfa: 1 / 250 gfa 401,000+ gfa: 1 / 300 gfa	-
Kiosk, Trailer or Mini-Structure (attended):	-		-	-	-	-	-
Retail/Service	S		P		P	1 / employee	Sec. 2.52(A)7, Sec. 4.20
Landscape Nursery (retail)					P	1 / 250 gfa + 1 / 2,000sf outdoor area	-
Laundry, Self-Serve (Laundromat)	P		P		P	1 / 250 gfa	-
Laundry, Drop-Off (with drive-through or window)	S		S		P	1 / 250 gfa	Sec. 4.20
Laundry, Drop-Off (without drive-through or window)	P		P		P	1 / 250 gfa	-
Office, General	P		P		P	1 / 300 gfa	-
Personal Services	P	P	P		P	1 / 250 gfa	-
Pet Store (indoors only)	S	S	P		P	1 / 250 gfa	-
Pharmacy (with drive-through or window)	S		S		P	1 / 250 gfa	Sec. 4.20
Pharmacy (without drive-through or window)	P	P	P		P	1 / 250 gfa	-
Produce Stand/Outdoor Farmers Market	S	S	S		S	4 + 1 / 600sf of site area	-
Restaurant	P	P	P		P	1 / 100 gfa	*
Restaurant, Drive-Through					S	1 / 100 gfa	Sec. 4.20
Retail Store	P	P	P		P	1 / 333 gfa	-
Studio, Arts/Crafts	P	P	P		P	1 / 250 gfa	-
Studio, Fitness or Performing Arts	P	P	P		P	1 / 150 gfa	-
Used Goods, Retail Sales (Indoors)	P	P	P		P	1 / 250 gfa	-
Tattooing/Body Piercing Establishment	S	S	S		S	1 / 250 gfa	Sec. 2.52(A)6
Commercial							
Bakery, Commercial			P		P	1 / 1,000 gfa	-
Building/Garden Materials Sales & Storage (wholesale)			S			1 / 400 gfa + 1 / 1,000 gfa storage area	Sec. 2.52(A)23
Bulk Material Sales & Storage (retail or wholesale)			S			1 / 1,000 gfa or 1 / 1,000 outdoor area (whichever is greater)	Sec. 2.52(A)18
Contractor's Office/Warehouse (indoors only)			S			1 / 500 gfa for office + 1 / 1,000sf for warehouse	-
Equipment Leasing/Rental, Indoor			P			1 / 250 gfa	-

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gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

Furniture and Appliance Cleaning/Repair			S			1 / 1,000 gfa	-
Pet Care/Play Facility(indoor)			S		S	1 / 300 gfa	Sec.2.52(A)9
Printing/Publishing House			S		P	1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Recording Studio/Media Production			P		P	1 / 300 gfa	-
Small Engine/Lawn Equipment Rental & Repair (indoors)			P		P	1 / 300 gfa	-
Veterinary Clinic, Small Animal (indoors only)			P		P	1 / 300 gfa	*
Motor Vehicles & Related Uses							
Parking Lot or Garage, Commercial	P	P	P		P	1 / 300 office gfa	-
Transportation							
Bus Stop	P	P	P	P	P	NA	-
Helipad			S			5 / helipad	-
Transit Station, Public (multi-modal, public agency only)	P	P	P		P	Determined by operating agency	-
Transportation Depot, Passenger (commercial)			S		S	Determined by SUP	Sec.2.52(A)10
Industrial							
Batching Plant, Temporary	P		P	P	P	1 / 1,000 gfa + 1 / employee at maximum shift	-
Breweries/Wineries/Distilleries	S	S	S		S	1/1,000 gfa + 1/employee at maximum shift 1/100 gfa for dining/tasting areas	Sec.2.52(A)(35)
Laboratory, Analytical or Research (indoor)			S			1 / 1,000 gfa + 1 / employee at maximum shift	-
Warehouse, Office/Showroom (indoors only)			S			1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Utility & Service							
Antenna, Commercial	*		*	*	*	N/A	Div. 5, Art. 5, Ch. 2
Antenna, Private	P		P	P	P	N/A	Div. 5, Div. 6, Art. 5, Ch.2
Electric Substation			S		S	1 / employee at maximum shift	-
Gas Regulating Station	S		S	S	S	1 / employee at maximum shift	-
Telecommunication Switching Station	S		S	S	S	1 / employee at maximum shift	-

REPORT & MINUTES

P.C. Meeting, August 30, 2021

Consider amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) to eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and proposed Downtown Square (DS) sub-district.

Will Guerin, Planning Director, presented an overview and the results of the meeting between the Garland Downtown business owners, property owners, and staff.

There was discussion between the Plan Commission and staff.

Chad Jones, 3629 Glenbrook Court, Garland, Texas requested dwellings still be an allowable use and the ability to accommodate entertainment uses.

Motion was made by Commissioner Rose to close the public hearing and forward the request to City Council with the recommendation to include Financial Institutions and General Office Uses by right; allow Multi-Family Dwellings on the upper levels; and consider entertainment uses in keeping with the Assembly Hall regulations. Seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

Interim City Attorney, Brian England left the meeting at 7:31 p.m.



Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Downtown Square	August 16, 2021	September 14, 2021	Will Guerin

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square.

**Thomas Bailey |
A&S Properties,
Inc.**

8/17/2021
2:39:59 AM

Against

614 W. Main

tombaileyjr@gmail.com

Garland

2148933400

Texas

United States

75040

This it to far reaching in its current state especially in regard to office, assembly, and financial institution.

**Trayc
Claybrook**

8/16/2021
10:16:18 PM

For

Outside the Notification Area

311 S 11th St

traycclaybrook@gmail.com

Garland

2143340658

TX

United States

750404

Tony Godina

8/16/2021
9:04:32 PM

For

Outside the Notification Area

1118 Pyramid Drive

tonygodina1@gmail.com

Garland

2142357079

Texas

United States

75040

Karin Wiseman

For

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Downtown Square	August 16, 2021	September 14, 2021	Will Guerin

8/16/2021
6:56:27 PM

510 Main Street
Garland
Texas
United States
75040
FOR

Karin@karinwiseman.com
4803816933

jason bissell

AGAINST

8/6/2021
7:15:22 PM

315 Main St, Ste 101
garland
TX
United States
75040

jasonbissell@hotmail.com
9722729041

i would like to see anyone be able to open a business downtown. As long as its a legal business selling legal products or services. A supermarket would be great or laundry for all the new apartments

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Downtown Square	August 16, 2021	September 14, 2021	Will Guerin

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square.

Melissa Klepper

For

9/7/2021
8:49:18 PM

617 W State St

mklepper@vavtx.org

Garland

9722721615

TX

United States

75040

From: [Guerin, Will](#)
To: [Allmendinger, Tracy](#)
Subject: FW: Amendment to Garland Development Code Remarks
Date: Wednesday, September 8, 2021 3:58:59 PM
Attachments: [image003.png](#)

[An additional response to the GDC amendment item..](#)

From: Rick Clopton <rick@cloptoncpa.com>
Sent: Wednesday, September 8, 2021 3:58 PM
To: Guerin, Will <WGuerin@garlandtx.gov>
Cc: Deborah Morris <deborah@morris.net>
Subject: [EXTERNAL] Amendment to Garland Development Code Remarks

For the record, I would need to be against for the following reasons:

- Conflict of Allowable Use – You have indicated that Antique Shop (Indoors Only) is a current and proposed allowed use but then you are requiring a business that falls under the category Furniture, Household Furnishings & Appliances Sales/Retail to have to apply for and receive an SUP. In theory, couldn't the Antique Shop owner sell furniture without having to apply for and receive an SUP. Wouldn't the other items in the Antique Shop be considered household furnishings. If so why does the Antique Shop owner not have to get an SUP but the other establishment does? This needs to be cleaned up and then I might consider changing my No to a Yes.
- Parking Lot or Garage, Commercial – Why is this even being considered? This is probably the most unacceptable use. By allowing this (without even an SUP) you are telling me that I can buy the lot where Garland Furniture used to be, buy the lot next door where the art exhibits are and put in a parking lot or parking garage without even having to come back in front of anybody. THAT IS ONE OF THE STUPIDEST THINGS I HAVE EVER HEARD OF. If this is being done so that the City has an option should they decide to put in a parking lot or commercial garage, get property not in the Area of Interest. If you are using it to protect 102 N. Fifth and 402 W. State Street, then admit that somebody made a huge error in allowing the situation on these two pieces of property and rectify the error. If I was serious about buying property downtown to relocate a business and I saw that a parking garage could go in next to me, I am pulling the plug on any offers and going elsewhere.

If possible, I will be at the meeting next Tuesday.

Rick Clopton
CLOPTON & COMPANY, LLC
.....
Certified Public Accountants
610 Main Street
Garland, Texas 75040
972.272.6478
972.272.6470 (fax)

Comment Form

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square. A map and the proposed list of uses is included. (District 2)

El Comité de Servicios de Desarrollo del Concejo Municipal propone una enmienda al Código de Desarrollo Garland que crearía un subdistrito de Downtown Square y limitaría los usos futuros permitidos en las propiedades que rodean el Downtown Square. Se incluye un mapa y la lista de usos propuesta. (Distrito 2)

Một sửa đổi đối với Bộ luật Phát triển Garland do Ủy ban Dịch vụ Phát triển của Hội đồng Thành phố đề xuất sẽ tạo ra một tiểu khu Quảng trường Trung tâm và hạn chế việc sử dụng trong tương lai được phép đối với các khu đất xung quanh Quảng trường Trung tâm. Một bản đồ và danh sách đề xuất sử dụng được bao gồm. (Quận 2)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

RICK CLOPTON - PARTNER - CLOPTON + CO, LLC

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

610 MAIN ST

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

GARLAND, TX 75040

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Rick Clifton

Signature / Firma / Chữ ký

8.11.21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

---Comment Form Continued---

I am all for the need to further define permitted\allowable uses within the Downtown Area. My wish is that the City would have exercised a bit more thinking by increasing the size of the area covered. To me, this would have shown a bit more confidence that the need for this amendment to the Garland Development Code would cover a larger section because of the interest in the area.

Comments on the Proposed Allowed Uses

- Live\Work Unit – Please define or give an example.
- Outside Display, New Materials – Please define or give an example.
- Outside Display, Used Materials – Please define or give an example.
- Walk-up Service – Please define or give an example.
- Parking Lot or Garage, Commercial – DEFINITELY NOT!!!! WHY???
- Multi-Family – Not one of my first choices but we have set a precedent with those already in existence.
- Bed & Breakfast – Does this also cover VRBO and AirBNB?
- Dwelling, Accessory-Rental Unit – How does this differ from Multi-Family?
- Elder Care-Independent Living – If you are allowing Multi-Family (SUP Only), is this not age discrimination unless you allow with SUP restriction.
- Office, General – I feel you are missing the boat on this one. As a partner in a general office use situation, I think it would be nice to see an accounting office, law office, engineering firm, etc. on the square.

- Medical & Dental Office/Clinic – See comments on Office, General above
- Business & Media Service – Please define or give an example.
- Financial Institution – I think this is a mistake. Banks, financial services offices, etc. would give a touch of class to any downtown square.

Comment Form

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Isabel Lambert, board member at Garland Bible Church

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

201 S 4th St

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

Garland TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Isabel Lambert

Signature / Firma / Chữ ký

8/25/2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

AUG 26 '21 PM 2:59

TO: Garland Planning Commission

FROM: Isabel Lambert, secretary/treasurer & board member for Garland Bible Church

RE: "Proposed Allowed Uses for Downtown Square sub-district"
Received at the Garland Bible Church, 201 South 4th St at Avenue A

DATE: August 25, 2021

I would like to address the limitation on churches which has been expressed as **"Assembly Halls" not allowed except through a land use credit.**

1. **"Land use credit"**

In my opinion, the greatest desire of our residents at this time is HOPE. How can we have too many churches if they give our people "true hope"? This limitation on how much downtown space can be used by churches is not a good precedent to set. Let's not forbid the freedom to allow new churches in downtown Garland just because a FAKE church tried to get in. I trust that we are not "throwing out the baby with the bath-water".

2. **The law will be enforced for many years--even after the present council is gone.**

The present government in Garland seems favorable toward churches, but when they are gone and their terms have ended, the law will still be on the books.

3. **Dangerous precedent**

I see this phrase as a **dangerous precedent** to set anywhere in Garland since it will include churches. Won't this be the first limitation in Garland on the location of churches?

4. Churches will not usually affect the retail parking since they usually meet on Sunday morning.

Comment Form

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Richard Hargrove

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

212 N. Seventh St

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

Garland, Tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qính

Richard Hargrove

Signature / Firma / Chữ ký

8-13-21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

AUG 17 '21 AM 11:53

From: chad.jones@tx.rr.com
To: [Planning Group](#)
Subject: [EXTERNAL] Comment Form Related to Downtown Square sub-district
Date: Monday, August 16, 2021 12:12:03 PM
Attachments: [Comment_Form.pdf](#)

I have attached the comment form.

Thank you,

Chad Jones

Comment Form

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Jones State Street Real Estate Holding Co., Inc.

Chad Jones
President

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

519 West State Street, ~~Garland, TX~~ ~~75040~~

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Chad Jones, President

8/12/21

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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Comment Form Continued --

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

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

We are opposed to the changes that are being proposed.

GDC admendment
received

Comment Form

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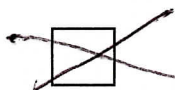
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Pastor Darryl Hall

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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115 N. 6th Street

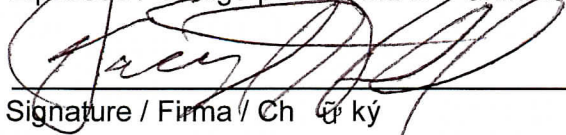
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

08.07.21

Date / Fecha / Ngày

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

We have been in downtown
Portland since 2004, and on
the square since 2007. It
appears you seek to keep church
meetings from the square
area we and our friends at
Christa grade are well
established. This is wrong.
We will strongly oppose
such a proposed change.
We have always been support
ive of downtown businesses
& participants in city activ-
ities. We are good people who
go far & wide but by this it is
not respectful of our commit-
ment to our city.

Comment Form

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☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Shana Carter, owner Roach Feed & Seed, Inc.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

409 Main Street

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

Garland, Tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Shana Carter

8/9/21

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

I believe Assembly Halls should be allowed
as they have been always allowed

Comment Form

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☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Jolene Smith Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

Mrs. J's Heavenly Delights 612 W. State St. Garland, TX 75040

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

Garland

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

From: [Allan Stafford](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Downtown zoning comment
Date: Monday, August 16, 2021 10:14:25 AM
Attachments: [Stafford 505 COG Zoning Comment Zone.pdf](#)

Allan M. Stafford
Attorney
505 W State St
Garland, TX 75040
972 276-8321
Fax 972 494-1019
txlaw@verizon.net

Comment Form

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square. A map and the proposed list of uses is included. (District 2)

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

UNLESS GENERAL OFFICE IS INCLUDED IN USE

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

ALLAN STAFFORD

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

505 W STATE

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

GARLAND, TX 75040

City, State / Estado de la Ciudad / Thành bang

7504

Zip Code / Código postal / Mã B u Chính

ACCELL

Signature / Firma / Chữ ký

8/13/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

AUG 16 '21 AM 10:50

Comment Form Continued –

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

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

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

SHOULD INCLUDE OFFICE USE

From: [Trayc Claybrook](#)
To: [Planning Group](#); [Trayc Claybrook](#)
Subject: [EXTERNAL] Rezoning in downtown Garland vite
Date: Monday, August 16, 2021 5:09:24 PM

Hello! This Trayc Claybrook, owner of The Frocksy located at 510 Main Street in downtown Garland. I would like to comment on the rezoning issue/ vote. I think the rezoning should cover from 8th street to 4th Street and from Walnut to Avenue A. The current proposed area is too small.

I am casting a vote FOR the rezoning of this area.

Thank you,

Trayc L. Claybrook

From: [Trayc Claybrook](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Downtown Garland rezoning
Date: Monday, August 16, 2021 5:21:28 PM

Hello, my name Trayc Claybrook and I own The Frocksy at 510 Main St, Garland, TX 75040.
My vote on this issue is FOR.

Please include
streets out to 8th & 4th
and AVE. A to WALNUT

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Downtown Square	August 16, 2021	September 14, 2021	Will Guerin

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square.

**Thomas Bailey |
A&S Properties,
Inc.**

8/17/2021
2:39:59 AM

Against

614 W. Main

tombaileyjr@gmail.com

Garland

2148933400

Texas

United States

75040

This it to far reaching in its current state especially in regard to office, assembly, and financial institution.

**Trayc
Claybrook**

8/16/2021
10:16:18 PM

For

Outside the Notification Area

311 S 11th St

traycclaybrook@gmail.com

Garland

2143340658

TX

United States

750404

Tony Godina

8/16/2021
9:04:32 PM

For

Outside the Notification Area

1118 Pyramid Drive

tonygodina1@gmail.com

Garland

2142357079

Texas

United States

75040

Karin Wiseman

For

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Downtown Square	August 16, 2021	September 14, 2021	Will Guerin

8/16/2021
6:56:27 PM

510 Main Street
Garland
Texas
United States
75040
FOR

Karin@karinwiseman.com
4803816933

jason bissell

AGAINST

8/6/2021
7:15:22 PM

315 Main St, Ste 101
garland
TX
United States
75040

jasonbissell@hotmail.com
9722729041

i would like to see anyone be able to open a business downtown. As long as its a legal business selling legal products or services. A supermarket would be great or laundry for all the new apartments

Comment Form

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Một sửa đổi đối với Bộ luật Phát triển Garland do Ủy ban Dịch vụ Phát triển của Hội đồng Thành phố đề xuất sẽ tạo ra một tiểu khu Quảng trường Trung tâm và hạn chế việc sử dụng trong tương lai được phép đối với các khu đất xung quanh Quảng trường Trung tâm. Một bản đồ và danh sách đề xuất sử dụng được bao gồm. (Quận 2)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

RICK CLOPTON - PARTNER - CLOPTON + CO, LLC

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

610 MAIN ST

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Rick Clifton

Signature / Firma / Chữ ký

8.11.21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

---Comment Form Continued---

I am all for the need to further define permitted\allowable uses within the Downtown Area. My wish is that the City would have exercised a bit more thinking by increasing the size of the area covered. To me, this would have shown a bit more confidence that the need for this amendment to the Garland Development Code would cover a larger section because of the interest in the area.

Comments on the Proposed Allowed Uses

- Live\Work Unit – Please define or give an example.
- Outside Display, New Materials – Please define or give an example.
- Outside Display, Used Materials – Please define or give an example.
- Walk-up Service – Please define or give an example.
- Parking Lot or Garage, Commercial – DEFINITELY NOT!!!! WHY???
- Multi-Family – Not one of my first choices but we have set a precedent with those already in existence.
- Bed & Breakfast – Does this also cover VRBO and AirBNB?
- Dwelling, Accessory-Rental Unit – How does this differ from Multi-Family?
- Elder Care-Independent Living – If you are allowing Multi-Family (SUP Only), is this not age discrimination unless you allow with SUP restriction.
- Office, General – I feel you are missing the boat on this one. As a partner in a general office use situation, I think it would be nice to see an accounting office, law office, engineering firm, etc. on the square.

- Medical & Dental Office/Clinic – See comments on Office, General above
- Business & Media Service – Please define or give an example.
- Financial Institution – I think this is a mistake. Banks, financial services offices, etc. would give a touch of class to any downtown square.

Comment Form

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Richard Hargrove

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

212 N. Seventh St

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

Garland, Tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Richard Hargrove

Signature / Firma / Chữ ký

8-13-21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

AUG 17 '21 AM 11:53

From: chad.jones@tx.rr.com
To: [Planning Group](#)
Subject: [EXTERNAL] Comment Form Related to Downtown Square sub-district
Date: Monday, August 16, 2021 12:12:03 PM
Attachments: [Comment_Form.pdf](#)

I have attached the comment form.

Thank you,

Chad Jones

Comment Form

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Jones State Street Real Estate Holding Co., Inc.

Chad Jones
President

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

519 West State Street, ~~Garland, TX~~ ~~75040~~

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Chad Jones, President

8/12/21

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued --

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

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

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

We are opposed to the changes that are being proposed.

GDC admendment
received

Comment Form

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square. A map and the proposed list of uses is included. (District 2)

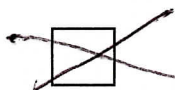
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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng



Against / En Contra / Không

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Pastor Darryl Hall

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

115 N. 6th Street

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

[Signature]

Signature / Firma / Chữ ký

08.07.21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued –

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

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

We have been in downtown
Portland since 2004, and on
the Square since 2007. It
appears you seek to keep church
meetings from the West
area and our friends at
Christa's place are well
established. This is wrong.
We will strongly oppose
such a proposed change.
We have always been support
ive of downtown businesses
& participants in city activ-
ities. We are good people who
go far & wide but by this it is
not respectful of our commit-
ment to our city.

Comment Form

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Shana Carter, owner Roach Feed & Seed, Inc.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

409 Main Street

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

Garland, Tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Shana Carter

8/9/21

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued –

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

I believe Assembly Halls should be allowed
as they have been always allowed

Comment Form

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Jolene Smith Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

Mrs. J's Heavenly Delights 612 W. State St. Garland, TX 75040

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

Garland

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

From: [Allan Stafford](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Downtown zoning comment
Date: Monday, August 16, 2021 10:14:25 AM
Attachments: [Stafford 505 COG Zoning Comment Zone.pdf](#)

Allan M. Stafford
Attorney
505 W State St
Garland, TX 75040
972 276-8321
Fax 972 494-1019
txlaw@verizon.net

Comment Form

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square. A map and the proposed list of uses is included. (District 2)

El Comité de Servicios de Desarrollo del Concejo Municipal propone una enmienda al Código de Desarrollo Garland que crearía un subdistrito de Downtown Square y limitaría los usos futuros permitidos en las propiedades que rodean el Downtown Square. Se incluye un mapa y la lista de usos propuesta. (Distrito 2)

Một sửa đổi đối với Bộ luật Phát triển Garland do Ủy ban Dịch vụ Phát triển của Hội đồng Thành phố đề xuất sẽ tạo ra một tiểu khu Quảng trường Trung tâm và hạn chế việc sử dụng trong tương lai được phép đối với các khu đất xung quanh Quảng trường Trung tâm. Một bản đồ và danh sách đề xuất sử dụng được bao gồm. (Quận 2)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

UNLESS GENERAL OFFICE IS INCLUDED IN USE

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

ALLAN STAFFORD

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

505 W STATE

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

GARLAND, TX 75040

City, State / Estado de la Ciudad / Thành bang

7504

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

8/13/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

AUG 16 '21 AM 10:50

Comment Form Continued –

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

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

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

SHOULD INCLUDE OFFICE USE

From: [Trayc Claybrook](#)
To: [Planning Group](#); [Trayc Claybrook](#)
Subject: [EXTERNAL] Rezoning in downtown Garland vite
Date: Monday, August 16, 2021 5:09:24 PM

Hello! This Trayc Claybrook, owner of The Frocksy located at 510 Main Street in downtown Garland. I would like to comment on the rezoning issue/ vote. I think the rezoning should cover from 8th street to 4th Street and from Walnut to Avenue A. The current proposed area is too small.

I am casting a vote FOR the rezoning of this area.

Thank you,

Trayc L. Claybrook

From: [Trayc Claybrook](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Downtown Garland rezoning
Date: Monday, August 16, 2021 5:21:28 PM

Hello, my name Trayc Claybrook and I own The Frocksy at 510 Main St, Garland, TX 75040.
My vote on this issue is FOR.

Please include
streets out to 8th & 4th
and AVE. A to WALNUT

Comment Form

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Jones State Street Real Estate Holding Co., Inc.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

519 West State St.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Chad Jones President

Signature / Firma / Chữ ký

9/20/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

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We are not in favor of the proposed zoning changes to limit uses allowed on properties surrounding the Downtown Square.

While it was not listed on this form, we are in favor of eliminating off-street parking requirements in Downtown.

Consider amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district.



City Council Meeting
October 12, 2021

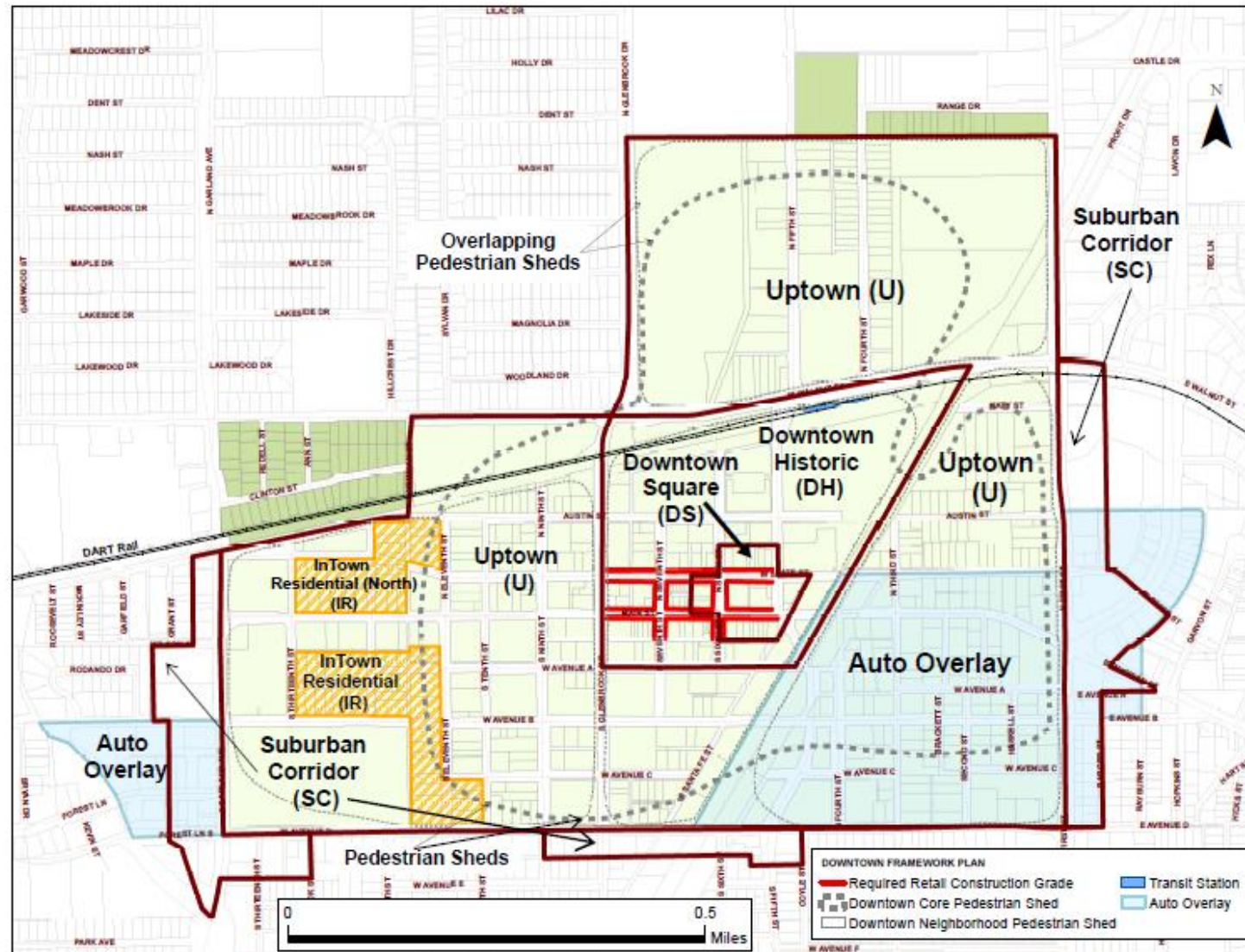
Timeline

- Development Services Committee – July 19 (Zoning)
- Development Services Committee – August 16 (Parking)
- Plan Commission – August 16
- Downtown Business/Property Owners meeting – August 25
- Plan Commission – August 30
- City Council – September 21
- City Council – October 12

Additional outreach included hand-deliveries of notification letters around the Square (in addition to the standard mailings), distribution of FAQ's, and follow-up outreach to those who did not attend August 25 meeting.

Remove “Commercial Parking Lot or Garage” (temporary or long-term parking for vehicles, owned by others, for a fee)

Businesses may still have on-site parking.



DOWNTOWN SQUARE ZONE



Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Retail Store	Retail Store
Restaurant	Restaurant
Studio, Fitness or Performing Arts	Studio, Fitness or Performing Arts
Personal Services	Personal Services
Convenience Store	Convenience Store
Pharmacy (without drive-through)	Pharmacy (without drive-through)
Antique Shop (indoors only)	Antique Shop (indoors only)
Studio, Arts/Crafts	Studio, Arts/Crafts
Bakery, Retail	Bakery, Retail
Commercial Amusement (indoor)	Commercial Amusement (indoor)
Cultural Facility	Cultural Facility
Live/Work Unit	Live/Work Unit
Outside Display, New Materials	Outside Display, New Materials
Used Goods, Retail Sales (Indoors)	Used Goods, Retail Sales (Indoors)
Walk-Up Service	Walk-Up Service
Automated Teller Machine (ATM) Walk-Up	Automated Teller Machine (ATM) Walk-Up

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Parking Lot or Garage, Commercial	Parking Lot or Garage, Commercial
Bus Stop	Bus Stop
Transit Station, Public (multi-modal, public agency only)	Transit Station, Public (multi-modal, public agency only)
Health & Fitness Gym (indoors)	Health & Fitness Gym (indoors)
Theatre, Small Scale	Theatre, Small Scale – “Assembly Halls” not allowed except by land use credit
Multi-Family	Multi-Family – SUP only Plan Commission recommended upper floor apartments by right
Furniture, Household Furnishings & Appliance Sales/Rental	Furniture, Household Furnishings & Appliance Sales/Rental – SUP only
Bed & Breakfast – SUP only	Bed & Breakfast - SUP only
Outside Display, Used Materials – SUP only	Outside Display, Used Materials – SUP only
Tattooing/Body Piercing Establishment – SUP only	Tattooing/Body Piercing Establishment – SUP only
Breweries/Wineries/Distilleries – SUP only	Breweries/Wineries/Distilleries – SUP only
Produce Stand / Outdoors Farmers’ Market – SUP only	Produce Stand / Outdoors Farmers’ Market – SUP only
Hotel/Motel (Full Service, Limited Service, and Extended Stay)	Hotel/Motel (Full Service, Limited Service) – SUP only
Pet Store – SUP only	Pet Store – SUP only

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Dwelling, Apartment	Plan Commission recommended upper floor apartments by right
Dwelling, Accessory – Guest House	
Dwelling, Accessory – Rental Unit	
Dwelling, Accessory – Guard/Manager/Caretaker	
Elder Care – Independent Living	
Dwelling, Single-Family Attached (townhouse)	
Office, General	Plan Commission recommended allowing by right.
Medical & Dental Office/Clinic	
College or University	
Convention Facility	
Day Care Center, Adult	
Day Care Center, Licensed Child Care Center	

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Day Care Center, Registered Child Care Home	
Church or Place of Worship	“Assembly Halls” not allowed except by land use credit
Learning Center, Specialized	
School, Business	
School, Retail/Personal Services Training	
School, Public	
School, Private, Religious or Charter – SUP only	
Charitable Boarding – SUP only	
Garden, Charitable – SUP only	
Garden, Civic	
Social Service Facility/Agency	“Assembly Halls” not allowed except by land use credit
Mortuary/Funeral Home	
Civic Club/Fraternal Lodge	“Assembly Halls” not allowed except by land use credit
Public Amusement, Temporary – SUP only	
Reception Facility – SUP only	“Assembly Halls” not allowed except by land use credit

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Business & Media Service	
Financial Institution	Plan Commission recommended allowing by right.
Flea Market, Indoor – SUP only	
Flea Market, Outdoor – SUP only	
Grocery/Supermarket (over 5,000 sf)	
Indoor Shopping Mall - SUP only	
Kiosk, Trailer or Mini-structure – SUP only	
Laundry, Self-Serve (Laundromat)	
Laundry, Drop-Off (with drive-through or window) (SUP)	
Laundry, Drop-Off (without drive-through or window)	
Pharmacy (with drive-through) – SUP only	

Assembly Halls

A tract of land or structure designed or primarily used for a group of persons to gather together, usually at designated meeting times for a particular purpose or mission, whether political, cultural, educational, or religious. The term includes, but is not limited to, social services, civic clubs, reception facilities, meeting halls, religious services, fraternal lodges, etc.

Land use credit

Plan Commission Recommendation

August 30, 2021

Approval, with the following conditions:

- Keep General Office and Financial Institution uses allowed by right.
- Allow apartments on upper floors by right.
- Explore entertainment use allowance in relation to Assembly Hall regulations.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. b.

Meeting Date: 10/12/2021

Item Title: Z 21-26 Venture Distilling Land LLC - Planned Development (District 6)

Submitted By: Josue De La Vega, Sr. Development Planner

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan.

LOCATION

406 and 412 South Barnes Drive

OWNER

Venture Distilling Land LLC

PLAN COMMISSION RECOMMENDATION

On September 15, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries with allowance of a future tasting room for a period of fifteen (15) years and 3) a Detail Plan.

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 03-47, 2) a Specific Use Provision for Breweries/Wineries/Distilleries, and 3) a Detail Plan.

A shorter SUP time period such as five (5) or ten (10) years may be considered in order to reevaluate the use and the surrounding area, which is within the Forest-Jupiter-Walnut Catalyst Area. In addition, a future tasting room or dining area open to patrons may contribute further to the surrounding area.

BACKGROUND

The subject property is developed with a 15,033-square foot building currently divided into two tenant spaces (Exhibit C). The applicant proposes to occupy the entire building and operate a distillery.

The Garland Development Code (GDC) defines Breweries/Wineries/Distilleries as a facility that manufactures in commercial quantities alcoholic beverages from raw materials or blends of raw and processed materials or by mixing, rectifying or distilling processed materials. The term does not include a warehouse or bulk storage facility.

SITE DATA

The site contains 0.84 acres with approximately 180 lineal feet of frontage along South Barnes Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is part of Planned Development (PD) District 03-47 which establishes the Community Retail (CR) District as the base zoning for the subject property. The purpose of Planned Development (PD) District 03-47 is to allow and guide the development of appropriate transit-oriented land uses.

CONSIDERATIONS

1. The applicant proposes to operate a distillery and while no distilling or fermentation will be performed, the facility will produce liquor by mixing various raw and processed materials. The applicant is not proposing any dining, tasting, food service areas or on-premises consumption of alcoholic beverages as part of the operation. The facility would operate Monday through Friday from 8:00 a.m. to 5:00 p.m.
2. The regulations on alcoholic beverages, including distance limitations, contained in the Garland Development Code (GDC) apply to breweries, wineries, and distilleries. The proposed facility may not be located nearer than three hundred feet of a church, public school, or public hospital. The applicant has shown compliance with the distance limitations as part of their application.
3. Parking for the proposed distillery is in compliance with the Garland Development Code (GDC).
4. The applicant is proposing the installation of two (2) outdoor ethanol storage tanks within the side yard, both tanks with a height of twenty-two (22) feet. These outdoor storage tanks require the same screening as outdoor storage per the Garland Development Code (GDC). The applicant proposes adding screening slats to an existing 9-foot and 6-inch tall fence and the planting of an evergreen tree to comply with the Garland Development Code (GDC).
5. Other than the installation of two (2) outdoor ethanol storage tanks and the screening requirement under Consideration No. 4, the applicant is not proposing any building expansions or significant redevelopment of the site; therefore, additional screening or landscaping is not required.
6. The applicant is not requesting any signage deviations with this request.

Amendment to Planned Development (PD) District 03-47:

7. Planned Development (PD) District 03-47 establishes the Community Retail (CR) District as the base zoning for the subject property. It also establishes a list of land uses that are allowed either by right or by Specific Use Provision; however, Breweries/Wineries/Distilleries is not included on such a list. It should be noted that Breweries/Wineries/Distilleries was drafted into the Garland Development Code (GDC) as a land use after the adoption of Planned Development (PD) District 03-47. The applicant requests an amendment to Planned Development (PD) District 03-47 to allow Breweries/Wineries/Distilleries by Specific Use Provision. This amendment would be consistent with Section 2.51 of the Garland Development Code (GDC) which allows Breweries/Wineries/Distilleries by Specific Use Provision in the Community Retail (CR) District.

Specific Use Provision:

8. The applicant is requesting approval of a 15-year Specific Use Provision.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Centers for the subject property. Transit-Oriented Centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

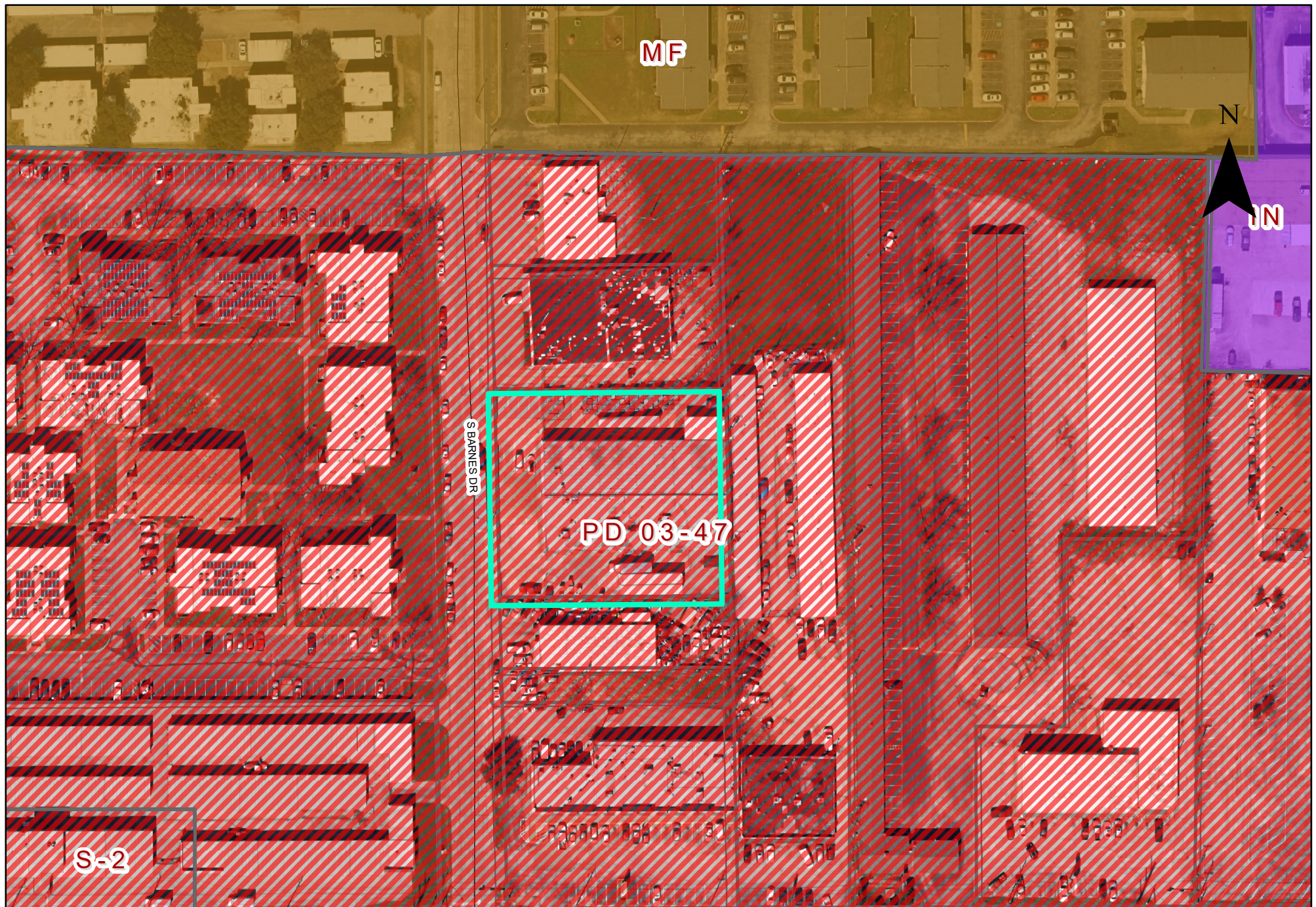
The proposal is limited to adaptive reuse and minor changes/additions to the site; however, with the Forest/Jupiter Park & Ride DART station only 150 yards away, the proposal has the potential of bringing employment opportunity to an area that offers different modes of transportation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the subject site are part of Planned Development (PD) District 03-47; these properties are developed with an array of land uses that include multi-family, retail, personal services, commercial, automotive and industrial.

Attachments

Z 21-26 Venture Distilling Land LLC (Zoning) Attachments
Z 21-26 Venture Distilling Land LLC Responses
Z 21-26 Venture Distilling Land LLC Staff Presentation



0 70 140 Feet
1 inch = 109 feet

Zoning Map Z 21-26

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-26

406 and 412 South Barnes Drive

I. Statement of Purpose: The purpose of this Planned Development is to approve a Breweries/Wineries/Distilleries land 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 in Planned Development (PD) District 03-47 and Special Standards for Breweries/Wineries/Distilleries 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. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Future Development on the subject property shall require Detail Plan approval.

V. Specific Conditions:

A. Permitted Uses: Land uses shall be permitted as stipulated in Planned Development (PD) District 03-47. Additionally, Breweries/Wineries/Distilleries may be permitted by Specific Use Provision.

B. Placement of Outdoor Storage Tanks: The placement of the two (2) proposed outdoor storage tanks shall be permitted within a side yard as shown on Exhibit C.

C. Traffic: Tractor trailers delivering product, equipment, or supplies to this site may not block the travel lanes on South Barnes Drive for loading or

unloading material.

REPORT & MINUTES

P.C. Meeting, September 15, 2021

Consideration of the application of **Venture Distilling Land LLC**, requesting approval of an Amendment to Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (District 6) (File Z 21-26 – Zoning)

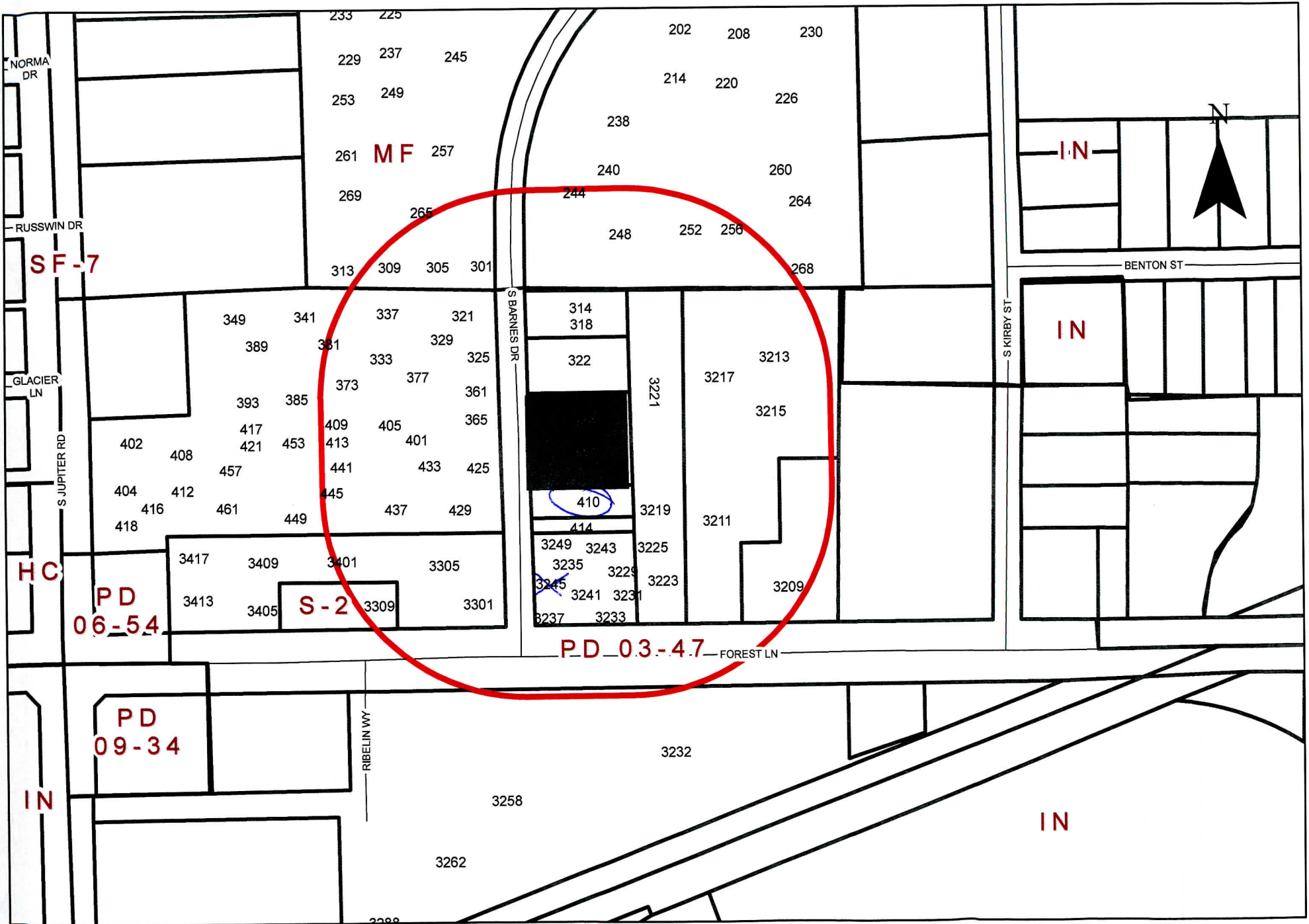
The applicant Peter Caciola, 2802 Mount Laurel Drive, Austin, Texas was available for questions.

There was discussion between the Plan Commission and Mr. Caciola regarding the size of the vehicles that will be making deliveries, the length of the Specific Use Provision request, wine tasting room options, parking, number of employees and landscaping.

Commissioner Lucht suggested that wine tasting room option be added to the Specific Use Provision.

Commissioner Rose suggested that the wine tasting room option be removed from the Specific Use Provision and the time period should be for 10 years.

Motion was made by Commissioner Rose to close the public hearing and **approve** the request and to allow a tasting room. Seconded by Commissioner Lucht. **Motion carried: 6 Ayes, 1 Nays.** Nay from Commissioner Williams.



Zoning Map Z 21-26

406 & 412 South Barnes Drive

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-26

Z 21-26 Venture Distilling Land LLC. The applicant proposes to operate a distillery facility from the existing building. The property is located at 406 and 412 South Barnes Drive. (District 6)

Z 21-26 Venture Distilling Land LLC. El solicitante propone operar una destilería desde el edificio existente. La propiedad está ubicada en 406 y 412 South Barnes Drive. (Distrito 6)

Z 21-26 Venture Distilling Land LLC. Người nộp đơn đề xuất vận hành một cơ sở chưng cất từ tòa nhà hiện có. Nơi nghỉ này tọa lạc tại 406 và 412 South Barnes Drive. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Hyunseo Lee

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

3245 Forest Ln. GT

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

Garland, Tx 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Ch ữ ký

9-6-2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



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Frances A. Ables - Property Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

410 S. Barnes Dr.

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

Garland, TX.

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Frances A. Ables

Signature / Firma / Chữ ký

9-10-21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-26

Z 21-26 Venture Distilling Land LLC. The applicant proposes to operate a distillery facility from the existing building. The property is located at 406 and 412 South Barnes Drive. (District 6)

Z 21-26 Venture Distilling Land LLC. El solicitante propone operar una destilería desde el edificio existente. La propiedad está ubicada en 406 y 412 South Barnes Drive. (Distrito 6)

Z 21-26 Venture Distilling Land LLC. Người nộp đơn đề xuất vận hành một cơ sở chưng cất từ tòa nhà hiện có. Nơi nghỉ này tọa lạc tại 406 và 412 South Barnes Drive. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Frances Ables - Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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Frances A. Ables

Signature / Firma / Chữ ký

9-26-21

Date / Fecha / Ngày

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The applicant proposes to operate a distillery facility from an existing building.

Approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan.

**City Council Meeting
October 12, 2021**



GARLAND

TEXAS MADE HERE

Location: 406 and 412 South Barnes Drive

Applicant: Venture Distilling Land LLC

Owner: Venture Distilling Land LLC

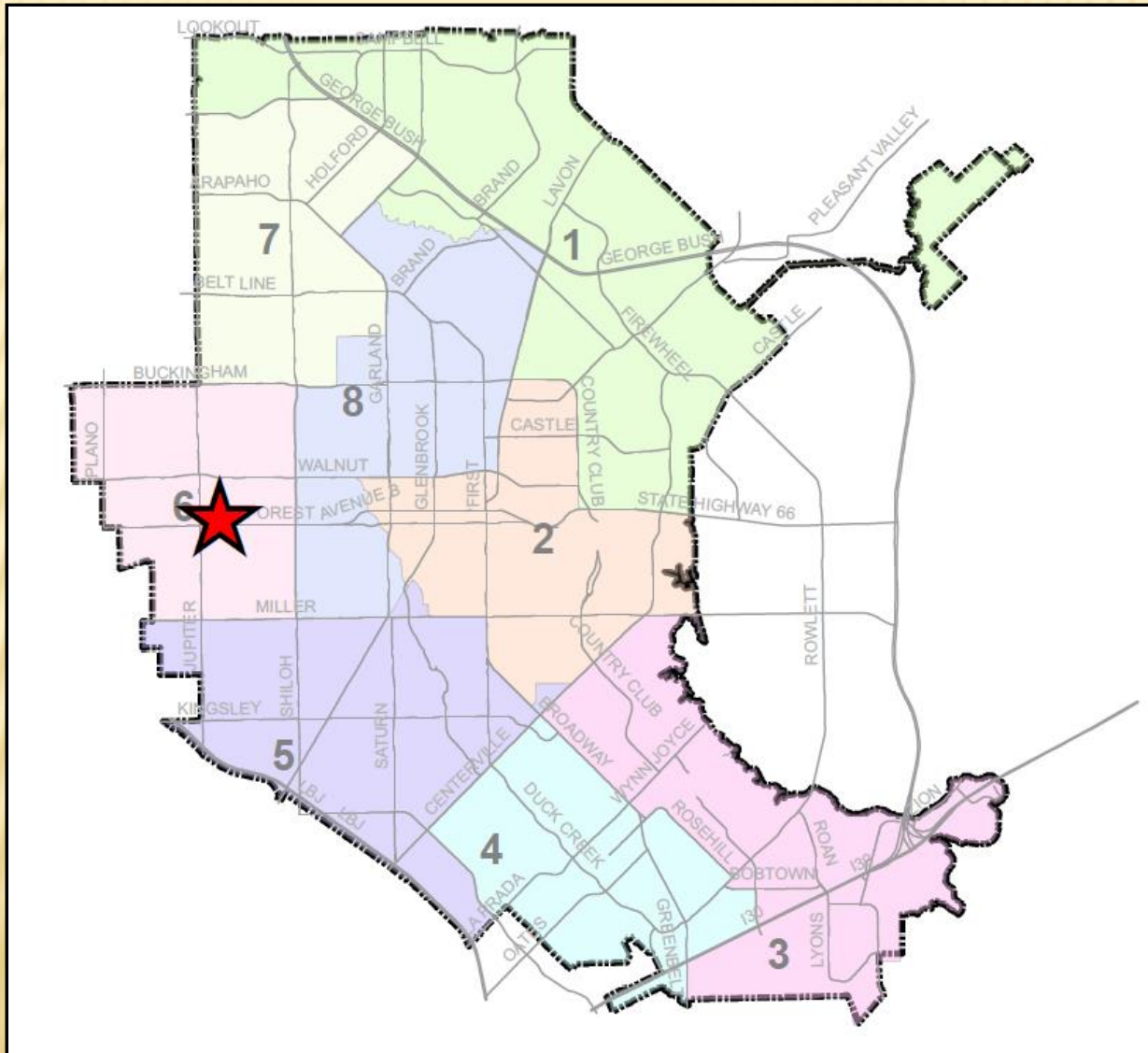
Acreage: 0.84 acres

Zoning: Planned Development (PD) District 03-47 for
limited Community Retail Uses



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP



LOCATION MAP



0 70 140 Feet
1 inch = 109 feet

Zoning Map Z 21-26

 INDICATES AREA OF REQUEST

Z 21-26

The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Centers for the subject property. Transit-Oriented Centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within $\frac{1}{4}$ to $\frac{1}{2}$ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

The proposal is limited to adaptive reuse and minor changes/additions to the site; however, with the Forest/Jupiter Park & Ride DART station only 150 yards away, the proposal has the potential of bringing employment opportunity to an area that offers different modes of transportation.



View of subject property from S. Barnes Dr.



View of subject property from S. Barnes Dr.



Looking across S. Barnes Dr. from subject property.



Looking north from subject property



Looking south from subject property.

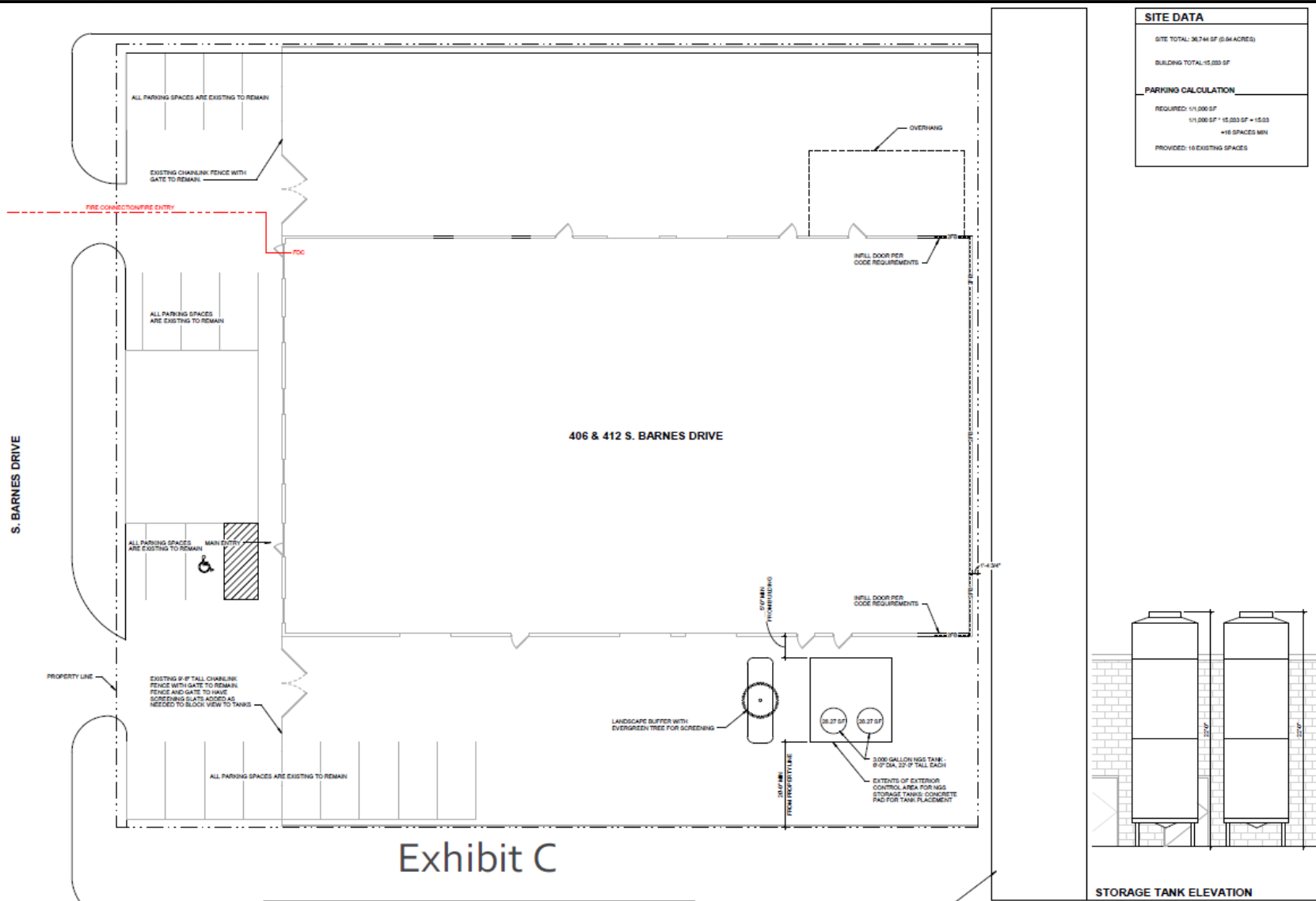
BACKGROUND

- The subject property is developed with a 15,033-square foot building currently divided into two tenant spaces.
- The applicant proposes to occupy the entire building and operate a distillery.
- The GDC defines Breweries/Wineries/Distilleries as a facility that manufactures in commercial quantities alcoholic beverages from raw materials or blends of raw and processed materials or by mixing, rectifying or distilling processed materials. The term does not include a warehouse or bulk storage facility.
- The applicant proposes to operate a distillery and while no distilling or fermentation will be performed, the facility will produce liquor by mixing various raw and processed materials. The applicant is not proposing any dining, tasting, food service areas or on-premises consumption of alcoholic beverages as part of the operation.



GARLAND
TEXAS MADE HERE

SITE PLAN



SITE DATA	
SITE TOTAL:	36,744 SF (0.84 ACRES)
BUILDING TOTAL:	15,000 SF
PARKING CALCULATION	
REQUIRED:	1/1,000 SF
	1/1,000 SF * 15,000 SF = 15.00
	= 15 SPACES MIN
PROVIDED:	18 EXISTING SPACES

CONSIDERATIONS

- Two (2) outdoor ethanol storage tanks will be provided and screened. Otherwise, the applicant is not proposing any building expansions or significant redevelopment of the site; therefore, additional screening or landscaping is not required.
- The applicant requests an amendment to PD 03-47 to allow Breweries/Wineries/Distilleries by SUP. This amendment would be consistent with Section 2.51 of the GDC which allows Breweries/Wineries/Distilleries by SUP in the Community Retail (CR) District.
- The applicant is requesting approval of a 15-year Specific Use Provision.



STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 03-47, 2) a Specific Use Provision for Breweries/Wineries/Distilleries, and 3) a Detail Plan.

A shorter SUP time period such as five (5) or ten (10) years may be considered in order to reevaluate the use and the surrounding area, which is within the Forest-Jupiter-Walnut Catalyst Area. In addition, a future tasting room or dining area open to patrons may contribute further to the surrounding area.

PLAN COMMISSION RECOMMENDATION

On September 15, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries with the allowance of a future tasting room for a period of fifteen (15) years and 3) a Detail Plan.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. c.

Meeting Date: 10/12/2021

Item Title: Z 21-26 Venture Distilling Land LLC - Specific Use Provision (District 6)

Submitted By: Josue De La Vega, Sr. Development Planner

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan.

LOCATION

406 and 412 South Barnes Drive

OWNER

Venture Distilling Land LLC

PLAN COMMISSION RECOMMENDATION

On September 15, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries with allowance of a future tasting room for a period of fifteen (15) years and 3) a Detail Plan.

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 03-47, 2) a Specific Use Provision for Breweries/Wineries/Distilleries, and 3) a Detail Plan.

A shorter SUP time period such as five (5) or ten (10) years may be considered in order to reevaluate the use and the surrounding area, which is within the Forest-Jupiter-Walnut Catalyst Area. In addition, a future tasting room or dining area open to patrons may contribute further to the surrounding area.

BACKGROUND

The subject property is developed with a 15,033-square foot building currently divided into two tenant spaces (Exhibit C). The applicant proposes to occupy the entire building and operate a distillery.

SITE DATA

The site contains 0.84 acres with approximately 180 lineal feet of frontage along South Barnes Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is part of Planned Development (PD) District 03-47 which establishes the Community Retail (CR) District as the base zoning for the subject property. The purpose of Planned Development (PD) District 03-47 is to allow and guide the development of appropriate transit-oriented land uses.

CONSIDERATIONS

1. The applicant proposes to operate a distillery and while no distilling or fermentation will be performed, the facility will produce liquor by mixing various raw and processed materials. The applicant is not proposing any dining, tasting, food service areas or on-premises consumption of alcoholic beverages as part of the operation. The facility would operate Monday through Friday from 8:00 a.m. to 5:00 p.m.
2. The regulations on alcoholic beverages, including distance limitations, contained in the Garland Development Code (GDC) apply to breweries, wineries, and distilleries. The proposed facility may not be located nearer than three hundred feet of a church, public school, or public hospital. The applicant has shown compliance with the distance limitations as part of their application.
3. Parking for the proposed distillery is in compliance with the Garland Development Code (GDC).
4. The applicant is proposing the installation of two (2) outdoor ethanol storage tanks within the side yard, both tanks with a height of twenty-two (22) feet. These outdoor storage tanks require the same screening as outdoor storage per the Garland Development Code (GDC). The applicant proposes adding screening slats to an existing 9-foot and 6-inch tall fence and the planting of an evergreen tree to comply with the Garland Development Code (GDC).
5. Other than the installation of two (2) outdoor ethanol storage tanks and the screening requirement under Consideration No. 4, the applicant is not proposing any building expansions or significant redevelopment of the site; therefore, additional screening or landscaping is not required.
6. The applicant is not requesting any signage deviations with this request.

Amendment to Planned Development (PD) District 03-47:

7. Planned Development (PD) District 03-47 establishes the Community Retail (CR) District as the base zoning for the subject property. It also establishes a list of land uses that are allowed either by right or by Specific Use Provision; however, Breweries/Wineries/Distilleries is not included on such a list. It should be noted that Breweries/Wineries/Distilleries was drafted into the Garland Development Code (GDC) as a land use after the adoption of Planned Development (PD) District 03-47. The applicant

requests an amendment to Planned Development (PD) District 03-47 to allow Breweries/Wineries/Distilleries by Specific Use Provision. This amendment would be consistent with Section 2.51 of the Garland Development Code (GDC) which allows Breweries/Wineries/Distilleries by Specific Use Provision in the Community Retail (CR) District.

Specific Use Provision:

8. The applicant is requesting approval of a 15-year Specific Use Provision.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Centers for the subject property. Transit-Oriented Centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

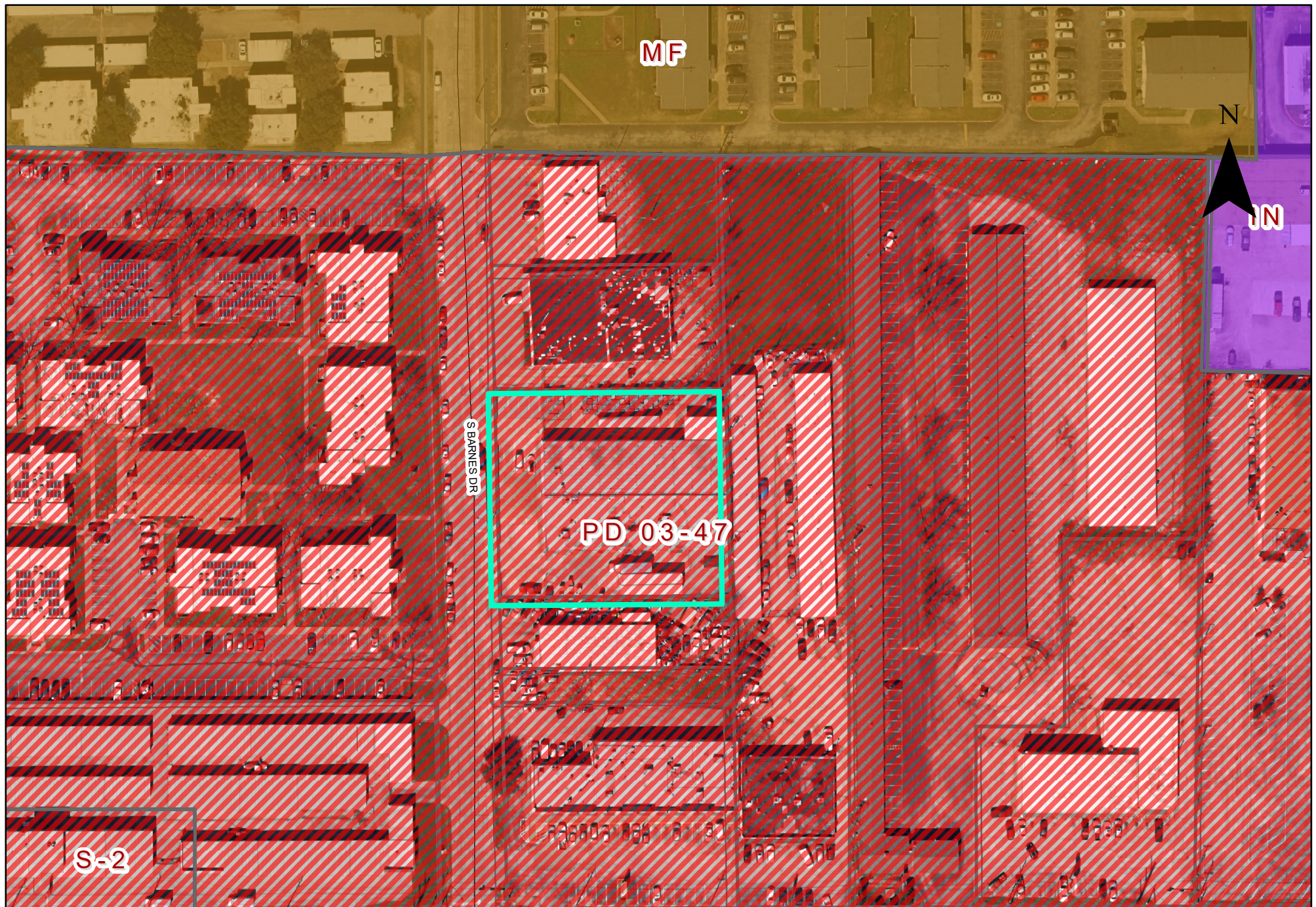
The proposal is limited to adaptive reuse and minor changes/additions to the site; however, with the Forest/Jupiter Park & Ride DART station only 150 yards away, the proposal has the potential of bringing employment opportunity to an area that offers different modes of transportation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the subject site are part of Planned Development (PD) District 03-47; these properties are developed with an array of land uses that include multi-family, retail, personal services, commercial, automotive and industrial.

Attachments

Z 21-26 Location Map
Z 21-26 SUP Conditions
Z 21-26 R&M - SUP
Z 21-26 Responses
Z 21-26 Venture Distilling Land LLC Staff Presentation



0 70 140 Feet
1 inch = 109 feet

Zoning Map Z 21-26

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-26

406 and 412 South Barnes Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Breweries/Wineries/Distilleries land use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations in Planned Development (PD) District 03-47 and Special Standards for Breweries/Wineries/Distilleries 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:** Development is to be in general conformance with the approved Detail Plan on Exhibit C. In the event of conflict between the conditions and development plan, the conditions listed below are to apply.
- V. Conditions:**
- A. Time Period: The Specific Use Provision shall be in effect for a period of fifteen (15) years.
- B. Traffic: Tractor trailers delivering product, equipment, or supplies to this site may not block the travel lanes on South Barnes Drive for loading or unloading material.

REPORT & MINUTES

P.C. Meeting, September 15, 2021

Consideration of the application of **Venture Distilling Land LLC**, requesting approval of a Specific Use Provision to allow Breweries/Wineries/Distilleries Use on a property zoned Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (District 6) (File Z 21-26 - Specific Use Provision)

Motion was made by Commissioner Rose to close the public hearing and **approve** the request for a time period of fifteen (15) years and to allow a tasting room. Seconded by Commissioner Lucht. **Motion carried: 6** Ayes, **1** Nays. Nay from Commissioner Williams.



 INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-26

Z 21-26 Venture Distilling Land LLC. The applicant proposes to operate a distillery facility from the existing building. The property is located at 406 and 412 South Barnes Drive. (District 6)

Z 21-26 Venture Distilling Land LLC. El solicitante propone operar una destilería desde el edificio existente. La propiedad está ubicada en 406 y 412 South Barnes Drive. (Distrito 6)

Z 21-26 Venture Distilling Land LLC. Người nộp đơn đề xuất vận hành một cơ sở chưng cất từ tòa nhà hiện có. Nơi nghỉ này tọa lạc tại 406 và 412 South Barnes Drive. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Hyunseo Lee

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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3245 Forest Ln. GT

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

Garland, Tx 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Ch ữ ký

9-6-2021

Date / Fecha / Ngày

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Frances A. Ables - Property Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

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Frances A. Ables

Signature / Firma / Chữ ký

9-10-21

Date / Fecha / Ngày

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Frances A. Ables

Signature / Firma / Chữ ký

9-26-21

Date / Fecha / Ngày

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Z 21-26

The applicant proposes to operate a distillery facility from an existing building.

Approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan.

**City Council Meeting
October 12, 2021**



GARLAND

TEXAS MADE HERE

Location: 406 and 412 South Barnes Drive

Applicant: Venture Distilling Land LLC

Owner: Venture Distilling Land LLC

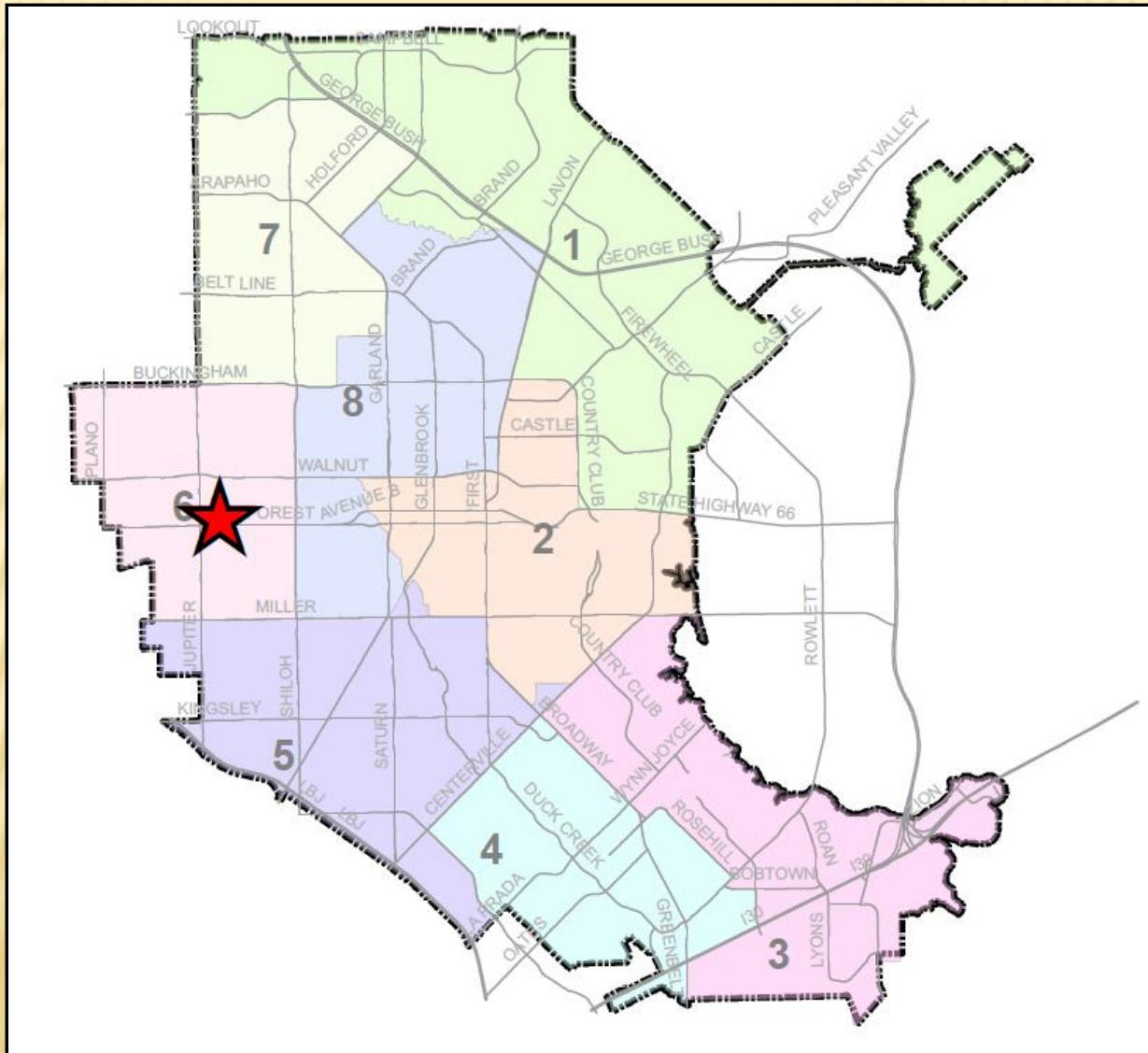
Acreage: 0.84 acres

Zoning: Planned Development (PD) District 03-47 for
limited Community Retail Uses



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP



LOCATION MAP



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1 inch = 109 feet

Zoning Map Z 21-26

 INDICATES AREA OF REQUEST

Z 21-26

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The proposal is limited to adaptive reuse and minor changes/additions to the site; however, with the Forest/Jupiter Park & Ride DART station only 150 yards away, the proposal has the potential of bringing employment opportunity to an area that offers different modes of transportation.



View of subject property from S. Barnes Dr.



View of subject property from S. Barnes Dr.



Looking across S. Barnes Dr. from subject property.



Looking north from subject property



Looking south from subject property.

