



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
Tuesday, October 8, 2019
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.

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

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

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 17, Regular Meeting.
2. Consider approval of the following bids:
 - a. **GP&L and TMPA 345kV Autotransformers** **Bid No. 1058-19**

Texas Electric Cooperatives, Inc. **\$6,712,222.00**

This request is for the purchase of two 345 kV/138 kV/12.47 kV Autotransformers.

- b. **GP&L Dent Road to Shelby 138kV Transmission Line Construction** **Bid No. 0821-19**

Maslonka Powerline Services **\$93,016.16**

This request is to approve Change Order #1 for GP&L Dent Road to Shelby 138 kV Transmission Line Construction.

- c. **GP&L Lookout to Apollo 138kV Transmission Line Rebuild** **Bid No. 1219-19**

Utility Construction Services, LLC **\$3,893,069.00**
Optional Contingency **389,306.90**
TOTAL: **\$4,282,375.90**

This request is to provide construction services to rebuild the Lookout to Apollo 138kV Transmission Line. An Optional Contingency is included for any additional work that may be required.

- d. **Wood Utility Poles** **Bid No. 1324-19**

Texas Electric Cooperatives **\$184,014.00**

This request is for wood utility poles for Warehouse inventory. This approval is for a Term Agreement with four optional renewals.

- e. **Flagging and Observation Services for Shiloh Road from IH 635 to Kingsley Road** **Bid No. 0651-19**

Bartlett & West, Inc. **\$75,001.00**

This request is to approve Change Order #3 for additional construction observation and flagging services within the Kansas City Southern (KCS) Railways right-of-way for the Shiloh Road project.

- f. **Roan Road Water Line Replacement from Waterhouse Boulevard to Rowlett Road** **Bid No. 0946-19**

Tri-Con Services, Inc. **\$1,240,000.00**

This request is to construct water line improvements along Roan Road from Waterhouse Boulevard to Rowlett Road.

g. Audubon Recreation Center Renovation **Bid No. 4978-15**

Brown Reynolds Watford Architects **\$165,000.00**

This request is to approve Change Order #3 for the Audubon Recreation Center renovation.

h. Architectural Services for the Police Property & Evidence Building **Bid No. 0851-19**

Brown Reynolds Watford Architects **\$1,096,000.00**

This request is to provide architectural design and construction administration services for the new Police Property & Evidence Building.

i. GP&L McCree Substation Steel Structures **Bid No. 1261-19**

Klute Inc. Steel Fabrication **\$116,929.74**

This request is for the purchase of an A-frame structure, switch stands, bus supports and masts to support the new Crist Road transmission line termination at the McCree Substation.

j. TMPA Carrier Relay Replacements **Bid No. 1416-19**

Ametek Power Systems & Instruments **\$301,340.00**

This request is for the purchase of carrier relays to be installed at TMPA Substations as part of the approved TMPA Relay and SCADA Upgrade CIP project.

k. GP&L Gas Pipeline Cleaning and In-Line Inspection **Bid No. 1288-19**

Pond and Company **\$268,035.25**

This request is for the cleaning and in-line inspection of the GP&L Olinger Power Plant Natural Gas Pipeline in accordance with GP&L's Integrity Management Plan.

- 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. Zoning File No. Z 19-18, BGE, Inc. (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Concept Plan for Commercial and Retail Uses on a property zoned Planned Development (PD) District 03-53 for Community Retail Uses (Town Center styled Regional Shopping Mall and Complementary Peripheral Development) and located at 270 Town Center Boulevard and 3800 Lavon Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Section 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 19-19, Masterplan (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 03-53, 2) a Specific Use Provision for a Limited Service Hotel, and 3) a Detail Plan and located at 270 Town Center Boulevard; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Section 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. Consider a resolution approving and funding the 2019 Cycle 1 Neighborhood Vitality Matching Grant Projects.**

Council is requested to consider a resolution approving and funding the 2019 Neighborhood Vitality Matching Grant Cycle 1 applications.

- 5. Consider a resolution authorizing the City Manager to execute an Investment Advisory Services Agreement with Hilltop Securities Asset Management, LLC; and providing an effective date.**

At the October 7, 2019, Work Session, Council considered a resolution authorizing the City Manager to execute an Investment Advisory Service Agreement with Hilltop Securities Asset Management, LLC.

6. **Consider an ordinance authorizing an amendment to the 2019 Capital Improvement Program (2019 CIP Amendment No. 3), providing for the supplemental appropriation of funds in the Stormwater Maintenance Equipment Project, new Landfill Roll-Off Truck Project, Replacement of Commercial Front-Load Trucks Project, Dog Park Project, Central Park – Sports Field / Park Renovation Project, Winters Park – Sports Field Lighting Project, Construction of Waste Cell No. 8 Project, and Trail Development – Master Plan Project; and providing an effective date.**

At the September 16, 2019 Work Session, Council considered the amendment of the 2019 Capital Improvement Program (CIP).

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

7. **Hold public hearings on:**
 - a. **Consider the application of Platinum Storage c/o Masterplan, requesting approval of a 1) Change in Zoning from Community Office (CO) District, and from Planned Development (PD) 80-32 for Community Office and Community Retail Uses to a Planned Development (PD) District with Community Retail (CR) District for Retail, Office, and Self-Storage Facility (mini-warehouse) Uses; 2) a Specific Use Provision for Self-Storage Facility (mini-warehouse) and 3) a Detail Plan. This property is located on the south side of IH-30, west of Beltline Road, and at the future extension of Guthrie Road. (File No. Z 17-46, District 4)**

The applicant proposes to develop an unimproved property with two buildings. One building would be two stories and used for retail, office, and self-storage (mini-warehouse) purposes; and the second building would be one story and used for self-storage (mini-warehouse) purposes.

- b. **Consider a Development Agreement regarding Zoning File No. Z 17-46.**

This Development Agreement relates to Zoning Case Z 17-46 for a proposed Self Storage facility at 648, 658, 702 and 720 West I-30. During the September 9, 2019 Plan Commission meeting, the Commission recommended that a development agreement accompany Zoning Case Z 17-46 to secure the building materials as presented by the applicant. The agreement lists the particular variances and

deviations that have been requested by the applicant, in exchange for the applicant to construct the project with the masonry building materials shown in the proposed exhibits, including 3-stage stucco, brick and stone.

- c. **Consider the application of Baldwin Associates, LLC, requesting approval of 1) an amendment to Planned Development (PD) District 07-57 for Multi-Family Uses and 2) an amended Detail Plan for Multi-Family Uses. The site is located at 3232 North Garland Avenue and 1210 Apollo Road. (File No. Z 19-17, District 8)**

The applicant proposes to develop the second phase of an apartment complex (the first phase, Carriage Homes on the Lake, is already built).

- d. **Consider the application of Maria Elena Farias, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3160 Saturn Road. (File No. Z 19-24, District 5)**

The applicant proposes the operation of a reception facility in Suite 206 of an existing building at 3160 Saturn Road.

- e. **Consider the application of Spiars Engineering, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 3414 Broadway Boulevard. (File No. Z 19-25, District 3)**

The applicant makes the above request to build and operate a restaurant/coffee shop with a drive-through.

8. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Council Member Deborah Morris

- Darryl Quigley - TIF Board South

9. 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.

10. 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 ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: 10/08/2019

Item Title: Minutes September 17

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the September 17, Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes September 17



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, September 17, 2019, 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 Robert John Smith
Deputy Mayor Pro Tem Robert Vera
Council Member David Gibbons
Council Member Deborah Morris
Council Member Jerry A. Nickerson
Council Member Jim Bookhout
Council Member Rich Aubin
Council Member Dylan Hedrick

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
City Attorney Brad Neighbor
City Secretary Eloyce René Dowl

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.

Mayor LeMay presented a proclamation to Mr. Tony Torres proclaiming September 15 - October 15, 2019 as Hispanic Heritage month. Mr. Torres dedicated the proclamation to the Garland High School Hispanic Youth Organization.

Mayor LeMay recognized Caleb Belton from Scout Troop 138.

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 Deborah Morris, and seconded by Council Member David Gibbons to approve the Consent Agenda as presented.

Vote: 9 - 0

1. **APPROVED Consider approval of the minutes of the September 3, 2019 Regular Meeting.**
2. **Consider approval of the following bids:**
 - a. **APPROVED Professional Engineering Design Services for Water Improvements** **Bid No. 1224-19**

LAM Consulting Engineering **\$159,724.00**

This request is to provide Professional Engineering Design Services for the replacement of water and wastewater lines on Carroll Drive and Patricia Drive.
 - b. **APPROVED Water Meter Replacement** **Bid No. 0912-19**

Compass Metering Solutions **\$2,000,000.00**

This request is to replace approximately 40,000 water meters throughout the city over the next five years. This is a Term Agreement with four optional renewals.
 - c. **APPROVED 2018 Paving, Water and Sewer Replacement Project, Phase Three** **Bid No. 1168-19**

DDM Construction Corporation **\$1,599,644.90**

This request is for the construction associated with the 2018 Paving, Water and Sewer Replacement Project, Phase Three.
 - d. **APPROVED GP&L Distribution Pole Inspection and Treatment** **Bid No. 1214-19**

Texas Utility Engineering, Inc. **\$175,000.00**

This request is for the continuation of GP&L's distribution pole inspection and treatment program. This is a Term Agreement with four optional renewals.

e. APPROVED 2019 Bond Program Management Services Bid No. 0722-19

AECOM **\$12,998,000.00**

This request is to provide professional services for the 2019 Bond Program Management.

f. APPROVED TMPA Ben Davis to McCree 138kV Transmission Line Reconductor Services Bid No. 1239-19

Higher Power Electrical, LLC **\$4,226,273.00**

This request is to obtain reconductor construction services on the TMPA Ben Davis to McCree 138kV Transmission Line as part of the TMPA Ben Davis to McCree Reconductoring CIP project.

g. APPROVED GP&L and TMPA Right-of-Way Maintenance Services Bid No. 1342-19

Right of Way Services, Inc. **\$150,000.00**

This request is to obtain as-needed maintenance services in GP&L and TMPA Rights-of-Way. This is a Term Agreement with two optional renewals.

h. APPROVED GP&L 200-Amp Loop Underground Replacements Bid No.1187-19

Infratech Corporation	\$596,042.75
Optional Contingency	<u>39,545.00</u>
TOTAL:	\$635,587.75

This request is for the replacement of underground cable due to aging and failure on four of GP&L's distribution loops. An Optional Contingency is included for any additional work that may be required.

i. APPROVED Construction Management Services for TMPA Ben Davis to McCree 138kV Transmission Line Reconductor Project Bid No. 1343-19

Black & Veatch **\$313,000.00**

This request is to obtain Construction Management Services for the TMPA Ben Davis to McCree 138kV Transmission Line Reconductor CIP project.

j. APPROVED Professional Engineering Design Services for Water Improvements

Bid No.1298-19

Criado & Associates, Inc.

\$123,437.00

This request is to provide Professional Engineering Design Services for the replacement of water and wastewater lines on Hartford Drive, Cuero Drive and Beverly/La Vista Alley.

k. APPROVED 2019 Garland Alley Improvements, Phase One

Bid No. 0987-19

Tri-Con Services, Inc.

\$1,335,000.00

This request is for the construction associated with the 2019 Garland Alley Improvements, Phase One.

3. APPROVED Resolution No. 10405 authorizing the submission of a grant application to the Office of the Governor of the State of Texas for certain public safety, law enforcement and Homeland Security projects; and providing an effective date.

Council is requested to consider a resolution in support of the HSGP application to gain access to grant funding.

4. APPROVED Ordinance No. 7088 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.

At the September 3, 2019 Work Session, Council considered approving an ordinance restricting parking on the west side of Clear Point Drive, 300 feet south of Mayfield Avenue.

5. APPROVED Ordinance No. 7089 amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas relating to truck routes; 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.

At the September 3, 2019 Work Session, Council considered an ordinance revising the designated truck routes.

6. APPROVED Ordinance No. 7090 of the City Council of the City of Garland, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex division regarding the company's 2019 rate review mechanism filing; declaring the existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable ratemaking expenses; providing that nothing

contained in this ordinance or any tariff or attachment approved hereby affects the terms of any franchise agreement or other approval for use of the city's rights-of-way or public property; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC's legal counsel.

At the September 3, 2019 Work Session, Council considered a settlement agreement with Atmos Energy Mid-Tex Division ("Atmos") and the resulting rate change under the Rate Review Mechanism (RRM) tariff. Council is requested to approve the Atmos settlement agreement.

7. **APPROVED** Minute action approving an amendment to Article II, Division 1, Section 11 of the Council Policies to include a Uniform Election Date for officers of all Boards and Commissions .

At the September 16, 2019 Work Session, Council considered a report from the Administrative Services Committee regarding this proposed policy change.

8. **APPROVED** Resolution No. 10406 authorizing a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – single year - 2019 comprehensive grant in the amount of \$218,844.64; and providing an effective date.

Council is requested to approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant for FY 2019-2020 in the amount of \$218,844.64.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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9. **Hold public hearings on:**

- a. **DENIED** Consider the application of K1 Concept, LLC, requesting approval of a Specific Use Provision for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District. This property is located at 1725 South First Street. (File No. Z 19-08, District 2) (This case was postponed from the September 3, 2019 Regular City Council meeting).

BEING an approximate 1.234-acre tract of land identified as Lot 1. Block 7, of the CRESTHAVEN RESERVED PHASE II, A Replat of Lot 1, Block 7, CHRESTHAVEN FIRST INSTALLMENT an addition to the City of Garland, Dallas County, Texas, and according to the map recorded under Instrument No: 201300037022, Map Records Dallas County, Texas. The applicant proposes to open a thrift store on a developed property.

There was no staff report, it was presented at the September 3 meeting. Speakers on this item were Amir Zand and Brian Wells. There was discussion by the Council.

Motion was made by Council Member Deborah Morris, and seconded by Council Member Jim Bookhout to deny approval of the application.

Vote: 9 - 0

- b. APPROVED Consider the application of BGE, Inc., requesting approval of a Concept Plan for Commercial and Retail Uses on a property zoned Planned Development (PD) District 03-53 for Community Retail Uses (Town Center styled Regional Shopping Mall and Complementary Peripheral Development). This property is located at 270 Town Center Boulevard and 3800 Lavon Drive. (File No. Z 19-18, District 1)**

BEING an approximate 11.015-acre tract of land situated in the Daniel Crist Survey, Abstract Number 226, in the City of Garland, Dallas County, Texas; being a part of that tract of land described in special warranty deed to Simon Property Group (Texas), L.P. as record in Volume 99089, Page 57 of the Deed Record of Dallas County, Texas; being a part of those tracts of land described in quitclaim to Firewheel Master Partnership, Ltd. As recorded in Volume 2004191, Page 2642 of the Deed Record of Dallas County, Texas; and being part of Lot 1R, Block 5 of the Firewheel Center, an Addition to the City of Garland as recorded in Instrument Number 201100122667 of the Official Map Records of Dallas County, Texas. The applicant proposes to establish a Concept Plan (a generalized plan showing lots, drives, streets and future uses). A future Detail Plan for each lot showing additional development information such as buildings, landscaping, and other site features will require a public hearing.

The staff report was presented by Will Guerin, Director of Planning. Speakers on this item were Brent Conlin and Asher Reilly, applicants. There was discussion by the Council.

Motion was made by Council Member David Gibbons, and seconded by Council Member Rich Aubin to approve the application as presented.

Vote: 9 - 0

- c. APPROVED Consider the application of Masterplan (previous applicant was Firewheel Master Partnership Ltd.), requesting approval of 1) an amendment to Planned Development (PD) District 03-53, 2) a Specific Use Provision for a Limited Service Hotel, and 3) a Detail Plan. This property is located at 270 Town Center Boulevard. (File No. Z 19-19, District 1)**

BEING, all of that 2.555-acre (111,297 square-foot) tract of land situated in the Daniel Crist Survey, Abstract Number 226, in the City of Garland, Dallas County, Texas; being a part of that tract of land described in Special Warranty Deed to Simon Property Group (Texas), L.P. as record in Volume 99089, Page 57 of the Deed Record of Dallas County, Texas; being a part of those tracts of land described in Quitclaim to Firewheel Master Partnership, Ltd. as recorded in Volume 2004191, Page 2643 of the Deed Record of Dallas County, Texas; and being part of Lot 1R, Block 5 of the Firewheel Center, an addition to the City of Garland as recorded in Instrument Number 201100122667 of the Official Plat Records of Dallas County, Texas. The applicant proposes to build a limited service hotel.

The staff report was presented by Will Guerin, Director of Planning. Speaker on this item was Maxwell Fisher, applicant. There was discussion by the Council.

Motion was made by Council Member David Gibbons, and seconded by Council Member Rich Aubin to approve the item as presented with the amendment to the Detail Plan.

Vote: 9 - 0

10. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Council Members presented their nominations and a single vote was cast for all nominations.

Vote: 9 - 0

Council Member David Gibbons

- Nazly Haroon - Library Board

Council Member Deborah Morris

- Daniel Montenegro - Downtown TIF Board

11. Citizen comments:

Essie Stimpson

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: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:40 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 10/08/2019

Item Title: GP&L and TMPA 345kV Autotransformers

Submitted By: Steve Martin, Transmission Director

Bid Number: 1058-19

Purchase Justification:

This request is for the purchase of two 345 kV/138 kV/12.47 kV Autotransformers. One transformer will be installed at the Ben Davis Substation as part of the TMPA Ben Davis Substation Autotransformer CIP project and will be reimbursed at 100%. The other transformer will be installed at the McCree Substation as part of the GP&L McCree Substation Autotransformer CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Twelve (12) bids were received and evaluated based on the published criteria as shown on the attached Bid Recap. Texas Electric Cooperatives, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Texas Electric Cooperatives, Inc.	All	\$6,712,222.00
TOTAL:		\$6,712,222.00

Basis for Award: Best Value

Purchase Requisition #: 41898

Fiscal Impact

Total Project/Account: \$11,629,177
Expended/Encumbered to Date: 1,983,257
Balance: \$9,645,920

This Item: 6,712,222
Proposed Balance: \$2,933,698
Account #: 215-3542-3126501-6051, 210-3799-3178401-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program* = \$3,356,111
TMPA / Transmission Project = 3,356,111
Total Cost **\$6,712,222**

* The GP&L McCree Substation Autotransformer is not anticipated to be received until 2020. The funding for the GP&L McCree Substation Autotransformer will be included in Electric's 2020 CIP Substations Upgrades Program.

Attachments

Bid Recap 1 of 2
Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2019
Document Location: CIP - Page E10

Budget Director Approval: Ron Young Approval Date: 09/26/2019
Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/24/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 10/08/2019

Item Title: GP&L Dent Road to Shelby 138kV Transmission Line Construction

Submitted By: Steve Martin, Transmission Director

Bid Number: 0821-19

Purchase Justification:

This request is to approve Change Order #1 for GP&L Dent Road to Shelby 138 kV Transmission Line Construction. This Change Order includes a construction entrance, gating, fencing, erosion control, culverts, timber matting and a concrete washout associated with Storm Water Pollution Prevention (SWPPP) requirements.

Evaluation:

Maslonka Powerline Services was awarded the original Purchase Order 28870 in the amount of \$3,875,126.00 at the July 2, 2019 City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Maslonka Powerline Services	All	\$93,016.16
TOTAL:		\$93,016.16

Basis for Award: Change Order

Purchase Requisition #: 42296

Fiscal Impact

Total Project/Account:	\$13,942,737
Expended/Encumbered to Date:	12,163,704
Balance:	\$1,779,033
This Item:	93,016
Proposed Balance:	\$1,686,017
Account #:	210-3599-3143401-7111

Fund/Dept/Project – Description and Comments:Electric CIP / 2019 Transmission Lines Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: Page E01

Budget Director Approval: Ron Young

Approval Date: 09/26/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/24/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 10/08/2019

Item Title: GP&L Lookout to Apollo 138kV Transmission Line Rebuild

Submitted By: Steve Martin, Transmission Director

Bid Number: 1219-19

Purchase Justification:

This request is to provide construction services to rebuild the Lookout to Apollo 138kV Transmission Line. This is part of the approved Lookout to Apollo Rebuild 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. Six (6) bids were received and evaluated based on the published criteria as shown on the attached Bid Recap. Utility Construction Services, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Utility Construction Services, LLC	All	\$3,893,069.00
Optional Contingency		389,306.90
TOTAL:		\$4,282,375.90

Basis for Award: Best Value

Purchase Requisition #: 42110

Fiscal Impact

Total Project/Account: \$5,494,000
Expended/Encumbered to Date: 650,200
Balance: \$4,843,800
This Item: 4,282,376
Proposed Balance: \$561,424

Account #: 210-3599-3143801-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / 2019 Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E01

Budget Director Approval: Ron Young

Approval Date: 09/26/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/24/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 10/08/2019

Item Title: Wood Utility Poles

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 1324-19

Purchase Justification:

This request is for wood utility poles for Warehouse inventory. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated with Texas Electric Cooperatives submitting the Straight Low Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Texas Electric Cooperatives	All	\$184,014.00
TOTAL:		\$184,014.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 42130

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$184,014
Proposed Balance: N/A
Account #: 451-6999
Fund/Dept/Project – Description and Comments:

Poles will be issued to the appropriate Electric Utility Operating and CIP accounts as they are removed from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2019-20

Document Location: Operating Budget - Page C-196; CIP - Various

Budget Director Approval: Ron Young Approval Date: 09/26/2019

Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/24/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 10/08/2019

Item Title: Flagging and Observation Services for Shiloh Road from IH 635 to Kingsley Road

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0651-19

Purchase Justification:

This request is to approve Change Order #3 for additional construction observation and flagging services within the Kansas City Southern (KCS) Railways right-of-way for the Shiloh Road project. KCS requires these services be provided when encroaching on, under, or over KCS right-of-way. The Shiloh Road project includes water, wastewater, drainage and paving improvements that cross over and under the KCS right-of-way. KCS has restrictions on the amount of time the railroad may be impacted by construction activity. It was determined that additional funding was necessary to provide the required flagging services during the remainder of the Shiloh Road project.

Evaluation:

Bartlett & West, Inc., has been specified by KCS as the Sole Source provider for these services within their right-of-way.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Bartlett & West, Inc.	All	\$75,001.00
TOTAL:		\$75,001.00

Basis for Award: Sole Source

Purchase Requisition #: 42354

Fiscal Impact

Total Project/Account: \$9,581,163

Expended/Encumbered to Date: 5,911,496

Balance: \$3,669,667
This Item: 75,001
Proposed Balance: \$3,594,666
Account #: 220-4049-3019200-9214
Fund/Dept/Project – Description and Comments:
Water CIP / Relocation of Mains Prior to Paving

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page W03

Budget Director Approval: Ron Young

Approval Date: 09/27/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/24/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 10/08/2019

Item Title: Roan Road Water Line Replacement from Waterhouse Boulevard to Rowlett Road

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0946-19

Purchase Justification:

This request is to construct water line improvements along Roan Road from Waterhouse Boulevard to Rowlett Road. The improvements consist of installing a 16" water main the full length of the project. This project also includes the replacement of concrete panels on sections of Roan Road from Rowlett Road to Waterhouse Boulevard and installing new sidewalk along the northeastern side of the street.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Eight (8) bids were received and evaluated with Tri-Con Services, Inc., submitting the Straight Low Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Tri-Con Services, Inc.	All	\$1,240,000.00
TOTAL:		\$1,240,000.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 42386

Fiscal Impact

Total Project/Account:	\$2,305,615
Expended/Encumbered to Date:	100,516
Balance:	\$2,205,099
This Item:	1,240,000
Proposed Balance:	\$965,099

Account #: 220-4049-3023500-9213, 692-4699-3981800-9011

Fund/Dept/Project – Description and Comments:

Water CIP / Road Road Water Transmission Main	=	\$ 634,385
Street CIP / Street Reconstruction and Improvements	=	<u>605,615</u>
Total CIP	=	\$1,240,000

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Location Map

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Pages ST32 and W12

Budget Director Approval: Ron Young

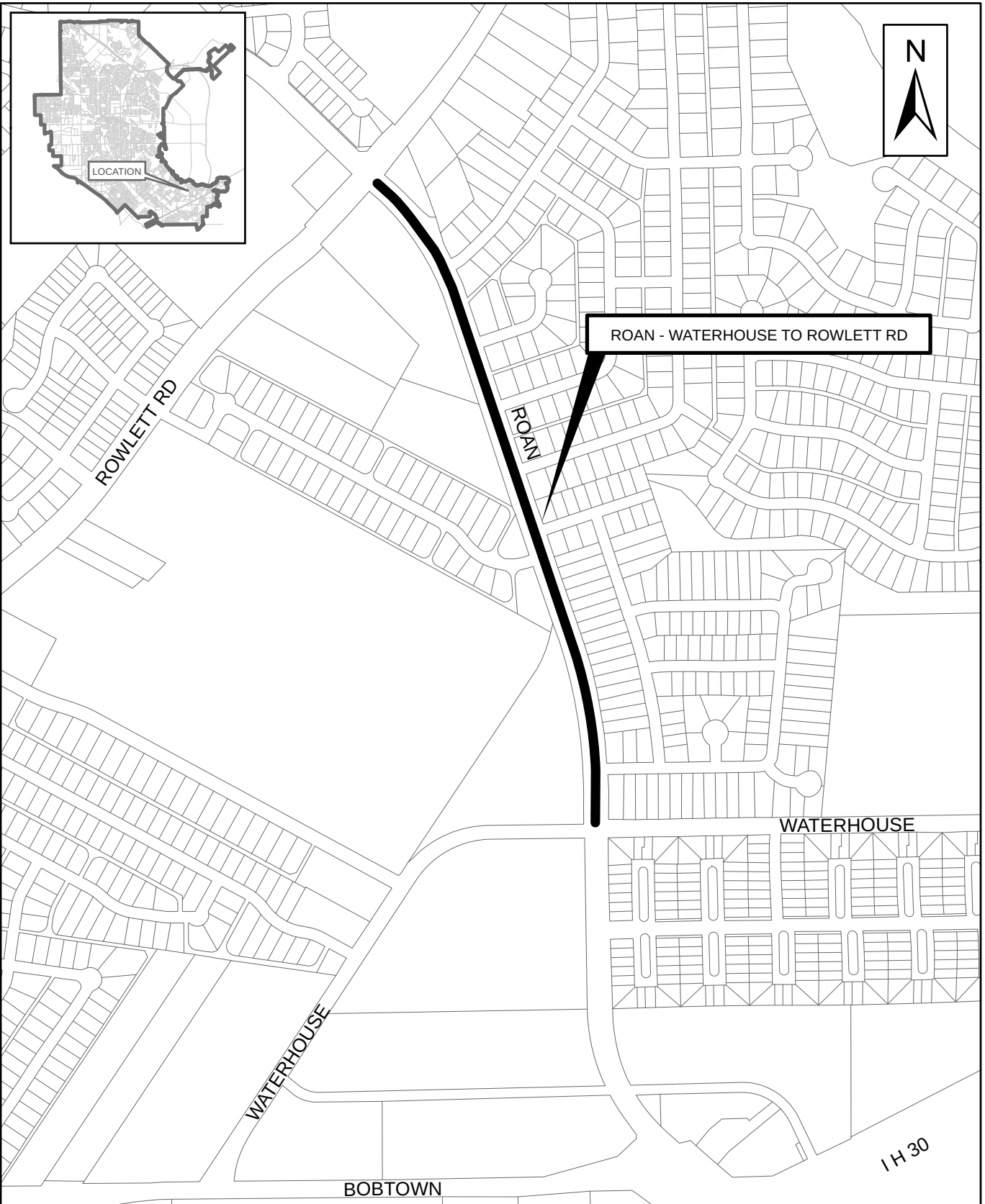
Approval Date: 09/26/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/24/2019

[illegible]

[illegible]



ROAN - WATERHOUSE TO ROWLETT RD
WATER IMPROVEMENTS

Scale: 1"=600
File: Roan
Date: 04/06/2017
Drawn: jmk

SHEET
1
OF
1



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 10/08/2019

Item Title: Audubon Recreation Center Renovation

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 4978-15

Purchase Justification:

This request is to approve Change Order #3 for the Audubon Recreation Center renovation. Additional renovations are needed to address deterioration of the building exterior and to meet current code requirements for energy efficiency. The additional renovations include replacing failed exterior wall finishes, improving thermal insulation, replacing light fixtures and replacing deteriorated gymnasium flooring.