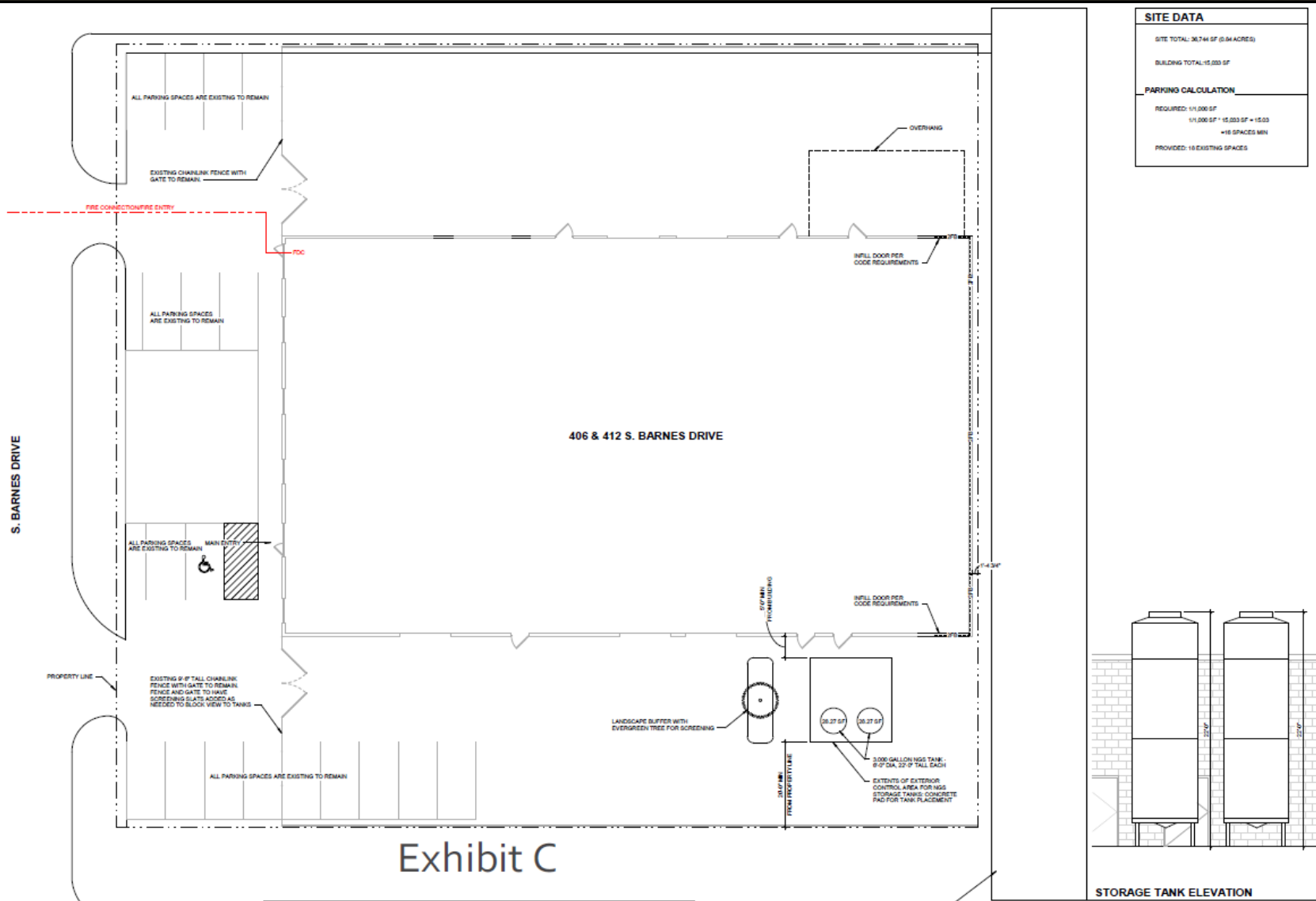
BACKGROUND

- The subject property is developed with a 15,033-square foot building currently divided into two tenant spaces.
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GARLAND
TEXAS MADE HERE

SITE PLAN



CONSIDERATIONS

- Two (2) outdoor ethanol storage tanks will be provided and screened. Otherwise, the applicant is not proposing any building expansions or significant redevelopment of the site; therefore, additional screening or landscaping is not required.
- The applicant requests an amendment to PD 03-47 to allow Breweries/Wineries/Distilleries by SUP. This amendment would be consistent with Section 2.51 of the GDC which allows Breweries/Wineries/Distilleries by SUP in the Community Retail (CR) District.
- The applicant is requesting approval of a 15-year Specific Use Provision.



STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 03-47, 2) a Specific Use Provision for Breweries/Wineries/Distilleries, and 3) a Detail Plan.

A shorter SUP time period such as five (5) or ten (10) years may be considered in order to reevaluate the use and the surrounding area, which is within the Forest-Jupiter-Walnut Catalyst Area. In addition, a future tasting room or dining area open to patrons may contribute further to the surrounding area.

PLAN COMMISSION RECOMMENDATION

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GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. d.

Meeting Date: 10/12/2021

Item Title: Z 21-26 Venture Distilling Land LLC - Detail Plan (District 6)

Submitted By: Josue De La Vega, Sr. Development Planner

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan.

LOCATION

406 and 412 South Barnes Drive

OWNER

Venture Distilling Land LLC

PLAN COMMISSION RECOMMENDATION

On September 15, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries with allowance of a future tasting room for a period of fifteen (15) years and 3) a Detail Plan.

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 03-47, 2) a Specific Use Provision for Breweries/Wineries/Distilleries, and 3) a Detail Plan.

A shorter SUP time period such as five (5) or ten (10) years may be considered in order to reevaluate the use and the surrounding area, which is within the Forest-Jupiter-Walnut Catalyst Area. In addition, a future tasting room or dining area open to patrons may contribute further to the surrounding area.

BACKGROUND

The subject property is developed with a 15,033-square foot building currently divided into two tenant spaces (Exhibit C). The applicant proposes to occupy the entire building and operate a distillery.

SITE DATA

The site contains 0.84 acres with approximately 180 lineal feet of frontage along South Barnes Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is part of Planned Development (PD) District 03-47 which establishes the Community Retail (CR) District as the base zoning for the subject property. The purpose of Planned Development (PD) District 03-47 is to allow and guide the development of appropriate transit-oriented land uses.

CONSIDERATIONS

1. The applicant proposes to operate a distillery and while no distilling or fermentation will be performed, the facility will produce liquor by mixing various raw and processed materials. The applicant is not proposing any dining, tasting, food service areas or on-premises consumption of alcoholic beverages as part of the operation. The facility would operate Monday through Friday from 8:00 a.m. to 5:00 p.m.
2. The regulations on alcoholic beverages, including distance limitations, contained in the Garland Development Code (GDC) apply to breweries, wineries, and distilleries. The proposed facility may not be located nearer than three hundred feet of a church, public school, or public hospital. The applicant has shown compliance with the distance limitations as part of their application.
3. Parking for the proposed distillery is in compliance with the Garland Development Code (GDC).
4. The applicant is proposing the installation of two (2) outdoor ethanol storage tanks within the side yard, both tanks with a height of twenty-two (22) feet. These outdoor storage tanks require the same screening as outdoor storage per the Garland Development Code (GDC). The applicant proposes adding screening slats to an existing 9-foot 6-inch tall fence and the planting of an evergreen tree to comply with the Garland Development Code (GDC).
5. Other than the installation of two (2) outdoor ethanol storage tanks and the screening requirement under Consideration No. 4, the applicant is not proposing any building expansions or significant redevelopment of the site; therefore, additional screening or landscaping is not required.
6. The applicant is not requesting any signage deviations with this request.

Amendment to Planned Development (PD) District 03-47:

7. Planned Development (PD) District 03-47 establishes the Community Retail (CR) District as the base zoning for the subject property. It also establishes a list of land uses that are allowed either by right or by Specific Use Provision; however, Breweries/Wineries/Distilleries is not included on such a list. It should be noted that Breweries/Wineries/Distilleries was drafted into the Garland Development Code (GDC) as a land use after the adoption of Planned Development (PD) District 03-47. The applicant requests an amendment to Planned Development (PD) District 03-47 to allow Breweries/Wineries/Distilleries by Specific Use Provision. This amendment would be

consistent with Section 2.51 of the Garland Development Code (GDC) which allows Breweries/Wineries/Distilleries by Specific Use Provision in the Community Retail (CR) District.

Specific Use Provision:

8. The applicant is requesting approval of a 15-year Specific Use Provision.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Centers for the subject property. Transit-Oriented Centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

The proposal is limited to adaptive reuse and minor changes/additions to the site; however, with the Forest/Jupiter Park & Ride DART station only 150 yards away, the proposal has the potential of bringing employment opportunity to an area that offers different modes of transportation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

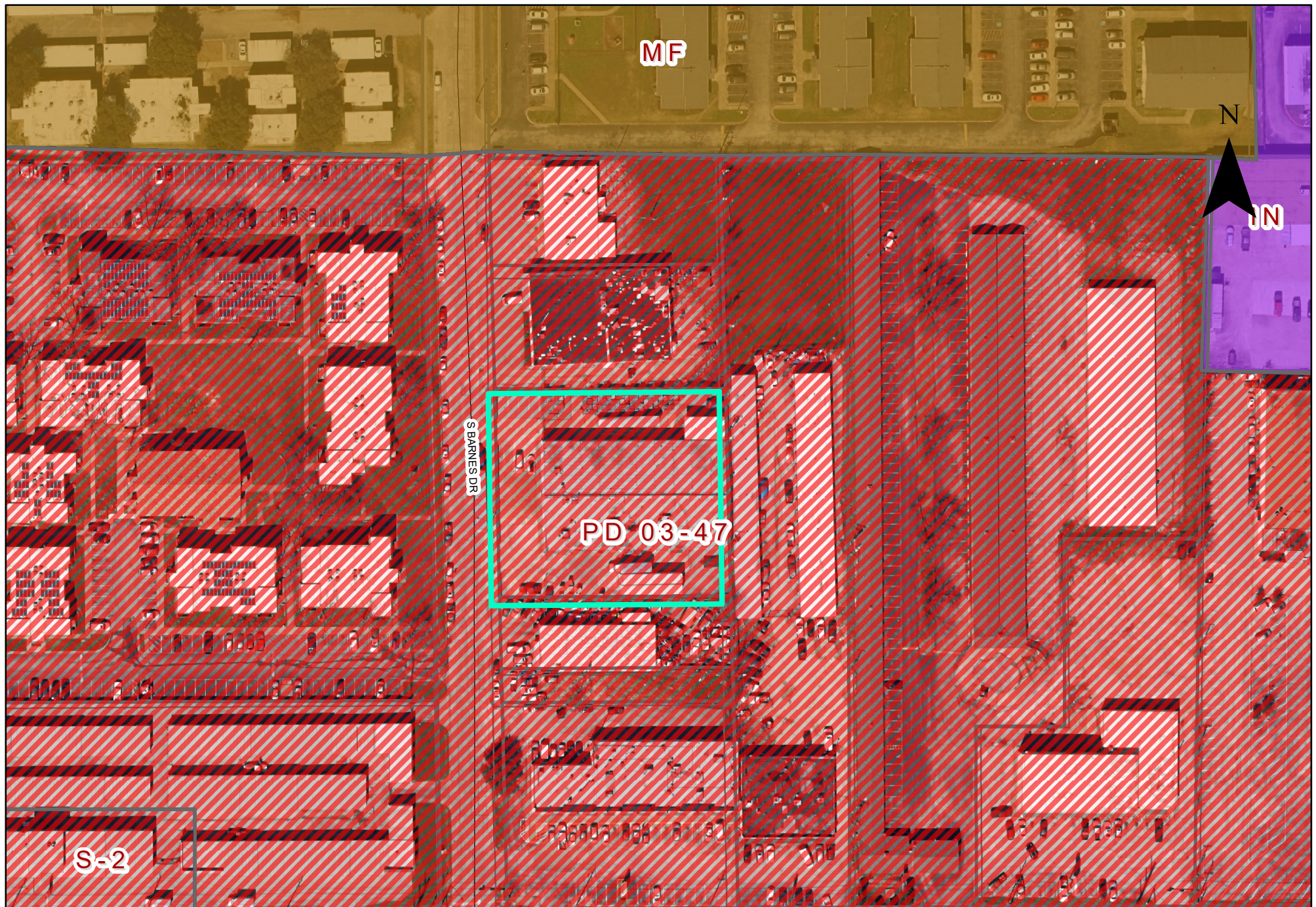
The properties surrounding the subject site are part of Planned Development (PD) District 03-47; these properties are developed with an array of land uses that include multi-family, retail, personal services, commercial, automotive and industrial.

Attachments

Z 21-26 Venture Distilling Land LLC (Detail Plan) Attachments

Z 21-26 Venture Distilling Land LLC Responses

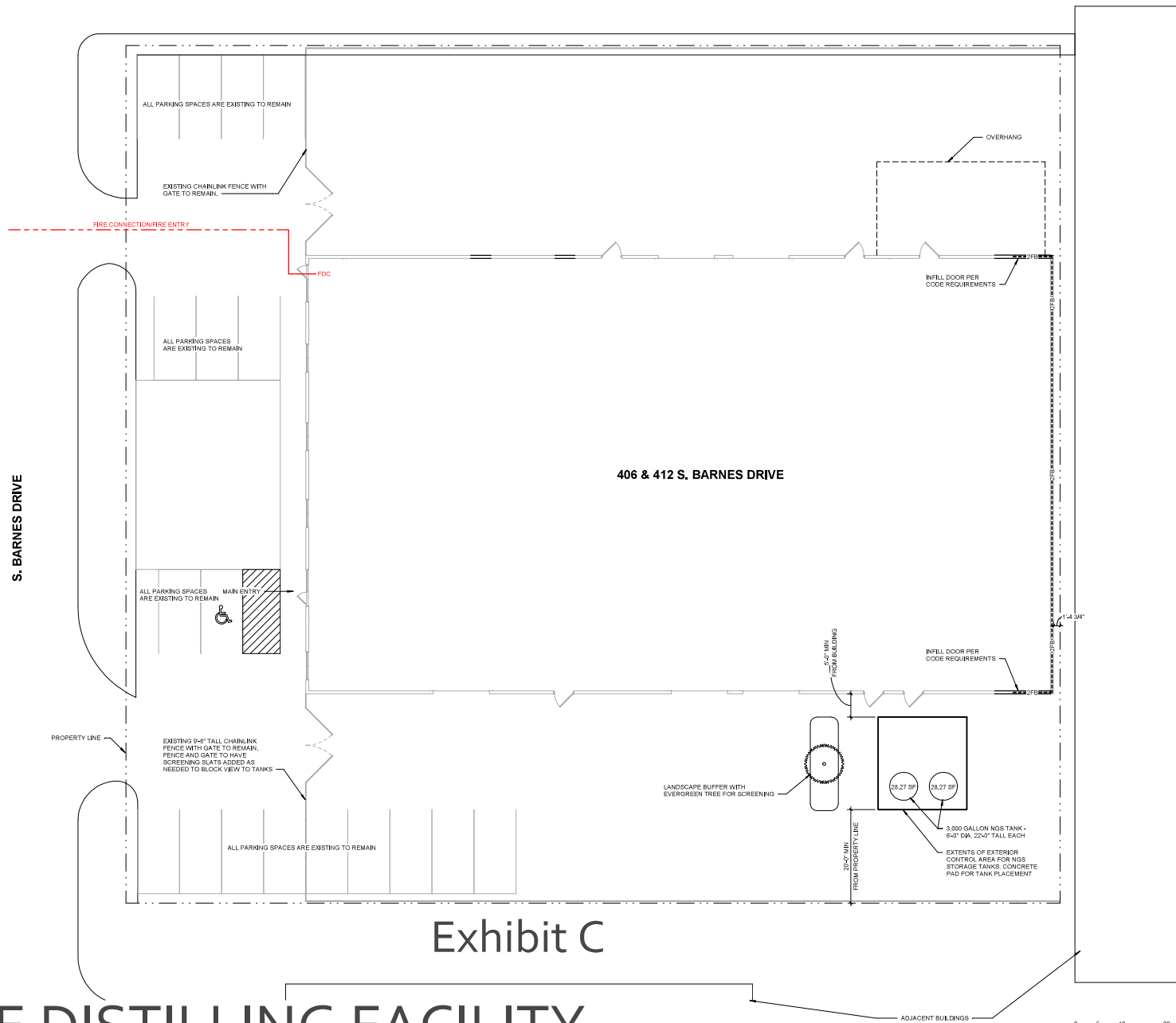
Z 21-26 Venture Distilling Land LLC Staff Presentation



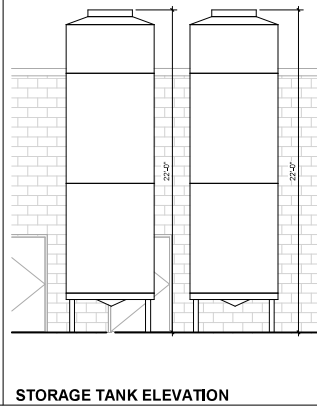
0 70 140 Feet
1 inch = 109 feet

Zoning Map Z 21-26

 INDICATES AREA OF REQUEST



SITE DATA
SITE TOTAL: 36,744 SF (0.84 ACRES)
BUILDING TOTAL: 15,033 SF
PARKING CALCULATION
REQUIRED: 1/1,000 SF
1/1,000 SF * 15,033 SF = 15.03
= 16 SPACES MIN
PROVIDED: 16 EXISTING SPACES



VENTURE DISTILLING FACILITY

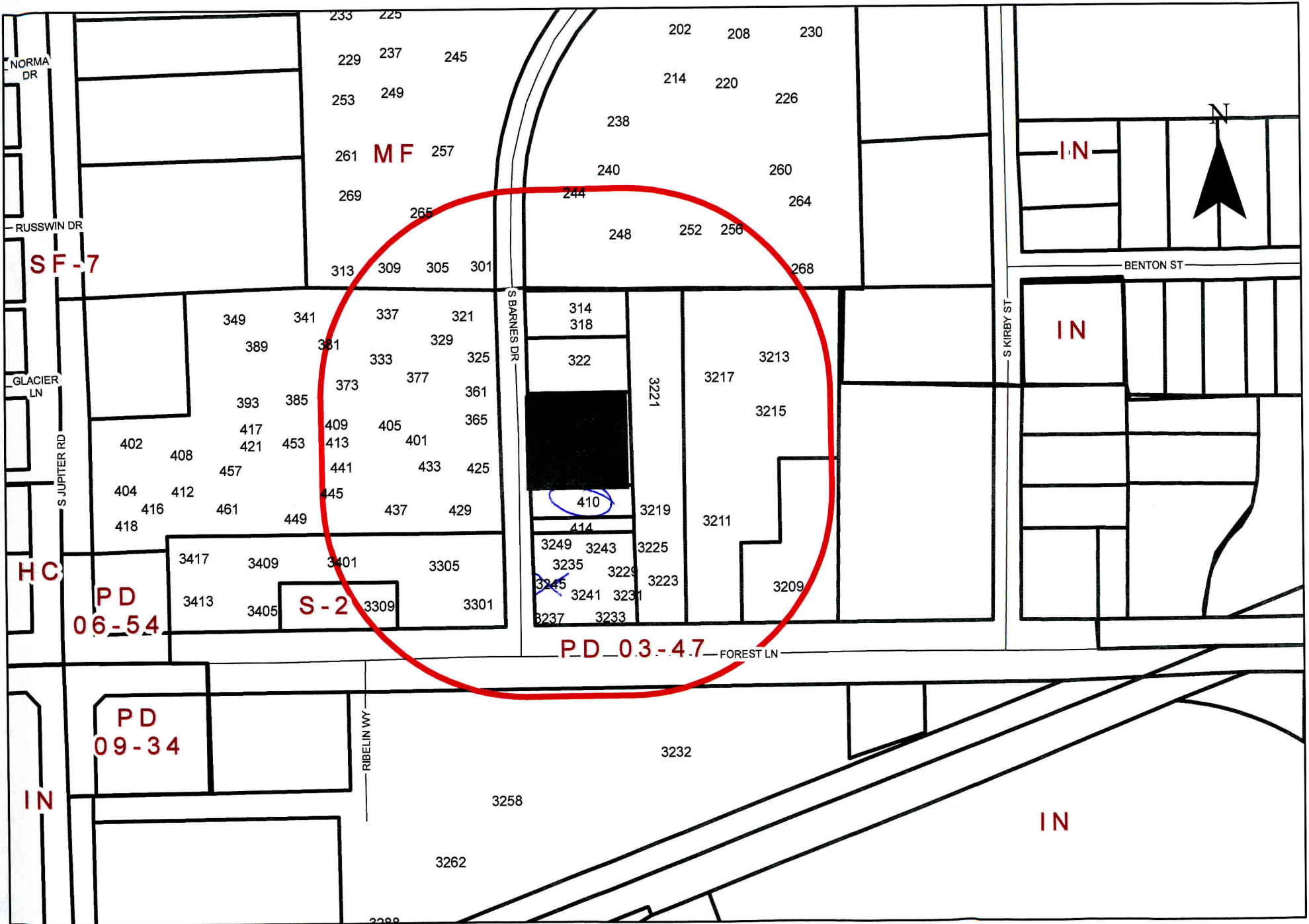
SITE PLAN
GARLAND, TX | 08/16/21

REPORT & MINUTES

P.C. Meeting, September 15, 2021

Consideration of the application of **Venture Distilling Land LLC**, requesting approval of a Detail Plan for a Distillery facility on a property zoned Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (District 6) (File Z 21-26 - Detail Plan)

Motion was made by Commissioner Rose to close the public hearing and **approve** the request. Seconded by Commissioner Lucht.
Motion carried: 6 Ayes, 1 Nays. Nay from Commissioner Williams.



0 160 320 Feet
1 inch = 247 feet

Zoning Map Z 21-26

406 & 412 South Barnes Drive

INDICATES AREA
OF REQUEST

INDICATES
NOTIFICATION AREA

Comment Form

Case Z 21-26

Z 21-26 Venture Distilling Land LLC. The applicant proposes to operate a distillery facility from the existing building. The property is located at 406 and 412 South Barnes Drive. (District 6)

Z 21-26 Venture Distilling Land LLC. El solicitante propone operar una destilería desde el edificio existente. La propiedad está ubicada en 406 y 412 South Barnes Drive. (Distrito 6)

Z 21-26 Venture Distilling Land LLC. Người nộp đơn đề xuất vận hành một cơ sở chưng cất từ tòa nhà hiện có. Nơi nghỉ này tọa lạc tại 406 và 412 South Barnes Drive. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Hyunseo Lee

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

3245 Forest Ln. GT

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

Garland, Tx 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

[Signature]

[Signature]

Signature / Firma / Ch ữ ký

9-6-2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-26

Z 21-26 Venture Distilling Land LLC. The applicant proposes to operate a distillery facility from the existing building. The property is located at 406 and 412 South Barnes Drive. (District 6)

Z 21-26 Venture Distilling Land LLC. El solicitante propone operar una destilería desde el edificio existente. La propiedad está ubicada en 406 y 412 South Barnes Drive. (Distrito 6)

Z 21-26 Venture Distilling Land LLC. Người nộp đơn đề xuất vận hành một cơ sở chưng cất từ tòa nhà hiện có. Nơi nghỉ này tọa lạc tại 406 và 412 South Barnes Drive. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Frances A. Ables - Property Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

410 S. Barnes Dr.

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

Garland, TX.

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Frances A. Ables

Signature / Firma / Chữ ký

9-10-21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-26

Z 21-26 Venture Distilling Land LLC. The applicant proposes to operate a distillery facility from the existing building. The property is located at 406 and 412 South Barnes Drive. (District 6)

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Frances Ables - Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

410 S. Barnes Dr.

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

Garland, TX.

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Frances A. Ables

Signature / Firma / Chữ ký

9-26-21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Z 21-26

The applicant proposes to operate a distillery facility from an existing building.

Approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan.

**City Council Meeting
October 12, 2021**



GARLAND

TEXAS MADE HERE

Location: 406 and 412 South Barnes Drive

Applicant: Venture Distilling Land LLC

Owner: Venture Distilling Land LLC

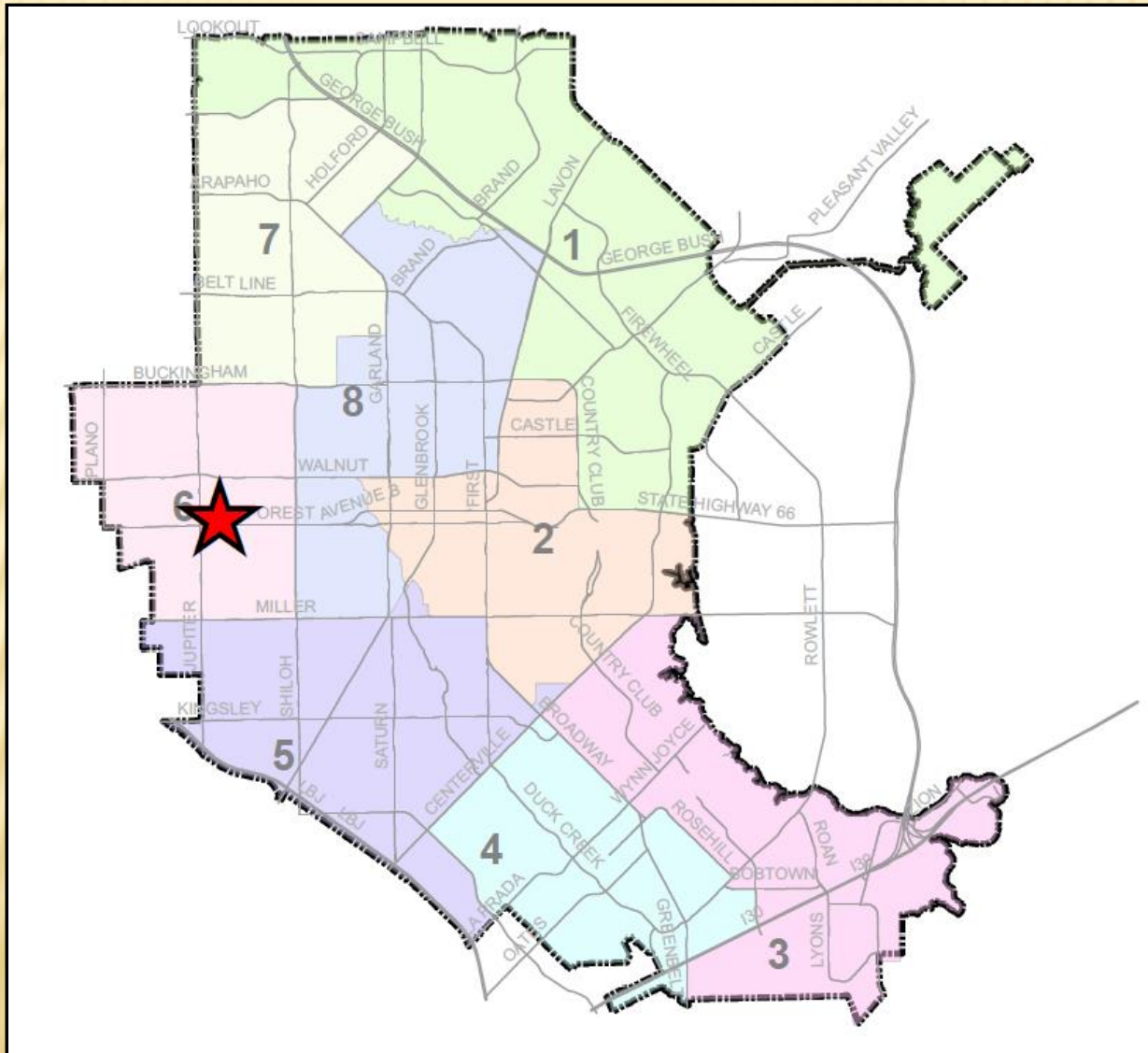
Acreage: 0.84 acres

Zoning: Planned Development (PD) District 03-47 for
limited Community Retail Uses



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP



LOCATION MAP



0 70 140 Feet
1 inch = 109 feet

Zoning Map Z 21-26

 INDICATES AREA OF REQUEST

Z 21-26

The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Centers for the subject property. Transit-Oriented Centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within $\frac{1}{4}$ to $\frac{1}{2}$ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

The proposal is limited to adaptive reuse and minor changes/additions to the site; however, with the Forest/Jupiter Park & Ride DART station only 150 yards away, the proposal has the potential of bringing employment opportunity to an area that offers different modes of transportation.



View of subject property from S. Barnes Dr.



View of subject property from S. Barnes Dr.



Looking across S. Barnes Dr. from subject property.



Looking north from subject property



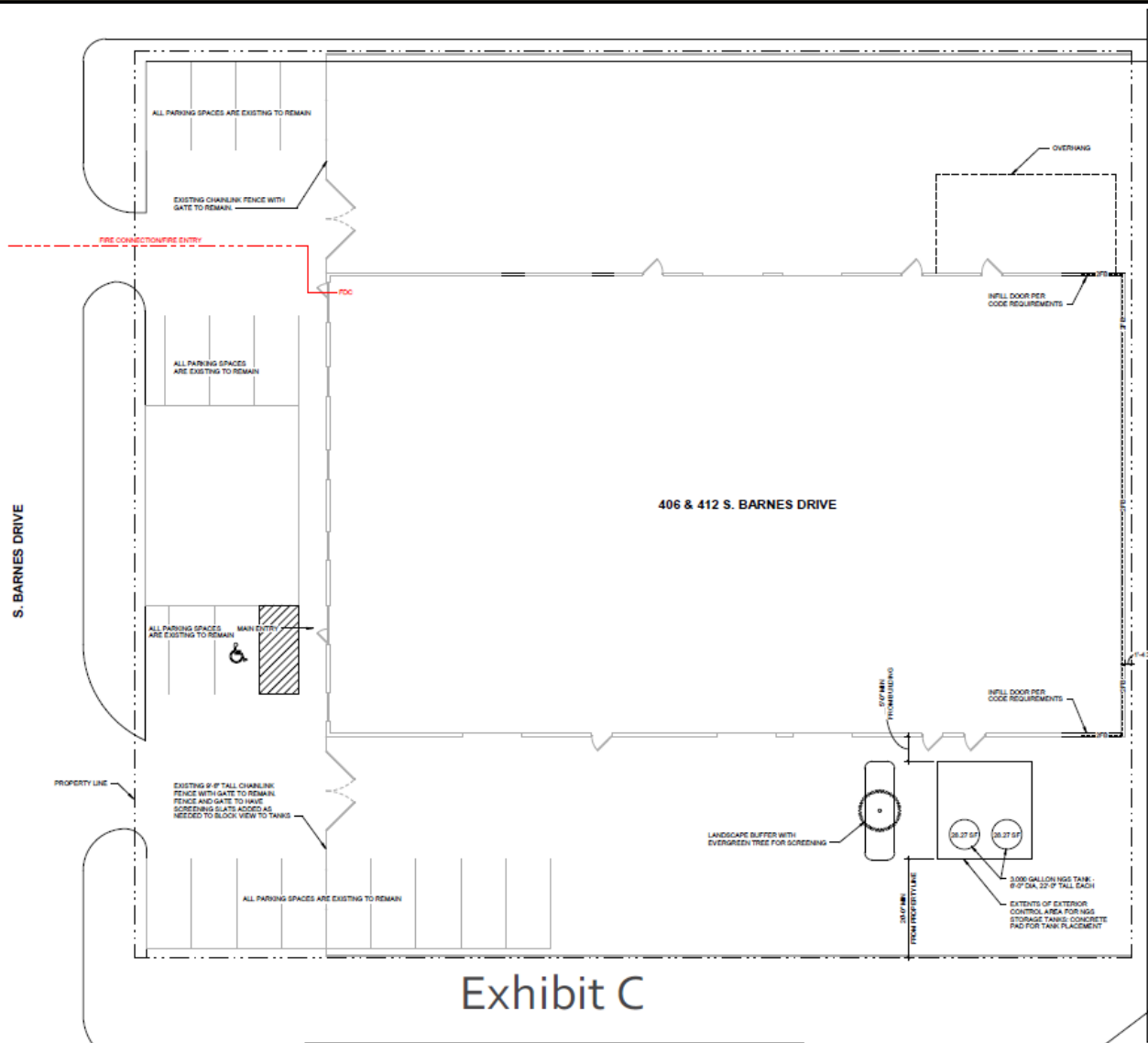
Looking south from subject property.

BACKGROUND

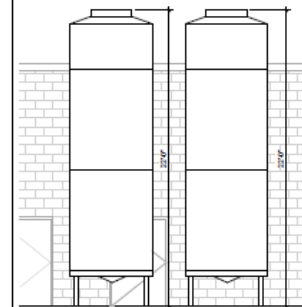
- The subject property is developed with a 15,033-square foot building currently divided into two tenant spaces.
- The applicant proposes to occupy the entire building and operate a distillery.
- The GDC defines Breweries/Wineries/Distilleries as a facility that manufactures in commercial quantities alcoholic beverages from raw materials or blends of raw and processed materials or by mixing, rectifying or distilling processed materials. The term does not include a warehouse or bulk storage facility.
- The applicant proposes to operate a distillery and while no distilling or fermentation will be performed, the facility will produce liquor by mixing various raw and processed materials. The applicant is not proposing any dining, tasting, food service areas or on-premises consumption of alcoholic beverages as part of the operation.



SITE PLAN



SITE DATA SITE TOTAL: 36,744 SF (0.84 ACRES) BUILDING TOTAL: 15,000 SF PARKING CALCULATION REQUIRED: 1/1,000 SF $1/1,000 \text{ SF} \times 15,000 \text{ SF} = 15.00$ = 16 SPACES MIN PROVIDED: 16 EXISTING SPACES
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STORAGE TANK ELEVATION

CONSIDERATIONS

- Two (2) outdoor ethanol storage tanks will be provided and screened. Otherwise, the applicant is not proposing any building expansions or significant redevelopment of the site; therefore, additional screening or landscaping is not required.
- The applicant requests an amendment to PD 03-47 to allow Breweries/Wineries/Distilleries by SUP. This amendment would be consistent with Section 2.51 of the GDC which allows Breweries/Wineries/Distilleries by SUP in the Community Retail (CR) District.
- The applicant is requesting approval of a 15-year Specific Use Provision.



STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 03-47, 2) a Specific Use Provision for Breweries/Wineries/Distilleries, and 3) a Detail Plan.

A shorter SUP time period such as five (5) or ten (10) years may be considered in order to reevaluate the use and the surrounding area, which is within the Forest-Jupiter-Walnut Catalyst Area. In addition, a future tasting room or dining area open to patrons may contribute further to the surrounding area.

PLAN COMMISSION RECOMMENDATION

On September 15, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries with the allowance of a future tasting room for a period of fifteen (15) years and 3) a Detail Plan.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. e.

Meeting Date: 10/12/2021

Item Title: Z 21-30 Vincent Gerard & Associates, Inc. - Planned Development (District 1)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

LOCATION

213 Holford Road

OWNER

Gurdwara Akajlot

PLAN COMMISSION RECOMMENDATION

On September 15, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan for an Antenna, Commercial Use.

STAFF RECOMMENDATION

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

While the application includes setback deviations, the proposed location is one that has natural vegetative screening on several sides, is setback from residential homes and right-of-way more than the height of the tower, and would continue to provide uninterrupted cellular coverage to the area.

BACKGROUND

The subject property is zoned Agricultural (AG) District and it is developed with a place of worship. The applicant would like to lease 0.057 acres of the northern portion of the property and relocate and rebuild a 120-foot commercial antenna support structure from Richardson. The antenna is currently located north the subject property and at the intersection Annoor Drive and Crescent Drive in Richardson. The lease for the current property has been terminated in order to build a single-family residence and in order to continue to serve this area with cell and data coverage, AT&T, Verizon and T-Mobile must move to the proposed subject property. The applicant has specified that the older structure will not be decommissioned and removed until the new support structure in the proposed location is fully operational. The reason is so customer coverage is not interrupted.

SITE DATA

The subject site (overall site) contains approximately 4.32 acres in total area and is developed with a place of worship. The lease area is approximately 0.057 acres. The lease area has no street frontage but as part of the subject property, it would be accessed from Holford Road.

USE OF PROPERTY UNDER CURRENT ZONING

The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

An Antenna, Commercial (freestanding) Use is not permitted in the Agricultural (AG) District. In addition, an antenna support structure that exceeds one hundred (100) feet in height is allowed only with the approval of a Specific Use Provision.

1. The GDC requires approval of a Specific Use Provision for any support structure greater than 100 feet. The GDC does not a permit a freestanding monopole structure in the Agricultural (AG) District. Therefore, the applicant also requests to establish a Planned Development to allow the Antenna, Commercial Use in the proposed location.
2. The existing support structure is 115-foot monopole tower located in Richardson. The

applicant proposes to relocate and rebuild the support structure to the lease area of approximately 0.057 acres and increase the height to 120 feet as indicated on the site plan (Exhibit C). The maximum height including the lightning rod will be 123 feet. The increase in height is necessary in order to increase coverage and capacity in the immediate area.

3. The existing support structure has three (3) carriers including T-Mobile, AT&T Mobility and Verizon Wireless. The intention is to add a fourth carrier in the future.
4. Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand feet from another wireless telecommunications antenna. The nearest support structure is approximately 3,060 feet from another support structure. The applicant requests a deviation to propose a support structure within 5,000 feet.
5. Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line. The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.
6. Section 2.65 (M) of the GDC states that support buildings and storage areas or buildings must be screened from public view by a dense, opaque, evergreen landscaped screen with an initial planting height of three feet, and which will attain an ultimate height of six feet at maturity. A six-foot solid masonry wall may be used in lieu of the landscaped screen provided exterior finish materials are compatible with nearby structures. The applicant proposes six (6)-foot "Fence-Crete" screening with one (1)-foot barbed wire.
7. The applicant is requesting that the Specific Use Provision be granted for a time period of thirty (30) years.

8. Summary of Deviations:

Development Standards	Required	Proposed	Justification
Distance from other support structures	Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand (5000) feet from another wireless telecommunications antenna.	The nearest support structure is approximately 3,060 feet from another support structure.	Although the nearest tower is less than 5,000 feet away from the proposed location, the applicant contends the proposed location is a critical communications site for this area of Garland and Richardson.

Distance from residential districts	Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line.	The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.	The proposed location will provide coverage to the residents in the vicinity. Although the land to the north is zoned for residential, it is vacant. The property to the west is developed with a senior living facility and the distance from the proposed tower location is approximately 255 feet. The distance from the proposed tower location to the nearest single-family home to the east is approximately 310.4 feet.
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CONSIDERATIONS

1. The GDC requires approval of a Specific Use Provision for any support structure greater than 100 feet. The GDC does not permit a freestanding monopole structure in the Agricultural (AG) District. Therefore, the applicant also requests to establish a Planned Development to allow the Antenna, Commercial Use in the proposed location.
2. The existing support structure is 115-foot monopole tower located in Richardson. The applicant proposes to relocate and rebuild the support structure to the lease area of approximately 0.057 acres and increase the height to 120 feet as indicated on the site plan (Exhibit C). The maximum height including the lightning rod will be 123 feet. The increase in height is necessary in order to increase coverage and capacity in the immediate area.
3. The existing support structure has three (3) carriers including T-Mobile, AT&T Mobility and Verizon Wireless. The intention is to add a fourth carrier in the future.
4. Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand feet from another wireless telecommunications antenna. The nearest support structure is approximately 3,060 feet from another support structure. The applicant requests a deviation to propose a support structure within 5,000 feet.
5. Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360

lineal feet from a single-family zoning district boundary line. The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.

6. Section 2.65 (M) of the GDC states that support buildings and storage areas or buildings must be screened from public view by a dense, opaque, evergreen landscaped screen with an initial planting height of three feet, and which will attain an ultimate height of six feet at maturity. A six-foot solid masonry wall may be used in lieu of the landscaped screen provided exterior finish materials are compatible with nearby structures. The applicant proposes six (6)-foot "Fence-Crete" screening with one (1)-foot barbed wire.
7. The applicant is requesting that the Specific Use Provision be granted for a time period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the immediate north and west are zoned Planned Development (PD) District 14-16; this property is developed with a senior living facility. The properties to the east, across Holford Road, are zoned Planned Development (PD) District 94-17 and Planned Development (PD) District 96-34; these properties are developed with single-family homes. The properties to the south, across West Campbell Road, are zoned Planned Development (PD) District 20-17; these properties are developed with single-family homes.

The proposed location has been designated as a critical communications site to provide the community better coverage.

Attachments

Z 21-30 Vincent Gerard & Associates, Inc. (Zoning) Attachments
Z 21-30 Vincent Gerard & Associates, Inc. Responses
Z 21-30 Applicant Information
Z 21-30 Staff Presentation



0 100 200 Feet
1 inch = 159 feet

Zoning Map Z 21-30

 INDICATES
SUBJECT SITE

 INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-30

213 HOLFORD ROAD

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for an Antenna, Commercial 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 the Agricultural (AG) 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 the Agricultural (AG) District. In addition, an Antenna, Commercial Use is permitted.

B. Site Plan: The site layout shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Distance:

- The minimum distance from the northern residential district boundary line shall be 35 feet.
- The minimum distance from the eastern residential district boundary line shall be 310 feet.

- D. Height: The maximum height shall be 123 feet including the lightning rod.
- E. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit D.
- F. Screening: The screening shall be a six (6)-foot masonry wall as reflected in Exhibit E. In addition, a six (6)-foot residential gate shall be provided at the entrance as reflected in Exhibit C.

REPORT & MINUTES

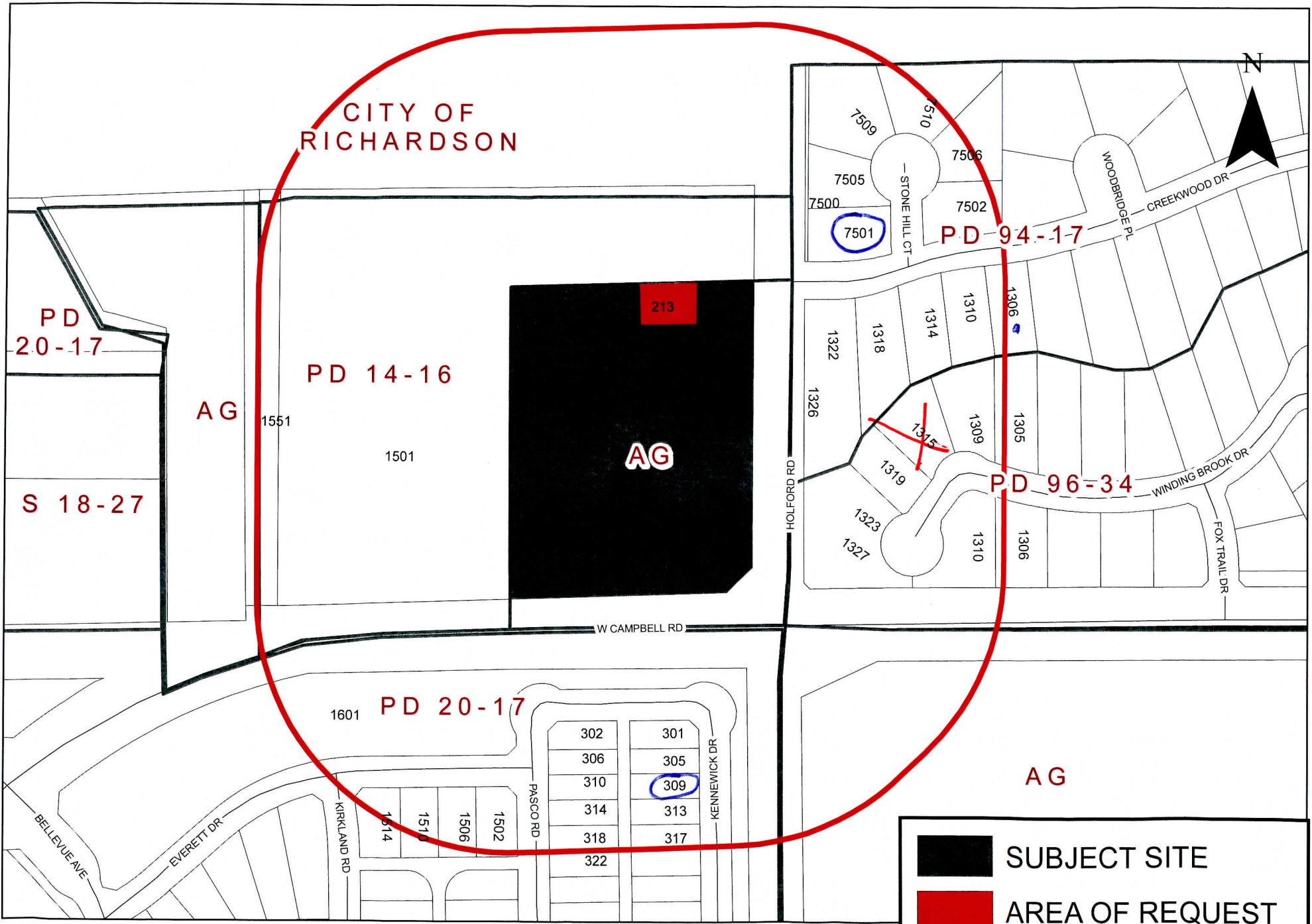
P.C. Meeting, September 15, 2021

Consideration of the application of **Vincent Gerard & Associates**, requesting approval of a Planned Development (PD) District for an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (District 1) (File Z 21-30 - Zoning)

The applicant's representative, Dane Wilkins, 1715 South Capital of Texas Highway, Suite 207, Austin, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Mr. Wilkins regarding the ownership of the site, height of the tower, the construction technology and screening.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**



Zoning Map Z 21-30

213 Holford Road

-  SUBJECT SITE
-  AREA OF REQUEST
-  NOTIFICATION AREA

Allmendinger, Tracy

From: Todd Park <tpark1127@gmail.com>
Sent: Monday, September 27, 2021 5:44 PM
To: Planning Group
Subject: [EXTERNAL] Zoning case Z21-30
Attachments: Cell Tower.pdf

Attached please find my vote to reject the planned cell phone tower relocation at 213 Holford Road. The MUCH taller power poles installed recently along Campbell Road have negatively impacted my property value since they are visible from my property (not backing to Campbell Road). The cell phone tower relocation to a site closer to my home will certainly impact the value of my home as well.

Regards,

Todd Park
1315 Winding Brook Drive

Comment Form

Case Z 21-30

Z 21-30 Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road. (District 1)

Z 21-30 Vincent Gerard & Associates, Inc. El solicitante propone trasladar una torre de telecomunicaciones existente de Richardson a Garland. La altura propuesta es de 120 pies. Este sitio está ubicado en 213 Holford Road. (Distrito 1)

Người nộp đơn đề xuất di dời một tháp viễn thông hiện có từ Richardson đến Garland. Chiều cao đề xuất là 120 feet. Trang web này nằm ở số 213 Holford Road. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

TODD PARK

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1315 WINDING BROOK DRIVE

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Todd Park

Signature / Firma / Chữ ký

9/27/21

Date / Fecha / Ngày

(Providing email address and phone number is optional / La dirección de correo electrónico y el número de teléfono son opcionales / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-30

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐ For / A Favor / Đúng
X ☒ Neutral

☐ Against / En Contra / Không

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Michele Irby - owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1306 Creekwood Dr

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

Garland TX 75044-2423

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

Michele Irby

Signature / Firma / Chữ ký

9-27-2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

SEP 30 '21 PM12:39

Comment Form

Case Z 21-30

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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CHARLES E NEWHUM PROPERTY OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

7501 STONE HILL CT

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

GARLAND TEXAS

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

Charles E Newhum

Signature / Firma / Ch ữ ký

Sept 8, 2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-30

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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FLO TABADA

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

309 Kennewick Drive

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Stebada

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

SEP 14 '21 PM 1:07

Comment Form Continued –
Case Z 21-30

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

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

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

Agreed to the proposed
zoning. Alameda

I am not happy with
spectrum in our area. I hope
these telecommunication servers
will provide service for me.

Currently it is monopolized by
the lousy service of Spectrum
Alameda
9/6/21

Comment Form

Case Z 21-30

Outside the Notification Area

Z 21-30 Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road. (District 1)

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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CRAL MILLS

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

7402 FOX TRAIL DR

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

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

9/2/2021

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 21-30

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

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

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

IN MY OPINION WE ALREADY HAVE
POLES GALORE IN OUR NEIGHBORHOOD
AND DON'T NEED ANYMORE. THERE IS
PLenty OF OPEN LAND BACK BY THE
POWER PLANT AROUND THE DATA STORAGE
AREAS THAT ARE ALSO A HUGE EYE SORE.
PLEASE MOVE THE CELL TOWER FURTHER
AWAY FROM THE CORNER OF OUR GREAT
NEIGHBORHOOD.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-30	September 15, 2021	October 12, 2021	Nabiha Ahmed

Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road.

noel gutierrez

Against

9/13/2021
8:53:27 PM

1314 Creekwood

noel.gutierrez3220@gmail.com

Richardson

2814503406

Texas

United States

75044

Outside the Notification Area

a tower will greatly impact home values in the community

**Randall
McGillem**

9/8/2021
2:45:08 PM

Against

1302 Creekwood Drive

Garland

TX

United States

75044

Outside the Notification Area

- We already have huge power lines bordering our community. We don't need another eyesore.

Todd Park

Against

9/2/2021
3:36:12 PM

1315 Winding Brook
Drive

tpark1127@gmail.com

Garland

214-448-9542

Texas

United States

75044

We have already had the power lines increased in height along Campbell Road. I do not want another tall structure relocated closer to my house than the present one is. This has already created a negative effect on my housing value.

From: [Bob Sherer](#)
To: [Planning Group](#)
Subject: [EXTERNAL] zoning case Z 21-30
Date: Sunday, September 12, 2021 9:02:08 PM
Attachments: [zoning case Z 21-30 jrs.pdf](#)

Outside the Notification Area
Outside the Notification Area

Here is my position on the proposed zoning case, which moves a cell tower directly to the head of my street. I don't see a reason to move it. And I certainly don't want to see that every morning when I leave the neighborhood. It is already obvious and unpleasant to see when I come home. If it must be moved, send it north or south so it is even with the houses on Creekwood, rather than in the center of the street where it is so visible as you come up Creekwood to Holford.

John Robert Sherer
1222 Creekwood Dr.
Garland, TX 75044

Comment Form

Case Z 21-30 **Outside the Notification Area**

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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John R Sherer

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1222 Creekwood Drive

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qính

John R Sherer

09/12/21

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-30

Out of the Notification Area

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Tatum Sherer

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1222 Creekwood Drive

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

George Kuzmiak

Signature / Firma / Chữ ký

09/14/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-30 Outside the Notification Area

Z 21-30 Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road. (District 1)

Z 21-30 Vincent Gerard & Associates, Inc. El solicitante propone trasladar una torre de telecomunicaciones existente de Richardson a Garland. La altura propuesta es de 120 pies. Este sitio está ubicado en 213 Holford Road. (Distrito 1)

Người nộp đơn đề xuất di dời một tháp viễn thông hiện có từ Richardson đến Garland. Chiều cao đề xuất là 120 feet. Trang web này nằm ở số 213 Holford Road. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Savannah Sherer

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

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Quinlan Sherer

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Melissa Sherer

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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Comment Form Continued –

Case Z 21-30

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

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

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

The proposed site for this communication tower is directly at the end of my street and is very close to Colonial Oaks Senior Living center. We in our neighborhood work very hard to maintain our individual properties and community spaces which bring a lot of value to our city. Ours is a very desirable neighborhood. Placing this enormous tower at the proposed site on the border of our neighborhood could bring health risks to people living in our neighborhood as well as those who live at Colonial Oaks. The tower will lower our property values, create a nuisance and eyesore, and will greatly harm the scenic quality of our neighborhood. This must be prevented. Please do not allow this zoning change request.

Site Candidate Summary

September 7, 2021 Crown Castle - Blackburn Relocation

Proposed Wireless Telecommunication Facility relocation in Garland Texas

Prepared for



By Vincent Gerard & Associates, Inc.

Land Planning, Development & Zoning Consultants

1715 South Capital Of Texas Highway, Suite 207

Austin, Texas 78746

Vincentgerard.com | (512) 328-2693

Current Site Location - Crystal Creek Neighborhood



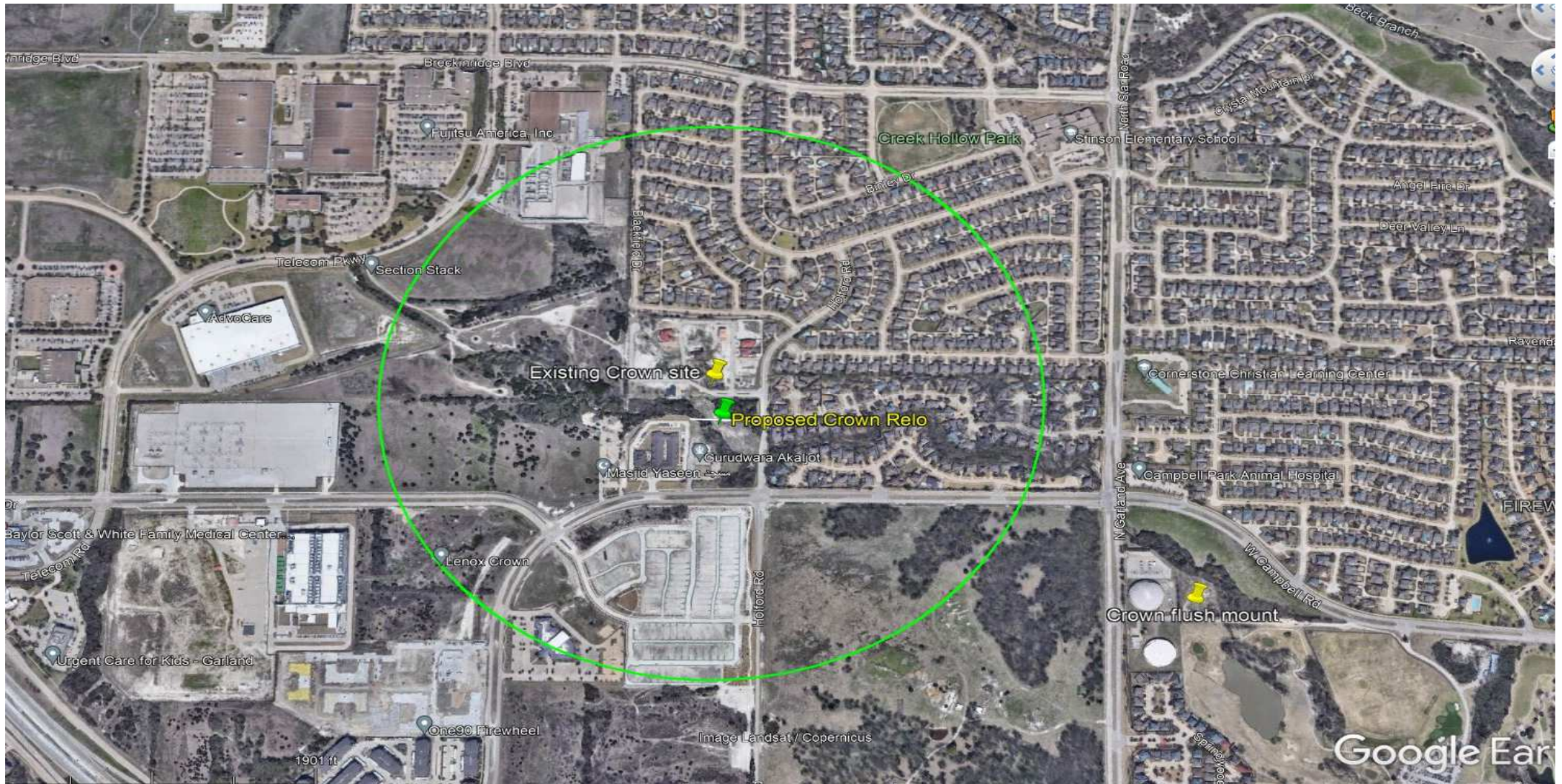
Both Site Locations



Site Candidates



Site Candidate Search Ring With Sites



Site Candidate Search Ring With Sites



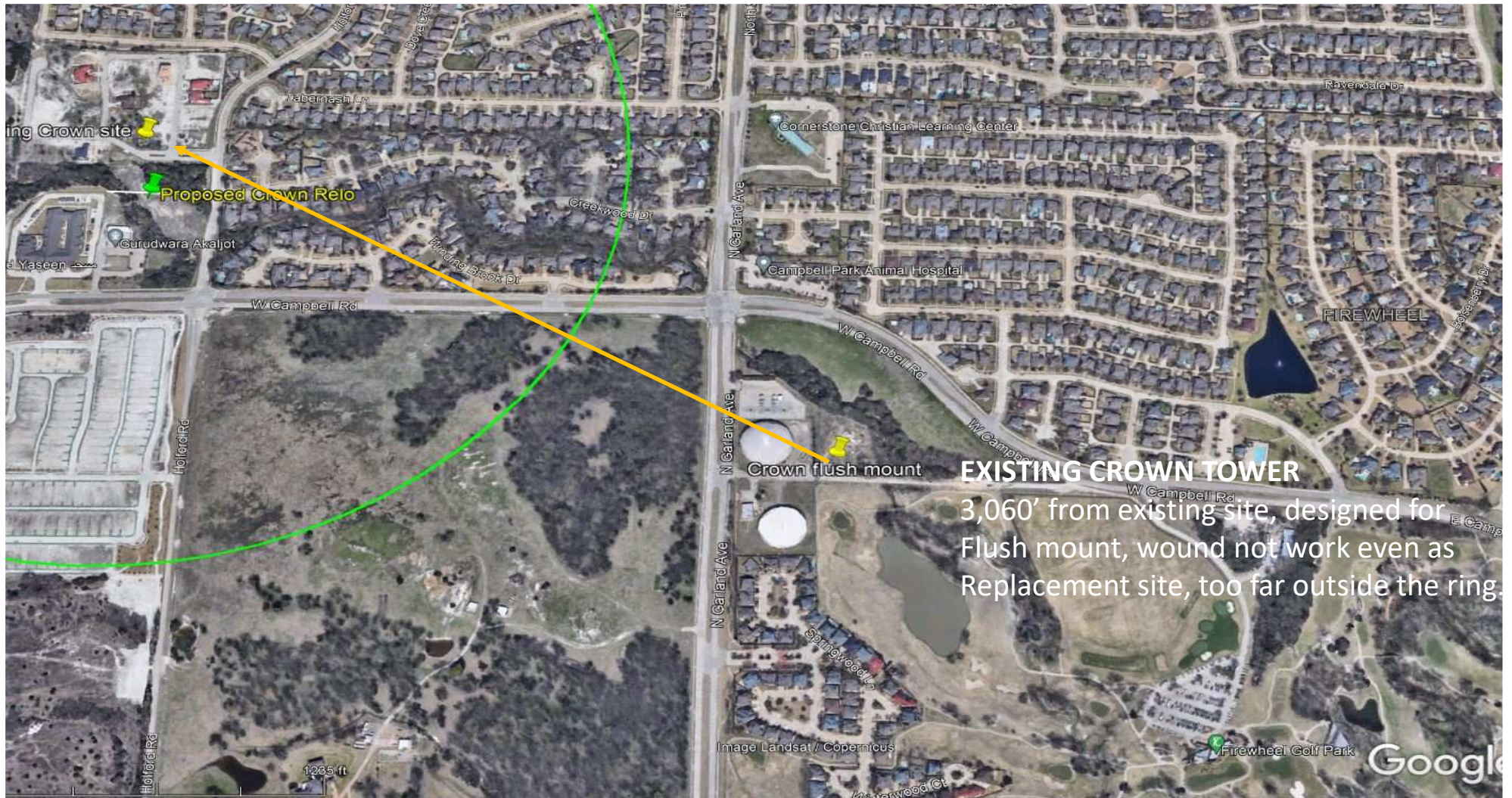
Site Candidate Search Ring

Search Ring Candidates since 2017.

1. Site 1 – Church, Not interested.
2. Site 2 – Eventually turned into this candidate – Temple Tract,
3. Site 3 – Development,
4. Site 4 - Not interested,
5. Site 5 - Zoning Issues,
6. Site 6 – Development,
7. Site 7 – Not interested, no room onsite & outside ring.



Site Candidate Search Ring



Site Candidate Search Ring

- *Developer of Crystal Creek – Terminating lease agreement,
- *Candidate Study – Since 2017,
- *Relocation sites cannot be relocated out of the immediate area or they overlap their existing coverage.
- *Reviewed 7 Options for zoning and interested landowners,
- *Residential zoning covers ½ of the search ring – Not an option
- *Site # 2 became a viable candidate when Firestone retirement sold the parcel to the Temple,
- * New site, further from Residential with relocation.

Site Candidate Summary

This high priority site for thousands of rooftops with all three carriers on the site serves Garland and Richardson. Phone calls & Data Volumes have exceeded the capacity of all carriers since the pandemic. This candidate selection has taken the Crown Castle Teams over 4 years. We believe this study shows that this is the only remaining Option available.



Blackburn Relocation • Garland Texas - High priority Site

Garland Alert System – delivered by by wireless

**GARLAND**

RESIDENTS

BUSINESS

GOVERNMENT



NOTIFY ME

CITY VIDEOS

CITY NEWS

ALERTS

Garland Alert System

Prepare - Get Ready for Disaster +

Hazard Mitigation

Think - Know Your Community +

Act - Get Involved

About OEM

[Home](#) › [Government](#) › [Departments E - G](#) › [Emergency Management](#) › [Garland Alert System](#)

GARLAND ALERT SYSTEM

The City of Garland is updating its emergency alert database. [Please update or set up your phone, email and text options](#) today! This alert is an important part of your [emergency notification toolkit](#).

If we can't reach you, we can't ALERT you!

Request alerts and notify responders of unique circumstances – ALL WITH ONE REGISTRATION!

Alert Examples

- Missing / Abducted Person
- Utility / Water Service Outages
- Chemical Spill / Gas Leak
- Evacuation
- Public Health Emergencies
- Street Closing—due to emergency conditions
- Contamination of Drinking Water
- Tornado Warning
- You may "opt-in" for automated weather alerts including Severe Thunderstorm, Winter Storm, Flooding, etc.

Blackburn Relocation • Garland Texas - High priority Site

Z 21-30

The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland.

[Planned Development, Specific Use Provision and Detail Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.

**City Council Meeting
October 12, 2021**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 213 Holford Road

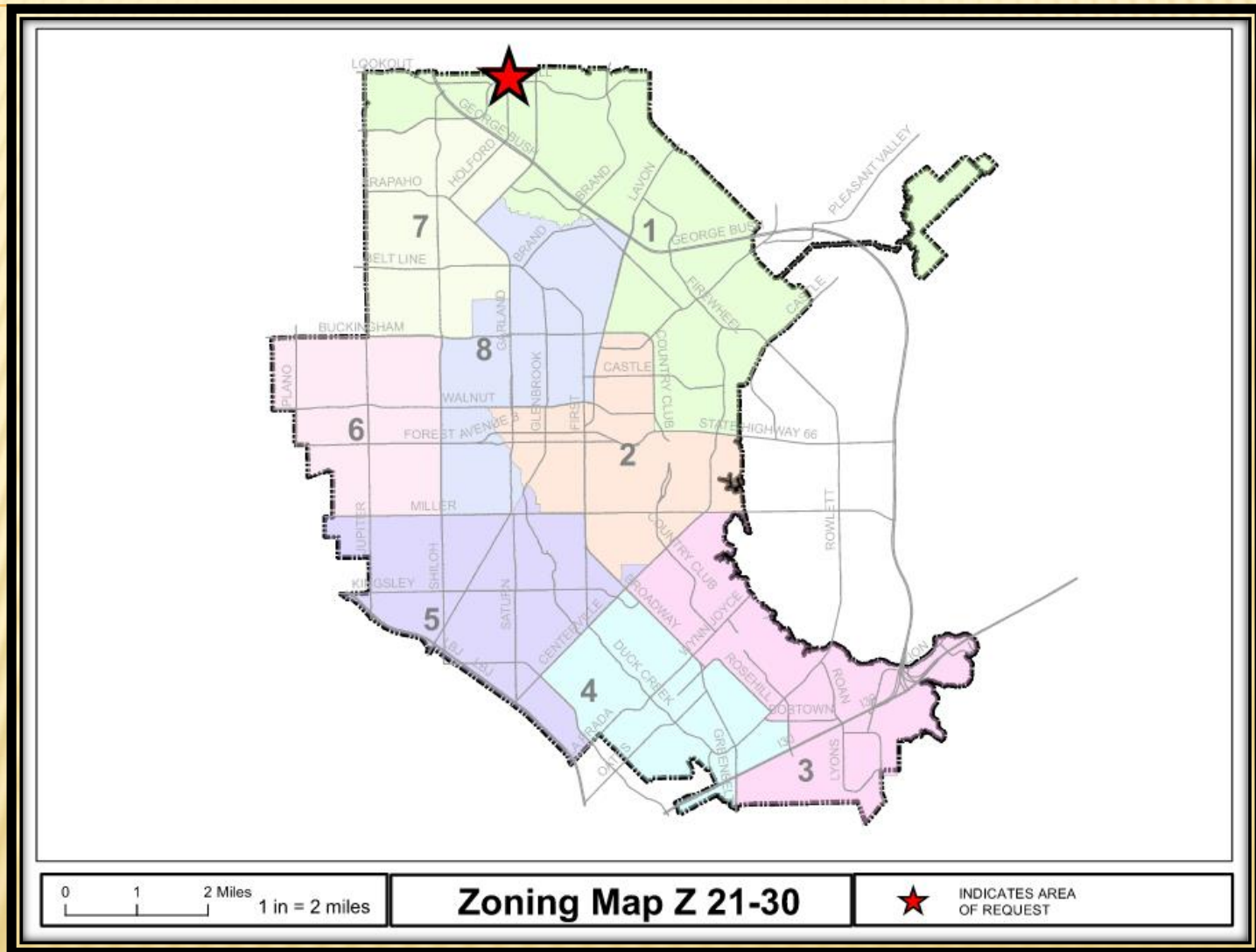
Applicant: Vincent Gerard & Associates, Inc.

Owner: Gurdwara Akajlot

Acreage: Subject Site: 4.32 acres
Lease Area: 0.057 acres

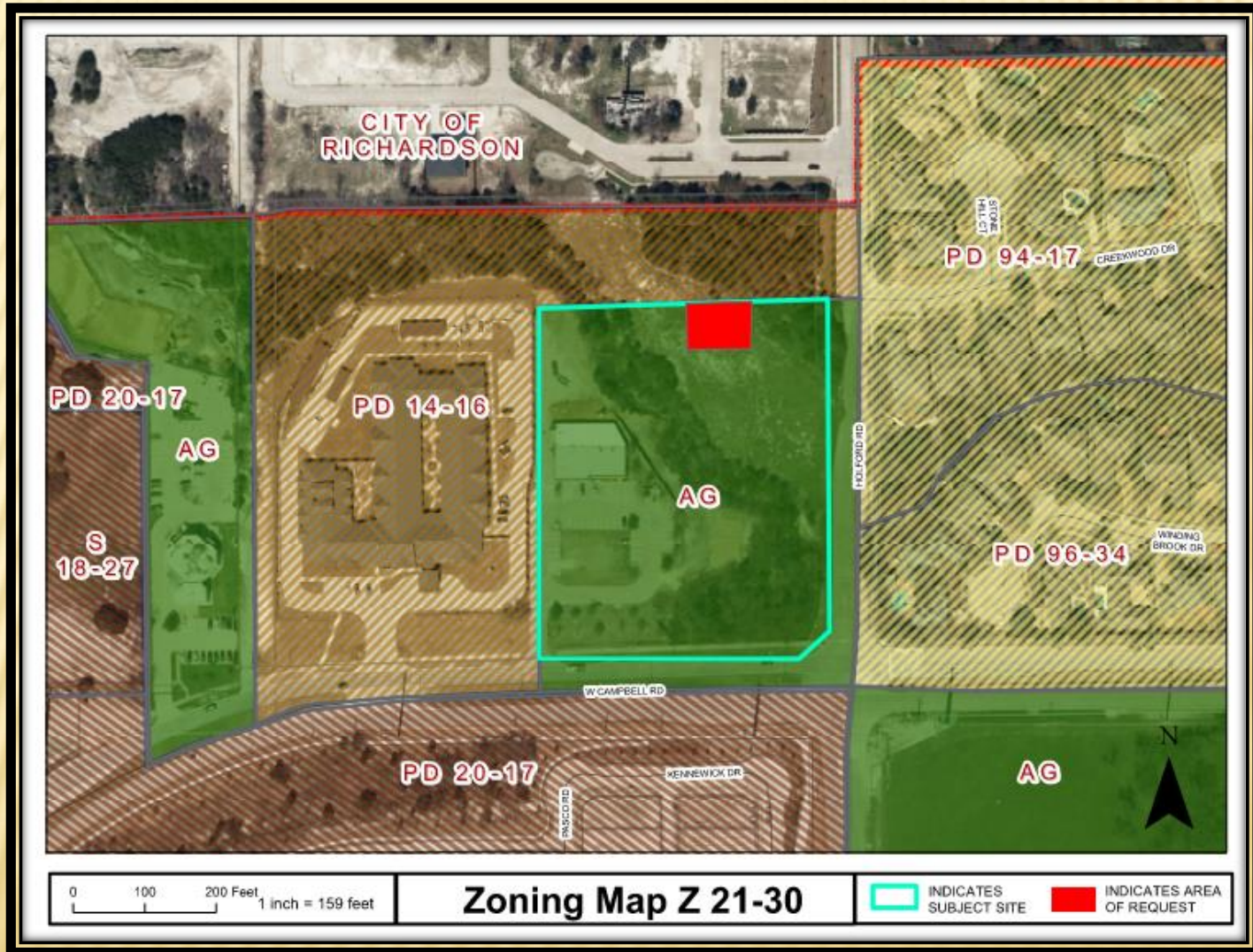
Zoning: Agricultural (AG) District

CITYWIDE LOCATION MAP



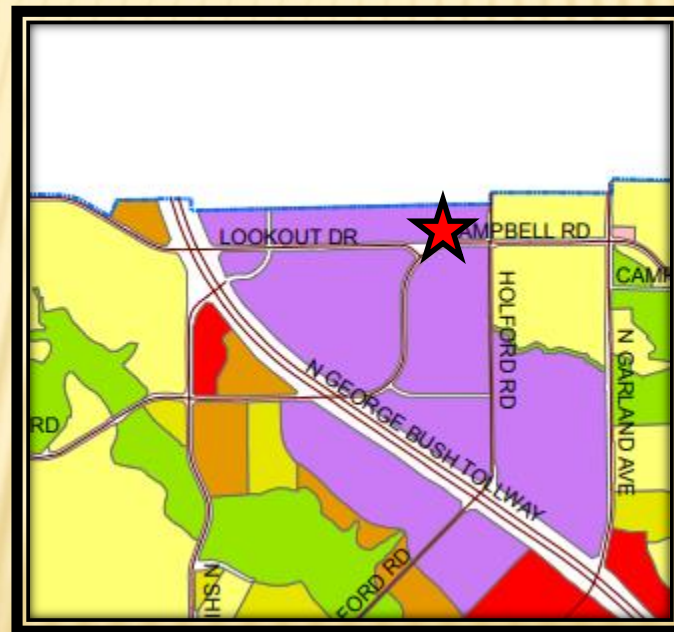
Z 21-30

LOCATION MAP



Z 21-30

COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.
- The support structure will provide coverage to the community.



GARLAND
TEXAS MADE HERE

PHOTOS

Z 21-30



View of the proposed location from Holford Road



Looking east of the subject property from West Campbell Road



Looking south of the overall subject property from West Campbell Road



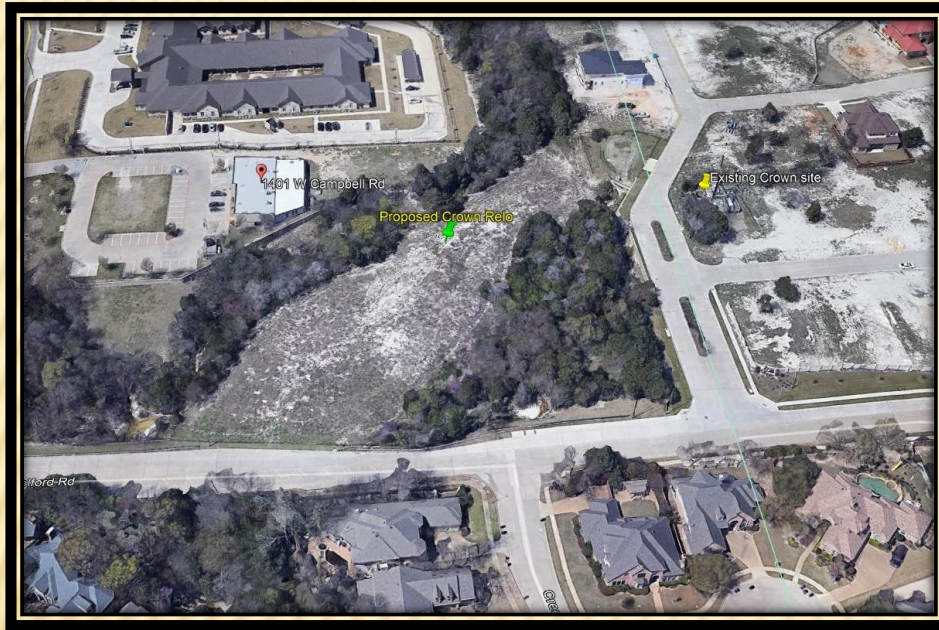
Looking south of the proposed location (Place of Worship)

Z 21-30



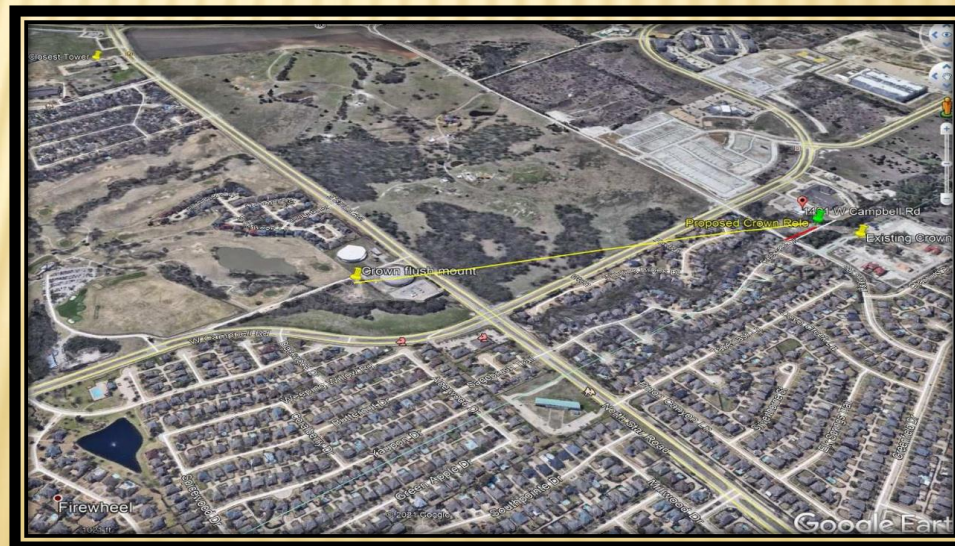
GARLAND
TEXAS MADE HERE

PHOTOS



Existing and
proposed location

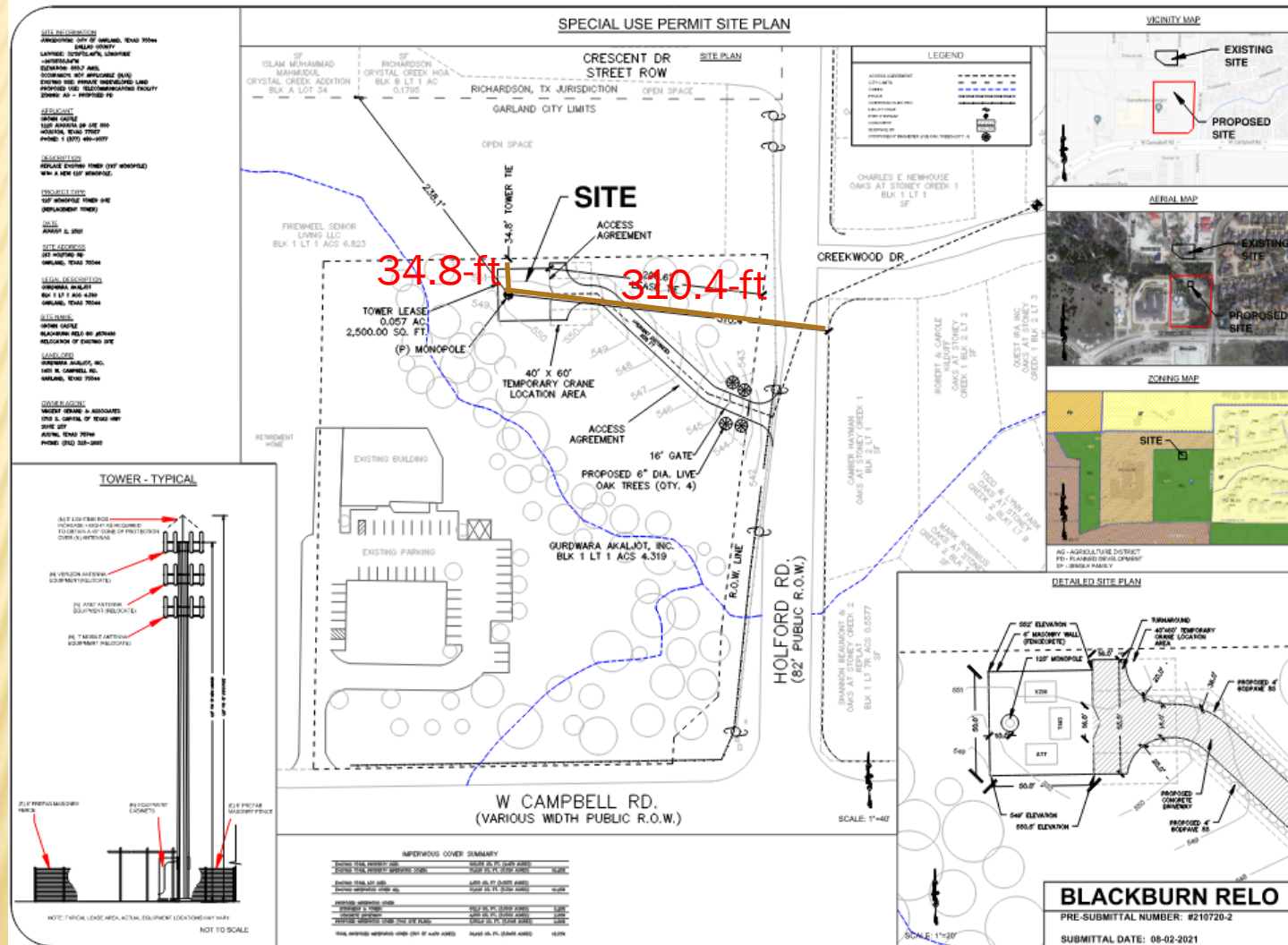
Nearest tower is
3,060-ft



Z 21-30



SITE PLAN



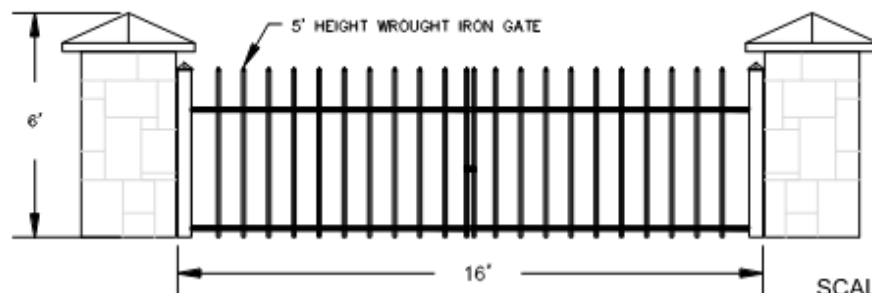
SCREENING



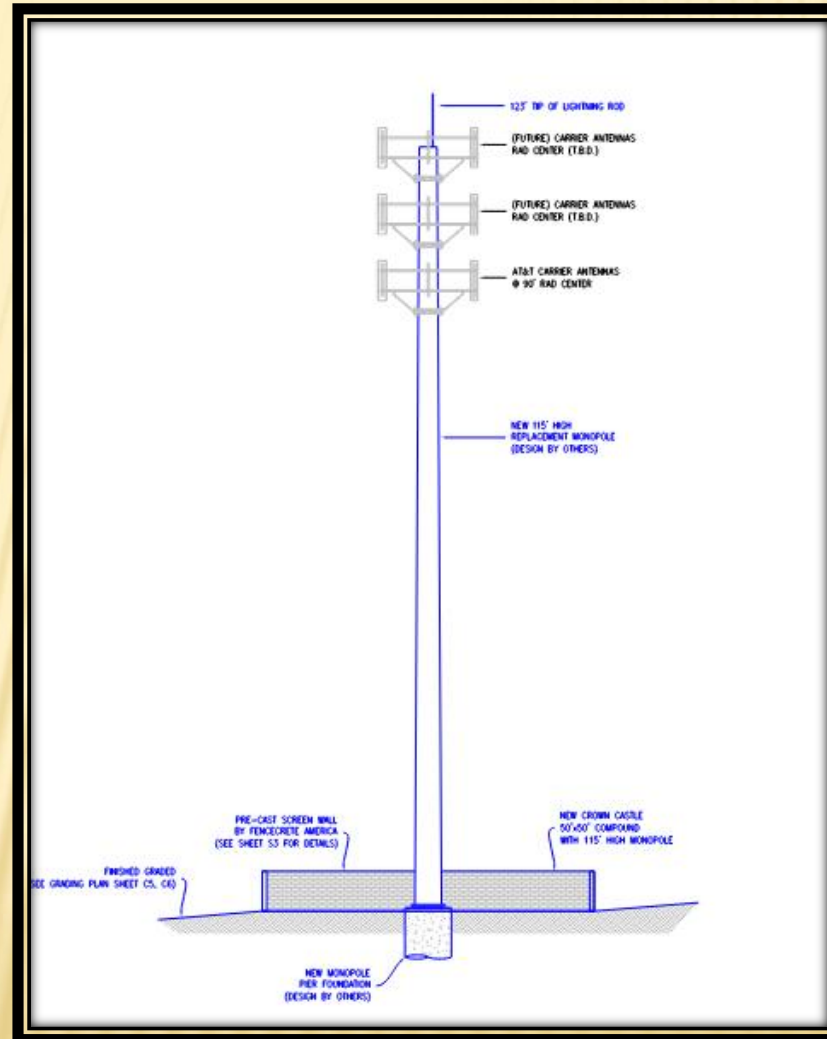
Used Brick Style Concrete Fence

Residing:
100

RESIDENTIAL GATE - EXAMPLE



ELEVATIONS



DEVIATIONS

Development Standards	Required	Proposed	Justification
Distance from other support structures	Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand (5000) feet from another wireless telecommunications antenna.	The nearest support structure is approximately 3,060 feet from another support structure.	Although the nearest tower is less than 5,000 feet away from the proposed location, the applicant contends the proposed location is a critical communications site for this area of Garland and Richardson.
Distance from residential districts	Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line.	The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.	The proposed location will provide coverage to the residents in the vicinity. Although the land to the north is zoned for residential, it is vacant. The property to the west is developed with a senior living facility and the distance from the proposed tower location is approximately 255 feet. The distance from the proposed tower location to the nearest single-family home to the east is approximately 310.4 feet.

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision to be in effect for thirty (30) years, which aligns with the SUP Time Period Guide.

STAFF RECOMMENDATION

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

While the application includes setback deviations, the proposed location is one that has natural vegetative screening on several sides, is setback from residential homes and right-of-way more than the height of the tower, and would continue to provide uninterrupted cellular coverage to the area.

PLAN COMMISSION RECOMMENDATION

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan for an Antenna, Commercial Use.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. f.

Meeting Date: 10/12/2021

Item Title: Z 21-30 Vincent Gerard & Associates, Inc. - Specific Use Provision (District 1)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

LOCATION

213 Holford Road

OWNER

Gurdwara Akajlot

PLAN COMMISSION RECOMMENDATION

On September 15, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan for an Antenna, Commercial Use.

STAFF RECOMMENDATION

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

While the application includes setback deviations, the proposed location is one that has natural vegetative screening on several sides, is setback from residential homes and right-of-way more than the height of the tower, and would continue to provide uninterrupted cellular coverage to the area.

BACKGROUND

The subject property is zoned Agricultural (AG) District and it is developed with a place of worship. The applicant would like to lease 0.057 acres of the northern portion of the property and relocate and rebuild a 120-foot commercial antenna support structure from Richardson. The antenna is currently located north the subject property and at the intersection Annoor Drive and Crescent Drive in Richardson. The lease for the current property has been terminated in order to build a single-family residence and in order to continue to serve this area with cell and data coverage, AT&T, Verizon and T-Mobile must move to the proposed subject property. The applicant has specified that the older structure will not be decommissioned and removed until the new support structure in the proposed location is fully operational. The reason is so customer coverage is not interrupted.

SITE DATA

The subject site (overall site) contains approximately 4.32 acres in total area and is developed with a place of worship. The lease area is approximately 0.057 acres. The lease area has no street frontage but as part of the subject property, it would be accessed from Holford Road.

USE OF PROPERTY UNDER CURRENT ZONING

The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

An Antenna, Commercial (freestanding) Use is not permitted in the Agricultural (AG) District. In addition, an antenna support structure that exceeds one hundred (100) feet in height is allowed only with the approval of a Specific Use Provision.

1. The GDC requires approval of a Specific Use Provision for any support structure greater than 100 feet. The GDC does not permit a freestanding monopole structure in the Agricultural (AG) District. Therefore, the applicant also requests to establish a Planned Development to allow the Antenna, Commercial Use in the proposed location.
2. The existing support structure is 115-foot monopole tower located in Richardson. The

applicant proposes to relocate and rebuild the support structure to the lease area of approximately 0.057 acres and increase the height to 120 feet as indicated on the site plan (Exhibit C). The maximum height including the lightning rod will be 123 feet. The increase in height is necessary in order to increase coverage and capacity in the immediate area.

3. The existing support structure has three (3) carriers including T-Mobile, AT&T Mobility and Verizon Wireless. The intention is to add a fourth carrier in the future.
4. Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand feet from another wireless telecommunications antenna. The nearest support structure is approximately 3,060 feet from another support structure. The applicant requests a deviation to propose a support structure within 5,000 feet.
5. Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line. The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.
6. Section 2.65 (M) of the GDC states that support buildings and storage areas or buildings must be screened from public view by a dense, opaque, evergreen landscaped screen with an initial planting height of three feet, and which will attain an ultimate height of six feet at maturity. A six-foot solid masonry wall may be used in lieu of the landscaped screen provided exterior finish materials are compatible with nearby structures. The applicant proposes six (6)-foot "Fence-Crete" screening with one (1)-foot barbed wire.
7. The applicant is requesting that the Specific Use Provision be granted for a time period of thirty (30) years.

8. Summary of Deviations:

Development Standards	Required	Proposed	Justification
Distance from other support structures	Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand (5000) feet from another wireless telecommunications antenna.	The nearest support structure is approximately 3,060 feet from another support structure.	Although the nearest tower is less than 5,000 feet away from the proposed location, the applicant contends the proposed location is a critical communications site for this area of Garland and Richardson.

Distance from residential districts	Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line.	The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.	The proposed location will provide coverage to the residents in the vicinity. Although the land to the north is zoned for residential, it is vacant. The property to the west is developed with a senior living facility and the distance from the proposed tower location is approximately 255 feet. The distance from the proposed tower location to the nearest single-family home to the east is approximately 310.4 feet.
-------------------------------------	---	--	---

CONSIDERATIONS

1. The GDC requires approval of a Specific Use Provision for any support structure greater than 100 feet. The GDC does not permit a freestanding monopole structure in the Agricultural (AG) District. Therefore, the applicant also requests to establish a Planned Development to allow the Antenna, Commercial Use in the proposed location.
2. The existing support structure is 115-foot monopole tower located in Richardson. The applicant proposes to relocate and rebuild the support structure to the lease area of approximately 0.057 acres and increase the height to 120 feet as indicated on the site plan (Exhibit C). The maximum height including the lightning rod will be 123 feet. The increase in height is necessary in order to increase coverage and capacity in the immediate area.
3. The existing support structure has three (3) carriers including T-Mobile, AT&T Mobility and Verizon Wireless. The intention is to add a fourth carrier in the future.
4. Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand feet from another wireless telecommunications antenna. The nearest support structure is approximately 3,060 feet from another support structure. The applicant requests a deviation to propose a support structure within 5,000 feet.
5. Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360

lineal feet from a single-family zoning district boundary line. The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.

6. Section 2.65 (M) of the GDC states that support buildings and storage areas or buildings must be screened from public view by a dense, opaque, evergreen landscaped screen with an initial planting height of three feet, and which will attain an ultimate height of six feet at maturity. A six-foot solid masonry wall may be used in lieu of the landscaped screen provided exterior finish materials are compatible with nearby structures. The applicant proposes six (6)-foot "Fence-Crete" screening with one (1)-foot barbed wire.
7. The applicant is requesting that the Specific Use Provision be granted for a time period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the immediate north and west are zoned Planned Development (PD) District 14-16; this property is developed with a senior living facility. The properties to the east, across Holford Road, are zoned Planned Development (PD) District 94-17 and Planned Development (PD) District 96-34; these properties are developed with single-family homes. The properties to the south, across West Campbell Road, are zoned Planned Development (PD) District 20-17; these properties are developed with single-family homes.

The proposed location has been designated as a critical communications site to provide the community better coverage.

Attachments

Z 21-30 Vincent Gerard & Associates, Inc. (Specific Use Provision) Attachments
Z 21-30 Vincent Gerard & Associates, Inc. Responses
Z 21-30 Applicant Information
Z 21-30 Vincent Gerard & Associates, Inc. Staff Presentation



0 100 200 Feet
1 inch = 159 feet

Zoning Map Z 21-30

 INDICATES
SUBJECT SITE

 INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-30

213 HOLFORD ROAD

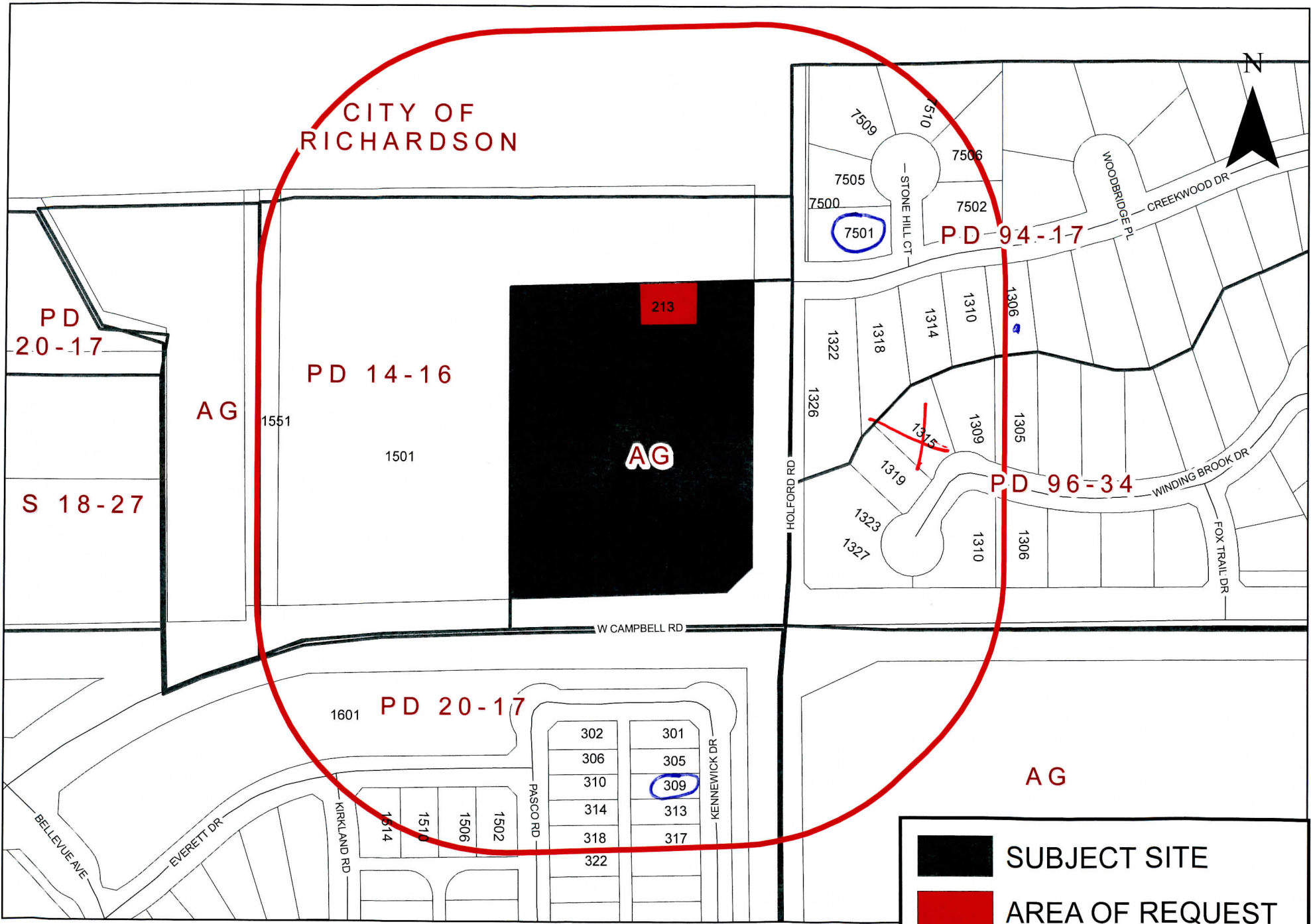
- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Antenna, Commercial Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- II. General Regulations:** All regulations of the Agricultural (AG) 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.
- III. Specific Use Provision:**
- A. SUP Time Period:** The Specific Use Provision shall be in effect for thirty (30) years.

REPORT & MINUTES

P.C. Meeting, September 15, 2021

Consideration of the application of **Vincent Gerard & Associates**, requesting approval of a Specific Use Provision to allow an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (District 1) (File Z 21-30 - Specific Use Provision)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**



Zoning Map Z 21-30

213 Holford Road

Allmendinger, Tracy

From: Todd Park <tpark1127@gmail.com>
Sent: Monday, September 27, 2021 5:44 PM
To: Planning Group
Subject: [EXTERNAL] Zoning case Z21-30
Attachments: Cell Tower.pdf

Attached please find my vote to reject the planned cell phone tower relocation at 213 Holford Road. The MUCH taller power poles installed recently along Campbell Road have negatively impacted my property value since they are visible from my property (not backing to Campbell Road). The cell phone tower relocation to a site closer to my home will certainly impact the value of my home as well.

Regards,

Todd Park
1315 Winding Brook Drive

Comment Form

Case Z 21-30

Z 21-30 Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road. (District 1)

Z 21-30 Vincent Gerard & Associates, Inc. El solicitante propone trasladar una torre de telecomunicaciones existente de Richardson a Garland. La altura propuesta es de 120 pies. Este sitio está ubicado en 213 Holford Road. (Distrito 1)

Người nộp đơn đề xuất di dời một tháp viễn thông hiện có từ Richardson đến Garland. Chiều cao đề xuất là 120 feet. Trang web này nằm ở số 213 Holford Road. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

TODD PARK

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1315 WINDING BROOK DRIVE

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Todd Park

Signature / Firma / Chữ ký

9/27/21

Date / Fecha / Ngày

(Providing email address and phone number is optional / La dirección de correo electrónico y el número de teléfono son opcionales / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-30

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐ For / A Favor / Đúng
X ☒ Neutral

☐ Against / En Contra / Không

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Michele Irby - owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1306 Creekwood Dr

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

Garland TX 75044-2423

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

Michele Irby

Signature / Firma / Chữ ký

9-27-2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

SEP 30 '21 PM12:39

Comment Form

Case Z 21-30

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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CHARLES E NEWHUM PROPERTY OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

7501 STONE HILL CT

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

GARLAND TEXAS

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

Charles E Newhum

Signature / Firma / Ch ữ ký

Sept 8, 2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-30

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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FLO TABADA

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

309 Kennewick Drive

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Stebada

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

SEP 14 '21 PM 1:07

**Comment Form Continued –
Case Z 21-30**

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

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

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

Agreed to the proposed
zoning. *Alvade*

I am not happy with
spectrum in our area. I hope
these telecommunication servers
will provide service for me.

Currently it is monopolized by
the lousy service of Spectrum
Alvade
9/6/21

Comment Form

Case Z 21-30

Outside the Notification Area

Z 21-30 Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road. (District 1)

Z 21-30 Vincent Gerard & Associates, Inc. El solicitante propone trasladar una torre de telecomunicaciones existente de Richardson a Garland. La altura propuesta es de 120 pies. Este sitio está ubicado en 213 Holford Road. (Distrito 1)

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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CRAL MILLS

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

7402 FOX TRAIL DR

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

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

9/2/2021

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 21-30

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

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

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

IN MY OPINION WE ALREADY HAVE
POLES GALORE IN OUR NEIGHBORHOOD
AND DON'T NEED ANYMORE. THERE IS
PLenty OF OPEN LAND BACK BY THE
POWER PLANT AROUND THE DATA STORAGE
AREAS THAT ARE ALSO A HUGE EYE SORE.
PLEASE MOVE THE CELL TOWER FURTHER
AWAY FROM THE CORNER OF OUR GREAT
NEIGHBORHOOD.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-30	September 15, 2021	October 12, 2021	Nabiha Ahmed

Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road.

noel gutierrez

Against

9/13/2021
8:53:27 PM

1314 Creekwood

noel.gutierrez3220@gmail.com

Richardson

2814503406

Texas

United States

75044

Outside the Notification Area

a tower will greatly impact home values in the community

**Randall
McGillem**

9/8/2021
2:45:08 PM

Against

1302 Creekwood Drive

Garland

TX

United States

75044

Outside the Notification Area

- We already have huge power lines bordering our community. We don't need another eyesore.

Todd Park

Against

9/2/2021
3:36:12 PM

1315 Winding Brook
Drive

tpark1127@gmail.com

Garland

214-448-9542

Texas

United States

75044

We have already had the power lines increased in height along Campbell Road. I do not want another tall structure relocated closer to my house than the present one is. This has already created a negative effect on my housing value.

From: [Bob Sherer](#)
To: [Planning Group](#)
Subject: [EXTERNAL] zoning case Z 21-30
Date: Sunday, September 12, 2021 9:02:08 PM
Attachments: [zoning case Z 21-30 jrs.pdf](#)

Outside the Notification Area
Outside the Notification Area

Here is my position on the proposed zoning case, which moves a cell tower directly to the head of my street. I don't see a reason to move it. And I certainly don't want to see that every morning when I leave the neighborhood. It is already obvious and unpleasant to see when I come home. If it must be moved, send it north or south so it is even with the houses on Creekwood, rather than in the center of the street where it is so visible as you come up Creekwood to Holford.

John Robert Sherer
1222 Creekwood Dr.
Garland, TX 75044

Comment Form

Case Z 21-30 **Outside the Notification Area**

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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John R Sherer

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1222 Creekwood Drive

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qính

John R Sherer

Signature / Firma / Chữ ký

09/12/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-30

Out of the Notification Area

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Tatum Sherer

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1222 Creekwood Drive

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

George Kuzmiak

Signature / Firma / Chữ ký

09/14/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-30 Outside the Notification Area

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Savannah Sherer

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Quinlan Sherer

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Melissa Sherer

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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Comment Form Continued –

Case Z 21-30

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

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

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

The proposed site for this communication tower is directly at the end of my street and is very close to Colonial Oaks Senior Living center. We in our neighborhood work very hard to maintain our individual properties and community spaces which bring a lot of value to our city. Ours is a very desirable neighborhood. Placing this enormous tower at the proposed site on the border of our neighborhood could bring health risks to people living in our neighborhood as well as those who live at Colonial Oaks. The tower will lower our property values, create a nuisance and eyesore, and will greatly harm the scenic quality of our neighborhood. This must be prevented. Please do not allow this zoning change request.

Site Candidate Summary

September 7, 2021 Crown Castle - Blackburn Relocation

Proposed Wireless Telecommunication Facility relocation in Garland Texas

Prepared for



By Vincent Gerard & Associates, Inc.

Land Planning, Development & Zoning Consultants

1715 South Capital Of Texas Highway, Suite 207

Austin, Texas 78746

Vincentgerard.com | (512) 328-2693

Current Site Location - Crystal Creek Neighborhood



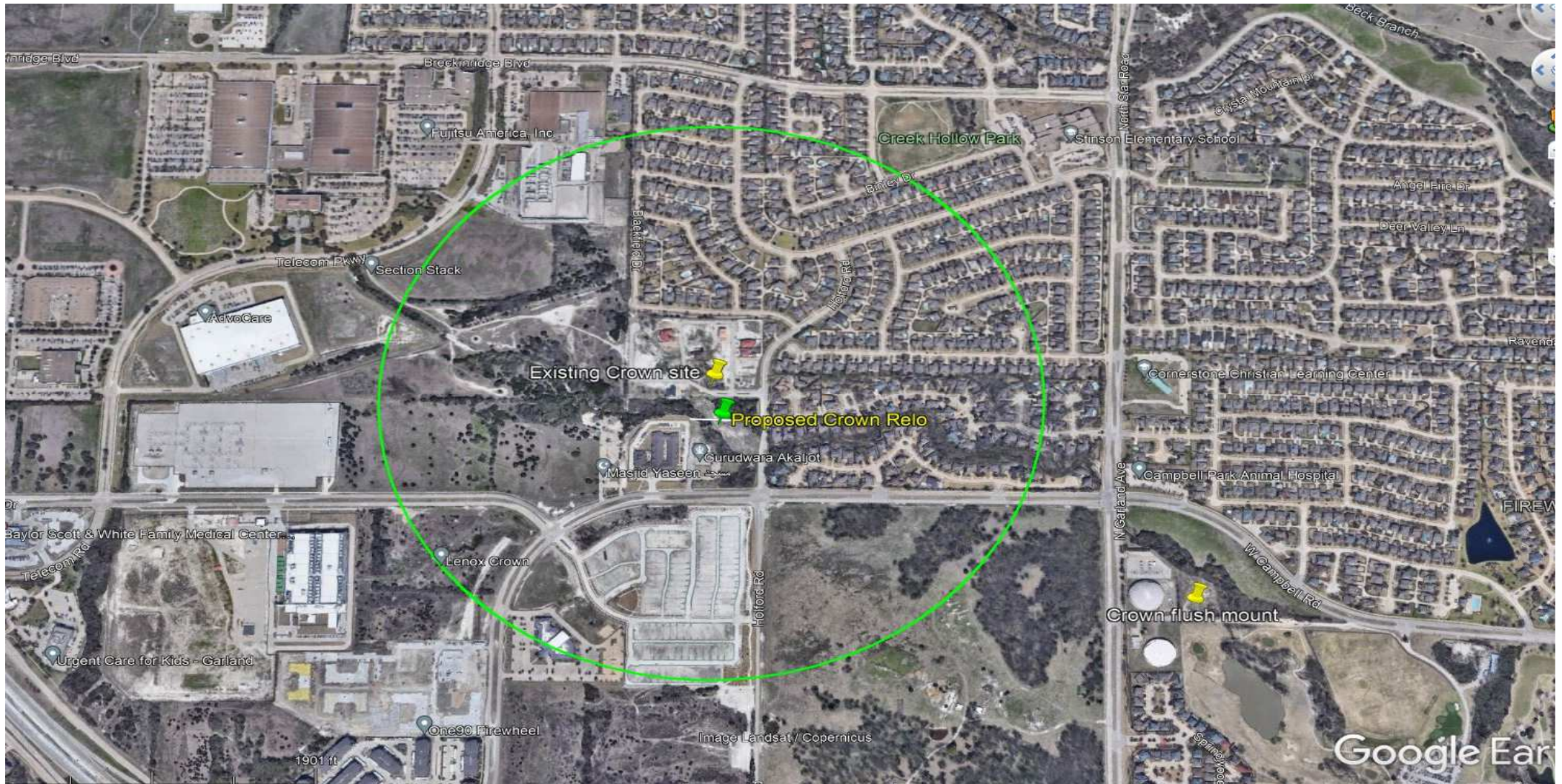
Both Site Locations



Site Candidates



Site Candidate Search Ring With Sites



Site Candidate Search Ring With Sites



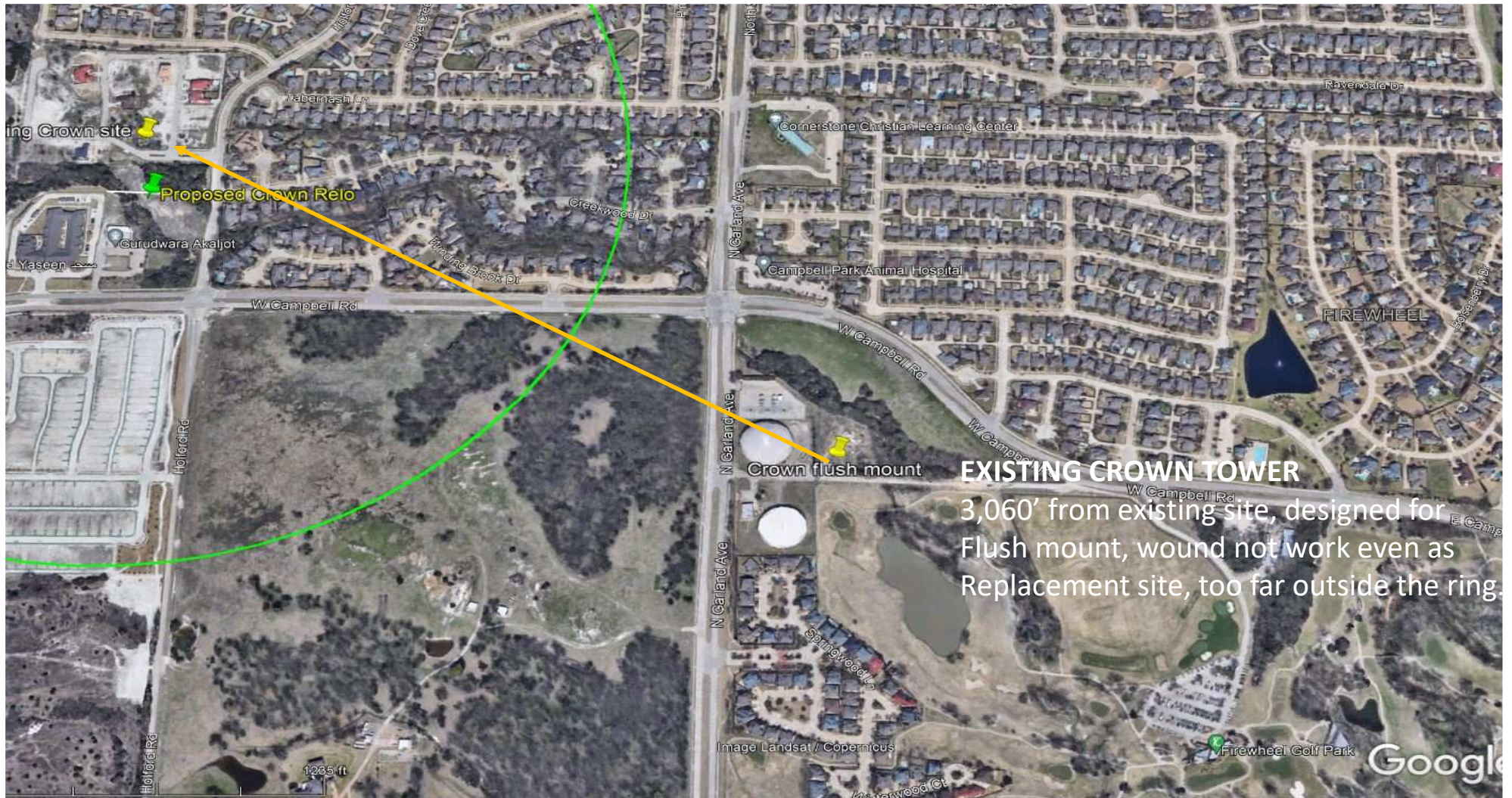
Site Candidate Search Ring

Search Ring Candidates since 2017.

1. Site 1 – Church, Not interested.
2. Site 2 – Eventually turned into this candidate – Temple Tract,
3. Site 3 – Development,
4. Site 4 - Not interested,
5. Site 5 - Zoning Issues,
6. Site 6 – Development,
7. Site 7 – Not interested, no room onsite & outside ring.



Site Candidate Search Ring



Site Candidate Search Ring

- *Developer of Crystal Creek – Terminating lease agreement,
- *Candidate Study – Since 2017,
- *Relocation sites cannot be relocated out of the immediate area or they overlap their existing coverage.
- *Reviewed 7 Options for zoning and interested landowners,
- *Residential zoning covers ½ of the search ring – Not an option
- *Site # 2 became a viable candidate when Firestone retirement sold the parcel to the Temple,
- * New site, further from Residential with relocation.

Site Candidate Summary

This high priority site for thousands of rooftops with all three carriers on the site serves Garland and Richardson. Phone calls & Data Volumes have exceeded the capacity of all carriers since the pandemic. This candidate selection has taken the Crown Castle Teams over 4 years. We believe this study shows that this is the only remaining Option available.



Blackburn Relocation • Garland Texas - High priority Site

Garland Alert System – delivered by by wireless

**GARLAND**

RESIDENTS

BUSINESS

GOVERNMENT











Garland Alert System

Prepare - Get Ready for Disaster +

Hazard Mitigation

Think - Know Your Community +

Act - Get Involved

About OEM

[Home](#) › [Government](#) › [Departments E - G](#) › [Emergency Management](#) › [Garland Alert System](#)

GARLAND ALERT SYSTEM

The City of Garland is updating its emergency alert database. [Please update or set up your phone, email and text options](#) today! This alert is an important part of your [emergency notification toolkit](#).

If we can't reach you, we can't ALERT you!

Request alerts and notify responders of unique circumstances – ALL WITH ONE REGISTRATION!

Alert Examples

- Missing / Abducted Person
- Utility / Water Service Outages
- Chemical Spill / Gas Leak
- Evacuation
- Public Health Emergencies
- Street Closing—due to emergency conditions
- Contamination of Drinking Water
- Tornado Warning
- You may "opt-in" for automated weather alerts including Severe Thunderstorm, Winter Storm, Flooding, etc.

Blackburn Relocation • Garland Texas - High priority Site

Z 21-30

The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet.

[Planned Development, Specific Use Provision and Detail Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.

**City Council Meeting
October 12, 2021**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 213 Holford Road

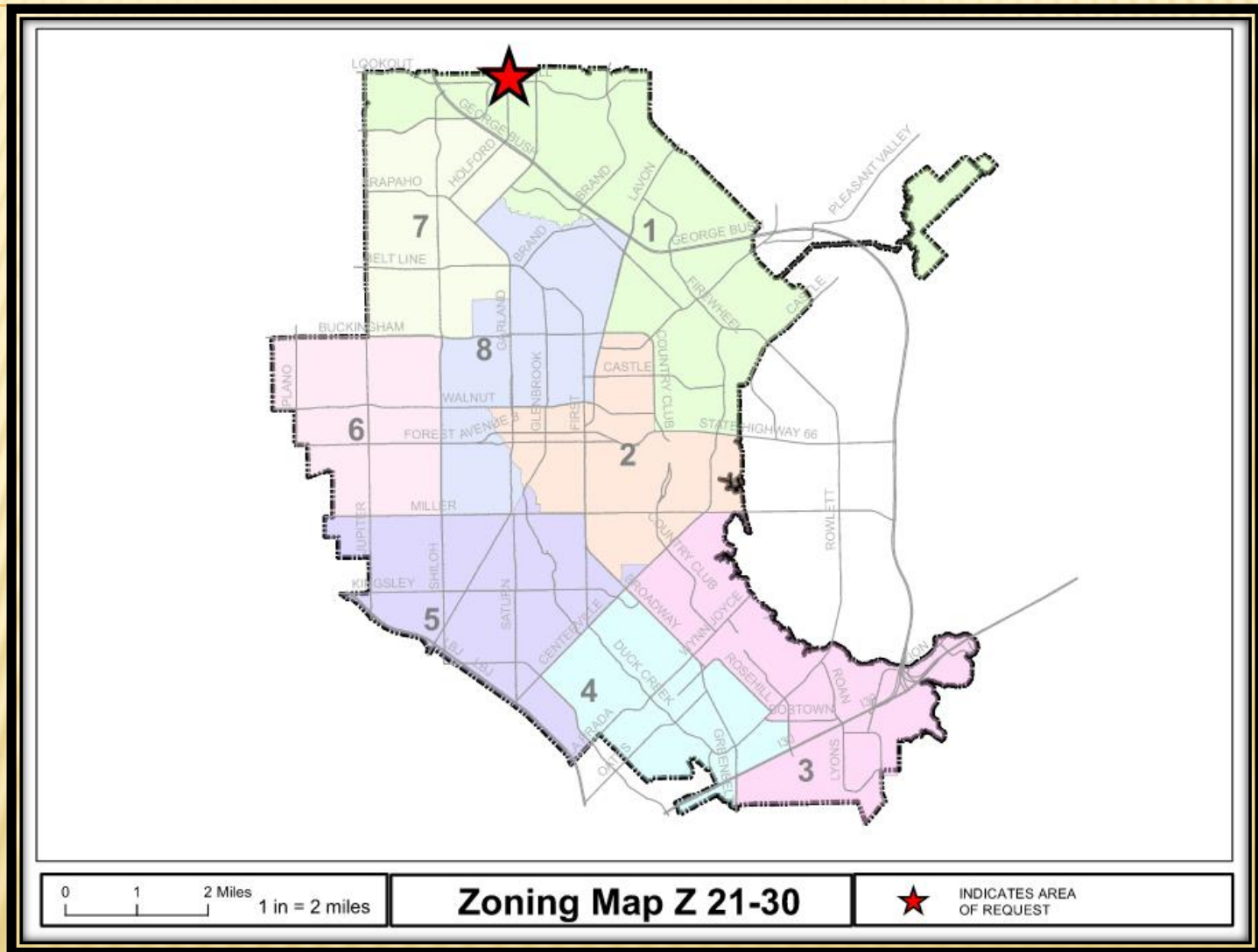
Applicant: Vincent Gerard & Associates, Inc.

Owner: Gurdwara Akajlot

Acreage: Subject Site: 4.32 acres
Lease Area: 0.057 acres

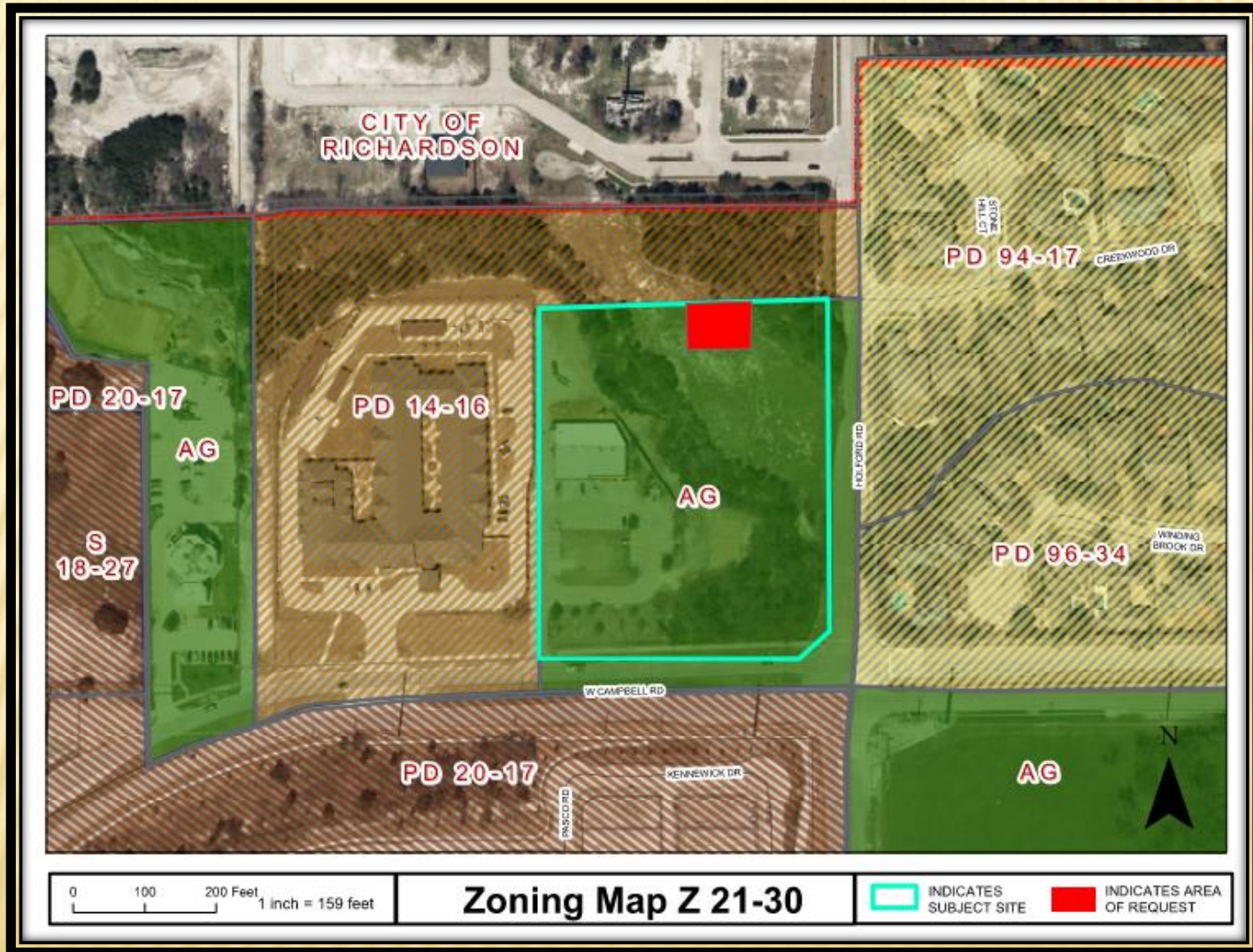
Zoning: Agricultural (AG) District

CITYWIDE LOCATION MAP



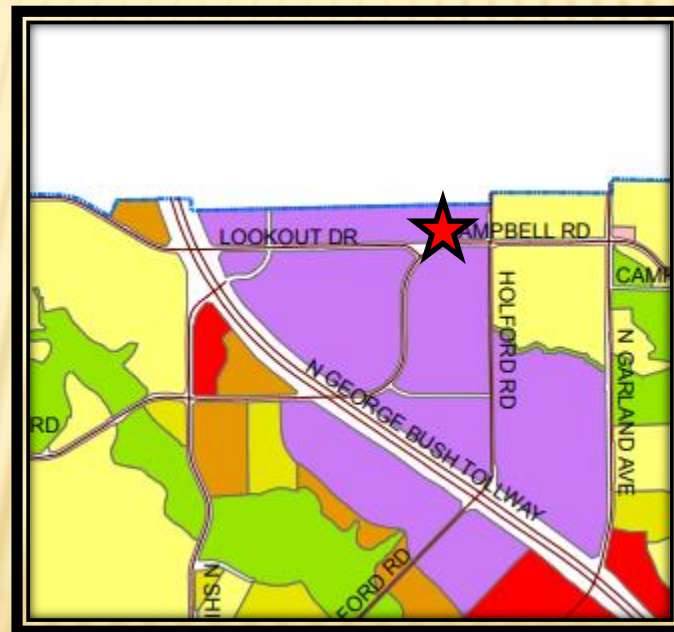
Z 21-30

LOCATION MAP



Z 21-30

COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.
- The support structure will provide coverage to the community.

PHOTOS

Z 21-30



View of the proposed location from Holford Road



Looking east of the subject property from West Campbell Road



Looking south of the overall subject property from West Campbell Road

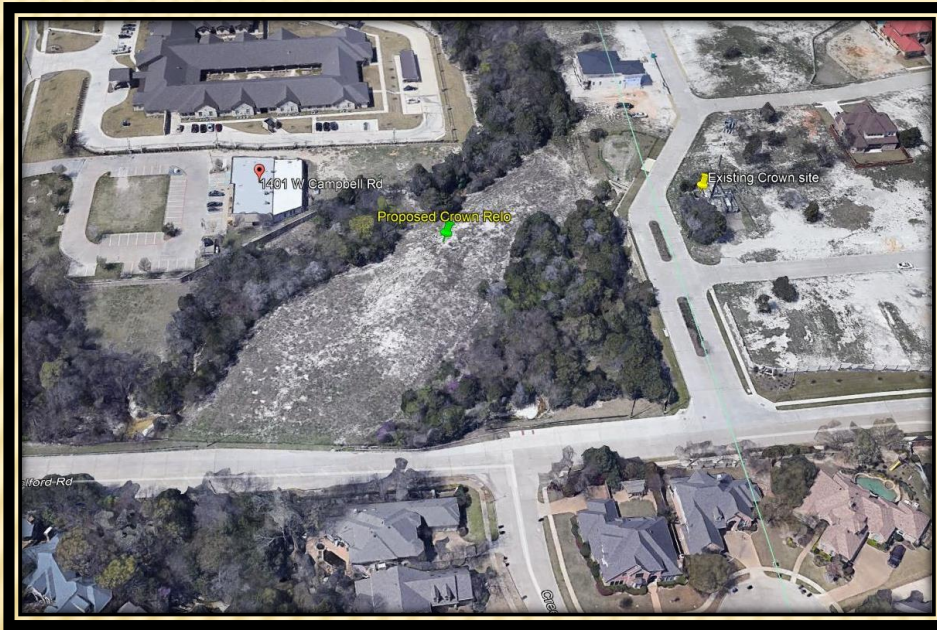


Looking south of the proposed location (Place of Worship)



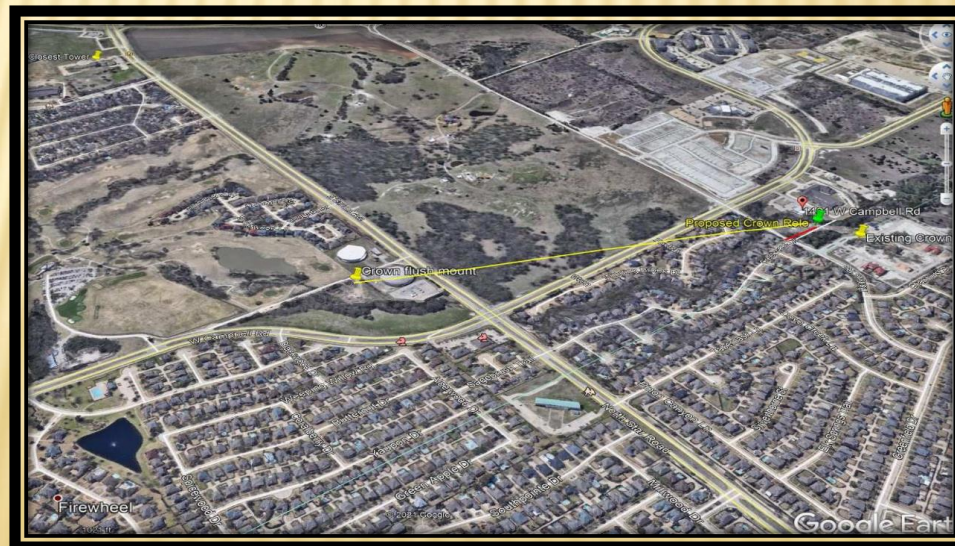
GARLAND
TEXAS MADE HERE

PHOTOS



Existing and
proposed location

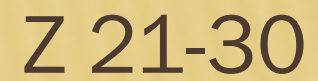
Nearest tower is
3,060-ft



Z 21-30



SPECIAL USE PERMIT SITE PLAN



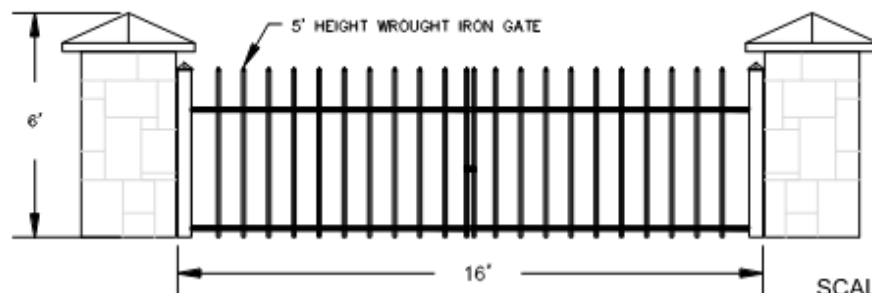
SCREENING



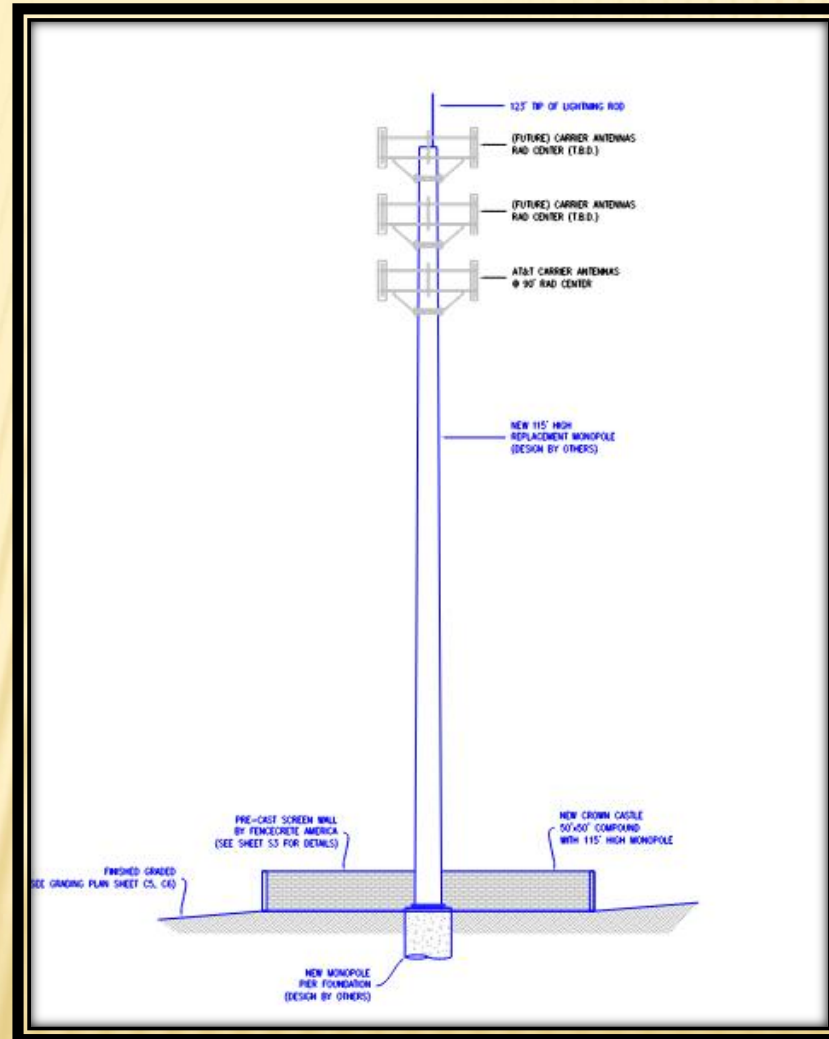
Used Brick Style Concrete Fence

Residing:
1991

RESIDENTIAL GATE - EXAMPLE



ELEVATIONS



DEVIATIONS

Development Standards	Required	Proposed	Justification
Distance from other support structures	Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand (5000) feet from another wireless telecommunications antenna.	The nearest support structure is approximately 3,060 feet from another support structure.	Although the nearest tower is less than 5,000 feet away from the proposed location, the applicant contends the proposed location is a critical communications site for this area of Garland and Richardson.
Distance from residential districts	Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line.	The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.	The proposed location will provide coverage to the residents in the vicinity. Although the land to the north is zoned for residential, it is vacant. The property to the west is developed with a senior living facility and the distance from the proposed tower location is approximately 255 feet. The distance from the proposed tower location to the nearest single-family home to the east is approximately 310.4 feet.

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision to be in effect for thirty (30) years, which aligns with the SUP Time Period Guide.

STAFF RECOMMENDATION

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

While the application includes setback deviations, the proposed location is one that has natural vegetative screening on several sides, is setback from residential homes and right-of-way more than the height of the tower, and would continue to provide uninterrupted cellular coverage to the area.

PLAN COMMISSION RECOMMENDATION

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan for an Antenna, Commercial Use.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. g.

Meeting Date: 10/12/2021

Item Title: Z 21-30 Vincent Gerard & Associates, Inc. - Detail Plan (District 1)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

LOCATION

213 Holford Road

OWNER

Gurdwara Akajlot

PLAN COMMISSION RECOMMENDATION

On September 15, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan for an Antenna, Commercial Use.

STAFF RECOMMENDATION

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

While the application includes setback deviations, the proposed location is one that has natural vegetative screening on several sides, is setback from residential homes and right-of-way more than the height of the tower, and would continue to provide uninterrupted cellular coverage to the area.

BACKGROUND

The subject property is zoned Agricultural (AG) District and it is developed with a place of worship. The applicant would like to lease 0.057 acres of the northern portion of the property and relocate and rebuild a 120-foot commercial antenna support structure from Richardson. The antenna is currently located north the subject property and at the intersection Annoor Drive and Crescent Drive in Richardson. The lease for the current property has been terminated in order to build a single-family residence and in order to continue to serve this area with cell and data coverage, AT&T, Verizon and T-Mobile must move to the proposed subject property. The applicant has specified that the older structure will not be decommissioned and removed until the new support structure in the proposed location is fully operational. The reason is so customer coverage is not interrupted.

SITE DATA

The subject site (overall site) contains approximately 4.32 acres in total area and is developed with a place of worship. The lease area is approximately 0.057 acres. The lease area has no street frontage but as part of the subject property, it would be accessed from Holford Road.

USE OF PROPERTY UNDER CURRENT ZONING

The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

An Antenna, Commercial (freestanding) Use is not permitted in the Agricultural (AG) District. In addition, an antenna support structure that exceeds one hundred (100) feet in height is allowed only with the approval of a Specific Use Provision.

1. The GDC requires approval of a Specific Use Provision for any support structure greater than 100 feet. The GDC does not permit a freestanding monopole structure in the Agricultural (AG) District. Therefore, the applicant also requests to establish a Planned Development to allow the Antenna, Commercial Use in the proposed location.
2. The existing support structure is 115-foot monopole tower located in Richardson. The

applicant proposes to relocate and rebuild the support structure to the lease area of approximately 0.057 acres and increase the height to 120 feet as indicated on the site plan (Exhibit C). The maximum height including the lightning rod will be 123 feet. The increase in height is necessary in order to increase coverage and capacity in the immediate area.

3. The existing support structure has three (3) carriers including T-Mobile, AT&T Mobility and Verizon Wireless. The intention is to add a fourth carrier in the future.
4. Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand feet from another wireless telecommunications antenna. The nearest support structure is approximately 3,060 feet from another support structure. The applicant requests a deviation to propose a support structure within 5,000 feet.
5. Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line. The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.
6. Section 2.65 (M) of the GDC states that support buildings and storage areas or buildings must be screened from public view by a dense, opaque, evergreen landscaped screen with an initial planting height of three feet, and which will attain an ultimate height of six feet at maturity. A six-foot solid masonry wall may be used in lieu of the landscaped screen provided exterior finish materials are compatible with nearby structures. The applicant proposes six (6)-foot "Fence-Crete" screening with one (1)-foot barbed wire.
7. The applicant is requesting that the Specific Use Provision be granted for a time period of thirty (30) years.

8. Summary of Deviations:

Development Standards	Required	Proposed	Justification
Distance from other support structures	Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand (5000) feet from another wireless telecommunications antenna.	The nearest support structure is approximately 3,060 feet from another support structure.	Although the nearest tower is less than 5,000 feet away from the proposed location, the applicant contends the proposed location is a critical communications site for this area of Garland and Richardson.

Distance from residential districts	Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line.	The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.	The proposed location will provide coverage to the residents in the vicinity. Although the land to the north is zoned for residential, it is vacant. The property to the west is developed with a senior living facility and the distance from the proposed tower location is approximately 255 feet. The distance from the proposed tower location to the nearest single-family home to the east is approximately 310.4 feet.
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CONSIDERATIONS

1. The GDC requires approval of a Specific Use Provision for any support structure greater than 100 feet. The GDC does not permit a freestanding monopole structure in the Agricultural (AG) District. Therefore, the applicant also requests to establish a Planned Development to allow the Antenna, Commercial Use in the proposed location.
2. The existing support structure is 115-foot monopole tower located in Richardson. The applicant proposes to relocate and rebuild the support structure to the lease area of approximately 0.057 acres and increase the height to 120 feet as indicated on the site plan (Exhibit C). The maximum height including the lightning rod will be 123 feet. The increase in height is necessary in order to increase coverage and capacity in the immediate area.
3. The existing support structure has three (3) carriers including T-Mobile, AT&T Mobility and Verizon Wireless. The intention is to add a fourth carrier in the future.
4. Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand feet from another wireless telecommunications antenna. The nearest support structure is approximately 3,060 feet from another support structure. The applicant requests a deviation to propose a support structure within 5,000 feet.
5. Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360

lineal feet from a single-family zoning district boundary line. The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.

6. Section 2.65 (M) of the GDC states that support buildings and storage areas or buildings must be screened from public view by a dense, opaque, evergreen landscaped screen with an initial planting height of three feet, and which will attain an ultimate height of six feet at maturity. A six-foot solid masonry wall may be used in lieu of the landscaped screen provided exterior finish materials are compatible with nearby structures. The applicant proposes six (6)-foot "Fence-Crete" screening with one (1)-foot barbed wire.
7. The applicant is requesting that the Specific Use Provision be granted for a time period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the immediate north and west are zoned Planned Development (PD) District 14-16; this property is developed with a senior living facility. The properties to the east, across Holford Road, are zoned Planned Development (PD) District 94-17 and Planned Development (PD) District 96-34; these properties are developed with single-family homes. The properties to the south, across West Campbell Road, are zoned Planned Development (PD) District 20-17; these properties are developed with single-family homes.

The proposed location has been designated as a critical communications site to provide the community better coverage.

Attachments

Z 21-30 Vincent Gerard & Associates, Inc. (Detail Plan) Attachments
Z 21-30 Vincent Gerard & Associates, Inc. Responses
Z 21-30 Vincent Gerard & Associates, Inc. Staff Presentation



0 100 200 Feet
1 inch = 159 feet

Zoning Map Z 21-30

 INDICATES
SUBJECT SITE

 INDICATES AREA
OF REQUEST

SITE INFORMATION
JURISDICTION: CITY OF GARLAND, TEXAS 75044
DALLAS COUNTY
LATITUDE: 32°59'52.49"N, LONGITUDE: -96°38'56.04"W
ELEVATION: 565.7 AMSL
OCCUPANCY: NOT APPLICABLE (N/A)
EXISTING USE: PRIVATE UNDEVELOPED LAND
PROPOSED USE: TELECOMMUNICATIONS FACILITY
ZONING: AG - PROPOSED PD

APPLICANT
CROWN CASTLE
1220 AUGUSTA DR. STE. 500
HOUSTON, TEXAS 77057
PHONE: 1 (877) 466-6377

DESCRIPTION
REPLACE EXISTING TOWER (115' MONOPOLE)
WITH A NEW 120' MONOPOLE.

PROJECT TYPE
120' MONOPOLE TOWER SITE
(REPLACEMENT TOWER)

DATE
AUGUST 2, 2021

SITE ADDRESS
213 HOLFORD RD
GARLAND, TEXAS 75044

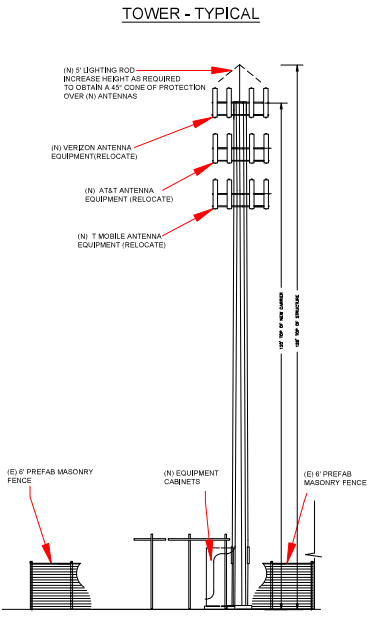
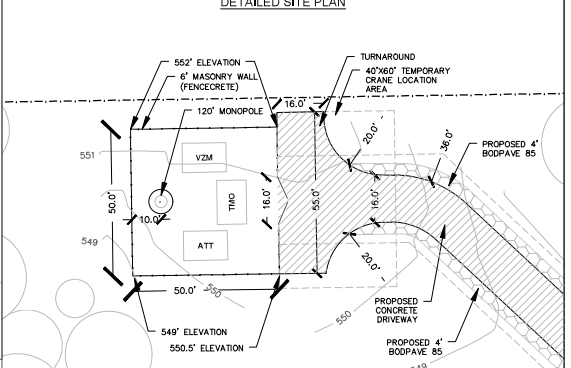
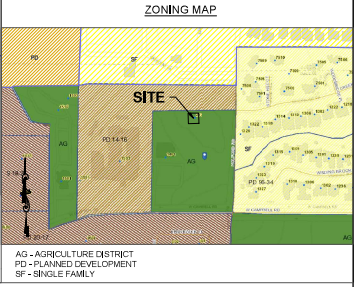
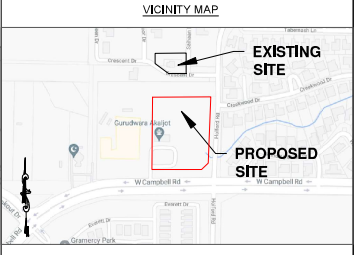
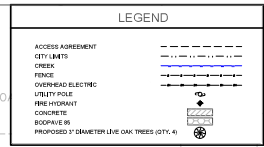
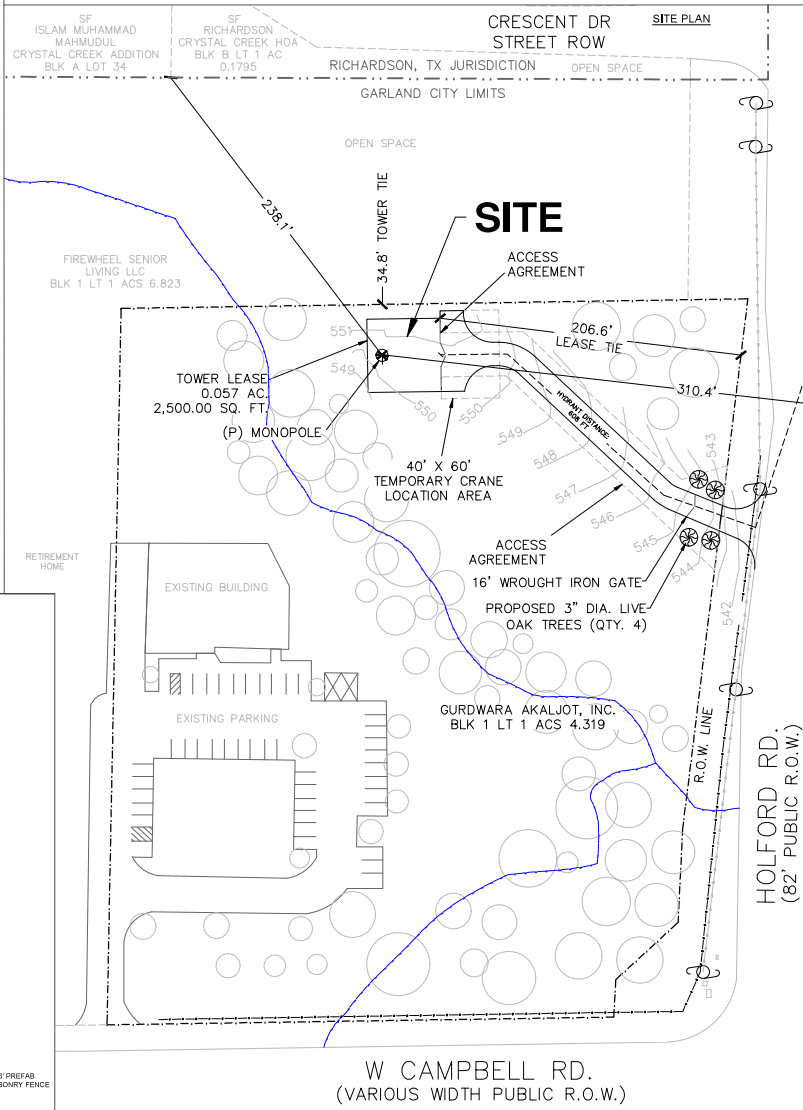
LEGAL DESCRIPTION
GURDWARA AKALJOT
BLK 1 LT 1 ACS 4.319
GARLAND, TEXAS 75044

SITE NAME
CROWN CASTLE
BLACKBURN RELO BU #87616
RELOCATION OF EXISTING SITE

LANDLORD
GURDWARA AKALJOT, INC.
1401 W. CAMPBELL RD.
GARLAND, TEXAS 75044

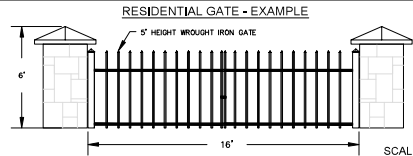
OWNER AGENT
VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 328-2693

SPECIAL USE PERMIT SITE PLAN



IMPERVIOUS COVER SUMMARY

EXISTING TOTAL PROPERTY SIZE	185,108 SQ. FT. (4.276 ACRES)	18.208
EXISTING TOTAL IMPERVIOUS COVER	35,828 SQ. FT. (0.818 ACRES)	19.358
EXISTING TOTAL LOT SIZE	2,500 SQ. FT. (0.057 ACRES)	10.208
EXISTING IMPERVIOUS COVER ALL	35,828 SQ. FT. (0.818 ACRES)	19.358
PROPOSED IMPERVIOUS COVER	35,828 SQ. FT. (0.818 ACRES)	0.008
EQUIPMENT & TOWER	4,000 SQ. FT. (0.092 ACRES)	0.008
CONCRETE DRIVEWAYS	5,000 SQ. FT. (0.114 ACRES)	0.008
PROPOSED IMPERVIOUS COVER (THIS SITE PLAN)	5,000 SQ. FT. (0.114 ACRES)	0.008
TOTAL PROPOSED IMPERVIOUS COVER (OUT OF 4.276 ACRES)	35,828 SQ. FT. (0.818 ACRES)	18.776



BLACKBURN RELO
PRE-SUBMITTAL NUMBER: #210720-2
SUBMITTAL DATE: 08-02-2021

TOWER SITE PLAN
BLACKBURN HOLFORD RELO
CITY OF GARLAND, TEXAS 75044
DALLAS COUNTY

VINCENT GERARD & ASSOCIATES
LAND PLANNING & SURVEYING
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
(512) 328-2693

SITE INFORMATION
213 HOLFORD RD
GARLAND, TEXAS 75044
DALLAS COUNTY

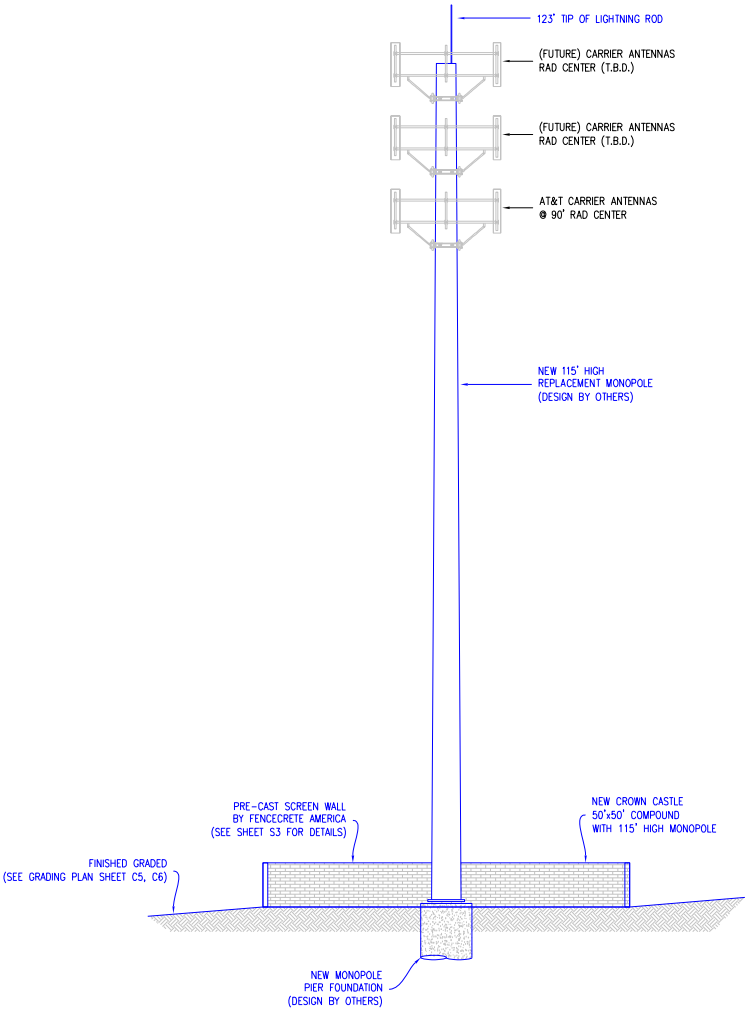
PROPERTY OWNER
GURDWARA AKALJOT, INC.
1401 W. CAMPBELL RD.
GARLAND, TEXAS 75044

TOWER OWNER
CROWN CASTLE

REVISIONS	
NO.	DESCRIPTION

DRAWN BY		REVIEWED BY	
NO.	DATE	LCH	VGH

SITE LAYOUT IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP, INC. ACG#21-1240, DATED 04/07/2021. DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES, OR EXISTING EASEMENTS, OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.
SCREEN WALL/FOUNDATION DESIGN BY ALLPRO CONSULTING GROUP, INC. ACG#21-4973, DATED 08/24/2021.
DRAINAGE & GRADING DESIGN BY ALLPRO CONSULTING GROUP, INC. ACG#21-4972, DATED 08/24/2021.
DRIVEWAY DESIGN BY ALLPRO CONSULTING GROUP, INC. ACG#21-4974, DATED 08/24/2021.
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS
NOTE: POWER & FIBER/TELCO SOURCES AND ROUTING TO BE FIELD VERIFIED
PROPOSED BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED WITHIN A DEDICATED UTILITY EASEMENT AS SHOWN ON THE SURVEY BY WIMBERLEY SURVEYING PROFESSIONALS, JOB NO. 21089, DATED: 08/20/21 ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR VERIFICATION OF EXISTING BURIED UTILITIES.
BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS WITHIN ZONE "X", 'AREA OF MINIMAL FLOOD HAZARD', OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48113C021L, DATED 07/07/2014. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.
PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. TO AVOID ANY INTERFERENCE OR SHADOWING OF ANTENNAS. IF INTERFERENCE OR SHADOWING OF ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY ANTENNA INSTALLATION.
TOWER STRUCTURAL ANALYSIS AND FOUNDATION DESIGN BY OTHERS



CROWN
CASTLE

1701 Directors Blvd., Suite 700
Austin, TX 78744
For Austin District
Contact: Mike Crowder,
2055 S. Loop West, Suite 1000,
AZ 85286 For PHX District

ACG# 21-4971

DRAWN BY: CG

CHECKED BY: CZ

A 8/20/21 PRELIMINARY FOR REVIEW

ALLPRO

CONSULTING GROUP INC.
9221 Lyndon B. Johnson Frey
Suite 204, Dallas, TX 75243
Phone: 972-231-8853
Fax: 866-361-8375
www.allproci.com
registration no. 6242

PRELIMINARY -
NOT FOR CONSTRUCTION

CCI BU# 831662
BLACKBURN
HOLFORD

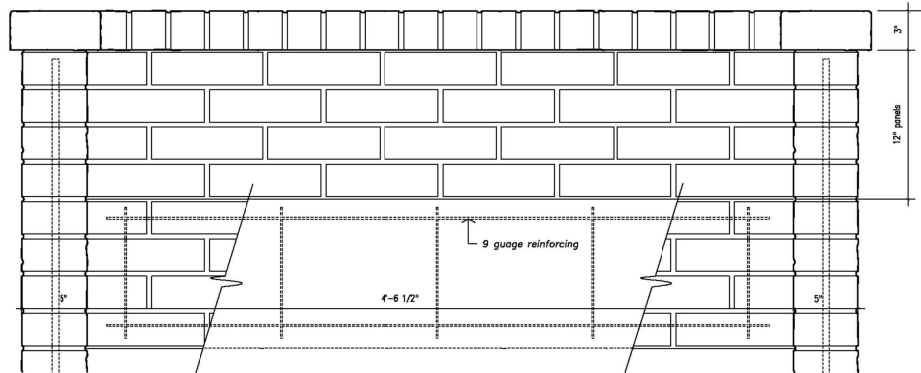
213 HOLFORD RD.
GARLAND, TX 75044
DALLAS COUNTY
32.984025° -96.648622°

SHEET TITLE
TOWER ELEVATION

SHEET NUMBER
C-4



FENCECRETE AMERICA, INC.
manufacturers of precast concrete fencing and masonry wall systems
15089 tradesmen drive san antonio, texas 78249 210-492-7911 800-229-7811 www.fencecrete.com



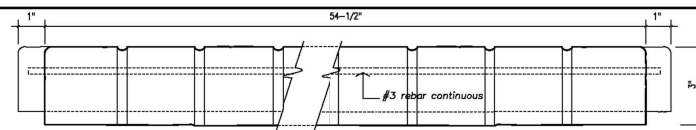
Partial Fence Elevation

scale: 1-1/2" = 1'-0"



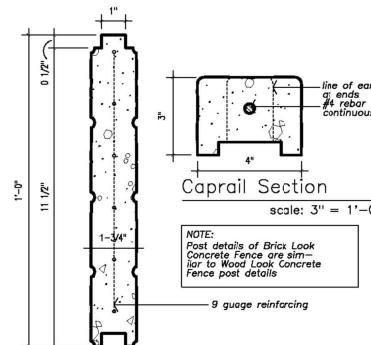
Used Brick Style Concrete Fence

footing: 18" diameter, 24" deep (min.)
3000 p.s.i. concrete, varies
according to local soil conditions



Caprail Elevation

scale: 3" = 1'-0"

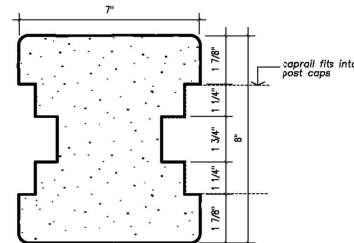


Caprail Section

scale: 3" = 1'-0"

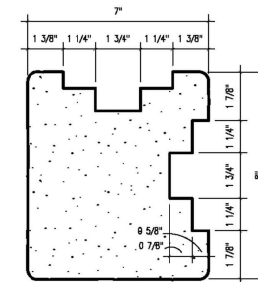
Typical Panel Section

scale: 3" = 1'-0"



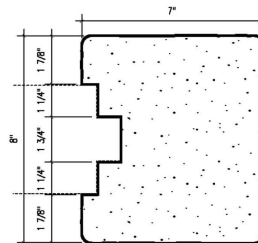
Running Post Cap

scale: 3" = 1'-0"



Corner Post Cap

scale: 3" = 1'-0"



Stop Post Cap

scale: 3" = 1'-0"

notes:

1. The column height can be from 0 to a maximum of 10'-0". Additional heights are available upon special order.
2. All concrete shall be 5000 p.s.i.
3. All reinforcement shall be A.S.T.M. 615 grade 60. Special reinforcement is available upon special order.
4. Footing - 2 feet deep (min.) footing standard per column, 12" - 18" diameter. Depth and diameter can vary per local soil conditions.
5. Used brick style panels can be provided in a variety of colors.
6. Texture: All exposed sides have brick-like texture.
7. Gates: Shall have additional steel supports adjacent to concrete columns.
8. All steel reinforcement is prewelded with steel spacers so as to allow for maximum concrete coverage.
9. A special silicone sealant is used to lock the caprail and post caps in place. This sealant requires special tools for removal.