Evaluation:

Brown Reynolds Watford Architects was awarded the original Purchase Order 22609 in the amount of \$243,000 at the December 16, 2014 City Council Meeting.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Brown Reynolds Watford Architects	All	\$165,000.00
TOTAL:		\$165,000.00

Basis for Award: Change Order

Purchase Requisition #: 42384

Fiscal Impact

Total Project/Account:	\$360,000
Expended/Encumbered to Date:	309,475
Balance:	\$50,525
This Item:	165,000
Proposed Balance:	(\$114,475)

Account #: 614-2499-1832504-7101

Fund/Dept/Project – Description and Comments:

Park CIP / Audubon Recreation Center Expansion

The additional \$114,475 is not anticipated to be spent until 2020 and 2021, and will be included in the 2020 CIP.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page P04

Budget Director Approval: Ron Young

Approval Date: 09/26/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/26/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 10/08/2019

Item Title: Architectural Services for the Police Property & Evidence Building

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 0851-19

Purchase Justification:

This request is to provide architectural design and construction administration services for the new Police Property & Evidence Building. The funding was approved as part of the 2019 Bond Referendum.

Evaluation:

A request for qualifications was issued in accordance with Purchasing procedures. Fourteen (14) responses were received and evaluated based on the published criteria as shown on the attached Bid Recap. The three (3) highest ranked firms were subsequently evaluated on the basis of interview performance. Brown Reynolds Watford Architects received the highest ranking and was selected as the Most Qualified firm for this project.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Brown Reynolds Watford Architects	All	\$1,096,000.00

TOTAL:	\$1,096,000.00
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Basis for Award: Most Qualified

Purchase Requisition #: 42385

Fiscal Impact

Total Project/Account:	\$1,200,000
Expended/Encumbered to Date:	0
Balance:	\$1,200,000
This Item:	1,096,000

Proposed Balance: \$104,000
Account #: 652-1299-1302619-7101

Fund/Dept/Project – Description and Comments:

Public Safety CIP / Police Property & Evidence Building

A Budget Amendment to the 2019 Capital Improvement Program was approved by City Council in May 2019 appropriating \$1,200,000 to begin design.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page PS10

Budget Director Approval: Ron Young

Approval Date: 09/27/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/26/2019

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 10/08/2019

Item Title: GP&L McCree Substation Steel Structures

Submitted By: Steve Martin, Transmission Director

Bid Number: 1261-19

Purchase Justification:

This request is for the purchase of an A-frame structure, switch stands, bus supports and masts to support the new Crist Road transmission line termination at the McCree Substation. Based on ERCOT's request, GP&L is initiating a project to add an autotransformer at the GP&L McCree Substation. This addition will require an upgrade that will include the reconfiguration of the Crist, Shiloh and Centerville transmission lines to terminate at new A-frame structures in the Substation. These services are part of the approved McCree Substation Autotransformer CIP project.

Evaluation:

A Requests for Bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated on price. Klute Inc. Steel Fabrication submitted the lowest bid and was selected as the straight low bidder.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Klute Inc. Steel Fabrication	All	\$116,929.74
TOTAL:		\$116,929.74

Basis for Award: Straight Low Bid

Purchase Requisition #: 42172

Fiscal Impact

Total Project/Account: \$2,100,000

Expended/Encumbered to Date: 1,567,136

Balance: \$532,864
This Item: 116,930
Proposed Balance: \$415,934
Account #: 210-3799-3178401-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / 2019 Substations Upgrades

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2019
Document Location: CIP - Page E10

Budget Director Approval:	Ron Young	Approval Date: 09/27/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 09/24/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 10/08/2019

Item Title: TMPA Carrier Relay Replacements

Submitted By: Steve Martin, Transmission Director

Bid Number: 1416-19

Purchase Justification:

This request is for the purchase of carrier relays to be installed at TMPA Substations as part of the approved TMPA Relay and SCADA Upgrade CIP project. This is a TMPA project and will be reimbursed at 100%.

Evaluation:

Ametek Power Systems & Instruments is the manufacturer and Sole Source provider of the carrier relays specified by TMPA.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Ametek Power Systems & Instruments	All	\$301,340.00
TOTAL:		\$301,340.00

Basis for Award: Sole Source

Purchase Requisition #: 42373

Fiscal Impact

Total Project/Account: \$413,637
Expended/Encumbered to Date: 27,333
Balance: \$386,304
This Item: 301,340
Proposed Balance: \$84,964
Account #: 215-3542-3175401-6051
Fund/Dept/Project – Description and Comments:

Electric CIP / 2019 TMPA Transmission Lines Project

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E01

Budget Director Approval: Ron Young

Approval Date: 09/27/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/24/2019

CITY OF GARLAND - BID RECAP SHEET OPENED: N/A REQ. NO. PR 42373 BID NO. 1416-19 PAGE: 1 of 1 BUYER: Teresa Smith				Ametek Power Systems & Instruments							
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	18	ea.	TMPA Carrier Relay Replacements Gibbons and Jack Creek	\$13,850.00	\$249,300.00						
2	4	ea.	TMPA Carrier Relay Replacements Denton West	\$13,010.00	\$52,040.00						
			TOTAL GROSS PRICE		\$301,340.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		\$301,340.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								
NEXT LOW:				N/A # IonWave Notifications		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. <u>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.</u>					
LOW: _____				N/A # IonWave HUBS							
SAVINGS:				N/A # Direct Contact HUBS							
				N/A # HUBS Responded							



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 10/08/2019

Item Title: GP&L Gas Pipeline Cleaning and In-Line Inspection

Submitted By: Dan Bailey, Energy Services Director

Bid Number: 1288-19

Purchase Justification:

This request is for the cleaning and in-line inspection of the GP&L Olinger Power Plant Natural Gas Pipeline in accordance with GP&L's Integrity Management Plan.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated based on the published criteria as shown on the attached Bid Recap. Pond and Company received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Pond and Company	All	\$268,035.25
TOTAL:		\$268,035.25

Basis for Award: Best Value

Purchase Requisition #: 41994

Fiscal Impact

Total Project/Account: \$2,595,080
Expended/Encumbered to Date: 0
Balance: \$2,595,080
This Item: 268,035
Proposed Balance: \$2,327,045
Account #: 211-3436-7111
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Proposed Budget - Page C-196

Budget Director Approval: Ron Young

Approval Date: 09/27/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/24/2019



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 10/08/2019

Item Title: Z 19-18 BGE, Inc. (District 1)

Submitted By: Kira Wauwie, Principal Development Planner

Summary of Request/Problem

Zoning Ordinance Z 19-18 BGE, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 19-18 Ordinance

Z 19-18 Exhibit A

Z 19-18 Exhibit B

Z 19-18 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CONCEPT PLAN ON AN 11.015 ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 03-53 FOR COMMUNITY RETAIL USES (TOWN CENTER STYLED REGIONAL SHOPPING MALL AND COMPLEMENTARY PERIPHERAL DEVELOPMENT) AND LOCATED AT 270 TOWN CENTER BOULEVARD AND 3800 LAVON DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 26th day of August, 2019, the Plan Commission did consider and make recommendations on a certain request for approval of a Concept Plan for Commercial and Retail Uses on a property zoned Planned Development (PD) District 03-53 for Community Retail Uses (Town Center styled Regional Shopping Mall and Complementary Peripheral Development) by **BGE, 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 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 Concept Plan for Commercial and Retail Uses on a property zoned Planned Development (PD) District 03-53 for Community Retail Uses (Town Center styled Regional Shopping Mall and Complementary Peripheral Development) and located at 270 Town Center Boulevard and 3800 Lavon Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

ZONING FILE NO. Z 19-18

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

PASSED AND APPROVED this _____ day of _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 19-18

BEING, ALL OF THAT 11.015 ACRE (111,297 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DANIEL CRIST SURVEY, ABSTRACT NUMBER 226, IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS; BEING A PART OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO SIMON PROPERTY GROUP (TEXAS), L.P. AS RECORD IN VOLUME 99089, PAGE 57 OF THE DEED RECORD OF DALLAS COUNTY, TEXAS; BEING A PART OF THOSE TRACTS OF LAND DESCRIBED IN QUITCLAIM TO FIREWHEEL MASTER PARTNERSHIP, LTD. AS RECORDED IN VOLUME 2004191, PAGE 2642 OF THE DEED RECORD OF DALLAS COUNTY, TEXAS; AND BEING PART OF LOT 1R, BLOCK 5 OF THE FIREWHEEL CENTER, AN ADDITION TO THE CITY OF GARLAND AS RECORDED IN INSTRUMENT NUMBER 201100122667 OF THE OFFICIAL MAP RECORDS OF DALLAS COUNTY, TEXAS; SAID 11.015 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID LOT 2R, BLOCK 5, THE SAME BEING THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF PRESIDENT GEORGE BUSH TURNPIKE (STATE HIGHWAY 190) (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 78 (LAVON DRIVE) (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 01 DEGREES 13 MINUTES 34 SECONDS EAST, DEPARTING SAID NORTHEAST RIGHT-OF-WAY LINE OF PRESIDENT GEORGE BUSH TURNPIKE AND FOLLOWING SAID EAST RIGHT-OF-WAY LINE OF SAID

STATE HIGHWAY 78, A TOTAL DISTANCE OF 528.67 FEET TO A POINT FOR CORNER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 1.749-ACRE TRACT OF LAND CONVEYED TO IN-N-OUT BURGERS ACCORDING TO DEED RECORDED IN INSTRUMENT NUMBER 201100184950, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, THE SAME BEING LOT 1R2, BLOCK 5, FIREWHEEL CENTER REPLAT OF LOT 1R1, BLOCK 5, AS RECORDED IN INSTRUMENT 201500058336, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 75 DEGREES 26 MINUTES 54 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 78 AND FOLLOWING THE SOUTH LINE OF SAID LOT 1R2, BLOCK 5, PASSING THROUGH A 1/2-INCH CAPPED IRON ROD FOUND AT A DISTANCE OF 168.59 FEET, BEING ALSO IN THE COMMON LINE OF SAID LOT 1R2 AND 2R2, BLOCK 5, A TOTAL DISTANCE OF 231.26 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND FOR CORNER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A CALLED 0.927-ACRE TRACT OF LAND CONVEYED TO NEXT PLAY FIREWHEEL, LLC ACCORDING TO DEED RECORDED IN INSTRUMENT NUMBER 201500017959, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, THE SAME BEING LOT 2R2, BLOCK 5, FIREWHEEL CENTER REPLAT OF LOT 1R1, BLOCK 5, AS RECORDED IN INSTRUMENT NUMBER 201500058336, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 42 DEGREES 44 MINUTES 36 SECONDS EAST, FOLLOWING THE EAST LINE OF SAID LOT 2R2, BLOCK 5, A TOTAL DISTANCE OF 277.52 FEET TO AN "X" FOUND FOR CORNER, THE SAME BEING THE NORTHEAST CORNER OF SAID LOT 2R2, BLOCK 5;

THENCE NORTH 44 DEGREES 35 MINUTES 27 SECONDS WEST, FOLLOWING THE NORTH LINE OF SAID 2R2, BLOCK 5, A TOTAL DISTANCE OF 224.41 FEET TO A POINT FOR CORNER, SAID POINT BEING THE MOST

EXHIBIT A

NORTHERLY NORTHEAST CORNER OF SAID LOT 1R1, BLOCK 5, THE SAME BEING IN THE RIGHT-OF-WAY LINE OF TOWN CENTER BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), ALSO BEING IN THE MOST WESTERLY SOUTHWEST LINE OF A CALLED 66.9507-ACRE TRACT OF LAND DESCRIBED AS LOT 1R, BLOCK 1, FIREWHEEL CENTER REPLAT OF LOTS 1R, 8R, AND 9R, BLOCK 1, AS RECORDED IN INSTRUMENT NUMBER 20070389706, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 60 DEGREES 20 MINUTES, 04 SECONDS EAST, FOLLOWING SAID COMMON LINE OF TOWN CENTER BOULEVARD AND LOT 1R, BLOCK 1, A TOTAL DISTANCE OF 663.97 FEET TO AN "X" FOUND FOR CORNER, BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A RADIUS OF 24.00 FEET;

THENCE FOLLOWING SAID CURVE AN ARC DISTANCE OF 37.70 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 20 MINUTES 04 SECONDS EAST, 33.94 FEET TO AN "X" FOUND FOR CORNER, BEING IN THE WEST RIGHT-OF-WAY LINE OF HORSESHOE DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), ALSO BEING IN A WEST LINE OF SAID LOT 1R, BLOCK 1;

THENCE SOUTH 29 DEGREES 39 MINUTES 56 SECONDS WEST, FOLLOWING SAID WEST RIGHT-OF-WAY LINE OF HORSESHOE DRIVE AND WEST LINE OF SAID LOT 1R, BLOCK 1, A TOTAL DISTANCE OF 485.35 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "P.B.S. & J." FOUND FOR CORNER;

THENCE SOUTH 27 DEGREES 14 MINUTES 52 SECONDS WEST, A TOTAL DISTANCE OF 85.51 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND STAMPED "P.B.S. & J." FOR CORNER, SAID POINT BEING THE START

EXHIBIT A

OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17 DEGREES 25 MINUTES 28 SECONDS, AND A RADIUS OF 486.50 FEET;

THENCE FOLLOWING SAID CURVE AN ARC DISTANCE OF 147.95 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 26 MINUTES 02 SECONDS WEST, 147.38 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "P.B.S. & J." FOUND FOR CORNER;

THENCE SOUTH 52 DEGREES 08 MINUTES 46 SECONDS WEST, A TOTAL DISTANCE OF 87.25 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE INTERSECTION OF SAID HORSESHOE DRIVE AND PRESIDENT GEORGE BUSH TURNPIKE, ALSO BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1R, BLOCK 1, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16 DEGREES 43 MINUTES 26 SECONDS, AND A RADIUS OF 486.83 FEET;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF HORSESHOE DRIVE AND FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF SAID PRESIDENT GEORGE BUSH TURNPIKE, FOLLOWING SAID CURVE AN ARC DISTANCE OF 142.10 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 51 MINUTES 56 SECONDS WEST, 141.60 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "P.B.S. & J." FOUND FOR CORNER;

THENCE NORTH 69 DEGREES 09 MINUTES 06 SECONDS WEST, A TOTAL DISTANCE OF 100.61 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 20 DEGREES 46 MINUTES 13 SECONDS WEST, A TOTAL DISTANCE OF 18.85 FEET TO A MONUMENT FOUND FOR CORNER STAMPED "TXDOT";

EXHIBIT A

THENCE 69 DEGREES 08 MINUTES 26 SECONDS, A TOTAL DISTANCE OF
208.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 479,826
SQUARE FEET OR 11.015 ACRES, MORE OR LESS.

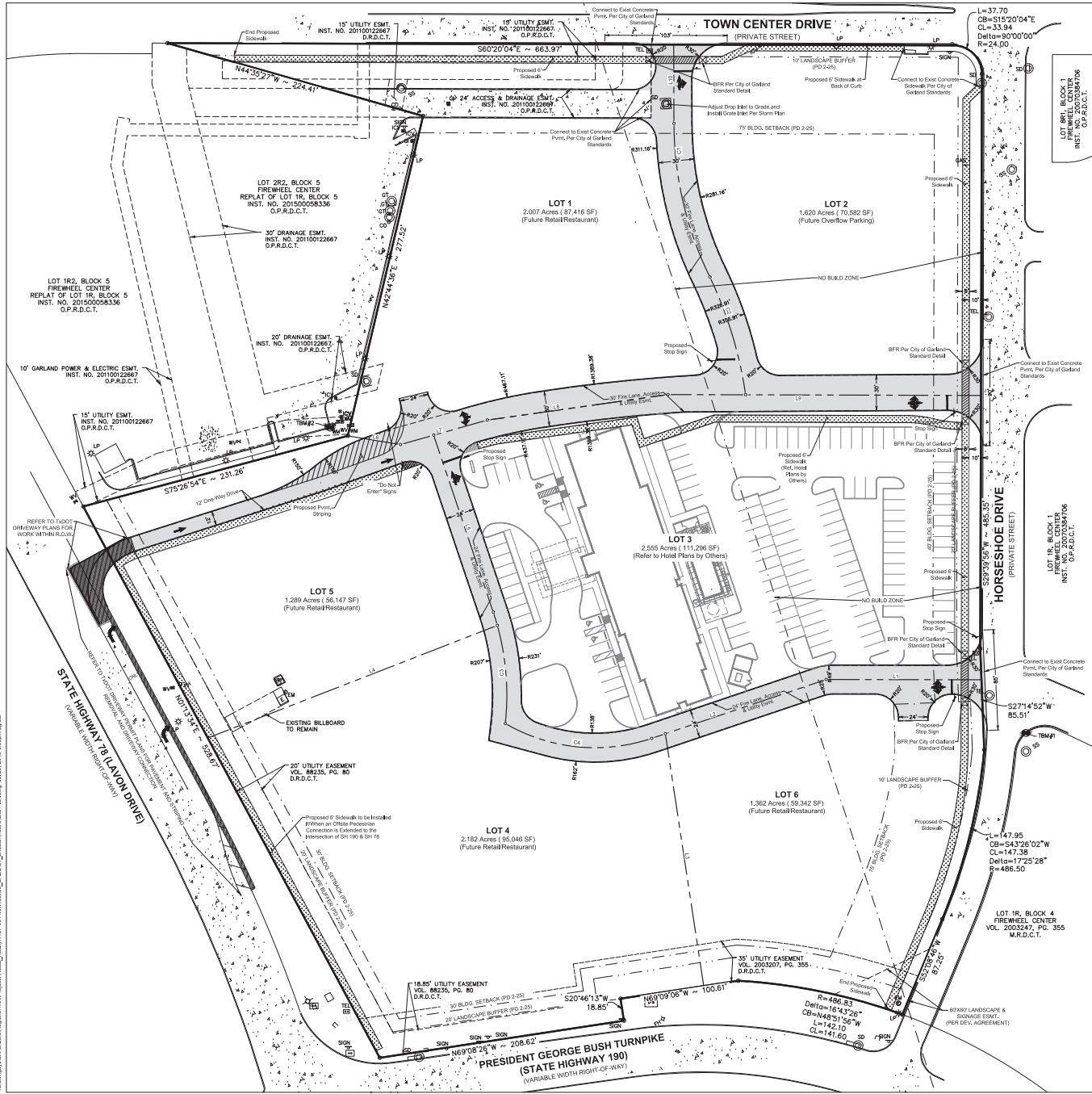
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-18

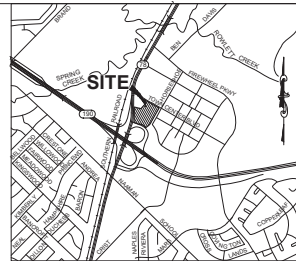
270 Town Center Boulevard and 3800 Lavon Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Concept Plan subject to the conditions contain herein.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) 03-53 District, and Planned Development (PD) 02-25, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations as set forth in Planned Development (PD) 03-53 District and Planned Development (PD) 02-25 District, and Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C.
 - B. Detail Plan: Future development shall require a Detail Plan with a Public Hearing.

BGE, Inc.
Surveyor of Public Improvements
Range of 180-20 Firewheel RD, CADDDT, 1/2015-1/2016 Survey



- LEGEND**
- EXISTING CONCRETE PAVEMENT
 - EXISTING LIGHT POLE
 - EXISTING SIGN
 - EXISTING ELECTRIC METER
 - EXISTING FIRE HYDRANT AND WATER VALVE
 - EXISTING WATER METER
 - EXISTING TELEPHONE HAND HOLE
 - EXISTING IRRIGATION CONTROL VALVE
 - EXISTING BURIED CABLE MARKER
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING WASTEWATER MANHOLE
 - EXISTING TELEPHONE MANHOLE
 - PROPOSED FIRE LANE
 - PROPOSED SIDEWALK
 - BARRIER FREE RAMP



VICINITY MAP
(NOT TO SCALE)

Line Table - Internal Lots		
Line #	Distance	Bearing
L1	131.29	S60°24'04"E
L2	195.96	S79°08'11"E
L3	215.36	S05°50'54"W
L4	202.48	S81°43'48"E
L5	107.71	S10°51'40"W
L6	45.16	S51°09'47"E
L7	75.52	S76°19'39"E
L8	154.17	S68°32'42"E
L9	284.44	N60°20'04"W
L10	66.68	S20°19'24"W

Curve Table - Internal Lots				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	134.30	266.16	S16°18'59"W	133.10
C2	154.30	341.81	N12°38'30"E	153.88
C3	95.30	219.00	N23°19'40"E	94.50
C4	125.07	193.00	S54°40'40"E	124.21

NOTES:
1. According to Flood Insurance Rate Maps (FIRM) Map No. 4813C0230K effective date 07/07/2014 prepared by the Federal Emergency Management Agency (FEMA) for Dallas County, Texas, the subject property is located within Zone X.

**CONCEPT PLAN
FIREWHEEL TRACT 6
LOT 2R, BLOCK 5
FIREWHEEL CENTER
CITY OF GARLAND, DALLAS COUNTY, TEXAS
APRIL 2019**

DEVELOPER Reata Development 1100 NE Loop 410, Suite 400 San Antonio, TX 78209 Tel: 210-841-3280	ENGINEER & SURVEYOR BGE, Inc. 500 West 7th Street, Suite 1800 San Antonio, TX 78209 Tel: 817-887-6130 • www.bgeinc.com TSP# Registration No. F-10468
--	--

CITY CASE NO. 181101-2 SHEET 1 OF 1

EXHIBIT C



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. b.

Meeting Date: 10/08/2019

Item Title: Z 19-19 Masterplan (District 1)

Submitted By: Kira Wauwie, Principal Development Planner

Summary of Request/Problem

Zoning Ordinance Z 19-19 Masterplan

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 19-19 Ordinance

Z 19-19 Exhibit A

Z 19-19 Exhibit B

Z 19-19 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 03-53, 2) A SPECIFIC USE PROVISION FOR A LIMITED SERVICE HOTEL, AND 3) A DETAIL PLAN ON A 2.555-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 03-53 AND LOCATED AT 270 TOWN CENTER 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; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 26th day of August, 2019, the Plan Commission did consider and make recommendations on a certain request for approval of a 1) an amendment to Planned Development (PD) District 03-53, 2) a Specific Use Provision for a Limited Service Hotel, and 3) a Detail Plan by **Masterplan**; 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 1) an amendment to Planned Development (PD) District 03-53, 2) a Specific Use Provision for a Limited Service Hotel, and 3) a Detail Plan and located at 270 Town Center 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

ZONING FILE NO. Z 19-19

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

PASSED AND APPROVED this _____ day of _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 19-19

BEING, all of that 2.555 acre (111,297 square foot) tract of land situated in the Daniel Crist Survey, Abstract Number 226, in the City of Garland, Dallas County, Texas; being a part of that tract of land described in Special Warranty Deed to Simon Property Group (Texas), L.P. as record in Volume 99089, Page 57 of the Deed Record of Dallas County, Texas; being a part of those tracts of land described in Quitclaim to Firewheel Master Partnership, Ltd. as recorded in Volume 2004191, Page 2643 of the Deed Record of Dallas County, Texas; and being part of Lot 1R, Block 5 of the Firewheel Center, an addition to the City of Garland as recorded in Instrument Number 201100122667 of the Official Plat of Records of Dallas County, Texas; said 2.555 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8 inch iron rod with "P.B.S.&J." cap found for corner in a northeast line of said Simon Property Group tract; said point being in a west line of Lot 1R2, Block 1, Firewheel Center Fifth Replat, an addition to the City of Garland as recorded in Instrument Number 201800224003 of the Official Plat Records of Dallas County, Texas;

THENCE, North 27°14'52" East, along the west line of said Lot 1R2, a distance of 59.01 feet to the POINT OF BEGINNING;

THENCE, North 60° 20' 14" West, departing the west line of said Lot 1R2, a distance of 131.26 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 79° 08' 11" West, a distance of 155.56 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a curve to the right;

THENCE, in a northwesterly direction, along said curve to the right, an arc length of 127.90 feet, having a radius of 150.02 feet, a central angle of 48° 51' 01", and a chord which bears North 54° 42' 40" West, 124.06 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, along said curve to the left, an arc length of 104.77 feet, having a radius of 219.14 feet, a central angle of 27° 23' 40", and a chord which bears North 22° 01' 42" East, 103.78 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 10° 43' 16" East, a distance of 148.23 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 76° 13' 35" East, a distance of 47.64 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 68° 32' 40" East, a distance of 154.10 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

EXHIBIT A

THENCE, South 60° 20' 04" East, a distance of 264.44 feet to a 5/8-inch iron rod with "BGE" cap set for corner the west line of said Lot 1R2; from said point an "X" cut in concrete found for corner in the west line of said Lot 1R2 bears North 29° 39' 56" East, a distance of 271.70 feet;

THENCE, South 29° 39' 56" West, along the west line of said Lot 1R2, a distance of 213.65 feet to a 5/8 inch iron rod with "P.B.S.&J." cap found for corner;

THENCE, South 27° 14' 52" West, continuing along the west line of said Lot 1R2, a distance of 26.50 feet to the POINT OF BEGINNING and containing an area of 2.555 acres or 111,297 square feet of land, more or less.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-19

270 Town Center Boulevard

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to approve a Detail Plan for a Hotel/Motel, Limited Service Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) District 19-18, Planned Development (PD) District 03-53, and Planned Development (PD) District 02-25, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations as set forth in Planned Development (PD) District 19-18, Planned Development (PD) District 03-53 and Planned Development (PD) District 02-25, and the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plan:**
- A. Detail Plan: Development shall conform to the Detail Plan set forth in Exhibits C, D, and E; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- V. Specific Regulations:**
- A. Permitted Uses: All uses are prohibited except Hotel/Motel, Limited Service.
- B. Site Layout: The site shall be in conformance to the layout reflected on Exhibit C.
- C. Screening and Landscape: Screening and landscaping shall be in conformance with the layout reflected on Exhibit D.
- D. Maintenance Requirements:

- 1) Landscaping must be regularly maintained in a

healthy growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan within sixty (60) days after receipt of notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold or revoke city permits, approvals, consents, licenses and/or certificates for the property.