We reserve the right to alter the design or specifications without incurring any obligation, all rights reserved.
Fencecrete America, Inc.

SPECIFICATION ON THIS
PAGE ARE FOR
REFERENCE ONLY.



1701 Directors Blvd., Suite 700
Austin, TX 78744
For Austin District
2055 S. Stearns Drive, Chandler,
AZ 85286 For PHX District

ACG# 21-4974

DRAWN BY: GSM

CHECKED BY: CZ

A 8/24/21 ISSUED FOR CONSTRUCTION



08/24/2021
CHIYU ZHANG, P.E.
TX PE # 128187
FIRM REG. # 6242

CCI BU# 831662
BLACKBURN
HOLFORD

213 HOLFORD RD.
GARLAND, TX 75044
DALLAS COUNTY

32.984025°, -96.648622°

SHEET TITLE

SCREENING WALL
SPECIFICATIONS

SHEET NUMBER

S-3

REPORT & MINUTES

P.C. Meeting, September 15, 2021

Consideration of the application of **Vincent Gerard & Associates**, requesting approval of Detail Plan for an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (District 1) (File Z 21-30 - Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

Site Candidate Summary

September 7, 2021 Crown Castle - Blackburn Relocation

Proposed Wireless Telecommunication Facility relocation in Garland Texas

Prepared for



By Vincent Gerard & Associates, Inc.

Land Planning, Development & Zoning Consultants

1715 South Capital Of Texas Highway, Suite 207

Austin, Texas 78746

Vincentgerard.com | (512) 328-2693

Current Site Location - Crystal Creek Neighborhood



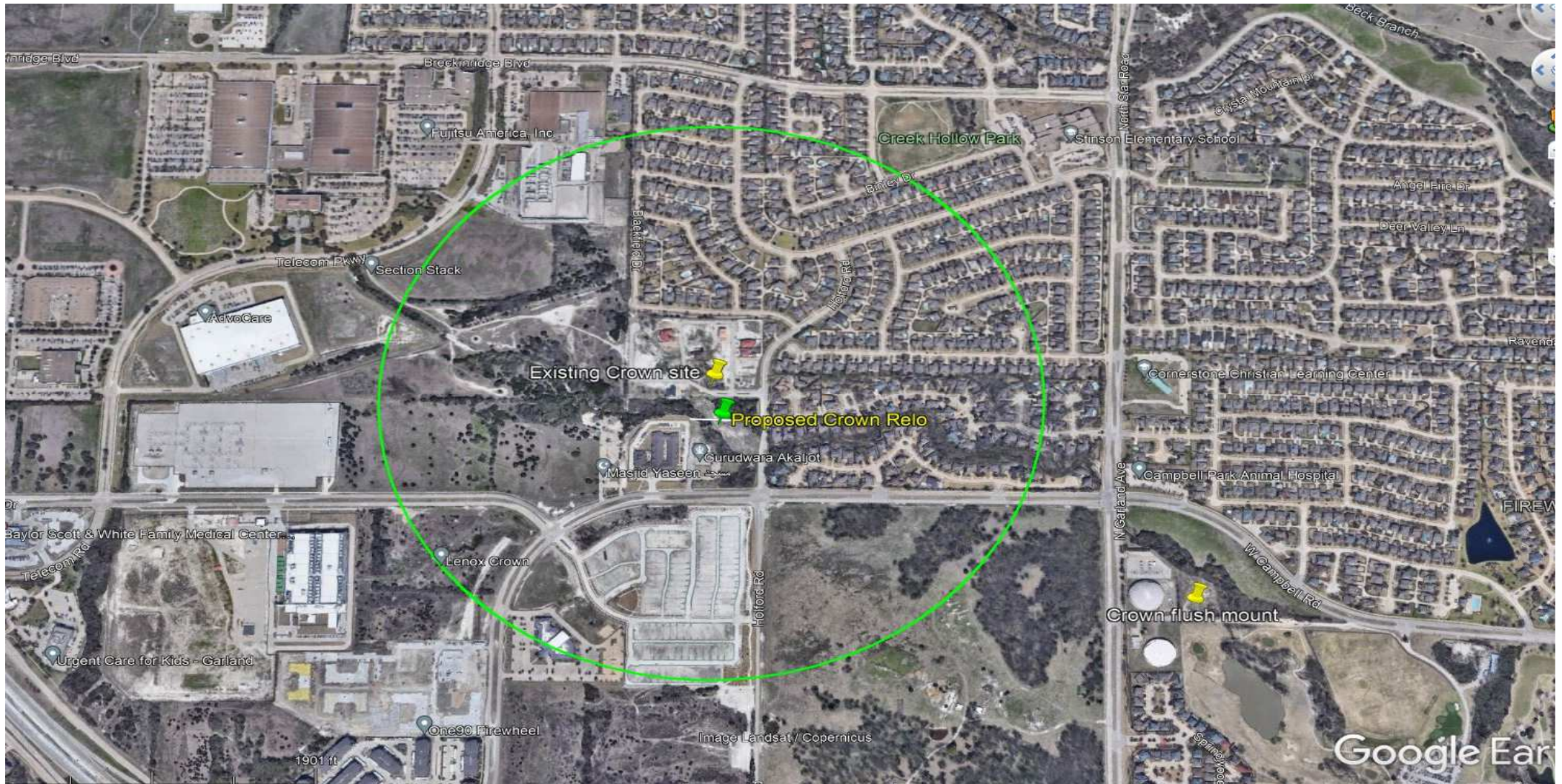
Both Site Locations



Site Candidates



Site Candidate Search Ring With Sites



Site Candidate Search Ring With Sites



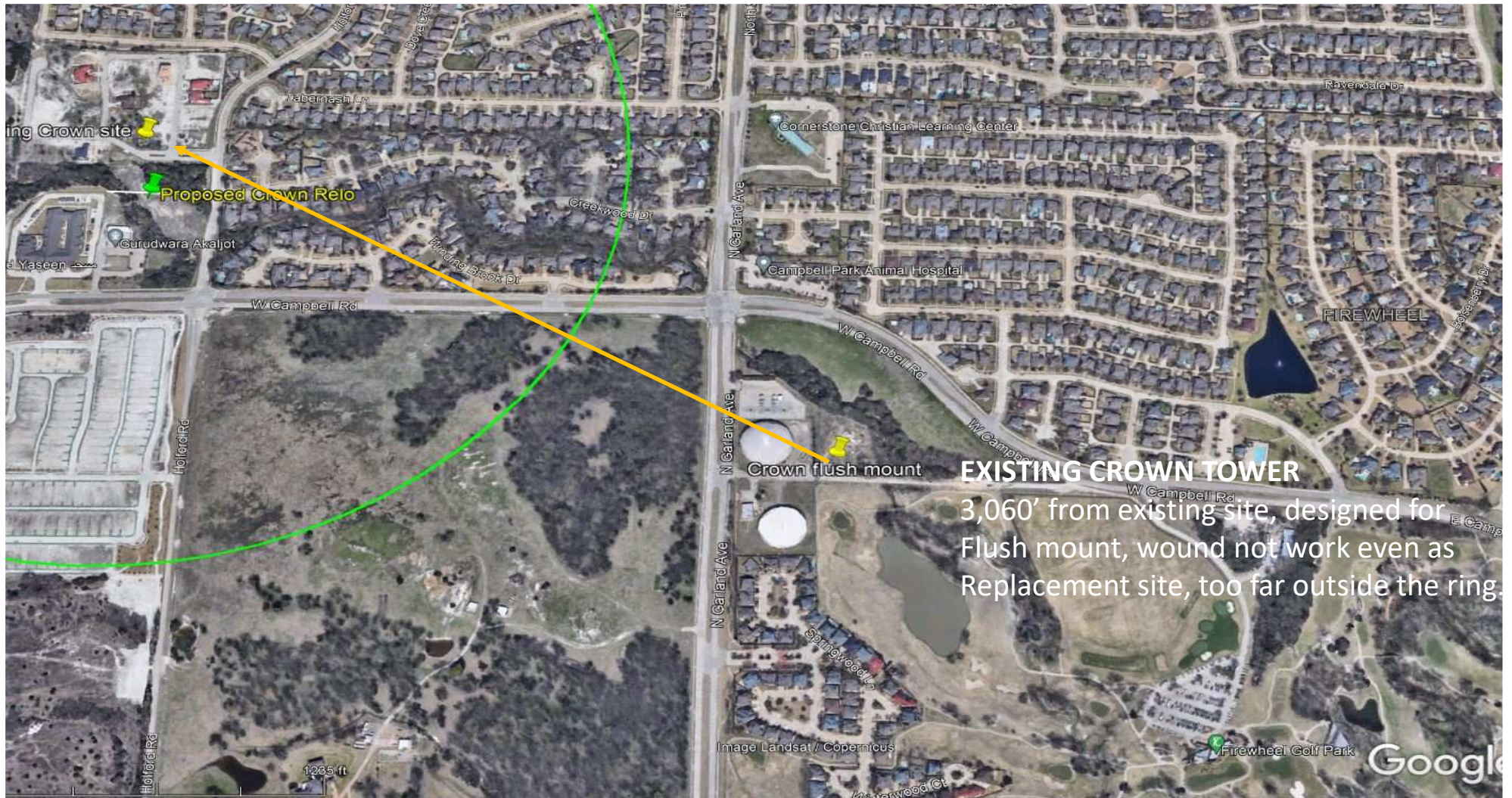
Site Candidate Search Ring

Search Ring Candidates since 2017.

1. Site 1 – Church, Not interested.
2. Site 2 – Eventually turned into this candidate – Temple Tract,
3. Site 3 – Development,
4. Site 4 - Not interested,
5. Site 5 - Zoning Issues,
6. Site 6 – Development,
7. Site 7 – Not interested, no room onsite & outside ring.



Site Candidate Search Ring



Site Candidate Search Ring

- *Developer of Crystal Creek – Terminating lease agreement,
- *Candidate Study – Since 2017,
- *Relocation sites cannot be relocated out of the immediate area or they overlap their existing coverage.
- *Reviewed 7 Options for zoning and interested landowners,
- *Residential zoning covers ½ of the search ring – Not an option
- *Site # 2 became a viable candidate when Firestone retirement sold the parcel to the Temple,
- * New site, further from Residential with relocation.

Site Candidate Summary

This high priority site for thousands of rooftops with all three carriers on the site serves Garland and Richardson. Phone calls & Data Volumes have exceeded the capacity of all carriers since the pandemic. This candidate selection has taken the Crown Castle Teams over 4 years. We believe this study shows that this is the only remaining Option available.



Blackburn Relocation • Garland Texas - High priority Site

Garland Alert System – delivered by by wireless

**GARLAND**

RESIDENTS

BUSINESS

GOVERNMENT



NOTIFY ME

CITY VIDEOS

CITY NEWS

ALERTS

Garland Alert System

Prepare - Get Ready for Disaster +

Hazard Mitigation

Think - Know Your Community +

Act - Get Involved

About OEM

[Home](#) › [Government](#) › [Departments E - G](#) › [Emergency Management](#) › Garland Alert System

GARLAND ALERT SYSTEM

The City of Garland is updating its emergency alert database. [Please update or set up your phone, email and text options](#) today! This alert is an important part of your [emergency notification toolkit](#).

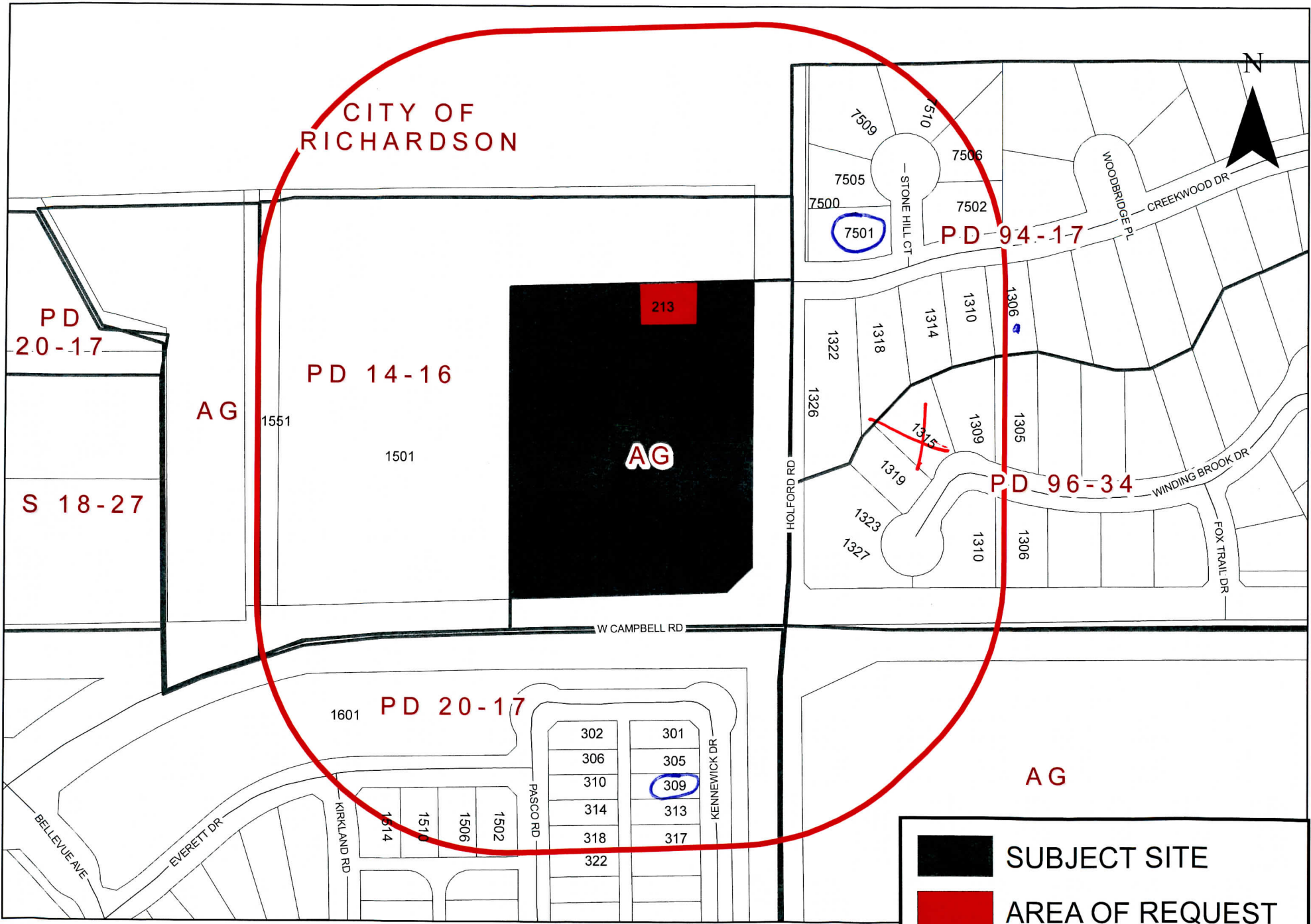
If we can't reach you, we can't ALERT you!

Request alerts and notify responders of unique circumstances – ALL WITH ONE REGISTRATION!

Alert Examples

- Missing / Abducted Person
- Utility / Water Service Outages
- Chemical Spill / Gas Leak
- Evacuation
- Public Health Emergencies
- Street Closing—due to emergency conditions
- Contamination of Drinking Water
- Tornado Warning
- You may "opt-in" for automated weather alerts including Severe Thunderstorm, Winter Storm, Flooding, etc.

Blackburn Relocation • Garland Texas - High priority Site



Zoning Map Z 21-30

213 Holford Road

Allmendinger, Tracy

From: Todd Park <tpark1127@gmail.com>
Sent: Monday, September 27, 2021 5:44 PM
To: Planning Group
Subject: [EXTERNAL] Zoning case Z21-30
Attachments: Cell Tower.pdf

Attached please find my vote to reject the planned cell phone tower relocation at 213 Holford Road. The MUCH taller power poles installed recently along Campbell Road have negatively impacted my property value since they are visible from my property (not backing to Campbell Road). The cell phone tower relocation to a site closer to my home will certainly impact the value of my home as well.

Regards,

Todd Park
1315 Winding Brook Drive

Comment Form

Case Z 21-30

Z 21-30 Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road. (District 1)

Z 21-30 Vincent Gerard & Associates, Inc. El solicitante propone trasladar una torre de telecomunicaciones existente de Richardson a Garland. La altura propuesta es de 120 pies. Este sitio está ubicado en 213 Holford Road. (Distrito 1)

Người nộp đơn đề xuất di dời một tháp viễn thông hiện có từ Richardson đến Garland. Chiều cao đề xuất là 120 feet. Trang web này nằm ở số 213 Holford Road. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

TODD PARK

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1315 WINDING BROOK DRIVE

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Todd Park

Signature / Firma / Chữ ký

9/27/21

Date / Fecha / Ngày

(Providing email address and phone number is optional / La dirección de correo electrónico y el número de teléfono son opcionales / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-30

Z 21-30 Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road. (District 1)

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐ For / A Favor / Đúng
X ☒ Neutral

☐ Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Michele Irby - owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1306 Creekwood Dr

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

Garland TX 75044-2423

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

Michele Irby

Signature / Firma / Chữ ký

9-27-2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

SEP 30 '21 PM12:39

Comment Form

Case Z 21-30

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For / A Favor / Đúng



Against / En Contra / Không

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CHARLES E NEWHUM PROPERTY OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

7501 STONE HILL CT

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

GARLAND TEXAS

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

Charles E Newhum

Signature / Firma / Ch ữ ký

Sept 8, 2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

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FLO TABADA

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

309 Kennewick Drive

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Stebada

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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**Comment Form Continued –
Case Z 21-30**

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

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

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

Agreed to the proposed
zoning. Alameda

I am not happy with
spectrum in our area. I hope
these telecommunication servers
will provide service for me.

Currently it is monopolized by
the lousy service of Spectrum
Alameda
9/6/21

Comment Form

Case Z 21-30

Outside the Notification Area

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☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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CRAL MILLS

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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7402 FOX TRAIL DR

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

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

9/2/2021

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 21-30

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

IN MY OPINION WE ALREADY HAVE
POLES GALORE IN OUR NEIGHBORHOOD
AND DON'T NEED ANYMORE. THERE IS
PLenty OF OPEN LAND BACK BY THE
POWER PLANT AROUND THE DATA STORAGE
AREAS THAT ARE ALSO A HUGE EYE SORE.
PLEASE MOVE THE CELL TOWER FURTHER
AWAY FROM THE CORNER OF OUR GREAT
NEIGHBORHOOD.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-30	September 15, 2021	October 12, 2021	Nabiha Ahmed

Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road.

noel gutierrez

Against

9/13/2021
8:53:27 PM

1314 Creekwood

noel.gutierrez3220@gmail.com

Richardson

2814503406

Texas

United States

75044

Outside the Notification Area

a tower will greatly impact home values in the community

**Randall
McGillem**

9/8/2021
2:45:08 PM

Against

1302 Creekwood Drive

Garland

TX

United States

75044

Outside the Notification Area

- We already have huge power lines bordering our community. We don't need another eyesore.

Todd Park

Against

9/2/2021
3:36:12 PM

1315 Winding Brook
Drive

tpark1127@gmail.com

Garland

214-448-9542

Texas

United States

75044

We have already had the power lines increased in height along Campbell Road. I do not want another tall structure relocated closer to my house than the present one is. This has already created a negative effect on my housing value.

From: [Bob Sherer](#)
To: [Planning Group](#)
Subject: [EXTERNAL] zoning case Z 21-30
Date: Sunday, September 12, 2021 9:02:08 PM
Attachments: [zoning case Z 21-30 jrs.pdf](#)

Outside the Notification Area
Outside the Notification Area

Here is my position on the proposed zoning case, which moves a cell tower directly to the head of my street. I don't see a reason to move it. And I certainly don't want to see that every morning when I leave the neighborhood. It is already obvious and unpleasant to see when I come home. If it must be moved, send it north or south so it is even with the houses on Creekwood, rather than in the center of the street where it is so visible as you come up Creekwood to Holford.

John Robert Sherer
1222 Creekwood Dr.
Garland, TX 75044

Comment Form

Case Z 21-30 **Outside the Notification Area**

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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John R Sherer

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1222 Creekwood Drive

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qính

John R Sherer

Signature / Firma / Chữ ký

09/12/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-30

Out of the Notification Area

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Tatum Sherer

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1222 Creekwood Drive

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

George Kuzmiak

Signature / Firma / Chữ ký

09/14/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-30 Outside the Notification Area

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Savannah Sherer

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1222 Creekwood Drive

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

Savannah Sherer

09/12/21

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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Case Z 21-30

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Quinlan Sherer

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

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09/12/21

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

George Kuzmiak

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1222 Creekwood Drive

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

George Kuzmiak

Signature / Firma / Chữ ký

09/12/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-30

Outside the Notification Area

Z 21-30 Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road. (District 1)

Z 21-30 Vincent Gerard & Associates, Inc. El solicitante propone trasladar una torre de telecomunicaciones existente de Richardson a Garland. La altura propuesta es de 120 pies. Este sitio está ubicado en 213 Holford Road. (Distrito 1)

Người nộp đơn đề xuất di dời một tháp viễn thông hiện có từ Richardson đến Garland. Chiều cao đề xuất là 120 feet. Trang web này nằm ở số 213 Holford Road. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Melissa Sherer

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1222 Creekwood Drive

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Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

Melissa Sherer

09/12/21

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued –

Case Z 21-30

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

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

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

The proposed site for this communication tower is directly at the end of my street and is very close to Colonial Oaks Senior Living center. We in our neighborhood work very hard to maintain our individual properties and community spaces which bring a lot of value to our city. Ours is a very desirable neighborhood. Placing this enormous tower at the proposed site on the border of our neighborhood could bring health risks to people living in our neighborhood as well as those who live at Colonial Oaks. The tower will lower our property values, create a nuisance and eyesore, and will greatly harm the scenic quality of our neighborhood. This must be prevented. Please do not allow this zoning change request.

Z 21-30

The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet.

[Planned Development, Specific Use Provision and Detail Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.

**City Council Meeting
October 12, 2021**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 213 Holford Road

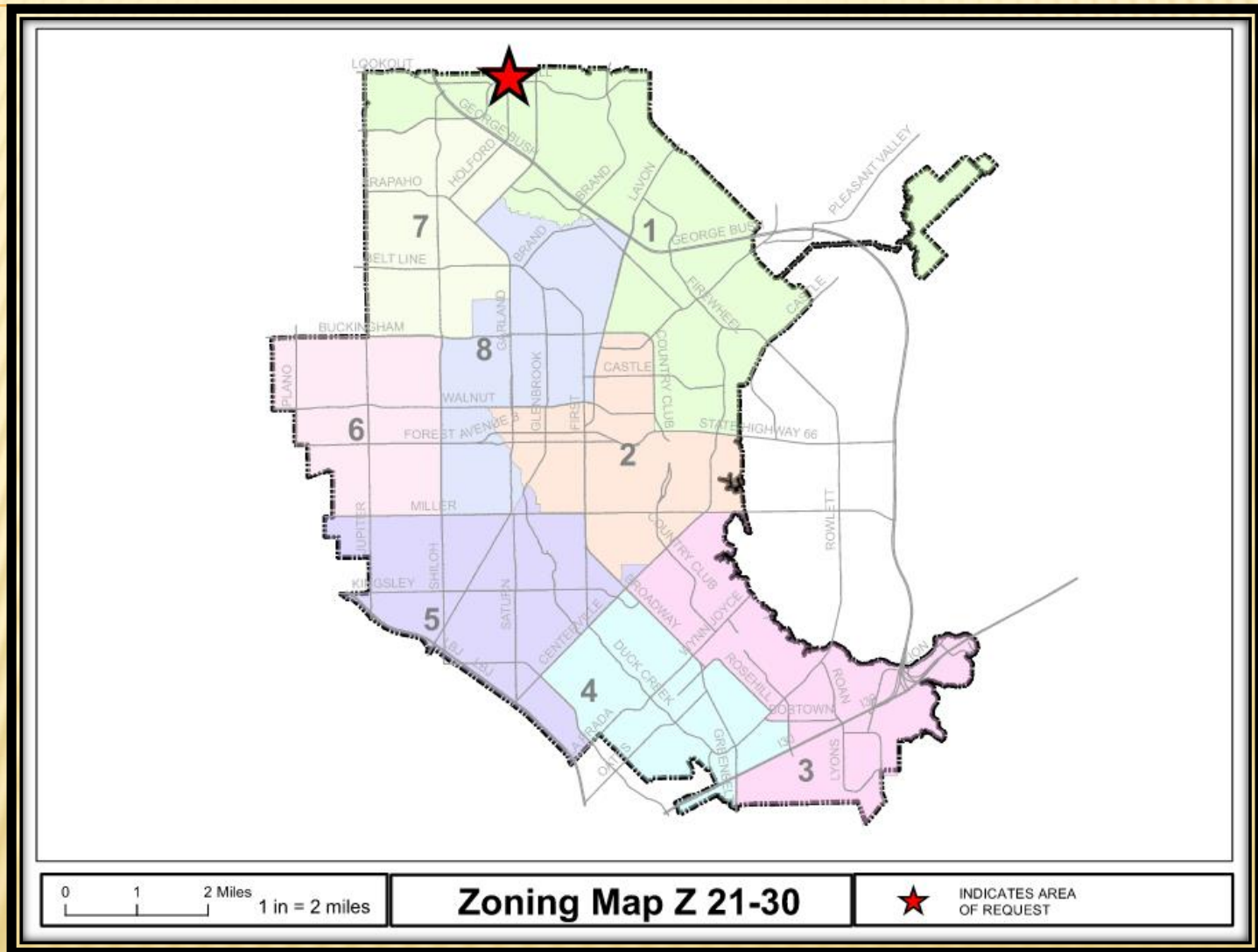
Applicant: Vincent Gerard & Associates, Inc.

Owner: Gurdwara Akajlot

Acreage: Subject Site: 4.32 acres
Lease Area: 0.057 acres

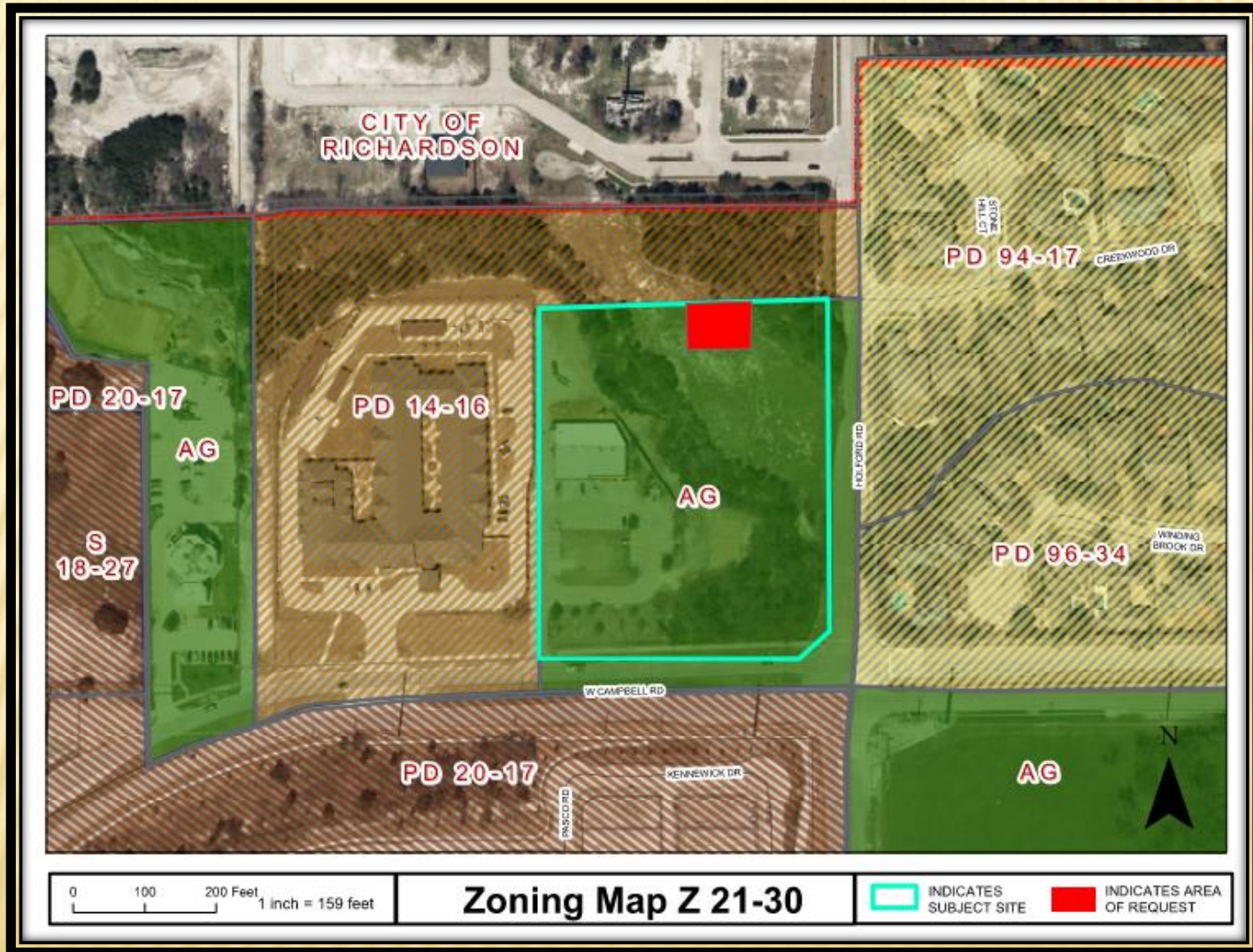
Zoning: Agricultural (AG) District

CITYWIDE LOCATION MAP



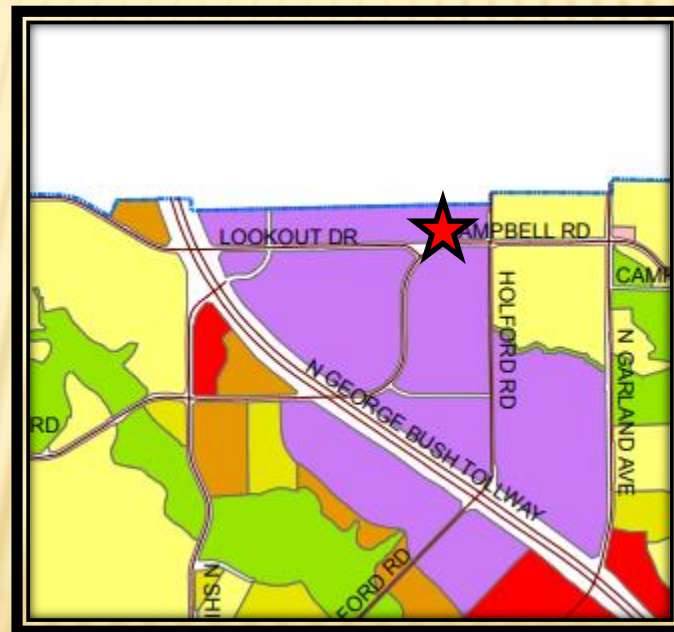
Z 21-30

LOCATION MAP



Z 21-30

COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.
- The support structure will provide coverage to the community.

PHOTOS

Z 21-30



View of the proposed location from Holford Road



Looking east of the subject property from West Campbell Road



Looking south of the overall subject property from West Campbell Road

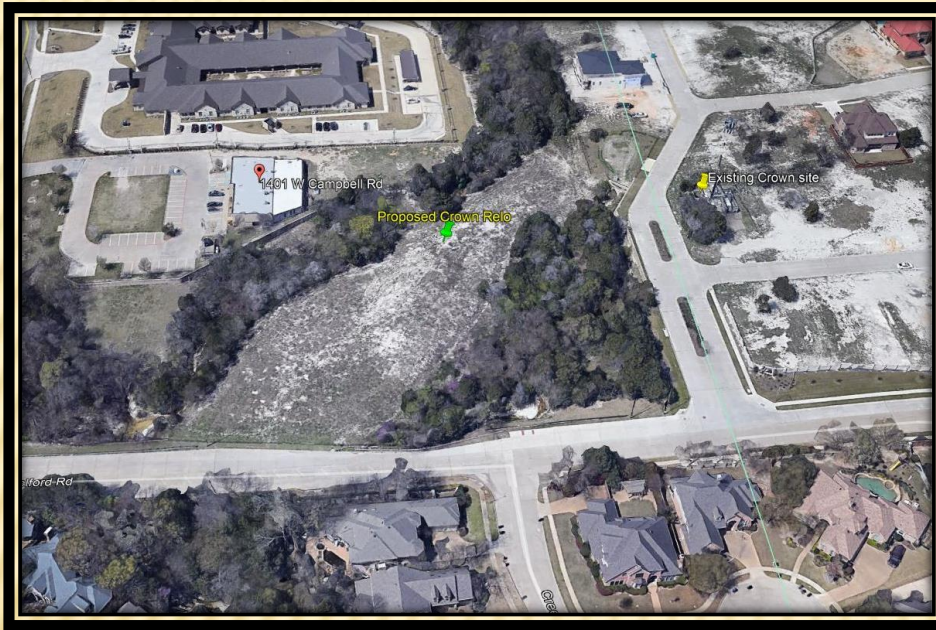


Looking south of the proposed location (Place of Worship)



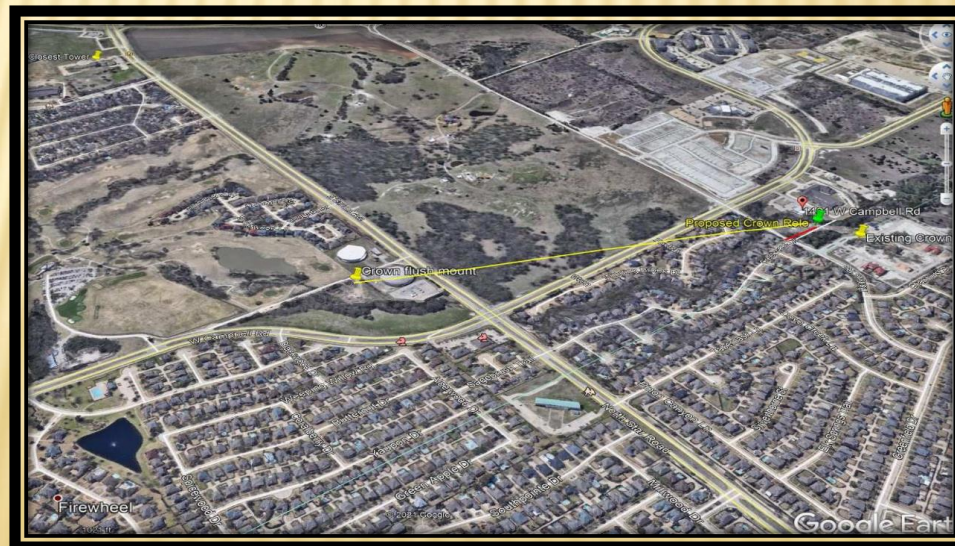
GARLAND
TEXAS MADE HERE

PHOTOS



Existing and
proposed location

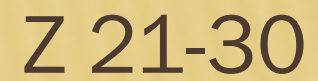
Nearest tower is
3,060-ft



Z 21-30



SPECIAL USE PERMIT SITE PLAN



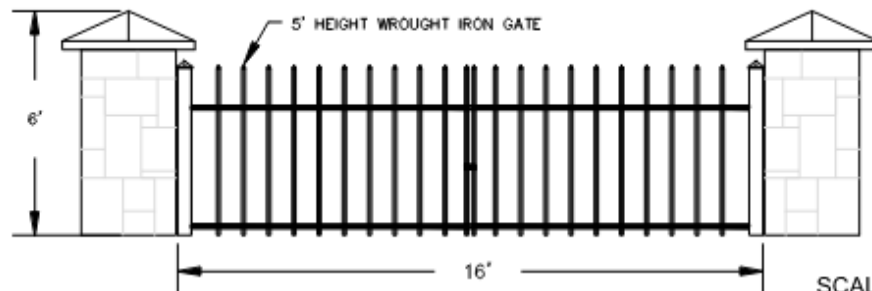
SCREENING



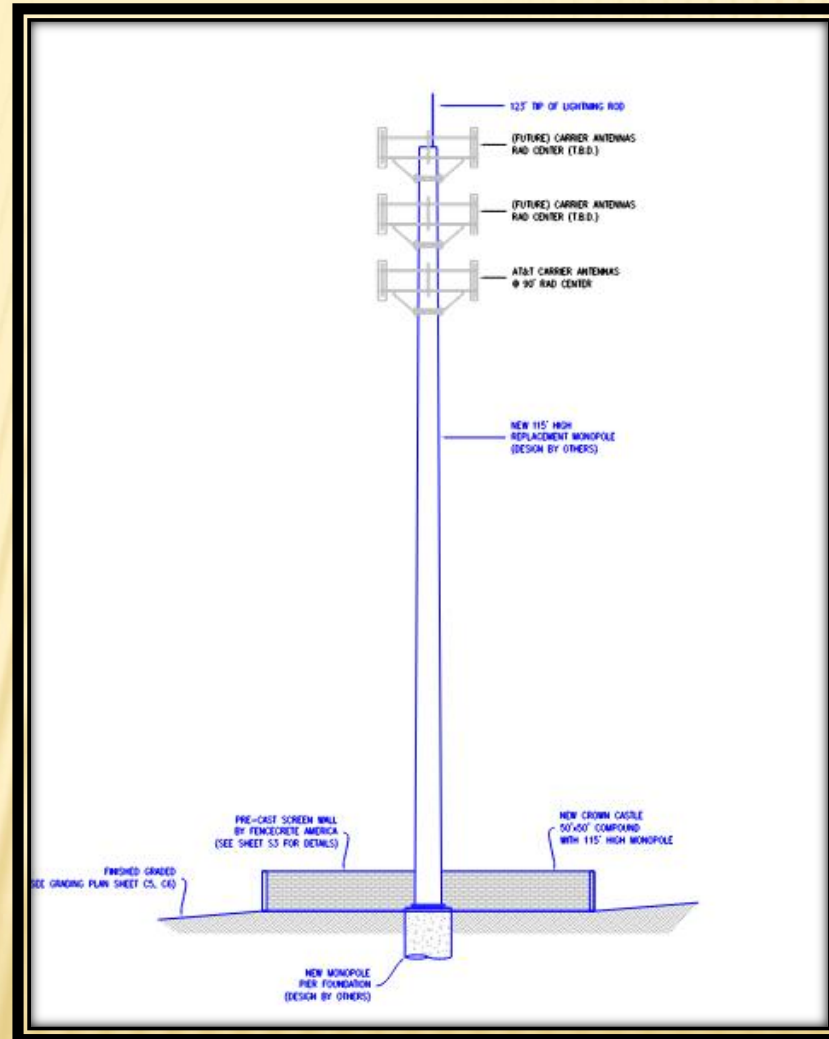
Used Brick Style Concrete Fence

Residing:
1991

RESIDENTIAL GATE - EXAMPLE



ELEVATIONS



DEVIATIONS

Development Standards	Required	Proposed	Justification
Distance from other support structures	Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand (5000) feet from another wireless telecommunications antenna.	The nearest support structure is approximately 3,060 feet from another support structure.	Although the nearest tower is less than 5,000 feet away from the proposed location, the applicant contends the proposed location is a critical communications site for this area of Garland and Richardson.
Distance from residential districts	Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line.	The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.	The proposed location will provide coverage to the residents in the vicinity. Although the land to the north is zoned for residential, it is vacant. The property to the west is developed with a senior living facility and the distance from the proposed tower location is approximately 255 feet. The distance from the proposed tower location to the nearest single-family home to the east is approximately 310.4 feet.

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision to be in effect for thirty (30) years, which aligns with the SUP Time Period Guide.

STAFF RECOMMENDATION

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

While the application includes setback deviations, the proposed location is one that has natural vegetative screening on several sides, is setback from residential homes and right-of-way more than the height of the tower, and would continue to provide uninterrupted cellular coverage to the area.

PLAN COMMISSION RECOMMENDATION

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan for an Antenna, Commercial Use.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. h.

Meeting Date: 10/12/2021

Item Title: Z 20-22 Ion Design Group - Zoning (District 1)

Submitted By: Nabihah Ahmed, Development Planner

REQUEST

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.

Approval of a Detail Plan for Single-Family Detached Homes.

LOCATION

4698 and 4701 Bunker Hill Road

OWNER

Liberty Bankers Life Insurance Company

PLAN COMMISSION RECOMMENDATION

On September 15, 2021, the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses, and approved an Alley Waiver.

The Plan Commission also recommended approval of a Detail Plan for Single-Family Detached Homes, by a seven (7) to zero (0) vote.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.

Approval of a Detail Plan for Single-Family Detached Homes.

BACKGROUND

The site is currently unimproved. The applicant intends to develop the property into a residential community with 149 lots for single-family residential dwellings, seventeen (17) Home Owner's Association (HOA) lots for open space and a trail system that will align with the regional trail.

SITE DATA

The subject property contains 41.79 acres and has approximately feet of 655.90 of linear frontage along Bunker Hill Road. The site can be accessed from Bunker Hill Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district. Development of single-family homes based in the SF-5 standards necessitates a zoning change.

CONSIDERATIONS

Detail Plan

1. The applicant proposes Single-Family-5 (SF-5) District as the “base” district for the Planned Development (PD) District. The Detail Plan shows 149 single-family detached homes and seventeen (17) HOA lots. The site plan (Exhibit C) shows the average lot size to be 4,752 square feet. The applicant proposes to create a variety of lot sizes as listed below:

<u>Lot Type</u>	<u>Number of Lots</u>
A Lots = 6,000 SF or greater	21
B Lots = 4,500 SF or greater	75
C Lots = 4,000 SF or greater	53

The total site is approximately 41.79 acres and is located in proximity to the Rowlett Creek floodplain, a portion which will be reclaimed. The total developable site area, excluding the floodplain, is 25.25 acres.

2. Screening and Landscaping

The landscape plan (Exhibit D) will comply with the landscaping and screening standards. The application includes entry walls, open spaces/common areas with a trail system that will connect to the City's Regional Trail. Sidewalks will be provided along the public streets and within the development. The proposed landscape improvements are shown on Exhibit D.

The Garland Development Code (GDC) requires perimeter screening between residential development and a Type D or larger thoroughfare. The applicant proposes a six-foot high masonry screen wall and large canopy trees. The landscape plan (Exhibit D) complies with landscaping and screening standards per Section 4.40 of the GDC.

Additionally, the landscape plan (Exhibit D) reflects an ornamental metal fence along the south and the west of the development. A retaining wall will be placed below the wooden fence along the northern property line.

3. Open Space and Amenities

Approximately 40% of the land area will remain undevelopable due to the floodplain; however, 11.2% (2.08 acres) of the net site area will be developed as usable open spaces with internal pedestrian pathways and a trail system that will align with the City's Regional Trail. Amenities will include a workout station, benches, playground and a shaded structure.

The trail system (Exhibit C) shows a twelve (12)-foot trail that connects from Bunker Hill Road to the City's larger regional trail. It should be noted that as part of the floodplain reclamation, the existing twelve (12)-foot trail that runs along the eastern edge will be reconstructed to go around the

proposed reclamation pond to the regional trail along Rowlett Creek.

4. Driveway Approval

The subject site fronts Bunker Hill Road. Bunker Hill is located within, owned, and maintained by the City of Sachse. Accordingly, the applicant must obtain City of Sachse approval regarding transportation design elements such as deceleration lanes, median cuts or other traffic provisions. The City of Sachse has reviewed the submitted analysis and provided no objections regarding applicable design elements.

5. Garages

The proposed development will consist a combination of front entry garages for lots without alleys and rear-loaded lots. The setback for garages is proposed at a minimum of twenty (20) feet from the street right-of-way line.

The list below shows the requirements for the garage:

- Rear entry;
- “J” drives, for front entry properties;
- “Swing” drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

The applicant proposes a total of ninety (90) front-loaded lots without alleys and fifty-nine (59) rear-loaded lots with alleys. The front-loaded lot garages will have an offset of five (5) feet behind the front building face. It should be noted that the lots designated as “C” will have alleys per Exhibit C.

Additionally, as an enhanced feature, the driveways will be finished using stamped concrete, integral colored concrete, exposed aggregate or salt-finished concrete.

6. Building Design

The elevations will comply with the applicable building design standards per the GDC.

Architectural Elements

Per the GDC, each dwelling unit shall incorporate at least three (3) of the following Architectural Elements. The applicant has confirmed the building elevations will conform to the building design standards. Furthermore, the applicant proposes enhanced architectural elements which includes:

- Multiple pane windows featuring either divided light or simulated divided light;
- Gable(s) with window(s);
- Dormer(s);
- Bay windows with a minimum projection of twenty-four inches;
- Variable roof pitch;
- Metal shed roof accents over windows and doorways;
- Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet;
 - Dual coach lights on both sides of the garage in addition to front porch lighting;
 - Cedar or wood accents (i.e. corbels, shutters, or other decorative wood accents);
 - Decorative cast stone address marker;
 - Mix of two or more masonry types (ex: brick, stone or cast stone).

7. Signage:

No deviations have been requested for signage.

8. Summary of Standards and Deviations:

Development Standards	Required (SF-5 District)	Proposed	Analysis Summary
Lot Area Minimum	5,000 square feet	Lot A: 6,000 square feet. Total 21 lots. Lot B: 4,500 square feet. Total of 75 lots. Lot C: 4,000 square feet. Total 53 lots.	The applicant contends the modification of these development standards are requested due to the limited amount of developable land within the site. Currently, almost 40% of the 41.79-acre site will remain within the floodplain, leaving 60% as developable.
Lot Width Minimum	55 feet 60 feet corner	45-foot minimum lot widths for front-loaded lots. 40-foot minimum lot widths for rear-loaded lots. 5-foot reduction in minimum lot widths for eye-brow lots. 60 feet corner	
Lot Coverage Maximum	50%	55%	
Front Setback	20 feet	15-foot front yard setback for all front-loaded lots. 10-foot front yard setback for all rear-loaded lots.	
Rear Setbacks	20 feet adjacent to street or 15 feet for staggered and curvilinear lots. 10 feet for lots not adjacent to the street.	10-foot minimum rear yard setbacks for all front-loaded lots. 15-foot minimum rear-yard setbacks for all rear-loaded lots.	

Side Setback	15 feet for lots adjacent to the street	15 feet for lots adjacent to the street 5 feet for interior lots
Building Height Maximum	35 feet	35 feet

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods and Parks and Open Space (Public and Private).

Compact Neighborhoods provide areas of moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential neighborhoods.

Parks and open space areas include the vast array of park, recreation and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trail, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and plains.

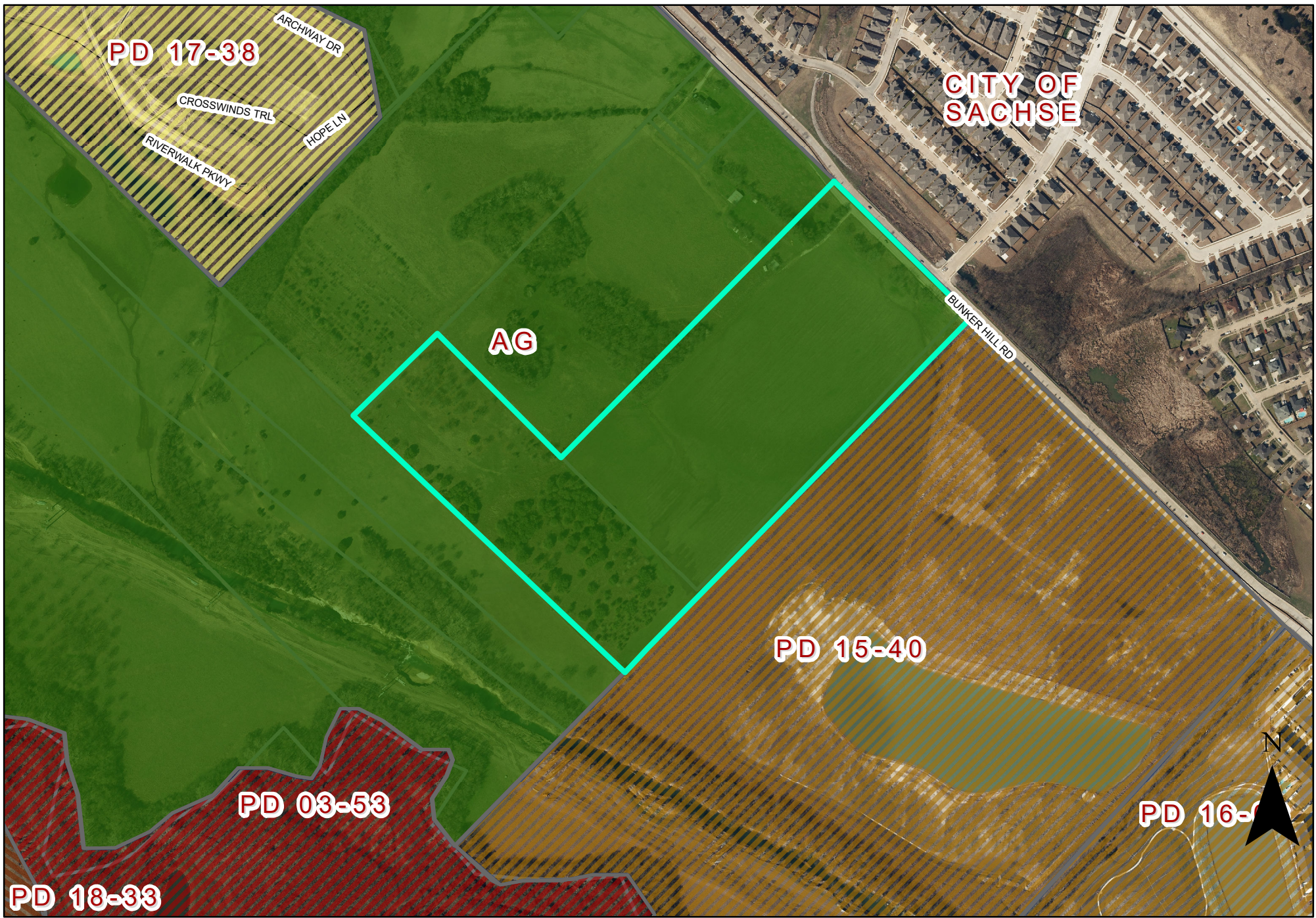
The proposal is consistent with the density recommendation of the Envision Garland Plan in that it would allow for a net density of approximately 7.8 dwelling units per acre, within the recommended six (6) to twelve (12) dwelling units per acre. Additionally, a significant portion of this site will remain within the floodplain; however, the usable open space will be landscaped with pedestrian pathways, trails and other amenities.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across Bunker Hill Road, are residential properties in the City of Sachse. The properties to the east are zoned Planned Development (PD) District 15-40 and Planned Development (PD) District 16-06 for phased multi-family uses; the corner of Bunker Hill Road and North President George Bush Turnpike is already developed with multi-family development. The second phase is currently in review by staff and the third phase will be developed in the future. The property to the south is zoned Agricultural (AG) District and includes Rowlett Creek. The property to the west is zoned Agricultural (AG) District and is undeveloped.

Attachments

Z 20-22 Ion Design Group (Zoning) Attachements
Z 20-22 Ion Design Group Responses
Z 20-22 Ion Design Group Staff Presentation



Zoning Map Z 20-22



EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-22

4698 and 4701 Bunker Hill Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to approve a Detail Plan for one-hundred and fifty (150) Single-Family Detached Homes.
- II. Statement of Effect:** This Planned Development (PD) District 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 Single-Family-5 (SF-5) 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:**
- A. Detail Plan: Development shall be in general conformance with the site plan and landscape plan plans respectively labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Permitted Uses: Only Dwelling, Single-Family-5 (SF-5) detached uses are permitted.
- B. Maximum Number of Lots: A maximum of 149 single-family lots and seventeen (17) open space lots are permitted.
- C. Minimum Lot Areas:
- A Lots = 6,000 SF or greater : 21 Lots
 - B Lots = 4,500 SF or greater : 75 Lots
 - C Lots = 4,000 SF or greater : 53 Lots
- D. Minimum Lot Width:
- A minimum of forty-five (45)-foot lot widths for front-loaded lots.
 - A minimum of forty (40)-foot lot widths for

EXHIBIT B

rear-loaded lots.

- A five (5)-foot reduction in minimum lot widths is permitted for eye-brow lots.
- The lot widths for corner lots shall be sixty (60) feet.

E. Minimum Lot Depth: The minimum lot depth shall be one-hundred (100) feet.

F. Maximum Lot Coverage: The maximum lot coverage is fifty-five (55) percent.

G. Minimum Setbacks: The minimum setbacks are as follows:

Front Setbacks:

- 15-foot front yard setback for all front-loaded lots.
- 10-foot front yard setback for all rear-loaded lots

Side Setbacks:

- 15-foot side lot line setback for all lot lines adjacent to streets.
- 5-foot side lot line setback for all interior lot lines.

Rear Setbacks:

- 10-foot minimum rear yard setbacks for all front-loaded lots.
- 15-foot minimum rear-yard setbacks for all rear-loaded lots.

H. Building Height: The maximum building height is thirty-five (35) feet.

I. Garages:

- Front entry garages shall be allowed for ninety (90) single-family lots.
- Offset front entry with the garage door set back of five (5) feet behind the front of building face is required for all front-loaded lots. The offset is not required for rear-loaded lots.

- Regardless of other setbacks, a street-facing garage door shall have a minimum of twenty (20) feet from the applicable street right of way line.
 - Two-car spaces within enclosed garage and two spaces in driveway will be provided.
- J. Driveways: As an enhanced feature, driveways shall be finished using stamped concrete, integral colored concrete, exposed aggregate or salt-finished concrete.
- K. Alleys: A total of ninety (90) single-family lots shall not require any alleys and fifty-nine (59) single-family lots shall require alleys as shown in Exhibit C.
- L. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.
- M. Trails: The trail system shall be constructed with this development per the Trail Plan in Exhibit C.
- N. Sidewalks: The sidewalk widths shall be five (5) feet along local streets and six (6) feet along Bunker Hill Road.
- O. Traffic Calming Measures: There shall be two (2) traffic calming measures: one located at the intersection of Southern Hills Drive and White Rock Drive and one located at the intersection of Park Vista Drive and White Rock Drive.
- P. Architectural Elements: : A minimum of three of the following elements must be incorporated into the design of each dwelling unit:
- Multiple pane windows featuring either divided light or simulated divided light;
 - Gable(s) with window(s);
 - Dormer(s);
 - Bay windows with a minimum projection of twenty-four inches;
 - Variable roof pitch;
 - Metal shed roof accents over windows and doorways;
 - Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet;

- Dual coach lights on both sides of the garage in addition to front porch lighting;
- Cedar or wood accents (i.e. corbels, shutters, or other decorative wood accents);
- Decorative cast stone address marker;
- Mix of two or more masonry types (ex: brick, stone or cast stone).

Q. Building Materials:

- As an enhanced feature, each dwelling elevation shall have a minimum of eighty percent (80%) of the exterior façades, excluding windows, doors and garages, finished with brick, stone, cast stone, or stucco.

R. Roof Design:

- All dwelling units shall have a roof pitch of at least 8:12.
- Each dwelling unit shall be constructed with a roof overhang of not less than eighteen (18) inches, as measured from the finished exterior building facade to the soffit.

S. Residential Landscaping:

- Each lot shall have a fully sodded front yard accompanied by other plantings with automatic programmable irrigation system with built-in rain and freeze sensor.
- Enhanced landscaping shall include fully sodded side and rear yards accompanied by other plants with automatic programmable irrigation system with built-in rain and freeze sensor.
- A minimum of one 3-inch caliper tree in the front yard of each dwelling.
- A minimum of one 3-inch caliper tree in the back yard of each dwelling.
- Shrubs totaling a minimum of 30 gallons within each lot.

T. Signage: All signs shall meet the Garland Development Code requirements.

U. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration of this association shall establish a system of payment of dues; a system of enforcement of its

rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.

- V. Maintenance of Open/Common Space and Landscaped Areas,—Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.
- W. Development Agreement: The development is required to be constructed and developed in accordance with the terms and conditions of that certain development agreement between the City, Property Owner, and Developer.

REPORT & MINUTES

P.C. Meeting, September 15, 2021

Consideration of the application of **Ion Design Group**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD)

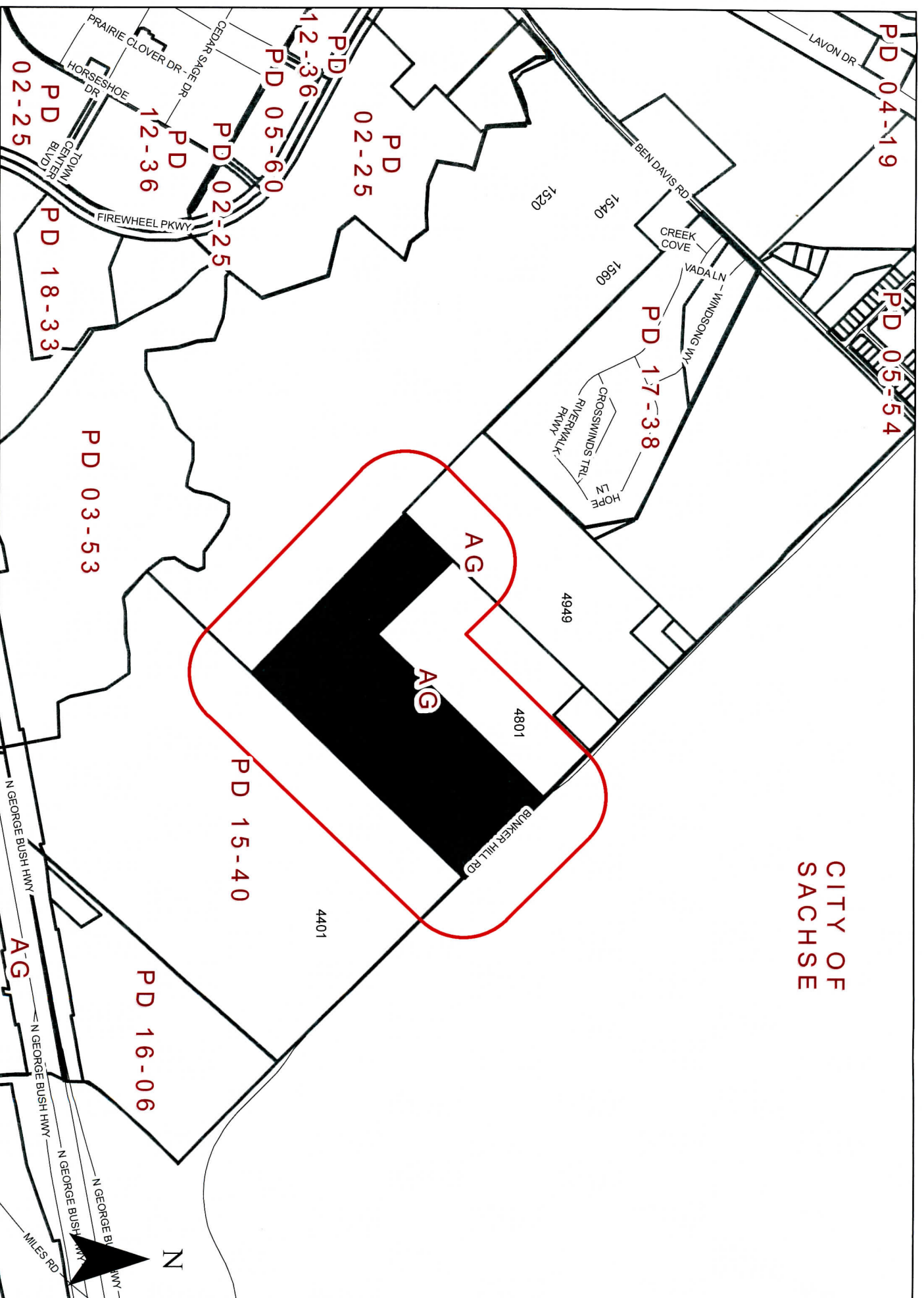
District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Zoning) *(This item was postponed from the August 16, 2021 Plan Commission meeting at the request of the applicant.)*

The applicant Connie Cooper, 3839 McKinney Avenue, Suite 155-235, Dallas, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Ms. Cooper regarding driveways, parking concerns, square footage of the homes, and floodplain.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 0 Nays.**

CITY OF
SACHSE



Zoning Map Z 20-22

4698 & 4701 Bunker Hill Road

INDICATES AREA
OF REQUEST

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-22	September 15, 2021	October 12, 2021	Nabiha Ahmed

Ion Design Group, LLC. The applicant proposes to construct 150 single-family detached homes with trails and open spaces. This site is located at 4698 and 4701 Bunker Hill Road.

Himmat S Punia

For

9/2/2021
7:30:44 PM

4313 Sea View Drive

Garland

TX

United States

75043

Outside the Notification Area

Ariel Contreras

Against

8/30/2021
12:39:13 AM

3310 Rosewood Ln

Arj527@yahoo.com

Sachse

Texas

United States

75048

Outside the Notification Area

Jim R Vonier II

Against

8/30/2021
12:28:46 AM

2619 Wrangler Lane

VONIER@GMAIL.COM

Sachse

2145059365

TX

United States

75048

Outside the Notification Area

we need more apartments in this area like we need more storage units.

**Diana
McKeever**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-22	September 15, 2021	October 12, 2021	Nabiha Ahmed

8/29/2021
10:36:54 PM

4019 Hawthorne Drive

dianatx13@gmail.com

Sachse

2147253333

Texas

United States

75048

Outside the Notification Area

Tony Godina

Against

8/16/2021
8:59:53 PM

1118 Pyramid Drive

tonygodina1@gmail.com

Garland

2142357079

Texas

United States

75040

Outside the Notification Area

Comment Form

Case Z 20-22

Outside the Notification Area

Z 20-22 Ion Design Group, LLC. The applicant proposes to construct 149 single-family detached homes with trails and open spaces. This site is located at 4698 and 4701 Bunker Hill Road. (District 1)

Z 20-22 Ion Design Group. El solicitante propone construir 149 viviendas unifamiliares independientes con senderos y espacios abiertos. Este sitio está ubicado en 4698 y 4701 Bunker Hill Road. (Distrito 1)

Z 20-22 Ion Design Group, LLC. Người nộp đơn đề xuất xây dựng 149 ngôi nhà riêng cho một gia đình với những con đường mòn và không gian mở. Địa chỉ này nằm ở 4698 và 4701 Bunker Hill Road. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Mason Orradre Development Partner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

4909 Bunker Hill Road

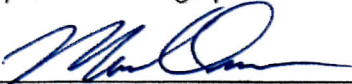
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75048

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

9/7/2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 20-22

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

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

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

BCM Firewheel approves the proposed development of 149 single family detached homes with trails and open spaces.

Z 20-22

The applicant proposes to build approximately 149 single-family houses in a subdivision with trails and open spaces.

[A Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses, and a Detail Plan for Single-Family Detached Homes.]

**City Council Meeting
October 12, 2021**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 4698 and 4701 Bunker Hill Road

Applicant: Ion Design Group, LLC

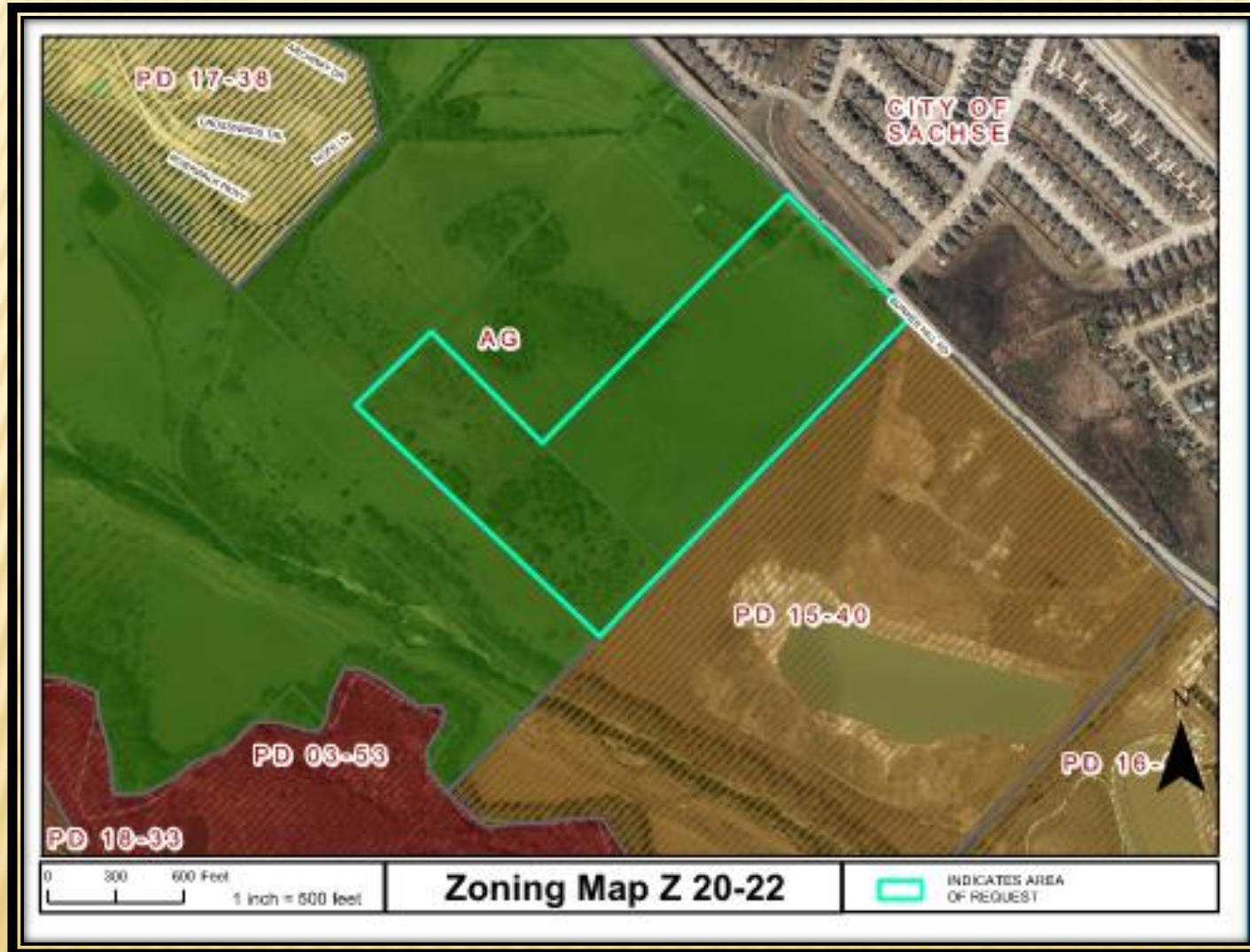
Owner: Liberty Bankers Life Insurance Company

Acreage: 41.79 acres

Zoning: Agricultural (AG) District



LOCATION MAP



Z 20-22

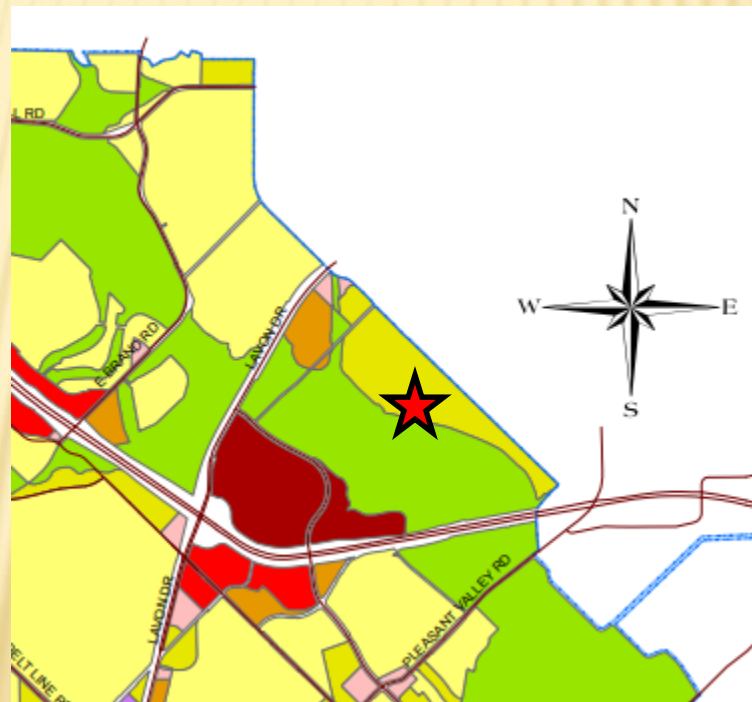
COMPREHENSIVE PLAN



Compact Neighborhoods



Parks & Open Space (Public & Private)



Z 20-22



COMPREHENSIVE PLAN

- ✘ The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods and Parks and Open Space (Public and Private).
- ✘ Compact Neighborhoods provide areas of moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential neighborhoods.
- ✘ Parks and open space areas include the vast array of park, recreation and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trail, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and plains.
- ✘ The proposal is consistent with the recommendation of the Envision Garland Plan in that it would allow for a density of four and 7.8 dwelling units per acre, within the recommended six (6) to twelve (12) dwelling units per acre. Additionally, a significant portion of this site will remain within the floodplain; however, the usable open space will be landscaped with pedestrian pathways, trails and other amenities.



GARLAND
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PHOTOS



Looking at the subject property from Bunker Hill Road



East of subject property



North of subject property (City of Sachse)



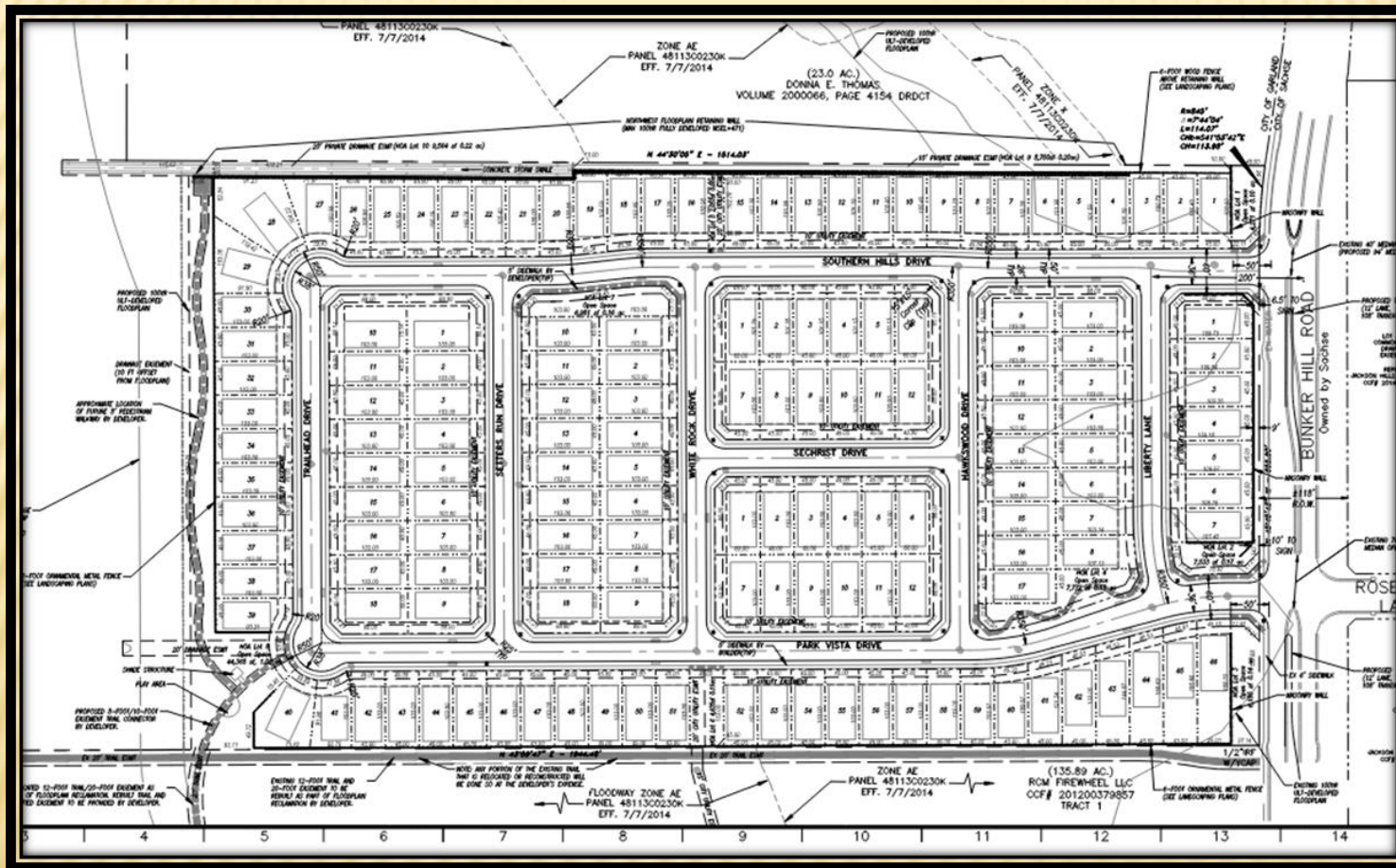
West of the subject property

Z 20-22



GARLAND
TEXAS MADE HERE

PREVIOUS SITE PLAN



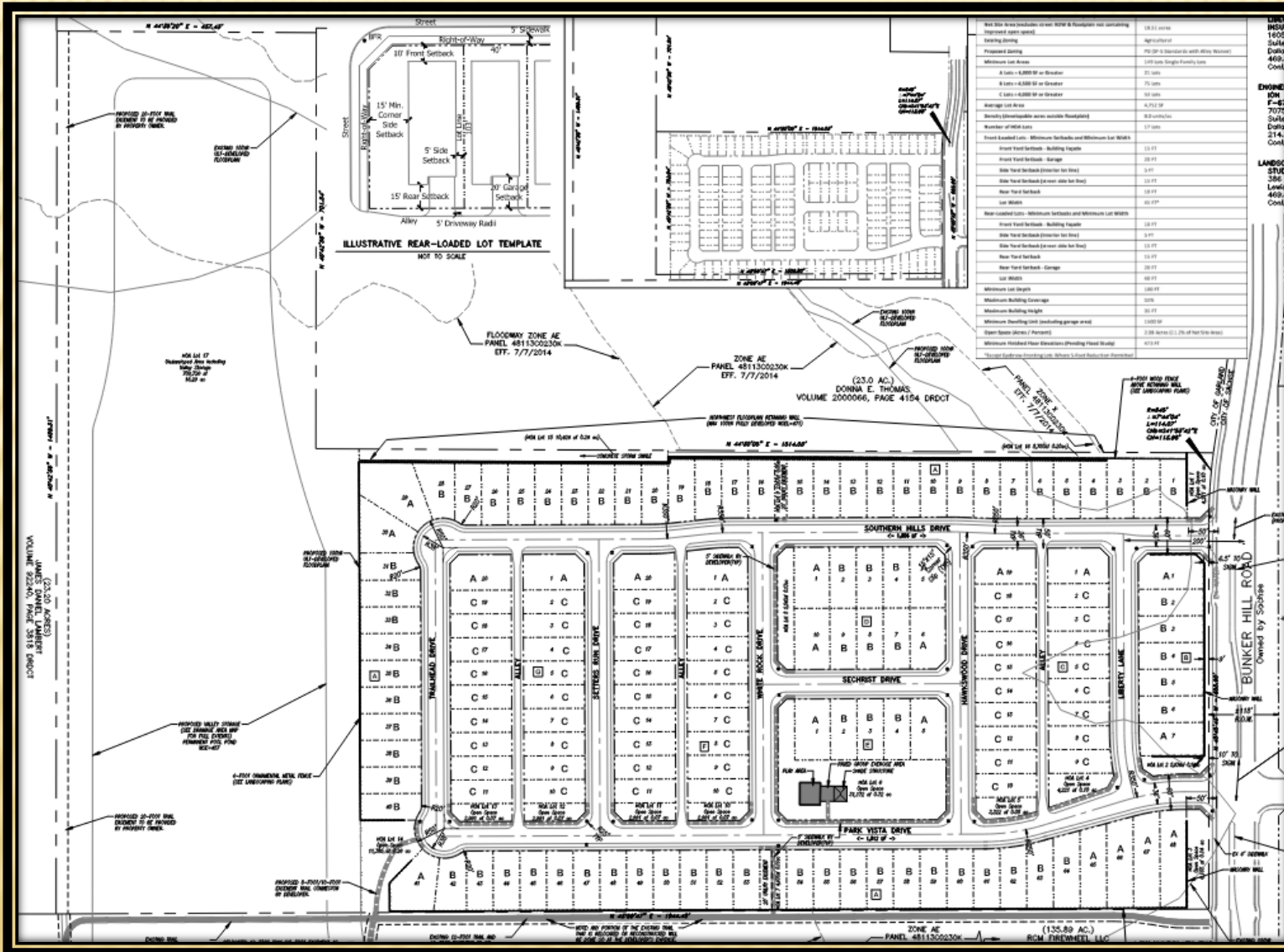
- 150 Single-Family lots and 11 HOA lots.
- Minimum 4,500 SF lot size
- No alleys
- Open space is south of the property

Z 20-22



GARLAND
TEXAS MADE HERE

SITE PLAN



- 149 Single-Family lots and 17 HOA lots

- 3 lot types
A: 21 lots
B: 75 lots
C: 53 lots

- Centralized open space with amenities

- 90 lots without alleys and 59 lots with alleys

Z 20-22

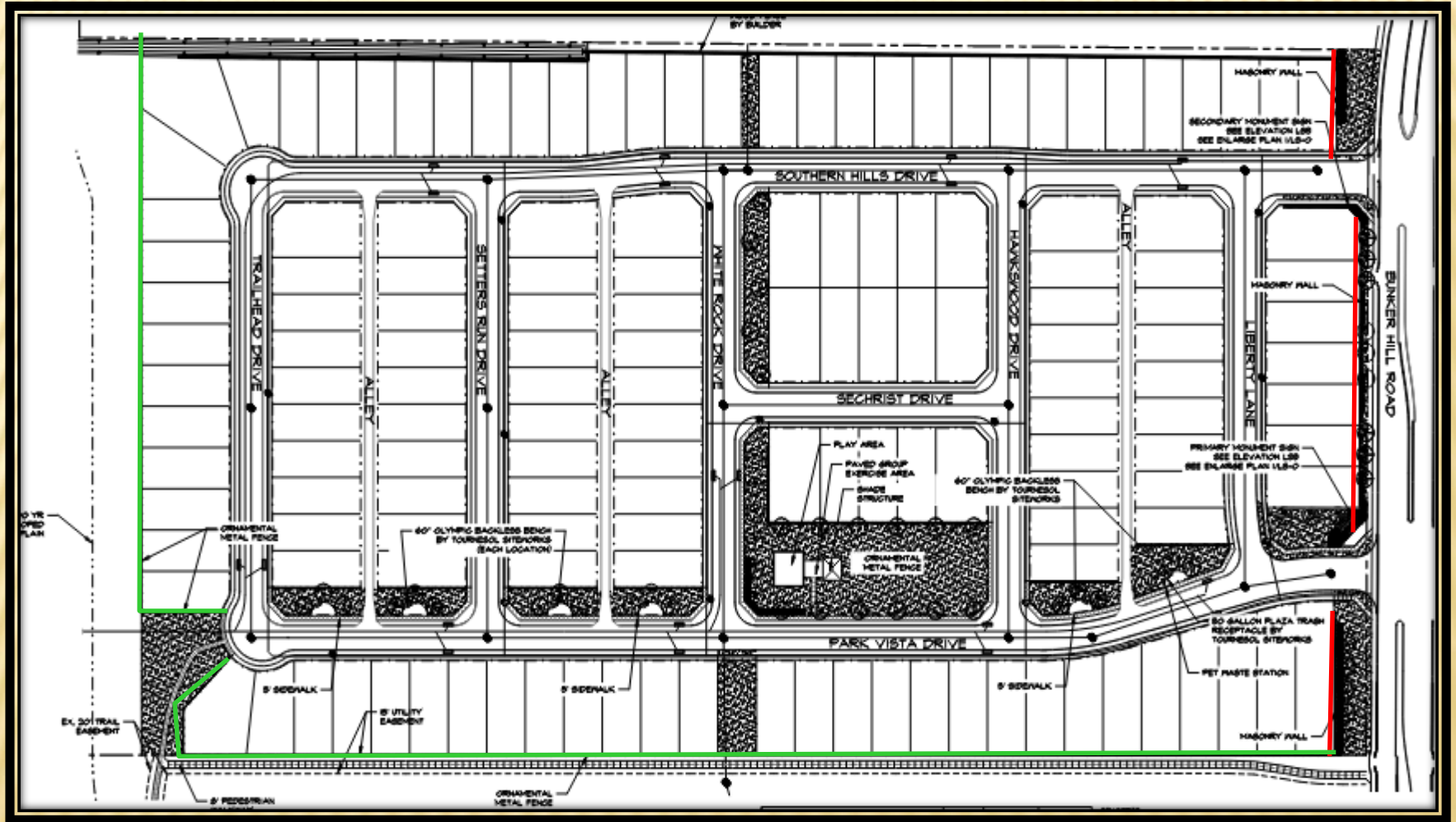


ОБЕД ЗНАЧЕ





LANDSCAPE PLAN

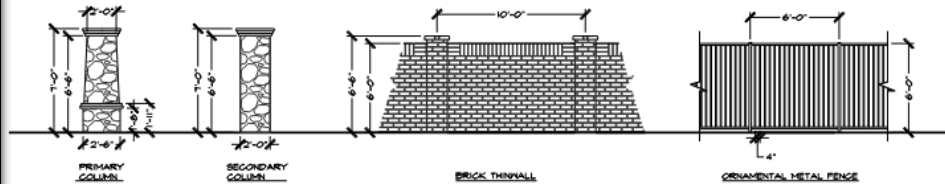


Z 20-22

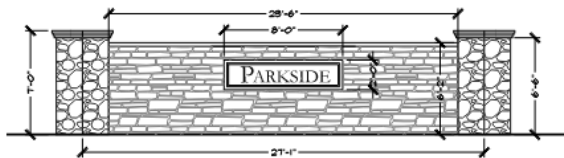
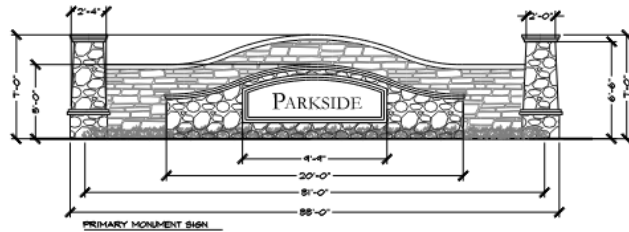


GARLAND
TEXAS MADE HERE

SCREENING WALL AND SIGN

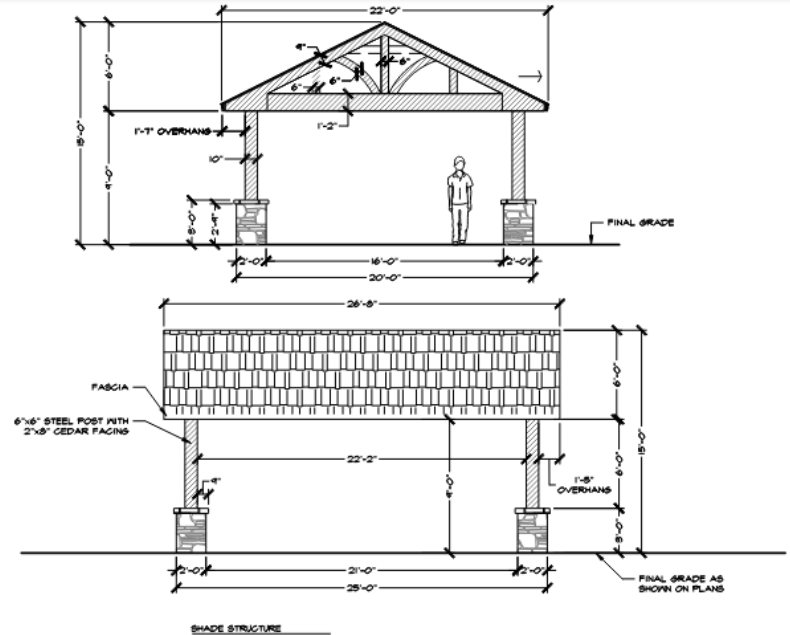


The Screening wall shall meet or exceed the structural integrity of the City Standard screening wall details and comply to CDC Section 4.84 A.)



1 HARDSCAPE ELEMENTS

SCALE: 1/4" = 1'-0"

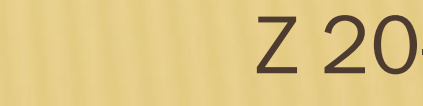


2 SHADE STRUCTURE

SCALE: 1/4" = 1'-0"

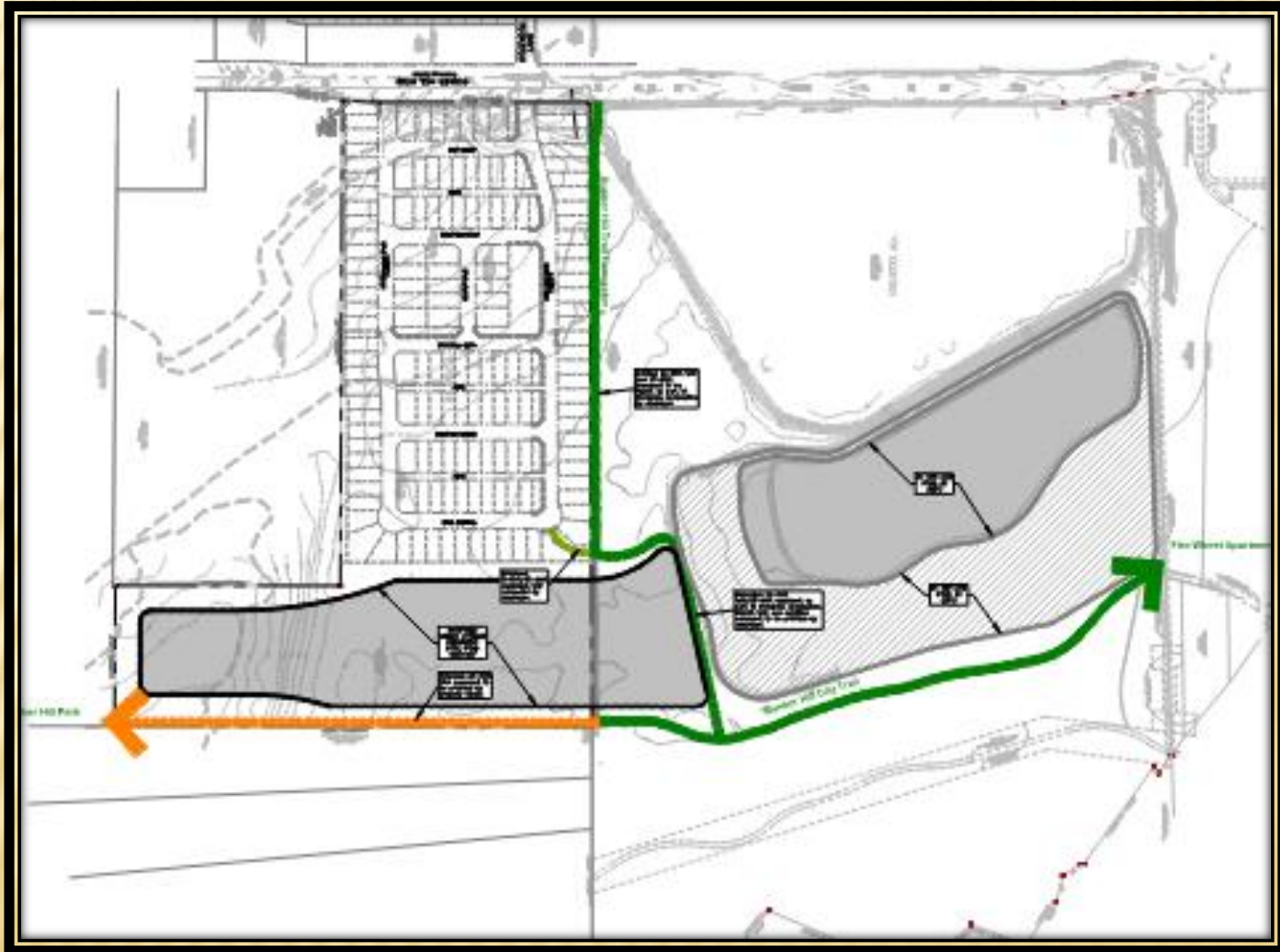


AMENITIES





TRAIL PLAN



Z 20-22

SAMPLE ELEVATIONS

❑ Front-Loaded Homes



❑ Rear-Loaded Homes



DEVIATIONS

Development Standards	Required (SF-5 District)	Proposed
Lot Area Minimum	5,000 square feet	Lot A: 6,000 square feet. Total 21 lots. (Complies) Lot B: 4,500 square feet. Total of 75 lots. (Deviation) Lot C: 4,000 square feet. Total 53 lots. (Deviation)
Lot Width Minimum	55 feet	45-foot minimum lot widths for front-loaded lots (Deviation) 40-foot minimum lot widths for rear-loaded lots (Deviation) 5-foot reduction in minimum lot widths for eye-brow lots. (Complies)
Lot Coverage Maximum	60 feet corner 50%	60 feet corner (Complies) 55% (Deviation)
Front Setback	20 feet	15-foot front yard setback for all front-loaded lots. (Deviation) 10-foot front yard setback for all rear-loaded lots. (Deviation)
Rear Setbacks	20 feet adjacent to street or 15 feet for staggered and curvilinear lots. 10 feet for lots not adjacent to the street.	10-foot minimum rear yard setbacks for all front-loaded lots. (Deviation) 15-foot minimum rear-yard setbacks for all rear-loaded lots. (Deviation)
Side Setback	15 feet for lots adjacent to the street 5 feet for interior lots	15 feet for lots adjacent to the street (Complies) 5 feet for interior lots (Complies)
Building Height Maximum	35 feet	35 feet (Complies)

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.

Approval of a Detail Plan for Single-Family Detached Homes.

PLAN COMMISSION RECOMMENDATION

On September 15, 2021, the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses, and approved an Alley Waiver.

The Plan Commission also recommended approval of a Detail Plan for Single-Family Detached Homes, with a seven (7) to zero (0) vote.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. i.

Meeting Date: 10/12/2021

Item Title: Z 20-22 Ion Design Group - Detail Plan (District 1)

Submitted By: Nabihah Ahmed, Development Planner

REQUEST

Approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.

Approval of a Detail Plan for Single-Family Detached Homes.

LOCATION

4698 and 4701 Bunker Hill Road

OWNER

Liberty Bankers Life Insurance Company

PLAN COMMISSION RECOMMENDATION

On September 15, 2021, the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses, and approved an Alley Waiver.

The Plan Commission also recommended approval of a Detail Plan for Single-Family Detached Homes, by a seven (7) to zero (0) vote.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.

Approval of a Detail Plan for Single-Family Detached Homes.

BACKGROUND

The site is currently unimproved. The applicant intends to develop the property into a residential community with 149 lots for single-family residential dwellings, seventeen (17) Home Owner's Association (HOA) lots for open space and a trail system that will align with the regional trail.

SITE DATA

The subject property contains 41.79 acres and has approximately feet of 655.90 of linear frontage along Bunker Hill Road. The site can be accessed from Bunker Hill Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district. Development of single-family homes based in the SF-5 standards necessitates a zoning change.

CONSIDERATIONS

Detail Plan

1. The applicant proposes Single-Family-5 (SF-5) District as the “base” district for the Planned Development (PD) District. The Detail Plan shows 149 single-family detached homes and seventeen (17) HOA lots. The site plan (Exhibit C) shows the average lot size to be 4,752 square feet. The applicant proposes to create a variety of lot sizes as listed below:

<u>Lot Type</u>	<u>Number of Lots</u>
A Lots = 6,000 SF or greater	21
B Lots = 4,500 SF or greater	75
C Lots = 4,000 SF or greater	53

The total site is approximately 41.79 acres and is located in proximity to the Rowlett Creek floodplain, a portion which will be reclaimed. The total developable site area, excluding the floodplain, is 25.25 acres.

2. Screening and Landscaping

The landscape plan (Exhibit D) will comply with the landscaping and screening standards. The application includes entry walls, open spaces/common areas with a trail system that will connect to the City’s Regional Trail. Sidewalks will be provided along the public streets and within the development. The proposed landscape improvements are shown on Exhibit D.

The Garland Development Code (GDC) requires perimeter screening between residential development and a Type D or larger thoroughfare. The applicant proposes a six-foot high masonry screen wall and large canopy trees. The landscape plan (Exhibit D) complies with landscaping and screening standards per Section 4.40 of the GDC.

Additionally, the landscape plan (Exhibit D) reflects an ornamental metal fence along the south and the west of the development. A retaining wall will be placed below the wooden fence along the northern property line.

3. Open Space and Amenities

Approximately 40% of the land area will remain undevelopable due to the floodplain; however, 11.2% (2.08 acres) of the net site area will be developed as usable open spaces with internal pedestrian pathways and a trail system that will align with the City’s Regional Trail. Amenities will include a workout station, benches, playground and a shaded structure.

The trail system (Exhibit C) shows a twelve (12)-foot trail that connects from Bunker Hill Road to the City’s larger regional trail. It should be noted that as part of the floodplain reclamation, the existing twelve (12)-foot trail that runs along the eastern edge will be reconstructed to go around the

proposed reclamation pond to the regional trail along Rowlett Creek.

4. Driveway Approval

The subject site fronts Bunker Hill Road. Bunker Hill is located within, owned, and maintained by the City of Sachse. Accordingly, the applicant must obtain City of Sachse approval regarding transportation design elements such as deceleration lanes, median cuts or other traffic provisions. The City of Sachse has reviewed the submitted analysis and provided no objections regarding applicable design elements.

5. Garages

The proposed development will consist a combination of front entry garages for lots without alleys and rear-loaded lots. The setback for garages is proposed at a minimum of twenty (20) feet from the street right-of-way line.

The list below shows the requirements for the garage:

- Rear entry;
- “J” drives, for front entry properties;
- “Swing” drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

The applicant proposes a total of ninety (90) front-loaded lots without alleys and fifty-nine (59) rear-loaded lots with alleys. The front-loaded lot garages will have an offset of five (5) feet behind the front building face. It should be noted that the lots designated as “C” will have alleys per Exhibit C.

Additionally, as an enhanced feature, the driveways will be finished using stamped concrete, integral colored concrete, exposed aggregate or salt-finished concrete.

6. Building Design

The elevations will comply with the applicable building design standards per the GDC.

Architectural Elements

Per the GDC, each dwelling unit shall incorporate at least three (3) of the following Architectural Elements. The applicant has confirmed the building elevations will conform to the building design standards. Furthermore, the applicant proposes enhanced architectural elements which includes:

- Multiple pane windows featuring either divided light or simulated divided light;
- Gable(s) with window(s);
- Dormer(s);
- Bay windows with a minimum projection of twenty-four inches;
- Variable roof pitch;
- Metal shed roof accents over windows and doorways;
- Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet;
 - Dual coach lights on both sides of the garage in addition to front porch lighting;
 - Cedar or wood accents (i.e. corbels, shutters, or other decorative wood accents);
 - Decorative cast stone address marker;
 - Mix of two or more masonry types (ex: brick, stone or cast stone).

7. Signage:

No deviations have been requested for signage.

8. Summary of Standards and Deviations:

Development Standards	Required (SF-5 District)	Proposed	Analysis Summary
Lot Area Minimum	5,000 square feet	Lot A: 6,000 square feet. Total 21 lots. Lot B: 4,500 square feet. Total of 75 lots. Lot C: 4,000 square feet. Total 53 lots.	The applicant contends the modification of these development standards are requested due to the limited amount of developable land within the site. Currently, almost 40% of the 41.79-acre site will remain within the floodplain, leaving 60% as developable.
Lot Width Minimum	55 feet 60 feet corner	45-foot minimum lot widths for front-loaded lots. 40-foot minimum lot widths for rear-loaded lots. 5-foot reduction in minimum lot widths for eye-brow lots. 60 feet corner	
Lot Coverage Maximum	50%	55%	
Front Setback	20 feet	15-foot front yard setback for all front-loaded lots. 10-foot front yard setback for all rear-loaded lots.	
Rear Setbacks	20 feet adjacent to street or 15 feet for staggered and curvilinear lots. 10 feet for lots not adjacent to the street.	10-foot minimum rear yard setbacks for all front-loaded lots. 15-foot minimum rear-yard setbacks for all rear-loaded lots.	

Side Setback	15 feet for lots adjacent to the street	15 feet for lots adjacent to the street 5 feet for interior lots
Building Height Maximum	35 feet	35 feet

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods and Parks and Open Space (Public and Private).

Compact Neighborhoods provide areas of moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential neighborhoods.

Parks and open space areas include the vast array of park, recreation and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trail, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and plains.

The proposal is consistent with the density recommendation of the Envision Garland Plan in that it would allow for a net density of approximately 7.8 dwelling units per acre, within the recommended six (6) to twelve (12) dwelling units per acre. Additionally, a significant portion of this site will remain within the floodplain; however, the usable open space will be landscaped with pedestrian pathways, trails and other amenities.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

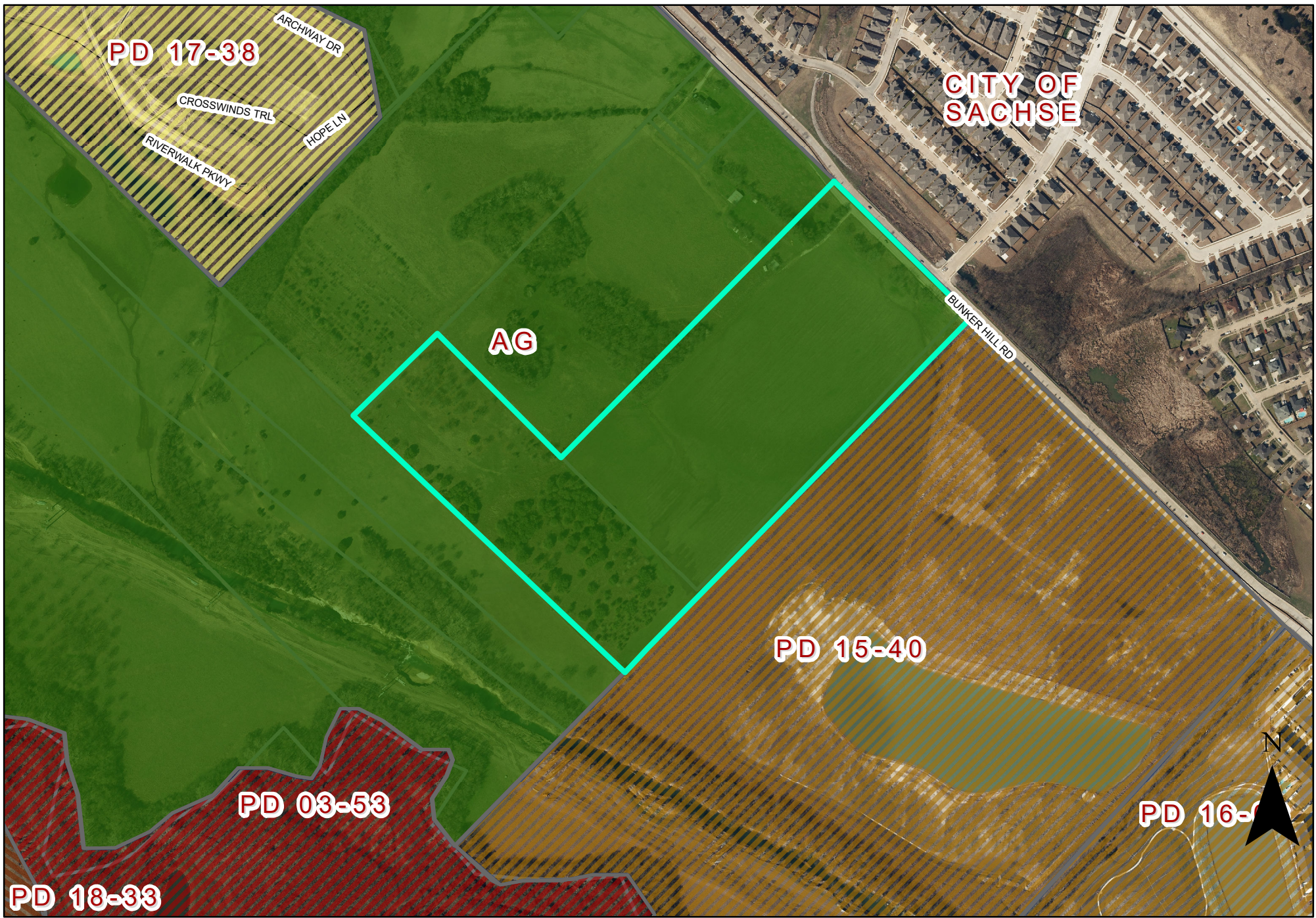
The properties to the north, across Bunker Hill Road, are residential properties in the City of Sachse. The properties to the east are zoned Planned Development (PD) District 15-40 and Planned Development (PD) District 16-06 for phased multi-family uses; the corner of Bunker Hill Road and North President George Bush Turnpike is already developed with multi-family development. The second phase is currently in review by staff and the third phase will be developed in the future. The property to the south is zoned Agricultural (AG) District and includes Rowlett Creek. The property to the west is zoned Agricultural (AG) District and is undeveloped.

Attachments

Z 20-22 Ion Design Group (Detail Plan) Attachments

Z 20-22 Ion Design Group Responses

Z 20-22 Ion Design Group Staff Presentation



Zoning Map Z 20-22

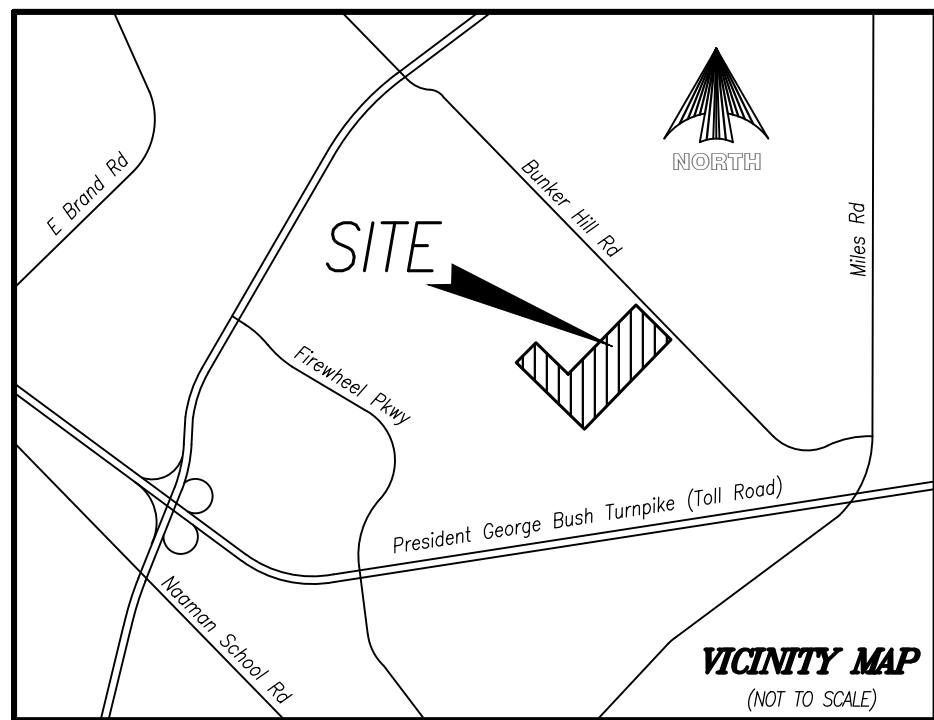


INDICATES AREA
OF REQUEST

LAYOUT: SITE PLAN PLOTTED: Wednesday, September 8, 2021 1:44:41 PM BY: ION DESIGN3 PLT SCALE: 1:1 SAVED: 9/8/2021 1:43PM BY: ION DESIGN3



5 © Copyright 2021 Ion Design Group, LLC. All rights reserved.



PROPERTY OWNER
LIBERTY BANKERS LIFE
INSURANCE COMPANY
1605 LBJ Freeway
Suite 700
Dallas, TX 75234
469.522.4429 Ph
Contact: Dave Wilcox

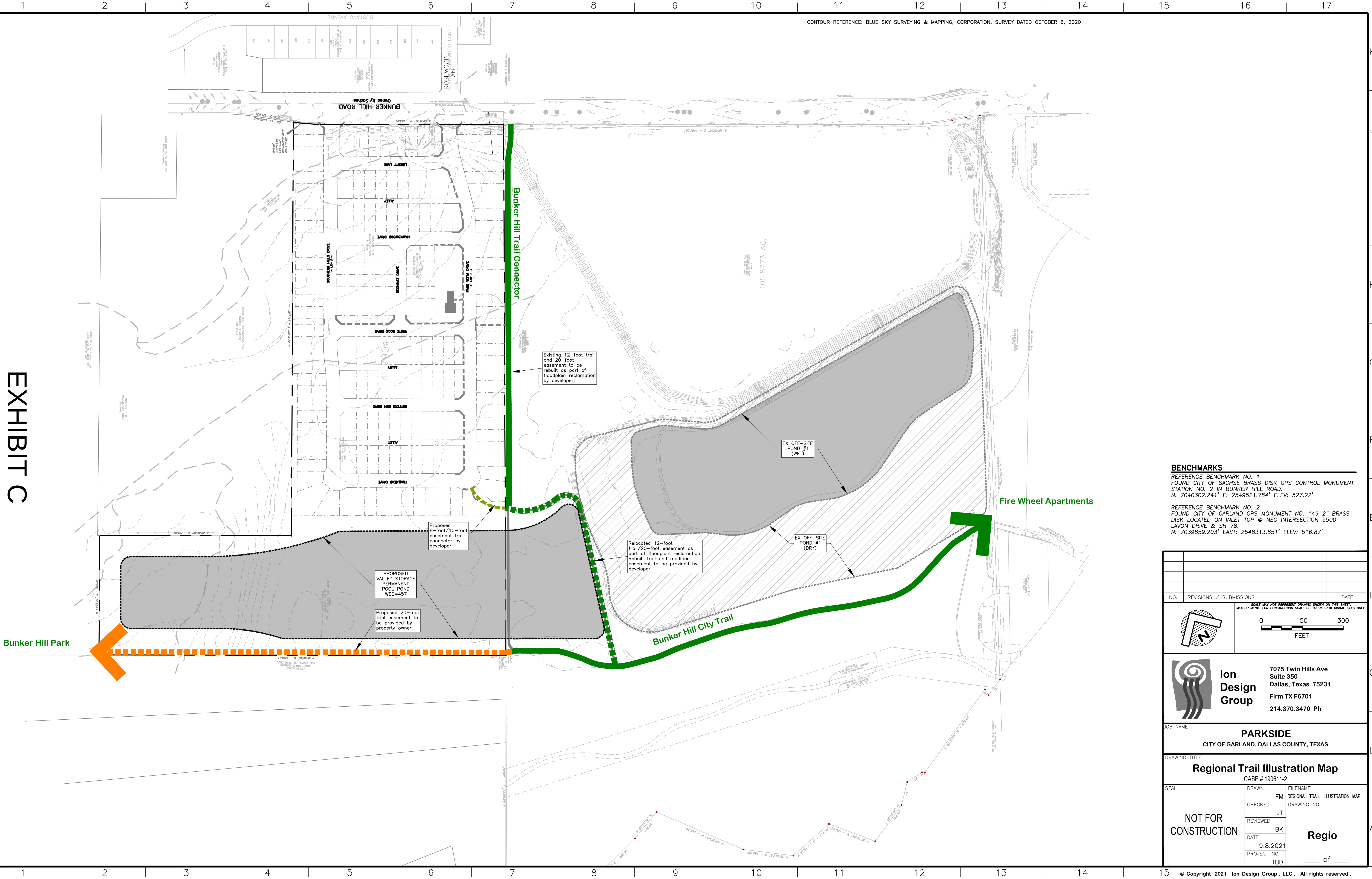
ENGINEER
ION DESIGN GROUP, LLC
F-6701
7075 Twin Hills Ave
Suite 350
Dallas, TX 75231
214.370.3470 Ph
Contact: Bryan Klein

LANDSCAPE ARCHITECT
STUDIO 13 DESIGN GROUP
386 W Main St
Lewisville, TX 75057
469.635.1900 Ph
Contact: Leonard Reeves

NO.	REVISIONS / SUBMISSIONS	DATE	
SCALE MAY NOT REPRESENT DRAWING SHOWN ON THIS SHEET. MEASUREMENTS FOR CONSTRUCTION SHALL BE TAKEN FROM DIGITAL FILES ONLY.			
		0 80 160  FEET	
 Ion Design Group		7075 Twin Hills Ave Suite 350 Dallas, Texas 75231 Firm TX F6701 214.370.3470 Ph	
JOB NAME			
PARKSIDE CITY OF GARLAND, DALLAS COUNTY, TEXAS			
DRAWING TITLE			
OPEN SPACE & FENCING MAP CASE # 190611-2			
SEAL	DRAWN	FILENAME	SITE ____ of ____
		FM SITE PLAN	
	CHECKED	DRAWING NO.	
		JT	
	REVIEWED		
		BK	
	DATE		
	9.8.2021		
	PROJECT NO.		
	TBD		

LAYOUT: REGIONAL TRAIL ILLUSTRATION MAP PLOTTED: Wednesday, September 8, 2021 1:45:04 PM BY: ION DESIGNS PLOT SCALE: 1:1 SAVED: 8/31/2021 4:06PM BY: ION DESIGNS
EX ASSIGNMENTS BEING MARKED\\LB\\BUNKER HILL\\DRAWINGS\\REGIONALTRAIL\\ILLUSTRATIONMAP - NEW.DWG

EXHIBIT C



BENCHMARKS
REFERENCE BENCHMARK NO. 1
FOUND CITY OF SACHSE BRASS DISK GPS CONTROL MONUMENT
STATION NO. 2 IN BUNKER HILL ROAD.
N: 7040302.241' E: 2549521.784' ELEV: 527.22'
REFERENCE BENCHMARK NO. 2
FOUND CITY OF GARLAND GPS MONUMENT NO. 149 2" BRASS
DISK LOCATED ON INLET TOP @ NEC INTERSECTION 5500
LAVON DRIVE & SH 78.
N: 7039859.203' EAST: 2548313.851' ELEV: 516.87'

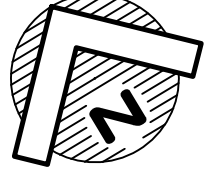
NO.		REVISIONS / SUBMISSIONS		DATE
 0150300 FEET				
 Ion Design Group 7075 Twin Hills Ave Suite 350 Dallas, Texas 75231 Firm TX F6701 214.370.3470 Ph				
JOB NAME PARKSIDE CITY OF GARLAND, DALLAS COUNTY, TEXAS				
DRAWING TITLE Regional Trail Illustration Map CASE # 190611-2				
SEAL NOT FOR CONSTRUCTION	DRAWN	FM	FILENAME REGIONAL TRAIL ILLUSTRATION MAP	
	CHECKED	JT	DRAWING NO.	
	REVIEWED	BK	Regio	
	DATE	9.8.2021	PROJECT NO.	
	TBD		---	

EXHIBIT D



PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
	SHUMARD OAK / QUERCUS SHUMARDII	3" CALIPER @ 12" ABOVE GRADE	AS SHOWN	15	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER @ 12" ABOVE GRADE	AS SHOWN	12	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER @ 12" ABOVE GRADE	AS SHOWN	37	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	BURFORD HOLLY / ILEX CORNUTA 'BURFORDII'	7 GALLON	AS SHOWN	79	2' HEIGHT AT TIME OF PLANTING
	WAXLEAF LIGUSTRUM / LIGUSTRUM JAPONICUM	7 GALLON	AS SHOWN	84	2' HEIGHT AT TIME OF PLANTING
	'SNOW WHITE' INDIAN HAWTHORNE / RHAPHIOLEPSIS INDICA 'SNOW WHITE'	5 GALLON	AS SHOWN	162	2' HEIGHT AT TIME OF PLANTING
	'LITTLE BUNNY' DWARF FOUNTAIN GRASS/ PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	24" O.C.	390	12" HEIGHT AT TIME OF PLANTING
	ANNUAL COLOR TO BE SELECTED BY OWNER	4" POTS	8" O.C.	270	FULL PLANTS
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQUARE FEET	74,950	MINIMUM 100% COVERAGE

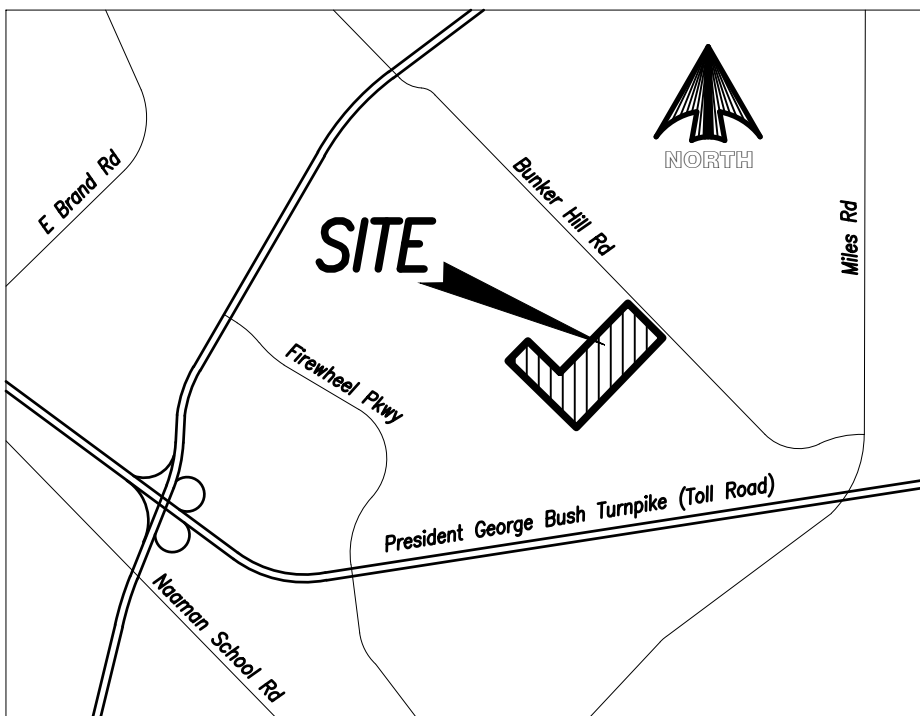
OPEN SPACE CALCULATIONS	AC	SF	%
TOTAL SITE AREA	41.79	1,820,372	100%
SITE AREA WITHIN FLOODPLAIN	16.54	720,482	39.6%
NET AREA (EXCLUDES STREET ROW & FLOODPLAIN NOT CONTAINING USEABLE OPEN SPACE)	10.51	806,296	44.3%
USEABLE OPEN SPACE (% OF NET SITE AREA)	2.08	90,605	11.2%

NOTE
IMPROVEMENTS IN FLOODPLAIN CANNOT INCLUDE WALLED STRUCTURES, IMPROVEMENTS IN FLOODPLAIN MAY INCLUDE BENCHES, EXERCISE EQUIPMENT, TABLES, AND OTHER NON-WALLED STRUCTURES.
DEVELOPER SHALL RE-CONSTRUCT ANY PORTION OF THE EXISTING TRAIL THAT ARE IMPACTED BY THE PROPOSED DEVELOPMENT TO THE SAME WIDTH AS WHAT IS EXISTING.
ALL TRAILS / SIDEWALKS WILL BE CONSTRUCTED TO MEET ADA / TAS STANDARDS.

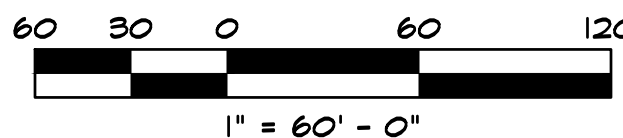
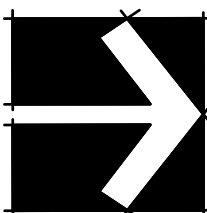
- (C) Tree Size at Installation. Large canopy trees (see Table 4-1 in the Approved Plant List, Division 7 of this Article 3) and street trees in the DT district must be a minimum of three inches in caliper (measured twelve inches above the ground) and seven feet in planted height at time of installation. Small ornamental trees (see Table 4-2 in the Approved Plant List, Division 7 of this Article 3) must be a minimum of one and one-half inch in caliper (measured six inches above the ground) and five feet in planted height at time of installation.
- (D) Shrub Size at Installation and Coverage at Maturity. Shrubs that are not of a dwarf variety must be a minimum of two feet in planted height at time of installation. Hedges or shrub massings, where installed for screening purposes, must be planted and maintained so as to form a continuous, unbroken, solid visual screen that will be at least six feet high within three years following installation (except for parking lot headlight screens, which must form a continuous, solid visual screen at least three feet high within two years following installation). Shrubs that are of a dwarf or miniature variety must be a minimum of one foot in planted height at time of installation unless that particular variety and size of shrub is typically less than one foot in planted height in North Central Texas.

SITE DETAIL SCHEDULE

ITEM (APPROVED VENDORS)	QUANTITY	MANUFACTURER	MODEL	PRODUCT REPRESENTATIVE
60" BACKLESS BENCH OLYMPIC COLLECTION	6	TOURNESOL SITEWORKS	MODEL #OL-0420-60 METAL: PITCH WOOD: RPL - DARK BROWN	2930 FABER ST UNION CITY, CA 94587 PHONE: 800-543-2282
30 GAL. TRASH RECEPTACLE PLAZA COLLECTION	6	TOURNESOL SITEWORKS	MODEL #PZ-075-30 w/ PZ-HDT METAL: PITCH WOOD: RPL - DARK BROWN	2930 FABER ST UNION CITY, CA 94587 PHONE: 800-543-2282
PET WASTE STATION ROUND WASTE BIN	3	BYO RECREATION	DOG WASTE STATION MODEL #BYO-PE-1458965 COLOR: BLACK	405 GOLFWAY WEST DRIVE SUITE 302 SAINT AUGUSTINE, FL 32095 PHONE: 877-782-0585



LOCATION MAP
NOT TO SCALE



SECTION 4.40 PERIMETER SCREENING
BETWEEN RESIDENTIAL DEVELOPMENT &
THOROUGHFARES

- (A) General. Residential development adjacent to Type D or larger thoroughfares, as designated on the City's adopted Major Thoroughfare Plan, must be screened from the thoroughfares with one of the options listed below:
- REQUIRED:**
- (i) Option 1 - Brick or Stone Masonry Wall. A masonry wall is required in accordance with Section 4.39(A)(i) (except large canopy trees may be at maximum fifty-foot centers) and is subject to the following requirements:

- PROVIDED:**
- Masonry Wall per City of Garland Standards
 - 590 LF of frontage / 50 = 12 trees required.
17 Canopy Trees Provided

- (a) The trees and screening wall are located within a minimum eight-foot wide landscape buffer, dedicated to a required Homeowners' Association for maintenance, on the street side of the screening wall; and

- PROVIDED:**
- Trees are located within a 9' (minimum) landscape buffer to be maintained by H.O.A.

- (b) Trees may be placed within City right-of-way provided that:

- The drip line of all trees (at maturity) is located no closer than the ultimate planned street curb alignment;
- There are no conflicts with utility lines; and
- The applicant enters into a License Agreement with the City (through the Engineering Department).

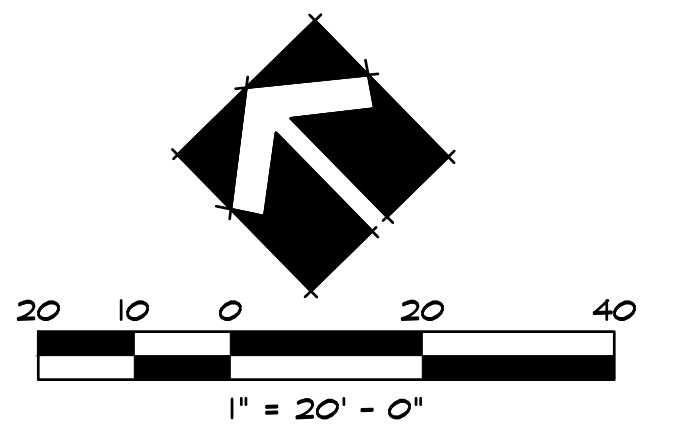
Items under (b) Not Applicable

OVERALL LANDSCAPE PLAN

OWNER/DEVELOPER:
LIBERTY BANKERS LIFE INSURANCE
1605 LBJ FREEWAY
SUITE 700
DALLAS, TEXAS 75234
CONTACT: DAVE WILCOX
PH. 469-522-4429
DAVE.WILCOX@LIBERTYBANKERSLIFE.COM

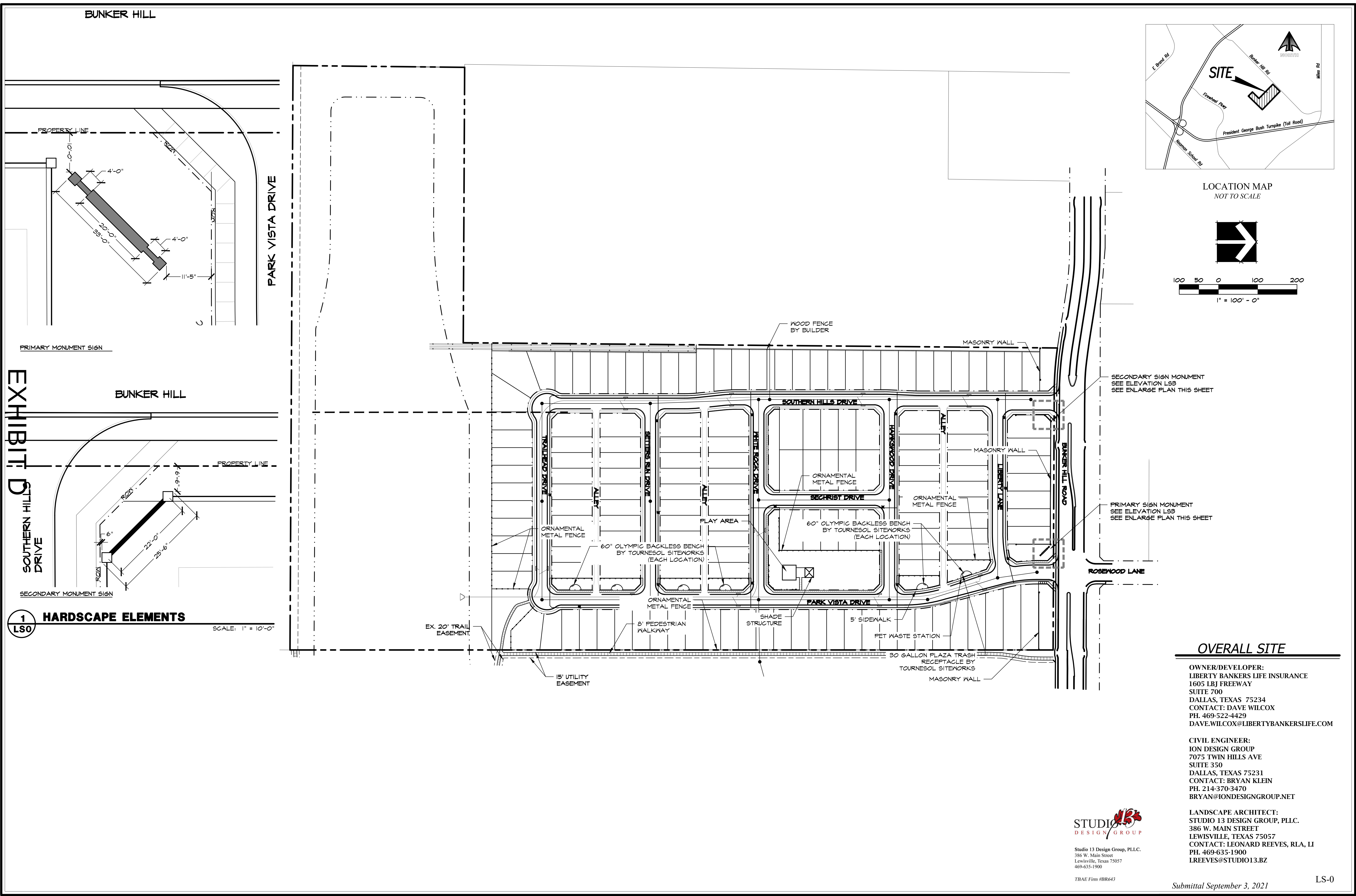
CIVIL ENGINEER:
ION DESIGN GROUP
7075 TWIN HILLS AVE
SUITE 350
DALLAS, TEXAS 75231
CONTACT: BRYAN KLEIN
PH. 214-370-3470
BRYAN@IONDESIGNGROUP.NET

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC.
386 W. MAIN STREET
LEWISVILLE, TEXAS 75057
CONTACT: LEONARD REEVES, RLA, II
PH. 469-635-1900
LREEVES@STUDIO13.BZ



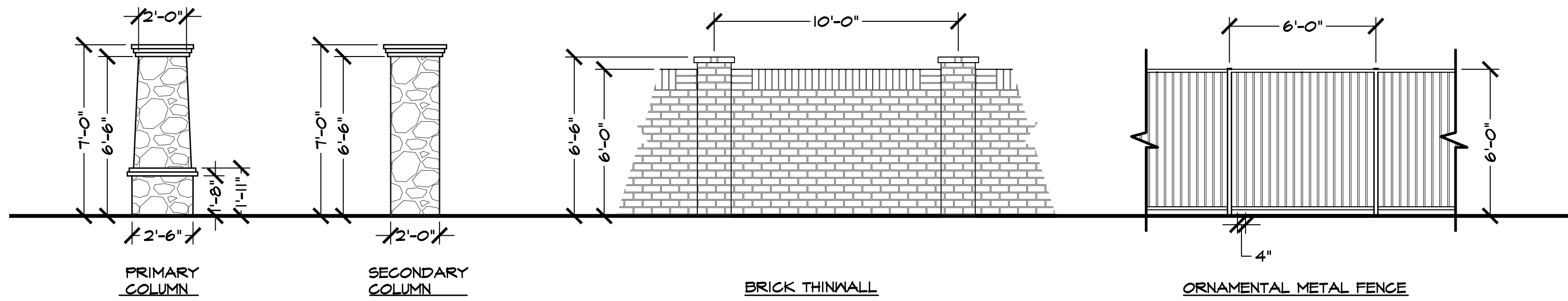
LS-2

Drawing: W:\Shared With Me\shared\Projects\LB001 - Garland\Concepts\LB001PSP (Landscape) 9-3-2021.dwg Saved By: Station13 Save Time: 9/3/2021 3:46 PM
Plotted by: ##### Plot Date: 9/3/2021 4:12 PM

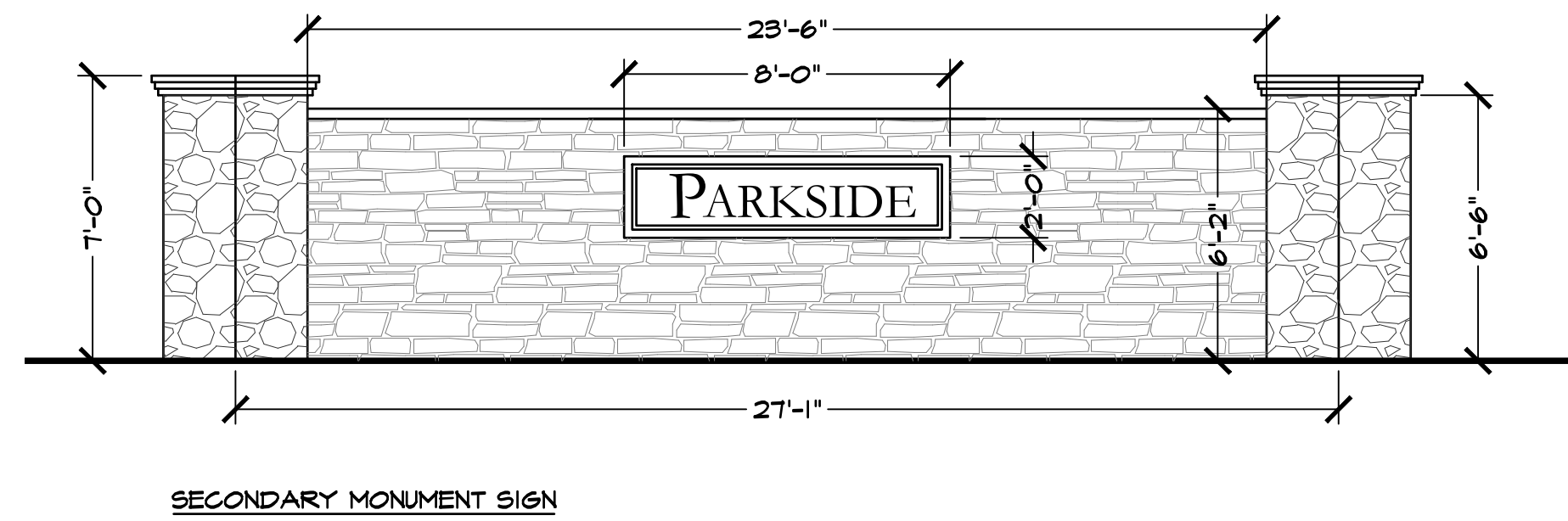
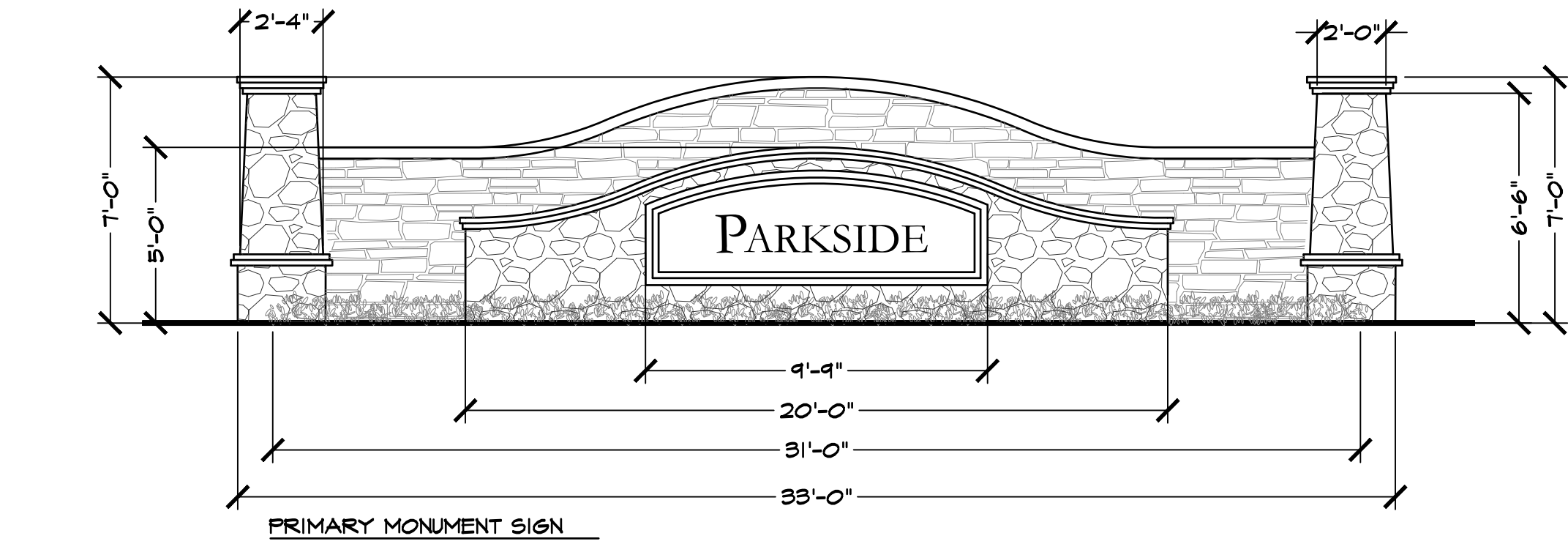


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Plotted by: ##### Plot Date: 9/3/2021 4:12 PM

EXHIBIT D



The Screening wall shall meet or exceed the Structural Integrity of the City's Standard screening wall details and comply to GDC Section 4.39 A.1



1
LS3

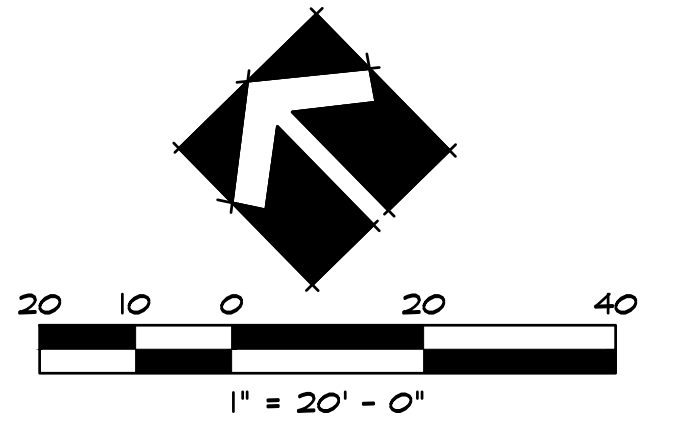
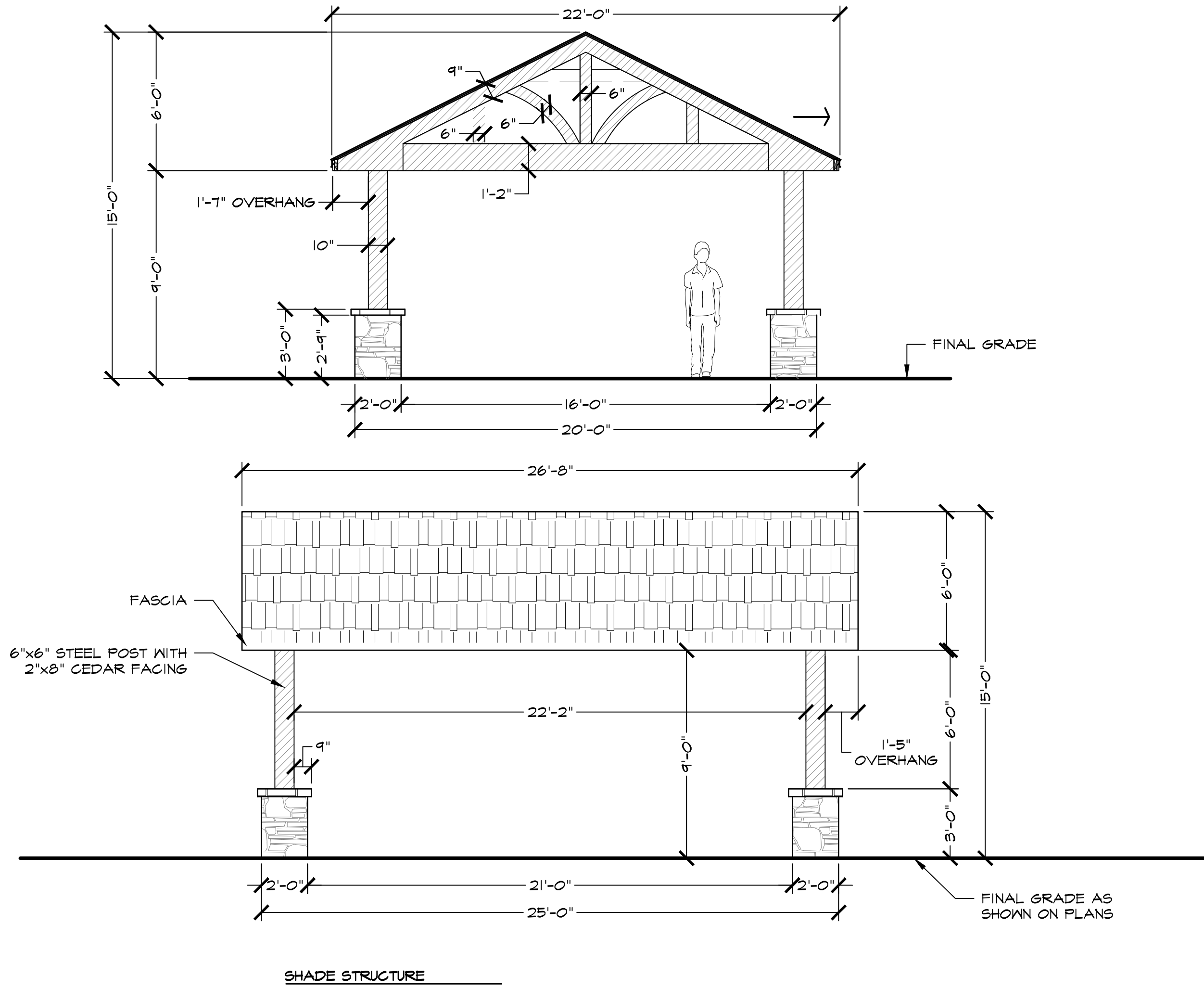
HARDSCAPE ELEMENTS

SCALE: 1/4" = 1'-0"

2
LS3

SHADE STRUCTURE

SCALE: 1/4" = 1'-0"



HARDSCAPE FEATURES

OWNER/DEVELOPER:
LIBERTY BANKERS LIFE INSURANCE
1605 LBJ FREEWAY
SUITE 700
DALLAS, TEXAS 75231
CONTACT: DAVE WILCOX
PH. 469-522-4429
DAVE.WILCOX@LIBERTYBANKERSLIFE.COM

CIVIL ENGINEER:
ION DESIGN GROUP
7075 TWIN HILLS AVE
SUITE 350
DALLAS, TEXAS 75231
CONTACT: BRYAN KLEIN
PH. 214-370-3470
BRYAN@IONDESIGNGROUP.NET

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC.
386 W. MAIN STREET
LEWISVILLE, TEXAS 75057
CONTACT: LEONARD REEVES, RLA, LI
PH. 469-635-1900
LREEVES@STUDIO13.BZ

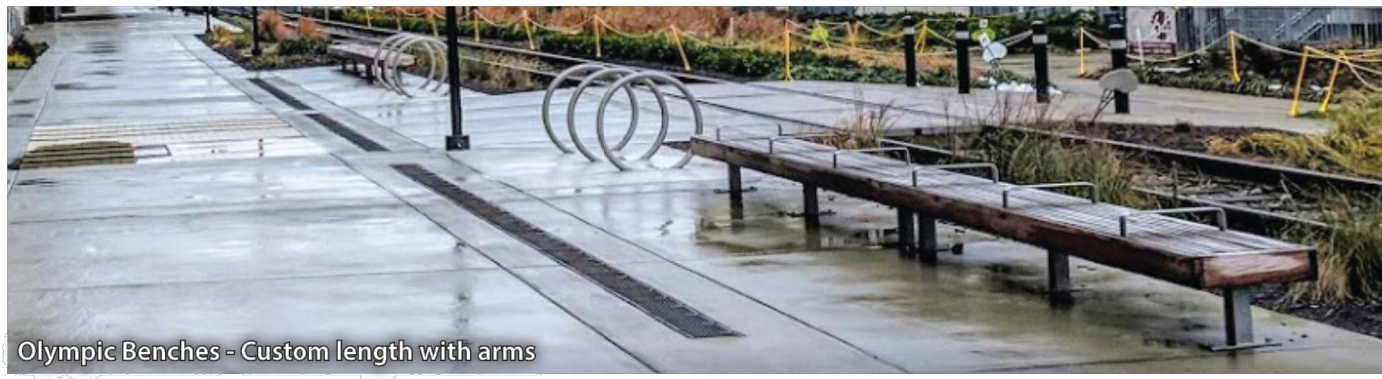


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

Submittal September 3, 2021 LS-3

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Plotted By: ##### Plot Date: 9/3/2021 4:12 PM



Olympic Benches - Custom length with arms

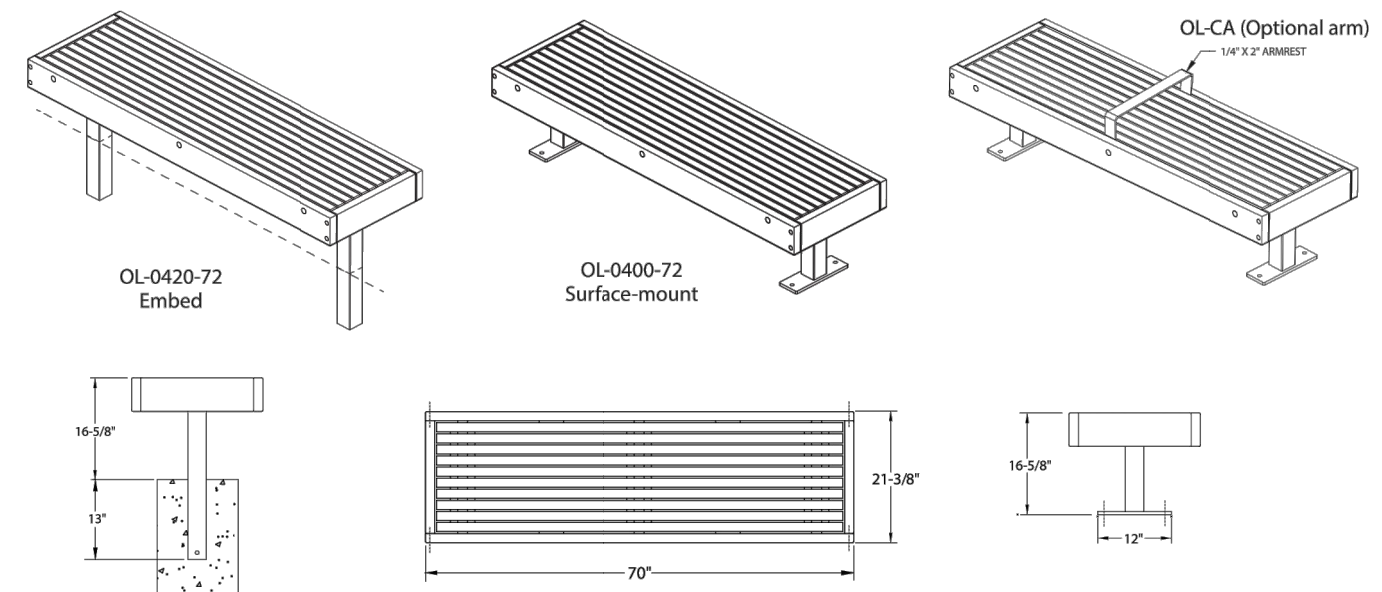
Photo by Google Images

Olympic Collection - Wood or Recycled Plastic

Part No.	Description	Size (L x W x H)	Seat Height	Weight (lbs)	Mounting
OL-0400-48	Olympic Backless Bench, 48"	46" x 21-3/8" x 16-5/8"	16-5/8"	125-181	Surface-mount
OL-0420-48	Olympic Backless Bench, 48"	46" x 21-3/8" x 16-5/8"	16-5/8"	125-181	Embed
OL-0400-60	Olympic Backless Bench, 60"	58" x 21-3/8" x 16-5/8"	16-5/8"	135-208	Surface-mount
OL-0420-60	Olympic Backless Bench, 60"	58" x 21-3/8" x 16-5/8"	16-5/8"	135-208	Embed
OL-0400-72	Olympic Backless Bench, 72"	70" x 21-3/8" x 16-5/8"	16-5/8"	150-235	Surface-mount
OL-0420-72	Olympic Backless Bench, 72"	70" x 21-3/8" x 16-5/8"	16-5/8"	150-235	Embed
OL-0400-96	Olympic Backless Bench, 96"	94" x 21-3/8" x 16-5/8"	16-5/8"	175-290	Surface-mount
OL-0420-96	Olympic Backless Bench, 96"	94" x 21-3/8" x 16-5/8"	16-5/8"	175-290	Embed
OL-CA	Optional center arm (each)			13	

* Weight varies depending on material used.

Boulevard wood is an ecologically responsible wood that performs like exotic hardwoods. The Thermally-Modified ash (used with our site furnishings and decking products) has a 25+ year life span (AWPA UC3B), is moisture stabilized, splinter, warp and twist resistant, and will naturally weather from deep brown to a beautiful, rich silver. See our website for further information about Boulevard wood's advantages and characteristics.



Olympic benches are available with surface or embed mountings in 48", 60", 72", and 96" lengths. Available with bench slats in Boulevard™ Thermally-Modified wood. Other wood options include Ipe, Red Cedar, Douglas Fir or recycled plastic lumber.
Note: All Olympic Benches require assembly as they ship either dismantled or partially dismantled.