3) Screening and paving must be installed and regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after of the City sending notice,, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and certificates for the property .

E. Building Elevations: Elevations shall be in general conformance to the elevations reflected on Exhibit E.

F. Building Height: The maximum building height shall be seventy-two (72) feet.

G. Number of Guest Rooms: The Hotel/Motel, Limited service shall have a minimum of one-hundred eleven (111) guest rooms.

H. Signs: All signs shall be in conformance with the Planned Development (PD) District 03-53.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-19

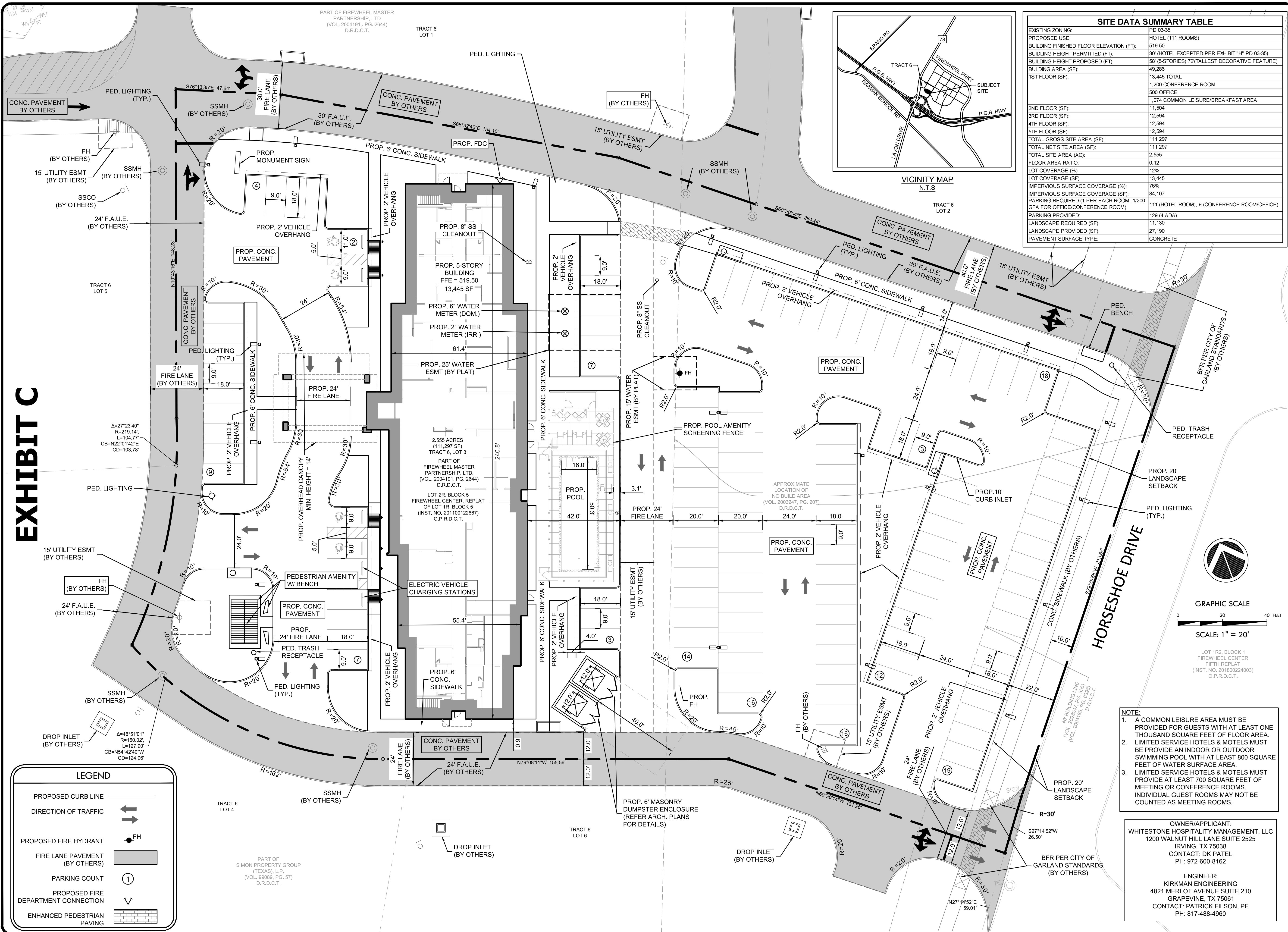
270 Town Center Boulevard

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Hotel/Motel, Limited Service.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) 19-18 District, Planned Development (PD) 03-53 District, and Planned Development (PD) 02-25, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations as set forth in Planned Development (PD) 19-18 District, Planned Development (PD) 03-53 District and Planned Development (PD) 02-25 District, Chapter 2 and Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. SUP Time Period: The Specific Use Provision for Hotel/Motel, Limited Service shall be in effect for a period of forty (40) years.

FILE PATH: K:\J000\WSH18004_GeneralDrawings\03_SITE PLAN\03 - Production\WSH18004_SITE PLAN.dwg

DESIGNED: JBN
DRAWN BY: JBN
CHECKED BY: PCF
ISSUE DATE: 08/29/2019

EXHIBIT C



SITE DATA SUMMARY TABLE	
EXISTING ZONING:	PD 03-35
PROPOSED USE:	HOTEL (111 ROOMS)
BUILDING FINISHED FLOOR ELEVATION (FT):	519.50
BUILDING HEIGHT PERMITTED (FT):	30' (HOTEL EXCEPTED PER EXHIBIT "H" PD 03-35)
BUILDING HEIGHT PROPOSED (FT):	58' (5-STORIES) 72'(TALLEST DECORATIVE FEATURE)
BUILDING AREA (SF):	49,286
1ST FLOOR (SF):	13,445 TOTAL
	1,200 CONFERENCE ROOM
	500 OFFICE
	1,074 COMMON LEISURE/BREAKFAST AREA
2ND FLOOR (SF):	11,504
3RD FLOOR (SF):	12,594
4TH FLOOR (SF):	12,594
5TH FLOOR (SF):	12,594
TOTAL GROSS SITE AREA (SF):	111,297
TOTAL NET SITE AREA (SF):	111,297
TOTAL SITE AREA (AC):	2.555
FLOOR AREA RATIO:	0.12
LOT COVERAGE (%):	12%
LOT COVERAGE (SF):	13,445
IMPERVIOUS SURFACE COVERAGE (%):	76%
IMPERVIOUS SURFACE COVERAGE (SF):	84,107
PARKING REQUIRED (1 PER EACH ROOM, 1/200 GFA FOR OFFICE/CONFERENCE ROOM)	111 (HOTEL ROOM), 9 (CONFERENCE ROOM/OFFICE)
PARKING PROVIDED:	129 (4 ADA)
LANDSCAPE REQUIRED (SF):	11,130
LANDSCAPE PROVIDED (SF):	27,190
PAVEMENT SURFACE TYPE:	CONCRETE



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960



WHITESTONE HOSPITALITY
MANAGEMENT, LLC
Contact: DK Patel, President & CDO
1200 Walnut Hill Lane, Suite #2525
Irving, Texas 75038
Phone: 972-600-8162

JOB NUMBER: WSH18004
DESIGNED BY: JBN
DRAWN BY: JBN
CHECKED BY: PCF
ISSUE DATE: 08/29/2019
REV:

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
PATRICK C. FILSON
P.E. # 108577
DATE: 08/29/2019

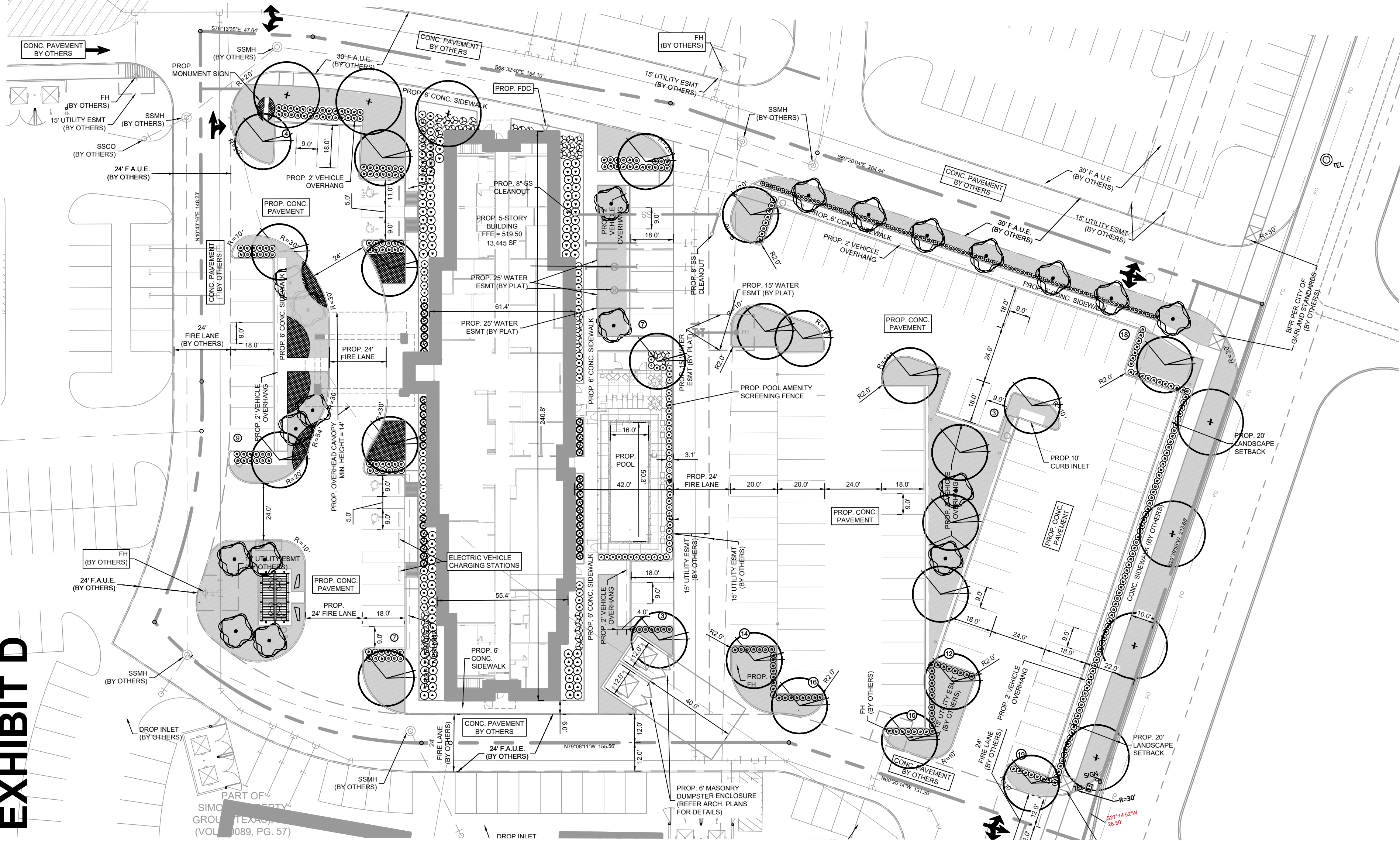
Kirkman Engineering, LLC
Texas Firm No: 15874

FIREWHEEL
HAMPTON INN
270 TOWN
CENTER BLVD
GARLAND,
TEXAS 75040
CASE No. 181002-2

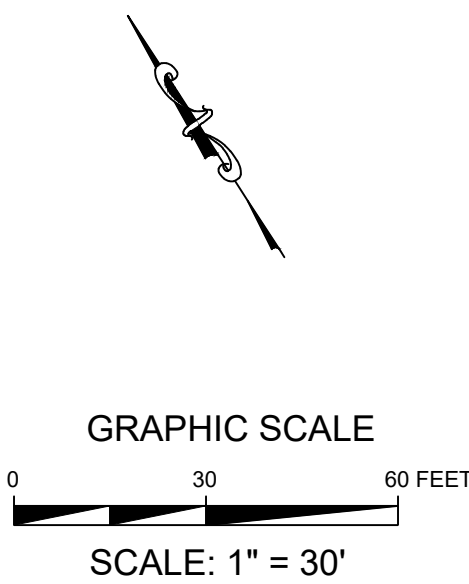
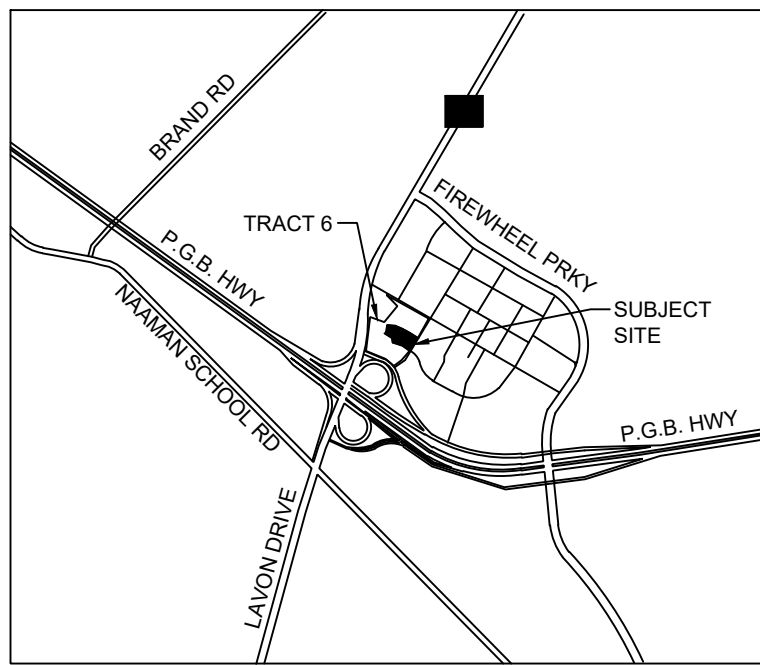
SITE
PLAN

SHEET:
SP1.0

EXHIBIT D



PART OF
SIMON PROPERTY
GROUP (TEXAS)
(VOL. 0089, PG. 57)



KEY TREES

	25	UC	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 7'-8' Spread Specimen
	7	QV	Quercus virginiana	Live Oak	3" Trunk Min. 30 Gal. Cont. Grown 12'-15' Height, 7'-8' Spread Specimen
	19	CL	Chilopsis linearis	Desert Willow	15 Gallon, 5' Height Full Crown, Min. 1 1/2" Canes Healthy, Plant as Shown

SHRUBS

	369	NDC	Nandina domestica 'Compacta'	Nandina compacta	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	53	LL	Ligustrum 'Lemon Lime'	Lemon Lime Ligustrum	3 Gal. Minimum 18" Minimum height at planting Spaced per plan, matching
	48	RHA	Rhaphiolepis indica	Indian Hawthorne	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	89	CGL	Rosa spp. 'Coral'	Drift Rose	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	37	PTO	Pittosporum tobira 'Wheeler Dwarf'	Dwarf Pittosporum	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching

GROUND COVER, FIELD TURF, DECOMPOSED GRANITE AND GRAVEL

	875	ANN	SEASONAL COLOR	SEASONAL COLOR	4" POTS SPECIMEN SPACED 12" O.C.
	1,519 SY	SOD	BERMUDA SOD	COMMON BERMUDA GRASS	

CITY OF GARLAND LANDSCAPE REQUIREMENTS

TOTAL PERCENTAGE OF SITE AREA LANDSCAPED
REQUIRED: 10% X 111,297 SF = 11,129 SF
PROVIDED: 21435 SF = 19%

TOTAL NUMBER OF ALL TREES
REQUIRED: 17
PROVIDED: 23 Large and 8 Ornamental

TOTAL NUMBER OF ALL SHRUBS
REQUIRED: 179 SHRUBS
PROVIDED: 450 SHRUBS

TOTAL NUMBER OF ALL GROUND COVERED
REQUIRED: 11,129 SF
PROVIDED: 17,343 SF

CITY OF GARLAND REQUIREMENTS IN DETAIL:

STREET TREES: 1 TREE PER 50 LF OF STREET FRONTAGE

REQUIRED: 213 LF / 50 = 4 TREES
PROVIDED: 4 TREES

LANDSCAPE BUFFERS: A LANDSCAPE BUFFER SHALL BE PROVIDED TEN (10) FEET IN DEPTH ADJACENT TO ALL OTHER ROADS.

TREES REQUIRED: 2100 SF / 500 = 4
TREES PROVIDED: 4

PARKING LOTS. A MINIMUM PERCENTAGE OF THE PARKING AREA SHALL BE LANDSCAPED ACCORDING TO THE FOLLOWING REQUIREMENTS. SUCH LANDSCAPING SHALL BE DISTRIBUTED WITHIN THE PARKING AREA, OCCURRING WITHIN MEDIANS, ISLANDS, OR PENINSULAS. ALL SUCH LANDSCAPE AREAS SHALL BE PROTECTED BY CONCRETE CURBING OR OTHER ACCEPTABLE DEVICES WHICH PROHIBIT VEHICULAR ACCESS TO LANDSCAPED AREAS. BUMPER OVERHANG SHALL NOT BE INCLUDED AS PART OF REQUIRED LANDSCAPING. A PERMEABLE AREA NO LESS THAN FOUR (4) FEET BY FOUR (4) FEET SHALL BE PROVIDED SURROUNDING EACH TREE LOCATED IN A SURFACE PARKING AREA.

PROVIDED: 72,673 SF OF PARKING/57,128 SF LANDSCAPE AREA=78% LANDSCAPE COVERAGE

COMMERCIAL SITES: A TOTAL OF FIVE (5) PERCENT OF THE INTERIOR OF THE ENTIRE PARKING LOT REGARDLESS OF LOCATION, SHALL BE LANDSCAPED. ONE LARGE TREE OR THREE (3) ORNAMENTAL TREES FROM THE PLANT LIST, SHALL BE PROVIDED FOR EACH TEN (10) PARKING SPACES, AND PLANTED WITHIN THE FIVE (5) PERCENT AREA. TREES SHALL BE DISTRIBUTED SO THAT NO PARKING SPACE IS LOCATED MORE THAN ONE HUNDRED (100) FEET FROM A TREE.

129 SPACES / 10 = 13 TREES REQUIRED

19 TREES PROVIDED

PARKING LOT SCREENING. PARKING AREAS SHALL BE SCREENED FROM PUBLIC STREETS AND ADJACENT RESIDENTIAL DISTRICTS. SCREENING SHALL CONSIST OF ONE OR A COMBINATION OF THE FOLLOWING ALTERNATIVES. IN EACH CASE, SCREENING SHALL, WHEN VIEWED FROM ANY ANGLE FROM THE STREET OR NEIGHBORING PROPERTIES, SCREEN THE PARKING LOT COMPLETELY, GIVING THE APPEARANCE OF A CONTINUOUS MINIMUM HEIGHT OF TWENTY-FOUR (24) INCHES ABOVE THE TOP OF THE ADJACENT PARKING AREA CURB.

REQUIRED: EVERGREEN SHRUBS.
PROVIDED: EVERGREEN SHRUBS

SITE DATA SUMMARY TABLE

EXISTING ZONING:	PD 02-25/PD 12-08
PROPOSED USE:	HOTEL (111 ROOMS)
BUILDING FINISHED FLOOR ELEVATION (FT):	519.50
BUILDING HEIGHT PERMITTED (FT):	30' MIN./70' MAX
BUILDING HEIGHT PROPOSED (FT):	58' (5-STORIES) 72'(TALLEST DECORATIVE FETAURE)
BUILDING AREA (SF):	49,286
1ST FLOOR (SF):	13,445 TOTAL 1,200 CONFERENCE ROOM 500 OFFICE 1,074 COMMON LEISURE/BREAKFAST AREA
2ND FLOOR (SF):	11,504
3RD FLOOR (SF):	12,594
4TH FLOOR (SF):	12,594
5TH FLOOR (SF):	12,594
TOTAL GROSS SITE AREA (SF):	111,297
TOTAL NET SITE AREA (SF):	111,297
TOTAL SITE AREA (AC):	2.555
FLOOR AREA RATIO:	0.12
LOT COVERAGE (%):	0.12
LOT COVERAGE (SF)	13,445
IMPERVIOUS SURFACE COVERAGE (%):	76%
IMPERVIOUS SURFACE COVERAGE (SF):	84,107
PARKING REQUIRED (1 PER EACH ROOM, 1/200 GFA FOR OFFICE/CONFERENCE ROOM)	111 (HOTEL ROOM), 9 (CONFERENCE ROOM/OFFICE)
PARKING PROVIDED:	129 (4 ADA)
LANDSCAPE REQUIRED (SF):	11,130
LANDSCAPE PROVIDED (SF):	27,190
PAVEMENT SURFACE TYPE:	CONCRETE

NOTE: REFER TO ARCHITECTURAL PLANS FOR INFORMATION REGARDING THE SWIMMING POOL, POOL DECK AND CONFERENCE SPACE.



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



WHITESTONE HOSPITALITY
MANAGEMENT, LLC
Contact: DK Patel, President & CDO
1200 Walnut Hill Lane, Suite #2525
Irving, Texas 75038
Phone: 972-600-8162

JOB NUMBER: WSH18004

DESIGNED BY: ASL

DRAWN BY: ASL

CHECKED BY: ASL

ISSUE DATE: 8/30/19

REV:



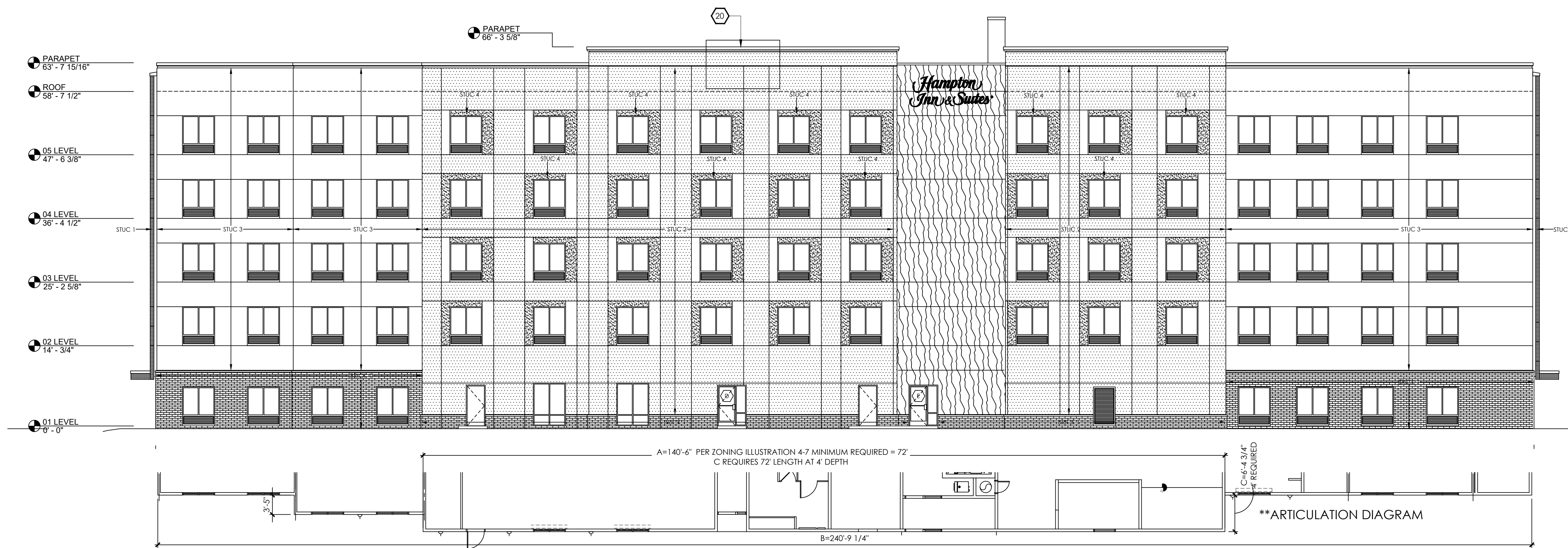
Kirkman Engineering, LLC
Texas Firm No: 15874

FIREWHEEL
HAMPTON INN
1200 BEN
DAVIS ROAD
GARLAND,
TEXAS 75040

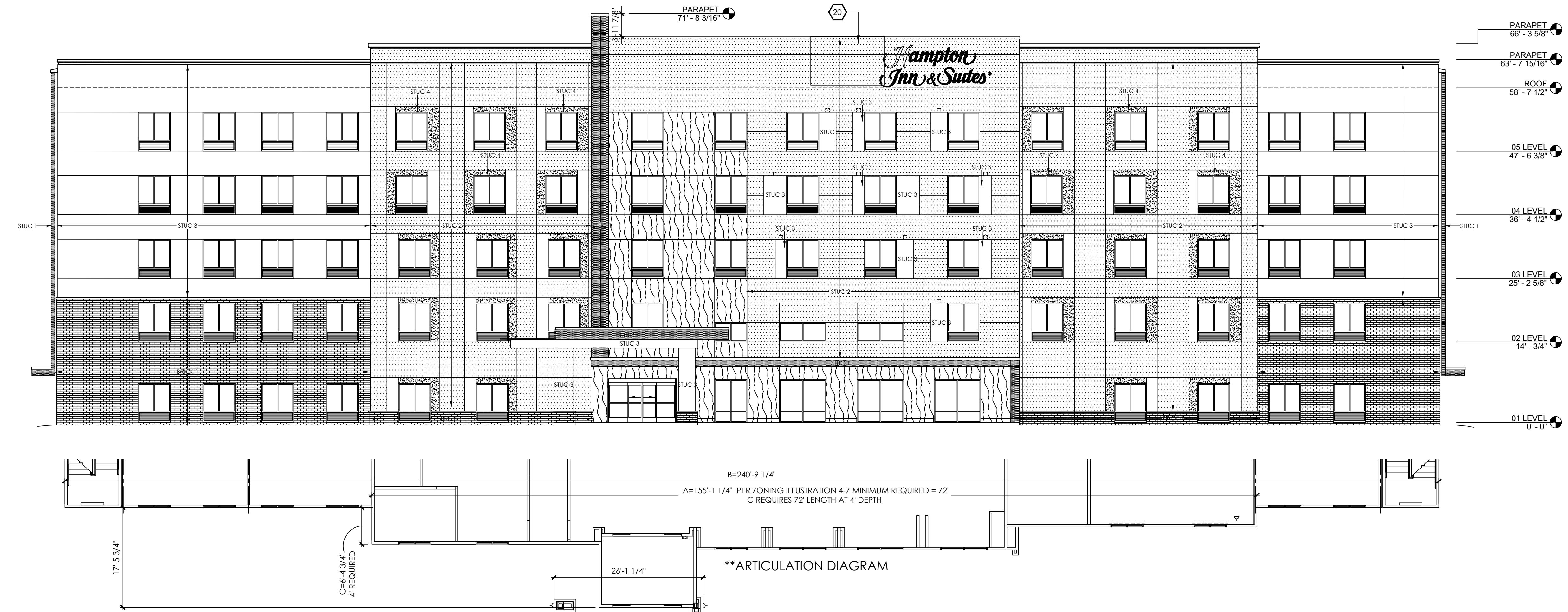
LANDSCAPE
PLAN

SHEET:

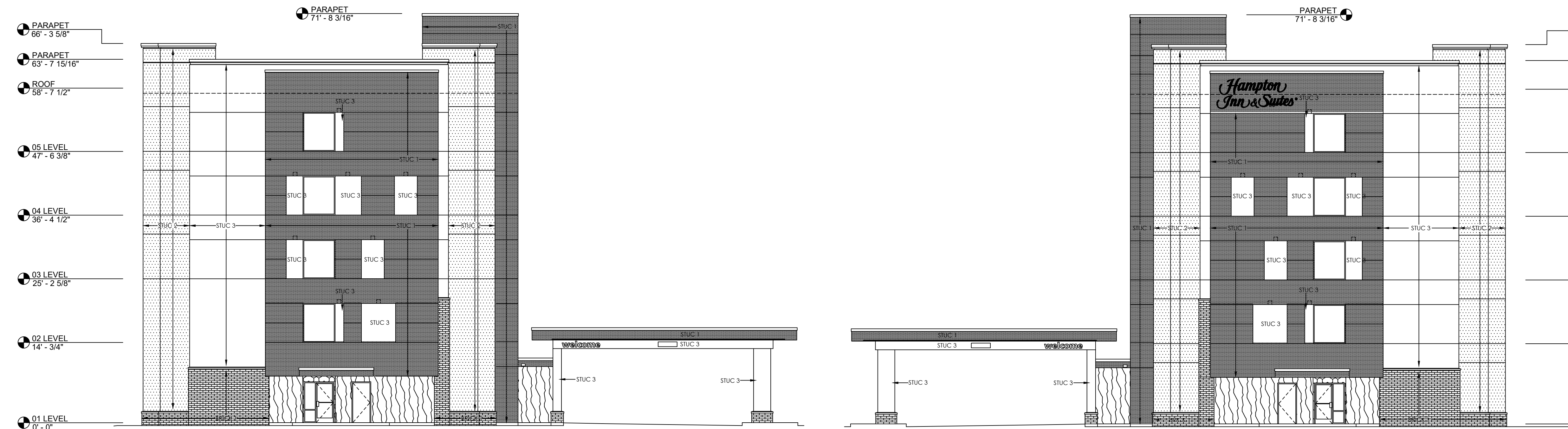
L1.00



1 SOUTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



3 WEST ELEVATION
3/32" = 1'-0"

4 EAST ELEVATION
3/32" = 1'-0"

HEIGHT ARTICULATIONS CAN NOT MEET COMPLIANCE DUE TO HEIGHT RESTRICTIONS.