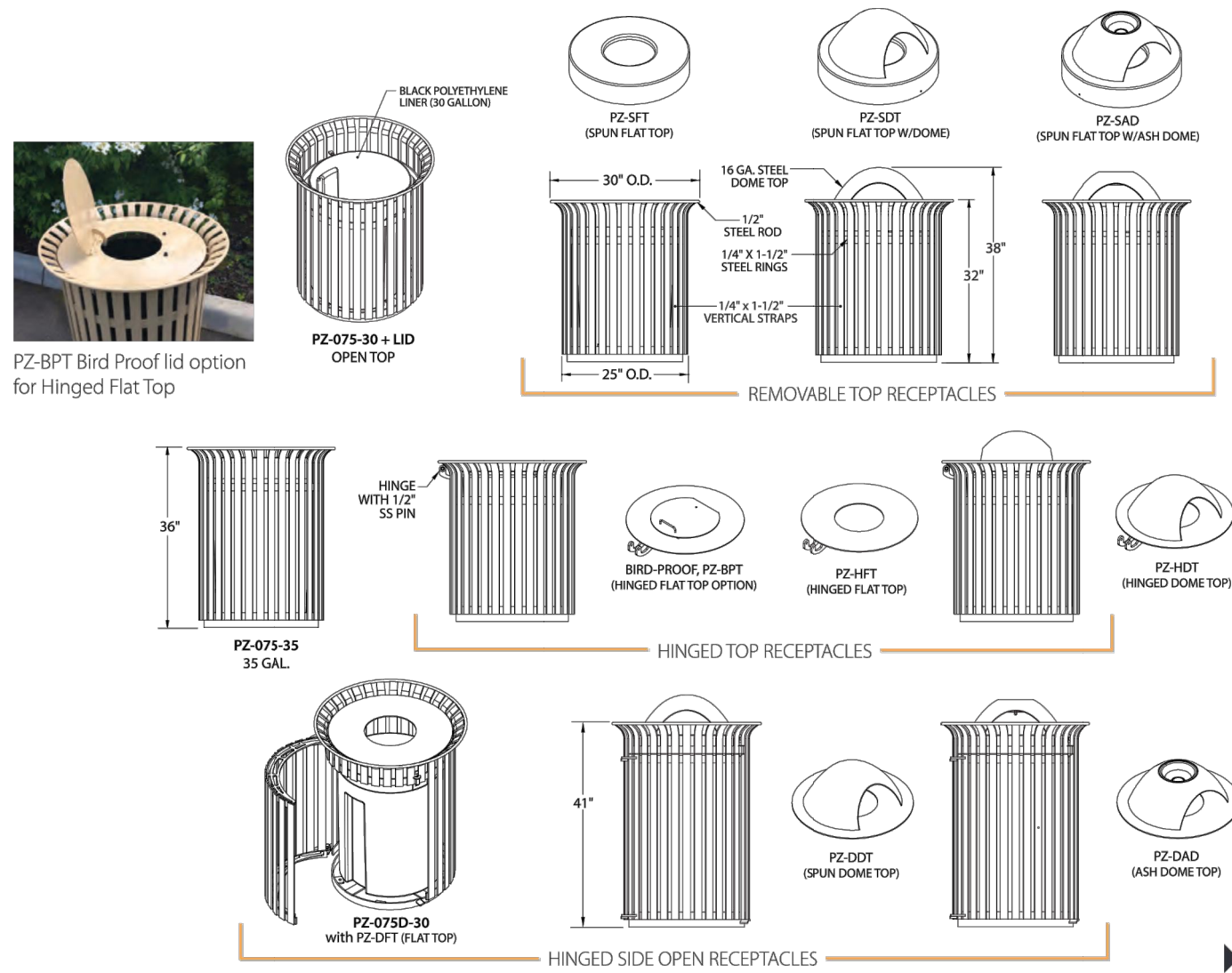
TourneSol SITEWORKS
Successful sites start here™
2930 Faber Street, Union City, CA 94587 800-542-2282 tournesol.com

Plaza Collection Receptacles - PZ-075 and PZ-075D

Part No.	Description	Size	Weight Lbs.
PZ-075-30	Plaza Collection Steel Strap Flared Receptacle w/30 Gal. Black Polyethylene Liner, Open Top (TR-12)	25" Dia x 32" H	235
PZ-075-35	Plaza Collection Steel Strap Flared Receptacle w/35 Gal. Black Polyethylene Liner, Open Top	25" Dia x 36" H	245
PZ-075D-30	Plaza Collection Steel Strap Flared Receptacle with Side Door, 30 Gal. Black Polyethylene Liner, Open Top	25" Dia x 36-1/2" H	250
PZ-075D-35	Plaza Collection Steel Strap Flared Receptacle with Side Door, 35 Gal. Black Polyethylene Liner, Open Top	25" Dia x 41" H	260

Lid Option
PZ-DAD Ash Dome Top for Round Receptacle w/ Side Door 277
PZ-DDT Dome Top for Round Receptacle w/ Side Door 276
PZ-DFT Flat Top for Round Receptacle w/ Side Door 272
PZ-HDT Hinged Top w/ Dome for Round Receptacle 254
PZ-HFT Hinged Flat Top for Round Receptacle 250
PZ-BPT Bird Proof Lid for Hinged Flat Top Round Receptacle 255
PZ-SAD Spun Flat Top for Round Receptacle 250
PZ-SDT Spun Dome Top for Round Receptacle 249
PZ-SDT Spun Ash Dome Top for Round Receptacle 245

Note: All Plaza Collection receptacles are listed without tops. Choose from removable tops, hinged tops and side opening styles. Lid option weights are for 30 gal units. All Plaza Collection Receptacles ship fully assembled, except units with dome tops will require dome assembly.

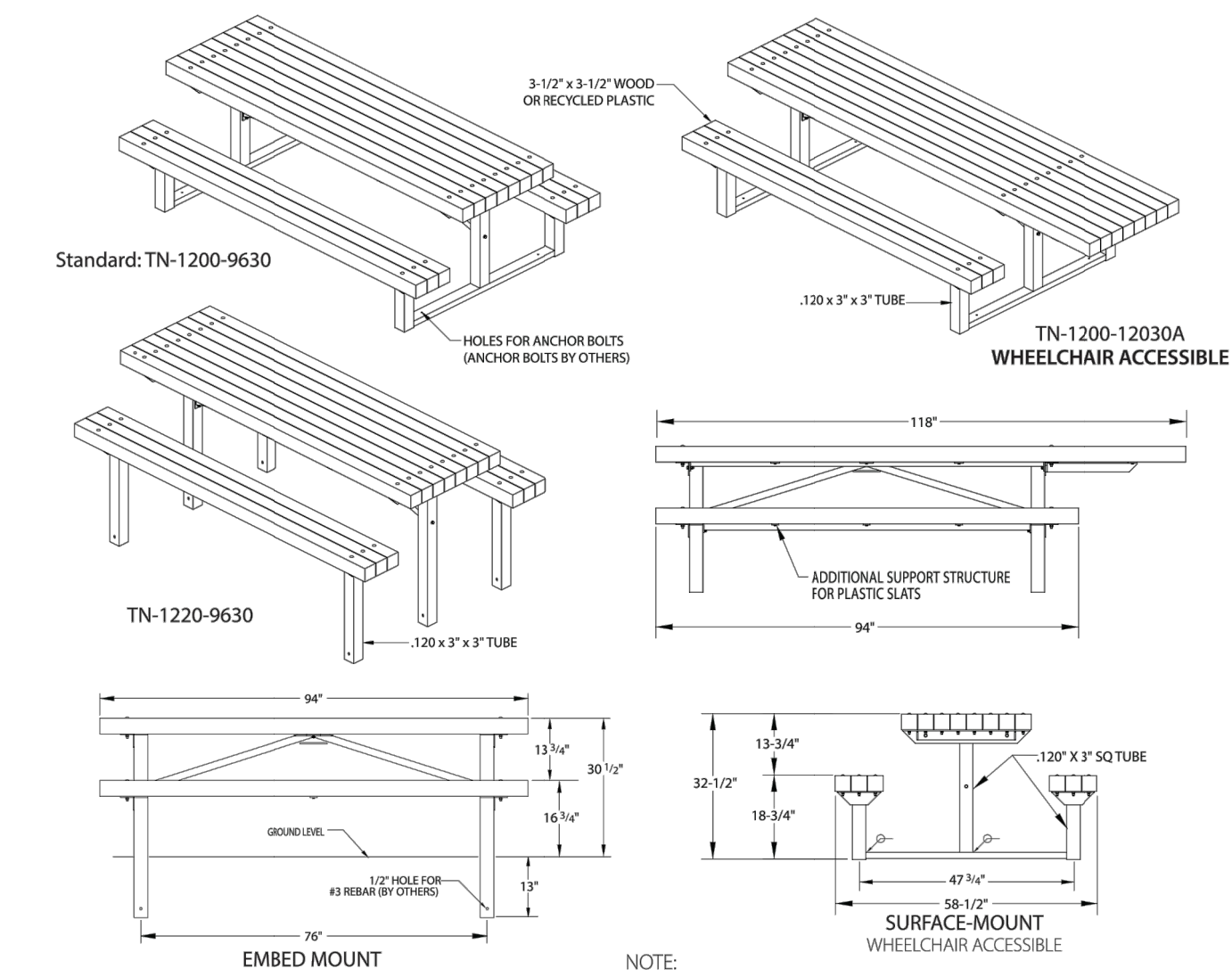


TourneSol SITEWORKS
Successful sites start here™

Transit Collection Tables

Part No.	Description	Size	Approx. Weight (lbs)	Mounting
TN-1200-9630	Wood and Steel Table w/ 96" 4x4 Top and 2 Benches, FW part no. F-5	94"L x 58-1/2"W x 30-1/2"H	493-933	Surface-Mount
TN-1200-9630	Wood or Rec. Plastic and Steel Table w/ 96" 4x4 Top and 2 Benches	94"L x 58-1/2"W x 30-1/2"H	493-933	Permanent Embed
TN-1200-12030A	Wood or Rec. Plastic and Steel Table w/ 120" 4x4 Top and 2 - 96" Benches, Wheelchair Access, FW part no. F-5	118"L x 58-1/2"W 32-1/2"H	533-1020	Surface-Mount
TN-1200-12030A	Wood or Rec. Plastic and Steel Table w/ 120" 4x4 Top and 2 - 96" Benches, Wheelchair Access	118"L x 58-1/2"W 32-1/2"H	533-1020	Permanent Embed

*Weight varies depending on material used.



Transit Collection Table Options

Part No.	Description	Size
GB	Game Board	18" x 18" with 2" Squares
IGB	Game Board, Installed	18" x 18" with 2" Squares
UMB	Umbrella hole	2" Dia.
LB	Lag Bolt Assembly	NA

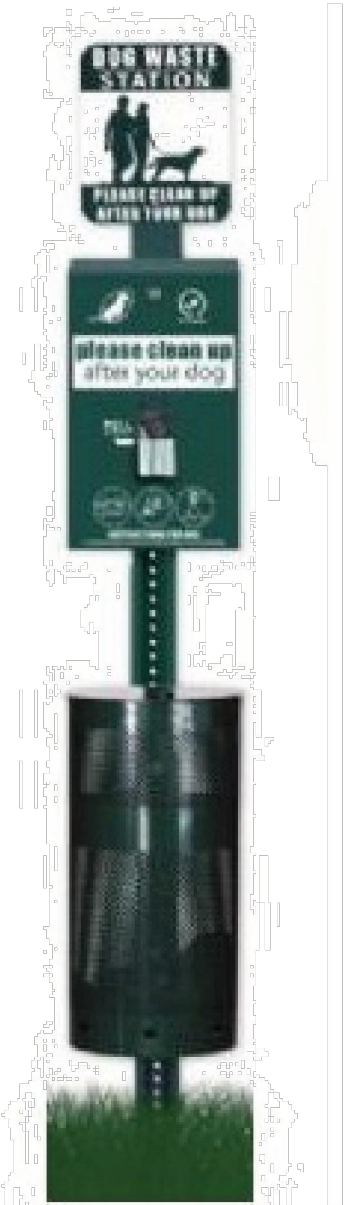


TourneSol SITEWORKS
Successful sites start here™
2930 Faber Street, Union City, CA 94587 800-542-2282 tournesol.com

Dog Waste Station - Round Waste Bin

BYO-PE-1458965

Dimensions: 72" H x 10" W



Quick Facts:

- Each Dog Waste Station includes: Mounting post, Dog Waste Station Pet Sign - "Please Clean Up After Your Dog", Sign Bracket, Poop Bag Dispenser - Roll Bag or Single Pull Bags, Large Waste Can w/ Lock & Key, 600 Pet Waste Bags (3 poop bag rolls or Single Pull poop bags), 50 Trash Can Liners
- All hardware and complete instructions included
- Lock & Key for bag Dispenser security

Warranty:

- Lifetime warranty on all products.

www.BYOPlayground.com | 1-800-853-5316

EXHIBIT D

1 BENCH



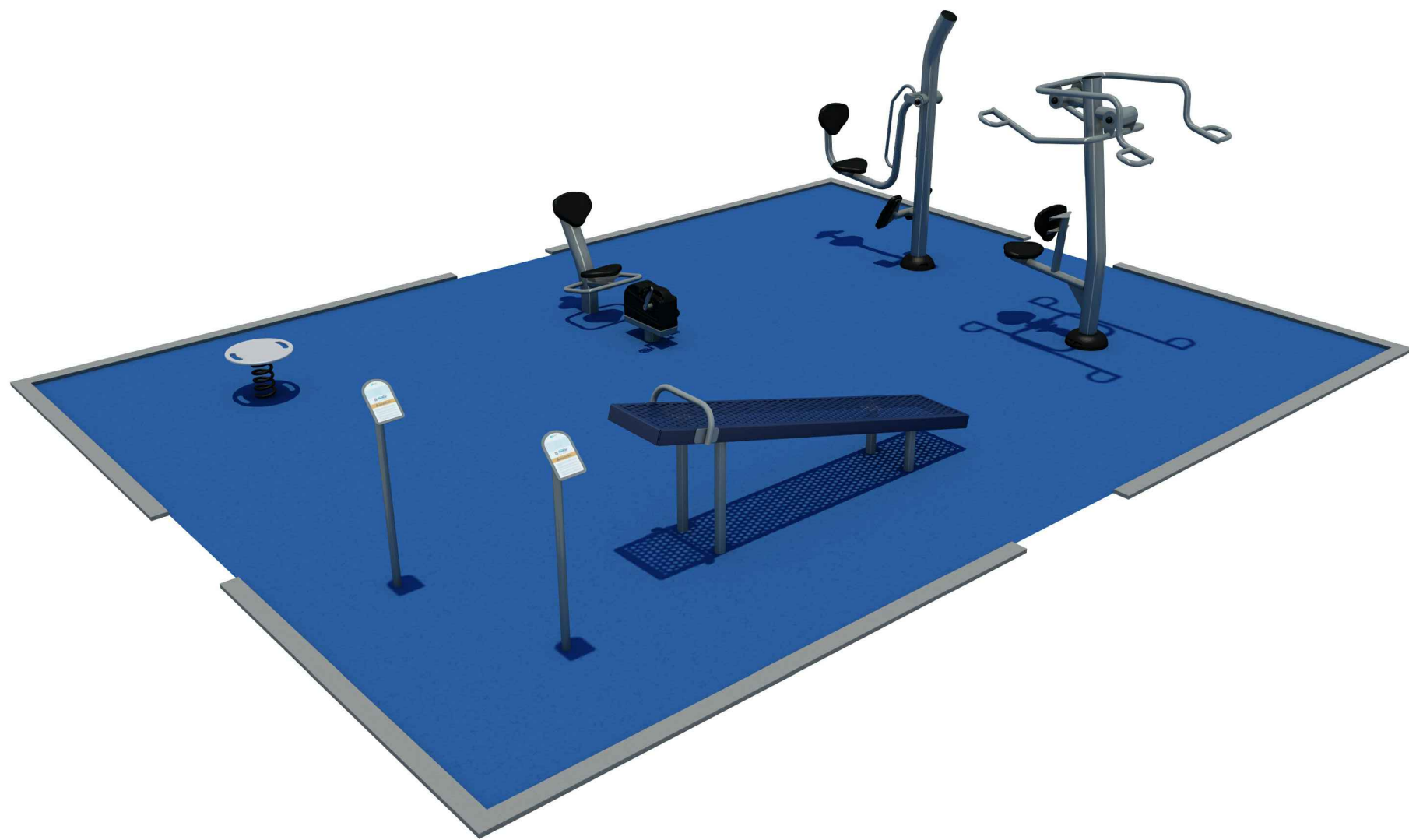
5 PLAY STRUCTURE



2 TRASH RECEPTACLE

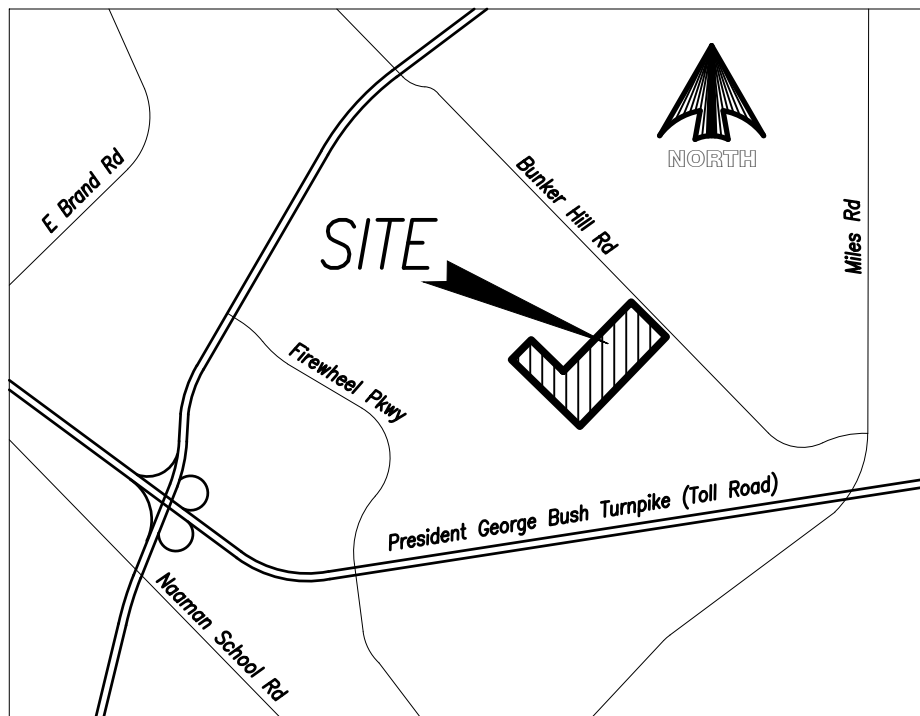
6

3 PICNIC TABLES



6 ADULT EXERCISE SQUARE

4 PET WASTE STATION



LOCATION MAP
NOT TO SCALE

SITE AMENITIES

OWNER/DEVELOPER:
LIBERTY BANKERS LIFE INSURANCE
1605 LBJ FREEWAY
SUITE 700
DALLAS, TEXAS 75234
CONTACT: DAVE WILCOX
PH. 469-522-4429
DAVE.WILCOX@LIBERTYBANKERSLIFE.COM

CIVIL ENGINEER:
ION DESIGN GROUP
7075 TWIN HILLS AVE
SUITE 350
DALLAS, TEXAS 75231
CONTACT: BRYAN KLEIN
PH. 214-370-3470
BRYAN@IONDESIGNGROUP.NET

LANDSCAPE ARCHITECT:
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LEWISVILLE, TEXAS 75057
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LREEVES@STUDIO13.BZ



Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

Submission September 3, 2021

LS-4

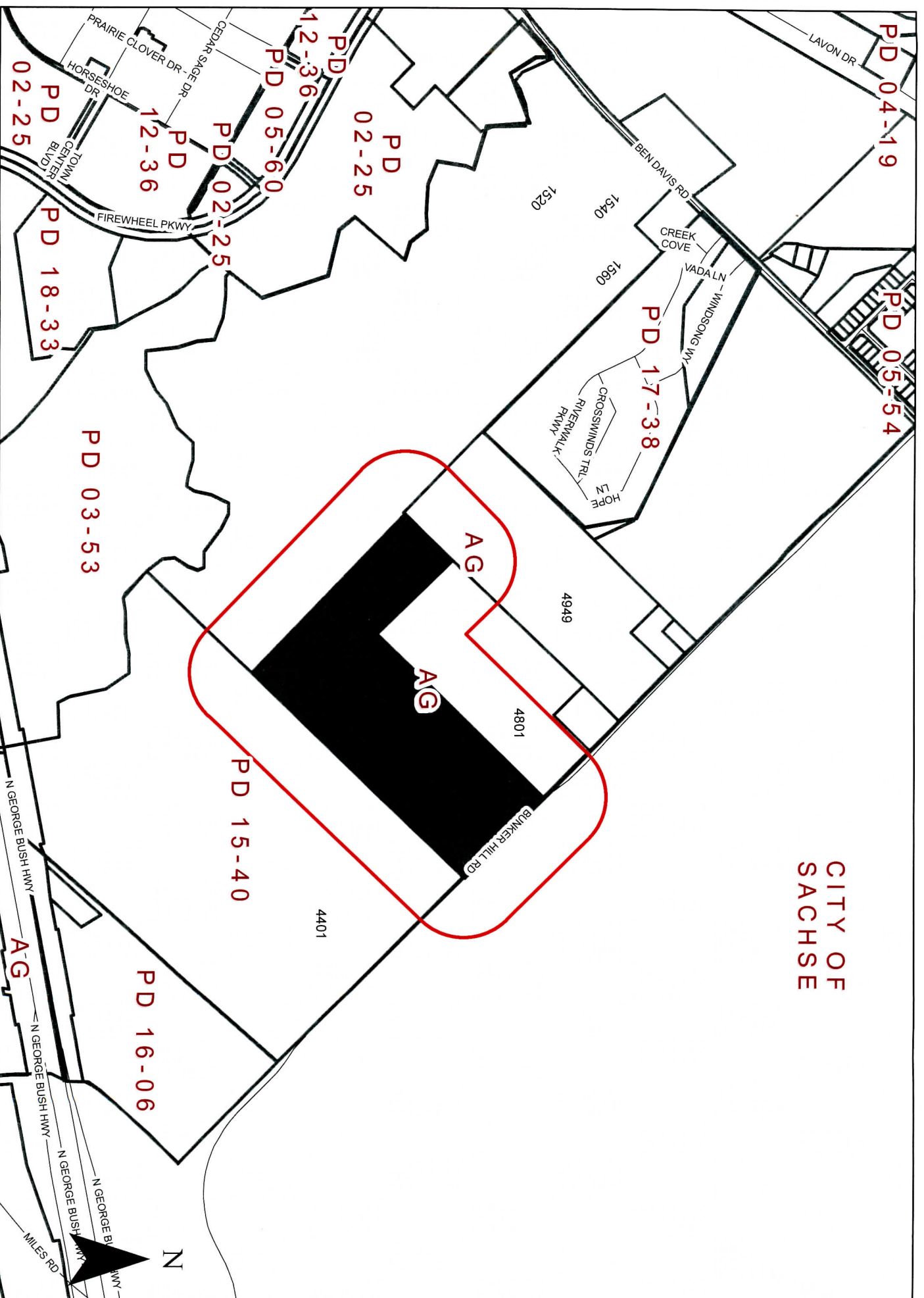
REPORT & MINUTES

P.C. Meeting, September 15, 2021

Consideration of the application of **Ion Design Group**, requesting approval of a Detail Plan for Single-Family Detached Homes. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Detail Plan) *(This item was postponed from the August 16, 2021 meeting at the request of the applicant.)*

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 0 Nays.**

CITY OF
SACHSE



Zoning Map Z 20-22

4698 & 4701 Bunker Hill Road

INDICATES AREA
OF REQUEST

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-22	September 15, 2021	October 12, 2021	Nabiha Ahmed

Ion Design Group, LLC. The applicant proposes to construct 150 single-family detached homes with trails and open spaces. This site is located at 4698 and 4701 Bunker Hill Road.

Himmat S Punia

For

9/2/2021
7:30:44 PM

4313 Sea View Drive

Outside the Notification Area

Garland

TX

United States

75043

Ariel Contreras

Against

8/30/2021
12:39:13 AM

3310 Rosewood Ln

Arj527@yahoo.com

Sachse

Texas

United States

75048

Outside the Notification Area

Jim R Vonier II

Against

8/30/2021
12:28:46 AM

2619 Wrangler Lane

VONIER@GMAIL.COM

Sachse

2145059365

TX

United States

75048

Outside the Notification Area

we need more apartments in this area like we need more storage units.

**Diana
McKeever**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-22	September 15, 2021	October 12, 2021	Nabiha Ahmed

8/29/2021
10:36:54 PM

4019 Hawthorne Drive

dianatx13@gmail.com

Sachse

2147253333

Texas

United States

75048

Outside the Notification Area

Tony Godina

Against

8/16/2021
8:59:53 PM

1118 Pyramid Drive

tonygodina1@gmail.com

Garland

2142357079

Texas

United States

75040

Outside the Notification Area

Comment Form

Case Z 20-22

Outside the Notification Area

Z 20-22 Ion Design Group, LLC. The applicant proposes to construct 149 single-family detached homes with trails and open spaces. This site is located at 4698 and 4701 Bunker Hill Road. (District 1)

Z 20-22 Ion Design Group. El solicitante propone construir 149 viviendas unifamiliares independientes con senderos y espacios abiertos. Este sitio está ubicado en 4698 y 4701 Bunker Hill Road. (Distrito 1)

Z 20-22 Ion Design Group, LLC. Người nộp đơn đề xuất xây dựng 149 ngôi nhà riêng cho một gia đình với những con đường mòn và không gian mở. Địa chỉ này nằm ở 4698 và 4701 Bunker Hill Road. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Mason Orradre Development Partner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

4909 Bunker Hill Road

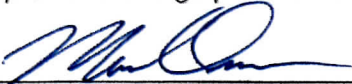
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75048

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

9/7/2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 20-22

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

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

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

BCM Firewheel approves the proposed development of 149
single family detached homes with trails and open spaces.

Z 20-22

The applicant proposes to build approximately 149 single-family houses in a subdivision with trails and open spaces.

[A Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses, and a Detail Plan for Single-Family Detached Homes.]

**City Council Meeting
October 12, 2021**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 4698 and 4701 Bunker Hill Road

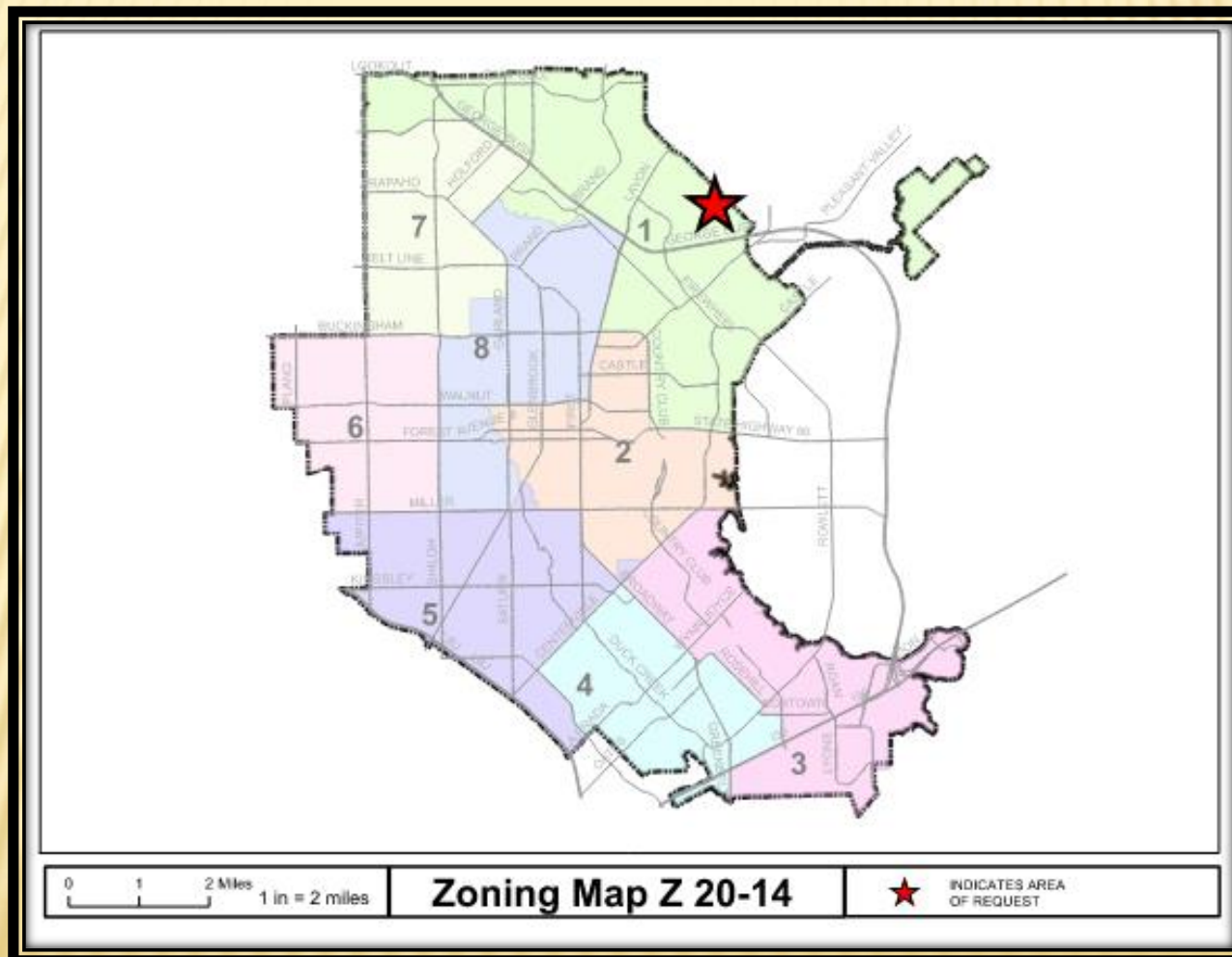
Applicant: Ion Design Group, LLC

Owner: Liberty Bankers Life Insurance Company

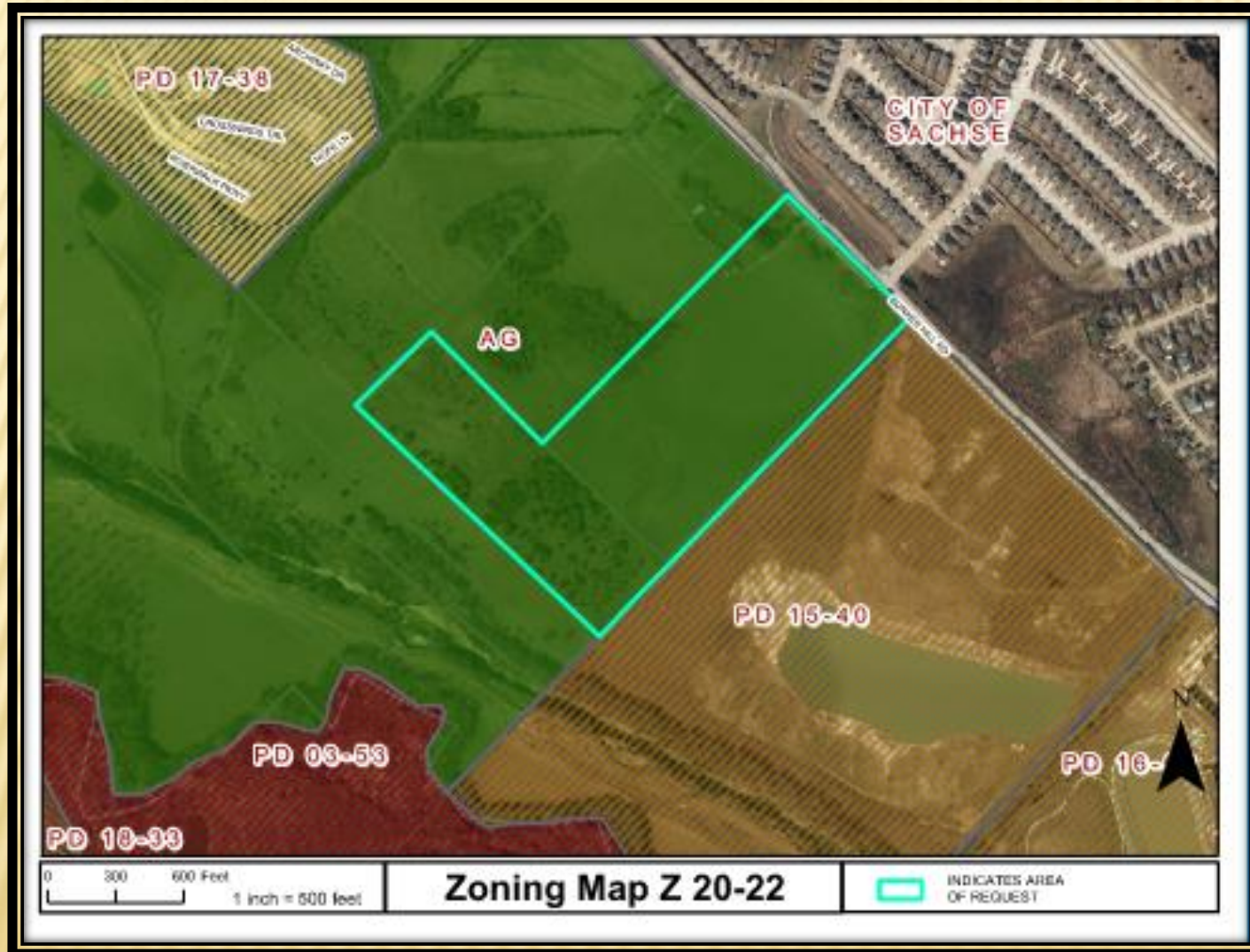
Acreage: 41.79 acres

Zoning: Agricultural (AG) District

CITYWIDE LOCATION MAP



LOCATION MAP



Z 20-22

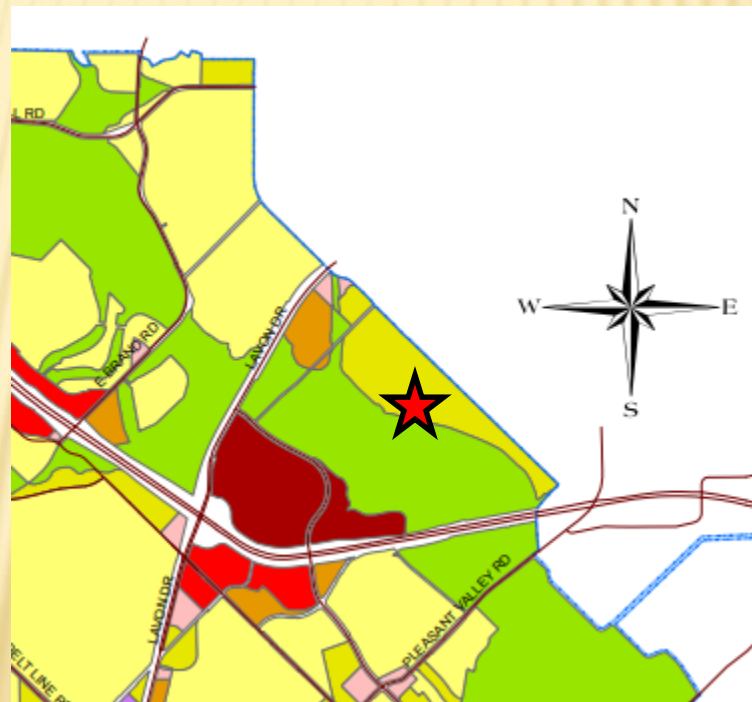
COMPREHENSIVE PLAN



Compact Neighborhoods



Parks & Open Space (Public & Private)



Z 20-22



COMPREHENSIVE PLAN

- ✘ The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods and Parks and Open Space (Public and Private).
- ✘ Compact Neighborhoods provide areas of moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential neighborhoods.
- ✘ Parks and open space areas include the vast array of park, recreation and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trail, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and plains.
- ✘ The proposal is consistent with the recommendation of the Envision Garland Plan in that it would allow for a density of four and 7.8 dwelling units per acre, within the recommended six (6) to twelve (12) dwelling units per acre. Additionally, a significant portion of this site will remain within the floodplain; however, the usable open space will be landscaped with pedestrian pathways, trails and other amenities.



GARLAND
TEXAS MADE HERE

PHOTOS



Looking at the subject property from Bunker Hill Road



East of subject property



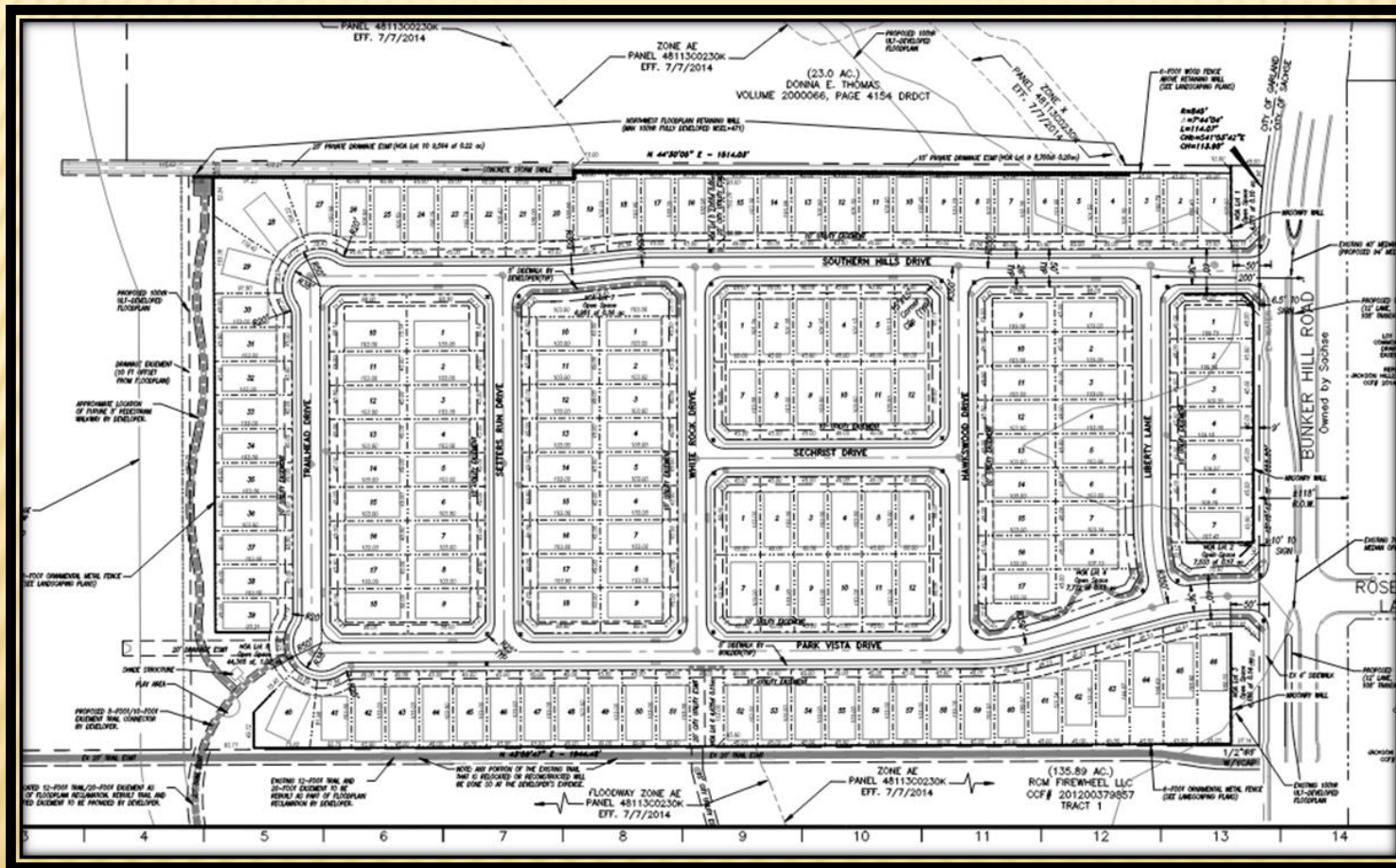
North of subject property (City of Sachse)



West of the subject property

Z 20-22

PREVIOUS SITE PLAN

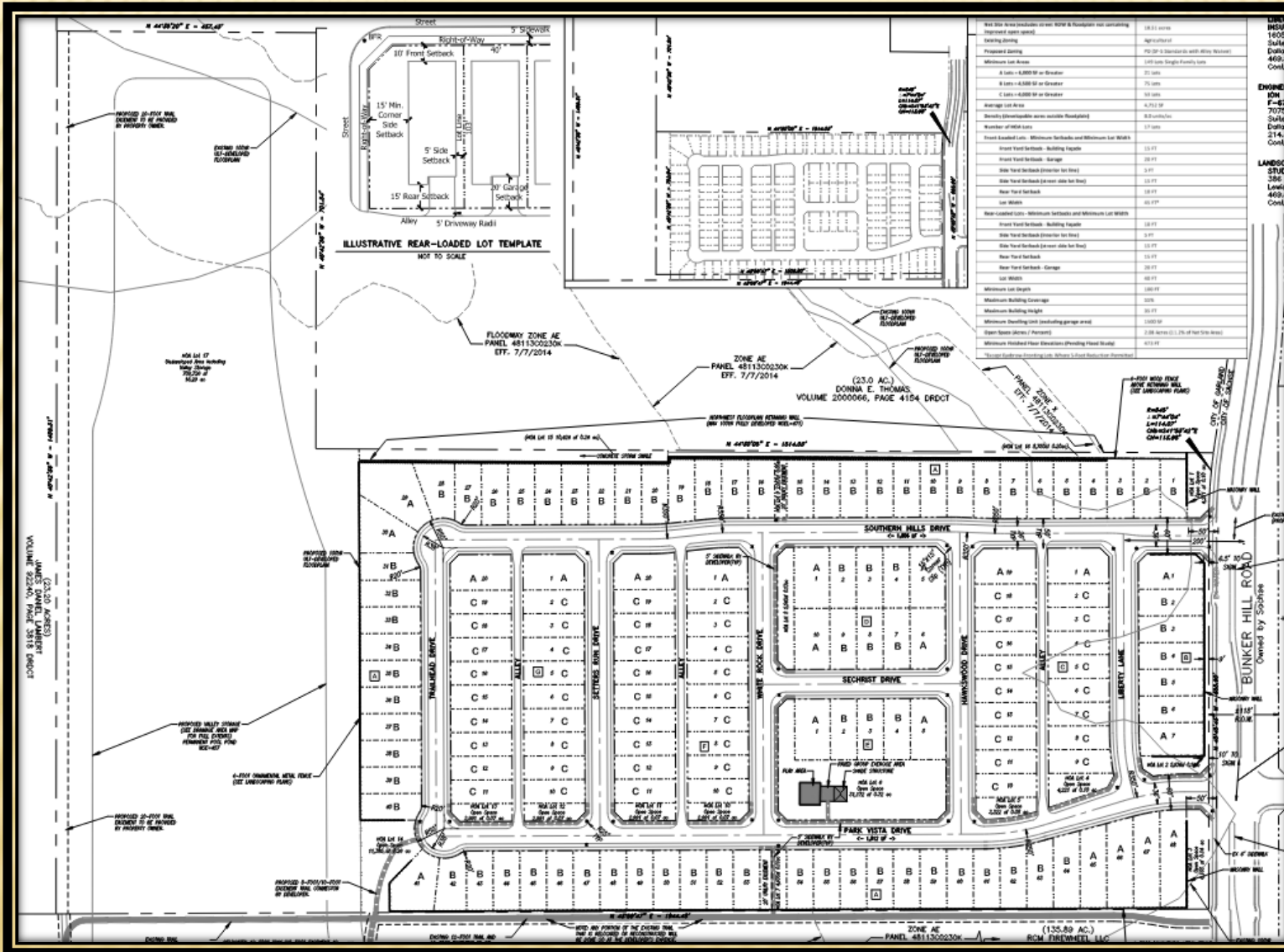


- 150 Single-Family lots and 11 HOA lots.
- Minimum 4,500 SF lot size
- No alleys
- Open space is south of the property



GARLAND
TEXAS MADE HERE

SITE PLAN



- 149 Single-Family lots and 17 HOA lots

- 3 lot types
A: 21 lots
B: 75 lots
C: 53 lots

- Centralized open space with amenities

- 90 lots without alleys and 59 lots with alleys

Z 20-22

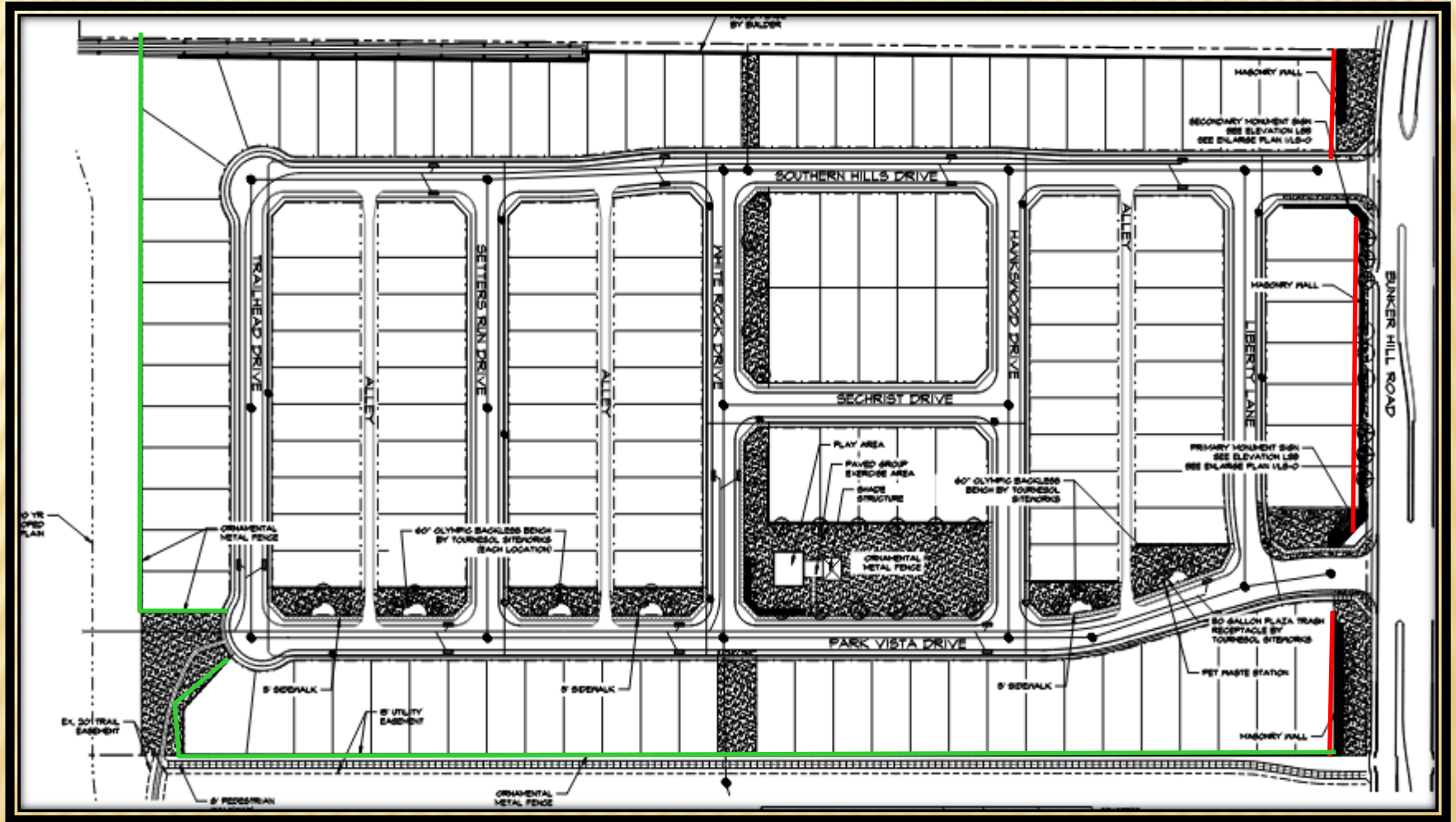


OPEN SPACE





LANDSCAPE PLAN

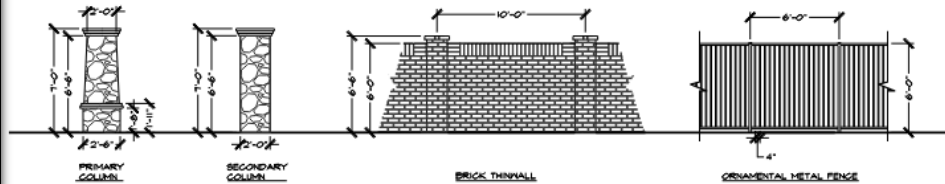


Z 20-22

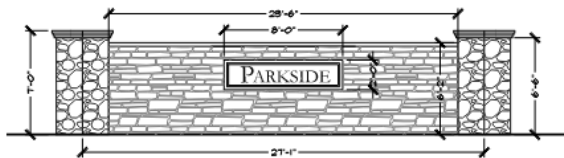
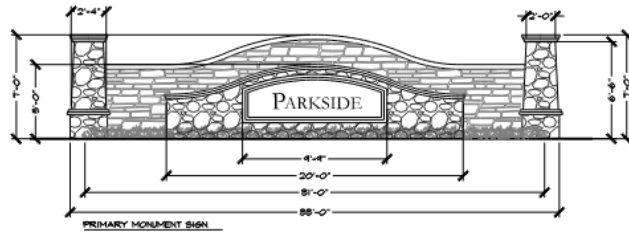


GARLAND
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SCREENING WALL AND SIGN

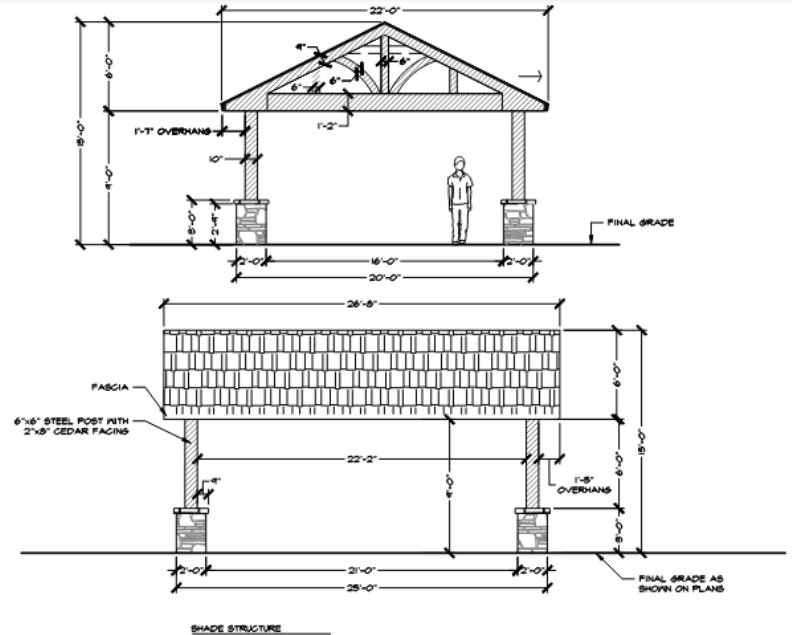


The Screening wall shall meet or exceed the structural integrity of the City Standard screening wall details and comply to SDC Section 4.8.4 A.)



1 HARDSCAPE ELEMENTS

SCALE: 1/4" = 1'-0"



2 SHADE STRUCTURE

SCALE: 1/4" = 1'-0"



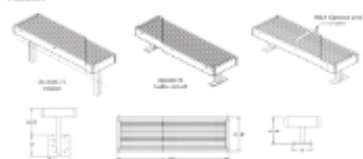
AMENITIES



Olympic Collection Bench in Recycled Plastic

Model	Description	Size (L x W x H)	Weight (lb)	Material	Finish
OLY-001	Olympic Collection Bench in Recycled Plastic	72" x 18" x 14"	150	Recycled Plastic	Black
OLY-002	Olympic Collection Bench in Recycled Plastic	72" x 18" x 14"	150	Recycled Plastic	Gray
OLY-003	Olympic Collection Bench in Recycled Plastic	72" x 18" x 14"	150	Recycled Plastic	White

Recycled plastic is an eco-friendly material made from recycled plastic bottles. It is a durable, weather-resistant material that is easy to clean and maintain. It is also a sustainable material that is made from recycled plastic bottles.



Olympic Collection Bench in Recycled Plastic is a durable, weather-resistant material that is easy to clean and maintain. It is also a sustainable material that is made from recycled plastic bottles.

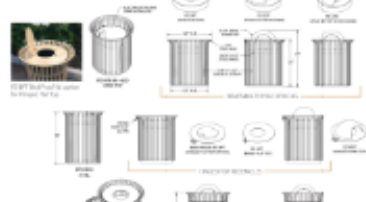
Garland's "Successful also start here" logo is a symbol of the city's commitment to excellence and innovation. It is a logo that is made from recycled plastic bottles.

Garland's "Successful also start here" logo is a symbol of the city's commitment to excellence and innovation. It is a logo that is made from recycled plastic bottles.

Plaza Collection Benches - PZ-015 and PZ-016

Model	Description	Size (L x W x H)	Weight (lb)	Material	Finish
PZ-015	Plaza Collection Bench in Recycled Plastic	72" x 18" x 14"	150	Recycled Plastic	Black
PZ-016	Plaza Collection Bench in Recycled Plastic	72" x 18" x 14"	150	Recycled Plastic	Gray

Plaza Collection Bench in Recycled Plastic is a durable, weather-resistant material that is easy to clean and maintain. It is also a sustainable material that is made from recycled plastic bottles.



Plaza Collection Bench in Recycled Plastic is a durable, weather-resistant material that is easy to clean and maintain. It is also a sustainable material that is made from recycled plastic bottles.

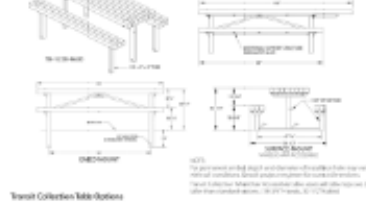
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Garland's "Successful also start here" logo is a symbol of the city's commitment to excellence and innovation. It is a logo that is made from recycled plastic bottles.

Transit Collection Tables

Model	Description	Size (L x W x H)	Weight (lb)	Material	Finish
TRANS-001	Transit Collection Table in Recycled Plastic	72" x 18" x 14"	150	Recycled Plastic	Black
TRANS-002	Transit Collection Table in Recycled Plastic	72" x 18" x 14"	150	Recycled Plastic	Gray

Transit Collection Table in Recycled Plastic is a durable, weather-resistant material that is easy to clean and maintain. It is also a sustainable material that is made from recycled plastic bottles.



Transit Collection Table in Recycled Plastic is a durable, weather-resistant material that is easy to clean and maintain. It is also a sustainable material that is made from recycled plastic bottles.

Garland's "Successful also start here" logo is a symbol of the city's commitment to excellence and innovation. It is a logo that is made from recycled plastic bottles.

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Dog Waste Station - Round Waste Bin



Dog Waste Station - Round Waste Bin is a durable, weather-resistant material that is easy to clean and maintain. It is also a sustainable material that is made from recycled plastic bottles.



Dog Waste Station - Round Waste Bin is a durable, weather-resistant material that is easy to clean and maintain. It is also a sustainable material that is made from recycled plastic bottles.

Garland's "Successful also start here" logo is a symbol of the city's commitment to excellence and innovation. It is a logo that is made from recycled plastic bottles.

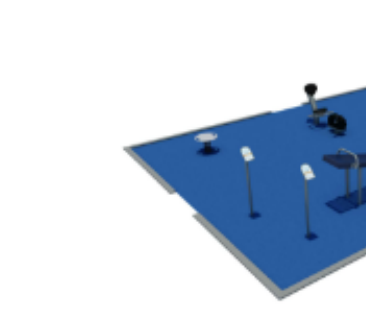
Garland's "Successful also start here" logo is a symbol of the city's commitment to excellence and innovation. It is a logo that is made from recycled plastic bottles.

1 BENCH



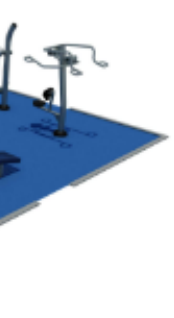
2 PLAY STRUCTURE

3 TRASH RECEPTACLE



4 ADULT EXERCISE SQUARE

5 PING PONG TABLES



6 PET WASTE STATION



LOCATION MAP

NOT TO SCALE

SITE AMENITIES

OFF PROJECT LEADER:
LIBERTY BANKERS LIFE INSURANCE
1805 LAURELWAY
SUITE 200
DALLAS, TEXAS 75201
CONTACT: DAVID WELDON
TEL: 469-822-4425
DAVID.WELDON@LIBERTYBANKERSLIFE.COM

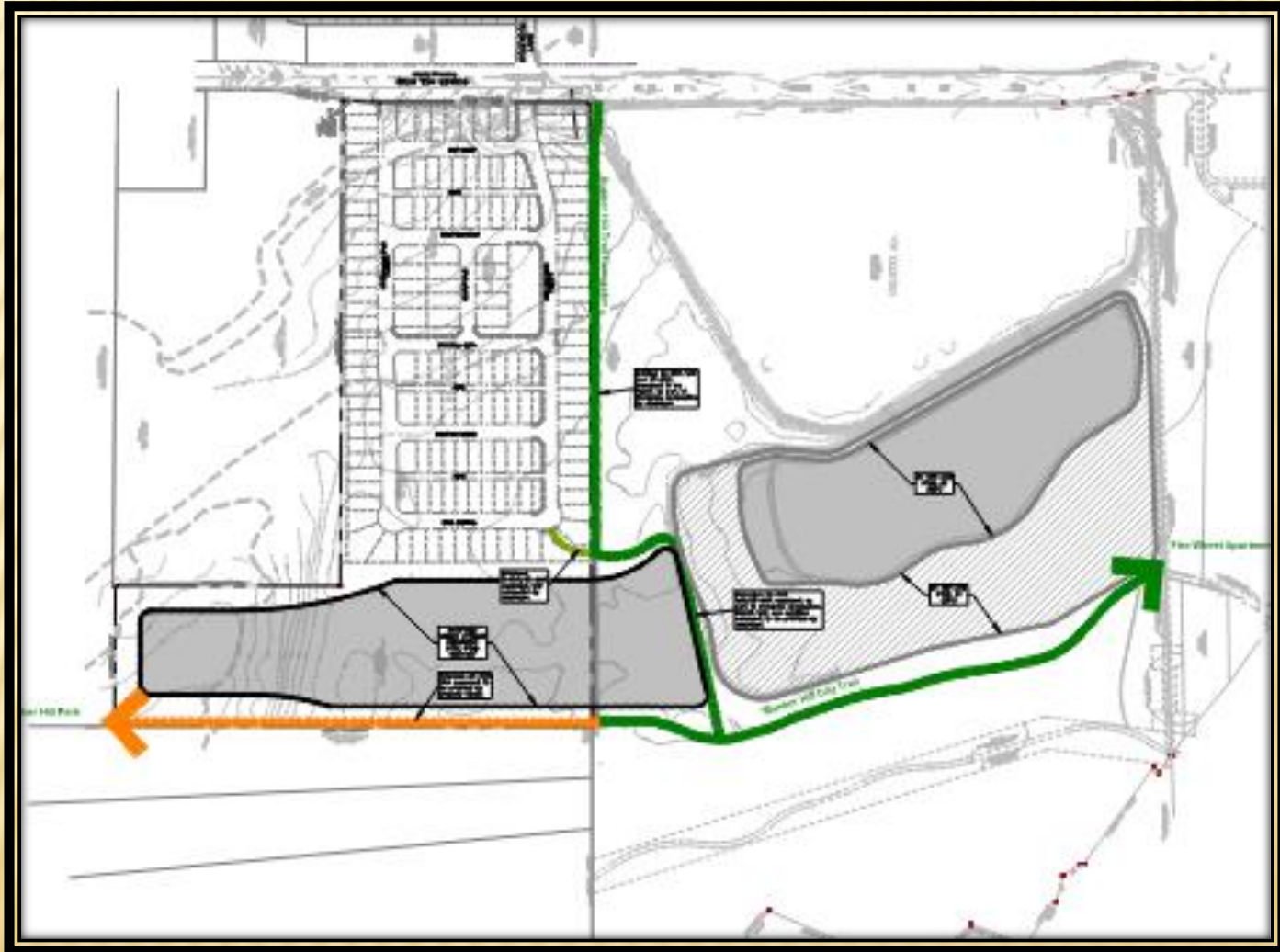
CITY ENGINEER:
RIN DESIGN GROUP
7125 TWIN HILLS AVE
SUITE 200
DALLAS, TEXAS 75221
CONTACT: RYAN KIRBY
TEL: 214-776-5428
RYAN.KIRBY@RINDSGROUP.COM

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC
400 N. GILES STREET





TRAIL PLAN



Z 20-22

SAMPLE ELEVATIONS

❑ Front-Loaded Homes



❑ Rear-Loaded Homes



DEVIATIONS

Development Standards	Required (SF-5 District)	Proposed
Lot Area Minimum	5,000 square feet	Lot A: 6,000 square feet. Total 21 lots. (Complies) Lot B: 4,500 square feet. Total of 75 lots. (Deviation) Lot C: 4,000 square feet. Total 53 lots. (Deviation)
Lot Width Minimum	55 feet	45-foot minimum lot widths for front-loaded lots (Deviation) 40-foot minimum lot widths for rear-loaded lots (Deviation) 5-foot reduction in minimum lot widths for eye-brow lots. (Complies)
Lot Coverage Maximum	60 feet corner 50%	60 feet corner (Complies) 55% (Deviation)
Front Setback	20 feet	15-foot front yard setback for all front-loaded lots. (Deviation) 10-foot front yard setback for all rear-loaded lots. (Deviation)
Rear Setbacks	20 feet adjacent to street or 15 feet for staggered and curvilinear lots. 10 feet for lots not adjacent to the street.	10-foot minimum rear yard setbacks for all front-loaded lots. (Deviation) 15-foot minimum rear-yard setbacks for all rear-loaded lots. (Deviation)
Side Setback	15 feet for lots adjacent to the street 5 feet for interior lots	15 feet for lots adjacent to the street (Complies) 5 feet for interior lots (Complies)
Building Height Maximum	35 feet	35 feet (Complies)

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.

Approval of a Detail Plan for Single-Family Detached Homes.

PLAN COMMISSION RECOMMENDATION

On September 15, 2021, the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses, and approved an Alley Waiver.

The Plan Commission also recommended approval of a Detail Plan for Single-Family Detached Homes, with a seven (7) to zero (0) vote.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

10. j.

Meeting Date: 10/12/2021

Item Title: Development Agreement regarding Zoning File No. Z 20-22

Summary of Request/Problem

This development agreement relates to Zoning Case Z 20-22 for a proposed single-family development at 4698 and 4701 Bunker Hill Road.

As drafted, the City will own and maintain the pond and open spaces areas to the south of the development, waive any tree mitigation fees owed by the developer, and allow the modification of development standards per the Planned Development (PD) District proposal, in exchange for the following to be provided/constructed by the developer:

- A supply well to maintain water level in the pond and lighted aerating fountains for the pond.
- Proper bank stabilization and decorative masonry edging around the pond.
- An eight (8)-foot wide trail around the publicly-dedicated portion of the pond to create a complete looped trail and connection to the City's regional trail. The trail shall follow standards identified in the Trails and Bikeways Master Plan.
- The HOA shall maintain open space areas shown immediately behind the lots abutting the amenity and pond areas.
- Park benches every 0.25 miles along the proposed eight (8)-foot wide trail.
- Two (2) scenic overlooks to the proposed pond.
- Adequate number of large canopy trees with irrigation to provide eventual shade for proposed benches and overlooks.

Recommendation/Action Requested and Justification

Consider approval of the attached development agreement, should Zoning Case Z 20-22 be approved.

Attachments

Draft Development Agreement

**DEVELOPMENT AGREEMENT BETWEEN
DAVE J. WILCOX AND THE CITY OF GARLAND, TEXAS**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and executed effective as of _____, 2021, by and between _____, a Texas _____ ("Developer"), _____ ("Property Owner"), and the CITY OF GARLAND, TEXAS, a home-rule municipality ("City") (collectively, "Parties").

RECITALS:

The RECITALS in this Section are (1) true and correct; (2) incorporated as part of this Agreement for all purposes; (3) evidence the intent of the Parties in entering into this Agreement; and (4) to be used in interpreting this Agreement:

WHEREAS, Developer or an affiliate is the owner or prospective owner of that certain tract of land situated in the City of Garland, Dallas County, Texas, consisting of 41.7904 ± acres in the Daniel Crist Survey, Abstract No. 226, City of Garland, Dallas County, Texas, commonly known as 4701 and 4801 Bunker Hill Road, and being described as two Tracts of land in deed to Norberto Guillen as recorded in Volume 2002058 at Page 7057 of the Official Public Records of Dallas County, Texas, and being more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes ("Property");

WHEREAS, Developer has submitted a zoning application to the City, file no. Z 20-22, requesting a change in zoning from agricultural to a Planned Development for the development of approximately 149 single-family residential lots on the Property in the subdivision to be known as Parkside, as generally depicted in Exhibit B, attached hereto and incorporated herein for all purposes ("Development");

WHEREAS, Developer desires to enhance the quality, as well as the value of the Development to both the Developer and the City by (1) the construction and dedication of certain recreational and pedestrian trails to the public, being more particularly depicted on Exhibit C, attached hereto and incorporated herein by reference (collectively, "Pedestrian Easement Area"), (2) the reconstruction and completion of certain existing public pedestrian and recreational trails, (3) implementing a variety of architectural elements and the use of high quality building materials in the construction of buildings within the Development, and (4) establishing certain fencing and screening standards within the Development, which are more particularly described herein.

WHEREAS, Developer and City acknowledge and agree that the terms and conditions of this Agreement are mutually beneficial;

WHEREAS, Developer has advised the City that a primary factor inducing Developer to complete development of the Property is this Agreement;

WHEREAS, the development of the Property will increase or encourage (1) economic development in the City, (2) redevelopment in the area, (3) revitalization of the area, and (4) tax revenues because of investments in real property within the City;

WHEREAS, Developer and City recognize and acknowledge that the use of a variety of architectural elements and high quality building materials in the construction of buildings and structures add value and significance to property, which will also encourage the development or redevelopment of surrounding properties and promote future economic activity within the area;

NOW, THEREFORE, Developer and the City make and enter into this Agreement in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both Developer and the City, and agree as follows:

CONSTRUCTION AND INTERPRETATION

- A. This Agreement is the final agreement of Developer and City with respect to the matters expressly stated herein and supersedes all prior negotiations, discussions, representations and understandings. This Agreement has been negotiated at arms-length between sophisticated parties, each represented by highly competent counsel of its choice and has been carefully read. It is intended to be liberally construed to accomplish its stated purposes. Parties waive any common law rules of construction against the drafter.
- B. The terms and conditions of this Agreement are contingent upon the approval thereof by the City Council of the City of Garland, Texas ("City Council") and City Council approval of the change in zoning of the Property to a Planned Development for Single-Family-5 (SF-5) Uses and a partial Alley Waiver. Notwithstanding City Council approval of the terms and conditions of this Agreement, City Council is not obligated, and is not hereby promising or agreeing, to approve the change in zoning to the proposed PD District.
- C. Running with the Land. Developer shall record this Agreement, once fully executed, with the Real Property Records of Dallas County, Texas, within 10 business days of it being executed by the City. The terms and conditions of this Agreement shall run with the land until such time as the City accepts the dedication of all of the completed public infrastructure associated with the Development. Once the dedicated public infrastructure is complete and accepted by the City, Developer shall provide the City with a release of this Agreement to be executed by the City and subsequently recorded in the Real Property Records of Dallas County ("Release"). Upon receipt, City shall have 10 business days to execute the release and return it to Developer. Developer shall be responsible for recording this Agreement and drafting and recording the Release at its sole cost and expense.

TERMS AND CONDITIONS

- A. Definitions.
 - 1. "Agreement" is defined in the recitals.
 - 2. "City" is defined in the recitals.

3. "City Requirements" mean ordinances, resolutions, rules, regulations, directives, and policies of the City that have been duly adopted and that are customarily and uniformly applied to public and private development within the City.
4. "Developer" is defined in the recitals.
5. "Development" is defined in the recitals.
6. "Party" and "Parties" are defined in the introductory paragraph.
7. "PD Ordinance" shall mean **PD Ordinance No. _____**, a Planned Development District for single-family residential uses, including a partial Alley Waiver. In the event City Council passes and approves the PD Ordinance, the PD Ordinance shall be incorporated herein by reference for all purposes and attached hereto as Exhibit F.
8. "Pedestrian Easement Area" is defined in the recitals.
9. "Property" is defined in the recitals.

B. Developer's Obligations.

1. **Dedication of Public Improvements and Easements.** Parties acknowledge that the Development necessitates the dedication of certain public easements, including but not limited to certain pedestrian/recreational trails. Developer agrees to perform, or cause to be performed, the following:
 - a. In consideration for the modifications of certain development standards and a portion of the tree mitigation fee, as more fully described below, Developer agrees to plat the Property and dedicate such public easements on the plat reasonably necessary to serve the Development and/or agreed upon herein.
 - b. Developer agrees to provide, at its sole cost and expense, the legal descriptions and exhibits for all conveyance instruments.
 - c. In order to provide the Development connectivity to the City's recreational and pedestrian trail system, Developer agrees to construct and dedicate those certain recreational and pedestrian trails to the public, being more particularly described and depicted on Exhibits B, C and D.
2. **Demolition and Reconstruction of Existing Trail.** To accommodate the increased drainage needs generated because of the Development, Developer agrees to demolish and reconstruct (per Trails and Bikeways Master Plan standards) an existing recreational and pedestrian trail owned by the City and generally located on the eastern side of the Property and depicted in Exhibit B.

3. **Amenity Pond and Open Space Areas.** Developer agrees to dedicate the pond and open space areas south of the single-family development as depicted in Exhibit B to the public. The City will own and maintain such pond and open space areas with the following conditions as provided and constructed by the Developer at the time of the Site Engineering Drawings and Site Permit for the Development:
 - a. Provide a supply well to maintain water level in the pond and lighted aerating fountains for the pond.
 - b. Provide proper bank stabilization and decorative masonry edging around the pond.
 - c. Provide an eight (8)-foot wide trail around the publicly-dedicated portion of the pond to create a complete looped trail and connection to the City's regional trail. The trail shall follow standards identified in the Trails and Bikeways Master Plan.
 - d. The HOA shall maintain open space areas shown immediately behind the lots abutting the amenity and pond areas.
 - e. Provide park benches every 0.25 mile along the proposed eight (8)-foot wide trail.
 - f. Provide two (2) scenic overlooks to the proposed pond, to be approved by the City of Garland Parks & Recreation Department.
 - g. Provide adequate number of large canopy trees with irrigation to provide eventual shade for proposed benches and overlooks.
4. **Drainage.** Developer and Owner shall provide a drainage and grading easement to allow for future grading and development to properties to the west.
5. **Pedestrian Bridges.** Developer agrees that any Flood Study submitted to the City shall include two pedestrian bridge crossings, one that crosses Rowlett Creek and one that crosses the tributary south of the creek to connect to the Firewheel Town Center area.
6. **Design and Construction Standards.** Developer agrees to comply with the requirements of the PD Ordinance (collectively the "PD Requirements"), unless expressly modified herein for the mutual benefit of both Parties. In the event there is an express conflict between the PD Requirements and this Agreement, the terms and conditions of this Agreement shall control. Developer expressly agrees to the following design and construction standards:
 - a. **Elevations.** Developer agrees that residential units and common structures will be designed and constructed in similar form and manner as depicted in the representative product elevations depicted in "Exhibit 'E'," attached hereto and incorporated herein by reference for all

purposes, and reflects reasonable design and construction standards, architectural styles, elevations, roof forms, cladding detail, and porch, door, and window detail.

b. **Definitions.** For the purpose of this Agreement, the following definitions apply to construction materials:

i. Masonry Construction. A form of construction consisting of brick, stone, glass block, tile, or other similar building units or materials, or any combination of these materials, laid up unit-by-unit, and set in mortar. Notwithstanding the foregoing, Masonry Construction expressly includes stucco construction. The term excludes wall areas devoted to doors and windows. When applied to meeting the minimum requirements for exterior construction, this term includes the following materials:

- (a) Acceptable materials include hard-fired brick such as kiln-fired clay, shale, or slate material. Acceptable materials may also include integrally-colored concrete brick, known as concrete masonry units or CMUs, but only subject to the limitations in subsection (e) below and only if the concrete masonry units conform to the same ASTM standard for construction as typical hard-fired clay brick. Material under this Section must meet the classification of severe weather grade and have a minimum thickness of two and one-quarter inches when applied as a veneer. Acceptable materials under this Section do not include unfired or underfired clay, sand, or shale brick.
- (b) Acceptable materials include stone such as naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable, all-weather stone that is customarily used in exterior building construction. Acceptable materials may also include cast or manufactured stone product, provided that such product yields a highly textured, stone-like appearance, its coloration is integral to the masonry material, and it is demonstrated to be highly durable and maintenance-free. The surface of any manufactured stone must not be painted. Natural or man-made stone must have a minimum thickness of two and five-eighths inches when applied as a veneer.
- (c) Acceptable materials include glass blocks or tiles of the type customarily used in exterior building construction. Glass blocks are counted as windows and must not comprise more than twenty percent of any exterior wall surface. Acceptable

glass blocks must not be highly reflective or have a mirror-like finish.

- (d) Acceptable materials include stucco, if such material is color-intrinsic and applied in a 3-stage process in accordance with industry standards. The Building Official shall review the proposed installation method, as detailed in the building plans, at the time of Building Permit application. The approved installation method shall be a condition of Building Permit issuance.

ii. Non-Masonry Construction. The following materials do not qualify and do not meet the definition of “Masonry Construction” in meeting the minimum requirements for the exterior construction of buildings:

- (a) Adobe or mortar wash surface material;
- (b) Exterior insulation and finish system (EIFS), acrylic matrix, synthetic plaster, or other similar synthetic material;
- (c) Cementitious fiberboard siding, such as “SmartBoard” or “HardiBoard”;
- (d) Vinyl-based siding material, as may be allowed by the City’s Building Code;
- (e) Lightweight or featherweight concrete blocks or cinder blocks;
- (f) Exterior plaster that does not meet the definition of Stucco;
- (g) Any other cementitious product not listed above

c. **Building Materials.** Developer agrees that all elevations within the Project facing a dedicated street shall have a minimum of eighty percent (80%) Masonry Construction materials excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.

7. **Nature of Developer’s Obligations.** Parties agree that the Developer’s obligations, as described herein and agreed upon by the Parties are contractual in nature and are a material part of City’s consideration in entering into this Agreement. Developer acknowledges that it has had an opportunity to consult with and be represented by counsel of Developer’s choosing in the review of this Agreement, that Developer has been advised by the City to do so, that Developer is fully aware of the contents of the Agreement and of its legal effect, and that it enters into this Agreement freely, without duress or coercion, and based on Developer’s own judgment and wishes, and not in reliance upon any representation or promise made by the City, other than those contained herein.

C. City's Obligations

1. **Waiver of Tree Mitigation Fee.** In consideration of Developer agreeing to the aforementioned Developer obligations, the City agrees to waive any tree mitigation fees owed by Developer. However, Developer shall submit a Tree Management Plan, pursuant to Section 4.56 of the GDC, to the Planning Director for his approval or denial based on a determination, in the Planning Director's sole discretion, that the Tree Management Plan is consistent with the purpose and intent of Article 4, Chapter 4, "Tree Preservation & Mitigation," of the GDC.
2. **Modified Development Standards.** The City agrees to the modifications of City design and construction standards expressly stated and described in above Section B(3), with which Developer agrees to follow and comply, as well as the following development modifications:
 - a. Partial Alley Waiver.
 - b. Lot Size Reduction.
 - c. Lot Width.
 - d. Garage Orientation/setback
 - e. Lot Coverage

- D. Section 2270 Verification. Pursuant to Section 2270 of the Texas Government Code, Developer hereby certifies that it does not boycott Israel and will not boycott Israel during the term of this Agreement.
- E. Severability. If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.
- F. Waiver. Either the City or Developer shall have the right to waive any requirement contained in this Agreement, which is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.
- G. Assignment. This Agreement may not otherwise be assigned by Developer without the City Manager's written consent which shall not be unreasonably withheld.

- H. Governing Law; Venue. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Dallas County, Texas.
- I. Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.
- J. Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.
- K. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.
- L. Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements or understandings between the parties relating to the subject matter. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally and no written modification of this Agreement shall be effective unless executed by both parties.
- M. Relationship of Parties; No Third Party Beneficiaries. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Agreement. There are no third-party beneficiaries to this Agreement and no third-party beneficiaries are intended by implication or otherwise.
- N. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this Agreement, the parties will first attempt to resolve the dispute by taking the following steps:
1. A written notice (the "Notice of Dispute") substantially describing the nature of the dispute shall be delivered by the dissatisfied party (the "Dissatisfied Party") to the other party (the "Responding Party"), which Notice of Dispute shall request a written response (the "Response") which attempts to resolve the dispute; and
 2. If the Responding Party fails to deliver the Response within ten (10) days after its receipt of the Notice of Dispute, either party may proceed to institute any lawsuit

or proceeding arising from this Agreement. If the Responding Party timely delivers the Response to the Dissatisfied Party and the Response does not reasonably resolve the dispute in the opinion of the Dissatisfied Party, the Dissatisfied Party shall deliver written notice to that effect (the "Notice of Continuing Dispute") to the Responding Party. Within thirty (30) days after the Responding Party's receipt of the Notice of Continuing Dispute, an individual appointed by the Dissatisfied Party having authority over the activities of the Dissatisfied Party and an individual appointed by the Responding Party having authority over the activities of the Responding Party shall meet in person at a time and location mutually acceptable to the parties in an effort to resolve the dispute. In the event that the Dissatisfied Party and the Responding Party are unable to agree on the time and location of such meeting, or after such meeting a dispute remains, either party may proceed to institute any lawsuit or proceeding arising from this Agreement.

- O. Authority. The City represents and warrants that this Agreement has been approved by resolution duly adopted by the Garland City Council in accordance with all applicable public meeting and public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been authorized to do so. Developer represents and warrants that this Agreement has been approved by appropriate action of Developer and that the individual executing this Agreement on behalf of Developer has been authorized to do so. Each assignee, lender, or successor who becomes a party to this Agreement represents and warrants that this Agreement has been approved by appropriate action of such assignee, lender, or successor and that the individual executing this Agreement on behalf of such assignee, lender, or successor has been authorized to do so.
- P. Governmental Powers; Waiver of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its governmental powers, immunities, or rights that would otherwise be available to it by law except for Developer to enforce the terms of this Agreement. Nothing in this Agreement is intended to delegate or impair the performance by the City of its governmental functions. The Parties acknowledge that this Agreement is a contract for goods or services and subject to the provisions of Subchapter I, Chapter 271 of the Texas Local Government Code.
- Q. Survival. All indemnity provisions of this Agreement shall survive termination or expiration of this Agreement for a period of 3 years and one day.
- R. Effective Date. The effective date of this Agreement shall be the date on which this Agreement is executed by the City Manager, or his designee, of the City of Garland.
- S. Term. The term of this Agreement shall commence on the date this Agreement is approved by the City Council and executed by the Mayor of the City of Garland, Texas, and the change of zoning on the Property to the aforementioned PD District is approved. The term shall end once all the dedicated public infrastructure, including but not limited to streets and trails, for the Development are substantially completed by Developer and accepted by City, and a release of this Agreement is recorded with the Dallas County Real Property Records.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the ____ day of _____, 2021.

CITY:

The City of Garland, a Texas home-rule municipality

By: _____

Name: _____

Title: _____

Date: _____

PROPERTY OWNER:

_____,
a Texas _____

By: _____

Name: _____

Title: _____

Date: _____

DEVELOPER:

_____,
a Texas Corporation

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT "A"

PROPERTY DESCRIPTION
41.7904 ACRE PARCEL
NORBERTO GUILLEN PROPERTY
DANIEL CIST SURVEY, ABSTRACT NO. 226
CITY OF GARLAND, DALLAS COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DANIEL CRIST SURVEY, ABSTRACT NO. 226, DALLAS COUNTY, TEXAS, AND BEING PROPERTY DESCRIBED AS TWO TRACTS OF LAND IN DEED TO NORBERTO GUILLEN AS RECORDED IN VOLUME 2002058 AT PAGE 7057 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING DESCRIBED IN COMPOSITE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD WITH YELLOW PLASTIC CAP LOCATED IN THE SOUTHEAST LINE OF TRACT 2 OF SAID GUILLEN TRACT CALLED 26.54 ACRES, ON THE SOUTHWEST LINE OF BUNKER HILL ROAD (VARIABLE WIDTH RIGHT-OF-WAY) FOR THE MOST NORTHERLY CORNER OF A CALLED 135.89 ACRE TRACT OF LAND DESCRIBED IN DEED TO RCM FIREWHEEL, LLC, AS RECORDED UNDER COUNTY CLERKS FILE NO. 201200379857 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND ALSO BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF SACHSE FOR RIGHT-OF-WAY DEDICATION OF BUNKER HILL ROAD AS RECORDED UNDER COUNTY CLERKS FILE NO. 201400136844 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 43° 59' 47" WEST (BASIS OF BEARINGS PER TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 (NAD83-2011) (SOUTH 45° 00' WEST PER DEED) AND FOLLOWING ALONG THE COMMON LINE OF SAID 26.54 ACRE GUILLEN TRACT AND THE 135.89 ACRE RCM FIREWHEEL TRACT FOR A DISTANCE OF 1944.48 FEET TO A 5/8" IRON ROD WITH YELLOW CAP FOUND FOR THE MOST SOUTHERLY CORNER OF TRACT 1, CALLED 16.00 ACRES, OF SAID GUILLEN TRACT AND ALSO BEING THE MOST EASTERLY CORNER OF A CALLED 23.20 ACRE TRACT OF LAND DESCRIBED IN DEED TO JAMES DANIEL LAMBERT AS RECORDED IN VOLUME 92240 AT PAGE 3818 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 45° 42' 36" WEST (NORTH 45° 00' WEST PER DEED) GENERALLY ALONG A WIRE FENCE LINE AND FOLLOWING ALONG THE COMMON LINE OF SAID LAMBERT TRACT AND THE NORBERTO GUILLEN 16.00 ACRE TRACT FOR A DISTANCE OF 1489.31 FEET (1489.33 FEET PER DEED) TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED RPLS1890 SET FOR THE MOST WESTERLY CORNER OF SAID TRACT 1 OF THE GUILLEN TRACT;

THENCE NORTH 44° 35' 20" EAST (NORTH 45° 31' EAST PER DEED) AND FOLLOWING THE NORTHWEST LINE OF SAID TRACT 1 OF THE GUILLIAN 16.00 ACRE TRACT FOR A DISTANCE OF 437.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED RPL1890 SET FOR THE MOST NORTHERLY CORNER OF SAT TRACT 1 OF THE GUILLEN TRACT AND ALSO BEING THE MOST WESTERLY CORNER OF A CALLED 23 ACRE TRACT DESCRIBED IN DEED TO DONNA E. THOMAS AS RECORDED IN VOLUME 2000065 AT PAGE 4154 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 45° 42' 36" EAST (SOUTH 45° 00' EAST PER DEED) AND FOLLOWING ALONG THE COMMON LINE OF SAID TRACT 1 OF THE GUILLEN 16.00 ACRE TRACT AND THE THOMAS 23 ACRE TRACT FOR A DISTANCE OF 701.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED RPLS1890 SET FOR THE MOST SOUTHERLY CORNER OF SAID THOMAS 23 ACRE TRACT;

THENCE NORTH 44° 30' 05" EAST (NORTH 45° 31' EAST PER DEED) AND FOLLOWING ALONG THE COMMON LINE OF THE GUILLEN 16.00 ACRE TRACT AND THE THOMAS 23 ACRE TRACT FOR A DISTANCE OF 1514.03 FEET TO A 5/8" IRON ROD SET FOR CORNER ON THE AFOREMENTIONED SOUTHWEST LINE OF BUNKER HILL ROAD (VARIABLE WIDTH RIGHT OF WAY AND ALSO BEING THE MOST WESTERLY OF THE AFORESAID 0.803 ACRE TRACT DESCRIBED IN DEED TO THE CITY OF SACHSE AS RECORDED UNDER COUNTY CLERKS FILE NUMBER 201400136844 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING IN A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07° 44' 04" WITH A RADIUS OF 845.00 FEET AND A CHORD BEARING SOUTH 41° 53' 42" EAST AT A DISTANCE OF 113.98 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT COMMON TO THE SOUTHWEST RIGHT-OF-LINE OF SAID BUNKER HILL ROAD FOR AN ARC DISTANCE OF 114.07 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 45° 45' 43" EAST AND CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF BUNKER HILL ROAD AS ESTABLISHED BY THE 0.803 ACRE TRACT DESCRIBED IN DEED TO THE CITY OF SACHSE AS RECORDED UNDER COUNTY CLERKS FILE NUMBER 201400136844 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, TO THE POINT OF BEGINNING AND CONTAINING 41.7904 ACRES OF LAND, MORE OR LESS.



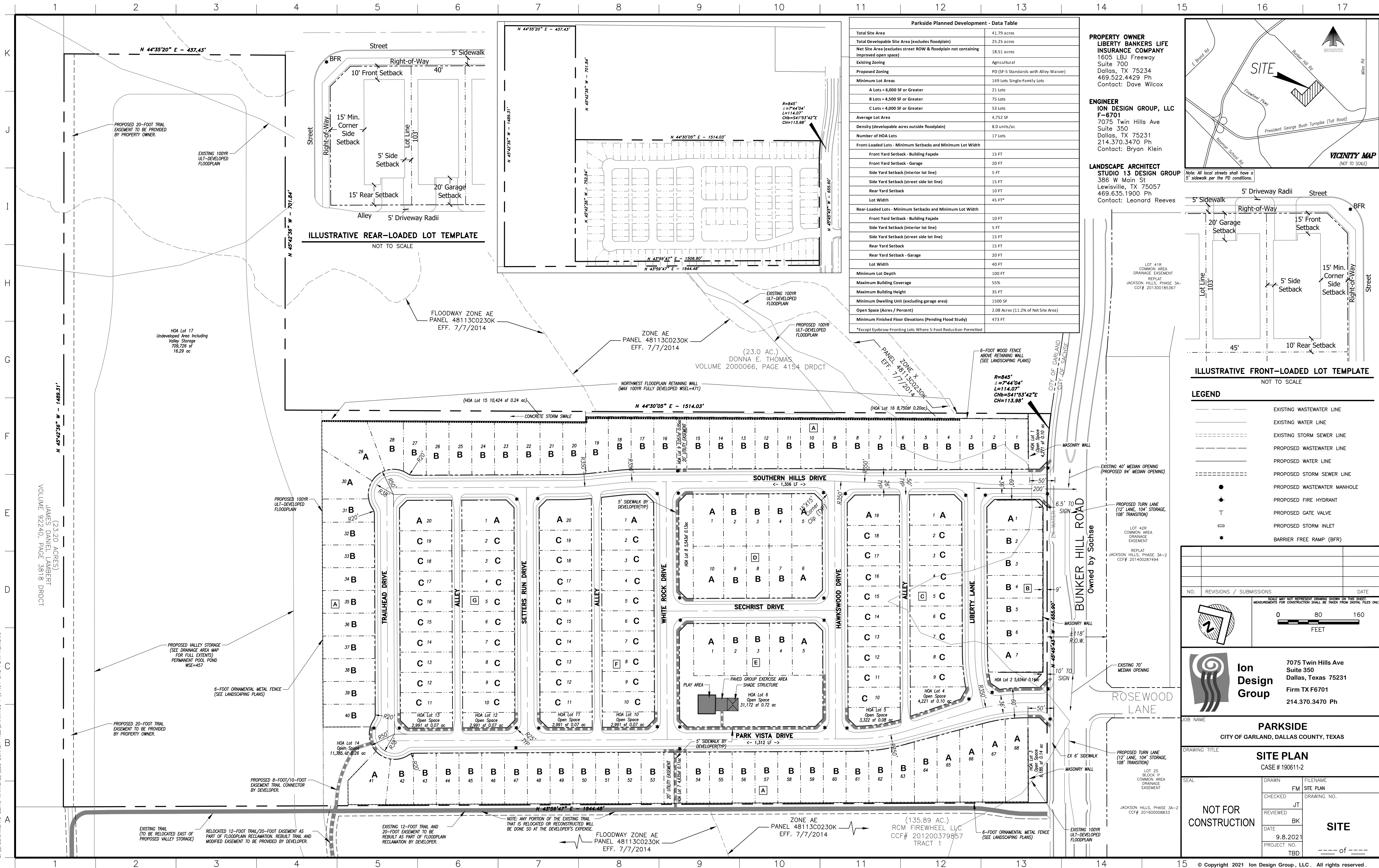
David Petree
Registered Professional
Land Surveyor No. 1890



EXHIBIT "B"

LAYOUT: SITE PLAN, PLOTTED: Wednesday, September 8, 2021, 1:44:41 PM BY: ION DESIGN, PLOT SCALE: 1"=1'. SAVED: 9/9/2021 1:45PM BY: ION DESIGN
EX: ASSIGNMENTS BEING MARKED\LIB: BUNKER HILL DRAWINGS P\CD\01 SITE PLAN NEW.DWG

(23.20 ACRES)
JAMES DANIEL LAMBERT
VOLUME 92240, PAGE 3818 DRDCT

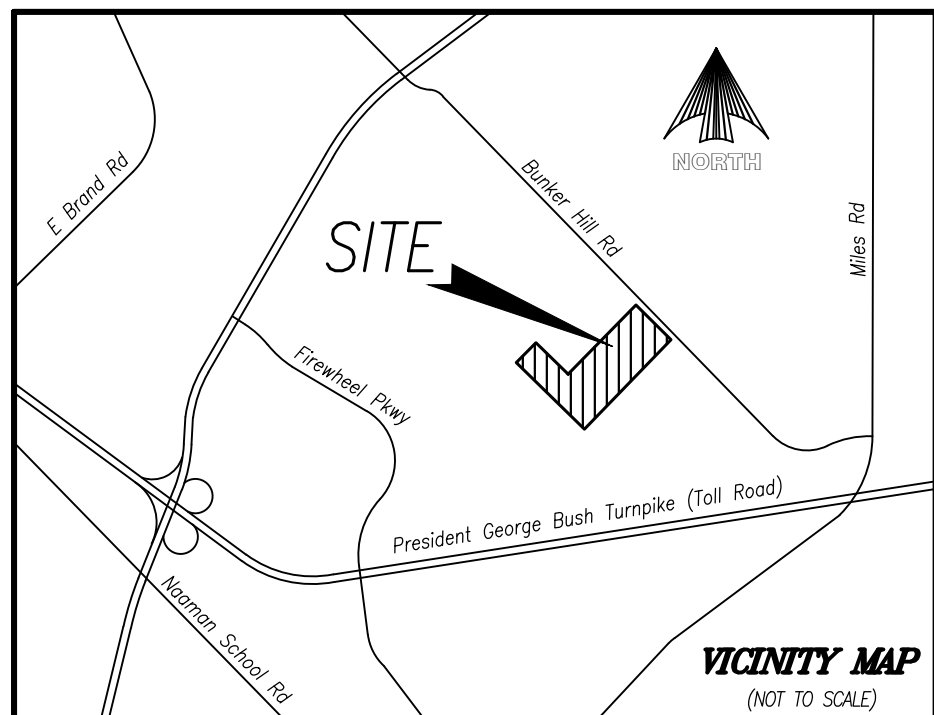


Parkside Planned Development - Data Table	
Total Site Area	41.79 acres
Total Developable Site Area (excludes floodplain)	25.25 acres
Net Site Area (excludes street ROW & floodplain not containing improved open space)	18.51 acres
Existing Zoning	Agricultural
Proposed Zoning	PD (SF-5 Standards with Alley Waiver)
Minimum Lot Areas	149 Lots Single-Family Lots
A Lots = 6,000 SF or Greater	21 Lots
B Lots = 4,500 SF or Greater	75 Lots
C Lots = 4,000 SF or Greater	53 Lots
Average Lot Area	4,752 SF
Density (developable acres outside floodplain)	8.0 units/ac
Number of HOA Lots	17 Lots
Front-Loaded Lots - Minimum Setbacks and Minimum Lot Width	
Front Yard Setback - Building Facade	15 FT
Front Yard Setback - Garage	20 FT
Side Yard Setback (interior lot line)	5 FT
Side Yard Setback (street side lot line)	15 FT
Rear Yard Setback	10 FT
Lot Width	45 FT*
Rear-Loaded Lots - Minimum Setbacks and Minimum Lot Width	
Front Yard Setback - Building Facade	10 FT
Side Yard Setback (interior lot line)	5 FT
Side Yard Setback (street side lot line)	15 FT
Rear Yard Setback	15 FT
Rear Yard Setback - Garage	20 FT
Lot Width	40 FT
Minimum Lot Depth	100 FT
Maximum Building Coverage	55%
Maximum Building Height	35 FT
Minimum Dwelling Unit (excluding garage area)	1500 SF
Open Space (Acres / Percent)	2.08 Acres (11.2% of Net Site Area)
Minimum Finished Floor Elevations (Pending Flood Study)	473 FT
*Except Eyebrow-Fronting Lots Where 5-Foot Reduction Permitted	

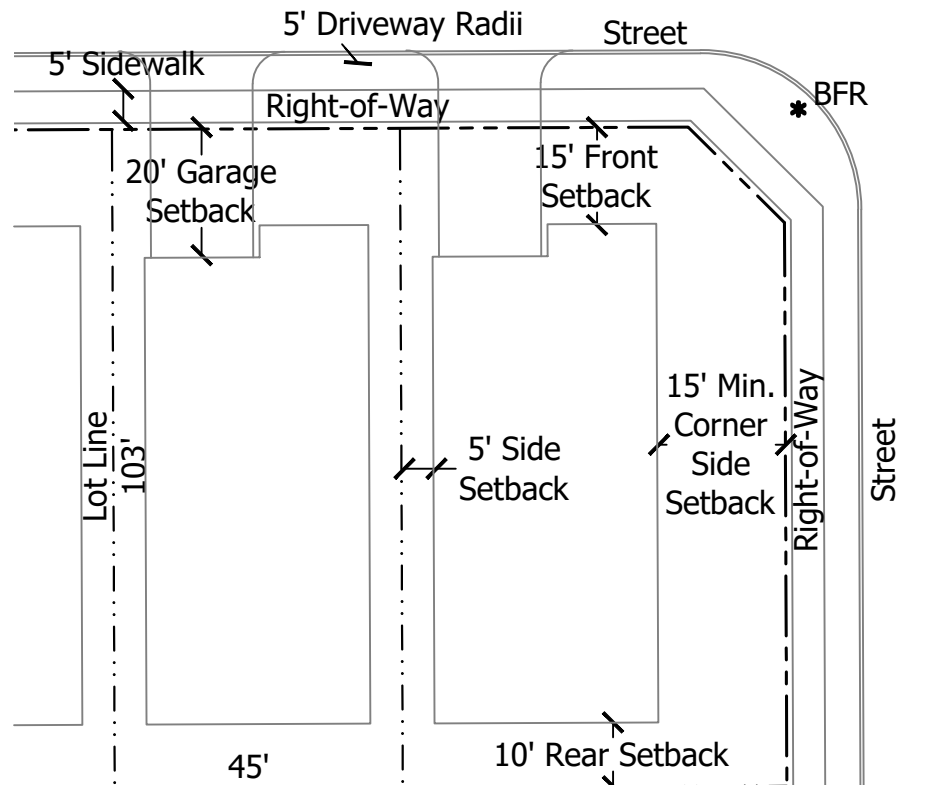
PROPERTY OWNER
LIBERTY BANKERS LIFE INSURANCE COMPANY
1605 LBJ Freeway
Suite 700
Dallas, TX 75234
469.522.4429 Ph
Contact: Dave Wilcox

ENGINEER
ION DESIGN GROUP, LLC
F-6701
7075 Twin Hills Ave
Suite 350
Dallas, TX 75231
214.370.3470 Ph
Contact: Bryan Klein

LANDSCAPE ARCHITECT
STUDIO 13 DESIGN GROUP
386 W Main St
Lewisville, TX 75057
469.635.1900 Ph
Contact: Leonard Reeves



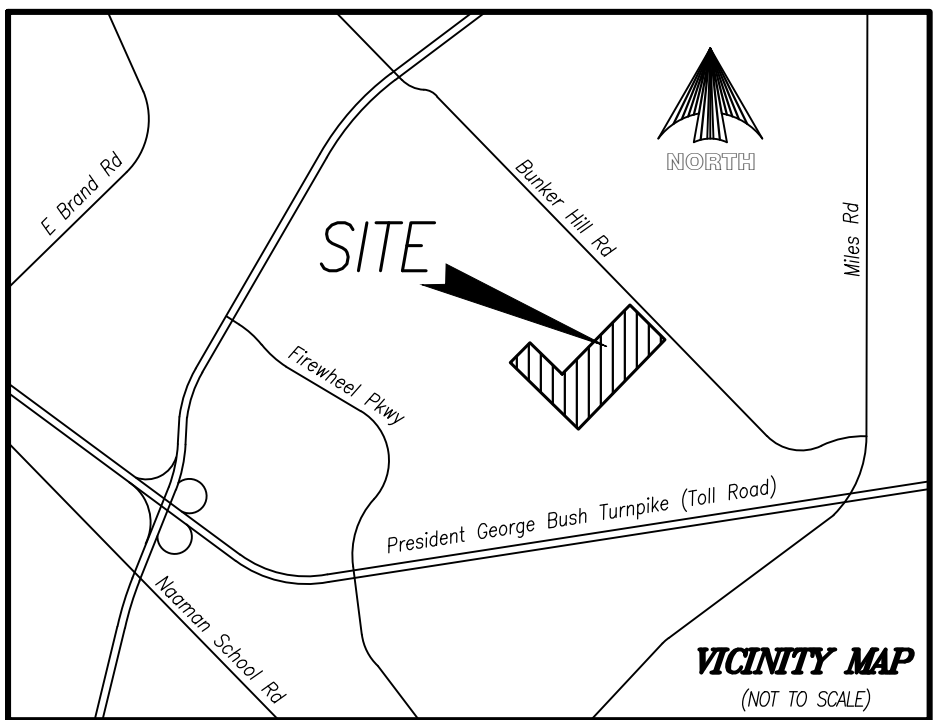
Note: All local streets shall have a 5' sidewalk per the PD conditions.



ILLUSTRATIVE FRONT-LOADED LOT TEMPLATE
NOT TO SCALE

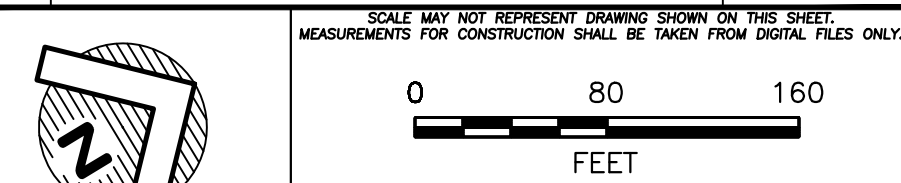
- LEGEND**
- EXISTING WASTEWATER LINE
 - EXISTING WATER LINE
 - EXISTING STORM SEWER LINE
 - PROPOSED WASTEWATER LINE
 - PROPOSED WATER LINE
 - PROPOSED STORM SEWER LINE
 - PROPOSED WASTEWATER MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED STORM INLET
 - BARRIER FREE RAMP (BFR)

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LANDSCAPE ARCHITECT
STUDIO 13 DESIGN GROUP
386 W Main St
Lewisville, TX 75057
469.635.1900 Ph
Contact: Leonard Reeves

NO.	REVISIONS / SUBMISSIONS	DATE



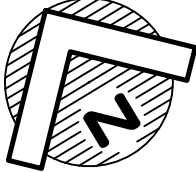
OB NAME **PARKSIDE**
CITY OF GARLAND, DALLAS COUNTY, TEXAS

DRAWING TITLE OPEN SPACE & FENCING MAP		
CASE # 190611-2		
SEAL NOT FOR CONSTRUCTION	DRAWN	FILENAME
	FM	SITE PLAN
	CHECKED	DRAWING NO.
	JT	
	REVIEWED	
	BK	SITE
	DATE	
	9.8.2021	
PROJECT NO.		
	TBD	--- of ---



REFERENCE BENCHMARK NO. 1
FOUND CITY OF SACHSE BRASS DISK GPS CONTROL MONUMENT
STATION NO. 2 IN BUNKER HILL ROAD.
N: 7040302.241' E: 2549521.784' ELEV: 527.22'

REFERENCE BENCHMARK NO. 2
FOUND CITY OF GARLAND GPS MONUMENT NO. 149 2" BRASS
DISK LOCATED ON INLET PO @ NEC INTERSECTION 5500
LAVON DRIVE & SH 78.
N: 7039859.203' EAST: 2548313.851' ELEV: 516.87'

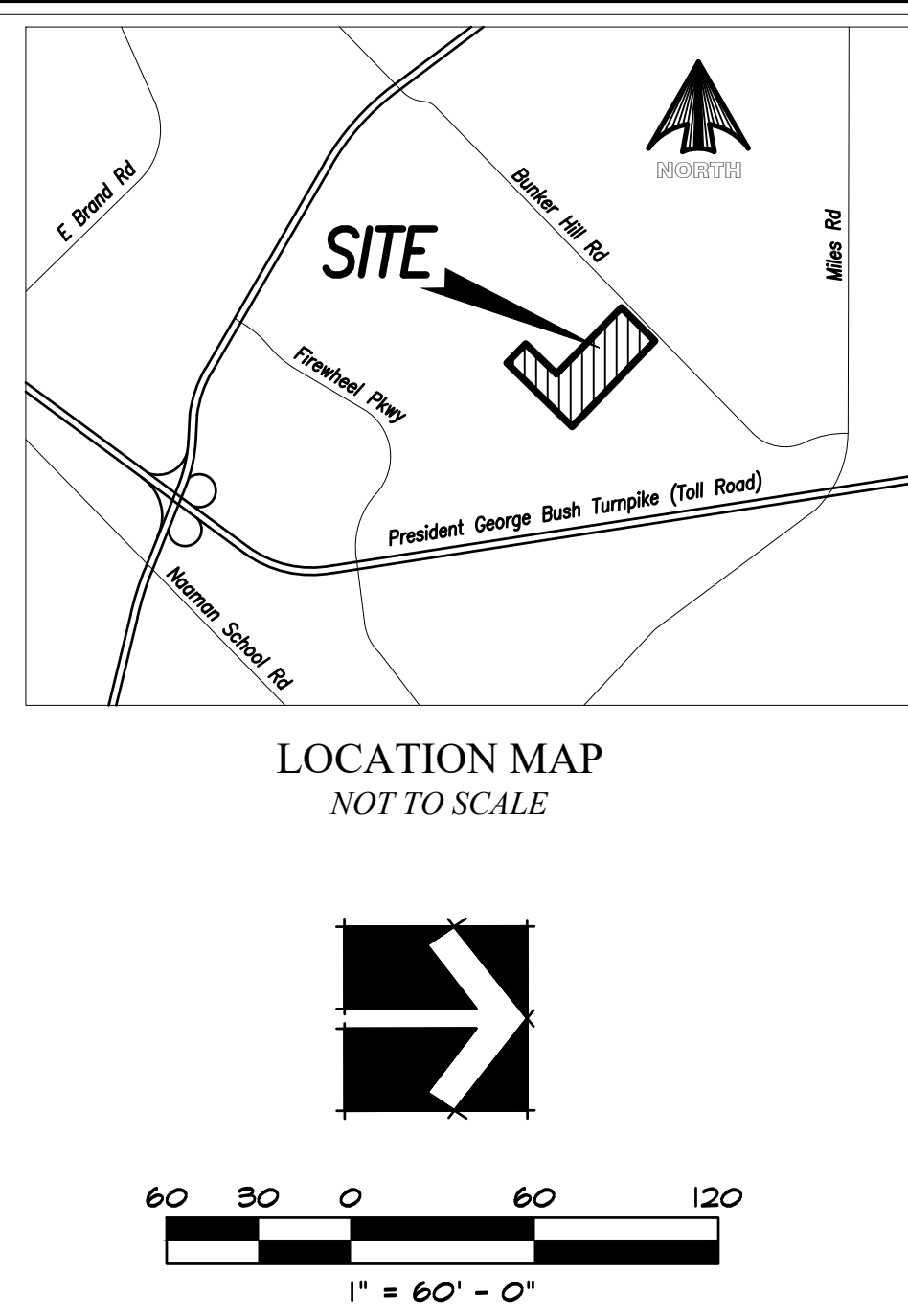
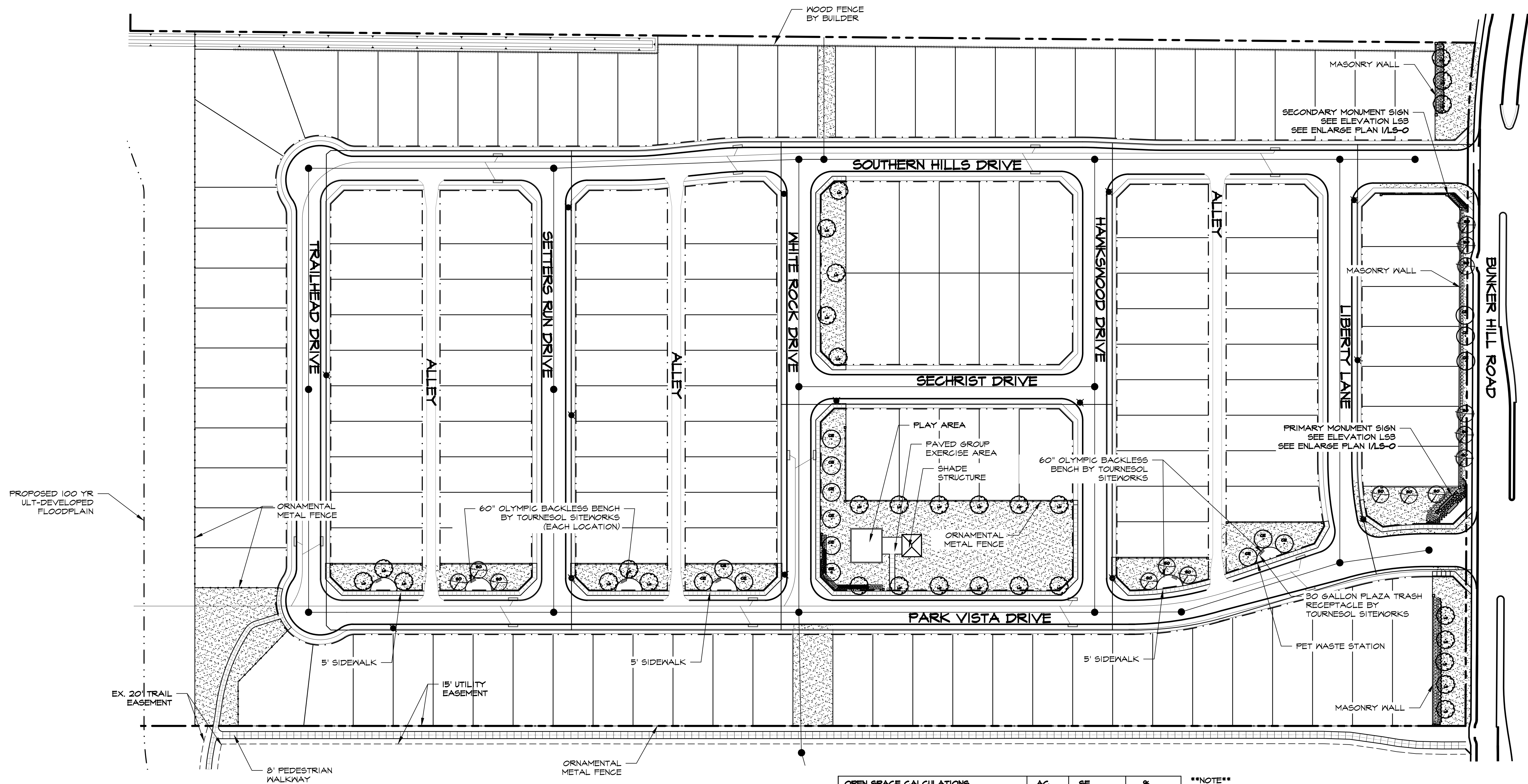
NO.		REVISIONS / SUBMISSIONS		DATE	
SCALE MAY NOT REPRESENT DRAWING SHOWN ON THIS SHEET. MEASUREMENTS FOR CONSTRUCTION SHALL BE TAKEN FROM DIGITAL FILES ONLY.					
		0 150 300 FEET			
		Ion Design Group 7075 Twin Hills Ave Suite 350 Dallas, Texas 75231 Firm TX F6701 214.370.3470 Ph			
JOB NAME		PARKSIDE CITY OF GARLAND, DALLAS COUNTY, TEXAS			
DRAWING TITLE					
NOT FOR CONSTRUCTION		Regional Trail Illustration Map CASE # 190611-2			
SEAL		DRAWN FILENAME		FM REGIONAL TRAIL ILLUSTRATION MAP	
		CHECKED JT		DRAWING NO.	
		REVIEWED BK			
		DATE 9.8.2021		Regio	
		PROJECT NO. TBD		_____ of _____	

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PROJECT: TAD-PARKSIDE

EXHIBIT "C"

Drawing: W:\Shared With Me\Shared\Projects\UB001PSP (Landscape) 9-3-2021.dwg Saved By: Station13 Save Time: 9/16/2021 2:16 PM
Plot Date: 9/18/2021 7:29 AM
Printed By: #####



SECTION 4.40 PERIMETER SCREENING BETWEEN RESIDENTIAL DEVELOPMENT & THOROUGHFARES

(A) General. Residential development adjacent to Type D or larger thoroughfares, as designated on the City's adopted Major Thoroughfare Plan, must be screened from the thoroughfares with one of the options listed below:

REQUIRED:

(i) Option 1 - Brick or Stone Masonry Wall. A masonry wall is required in accordance with Section 4.39(A)(i) (except large canopy trees may be at maximum fifty-foot centers) and is subject to the following requirements:

PROVIDED:

1. Masonry Wall per City of Garland Standards
2. 590 LF of frontage / 50 = 12 trees required.
17 Canopy Trees Provided

(a) The trees and screening wall are located within a minimum eight-foot wide landscape buffer, dedicated to a required Homeowners' Association for maintenance, on the street side of the screening wall; and

PROVIDED:

1. Trees are located within a 9' (minimum) landscape buffer to be maintained by H.O.A.
(b) Trees may be placed within City right-of-way provided that:

I. The drip line of all trees (at maturity) is located no closer than the ultimate planned street curb alignment;
II. There are no conflicts with utility lines; and
III. The applicant enters into a License Agreement with the City (through the Engineering Department).

Items under (b) Not Applicable

PLANT LIST					
SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
	SHUMARD OAK / QUERCUS SHUMARDII	3" CALIPER @ 12" ABOVE GRADE	AS SHOWN	15	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER @ 12" ABOVE GRADE	AS SHOWN	12	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER @ 12" ABOVE GRADE	AS SHOWN	37	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	BURFORD HOLLY / ILEX CORNUTA 'BURFORDII'	7 GALLON	AS SHOWN	79	2' HEIGHT AT TIME OF PLANTING
	WAXLEAF LIGUSTRUM / LIGUSTRUM JAPONICUM	7 GALLON	AS SHOWN	84	2' HEIGHT AT TIME OF PLANTING
	'SNOW WHITE' INDIAN HAWTHORNE / RHAPHIOLEPSIS INDICA 'SNOW WHITE'	5 GALLON	AS SHOWN	162	2' HEIGHT AT TIME OF PLANTING
	'LITTLE BUNNY' DWARF FOUNTAIN GRASS/ PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	24" O.C.	390	12" HEIGHT AT TIME OF PLANTING
	ANNUAL COLOR TO BE SELECTED BY OWNER	4" POTS	8" O.C.	270	FULL PLANTS
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQUARE FEET	74,950	MINIMUM 100% COVERAGE

OPEN SPACE CALCULATIONS			
AC	SF	%	
TOTAL SITE AREA	41.79	1,820,372	100%
SITE AREA WITHIN FLOODPLAIN	16.54	720,482	39.6%
NET AREA (EXCLUDES STREET ROW & FLOODPLAIN NOT CONTAINING USEABLE OPEN SPACE)	18.51	806,296	44.3%
USEABLE OPEN SPACE (% OF NET SITE AREA)	2.08	90,605	11.2%

****NOTE****
IMPROVEMENTS IN FLOODPLAIN CANNOT INCLUDE WALLED STRUCTURES. IMPROVEMENTS IN FLOODPLAIN MAY INCLUDE BENCHES, EXERCISE EQUIPMENT, TABLES, AND OTHER NON-WALLED STRUCTURES.

DEVELOPER SHALL RE-CONSTRUCT ANY PORTION OF THE EXISTING TRAIL THAT ARE IMPACTED BY THE PROPOSED DEVELOPMENT TO THE SAME WIDTH AS WHAT IS EXISTING.

ALL TRAILS / SIDEWALKS WILL BE CONSTRUCTED TO MEET ADA / TAS STANDARDS.

(C) Tree Size at Installation. Large canopy trees (see Table 4-1 in the Approved Plant List, Division 7 of this Article 3) and street trees in the DT district must be a minimum of three inches in caliper (measured twelve inches above the ground) and seven feet in planted height at time of installation. Small ornamental trees (see Table 4-2 in the Approved Plant List, Division 7 of this Article 3) must be a minimum of one and one-half inch in caliper (measured six inches above the ground) and five feet in planted height at time of installation.

(D) Shrub Size at Installation and Coverage at Maturity. Shrubs that are not of a dwarf variety must be a minimum of two feet in planted height at time of installation. Hedges or shrub massings, where installed for screening purposes, must be planted and maintained so as to form a continuous, unbroken, solid visual screen that will be at least six feet high within three years following installation (except for parking lot headlight screens, which must form a continuous, solid visual screen at least three feet high within two years following installation). Shrubs that are of a dwarf or miniature variety must be a minimum of one foot in planted height at time of installation unless that particular variety and size of shrub is typically less than one foot in planted height in North Central Texas.

SITE DETAIL SCHEDULE				
ITEM (APPROVED VENDORS)	QUANTITY	MANUFACTURER	MODEL	PRODUCT REPRESENTATIVE
60" BACKLESS BENCH OLYMPIC COLLECTION	6	TOURNESOL SITEWORKS	MODEL #OL-0420-60 METAL: PITCH WOOD: RPL - DARK BROWN	2930 FABER ST UNION CITY, CA 94587 PHONE: 800-543-2282
30 GAL. TRASH RECEPTACLE PLAZA COLLECTION	6	TOURNESOL SITEWORKS	MODEL #PZ-075-30 w/ PZ-HDT METAL: PITCH WOOD: RPL - DARK BROWN	2930 FABER ST UNION CITY, CA 94587 PHONE: 800-543-2282
PET WASTE STATION ROUND WASTE BIN	3	BYO RECREATION	DOG WASTE STATION MODEL #BYO-PE-1458965 COLOR: BLACK	405 GOLFWAY WEST DRIVE SUITE 302 SAINT AUGUSTINE, FL 32095 PHONE: 877-782-0585

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

OVERALL LANDSCAPE PLAN

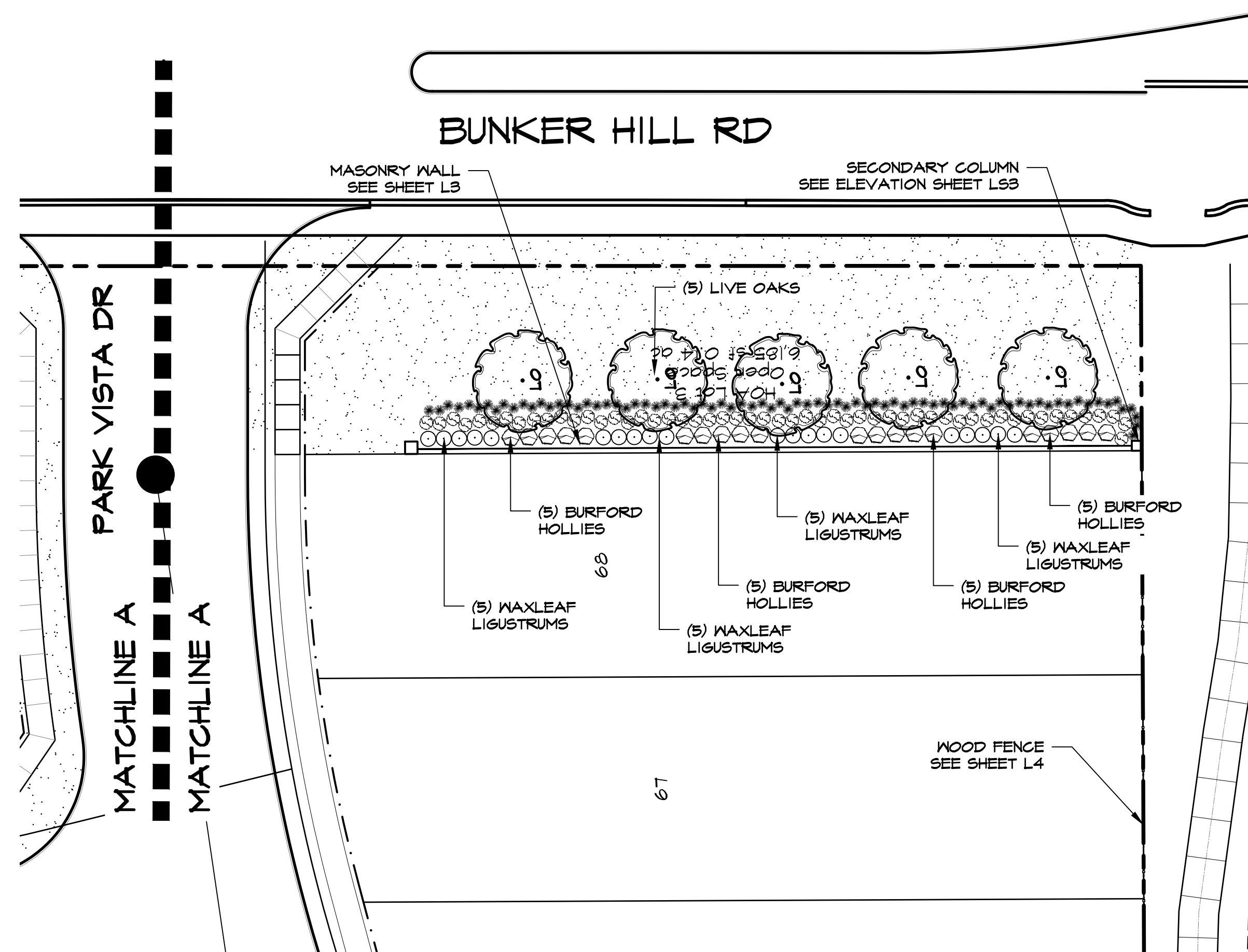
OWNER/DEVELOPER:
LIBERTY BANKERS LIFE INSURANCE
1605 LBJ FREEWAY
SUITE 700
DALLAS, TEXAS 75234
CONTACT: DAVE WILCOX
PH. 469-522-4429
DAVE.WILCOX@LIBERTYBANKERSLIFE.COM

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ION DESIGN GROUP
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SUITE 350
DALLAS, TEXAS 75231
CONTACT: BRYAN KLEIN
PH. 214-370-3470
BRYAN@IONDESIGNGROUP.NET

LANDSCAPE ARCHITECT:
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386 W. MAIN STREET
LEWISVILLE, TEXAS 75057
CONTACT: LEONARD REEVES, RLA, II
PH. 469-635-1900
LREEVES@STUDIO13.BZ

Submittal September 3, 2021

LS-1



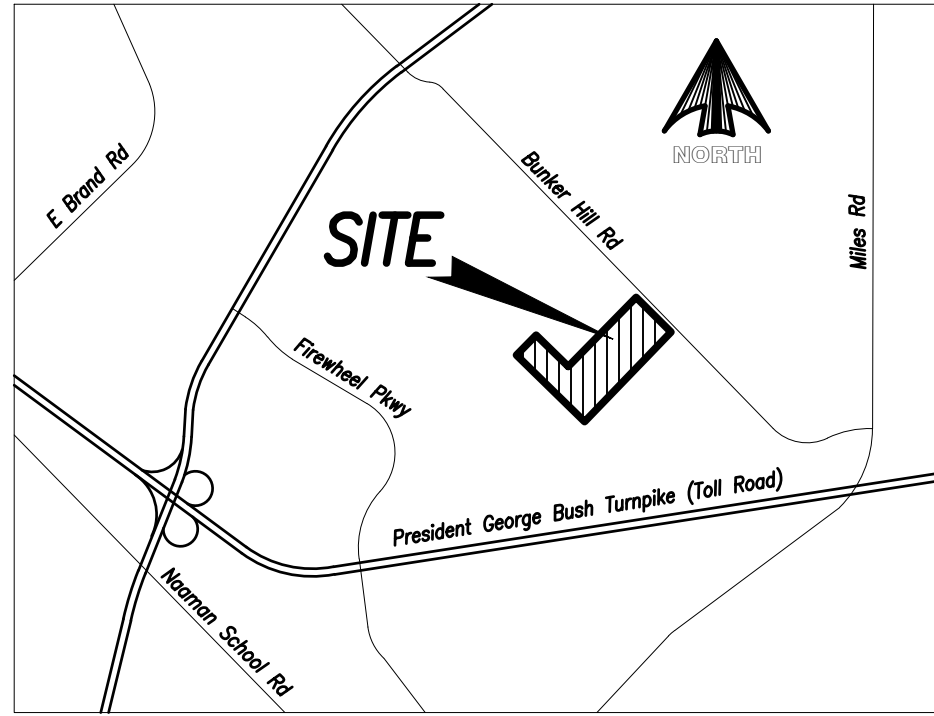
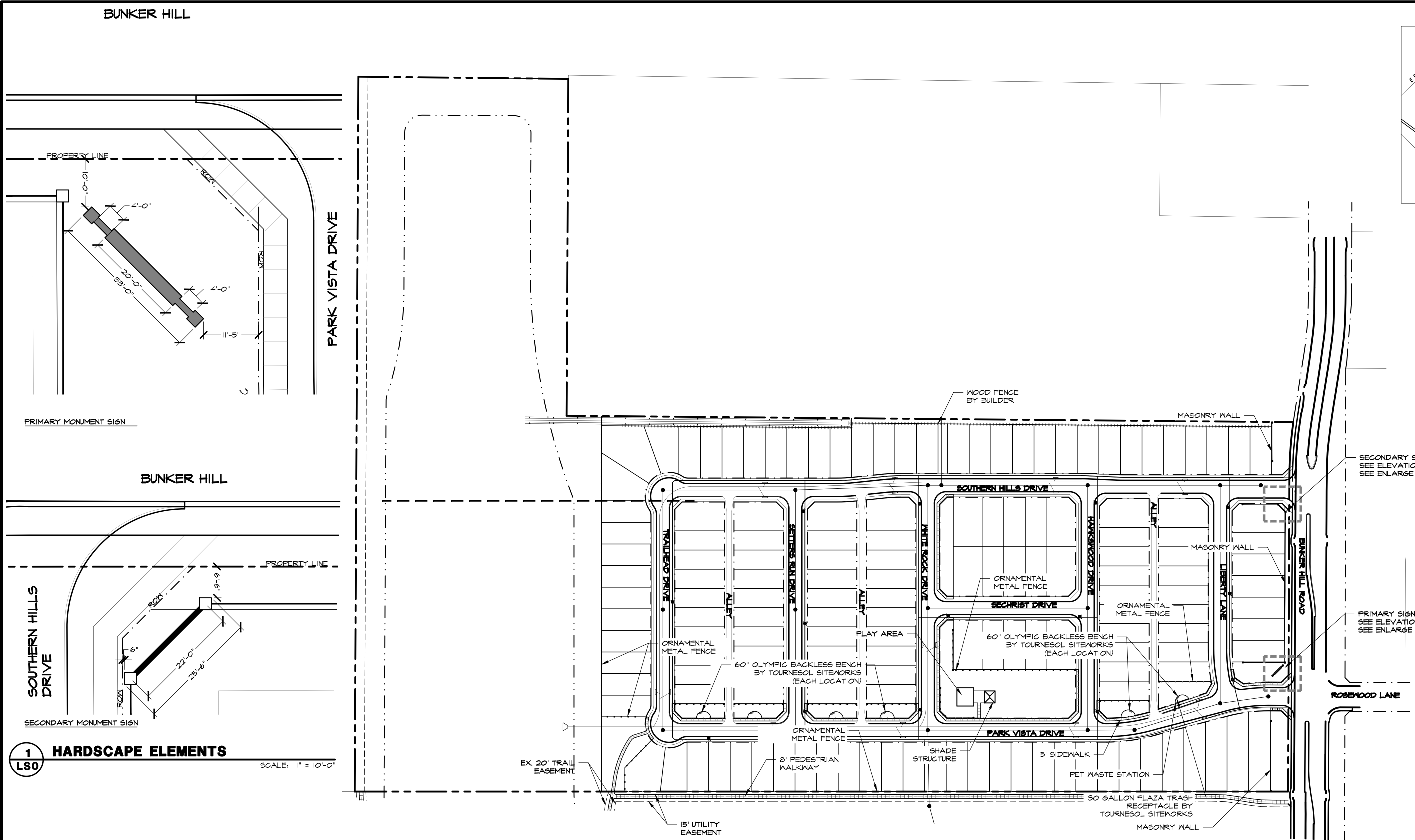
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Lewisville, Texas 75057
469-635-1900

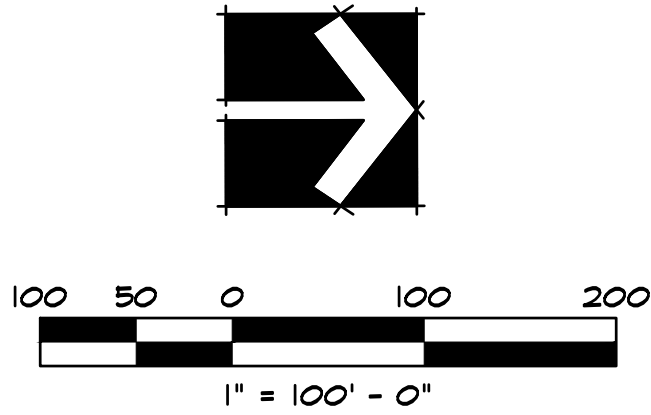
TBAE Firm #BR643

LS-2

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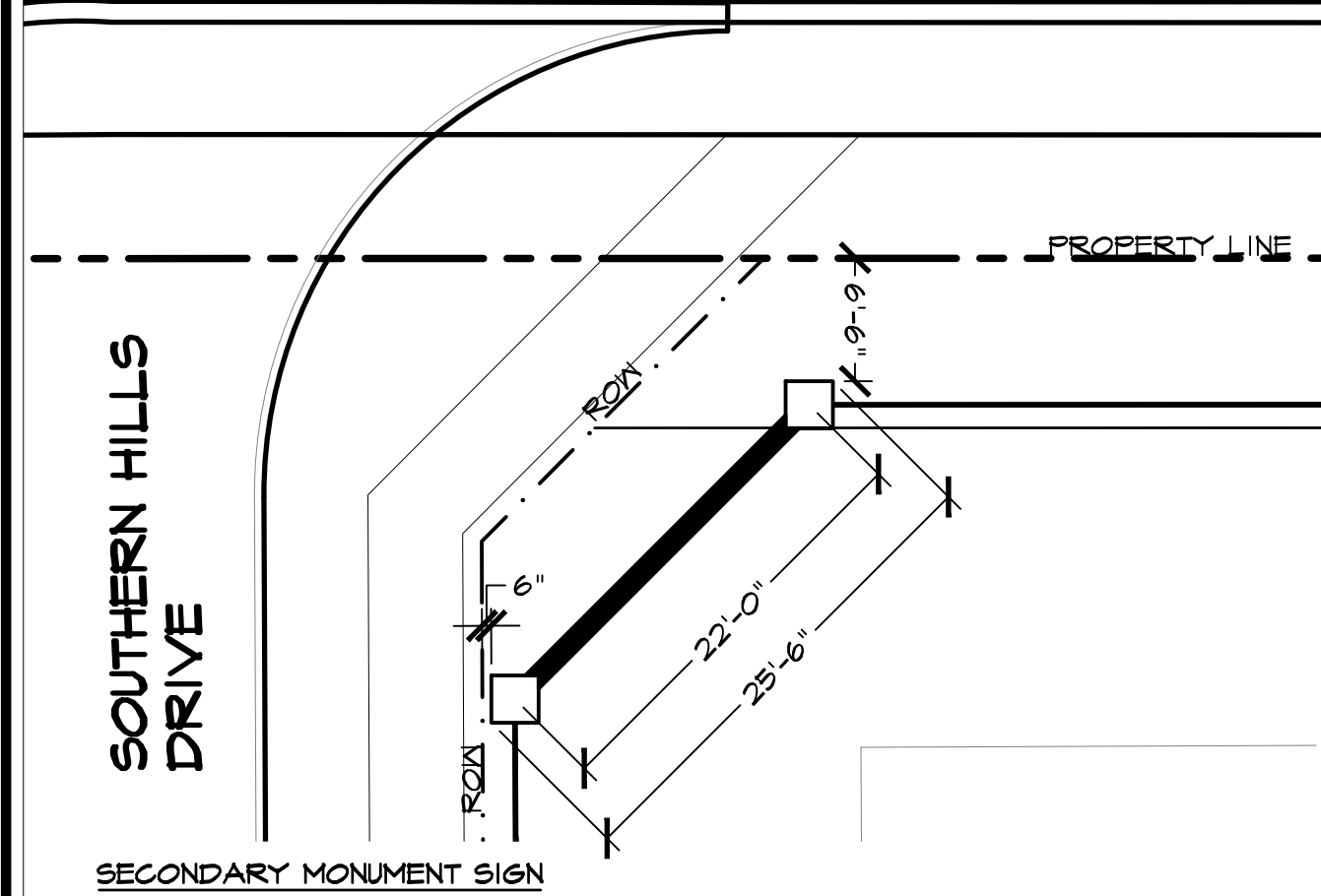
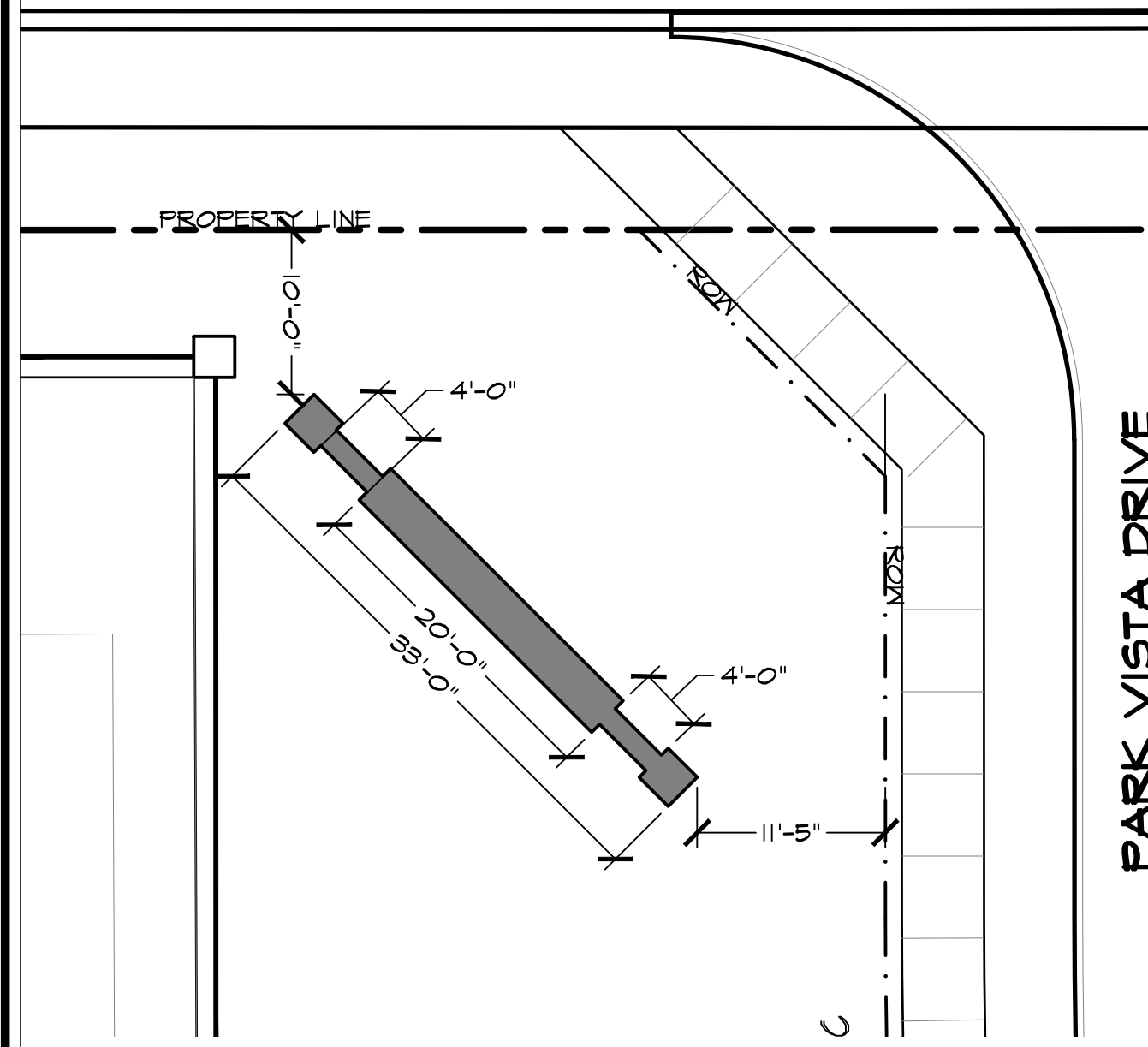


LOCATION MAP
NOT TO SCALE



1 HARDSCAPE ELEMENTS

SCALE: 1" = 10'-0"



OVERALL SITE

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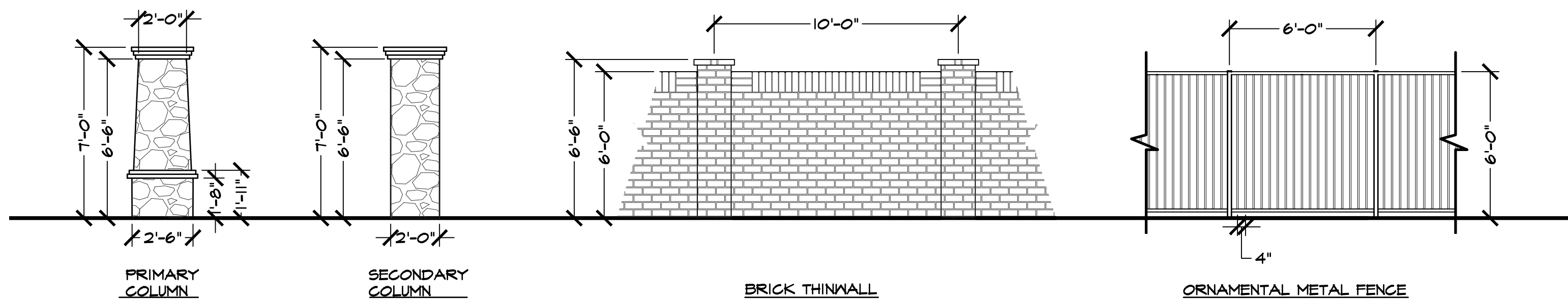
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

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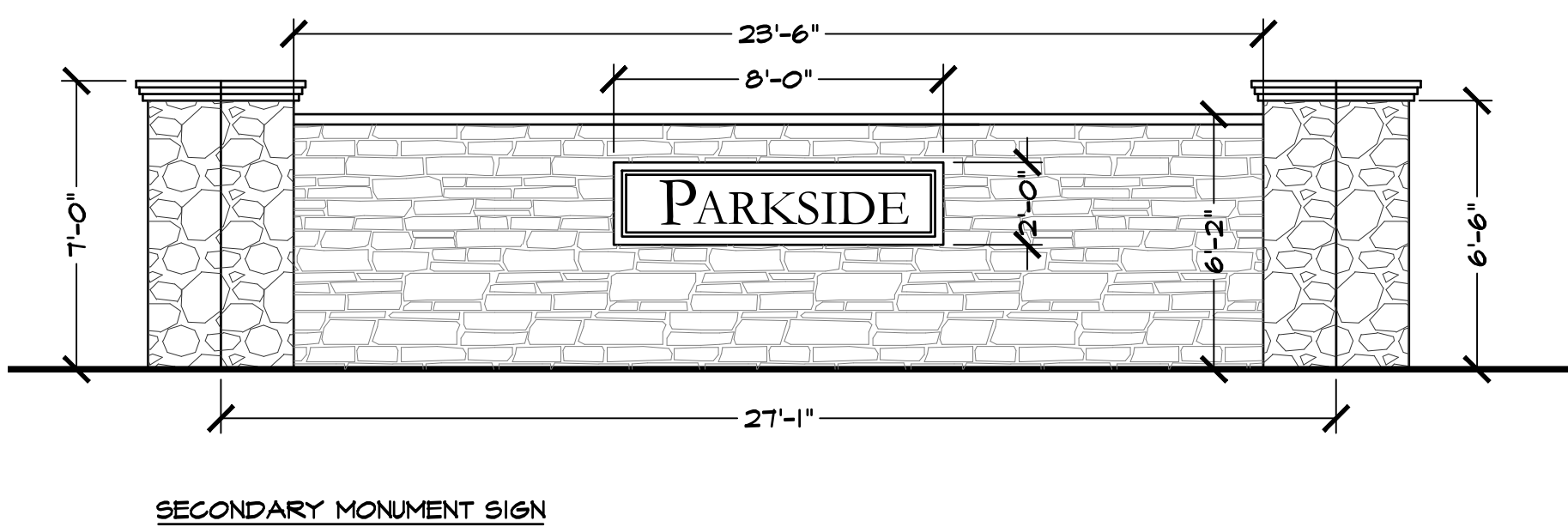
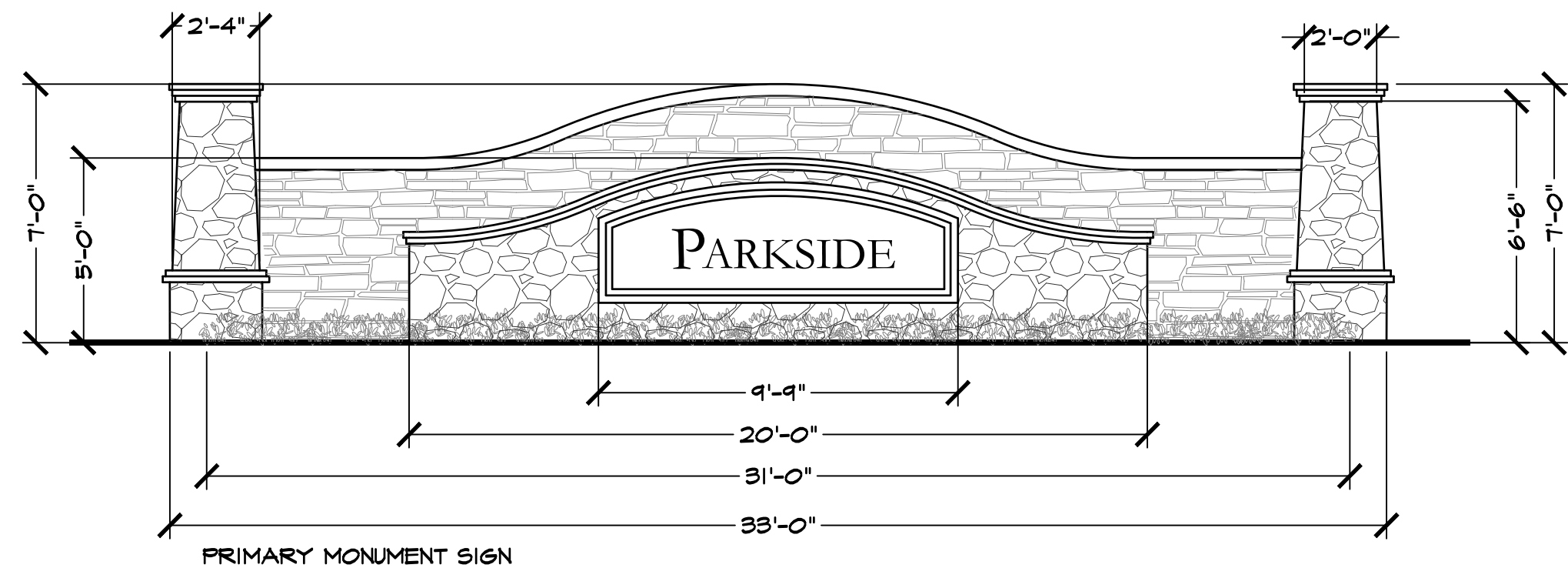
Submittal September 3, 2021

LS-0

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Plotted by: ##### Plot Date: 9/3/2021 4:12 PM



The Screening wall shall meet or exceed the Structural Integrity of the City's Standard screening wall details and comply to GDC Section 4.39 A.1



1
LS3

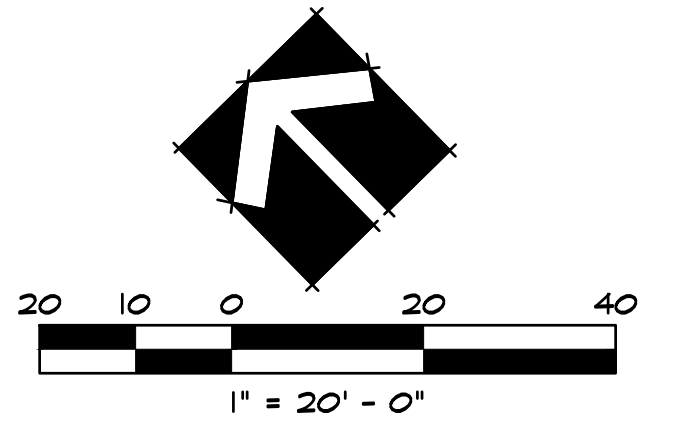
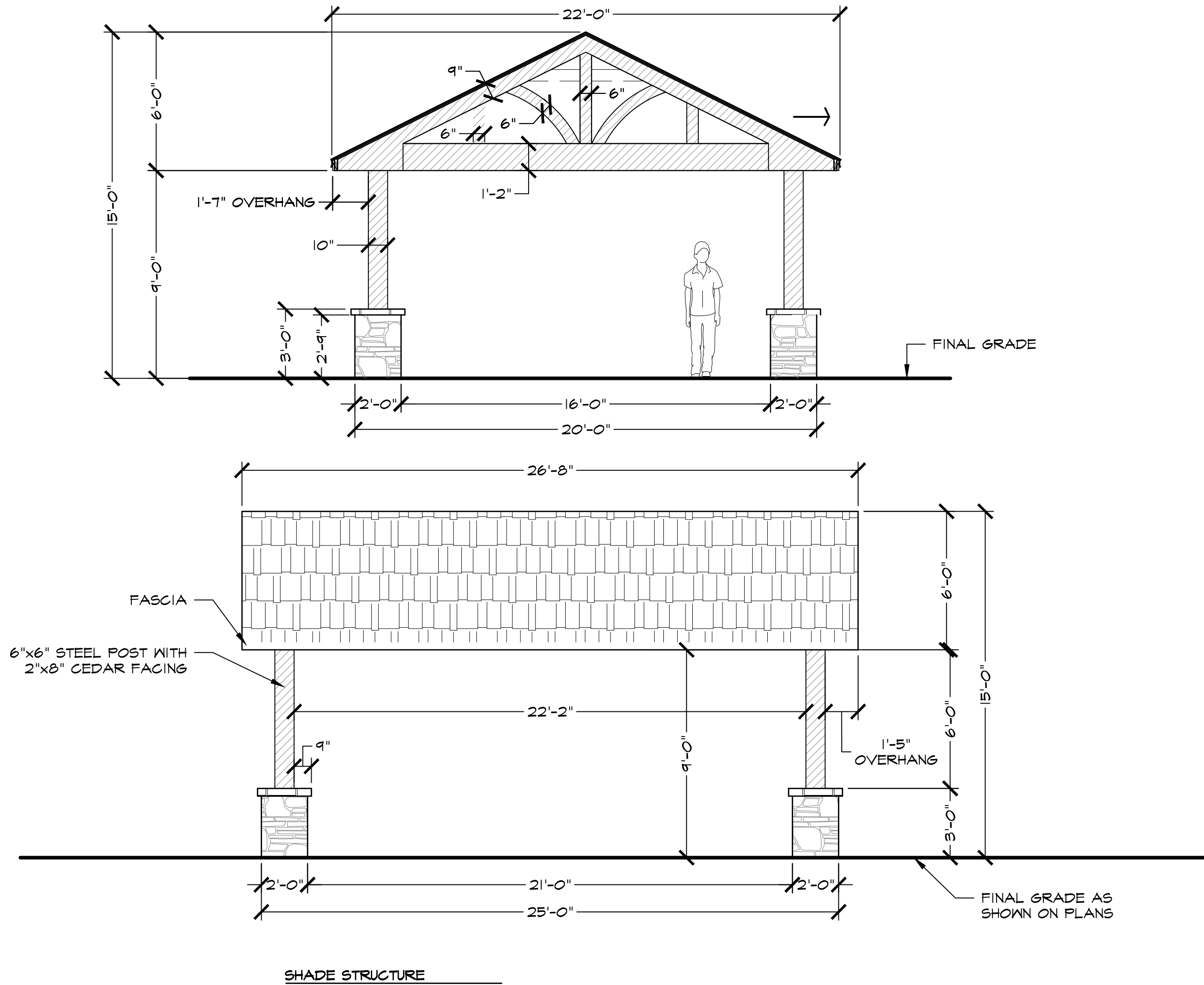
HARDSCAPE ELEMENTS

SCALE: 1/4" = 1'-0"

2
LS3

SHADE STRUCTURE

SCALE: 1/4" = 1'-0"



HARDSCAPE FEATURES

OWNER/DEVELOPER:
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Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

Submittal September 3, 2021 LS-3

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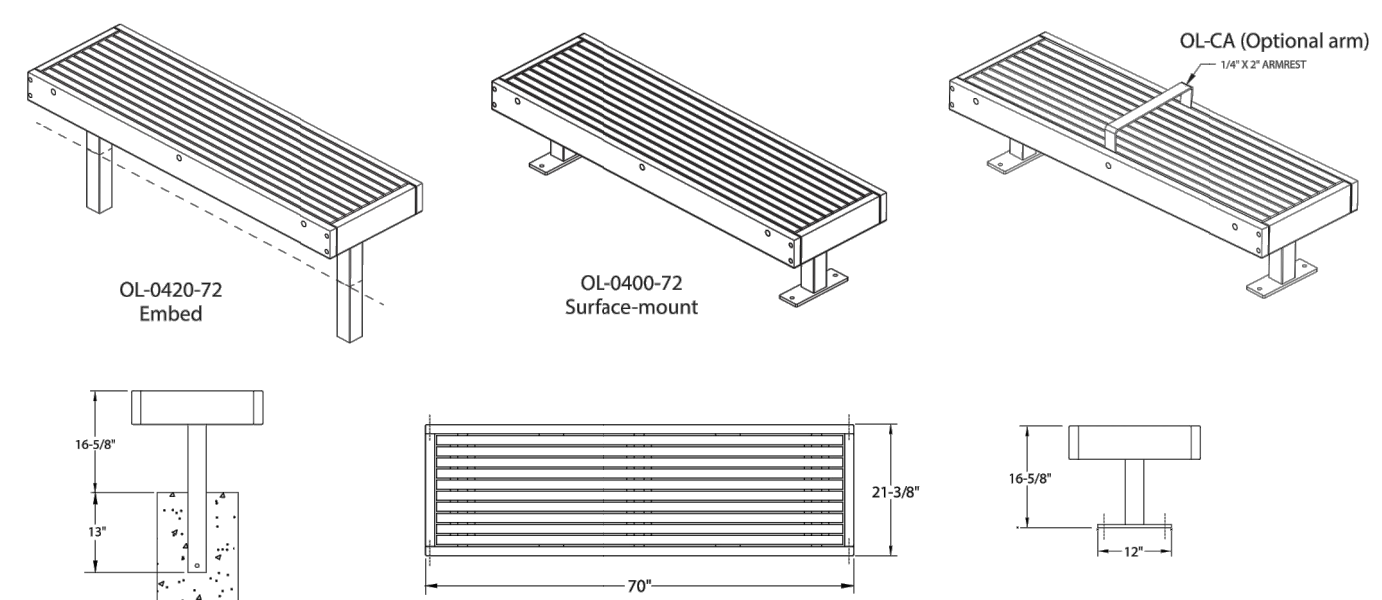
Olympic Benches - Custom length with arms

Olympic Collection - Wood or Recycled Plastic

Part No.	Description	Size (L x W x H)	Seat Height	Weight (lbs)	Mounting
OL-0420-48	Olympic Backless Bench, 48"	46" x 21-3/8" x 16-5/8"	16-5/8"	125-181	Surface-mount
OL-0420-48	Olympic Backless Bench, 48"	46" x 21-3/8" x 16-5/8"	16-5/8"	125-181	Embed
OL-0420-60	Olympic Backless Bench, 60"	58" x 21-3/8" x 16-5/8"	16-5/8"	135-208	Surface-mount
OL-0420-60	Olympic Backless Bench, 60"	58" x 21-3/8" x 16-5/8"	16-5/8"	135-208	Embed
OL-0420-72	Olympic Backless Bench, 72"	70" x 21-3/8" x 16-5/8"	16-5/8"	150-235	Surface-mount
OL-0420-72	Olympic Backless Bench, 72"	70" x 21-3/8" x 16-5/8"	16-5/8"	150-235	Embed
OL-0420-96	Olympic Backless Bench, 96"	94" x 21-3/8" x 16-5/8"	16-5/8"	175-290	Surface-mount
OL-0420-96	Olympic Backless Bench, 96"	94" x 21-3/8" x 16-5/8"	16-5/8"	175-290	Embed
OL-CA	Optional center arm (each)			13	

* Weight varies depending on material used.