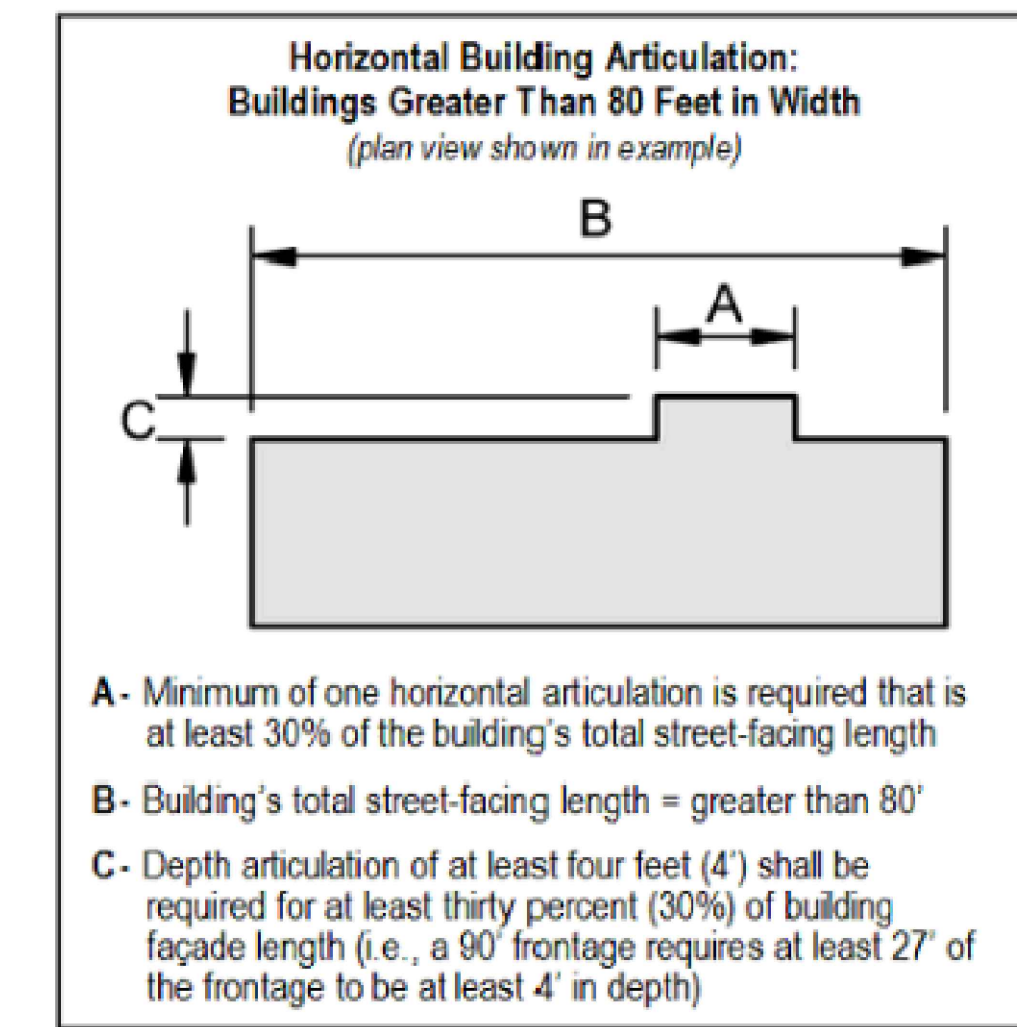


Illustration 4-7 cont'd.

ELEV.	AREAS	MAT. %	MATERIALS
	Total		BRICK STUCCONICHIHA
EAST	4,504 SF		724 SF 3,545 SF 235 SF
		100 %	16 % 79 % 5 %
WEST	4,504 SF		724 SF 3,545 SF 235 SF
		100 %	16 % 79 % 5 %
SOUTH	12,869 SF		3,751 SF 7,950 SF 1,168 SF
		100 %	29 % 62 % 9 %
NORTH	13,067 SF		2,798 SF 9,199 SF 1,070 SF
		100 %	21 % 70 % 9 %

NOTE: MATERIAL QUANTITIES ARE PROVIDED TO DEMONSTRATE COMPLIANCE WITH CITY ORDINANCE. THESE NUMBERS ARE NOT TO BE USED FOR ESTIMATION OR TAKE-OFF.

PRE SUBMITTAL CASE # - 181002-2

- KEY NOTES:
1. ROOF SCUPPER SEE DETAIL 3/14/00
 2. CONTROL JOINT
 3. SIGNAGE - COORDINATE ELECTRICAL REQUIREMENTS AS NEEDED. REFER TO BUILDING SIGNAGE BELOW. GO TO PROVIDE BLOCKING AS NECESSARY PER SIGNAGE MANUFACTURE.
 4. 3-COAT STUCCO SYSTEM
 5. PRE-FINISHED ALUMINUM WINDOWS AND LOUVERS, THERMALLY BROKEN FRAME, KYNAR 500 FINISH
 6. ALUMINUM STOREFRONT, THERMALLY BROKEN FRAME, KYNAR 500 FINISH
 7. PRE-FINISHED METAL LOUVERS AT DRYER VENTS, KYNAR 500 FINISH
 8. AUTOMATIC SLIDING DOORS
 9. EXTERIOR WALL SCONCE
 10. INSULATED HOLLOW METAL DOOR AND FRAME
 11. CLEARANCE SIGN
 12. SLOPE DRIVE 1:48 MAX (1:84 RECOMMENDED) TO DRAIN OUT FROM UNDER CANOPY.
 13. PROVIDE EXTERIOR LOUVERS TO MATCH LOOK OF PTAC-BASED WINDOWS. PROVIDE INSULATED PANEL BEHIND LOUVER AT NON-PTAC LOCATIONS
 14. GUEST LAUNDRY THRU WALL VENT FOR OPTIONAL LAUNDRY IF USED
 15. HARD SURFACE BASE MATERIAL (MASONRY/TILE)
 16. FLAT ROOF ABOVE SMOKING AREA
 17. WELCOME SIGNAGE - REFER TO GLOBAL EXTERIOR SIGNAGE SPECIFICATIONS FOR ADDITIONAL INFORMATION
 18. RECESSED LED CAN LIGHT EQUIVALENT TO INTER-LUX MODEL ORMA R SS-E9008-W-60-5 WITH EXTENDED STAINLESS STEEL MOUNTING SCREWS
 19. RECESSED LED STRIP LIGHT EQUIVALENT TO ACCLAIM MODEL FLEX P63 WITH FLUXEL TRACK RATED AT 3000K AND 5.3 WATT
 20. RTU SHOWN DASHED FOR REFERENCE. GO TO ENSURE RTU IS BEHIND HIGH PARAPET. NOTIFY ARCHITECT OF ANY CONFLICTS WITH SCREENING.

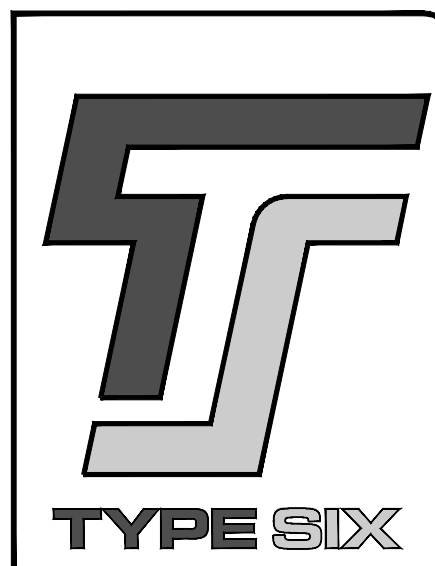
- BUILDING SIGNAGE
1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
 2. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
 3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
 4. RACEWAYS/WIREWAYS ARE NOT ALLOWED.
 5. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
 6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

COLOR & FINISH LEGEND

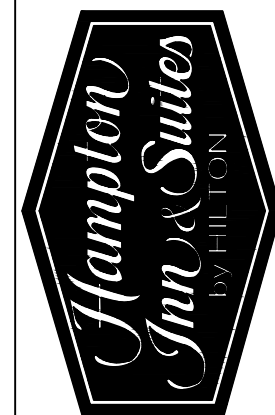
	BRICK 1 - 031 VELOUR RIDGEMAR 105401 MODULAR
	STUCCO 1 - DIGNITY BLUE SW 6804
	STUCCO 2 - REPOSE GRAY SW 7015
	STUCCO 3 - SNOWBOUND SW 7004
	STUCCO 4 - ADIER SW 9170
	NICHIA FIBER CEMENT - VINTAGE WOOD CEDAR EPC626

- GENERAL NOTES:
1. ALL ROOF TOP EQUIPMENT, PLUMBING, VENTS, CONDENSING UNITS, EXHAUST FANS, BOILER FLUES, ETC. ARE TO BE CONCEALED FROM VIEW BEHIND PARAPET WALLS
 2. DO NOT EXCEED (6) STRUCTURAL BAYS WITHOUT INTRODUCING A VERTICAL ELEMENT (I.E. BUILDING OFFSET, PILASTER, ETC.)

SHEET NUMBER



TYPE-SIX
DESIGN AND
DEVELOPMENT SERVICES
300 E. ABRAM ST., #150
ARLINGTON, TX 76010
PROJECT MANAGER
james.lusty@type-six.com
682-999-8154



1200 BEN DAVIS ROAD
GARLAND, TX 75040

T6_1907

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
05-24-2019

ISSUED FOR
SUP

REVISIONS

NO.	DESCRIPTION

SHEET NAME





GARLAND POLICY REPORT

City Council Regular Session Agenda

4.

Meeting Date: 10/08/2019
Item Title: Neighborhood Vitality Matching Grant
Submitted By: Katya Copeland, Sr. Planner
Strategic Focus Areas: Safe Community

ISSUE

Review Neighborhood Vitality Matching Grant Applications

OPTIONS

1. Approve applications as submitted
2. Approve applications with modifications
3. Deny approval of applications

RECOMMENDATION

The Community Services Committee recommends approval for New World Crime Watch as submitted and recommends approval and denial for two separate requests from Trails Recreation Club.

The City Council recommends from the September 16, 2019 Work Session approval for New World Crime Watch as submitted and recommends approval for Trails Recreation Club with a condition that the neighborhood sign cannot read a phone number or the words "Recreation Club."

BACKGROUND

Proposition 6 was approved by Garland voters in May 2004 and included \$5,000,000 for the Neighborhood Vitality Matching Grant Program. Council has previously indicated that funds would be made available annually for neighborhood improvement projects. Preliminary bids obtained by the applicants total \$55,535.

Costs may vary after awards are made and final bids are received.

CONSIDERATION

1. According to the program guidelines, approximately \$500,000 will be available annually for the grant program. These funds will be appropriated as part of the annual Capital Improvement Program for approved Neighborhood Vitality projects.
2. Staff has reviewed the applications to ensure compliance with the program guidelines. Issues identified during the review process are indicated on the project summary sheets.

Attachments

Neighborhood Vitality Matching Grant Summary Attachments

Neighborhood Vitality Matching Grant Resolution Attachment

NEIGHBORHOOD VITALITY MATCHING GRANT

PROJECT SUMMARY

Neighborhood Association: New World Crime Watch

Project Name: Dorfman Park Phase II

Project Location: 701 Spring Lake Drive, off Northwest Highway

Total Project Cost:	\$20,000.00
Requesting Amount:	\$17,000.00
Neighborhood Match:	\$3,000.00
Match %:	15%

Project Summary:

- Complete concrete trail construction (approx. 332 liner feet) begun in Phase I to become a looped path around the park, including wheelchair accessibility. A Phase III is planned, which would include quality of life improvements, such as picnic tables and benches.

New World Crime Watch has been working with PRCAD on Phase I and Phase II.

NEIGHBORHOOD VITALITY MATCHING GRANT

PROJECT SUMMARY

Neighborhood Association: Trails Recreation Club

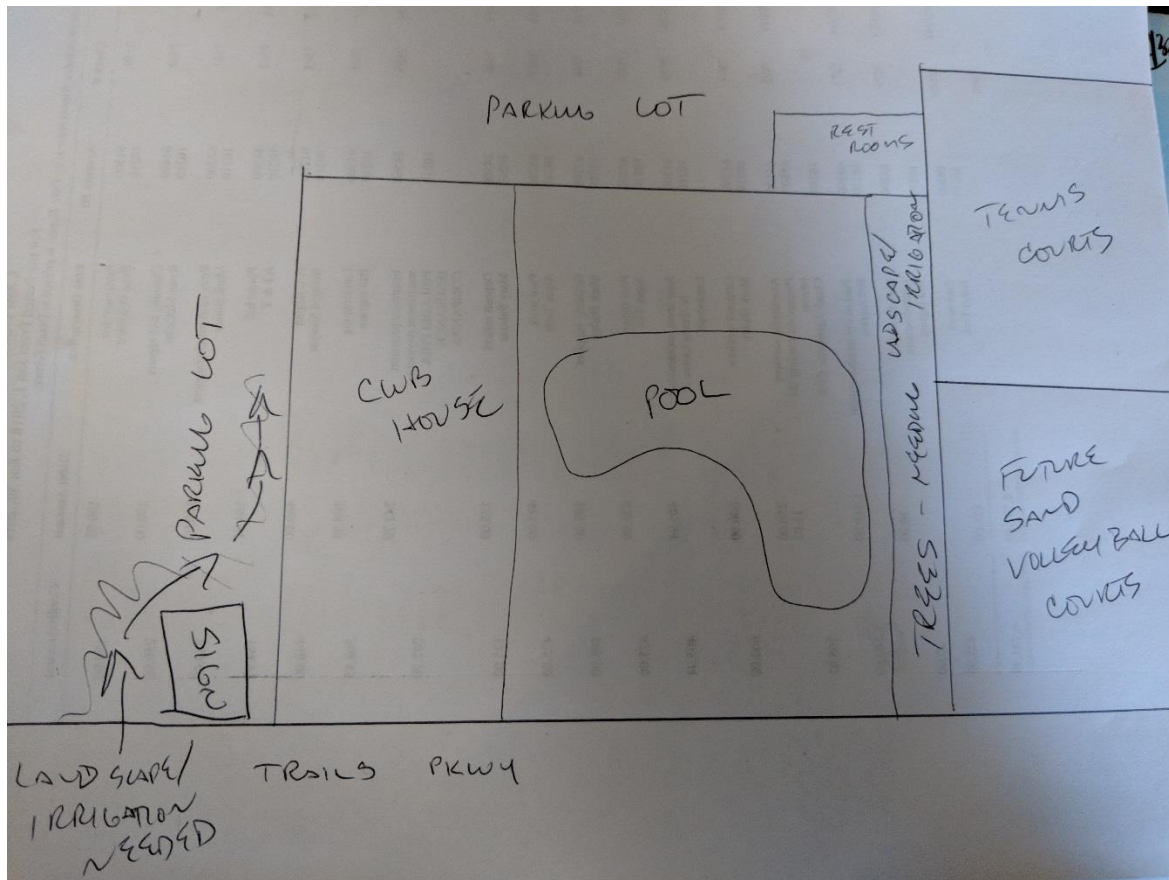
Project Name: New community sign, landscaping, irrigation

Project Location: 725 Trails Pkwy

Total Project Cost:	\$35,535.00
Requesting Amount:	\$28,428
Neighborhood Match:	\$7,107
Match %:	20%

Project Summary:

- Install a new, modern neighborhood sign, and landscape and irrigate the property around the clubhouse.



RESOLUTION NO. _____

**A RESOLUTION APPROVING AND FUNDING THE 2019 CYCLE 1
NEIGHBORHOOD VITALITY MATCHING GRANT PROJECTS.**

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

Section 1

The Neighborhood Vitality Matching Grant Projects attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and approved. These funds will be appropriated as part of the annual Capital Improvement Program.

Section 2

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

PASSED AND APPROVED this the 8th day of October, 2019.

THE CITY OF GARLAND, TEXAS

**BY: _____
Mayor**

ATTEST:

City Secretary

EXHIBIT A

2019 NEIGHBORHOOD VITALITY MATCHING GRANT PROJECTS

Cycle 1

Neighborhood	Project	Fund Request	Council District
New World Crime Watch	Dorfman Park Phase II	\$ 20,000.00	5
Trails Recreation Club	New community sign, landscaping, irrigation	\$35,535.00	4



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 10/08/2019

Item Title: Investment Advisory Service Agreement

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the October 7, 2019, Work Session, Council considered a resolution authorizing the City Manager to execute an Investment Advisory Service Agreement with Hilltop Securities Asset Management, LLC.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to enter into an agreement for Investment Advisory Services with Hilltop Securities Asset Management, LLC.

Attachments

Resolution

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN INVESTMENT ADVISORY SERVICES AGREEMENT WITH HILLTOP SECURITIES ASSET MANAGEMENT, LLC; AND PROVIDING AN EFFECTIVE DATE

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

Section 1

That the City Council hereby authorizes the City Manager to execute an investment advisory services agreement with Hilltop Securities Asset Management, LLC in the form and substance of that attached hereto.

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, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 10/08/2019

Item Title: 2019 Capital Improvement Program Budget Amendment No. 3

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

At the September 16, 2019 Work Session, the City Council reviewed a Policy Report recommending the amendment of the 2019 Capital Improvement Program (CIP). For Council's consideration is an ordinance amending the 2019 CIP to appropriate funds for two replacement Stormwater dump trucks, one new, additional EWS - Disposal roll-off truck, one replacement EWS - Delivery Commercial Front-Load Truck, Central Park Restroom Building, Winters Park Sports Field Lighting and appropriate additional funds for Dog Park Construction, the Construction of Hinton Landfill Waste Cell No. 8 and the Trails and Bikeways Master Plan.

Recommendation/Action Requested and Justification

Approval of CIP Budget Amendment No. 3 to increase the appropriation for Stormwater Maintenance Equipment, New Landfill Roll-Off Truck, Replacement of Commercial Front-Load Trucks, Central Park – Sports Field / Park Renovation, Winters Park – Sports Field Lighting, Dog Park, Construction of Waste Cell No. 8 and Trail Development – Master Plan Capital Projects in the 2019 Capital Improvement Program.

Attachments

CIP Budget Amendment No. 3 Ordinance

CIP Budget Amendment No. 3 Policy Report

ORDINANCE NO. 7091

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2019 CAPITAL IMPROVEMENT PROGRAM (2019 CIP AMENDMENT NO. 3), PROVIDING FOR THE SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE STORMWATER MAINTENANCE EQUIPMENT PROJECT, NEW LANDFILL ROLL-OFF TRUCK PROJECT, REPLACEMENT OF COMMERCIAL FRONT-LOAD TRUCKS PROJECT, DOG PARK PROJECT, CENTRAL PARK – SPORTS FIELD / PARK RENOVATION PROJECT, WINTERS PARK – SPORTS FIELD LIGHTING PROJECT, CONSTRUCTION OF WASTE CELL NO. 8 PROJECT, AND TRAIL DEVELOPMENT – MASTER PLAN PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2019 Capital Improvement Program and appropriated the necessary funds for the improvements of the City; and

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the CIP Budget as deemed necessary; and

WHEREAS, Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the Stormwater Maintenance Equipment Project, New Landfill Roll-Off Truck Project, Replacement of Commercial Front-Load Trucks Project, Dog Park Project, Central Park – Sports Field / Park Renovation Project, Winters Park – Sports Field Lighting Project, Construction of Waste Cell No. 8 Project, and Trail Development – Master Plan Project;

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

Section 1

The City Council of the City of Garland, Texas, hereby authorizes and approves an amendment to the 2019 Capital Improvement Program in the amount of \$3,631,549 for two replacement dump trucks, one new roll-off truck, one replacement commercial front-load truck, Central Park restroom building, Winters Park sports field lighting, Dog Park construction, construction of Hinton Landfill Waste Cell No. 8, and the trails and bikeways master plan.

Section 2

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 7043, Section 1 (A), adjusting appropriations of \$2,872,112 for the construction of the Dog Park, installation of a Central Park restroom building, Winters Park sports lighting, and a trails and bikeways master plan for Parks.

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 7043, Section 1 (H), adjusting appropriations of \$200,999 for the purchase of a new roll-off truck and the construction of Waste Cell No. 8 for the Landfill.

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 7043, Section 1 (I), adjusting appropriations of \$277,170 for the replacement of one commercial front-loader truck for EWS – Delivery.

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 7043, Section 1 (J), adjusting appropriations of \$281,268 for the purchase of two replacement dump trucks for Stormwater Management.

Section 3

This ordinance shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 8th day of October, 2019.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary



GARLAND

POLICY REPORT

City Council Work Session Agenda

Work Session Item 2.a.

Meeting Date: September 16, 2019
Item Title: 2019 Capital Improvement Program Budget Amendment No. 3
Submitted By: Ron Young, Budget Director
Strategic Focus Sound Governance and Finances
Areas:

ISSUE

Amend the 2019 Capital Improvement Program (CIP) to appropriate \$281,268 for two replacement Stormwater Dump Trucks, \$163,879 for one new, additional EWS - Disposal Roll-Off Truck, \$277,170 for one replacement EWS - Delivery Commercial Front-Load Truck, \$323,168 for Central Park Restroom Building and \$2,365,000 for Winters Park Sports Field Lighting. Amend the 2019 CIP to appropriate an additional \$173,444 for the Dog Park Construction, \$37,120 for the Construction of Hinton Landfill Waste Cell No. 8 and \$10,500 for the Trails and Bikeways Master Plan.

OPTIONS

- A. Approve Capital Improvement Program Budget Amendment No. 3 as proposed.
- B. Do not approve Capital Improvement Program Budget Amendment No. 3.

RECOMMENDATION

Option (A) – Approve Capital Improvement Program Budget Amendment No. 3 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 8, 2019, Regular Meeting.

BACKGROUND

(1) Two Replacement 12-Yard Dump Trucks for Stormwater Maintenance

Stormwater Management requested two replacement 12-Yard Dump Trucks in the 2018 CIP (2018 CIP - Page M20), and a PO was issued in June 2018. That vendor was no longer authorized to sell this particular dump truck on BuyBoard, so the PO established in June 2018 was canceled. The funding approved in the 2018 CIP has not been spent. On June 18, 2019, City Council authorized the purchase of the two 12-Yard Dump Trucks through a Purchasing Report. Staff seeks an amendment to the 2019 CIP, providing for the supplemental appropriation of \$281,268 in the Stormwater Maintenance Equipment capital project.

(2) New Roll-Off Truck for EWS - Disposal

Environmental Waste Services (EWS) - Disposal requested one new, additional, fully-functional roll-off truck to continue operating the convenience center at Hinton Landfill in ways that will keep up with the volume of waste. On July 16, 2019, City Council authorized the purchase of one new, additional roll-off truck through a Purchasing Report. Staff seeks an amendment to the 2019 CIP, providing for the appropriation of \$163,879 in the New Landfill Roll-Off Truck capital project.

(3) One Replacement Commercial Front-Load Truck for EWS - Delivery

EWS - Delivery requested the unscheduled replacement of one Commercial Front-Load Truck due to an accident that resulted in a total loss of the vehicle. On July 2, 2019, City Council authorized the purchase of a replacement of one commercial front-load truck through a Purchasing Report. The Self Insurance Fund will transfer \$38,000 to the CIP for the replacement unit. The Equipment Replacement Fund will transfer \$239,170 to the CIP for the replacement unit, and the Environmental Waste Services Fund will reimburse the Equipment Replacement Fund over a five-year term. Staff seeks an amendment to the 2019 CIP, providing for the appropriation of \$277,170 in the Replacement of Commercial Front-Load Trucks capital project.

(4) Dog Park Construction

The Parks Department requested the approval of the Dog Park Construction contract with an increase to the project appropriation to address the fact that the construction bids came in higher than anticipated. On July 2, 2019, City Council authorized the construction contract for the Dog Park through a Purchasing Report. An additional \$158,444 of interest earnings was applied to the project as well as a transfer of \$15,000 remaining available funds from the Pool UV Filter Replacement capital project. Staff seeks an amendment to the 2019 CIP, providing for the supplemental appropriation of \$173,444 in the Dog Park capital project.