Boulevard wood is an ecologically responsible wood that performs like exotic hardwoods. The Thermally-Modified ash (used with our site furnishings and decking products) has a 25+ year life span (AWPA UC3B), is moisture stabilized, splinter, warp and twist resistant, and will naturally weather from deep brown to a beautiful, rich silver. See our website for further information about Boulevard wood's advantages and characteristics.



Olympic benches are available with surface or embed mountings in 48", 60", 72", and 96" lengths. Available with bench slats in Boulevard™ Thermally-Modified wood. Other wood options include Ipe, Red Cedar, Douglas Fir or recycled plastic lumber.
Note: All Olympic Benches require assembly as they ship either dismantled or partially dismantled.

0479

2

Successful sites start here™

2930 Faber Street, Union City, CA 94587 800-542-2282 tournesol.com

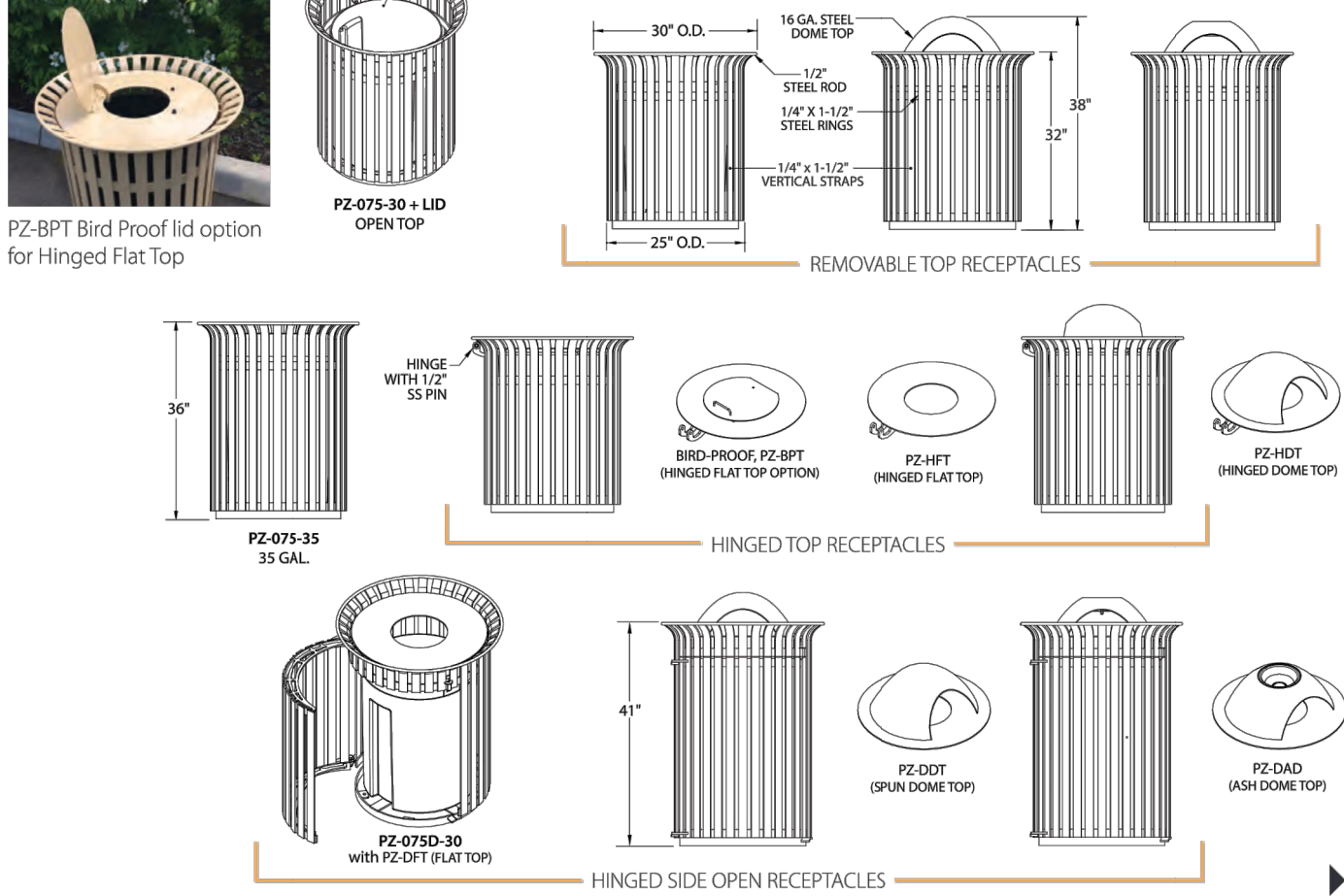
Plaza Collection Receptacles - PZ-075 and PZ-075D

Part No.	Description	Size	Weight Lbs.
PZ-075-30	Plaza Collection Steel Strap Flared Receptacle w/30 Gal. Black Polyethylene Liner, Open Top (TR-12)	25" Dia x 32" H	235
PZ-075-35	Plaza Collection Steel Strap Flared Receptacle w/35 Gal. Black Polyethylene Liner, Open Top	25" Dia x 36" H	245
PZ-075D-30	Plaza Collection Steel Strap Flared Receptacle with Side Door, 30 Gal. Black Polyethylene Liner, Open Top	25" Dia x 36-1/2" H	250
PZ-075D-35	Plaza Collection Steel Strap Flared Receptacle with Side Door, 35 Gal. Black Polyethylene Liner, Open Top	25" Dia x 41" H	260

Lid Option

PZ-DAD	Ash Dome Top for Round Receptacle w/ Side Door	277
PZ-DDT	Dome Top for Round Receptacle w/ Side Door	276
PZ-DFT	Flat Top for Round Receptacle w/ Side Door	272
PZ-HDT	Hinged Top w/Dome for Round Receptacle	254
PZ-HFT	Hinged Flat Top for Round Receptacle	250
PZ-BPT	Bird Proof Lid for Hinged Flat Top Round Receptacle	255
PZ-SAD	Spun Flat Top for Round Receptacle	250
PZ-SDT	Spun Dome Top for Round Receptacle	249
PZ-SDT	Spun Ash Dome Top for Round Receptacle	245

Note: All Plaza Collection receptacles are listed without tops. Choose from removable tops, hinged tops and side opening styles. Lid option weights are for 30 gal units. All Plaza Collection Receptacles ship fully assembled, except units with dome tops will require dome assembly.



0479

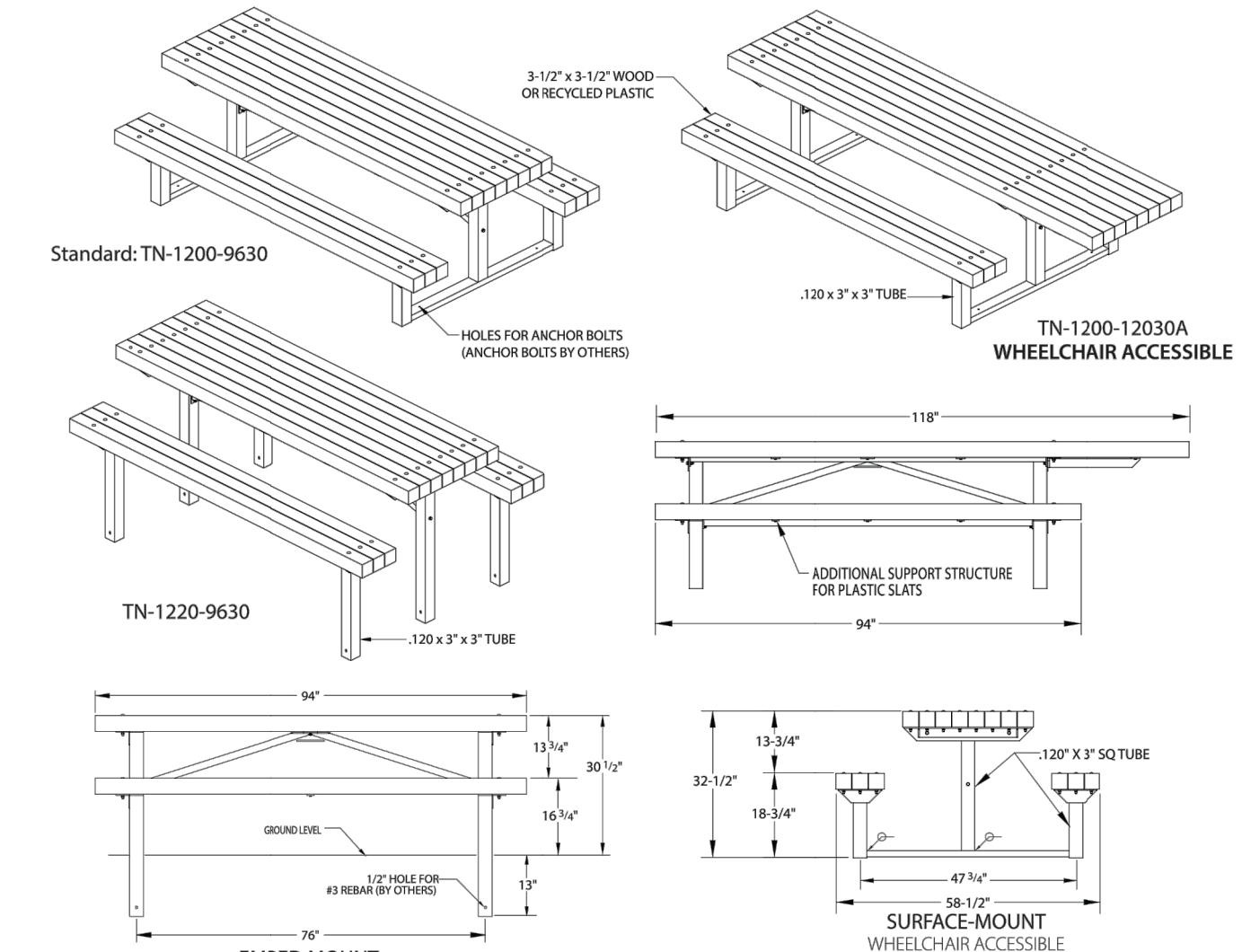
6

Successful sites start here™

Transit Collection Tables

Part No.	Description	Size	Approx. Weight (lbs)	Mounting
TN-1200-9630	Wood and Steel Table w/ 96" 4x4 Top and 2 Benches, FW part no. F-5	94"L x 58-1/2"W x 30-1/2"H	493-933	Surface-Mount
TN-1200-9630	Wood or Rec. Plastic and Steel Table w/ 96" 4x4 Top and 2 Benches	94"L x 58-1/2"W x 30-1/2"H	493-933	Permanent Embed
TN-1200-12030A	Wood or Rec. Plastic and Steel Table w/ 120" 4x4 Top and 2 - 96" Benches, Wheelchair Access, FW part no. F-5	118"L x 58-1/2"W 32-1/2"H	533-1020	Surface-Mount
TN-1200-12030A	Wood or Rec. Plastic and Steel Table w/ 120" 4x4 Top and 2 - 96" Benches, Wheelchair Access	118"L x 58-1/2"W 32-1/2"H	533-1020	Permanent Embed

*Weight varies depending on material used.



NOTE: For permanent embed; depth and diameter of installation hole may vary with soil conditions. Consult project engineer for correct dimensions. Transit Collection Wheelchair Accessible table seats and table tops are 2" taller than standard versions. (18-3/4"H seats, 32-1/2"H table)

Transit Collection Table Options

Part No.	Description	Size
GB	Game Board	18" x 18" with 2" Squares
IGB	Game Board, Installed	18" x 18" with 2" Squares
UM	Umbrella hole	2" Dia.
LB	Lag Bolt Assembly	NA

0479

5

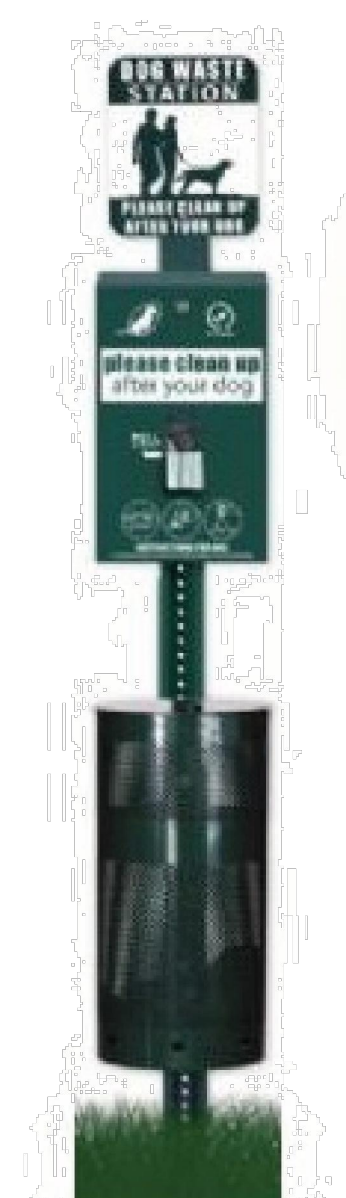
Successful sites start here™

2930 Faber Street, Union City, CA 94587 800-542-2282 tournesol.com

Dog Waste Station - Round Waste Bin

BYO-PE-1458965

Dimensions: 72" H x 10" W



- Quick Facts:**
- Each Dog Waste Station includes: Mounting post, Dog Waste Station Pet Sign - "Please Clean Up After Your Dog", Sign Bracket, Poop Bag Dispenser - Roll Bag or Single Pull Bags, Large Waste Can w/ Lock & Key, 600 Pet Waste Bags (3 poop bag rolls or Single Pull poop bags), 50 Trash Can Liners
 - All hardware and complete instructions included
 - Lock & Key for bag Dispenser security

Warranty:

- Lifetime warranty on all products.

www.BYOPlayground.com | 1-800-853-5316

1 BENCH

2 TRASH RECEPTACLE

3 PICNIC TABLES

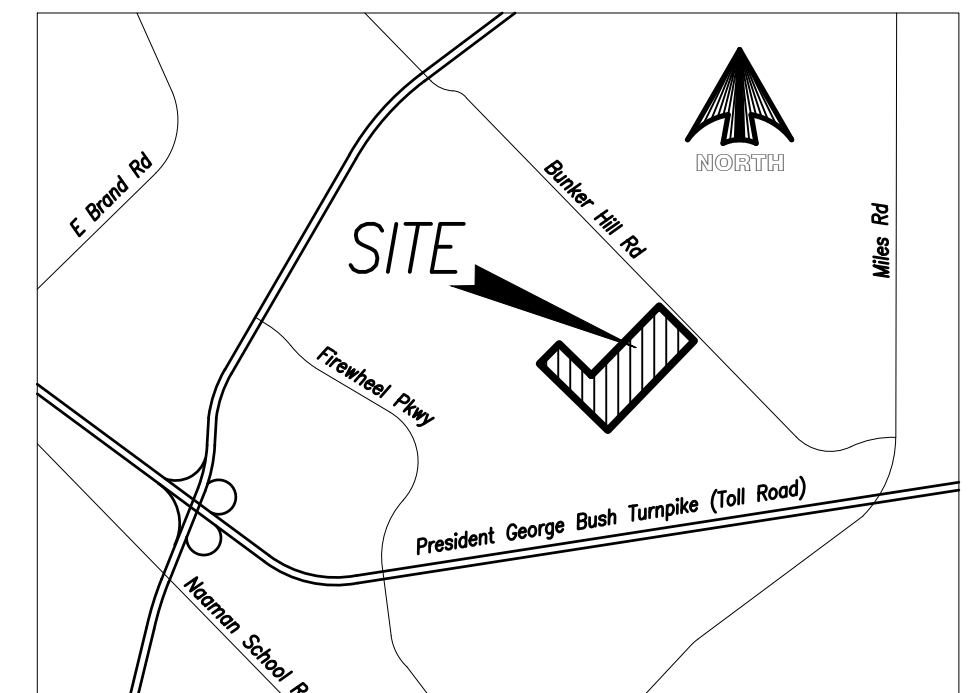
4 PET WASTE STATION



5 PLAY STRUCTURE



6 ADULT EXERCISE SQUARE



LOCATION MAP
NOT TO SCALE

SITE AMENITIES

OWNER/DEVELOPER:
LIBERTY BANKERS LIFE INSURANCE
1605 LBJ FREEWAY
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TBAE Firm #BR643

Submission September 3, 2021

LS-4

EXHIBIT "D"

LEGEND

EFFECTIVE FEMA 100-YR FLOODPLAIN

EFFECTIVE FEMA 500-YR FLOODPLAIN

EFFECTIVE FEMA FLOODWAY

PRE-PROJECT 100-YR FLOODPLAIN (ULTIMATE)

POST-PROJECT 100-YR FLOODPLAIN (ULTIMATE)

BOUNDARY LINE

STREAM CENTERLINE

NORMAL POOL FOOTPRINT

1000

CROSS SECTION LABEL

600

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

610

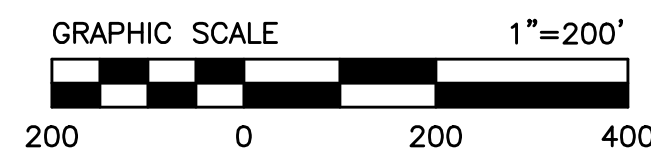
PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

100yr Ultimate Hydraulic Data			
River Sta	Q Total (cfs)	Pre W.S. Elev (ft)	Post W.S. Elev (ft)
66824	73600	472.47	471.84
66719	73600	472.21	471.42
66180	73600	471.49	471.07
66064	73600	471.25	470.82
65425	73600	469.99	469.94
64879	73600	469.25	469.19
64525	73600	469.09	469.09

NOTES:
1. THE EFFECTIVE FLOODPLAIN SHOWN IS PER FEMA FIRM PANEL 48113C0230K DATED JULY 7, 2014 AND LOMR 17-06-0906P DATED DECEMBER 18, 2017.
2. THE EXISTING TOPOGRAPHY SHOWN WAS GENERATED FROM NCTCOG AERIAL 2' CONTOUR DATA AND WAS USED FOR THE GEOMETRY OF THE CROSS SECTIONS ONSITE.
3. THIS RECLAMATION SCENARIO REQUIRES GRADING ON THE REALTY CAPITAL SITE IMMEDIATELY DOWNSTREAM OF THE SUBJECT SITE.
4. THE PROPOSED CONTOURS SHOWN ARE FOR PRELIMINARY PURPOSES ONLY AND ARE NOT INTENDED TO DEPICT A FINALIZED GRADING DESIGN.
5. THE RED POST-PROJECT FLOODPLAIN LINE IS ONLY SHOWN WHERE IT DEVIATES FROM THE PRE-PROJECT LINE. WHERE NO POST-PROJECT FLOODPLAIN IS SHOWN, IT IS COINCIDENTAL WITH THE PRE-PROJECT LINE.
6. THE LAND PLAN SHOWN IS FOR REFERENCE ONLY AND IS SUBJECT TO CHANGE.

NOT APPROVED BY CITY
OF GARLAND
ENGINEERING
DEPARTMENT



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DESIGNED BY:
DFB

DRAWN BY:
NRG

CHECKED BY:
DFB

STATE OF TEXAS

DAVID F. BARKER

109703

REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by David F. Barker, P.E. 109703. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

HydroLink Engineering

2121 Midway Road
Suite 310
Carrollton, Texas 75006
Main 972.738.6111

www.hydrolinkengineering.com
Texas Registered Engineering Firm F-16629

Combined 100-yr Floodplain Workmap

Rowlett Creek

Bunker Hill Site

City of Garland, Dallas County, Texas

PROJECT NO.

HLE035

SHEET NO.

-

Off-Street Trail Width

Off-street trails designated as **spine trails** in the Trails & Bikeways Master Plan should be a minimum of 12' in width in accordance with NCTCOG guidance, as many of the recommended spine trail alignments are along the proposed NCTCOG Regional Veloweb. This applies to trails that will accommodate a mix of users, including cyclists, pedestrians, maintenance vehicles, and other non-motorized traffic. Off-street trails designated as **sidepaths** in the Trails & Bikeways Master Plan should be a minimum of 10' in width in accordance with AASHTO standards.

Pavement Structure

Off-street trail pavement should be 6" thick reinforced concrete with a traverse light broom finish. Expansion joints should be placed in the trail at an interval of 40' for 10' wide trails and 50' to 60' for 12' wide trails. Expansion joints should be topped and sealed with a self-leveling elastomeric joint compound and should be flush with the top surface of pavement on both sides of the joint. Control joints should be placed at intervals equal to the trail width and the depth should be one-fourth

of the pavement thickness. The joints should be saw-cut and 1/4" wide. For optimum user comfort, the finished surface of trails should not vary more than 1/4" from the lower edge of an 8' long straight edge when laid on the surface in any direction.

Vertical Clearance

The recommended vertical clearance over a trail is 10' or higher; this height accommodates maintenance, patrol, and emergency vehicle access. All underpasses and tunnels should be a minimum of 8' in height and where there are vertical clearances less than 10', warning signage should be posted.

Easement Requirements

For trails located away from roadways, such as in a utility easement or adjacent to a natural feature, a 50' minimum easement is required. This easement is important to ensure there is enough room to align trails away from creeks, if present, where erosion could impact the usability of the trail. For trails adjacent to a railroad, an easement of 20' outside the railway foul zone is needed. This ensures that the trail will be safely outside of the zone needed for track maintenance.

Figure 5.1, Standard Trail Section

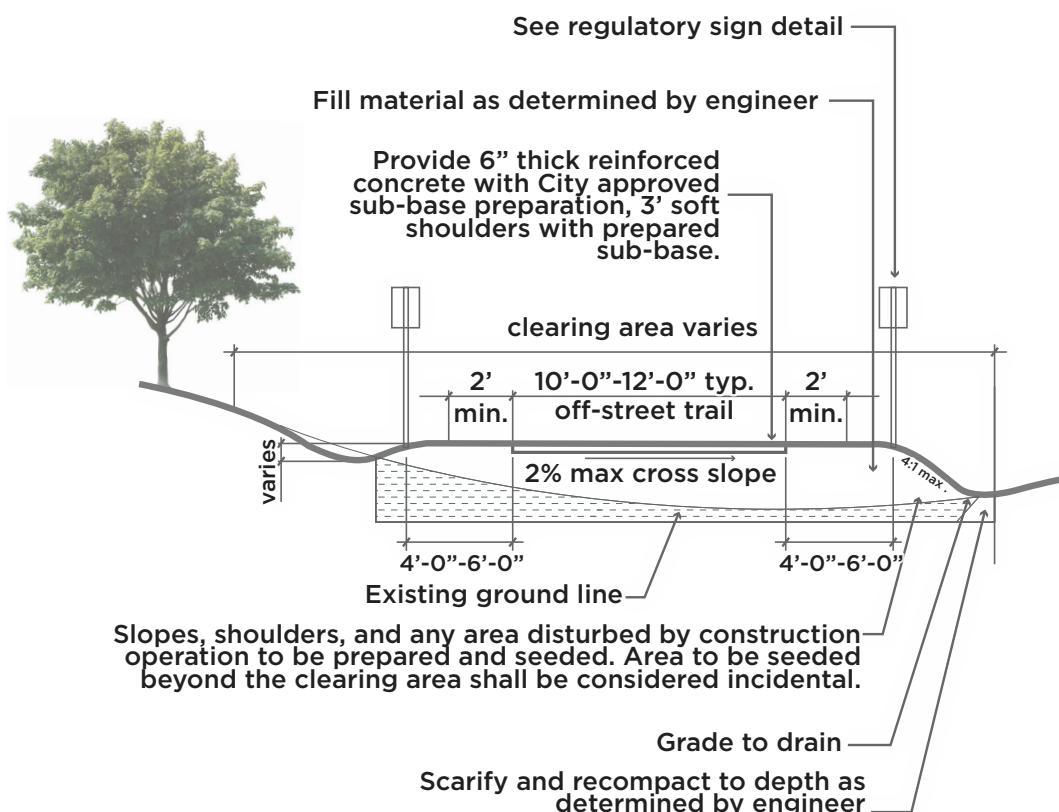


EXHIBIT "E"

☐ Front-Loaded Homes



☐ Rear-Loaded Homes



EXHIBIT “F”

((RESERVED FOR
FINAL ORDINANCE))



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. k.

Meeting Date: 10/12/2021

Item Title: Z 20-31 Allstate Truck & Trailer Repair, LLC. - Zoning (District 6)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair on a property zoned Industrial (IN) District.

Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

LOCATION

4030-4040 Forest Lane

OWNER

LSG 4040 Forest Lane Associates LLC

PLAN COMMISSION RECOMMENDATION

On September 15, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair Use on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of six (6) to one (1), also recommended Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair on a property zoned Industrial (IN) District.

Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

BACKGROUND

On the overall subject property sits 654,672 square feet of total building area, including a large warehouse building and smaller detached buildings. Four (4) tenants are located on the overall site including the tenant space proposed for the Truck and Bus Storage and Repair Use. The applicant is requesting approval of a Change in Zoning from Community Retail (CR) District to Industrial (IN) District on a 0.3422-acre portion of land, and Specific Use Provisions (SUP) to allow an operation of a Truck and Bus Storage and Repair establishment within a 4.11-acre portion of the site.

A previous zoning request [Z 20-08] for this site was denied by City Council in 2020 due to technical deficiencies. A new application was granted allowance by City Council to be submitted within one (1) year of the GDC-required waiting period for denied zoning cases. The application was resubmitted per the pre-filing process, allowing for sufficient time to address comments. The use is existing on the site; however, Code Compliance issues have been addressed and the application is in order as submitted, pending approval of the zoning requests.

SITE DATA

The overall subject property contains approximately 47.267 acres, while the area of request is approximately 4.11 acres. The site has approximately 1218 lineal feet along Forest Lane. The area of request has access from Forest Lane.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The applicant intends to conduct a Truck and Bus Storage and Repair Use. The proposed operation requires Specific Use Provisions in the Industrial (IN) District. In addition, the 0.3422-acre portion of land currently zoned Community Retail (CR) District requires a rezoning to Industrial (IN) District to bring the site into compliance, pending approval of the SUP's.

CONSIDERATIONS

1. The boundaries of the proposal are shown in the site plan (Exhibit C in the Plan item). The proposed hours of operation are Monday through Saturday 7:00 am to 6:00 pm.
2. The proposal and the overall site comply with the parking requirements of the GDC.
3. Neither a building expansion nor a parking lot expansion is proposed with this request. Landscaping and screening compliance is not triggered by this request. However, there is existing landscaping on the site.
4. The applicant is requesting approval of the Specific Use Provision for a period of twenty (20) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

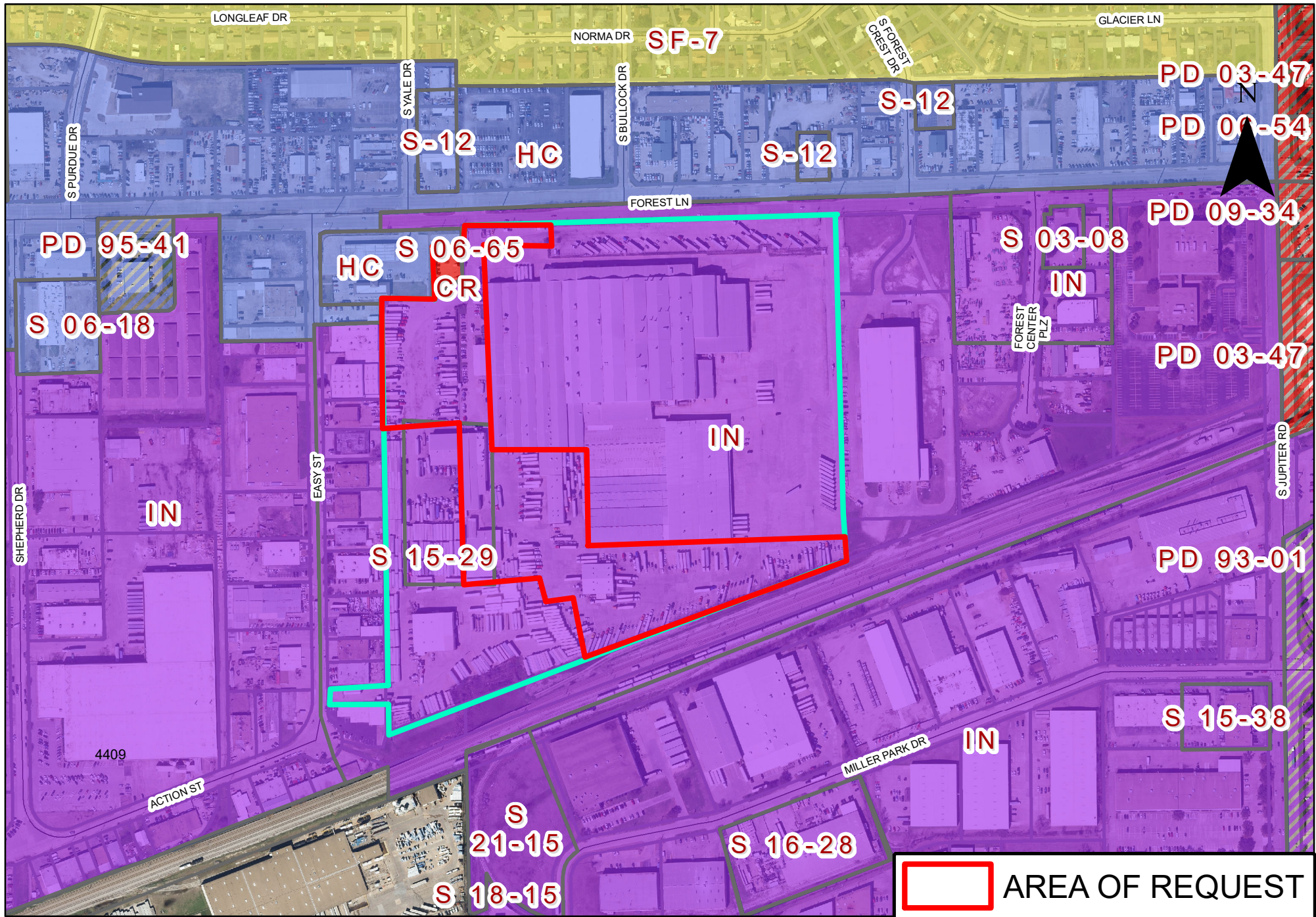
This use is compatible with the surrounding area and the Comprehensive Plan. In addition, the use offers a supportive operation to the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned for industrial and heavy commercial uses. The property to the north, across Forest Lane, is zoned Heavy Commercial (HC) District and is developed with a car lot, beauty supply center, auto part stores and a tire shop. The property to the south across the railroad track is zoned Industrial (IN) District and is developed with a packaging company and a distribution operation. The property to the east is zoned Industrial (IN) District and is developed with a sheet metal company. Further to the east is zoned Industrial (IN) District and is developed with an equipment rental agency. The property to west, across Easy Street, is zoned Industrial (IN) District and Heavy Commercial (HC) District. The Industrial (IN) District area is developed with a gun shop, sand and gravel supplier, and a HVAC company. The Heavy Commercial (HC) District is developed with a gas station and auto sales.

Attachments

Z 20-31 Allstate Truck & Trailer Repair, LLC. (Zoning) Attachments
Z 20-31 Allstate Truck & Trailer Repair, LLC. Responses
Z 20-31 Allstate Truck & Trailer Repair, LLC. Staff Presentation



0 275 550 Feet
1 inch = 415 feet

Zoning Map Z 20-31

AREA OF REQUEST
SUBJECT SITE

REPORT & MINUTES

P.C. Meeting, September 15, 2021

Consideration of the application of **Allstate Truck & Trailer Repair, LLC**, requesting approval of a Change in Zoning of a 0.3422-acre portion of land from Community Retail (CR) District to Industrial (IN) District. This property is located at 4030-4040 Forest Lane (District 6) (File Z 20-31 – Zoning)

The applicant Rosanna Hudson, 4030 Forest Lane, Garland, Texas was available for questions.

There was discussion between the Plan Commission and Ms. Hudson regarding landscaping concerns.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 1 Nays.** Nay from Commissioner Lucht.

Comment Form

Case Z 20-31

Allstate Truck & Trailer Repair, LLC. proposes a Truck / Bus Storage and Repair use. This site is located at 4030-4040 Forest Lane. (District 6)

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Allstate Truck & Trailer Repair, LLC. đề xuất sử dụng Bảo quản và Sửa chữa Xe tải và Xe buýt. Trang web này nằm ở 4030-4040 Forest Lane. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Peter Conley OPTIMA HOLDINGS LLC manager

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613 EASY Street

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Signature / Firma / Chữ ký

9/24/21

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Comment Form Continued – Case Z 20-31

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

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

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

Garland needs quality business's to increase employment opportunities and get people off of the streets of Garland-especially Forest Ln.

Not every business's ~~are~~ pretty but all business's employ fellow citizens and keep the local economy growing.

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4053 Forest Ln.

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Garland TX 75042

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STEVEN H. CHEN

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3901 FOREST LANE

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Z 20-31

The applicant proposes a Truck and Bus Storage and Repair use.

[Approval of 1) a Change in Zoning for a 0.3422 -acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck /Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair Use on a property zoned Industrial (IN) District.

Approval of a Plan for Truck and Bus Storage and Repair Use on a property zoned Industrial (IN) District.]



GARLAND

TEXAS MADE HERE

**City Council Meeting
October 12, 2021**

Location: 4030 -4040 Forest Lane

Applicant: Allstate Truck & Trailer Repair, LLC.

Owner: LSG 4040 Forest Lane Associates LLC

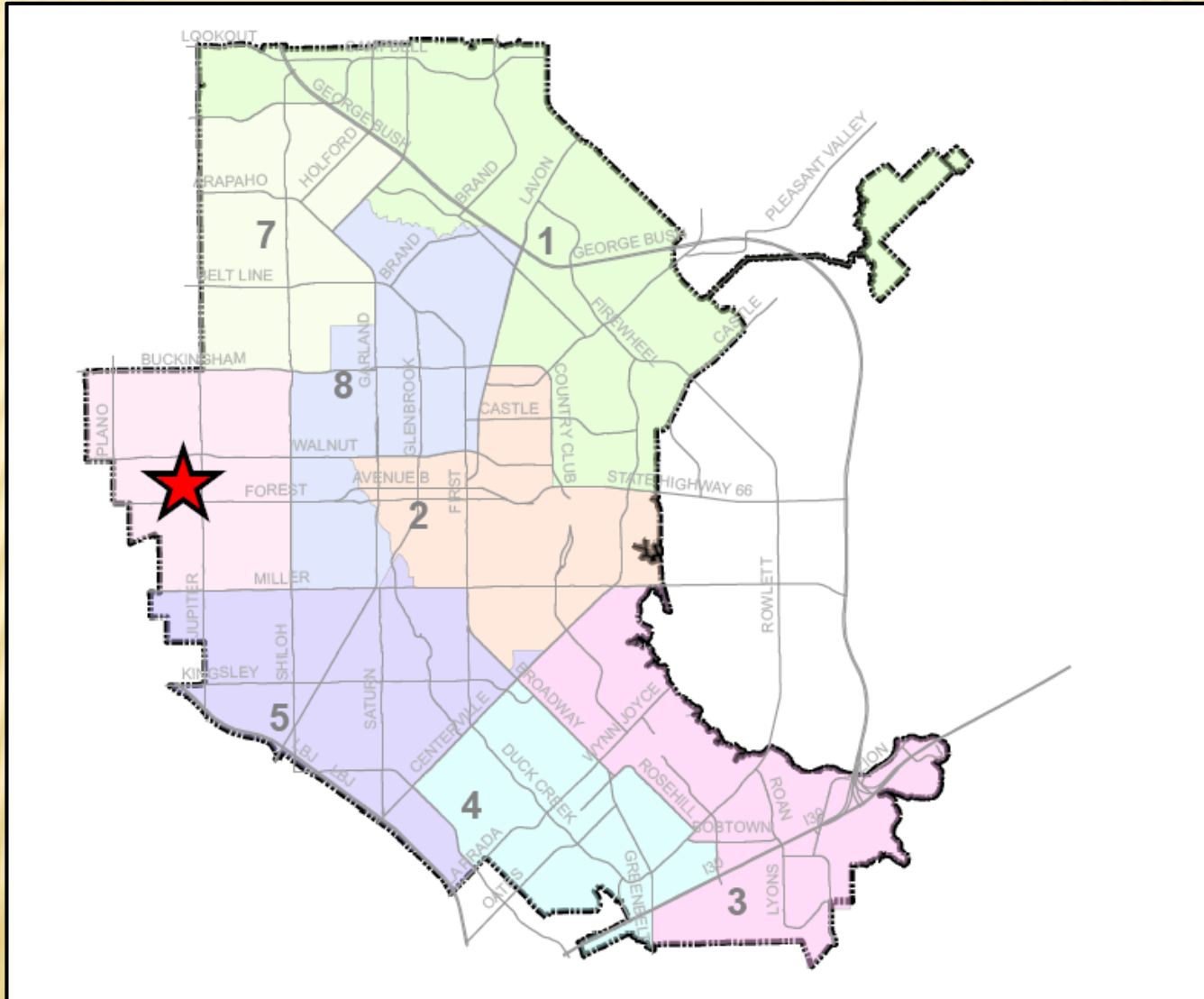
Acreage: 4.11 acres

Zoning: Community Retail (CR) District and
Industrial (IN) District



GARLAND
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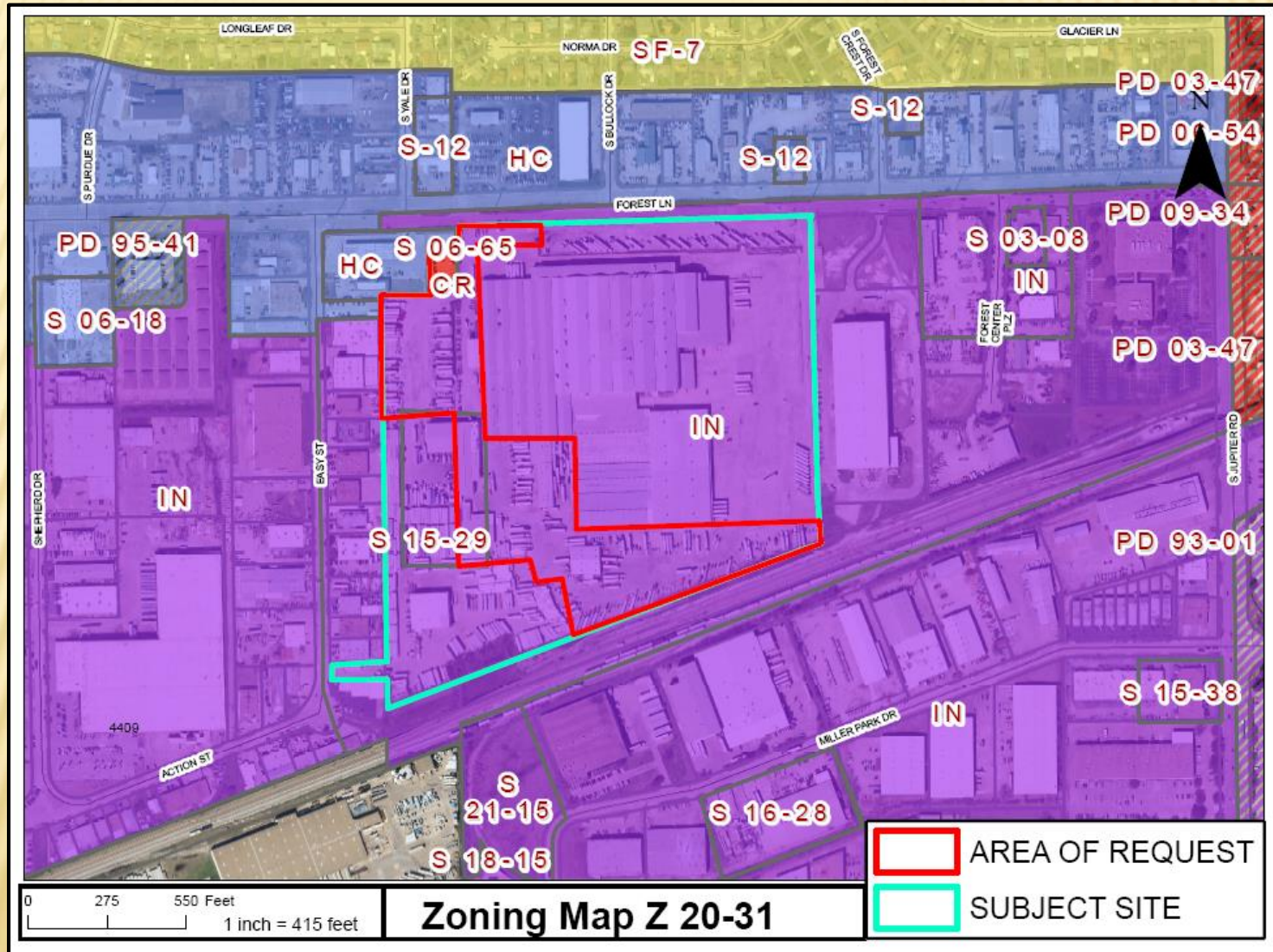
CITYWIDE LOCATION MAP





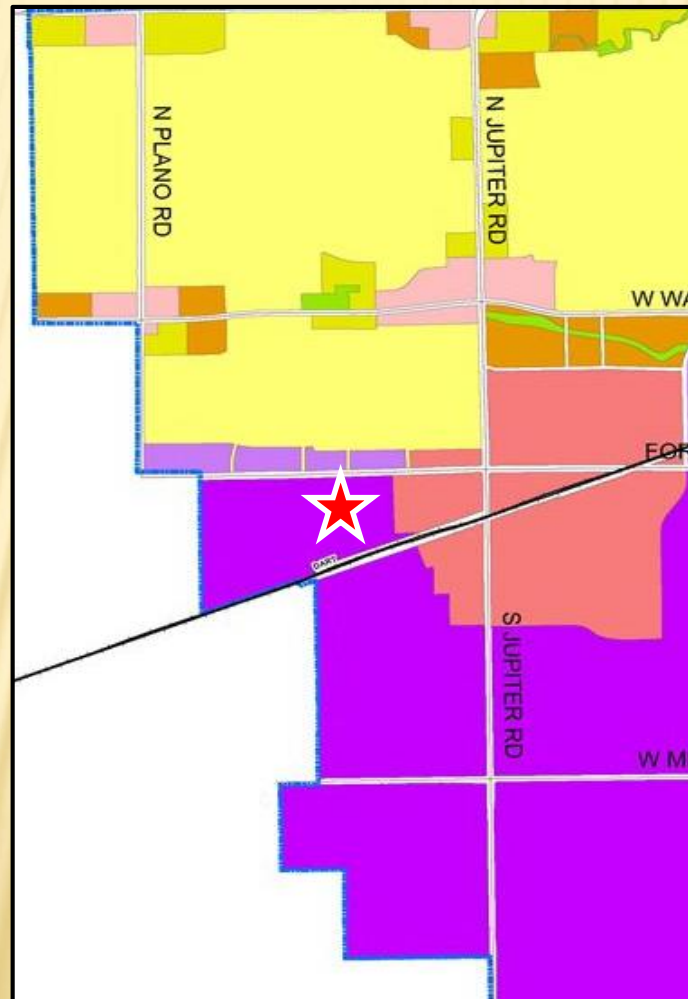
GARLAND
TEXAS MADE HERE

LOCATION MAP



Z 20-31

COMPREHENSIVE PLAN



The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

This use is compatible with the surrounding area and the Comprehensive Plan.





[illegible]

CONSIDERATION

The applicant requests the Specific Use Provisions (SUP) to be in effect for a period of (20) years, which aligns with the SUP Time Period Guide.

No GDC deviations are being requested with this application.



STAFF RECOMMENDATION

Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair Use on a property zoned Industrial (IN) District.

Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

PLAN COMMISSION RECOMMENDATION

On September 15, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair Use on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of six (6) to one (1), also recommended Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

Z 20-31



SUP TIME PERIOD GUIDE

<u>Specific Uses as Defined by the Garland Development Code</u>	<u>Average Approved Time Period (SUPs from 2016 to 2020)</u>	<u>City Council Recommended Time Period Range</u>
Restaurant, Drive-Through	25 years	20-25 years
Drive-Through Bank/ATM	30 years	25-30 years
Retail, Fuel Pumps	23.3 years	20-25 years
Car Wash	26.7 years	25-30 years
Food Processing & Storage	27.5 years	20-25 years
Recycling Salvage Yard	25 years	20-25 years
Truck/Bus Repair or Truck/Bus Storage	20 years	20-25 years
High Risk Use	22.5 years	To be evaluated on a case-by-case basis.
Contractor's Office w/ Outdoor Storage	10 years	10-15 years
Hotel, Limited Service	37.5 years	30-40 years
Self-Storage	36.7 years	30-40 years
Used Goods, Retail Sales (indoors)	20 years	20-30 years
Personal Services	30 years	20-30 years
Cellular Tower / Antennae Equipment	30 years	20-30 years
Kiosk	13 years	10-15 years
Charter School	5 years	5-30 years
Reception Facility	15 years	10-15 years
Guest House	5 years	5 years - unlimited
Tattoo Shop	5.3 years	5-10 years



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. I.

Meeting Date: 10/12/2021

Item Title: Z 20-31 Allstate Truck & Trailer Repair, LLC. - Specific Use Provision (District 6)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair on a property zoned Industrial (IN) District.

Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

LOCATION

4030-4040 Forest Lane

OWNER

LSG 4040 Forest Lane Associates LLC

PLAN COMMISSION RECOMMENDATION

On September 15, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair Use on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of six (6) to one (1), also recommended Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair on a property zoned Industrial (IN) District.

Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

BACKGROUND

On the overall subject property sits 654,672 square feet of total building area, including a large warehouse building and smaller detached buildings. Four (4) tenants are located on the overall site including the tenant space proposed for the Truck and Bus Storage and Repair Use. The applicant is requesting approval of a Change in Zoning from Community Retail (CR) District to Industrial (IN) District on a 0.3422-acre portion of land, and Specific Use Provisions (SUP) to allow an operation of a Truck and Bus Storage and Repair establishment within a 4.11-acre portion of the site.

A previous zoning request [Z 20-08] for this site was denied by City Council in 2020 due to technical deficiencies. A new application was granted allowance by City Council to be submitted within one (1) year of the GDC-required waiting period for denied zoning cases. The application was resubmitted per the pre-filing process, allowing for sufficient time to address comments. The use is existing on the site; however, Code Compliance issues have been addressed and the application is in order as submitted, pending approval of the zoning requests.

SITE DATA

The overall subject property contains approximately 47.267 acres, while the area of request is approximately 4.11 acres. The site has approximately 1218 lineal feet along Forest Lane. The area of request has access from Forest Lane.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The applicant intends to conduct a Truck and Bus Storage and Repair Use. The proposed operation requires Specific Use Provisions in the Industrial (IN) District. In addition, the 0.3422-acre portion of land currently zoned Community Retail (CR) District requires a rezoning to Industrial (IN) District to bring the site into compliance, pending approval of the SUP's.

CONSIDERATIONS

1. The boundaries of the proposal are shown in the site plan (Exhibit C in the Plan item). The proposed hours of operation are Monday through Saturday 7:00 am to 6:00 pm.
2. The proposal and the overall site comply with the parking requirements of the GDC.
3. Neither a building expansion nor a parking lot expansion is proposed with this request. Landscaping and screening compliance is not triggered by this request. However, there is existing landscaping on the site.
4. The applicant is requesting approval of the Specific Use Provision for a period of twenty (20) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

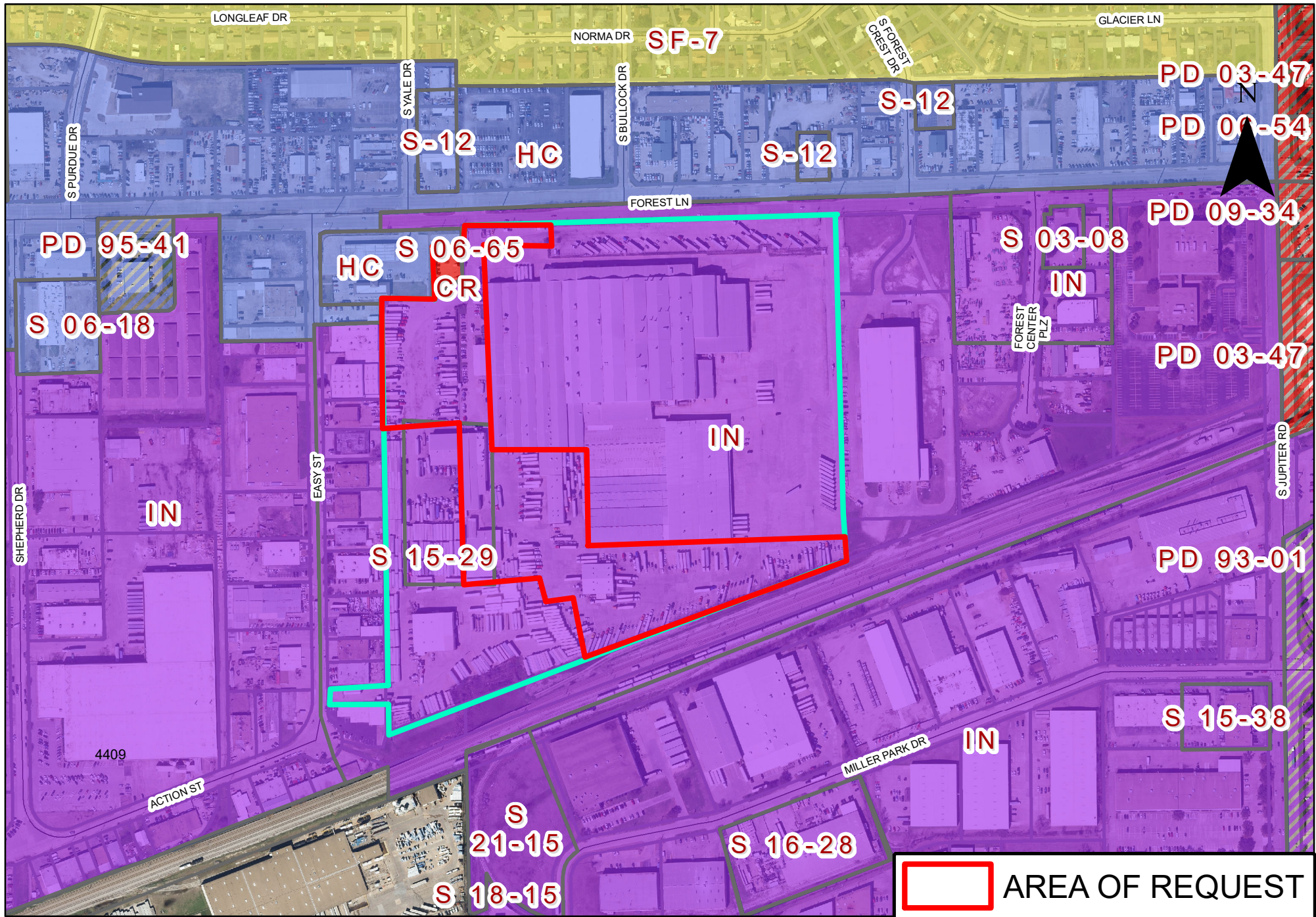
This use is compatible with the surrounding area and the Comprehensive Plan. In addition, the use offers a supportive operation to the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned for industrial and heavy commercial uses. The property to the north, across Forest Lane, is zoned Heavy Commercial (HC) District and is developed with a car lot, beauty supply center, auto part stores and a tire shop. The property to the south across the railroad track is zoned Industrial (IN) District and is developed with a packaging company and a distribution operation. The property to the east is zoned Industrial (IN) District and is developed with a sheet metal company. Further to the east is zoned Industrial (IN) District and is developed with an equipment rental agency. The property to west, across Easy Street, is zoned Industrial (IN) District and Heavy Commercial (HC) District. The Industrial (IN) District area is developed with a gun shop, sand and gravel supplier, and a HVAC company. The Heavy Commercial (HC) District is developed with a gas station and auto sales.

Attachments

Z 20-31 Allstate Truck & Trailer Repair, LLC. (Specific Use Provision) Attachments
Z 20-31 Allstate Truck & Trailer Repair, LLC. Responses
Z 20-31 Allstate Truck & Trailer Repair, LLC. Staff Presentation



0 275 550 Feet
1 inch = 415 feet

Zoning Map Z 20-31

AREA OF REQUEST
SUBJECT SITE

SPECIFIC USE PROVISION

ZONING FILE Z 20-31

4030 - 4040 Forest Lane

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Storage and Truck/Bus Repair Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District 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 and Exhibit D. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

V. Specific Conditions:

- A. SUP Time Period:** The Specific Use Provisions for Truck/Bus Storage and Truck/Bus Repair shall be in effect for a period of twenty (20) years.
- B. Site Layout:** The Truck/Bus Storage and Truck/Bus Repair operation shall be limited to the approximate 4.11-acre boundaries as shown in Exhibit C. The site shall be in general conformance with the site layout in Exhibit C.

REPORT & MINUTES

P.C. Meeting, September 15, 2021

Consideration of the application of **Allstate Truck & Trailer Repair, LLC.**, requesting approval of 1) a Specific Use Provision to allow Truck/Bus Repair and 2) a Specific Use Provision to allow Truck/Bus Storage. This property is located at 4030-4040 Forest Lane. (District 6) (File Z 20-31 - Specific Use Provision)

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 1 Nays.** Nay from Commissioner Lucht.

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Comment Form Continued – Case Z 20-31

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

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

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Signature / Firma / Chữ ký

9-9-21
Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 20-31

Allstate Truck & Trailer Repair, LLC, proposes a Truck and Bus Storage and Repair use. This site is located at 4030-4040 Forest Lane. (District 6)

Allstate Truck & Trailer Repair, LLC, propone a almacenamiento y reparación de camiones y autobuses. Este sitio está ubicado en 4030-4040 Forest Lane. (District 6)

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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STEVEN H. CHEN

Printed Name & Title / Nombre Impreso y Título / Tên In và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

3901 FOREST LANE

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

Garland TEXAS

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu chính

Signature / Firma / Chữ ký

9-20-2021

Date / Fecha / Ngày

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Z 20-31

The applicant proposes a Truck and Bus Storage and Repair use.

[Approval of 1) a Change in Zoning for a 0.3422 -acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck /Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair Use on a property zoned Industrial (IN) District.

Approval of a Plan for Truck and Bus Storage and Repair Use on a property zoned Industrial (IN) District.]



GARLAND

TEXAS MADE HERE

**City Council Meeting
October 12, 2021**

Location: 4030 -4040 Forest Lane

Applicant: Allstate Truck & Trailer Repair, LLC.

Owner: LSG 4040 Forest Lane Associates LLC

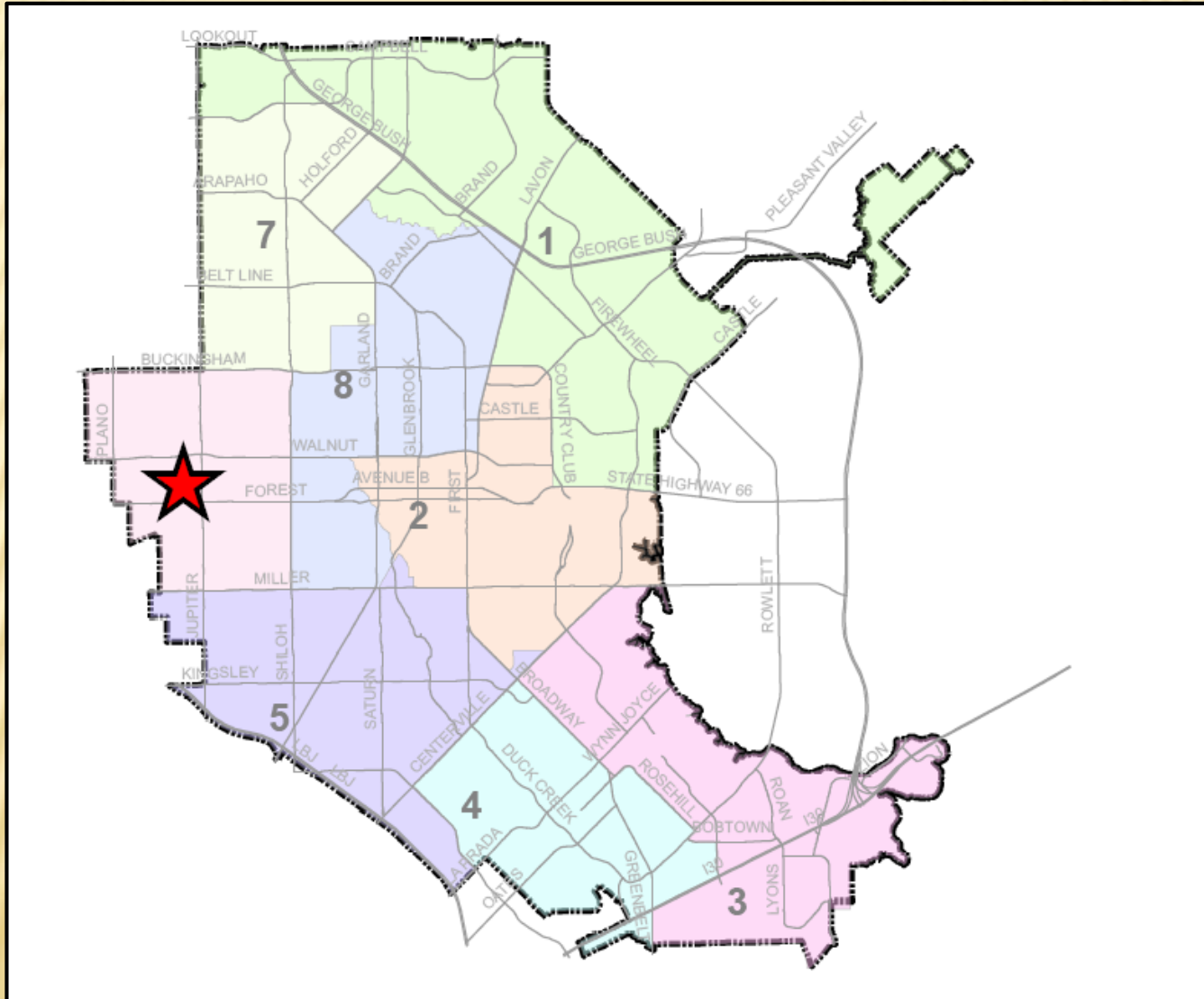
Acreage: 4.11 acres

Zoning: Community Retail (CR) District and
Industrial (IN) District



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP

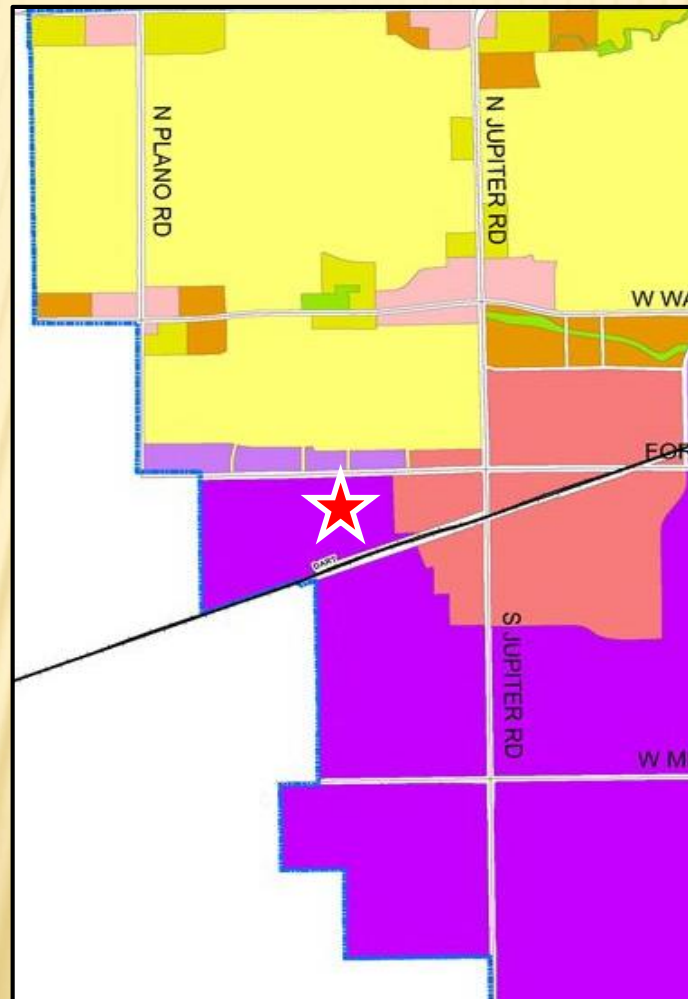




POSITIONAL AID



COMPREHENSIVE PLAN



Z 20-31

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

This use is compatible with the surrounding area and the Comprehensive Plan.







VICINITY MAP

N89°31'43"E 455.03'

Easy Street (a 30' Public ROW) (see page 20)

Point of Commencement

Gully Leasing, LLC
Inst No. 201402281447
Remedial Inst 1R Book
Revesting, Lapsed Lease, 2014
Inst No. 20070373352

Brown Holdings, LLC
Inst No. 201760030672

Jay-Zone Realty
Vol 84702, Pg 3103

Joyce Mahan
95246, Pg 2744

Mahon Real Estate
Investment, Inc.
Inst No. 201400108719

Easy Street Properties LP
Vol 2002118, Pg 2488

Fredrick Handberg

Barnett Post Cardinal Services
Inst No. 201300138118

Worldwide Precision, Inc
Inst No. 200900157210

Alex Brader
Inst No. 200502590094

Tract 3

Forest Lane (a 100' Public ROW)
(pavement width 100')
N89°14'16"

Re-Stripe Parking Area

BLDG 1A

BLDG 1B

BLDG 1C

BLDG 4B

BLDG 4A

BLDG 3A

BLDG 3B

BLDG 5

ALSTAKE CARRIERS LEASE BOUNDARY

SITE PLAN DATA

Item	Description
Total Site Area	47.265 AC
Total Building SF	654,872
Total Floor Area Ratio	32
Impervious Cover	Existing Condition (excluding parking) = Approximately 98% or 2,617,686 SF
Total Building Coverage	32%
Open Space Calculations	Existing Condition is completely paved
Distance Between Buildings	Varies - See Site Plan for Existing

CONSIDERATION

The applicant requests the Specific Use Provisions (SUP) to be in effect for a period of (20) years, which aligns with the SUP Time Period Guide.

No GDC deviations are being requested with this application.



STAFF RECOMMENDATION

Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair Use on a property zoned Industrial (IN) District.

Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

PLAN COMMISSION RECOMMENDATION

On September 15, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair Use on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of six (6) to one (1), also recommended Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

Z 20-31



SUP TIME PERIOD GUIDE

<u>Specific Uses as Defined by the Garland Development Code</u>	<u>Average Approved Time Period (SUPs from 2016 to 2020)</u>	<u>City Council Recommended Time Period Range</u>
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Guest House	5 years	5 years - unlimited
Tattoo Shop	5.3 years	5-10 years



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. m.

Meeting Date: 10/12/2021

Item Title: Z 20-31 Allstate Truck & Trailer Repair, LLC. - Plan (District 6)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair on a property zoned Industrial (IN) District.

Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

LOCATION

4030-4040 Forest Lane

OWNER

LSG 4040 Forest Lane Associates LLC

PLAN COMMISSION RECOMMENDATION

On September 15, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair Use on a property zoned Industrial (IN) District.

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STAFF RECOMMENDATION

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Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

BACKGROUND

On the overall subject property sits 654,672 square feet of total building area, including a large warehouse building and smaller detached buildings. Four (4) tenants are located on the overall site including the tenant space proposed for the Truck and Bus Storage and Repair Use. The applicant is requesting approval of a Change in Zoning from Community Retail (CR) District to Industrial (IN) District on a 0.3422-acre portion of land, and Specific Use Provisions (SUP) to allow an operation of a Truck and Bus Storage and Repair establishment within a 4.11-acre portion of the site.

A previous zoning request [Z 20-08] for this site was denied by City Council in 2020 due to technical deficiencies. A new application was granted allowance by City Council to be submitted within one (1) year of the GDC-required waiting period for denied zoning cases. The application was resubmitted per the pre-filing process, allowing for sufficient time to address comments. The use is existing on the site; however, Code Compliance issues have been addressed and the application is in order as submitted, pending approval of the zoning requests.

SITE DATA

The overall subject property contains approximately 47.267 acres, while the area of request is approximately 4.11 acres. The site has approximately 1218 lineal feet along Forest Lane. The area of request has access from Forest Lane.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The applicant intends to conduct a Truck and Bus Storage and Repair Use. The proposed operation requires Specific Use Provisions in the Industrial (IN) District. In addition, the 0.3422-acre portion of land currently zoned Community Retail (CR) District requires a rezoning to Industrial (IN) District to bring the site into compliance, pending approval of the SUP's.

CONSIDERATIONS

1. The boundaries of the proposal are shown in the site plan (Exhibit C in the Plan item). The proposed hours of operation are Monday through Saturday 7:00 am to 6:00 pm.
2. The proposal and the overall site comply with the parking requirements of the GDC.
3. Neither a building expansion nor a parking lot expansion is proposed with this request. Landscaping and screening compliance is not triggered by this request. However, there is existing landscaping on the site.
4. The applicant is requesting approval of the Specific Use Provision for a period of twenty (20) years, which aligns with the SUP Time Period Guide.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

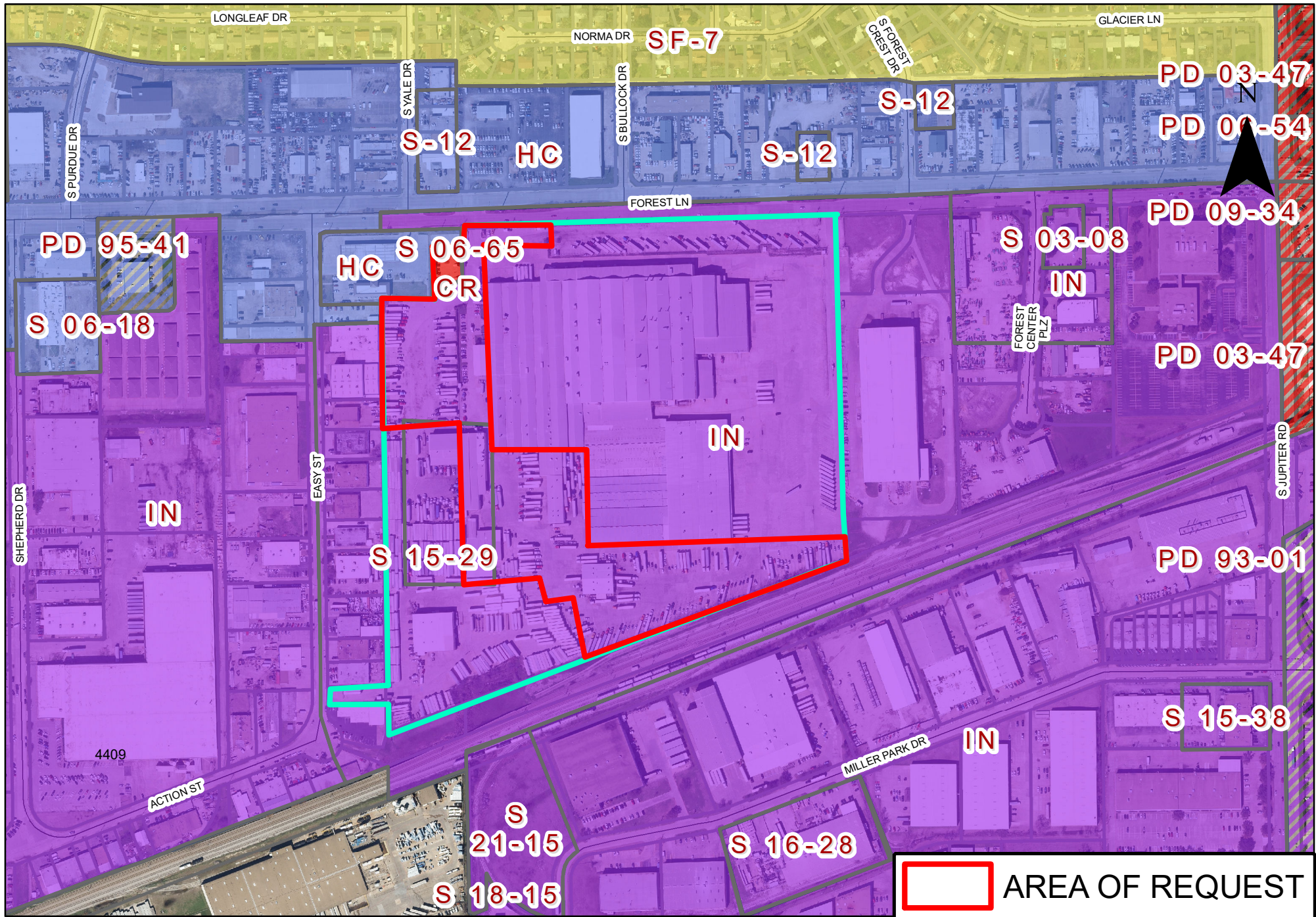
This use is compatible with the surrounding area and the Comprehensive Plan. In addition, the use offers a supportive operation to the industry employment sector.

Attachments

Z 20-31 Allstate Truck & Trailer Repair, LLC. Attachments

Z 20-31 Allstate Truck & Trailer Repair, LLC. Responses

Z 20-31 Allstate Truck & Trailer Repair, LLC. Staff Presentation



0 275 550 Feet
1 inch = 415 feet

Zoning Map Z 20-31

AREA OF REQUEST

SUBJECT SITE

REPORT & MINUTES

P.C. Meeting, September 15, 2021

Consideration of the application of **Allstate Truck & Trailer Repair, LLC.**, requesting approval of a Plan for Truck/Bus Repair and Truck/Bus Storage. This property is located at 4030-4040 Forest Lane. (District 6) (File Z 20-31 - Plan)

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 1 Nays.** Nay from Commissioner Lucht.

Comment Form

Case Z 20-31

Allstate Truck & Trailer Repair, LLC. proposes a Truck / Bus Storage and Repair use. This site is located at 4030-4040 Forest Lane. (District 6)

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Allstate Truck & Trailer Repair, LLC. đề xuất sử dụng Bảo quản và Sửa chữa Xe tải và Xe buýt. Trang web này nằm ở 4030-4040 Forest Lane. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Peter Conley OPTIMA HOLDINGS LLC manager

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

613 EASY Street

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Peter Conley

Signature / Firma / Chữ ký

9/24/21

Date / Fecha / Ngày

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Comment Form Continued – Case Z 20-31

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

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

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

Garland needs quality business's to increase employment opportunities and get people off of the streets of Garland-especially Forest Ln.

Not every business's ~~are~~ pretty but all business's employ fellow citizens and keep the local economy growing.

Comment Form

Case Z 20-31

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Jose C Espinoza

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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4053 Forest Ln.

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

Garland TX 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

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GARLAND

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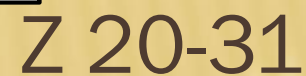
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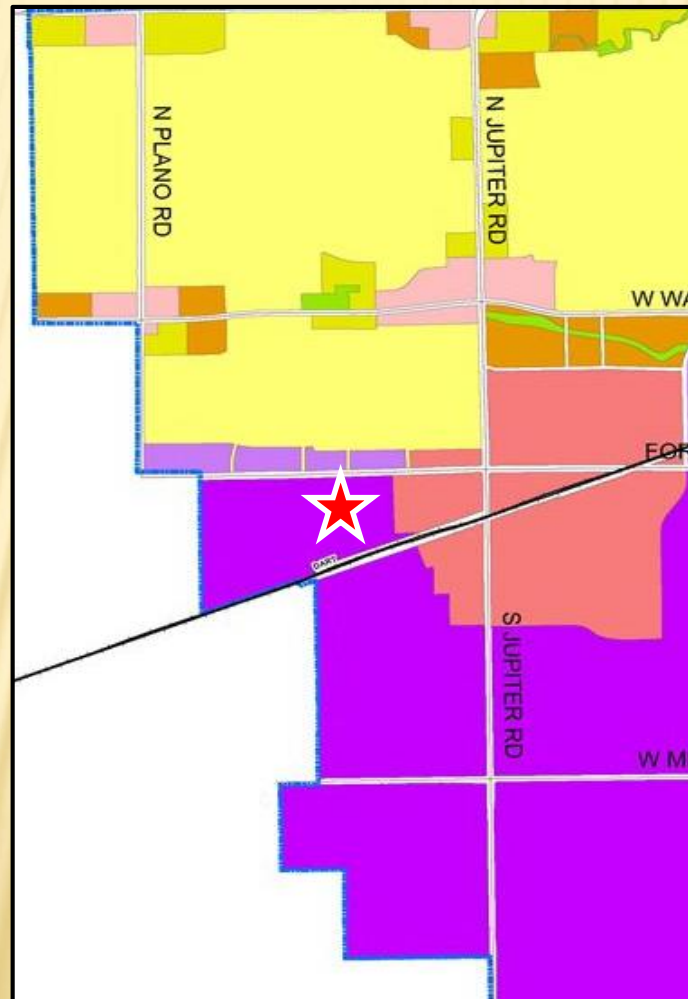




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[illegible]

CONSIDERATION

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Z 20-31



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