(5) Central Park Restroom Building

The Parks Department requested the fabrication and installation of a restroom building to replace the restroom/concession building behind Ballfield #1 at Central Park, adjacent to Avenue H. The site is adjacent to the Dog Park and will have the capacity to accommodate dog park patrons, baseball leagues, and other general park patrons. On August 6, 2019, City Council authorized a construction contract for the Restroom

Building through a Purchasing Report. The Sports Field/Parks Renovation Program was approved as part of the 2019 Bond Program. Staff seeks an amendment to the 2019 CIP, providing for the appropriation of \$323,168 in the Sports Field/Parks Renovation capital program.

(6) Winters Park Sports Lighting

The Parks Department requested replacement of the existing wood poles and light fixtures at Winters Park Soccer Complex with new steel poles and LED light fixtures. On September 3, 2019, City Council authorized an installation contract through a Purchasing Report. The Winters Park – Sports Field Lighting project was approved as part of the 2019 Bond Program. The Electric Utility Fund is contributing \$1,500,000 for this project through a transfer to the CIP. Staff seeks an amendment to the 2019 CIP, providing for the appropriation of \$2,365,000 in the Winters Park – Sports Field Lighting capital project.

(7) Construction of Waste Cell No. 8

EWS - Disposal requested construction services for the next waste disposal cell (Cell No. 8) and the remaining portion of the levee for the Phase 1 area at the Hinton Landfill. On July 16, 2019, City Council authorized construction services for Cell No. 8 through a Purchasing Report. An additional \$37,120 was applied to the project from the Landfill Sinking Fund through a transfer from the General Fund. Staff seeks an amendment to the 2019 CIP, providing for the supplemental appropriation of \$37,120 in the Construction of Waste Cell No. 8 capital project.

(8) Trails and Bikeways Master Plan Scope Expansion

The Parks Department requested to expand the previously approved Bicycle and Pedestrian Master Plan to include additional scope of work to generate a comprehensive Trails and Bikeways Master Plan of the City of Garland. On September 3, 2019, City Council authorized the Change Order through a Purchasing Report. The Trail Development Program was approved as part of the 2019 Bond Program, with initial funding appropriated through 2019 CIP Budget Amendment No. 1. An additional \$10,500 was requested for the Trails and Bikeways Master Plan. Staff seeks an amendment to the 2019 CIP, providing for the supplemental appropriation of \$10,500 in the Trail Development – Master Plan capital project.

CONSIDERATION

Staff seeks Council approval to appropriate \$281,268 to the Stormwater Maintenance Equipment project, \$163,879 to the New Landfill Roll-Off Truck project, \$277,170 to the Replacement of Commercial Front-Load Trucks project, \$173,444 to the Dog Park project, \$323,168 to the Sports Field/Parks Renovation – Central Park Restroom Building project, \$2,365,000 to the Winters Park – Sports Field Lighting project, \$37,120 to the Construction of Waste Cell No. 8 project, and \$10,500 to the Trail Development Program – Master Plan project.

The Equipment Replacement Fund will transfer \$239,170 and the Self Insurance Fund will transfer \$38,000 to the Replacement of Commercial Front-Load Trucks project. The Electric Utility Fund will transfer \$1,500,000 to the Winters Park – Sports Field Lighting project, with the remaining \$865,000 to be funded by the 2019 Bond Program. An additional \$158,444 of interest earnings will be applied to the Dog Park project, with an additional \$15,000 of available funds to be transferred from the Pool UV Filter Replacement project. An additional \$37,120 of Landfill Sinking Funds will be applied to the Construction of Waste Cell No. 8 project through a transfer from the General Fund.

The City's cash reserves will be used to fund the \$163,879 required for the New Landfill Roll-Off Truck project, and a Reimbursement Certificate will be issued allowing the reserve to be replenished in May 2020 when Certificates of Obligation are issued to fund this request and the remainder of the 2020 CIP.

Additionally, the City will issue Commercial Paper as expenditures are incurred in the Sports Field/Parks Renovation – Central Park Restroom Building project, the Winters Park – Sports Field Lighting project, and the Trail Development Program, and at a future date, General Obligation Bonds will be issued to refinance the outstanding Commercial Paper.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. a.

Meeting Date: 10/08/2019

Item Title: Z 17-46 Masterplan (District 4)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of 1) Change in Zoning from Community Office (CO) District, and from Planned Development (PD) 80-32 for Community Office and Community Retail Uses to a Planned Development (PD) District with Community Retail (CR) District for Retail, Office, and Self-Storage Facility (mini-warehouse) Uses; 2) a Specific Use Provision for Self-Storage Facility (mini-warehouse); and 3) a Detail Plan.

OWNER

Danny L. Faulkner

PLAN COMMISSION RECOMMENDATION

On September 9, 2019 the Plan Commission, by a vote of eight (8) to one (1), recommended approval of 1) a Change in Zoning from Community Office (CO) District, and from Planned Development (PD) 80-32 for Community Office and Community Retail Uses to a Planned Development (PD) District with Community Retail (CR) District for Retail, Office, and Self-Storage Facility (mini-warehouse) Uses; 2) a Specific Use Provision for Self-Storage Facility (mini-warehouse); and 3) a Detail Plan; with the condition upon the applicant entering into a Development Agreement to secure the proposed building materials shown in the Detail Plan, and addressing the setback, building facades, Landscape Variances, and to extend the perimeter fencing to provide screening for the overhead doors at the drive-through opening.

The Plan Commission approved the following Landscape Variances subject to a proposed Development Agreement that requires consideration and action by the City Council. The draft Development Agreement is on the same October 8, 2019 City Council agenda for consideration. The variance requests included: 1) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping and 2) a Variance to Section 4.35 of the Garland Development Code (GDC) regarding parking area landscaping.

As mentioned above, the Plan Commission recommended that the perimeter fencing be extended along the west side of the western drive aisle. The applicant has submitted revised Exhibits that extends the perimeter fencing per the Plan Commission recommendation.

STAFF RECOMMENDATION

Denial of the request. The I-30/Broadway TIA concept plan identifies office uses in this area and for new land uses to remain consistent with the existing business make up in the area. Furthermore, the planned Guthrie Road extension will create new access opportunities including a new street corner along the I-30 frontage road, possibly yielding further development opportunities for this site.

BACKGROUND

The subject property is zoned with Community Office (CO) District over the west one-third of the site and Planned Development (PD) 80-32 District for Community Retail Uses and Community Office Uses over the east two-thirds of the site. Two existing off-premise signs are located on the site--one at the east end and one at the west end of the site along West I-30; otherwise the site is undeveloped. The applicant makes the above request to develop the property with two buildings. One building would be two stories and used for retail, office, and self-storage (mini-warehouse) purposes; and the second building would be one story and used for self-storage (mini-warehouse) purposes.

SITE DATA

The subject property has an area of 9.379 acres with approximately 788 lineal feet of frontage along West I-30 and 630 feet of frontage along future Guthrie Road. Access to the site will be from Guthrie Road, approximately fifty (50) feet south of West I-30 Freeway.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned with Community Office (CO) District over the west one-third of the site, and Planned Development (PD) 80-32 District for Community Retail Uses and Community Office Uses over the east two-thirds of the site. Office use is allowed in the Community Office (CO) District while retail uses are allowed in the Community Retail (CR) District, and Self-Storage Facility (mini-warehouse) is only permitted with approval of a Specific Use Provision in the Community Retail (CR) District. The applicant makes the request to bring the subject property under one single Planned Development (PD) based on the Community Retail (CR) District for office and retail uses, as well as to secure approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse) use. Additionally, the request includes a Detail Plan for the aforementioned uses.

CONSIDERATIONS

1. The applicant proposes to develop the subject property with two buildings (shown in Exhibit C). Building A, a proposed 3-story, 149,404-square foot building, is positioned on the site with visibility from I-30, and would include space for commercial retail and office uses in addition to the Self-Storage Facility (mini-warehouse) Use. Building B, a proposed 1-story, 6,640 square foot building, is shown south of Building A with visibility from future Guthrie Road, and would contain only storage units. Overall, both buildings would contain a total of 700 storage units.
2. The Garland Development Code establishes a requirement of one-hundred (100) parking spaces for the combination of uses proposed (retail, office, and self-storage facility). The proposed development would provide the required one-hundred and one (101) parking spaces. Three loading spaces are required for the proposed development and these are provided along the south side of Building A. Screening of the loading area is provided

from Guthrie Road by Building B and with the placement of high level screening shrubs that would obstruct the line of sight from the public street and the loading areas.

3. Building B is placed on the site plan with a setback of nineteen (19) feet from Guthrie Road whereas a thirty (30) foot setback is required. The applicant asserts that the site geometry and fire lane requirements along with the building layout influence the need for a setback deviation. Additionally, the remainder of the building will not encroach into the setback and Building B is a one-story, eighteen (18) foot high building.
4. While Building B would be consistent with the allowed maximum thirty (30) foot building height limit of the Community Retail (CR) District, Building A is proposed for a deviation from the height limit and would be fifty (50) feet in total height. The applicant justifies the additional height in order to minimize the traditional self-storage building appearance and create an appearance of an office building. Additionally, there are no residential uses nearby that would be sensitive to such height.
5. As mentioned above, the Plan Commission conditionally approved Variance requests from Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping; and Section 4.35 of the Garland Development Code (GDC) regarding parking area landscaping. Otherwise, the proposed landscape plan is in compliance with the Garland Development Code.

The area of the site south of the proposed site improvements associated with Building A and B as shown on the site and landscape plans will remain undisturbed; therefore, the applicant is proposing no buffer plantings along the south side of Guthrie Road and along W I-30 south of Guthrie Road (Variance regarding site and perimeter landscaping). The GDC requires one large canopy tree at the end of each parking row; this is not provided at the northeast side of Building B where the drawing shows refuse enclosures (Variance regarding parking area landscaping).

6. The design of the buildings (Exhibit E) is required to comply with the following Garland Development Code requirements:
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The design of Building A complies with the aforementioned design requirements. Building B achieves the required articulation. However, Building B lacks architectural elements on its north, east, and west facades which all have limited public street exposure. The north façade consists of roll up doors that serve the function of the self-storage facility. The east and west ends of the building are storage unit walls rather than service, office, or similar areas; although the south elevation is designed with false store fronts. However, the south façade facing towards Guthrie Road is shrouded from the street with two rows of trees as well as shrubs, minimizing the deviation from the GDC standards.

Further, the building elevations shown include masonry components. In consideration of

the Variances mentioned in Consideration 5 above, the Plan Commission's recommendation for a Development Agreement assures development of the buildings with the masonry components represented on the drawings. Refer to the Development Agreement item for further information related to the masonry considerations.

7. Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates. The proposal includes security fencing with automatic gates to control access to Building B, and Building B serves as the screening to Guthrie Road. However, Building A would be secured by roll-up doors only. The Garland Development Code prescribes the following screening/security methods:
 - A masonry wall constructed of brick or stone. In addition to the screening wall, one large canopy tree for every twenty-five linear feet, or portion thereof, equally spaced for the entire length of the wall on the development's side of the wall.
 - An ornamental metal fence with masonry columns, spaced with a maximum of fifty-feet between the centers of each column. Additionally, a continuous row of evergreen high-level screening shrubs along all portions of the fence that are not opaque masonry. All landscaping must be located on the development's side of the fence.
8. This application the proposal does not include outdoor storage.
9. A Specific Use Provision for a Self-Storage Facility for fifty (50) years is requested by the applicant.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers and Parks/Open Space (Public and Private) (generally south of Guthrie Road) for the subject property. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Parks/Open Space (Public and Private) consist of a variety of parks, plazas, natural areas for passive or active recreation, gathering places, landscape entry ways/medians and picnic areas.

Furthermore, the I-30 Corridor Catalyst Area Plan, adopted in 2017, recognizes this site as part of the Broadway Target Investment Area (TIA). The framework plan of the Target Investment Area recommends "flex office" where the subject site is located. "Flex-Office" described in the Broadway TIA market assessment is flexible office space that can accommodate a variety of office uses. The Broadway TIA discusses the revitalization of the existing retail development and proposes that uses in the area should remain consistent with existing businesses in the area. New Self-Storage Facilities are currently not permitted along the I-30 corridor except in certain zoning districts by Specific Use Provision only, or in previously approved Planned Developments. In the general vicinity of this site, recent development includes office and restaurant construction along Guthrie Road near Broadway Boulevard, which furthers support of the Catalyst Area Plan recommendations.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

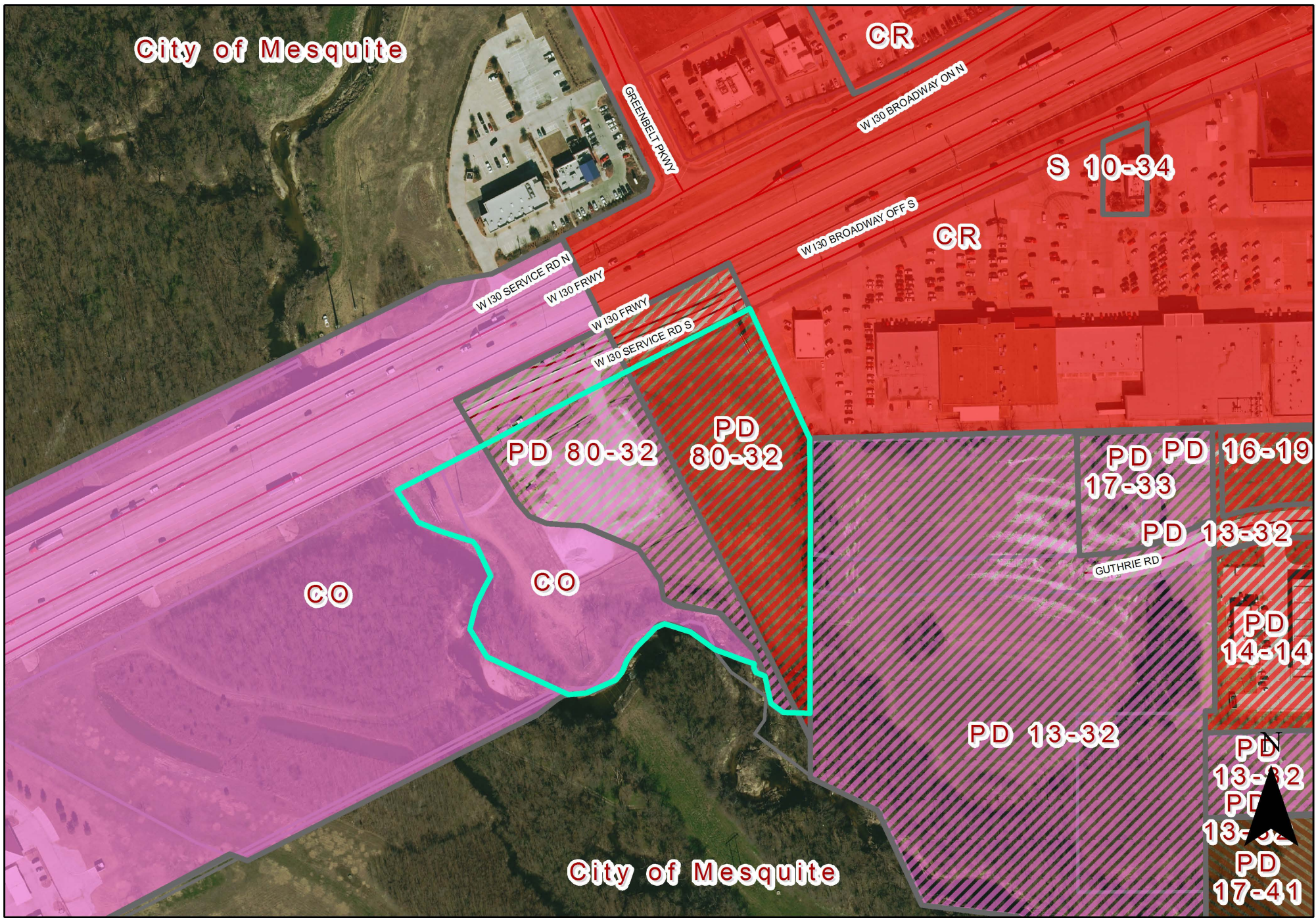
The properties to the east along W I-30 Freeway are zoned for commercial and office uses; these properties are developed with office, retail, and restaurant uses. The properties to the east along Guthrie Road are zoned for Office Uses and are unimproved, although construction of office use and restaurant use has taken place closer to Broadway Road on Guthrie Road.

Attachments

Z 17-46 Masterplan Attachments and Exhibits

Z 17-46 Masterplan Responses

Z 17-46 Masterplan Staff Presentation



0 150 300 Feet
1 inch = 246 feet

Zoning Map Z 17-46



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-46

648, 658, 702, and 720 West I30 Freeway

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow a Retail, Office, and Self-Storage Facility (mini-warehouse) Uses.
- II. Statement of Effect:** This Planned Development (PD) should 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 are included by reference and apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development shall conform to the Detail Plan set forth in Exhibits C, D, and E; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- V. Detail Plan:**
- A. Site Plan: The site shall be in conformance with the approved Site Plan labeled as Exhibit C.
- B. Building Setback: Building B shall be allowed a nineteen (19) foot setback as shown on the Site Plan on Exhibit C.
- C. Perimeter Screening/Security Fencing: Perimeter screening/security fencing shall be as shown on the Site Plan in Exhibit C.
- D. Landscape Plan: Landscaping is to be in general conformance with the approved Landscape Plan labeled as Exhibit D.
- E. Maintenance Requirements: This condition is always included for PD applications.
- 1) Landscaping must be regularly maintained in a healthy growing condition and in compliance with this PD Ordinance, the Garland Development Code, the

Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan within sixty (60) days after receipt of notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold or revoke city permits, approvals, consents, licenses and/or certificates for the property.

3) Screening and paving must be installed and regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after of the City sending notice,, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and certificates for the property.

F. Landscape Buffers: Landscape buffers are only required as shown on the Landscape Plan in Exhibit D.

G. Parking Areas Landscaping: Parking areas landscaping shall be allowed as shown on the Landscape Plan in Exhibit D.

H. Building Elevations: Exterior building elevations are to be in general conformance with the approved elevations labeled as Exhibit E.

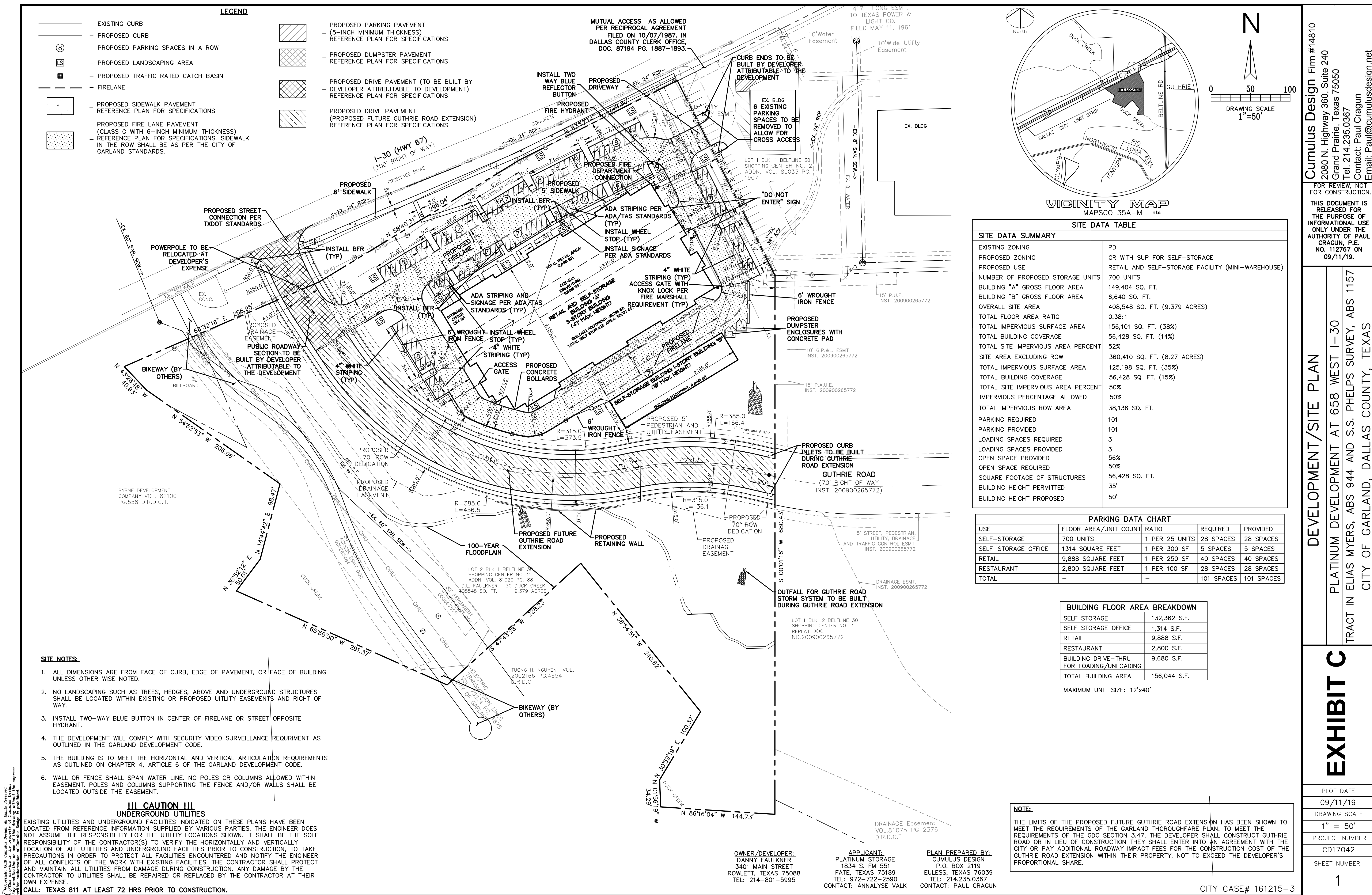
- I. Maximum Building Height: The maximum building height is fifty (50) feet.
- J. The development is required to be constructed in accordance with the terms and conditions of that certain development agreement between the City, Property Owner, and Developer.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-46

648, 658, 702, and 720 West I30 Freeway

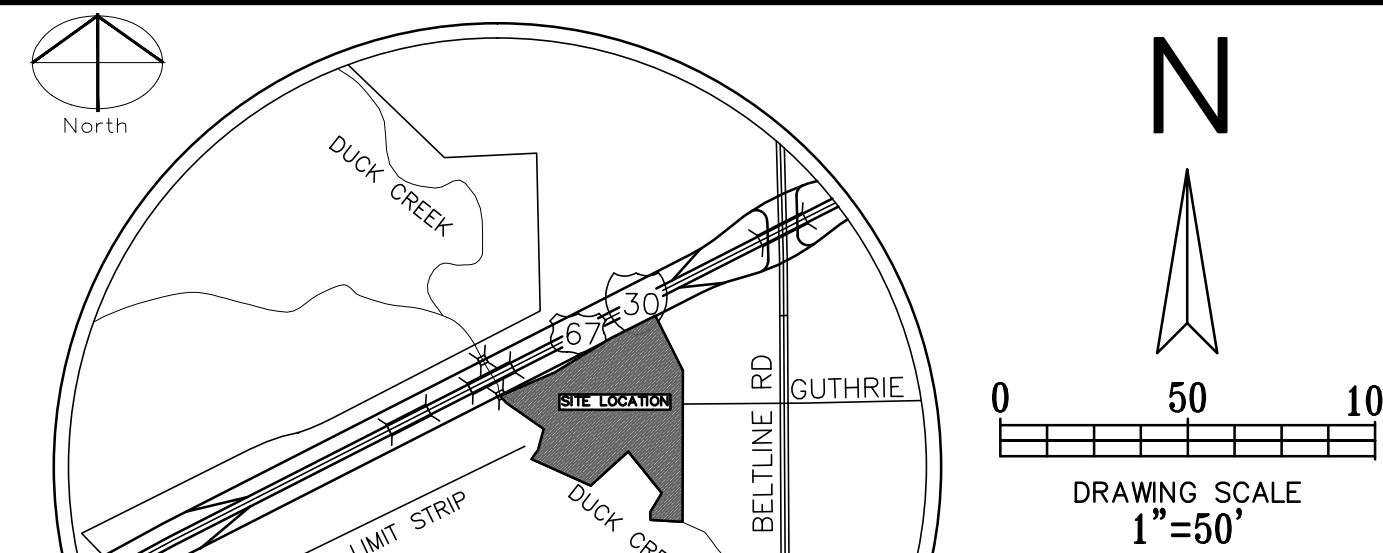
- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Self-Storage Facility (mini-warehouse).
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption 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 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. SUP Time Period: The Specific Use Provision for Self-Storage Facility (mini-warehouse) is limited to a period of fifty (50) years.



- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - Ⓢ - PROPOSED PARKING SPACES IN A ROW
 - LS - PROPOSED LANDSCAPING AREA
 - - PROPOSED TRAFFIC RATED CATCH BASIN
 - FIRELANE
 - PROPOSED SIDEWALK PAVEMENT
REFERENCE PLAN FOR SPECIFICATIONS
 - PROPOSED FIRE LANE PAVEMENT
(CLASS C WITH 6-INCH MINIMUM THICKNESS)
 - REFERENCE PLAN FOR SPECIFICATIONS. SIDEWALK
IN THE ROW SHALL BE AS PER THE CITY OF
GARLAND STANDARDS.

- PROPOSED PARKING PAVEMENT
(5-INCH MINIMUM THICKNESS)
REFERENCE PLAN FOR SPECIFICATIONS
- PROPOSED DUMPSTER PAVEMENT
REFERENCE PLAN FOR SPECIFICATIONS
- PROPOSED DRIVE PAVEMENT (TO BE BUILT BY
DEVELOPER ATTRIBUTABLE TO DEVELOPMENT)
REFERENCE PLAN FOR SPECIFICATIONS
- PROPOSED DRIVE PAVEMENT
(PROPOSED FUTURE GUTHRIE ROAD EXTENSION)
REFERENCE PLAN FOR SPECIFICATIONS

MUTUAL ACCESS AS ALLOWED
PER RECIPROCAL AGREEMENT
FILED ON 10/07/1987, IN
DALLAS COUNTY CLERK OFFICE,
DOC. 87194 PG. 1887-1893.



VICINITY MAP
MAPS30 35A-M nts

SITE DATA TABLE	
SITE DATA SUMMARY	
EXISTING ZONING	PD
PROPOSED ZONING	CR WITH SUP FOR SELF-STORAGE
PROPOSED USE	RETAIL AND SELF-STORAGE FACILITY (MINI-WAREHOUSE)
NUMBER OF PROPOSED STORAGE UNITS	700 UNITS
BUILDING "A" GROSS FLOOR AREA	149,404 SQ. FT.
BUILDING "B" GROSS FLOOR AREA	6,640 SQ. FT.
OVERALL SITE AREA	408,548 SQ. FT. (9.379 ACRES)
TOTAL FLOOR AREA RATIO	0.38:1
TOTAL IMPERVIOUS SURFACE AREA	156,101 SQ. FT. (38%)
TOTAL BUILDING COVERAGE	56,428 SQ. FT. (14%)
TOTAL SITE IMPERVIOUS AREA PERCENT	52%
SITE AREA EXCLUDING ROW	360,410 SQ. FT. (8.27 ACRES)
TOTAL IMPERVIOUS SURFACE AREA	125,198 SQ. FT. (35%)
TOTAL BUILDING COVERAGE	56,428 SQ. FT. (15%)
TOTAL SITE IMPERVIOUS AREA PERCENT	50%
IMPERVIOUS PERCENTAGE ALLOWED	50%
TOTAL IMPERVIOUS ROW AREA	38,136 SQ. FT.
PARKING REQUIRED	101
PARKING PROVIDED	101
LOADING SPACES REQUIRED	3
LOADING SPACES PROVIDED	3
OPEN SPACE PROVIDED	56%
OPEN SPACE REQUIRED	50%
SQUARE FOOTAGE OF STRUCTURES	56,428 SQ. FT.
BUILDING HEIGHT PERMITTED	35'
BUILDING HEIGHT PROPOSED	50'

PARKING DATA CHART				
USE	FLOOR AREA/UNIT COUNT	RATIO	REQUIRED	PROVIDED
SELF-STORAGE	700 UNITS	1 PER 25 UNITS	28 SPACES	28 SPACES
SELF-STORAGE OFFICE	1314 SQUARE FEET	1 PER 300 SF	5 SPACES	5 SPACES
RETAIL	9,888 SQUARE FEET	1 PER 250 SF	40 SPACES	40 SPACES
RESTAURANT	2,800 SQUARE FEET	1 PER 100 SF	28 SPACES	28 SPACES
TOTAL	-	-	101 SPACES	101 SPACES

BUILDING FLOOR AREA BREAKDOWN	
SELF STORAGE	132,362 S.F.
SELF STORAGE OFFICE	1,314 S.F.
RETAIL	9,888 S.F.
RESTAURANT	2,800 S.F.
BUILDING DRIVE-THRU FOR LOADING/UNLOADING	9,680 S.F.
TOTAL BUILDING AREA	156,044 S.F.

MAXIMUM UNIT SIZE: 12'x40'

- SITE NOTES:**
- ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHER WISE NOTED.
 - NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.
 - INSTALL TWO-WAY BLUE BUTTON IN CENTER OF FIRELANE OR STREET OPPOSITE HYDRANT.
 - THE DEVELOPMENT WILL COMPLY WITH SECURITY VIDEO SURVEILLANCE REQUIREMENT AS OUTLINED IN THE GARLAND DEVELOPMENT CODE.
 - THE BUILDING IS TO MEET THE HORIZONTAL AND VERTICAL ARTICULATION REQUIREMENTS AS OUTLINED ON CHAPTER 4, ARTICLE 6 OF THE GARLAND DEVELOPMENT CODE.
 - WALL OR FENCE SHALL SPAN WATER LINE. NO POLES OR COLUMNS ALLOWED WITHIN EASEMENT. POLES AND COLUMNS SUPPORTING THE FENCE AND/OR WALLS SHALL BE LOCATED OUTSIDE THE EASEMENT.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

OWNER/DEVELOPER:
DANNY FAULKNER
3401 MAIN STREET
ROWLETT, TEXAS 75088
TEL: 214-801-5995

APPLICANT:
PLATINUM STORAGE
1834 S. FM 551
FATE, TEXAS 75189
TEL: 972-722-2590
CONTACT: ANNALYSE VALK

PLAN PREPARED BY:
CUMULUS DESIGN
P.O. BOX 2119
EULESS, TEXAS 76039
TEL: 214.235.0367
CONTACT: PAUL CRAGUN

NOTE:

THE LIMITS OF THE PROPOSED FUTURE GUTHRIE ROAD EXTENSION HAS BEEN SHOWN TO MEET THE REQUIREMENTS OF THE GARLAND THOROUGHFARE PLAN. TO MEET THE REQUIREMENTS OF THE GDC SECTION 3.47, THE DEVELOPER SHALL CONSTRUCT GUTHRIE ROAD OR IN LIEU OF CONSTRUCTION THEY SHALL ENTER INTO AN AGREEMENT WITH THE CITY OR PAY ADDITIONAL ROADWAY IMPACT FEES FOR THE CONSTRUCTION COST OF THE GUTHRIE ROAD EXTENSION WITHIN THEIR PROPERTY, NOT TO EXCEED THE DEVELOPER'S PROPORTIONAL SHARE.

DEVELOPMENT/SITE PLAN

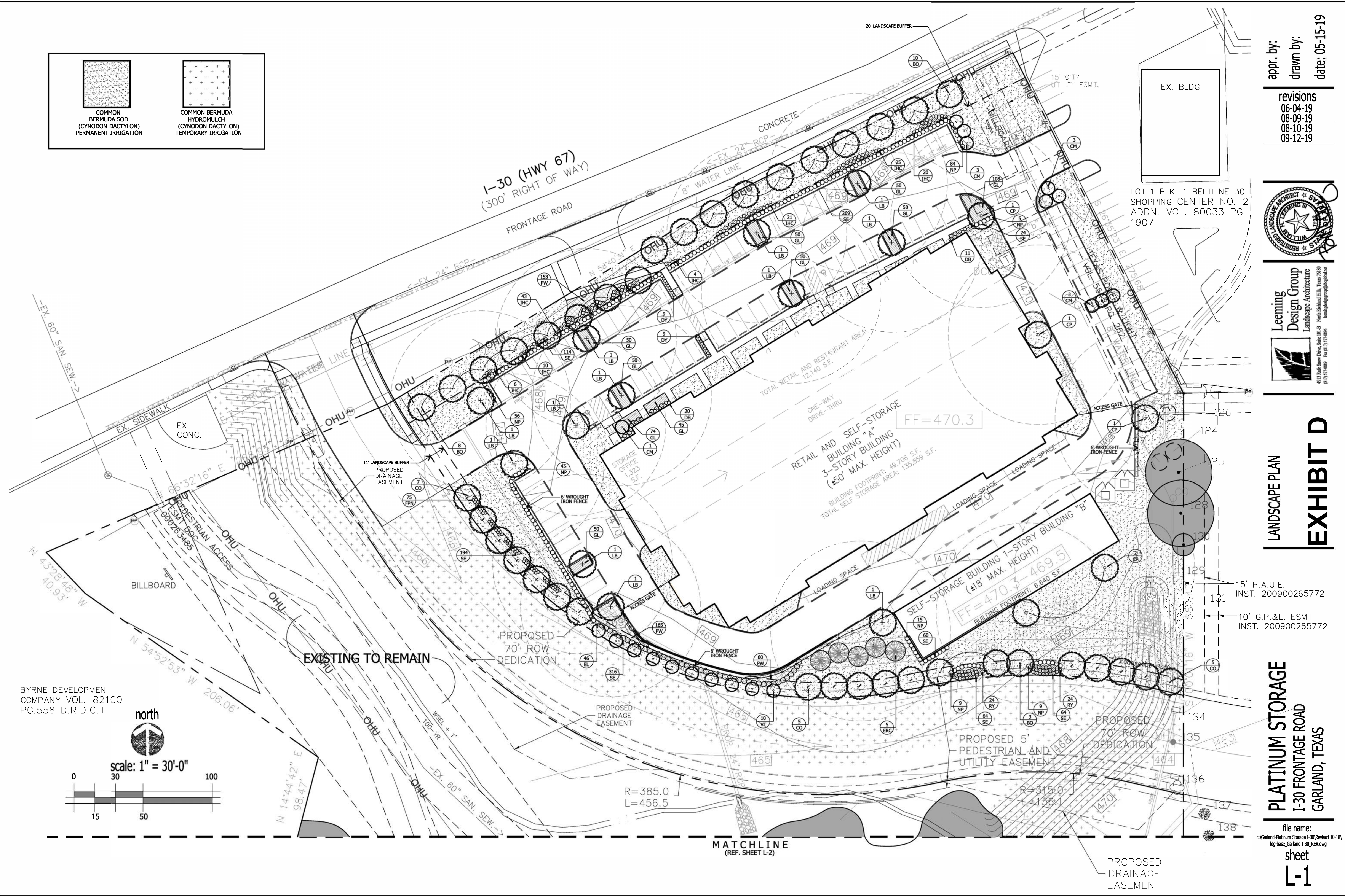
PLATINUM DEVELOPMENT AT 658 WEST I-30
TRACT IN ELIAS MYERS, ABS 944 AND S.S. PHELPS SURVEY, ABS 1157
CITY OF GARLAND, DALLAS COUNTY, TEXAS

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367
Contact: Paul Cragun
Email: Paul@cumulusdesign.net

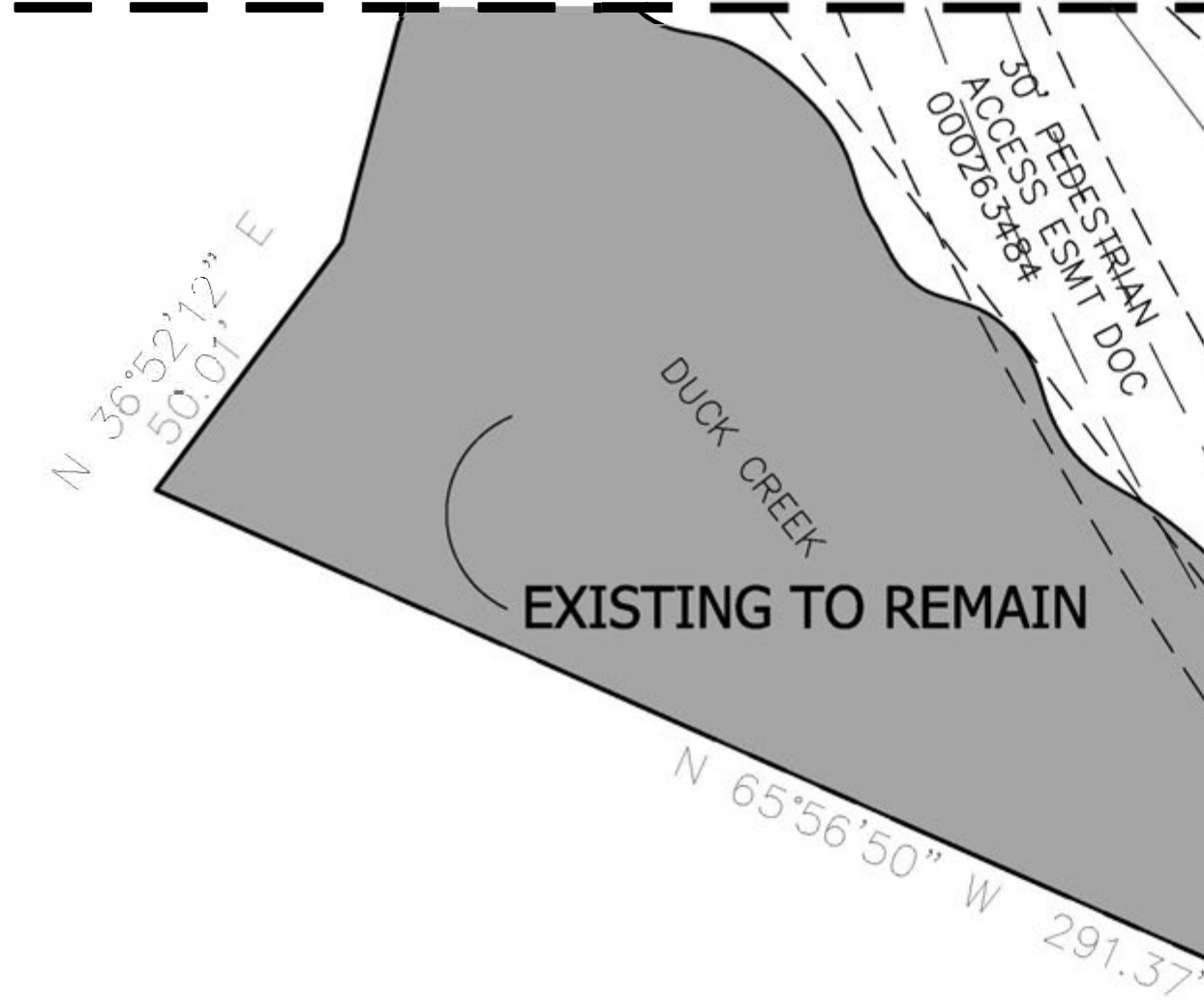
FOR REVIEW, NOT FOR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INFORMATIONAL USE ONLY UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 09/11/19.

EXHIBIT C

PLOT DATE
09/11/19
DRAWING SCALE
1" = 50'
PROJECT NUMBER
CD17042
SHEET NUMBER



sheet
L-1



MIN. 10% SITE LANDSCAPE REQUIRED
DEVELOPED SITE 408,548 SF
REQUIRED 40,855 SF
PROVIDED 238,147 SF (58.29%)

LANDSCAPE BUFFERS
1-30' FRONTAGE - 25' PROVIDED
(1 large tree per 30 lf buffer)

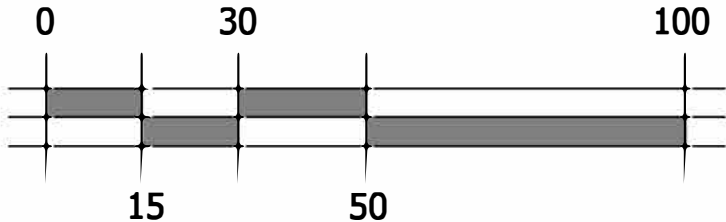
$\frac{513'}{30} = 17.1 = 18$ trees required
18 trees provided
(7 shrubs/orn grass per 30 lf buffer)

$\frac{513'}{30} = 17.1 \times 7 = 119.7 = 120$ required
122 provided
(does not include parking screen
(max 75% bufferyard to be turf)

TOTAL BUFFERYARD 12,825 SF
LESS PAVING - 395 SF
BUFFERYARD LANDSC. 11,430 SF
MAX. TURF ALLOWED 9,323 SF
PROPOSED TURF 9,004 SF

SYM	MATERIAL	QNTY	SIZE	HEIGHT	SPREAD	NOTES	SPACING
BOB	LIRR OAK QUERCUS MACROCARPA	21	3" CAL.	10-12"	5'-6"	NURSERY GROWN	
CO	CHAMPAIN OAK QUERCUS MULHENBERGIA	17	3" CAL.	10-12"	5'-6"	NURSER YGROWN	
LB	LACEBARK FLM ULMUSP ARVIFOLIA SEMPERVIRENS	12	3" CAL.	10-12'	-7'	NURSERY GROWN	
CP	CHINESE ISTACHE PISTACIA CHINENSIS	5	3" CAL.	10-12"	6-7'	NURSERY GROWN	
CM	CHAMP MYLE LAGERSTROEMIA INDICA 'BASHAM PINK'	10	30 GAL.	8-10'	4-5'	CONTAINER GROWN min. 2" cal., M.T.	
VT	VITEEX VITEEX AGNUS-CASTUS	10	30 GAL.	7-9'	4-5'	CONTAINER GROWN min. 2" cal., M.T.	
ERC	EASTERN ER CEDAR JUNIPERUS VIRGINIANA	5	30 GAL.	7-9'	4-5'	CONTAINER GROWN	
EL	ELAEAGNUS MACROPHYLLA 'EBBENJIT'	46	5 GAL.	3 0"	18"	FULL.	42"oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	223	5 GAL.	26"	18"	FULL.	36"oc
THC	INDIAN HAWTHORN RAPHIDA EPIS INDICA 'CALISTO'	129	5 GAL.	15"	15"	FULL.	30"oc
DB	BURIRD HOLLY ILEX CORNUTA 'BURFORD'IN ANA	21	5 GAL.	15"	15"	FULL.	30"
RY	RED YUCCA HESPERALOE PARVIFOLIA	48	5 GAL.	15"	15"	FULL.	30"oc
FPN	FIRE POWER NANDINA NANDINA DOMESTICA 'FIREPOWER'	75	3 GAL.	12"	12"	FULL.	24"oc
DY	DRY YAWN NANA ILEX VOMITORIA 'NANA'	18	3 GAL.	12"	12"	FULL.	24"oc
GL	GREEN LIRIOPE LIRIOPE MUSCARTI	577	1 GAL.1	0"	10"	FULL.	18"oc
PW	WINTERCREEPER FLYONJUS FORTUNETI 'COLORATUS'	378	1 GAL.	MIN. 3-12"	RUNNERS		20"oc
SE	STEEL EDGING	1045	LIN. FT.	REF. DETAIL			

COMMON BERMUDA SOD (CYNODON DACTYLON) PERMANENT IRRIGATION	COMMON BERMUDA HYDROMULCH (CYNODON DACTYLON) TEMPORARY IRRIGATION
---	--



**Leeming
Design Group**
Landscape Architecture

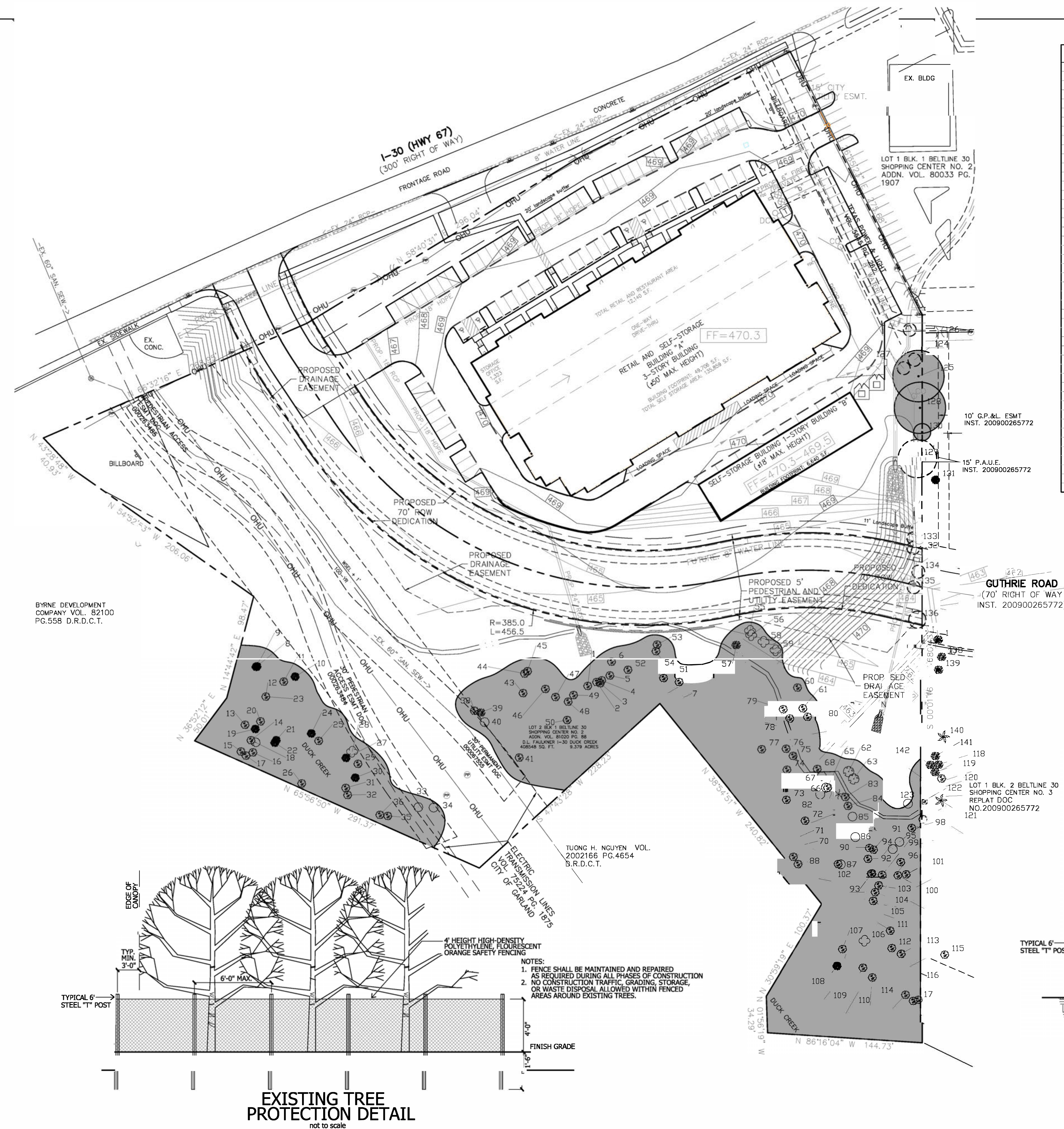


1913 Rufe Snow Drive, Suite 101-B North Richmond Hills, Texas 76180
leemingdesigngroup@bellsouth.net
(817) 577-0888 Fax (817) 577-4886

LANDSCAPE PLAN

file name:
c:\Garland-Platinum Storage I-30\Revised 10-18\
ldg-base_Garland-I-30_REV.dwg

sheet
L-2



#	Description	Removal Ratio	Total
1	18" ELM	1:1	
2	10" ELM	1:1	
3	10" 6" ELM	1:1	
4	18" ELM	1:1	
5	18" ELM	1:1	
6	6" ELM	1:1	
7	8" ELM	1:1	
8	18" PECAN	1:1	
9	40" PECAN	2:1	
10	8" PECAN	1:1	
11	8" ELM	1:1	
12	6" ELM	1:1	
13	16" 24" 10" ELM	2:1	
14	10" ELM	1:1	
15	6" ELM	1:1	
16	18" ELM	1:1	
17	10" 12" ELM	1:1	
18	6" OAK	1:1	
19	24" PECAN	2:1	
20	10" ELM	1:1	
21	24" PECAN	2:1	
22	18" PECAN	1:1	
23	8" ELM	1:1	
24	36" PECAN	2:1	
25	6" ELM	1:1	
26	12" ELM	1:1	
27	48" PECAN	2:1	
28	6" TREE	1:1	
29	8" ELM	1:1	
30	36" PECAN	2:1	
31	6" ELM	1:1	
32	6" ELM	1:1	
33	6" HACKBERRY	1:1	
34	6" HACKBERRY	1:1	
35	12" 12" 12" ELM	2:1	
36	12" ELM	1:1	
37	10" HACKBERRY	1:1	
38	24" ELM	2:1	
39	42" COTTONW		
40	10" HACKBERRY		
41	10" ELM	1:1	
42	18" HACKBERRY		
43	12" ELM	1:1	
44	6" ELM	1:1	
45	6" ELM	1:1	
46	12" ELM	1:1	
47	12" ELM	1:1	

#	Description	Removal Ratio	Total
48	12" 12" ELM	1:1	
49	12" 10" ELM	1:1	
50	12" 10" ELM	1:1	
51	8" ELM	1:1	
52	6" 6" ELM	1:1	
53	8" ELM	1:1	
54	6" ELM	1:1	
55	10" TREE	1:1	
56	10" TREE	1:1	
57	10" COTTW	1:1	
58	10" TREE	1:1	
59	6" TREE	1:1	
60	6" ELM	1:1	
61	6" ELM	1:1	
62	6" WALNUT	1:1	
63	6" WALNUT	1:1	
64	6" HACKBERRY	1:1	
65	6" ELM	1:1	
66	6" HACKBERRY	1:1	
67	10" HACKBERRY	1:1	
68	10" ELM	1:1	
69	10" HACKBERRY		
70	24" ELM	2:1	
71	24" ELM	2:1	
72	24" ELM	2:1	
73	24" ELM	2:1	
74	8" ELM	1:1	
75	8" ELM	1:1	
76	10" 12" ELM	1:1	
77	10" 12" ELM	1:1	
78	8" ELM	1:1	
79	6" ELM	1:1	
80	6" ELM	1:1	
81	6" HACKBERRY		
82	8" BOIS		
83	6" ELM	1:1	
84	6" ELM	1:1	
85	12" HACKBERRY		
86	6" HACKBERRY		
87	6" HACKBERRY		
88	6" ELM	1:1	
89	8" HACKBERRY		
90	8" ELM	1:1	
91	8" ELM	1:1	
92	8" ELM	1:1	
93	10" ELM	1:1	
94	8" HACKBERRY		

#	Description	Removal Ratio	Total
95	8" HACKBERRY		
96	8" ELM	1:1	
97	10" HACKBERRY		
98	10" 12" ELM	1:1	
99	10" ELM	1:1	
100	10" ELM	1:1	
101	10" ELM	1:1	
102	10" ELM	1:1	
103	8" ELM	1:1	
104	8" ELM	1:1	
105	8" ELM	1:1	
106	24" TREE		
107	18" ELM	1:1	
108	24" PECAN	2:1	
109	12" ELM	1:1	
110	12" ELM	1:1	
111	30" ELM	2:1	
112	30" ELM	2:1	
113	8" ELM	1:1	
114	12" ELM	1:1	
115	18" ELM	1:1	
116	12" ELM	1:1	
117	12" ELM	1:1	
118	18" COTTONW		
119	18" COTTONW		
120	12" ELM	1:1	
121	6" WILLOW	1:1	
122	8" 8" ELM	1:1	
123	8" HACKBERRY		
*	6" CEDAR	1:1	6"
124	24" PECAN	2:1	
*	6" ELM	1:1	6"
126	6" WILLOW		
127	6" WILLOW		
128	24" PECAN	2:1	
*	18" ELM	1:1	18"
130	8" CEDAR	1:1	
131	6" CEDAR	1:1	
132	6" TREE		
133	6" TREE		
134	6" CEDAR	1:1	6"
135	6" 6" TREE		
136	6" 8" TREE		
137	12" COTTONW		
138	15" COTTONW		
139	16" COTTONW		
140	12" 10" 6" WILL		
141	18" COTTONW		
142	18" COTTONW		
	MITIGATION TOTALS		42"
* TREES PROPOSED TO BE REMOVED			

appr:by
drawn:by
tda e:05-19 1

revisions
06-04-19
08-09-19
08-10-19
09-12-19



**Leeming
Design Group**
Landscape Architecture

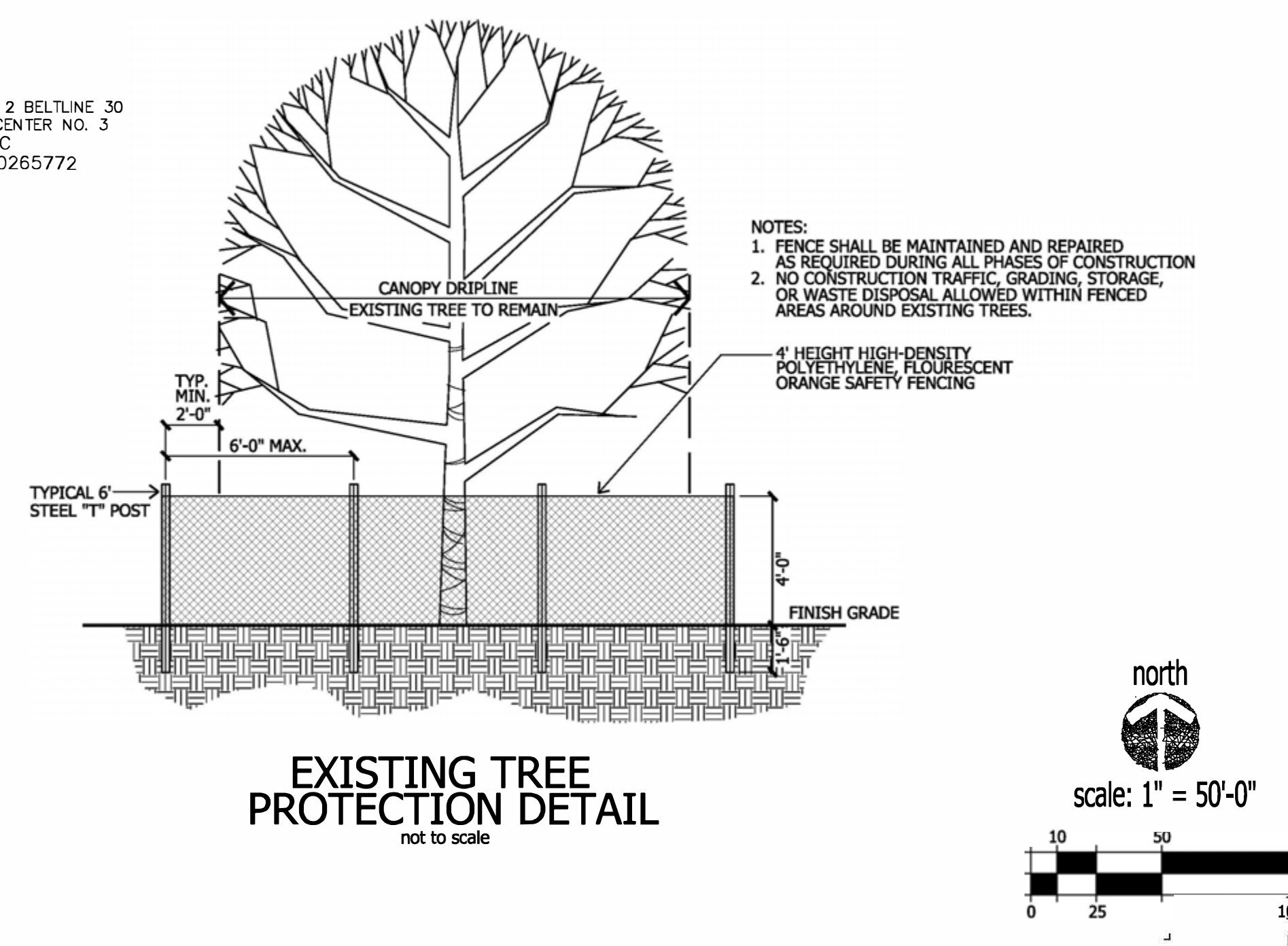
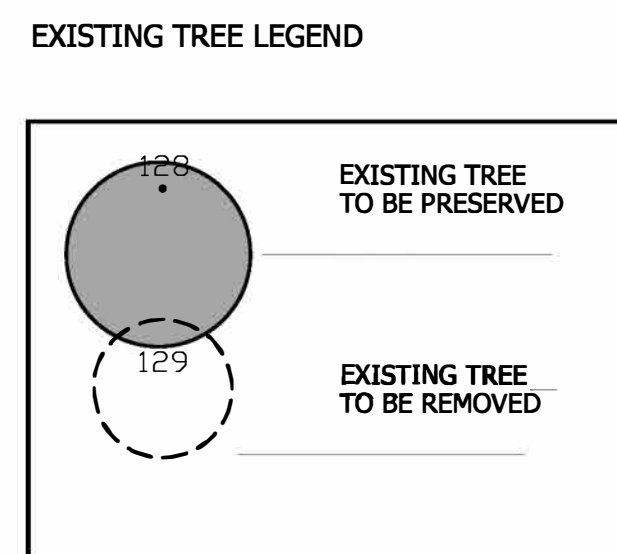
101-B North Richard Hills, Texas 76180
 1013 Rufe Snow Drive, Suite 101-B
 (817) 577-0089 Fax (817) 577-0096
leemingdesigngroup@compulink.net

EXHIBIT D

TREE MAG EMENTA N

PLATINUM STRAG E
0 FRONTAGE ROAD
GARLAND, TEXAS

file name:
c:\Garland-Platinum Storage I-30\Revised
ldg-base_Garland-I-30_REV.dwg
sheet
L-3





1 NW PERSPECTIVE VIEW - BLDG. A
NOT TO SCALE



2 NORTH ELEVATION (I-30) - BLDG. A
NOT TO SCALE

BUILDING MATERIALS				
NO.	MARK	MATERIAL	BRAND	COLOR/MOD.
1	(A)	3-STAGE STUCCO	OMEGA PRODUCTS	TOFFEE COLOR
2	(B)	3-STAGE STUCCO	OMEGA PRODUCTS	BEIGE
3	(C)	3-STAGE STUCCO	OMEGA PRODUCTS	HAZEL NUT
4	(D)	SOLDIER BRICK	ACHE (DENTON PLANT)	ROSEBUD
5	(E)	FACE BRICK	ACHE (DENTON PLANT)	ROSEBUD
6	(F)	STONE	TEXAS STONE DESIGNS, INC.	DALLAS LEDGESTONE
7	(G)	CANOPY	SHERWIN WILLIAMS	SADDLE UP
8	(H)	STOREFRONT DOOR/WINDOW ASSEMBLY	N/A	NATURAL ALUMINUM w/ TINTED LOWGLASS
9	(I)	STOREFRONT WINDOW ASSEMBLY	N/A	NATURAL ALUMINUM w/ TINTED LOWGLASS

ARCHITECTURAL ELEMENTS		
NO.	MARK	ITEM
1	(A)	CANOPY
2	(B)	DISPLAY WINDOWS
3	(C)	DIVIDED LIGHT WINDOWS
4	(D)	TRANSOMS
5	(E)	RECESSED ENTRY
6	(F)	ORNAMENTAL FACADE TRIM

NO.	REVISION	NO.	REVISION



4700 KENNEL ST.,
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-566-5265
WWW.JLBUILDSYS.COM

PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:

PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019
Scale	As Noted
Drawn	JLL
Job	16042

BUILDING A
RENDERINGS

Sheet:
A0.1

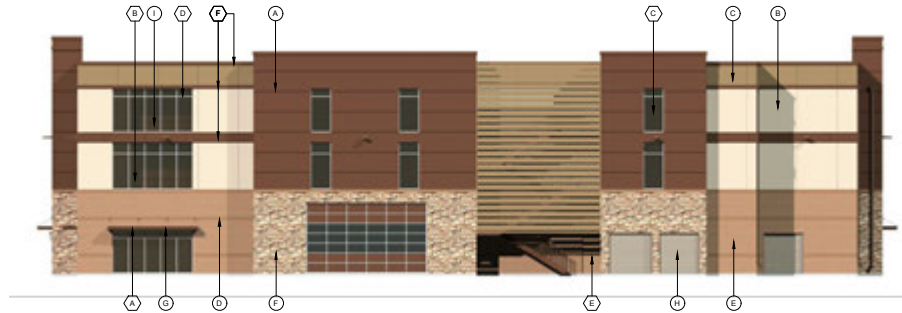
EXHIBIT E



1 SOUTH ELEVATION - BLDG. A
NOT TO SCALE

BUILDING MATERIALS				
NO.	MARK	MATERIAL	BRAND	COLOR/MOD.
1	A	3-STAGE STUCCO	OMEGA PRODUCTS	TOFFEE COLOR
2	B	3-STAGE STUCCO	OMEGA PRODUCTS	BEIGE
3	C	3-STAGE STUCCO	OMEGA PRODUCTS	HAZEL NUT
4	D	GOLDIER BRICK	ACHE (DENTON PLANT)	ROSEBUD
5	E	FACE BRICK	ACHE (DENTON PLANT)	ROSEBUD
6	F	STONE	TEXAS STONE DESIGNS, INC.	DALLAS LEDGESTONE
7	G	CANOPY	SHERWIN WILLIAMS	SADDLE UP
8	H	ROLL-UP METAL DOOR	JANUS	BEIGE
9	I	STOREFRONT WINDOW ASSEMBLY	N/A	NATURAL ALUMINUM W/ TINTED LOWGLASS

ARCHITECTURAL ELEMENTS		
NO.	MARK	ITEM
1	A	CANOPY
2	B	DISPLAY WINDOWS
3	C	DIVIDED LIGHT WINDOWS
4	D	TRANSOMS
5	E	RECESSED ENTRY
6	F	ORNAMENTAL FACADE TRIM



2 WEST ELEVATION - BLDG. A
NOT TO SCALE



3 EAST ELEVATION - BLDG. A
NOT TO SCALE

NO.	REVISION	NO.	REVISION



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PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:

PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

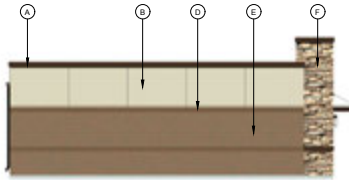
Date	08-07-2019	BUILDING A RENDERINGS Sheet: A0.2
Scale	As Noted	
Drawn	JLL	
Job	16042	

BUILDING MATERIALS					
NO.	MARK	MATERIAL	BRAND	COLOR/MOD.	REMARKS
1	(A)	3-STAGE STUCCO	OMEGA PRODUCTS	TOFFEE COLOR	COLOR-INTRINSIC
2	(B)	3-STAGE STUCCO	OMEGA PRODUCTS	BEIGE	COLOR-INTRINSIC
3	(C)	3-STAGE STUCCO	OMEGA PRODUCTS	HAZEL NUT	COLOR-INTRINSIC
4	(D)	SOLDIER BRICK	ACHE (DENTON PLANT)	ROSEBUD	HARD-FIRED, INTEGRALLY-COLORED
5	(E)	FACE BRICK	ACHE (DENTON PLANT)	ROSEBUD	HARD-FIRED, INTEGRALLY-COLORED
6	(F)	STONE	TEXAS STONE DESIGNS, INC.	DALLAS LEDGESTONE	NATURAL
7	(G)	CANOPY	SHERWIN WILLIAMS	SADDLE UP	PRE-FINISHED METAL
8	(H)	STOREFRONT WINDOW ASSEMBLY	N/A	NATURAL ALUMINUM W/ TINTED LOWGLASS	FACE W/ BLACK-OUT WALL INSIDE
9	(I)	METAL ROLL-UP DOOR	JANUS	BEIGE	W/ METAL HEADER

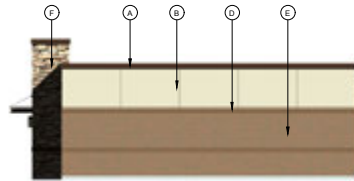
ARCHITECTURAL ELEMENTS	
NO.	ITEM
1	(A) CANOPY
2	(B) DISPLAY WINDOWS (W/ BLACK-OUT WALL INSIDE)
3	(C) DIVIDED LIGHT WINDOWS
4	(D) TRANSOMS
5	(E) DISTINCTIVE LIGHTING FIXTURE
6	(F) ORNAMENTAL FACADE TRIM



1 SW PERSPECTIVE VIEW - BLDG. B
NOT TO SCALE



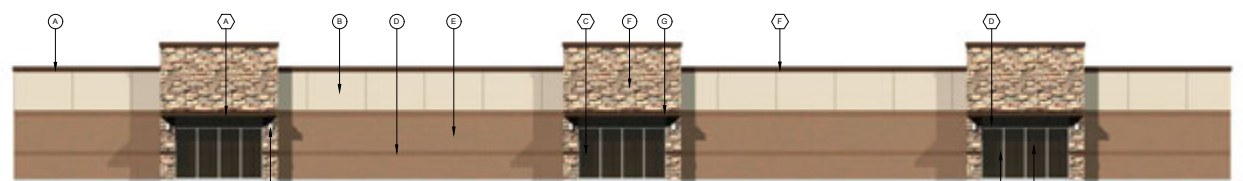
4 WEST ELEVATION - BLDG. B
NOT TO SCALE



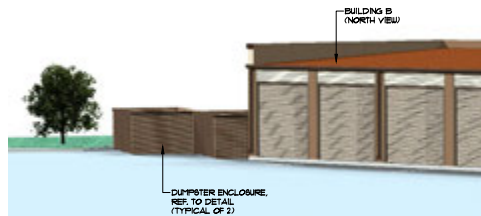
5 EAST ELEVATION - BLDG. B
NOT TO SCALE



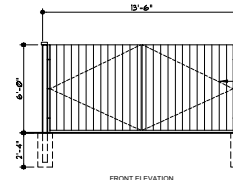
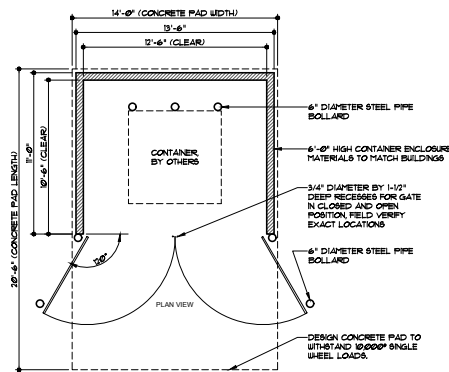
2 NORTH ELEVATION - BLDG. B
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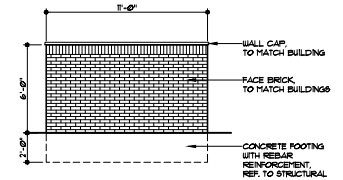
3 SOUTH ELEVATION - BLDG. B
NOT TO SCALE



7 DUMPSTER ENCLOSURES
NOT TO SCALE



6 DUMPSTER ENCLOSURE DETAIL
1/4" = 1'-0"



NO.	REVISION	NO.	REVISION



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PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:
PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019	BUILDING B RENDERINGS & DUMPSTER ENCLOSURE Sheet: A0.3
Scale	As Noted	
Drawn	JLL	
Job	16042	

EXHIBIT E

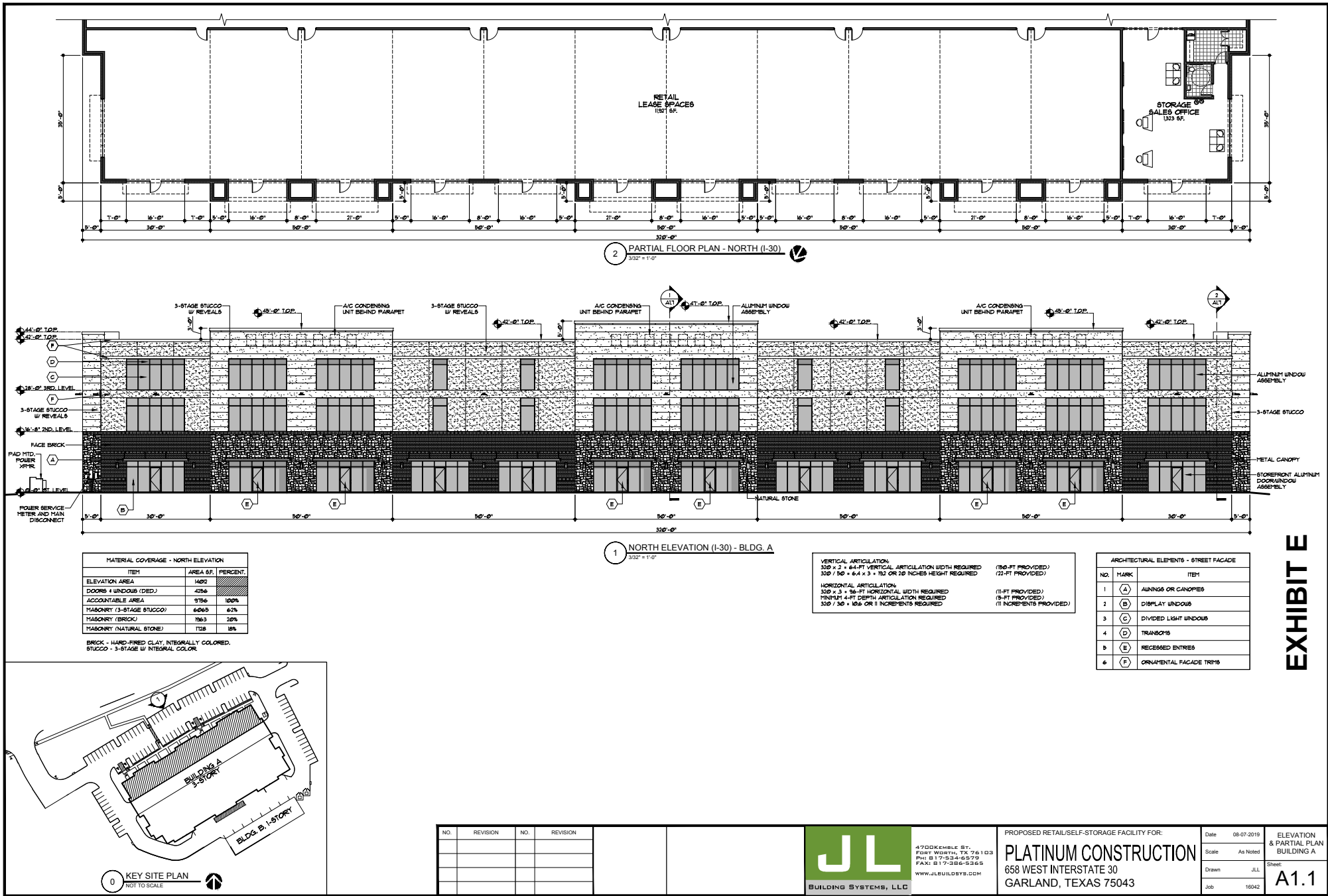
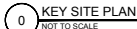


EXHIBIT E



ARCHITECTURAL ELEMENTS - STREET FACADE		
NO.	MARK	ITEM
1	A	AWNINGS OR CANOPIES
2	B	DISPLAY WINDOWS
3	C	DIVIDED LIGHT WINDOWS
4	D	TRANSOMS
5	E	RECESSED ENTRIES
6	F	ORNAMENTAL FACADE TRIMS



NO.	REVISION	NO.	REVISION



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FORT WORTH, TX 76102
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PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:
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PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019
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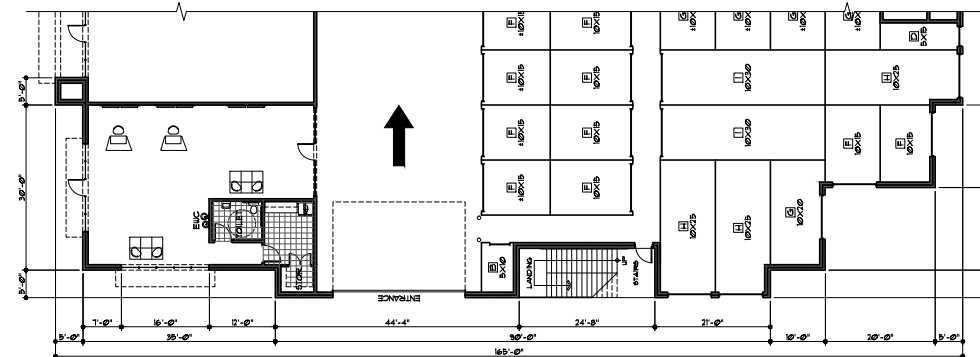
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Drawn JLL

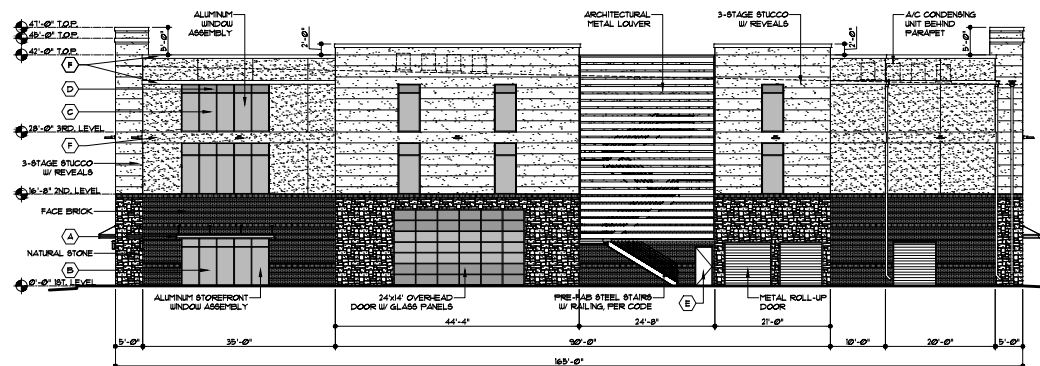
ELEVATION
& PARTIAL PLAN
BUILDING A

Sheet:
A1.2

EXHIBIT E



2 PARTIAL FLOOR PLAN - WEST
3/32" = 1'-0"



1 WEST ELEVATION - BLDG. A
3/32" = 1'-0"

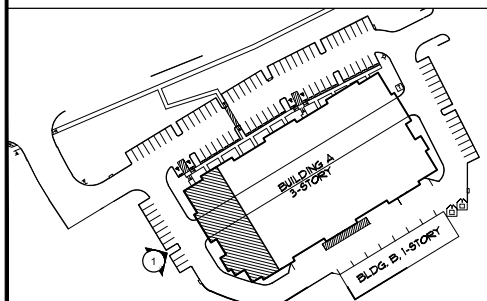
MATERIAL COVERAGE - WEST ELEVATION		
ITEM	AREA SF	PERCENT
ELEVATION AREA	1001	
DOORS & WINDOWS (DED.)	195	
ACCOUNTABLE AREA	806	100%
MASONRY (3-STAGE STUCCO)	328	55%
MASONRY (BRICK)	105	20%
MASONRY (NATURAL STONE)	168	15%
METAL LOUVER	640	1%

BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.

VERTICAL ARTICULATION:
165' x 2' = 33'-FT VERTICAL ARTICULATION WIDTH REQUIRED (65'-FT PROVIDED)
165' x 50' x 3' x 53' OR 10' INCHES HEIGHT REQUIRED (14'-FT PROVIDED)

HORIZONTAL ARTICULATION:
165' x 3' x 50'-FT HORIZONTAL WIDTH REQUIRED (15'-FT PROVIDED)
MINIMUM 4'-FT DEPTH ARTICULATION REQUIRED (6' INCHES PROVIDED)

ARCHITECTURAL ELEMENTS - STREET FACADE		
NO.	MARK	ITEM
1	(A)	AWNINGS OR CANOPIES
2	(B)	DISPLAY WINDOWS
3	(C)	DIVIDED LIGHT WINDOWS
4	(D)	TRANSOMS
5	(E)	RECESSED ENTRIES
6	(F)	ORNAMENTAL FACADE TRIMS



0 KEY SITE PLAN
NOT TO SCALE

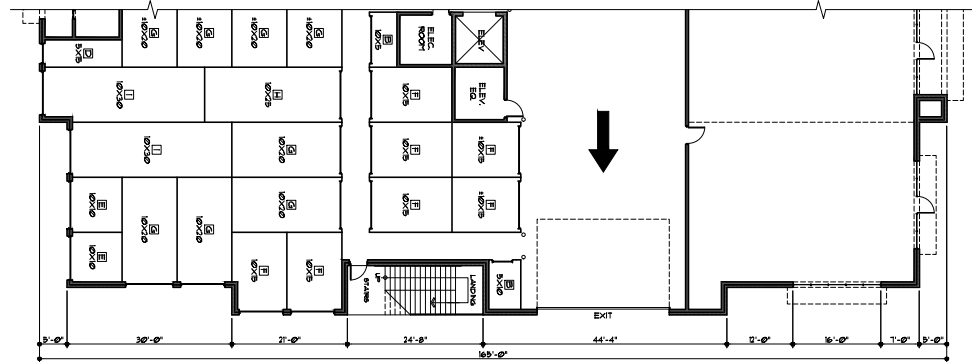
NO.	REVISION	NO.	REVISION



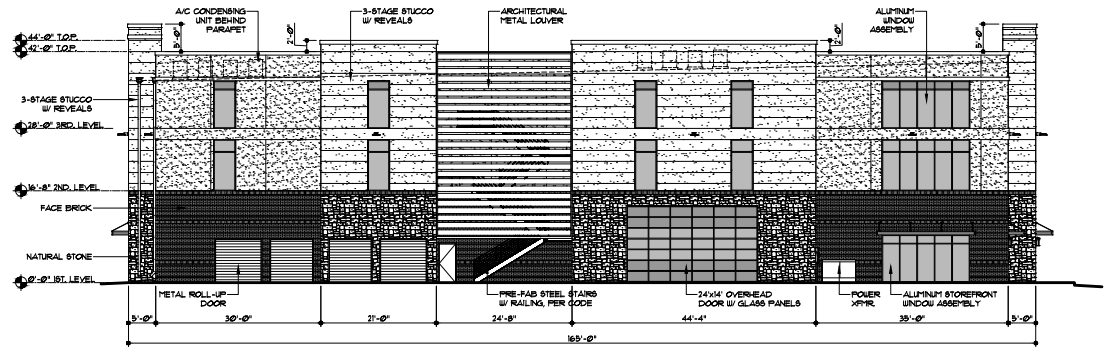
4700 KENNEL ST.,
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-534-6585
WWW.JLBUILDINGS.COM

PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:
PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019	ELEVATION & PARTIAL PLAN BUILDING A
Scale	As Noted	Sheet: A1.3
Drawn	JLL	
Job	16042	



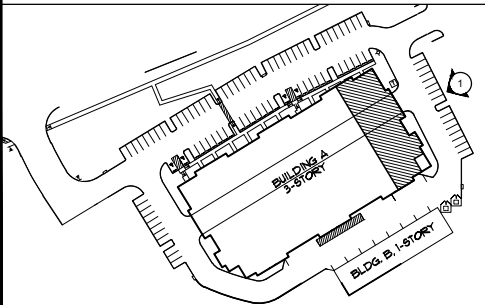
2 PARTIAL FLOOR PLAN - EAST
3/32" = 1'-0"



2 EAST ELEVATION - BLDG. A
3/32" = 1'-0"

MATERIAL COVERAGE - EAST ELEVATION		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	1101	
DOORS & WINDOWS (DEP.)	1275	
ACCOUNTABLE AREA	3632	100%
MASONRY (3-STAGE STUCCO)	3261	96%
MASONRY (BRICK)	123	1%
MASONRY (NATURAL STONE)	188	1%
METAL LOUVER	640	1%

BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.



0 KEY SITE PLAN
NOT TO SCALE

NO.	REVISION	NO.	REVISION



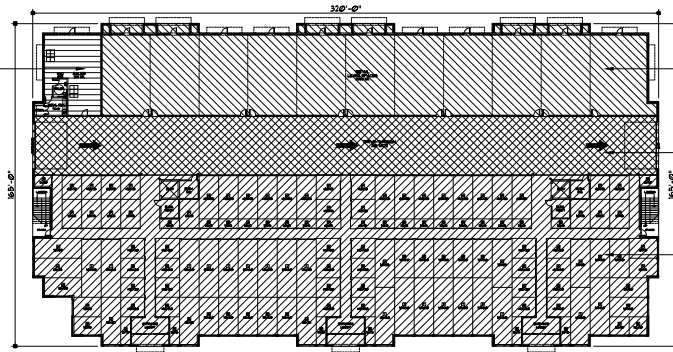
4700 KENNEL ST.,
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-534-5365
WWW.JLBUILDSYS.COM

PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:

PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019	ELEVATION & PARTIAL PLAN BUILDING A
Scale	As Noted	
Drawn	JLL	Sheet: A1.4
Job	16042	

USE: OFFICE
(FOR SELF-STORAGE CUSTOMERS ONLY)
AREA: 12,688 SF.
FLOOR RATIO: 35%
GROUP: B
CONSTRUCTION TYPE: IIB



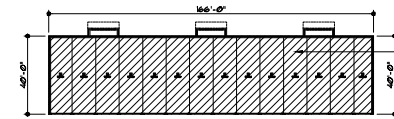
1 BLDG. A FLOOR PLAN - 1ST. LEVEL
1" = 32'-0"

USE: RETAIL
AREA: 12,688 SF.
FLOOR RATIO: 35%
GROUP: B
CONSTRUCTION TYPE: IIB

USE: DRIVE-THROUGH (STORAGE LOADING & RETAIL DELIVERIES)
AREA: 18,600 SF.
FLOOR RATIO: 15%
GROUP: S-1
CONSTRUCTION TYPE: IIB

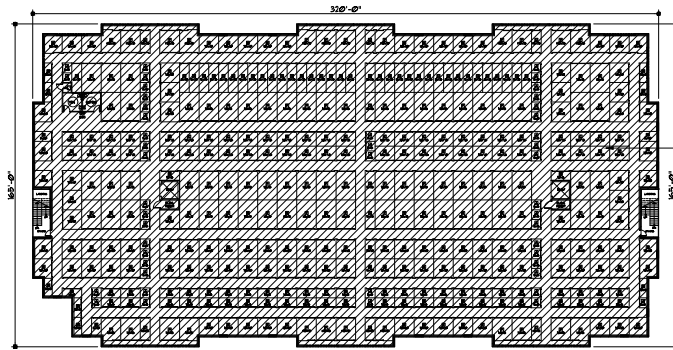
USE: SELF-STORAGE
AREA: 26,000 SF.
FLOOR RATIO: 100%
GROUP: S-1
CONSTRUCTION TYPE: IIB

AREA USAGE LEGEND	
MARK	USE
[Pattern]	OFFICE (SELF-STORAGE)
[Pattern]	RETAIL
[Pattern]	DRIVE-THROUGH & DELIVERIES
[Pattern]	SELF-STORAGE



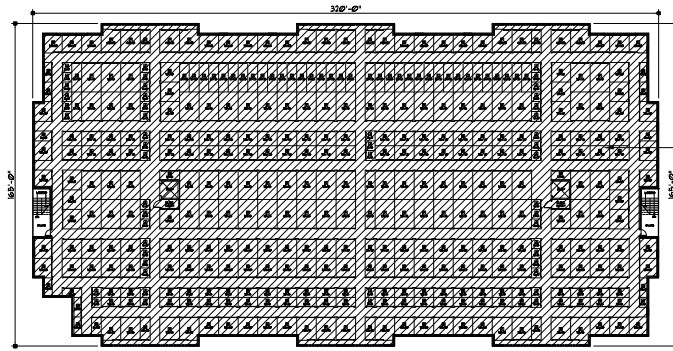
4 BLDG. B FLOOR PLAN
1" = 32'-0"

USE: SELF-STORAGE
AREA: 6,840 SF.
FLOOR RATIO: 100%
GROUP: S-1
CONSTRUCTION TYPE: IIB



2 BLDG. A FLOOR PLAN - 2ND. LEVEL
1" = 32'-0"

USE: SELF-STORAGE
AREA: 45,000 SF.
FLOOR RATIO: 100%
GROUP: S-1
CONSTRUCTION TYPE: IIB



3 BLDG. A FLOOR PLAN - 3RD. LEVEL
1" = 32'-0"

USE: SELF-STORAGE
AREA: 45,000 SF.
FLOOR RATIO: 100%
GROUP: S-1
CONSTRUCTION TYPE: IIB

NO.	REVISION	NO.	REVISION



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PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:

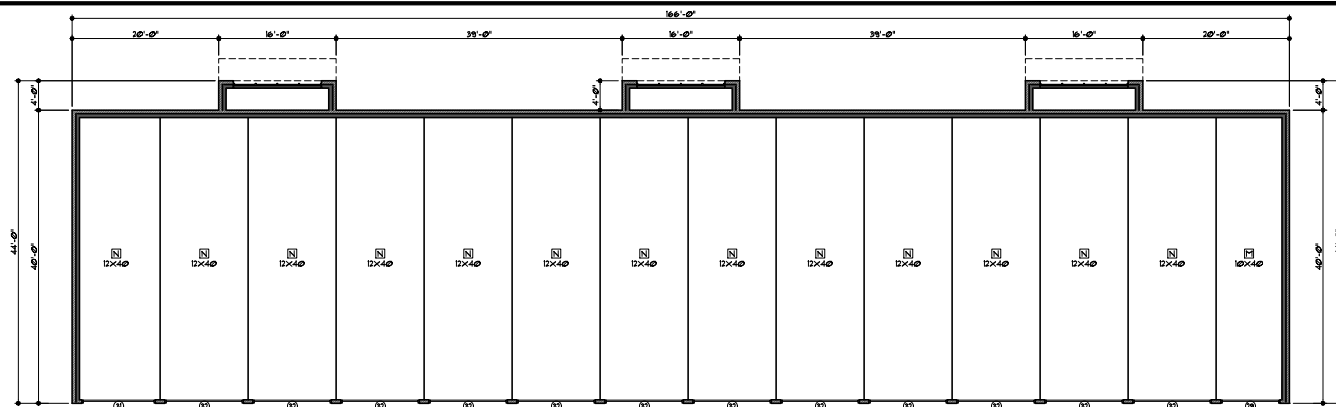
PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019
Scale	As Noted
Drawn	JLL
Job	16042

USE PER FLOOR
BUILDING A

Sheet:
A1.5

EXHIBIT E



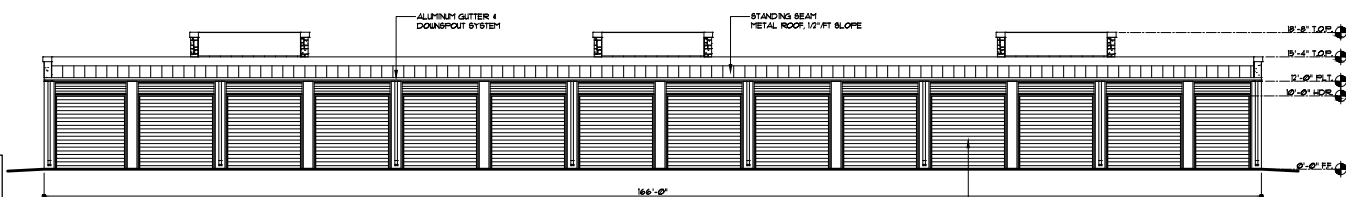
1 FLOOR PLAN - BLDG. B
1/8" = 1'-0"

VERTICAL ARTICULATION:
16'-6" x 2 = 34'-0" VERTICAL ARTICULATION WIDTH REQ'D. (48'-0" PROVIDED)
16'-6" / 5'-0" = 3.3 x 3 = 9.9 OR 10 INCHES HEIGHT REQ'D. (10'-0" PROVIDED)

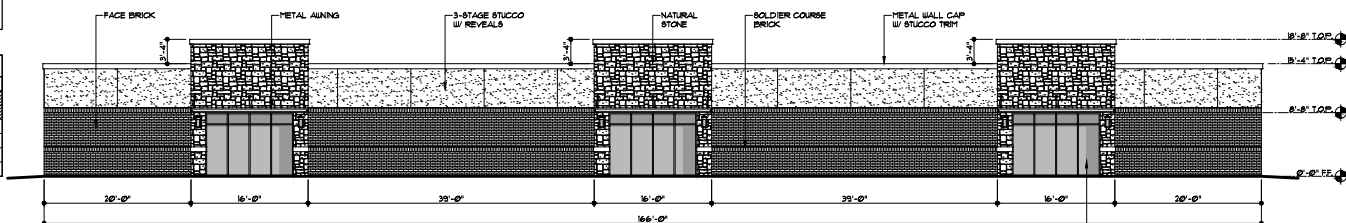
HORIZONTAL ARTICULATION:
16'-6" x 3 = 50'-0" HORIZONTAL WIDTH REQ'D. (11'-0" PROVIDED)
MINIMUM 4'-0" DEPTH ARTICULATION REQ'D. (4'-0" PROVIDED)
16'-6" / 3'-0" = 5.5 INCREMENTS REQ'D. (7 PROVIDED)

MATERIAL COVERAGE - SOUTH ELEVATION		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	2709	
DOORS & WINDOWS (DED.)	32	
ACCOUNTABLE AREA	2293	100%
MASONRY (3-STAGE STUCCO)	708	30%
MASONRY (BRICK)	133	4%
MASONRY (NATURAL STONE)	552	23%

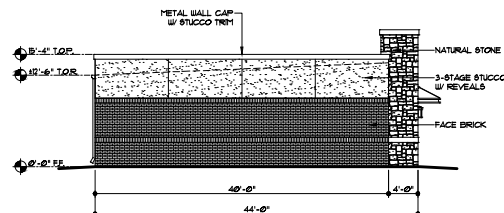
BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.



2 NORTH ELEVATION - BLDG. B
1/8" = 1'-0"



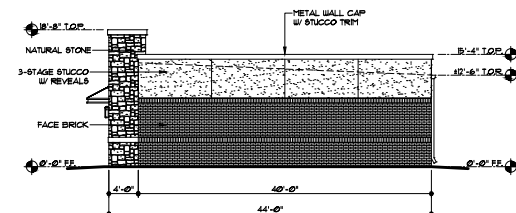
3 SOUTH ELEVATION - BLDG. B
1/8" = 1'-0"



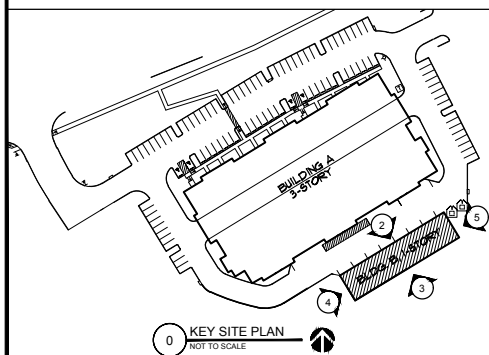
4 WEST ELEVATION - BLDG. B
1/8" = 1'-0"

MATERIAL COVERAGE - WEST & EAST ELEVATIONS		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	691	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	691	100%
MASONRY (3-STAGE STUCCO)	373	54%
MASONRY (BRICK)	240	35%
MASONRY (NATURAL STONE)	78	11%

BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.



5 EAST ELEVATION - BLDG. B
1/8" = 1'-0"



0 KEY SITE PLAN
NOT TO SCALE

NO.	REVISION	NO.	REVISION



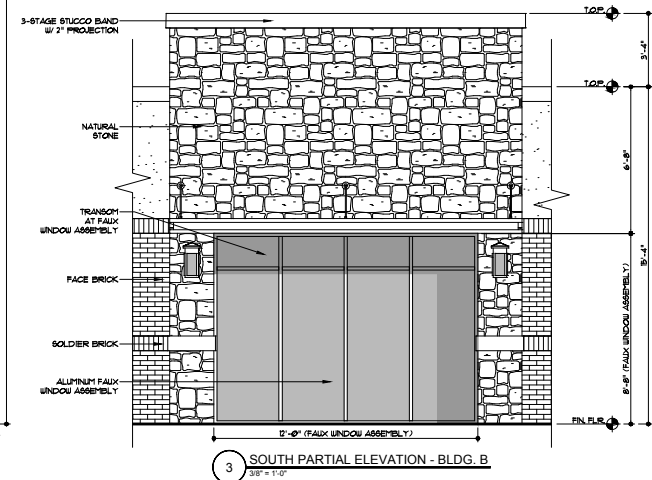
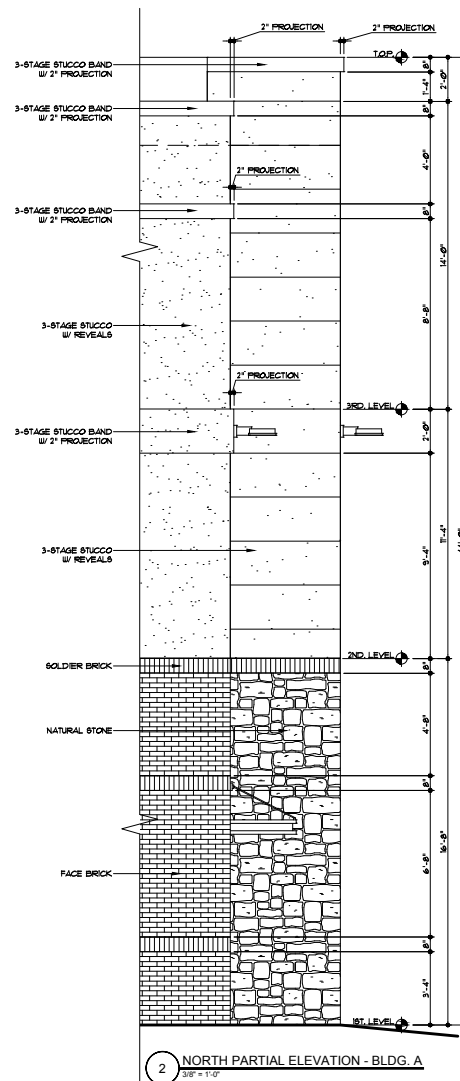
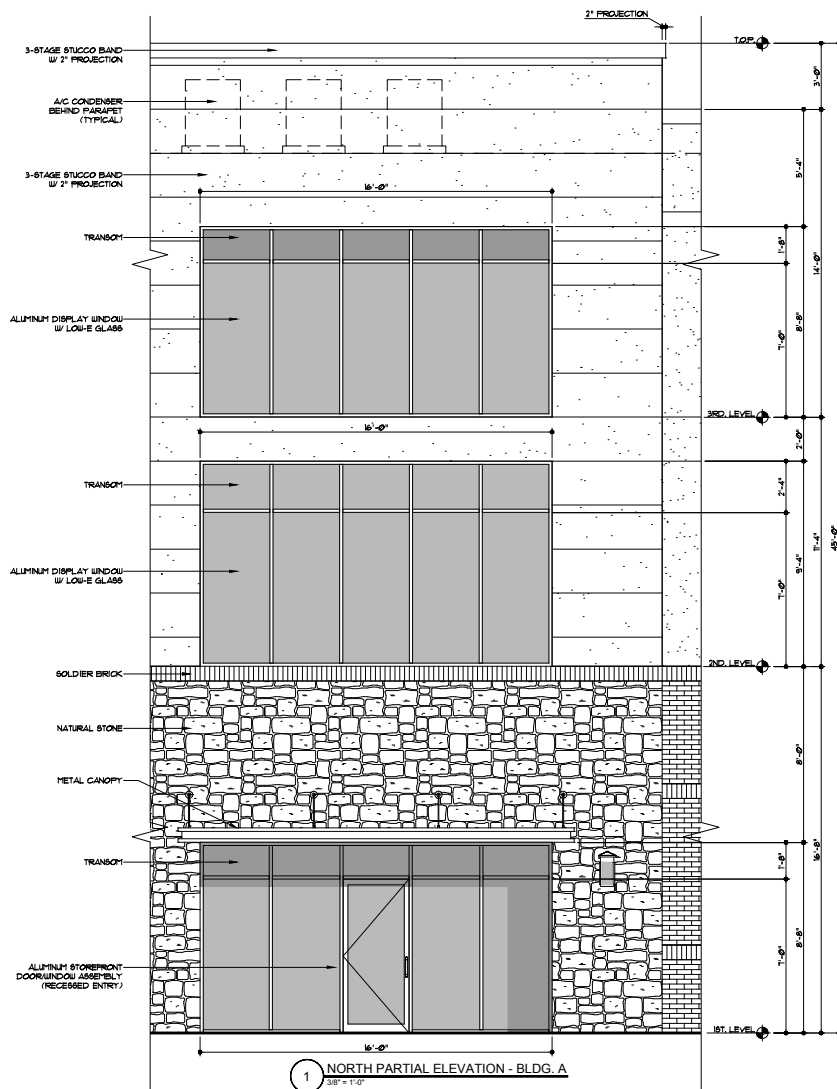
4700 KENNEL ST.,
FORT WORTH, TX 76103
PH: 817-534-6579
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PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:

PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019
Scale	As Noted
Drawn	JLL
Job	16042

FLOOR PLAN & ELEVATIONS BUILDING B
Sheet:
A1.6



NO.	REVISION	NO.	REVISION



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PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:
PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019	ELEVATION DETAILS
Scale	As Noted	
Drawn	JLL	Sheet: A1.7
Job	16042	

REPORT & MINUTES

P.C. Meeting, September 9, 2019

Consideration of the application of **Platinum Storage c/o Masterplan**, requesting approval of a 1) Change in Zoning from Community Office (CO) District, and from Planned Development (PD) 80-32 for Community Office and Community Retail Uses to a Planned Development (PD) District with Community Retail (CR) District for Retail, Office, and Self-Storage Facility (mini-warehouse) Uses; 2) a Specific Use Provision for Self-Storage Facility (mini-warehouse); 3) a Detail Plan; 4) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping; and 5) a Variance to Section 4.35 of the Garland Development Code (GDC) regarding parking area landscaping. This property is located on the south side of IH-30, west of Beltline Road, and at the future extension of Guthrie Road. (District 4) (File Z 17-46)

The applicant, Maxwell Fisher, 900 Jackson Street, Dallas, Texas, provided an overview of the request. He further elaborated on the building design, restaurant/retail components on the front of the building, parking, refuse orientation.

Commissioner Rose inquired as to whether the building design being displayed is what will be built.

Commissioner Ott requested additional information regarding the restaurant/retail components and parking within the building.

Commissioner Dalton questioned the accessibility of the building and commented on the I-30 Corridor Catalyst Plan recommendation for this area.

Chairman Roberts inquired to the refuse orientation and extension of perimeter fencing.

Speaking in opposition:

Representing RP Beltline I-30 Shopping LP, RP Texas 10 % Shopping Center LP, Richard M Dooley, 11882 Greenville,

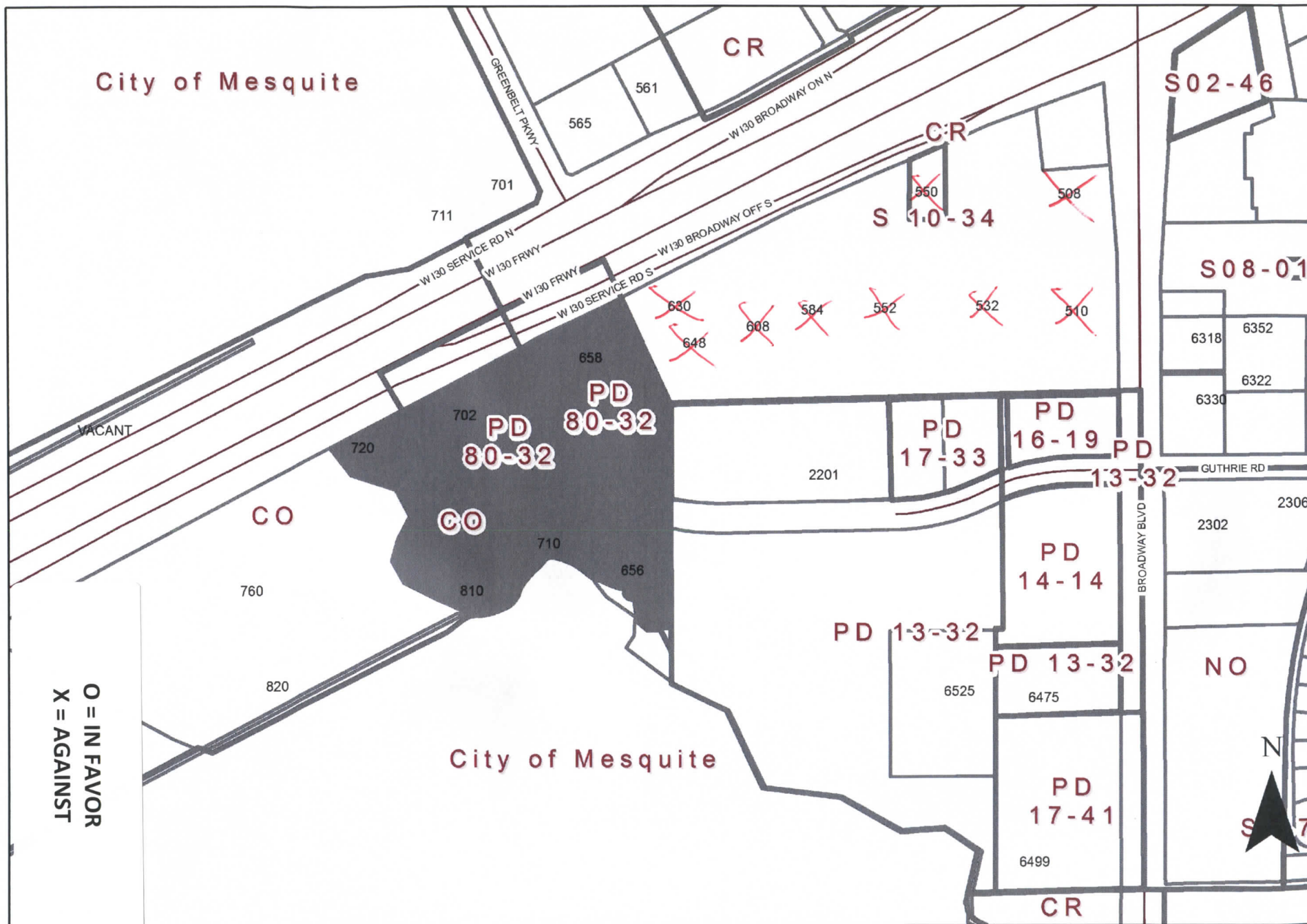
Dallas spoke in opposition of this request due the type of use being proposed, use is incompatible with the recommended uses of the I-30 Corridor Catalyst Plan, and the insufficient retail component.

Geena Piwetz, 12342 Inwood Road, Dallas spoke regarding the opposition of the building tenants.

Chairman Roberts, Rose, Ott and Hall spoke in support of the request.

Motion was made by Commissioner O'Hara to close the public hearing and **deny** the request per staff recommendation. Seconded by Commissioner Dalton. **Motion failed: 4 Ayes, 5 Nays** from Chairman Roberts and Commissioners Hallman, Williams, Rose and Ott.

Motion was made by Commissioner Rose, to close the public hearing and **approve** the request with the condition upon the applicant entering into a Development Agreement to address the Setback, Building Materials and Landscape Variances and extend the perimeter fencing to provide screening for the overhead doors at the drive-through opening. Seconded by Commissioner Ott. **Motion carried: 8 Ayes, 1 Nay** from Commissioner O'Hara



Zoning Map Z 17-46



INDICATES AREA
OF REQUEST

Allmendinger, Tracy

From: Elizabeth Rader <erader@rptexas.com>
Sent: Thursday, September 5, 2019 4:18 PM
To: Planning Group
Subject: Z 17-46; Plan Commission Meeting 9/9/2019
Attachments: Z 17-46 508 W IH 30 response.pdf; Z 17-46 510 W IH 30 response.pdf; Z 17-46 532 W IH 30 response.pdf; Z 17-46 550 W IH 30 response.pdf; Z 17-46 584 W IH 30 response.pdf; Z 17-46 608 W IH 30 response.pdf; Z 17-46 630 W IH 30 response.pdf; Z 17-46 648 W IH 30 response.pdf; Z 17-46 552 W IH 30 response.pdf

Ladies and Gentlemen: Please see the attached responses to zoning request Z 17-46.

Thanks,

Elizabeth Rader
RP Texas
12342 Inwood Road
Dallas, Texas 75244
erader@rptexas.com
972/392-7500, ext. 306
972/392-7502 (fax)

This email and any attachments to it may contain legally privileged or confidential information which is not intended to be disclosed. If you are not the intended recipient of this email, please do not read, forward or print this email or its attachments. Instead, please notify the sender of this mistake and permanently delete this email and any attachments. Thank you.

Z17-46 Zoning Opposition Form

Response Form submitted by RP Beltline I-30 SC LP

In 2017 the City of Garland adopted the I-30 Corridor Catalyst Plan. This plan provided guiding principles for development in the I-30 Corridor Area. The proposed development lies within the area identified as the Broadway TIA. I am opposed to the proposed zoning for the following reasons:

- The City of Garland I-30 Corridor Catalyst Plan (the "Plan") identifies the Broadway TIA as an area where it is desired to create a "vibrant and distinct retail district". A self-storage use does not fulfill that vision and the amount of retail proposed does not have a large enough footprint to have an impact on the district.
- The Plan calls for a need to "maintain consistency and computability of zoning in all future development plans." The proposed land use of self-storage requires an SUP in the City of Garland. The fact that an SUP is required implies that the use is one that is often viewed as incompatible with surrounding land uses. The structure proposed is more of an industrial type building which is inconsistent with the surrounding land uses.
- The Plan identifies the Broadway TIA as having the largest amount of vacant land of the three study areas within the plan. Therefore, this area should be well suited for the types of development prescribed by the plan. A self-storage use is not one of the uses identified in the plan as creating a "vibrant distinct retail district." The proposed retail component likely seems to have been added by the developer as an attempt to comply with the Plan.
- The Plan further identifies the specific parcel on which the self-storage use is proposed as an "Urban Neighborhood". The Plan does not define an "Urban Neighborhood," however the proposed self-storage use does not lend itself to any of the recommendations in the Plan.
- The Plan states, "Landscaping is particularly important along I-30...to project a positive image." If approved, the requested landscape variances will permit the site to be under-landscaped which is in direct conflict with the Plan.
- The Plan provides several sample images for development and redevelopment in the Broadway TIA. Those images are attached hereto. The proposed development does not appear to have any of these Plan recommended elements.

BROADWAY TIA CHARACTER IMAGES



Roadway Improvements and Landscaping



Parking Lot Landscaping



Townhomes



Pad Restaurant



Pad Restaurant



Flex Office



Professional Office



Entry Branding



Trail Head



Revitalized Retail Center

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

PLEASE SEE ATTACHED RESPONSE FORM

(Please complete the following information)

508 W IH-30

Your Property Address

RP Beltline/I-30 SC, L.P. and RP 10% SC Properties, L.P.

By: Elizabeth Rader, Manager

Printed Name

12342 Inwood Road

Dallas, Texas

75244

Address

City, State

Zip

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

Elizabeth J. Rader

Signature

Manager

Title

Date: September 5, 2019

August 28, 2019

Z 17-46

Page 2 of 2

(Please Check One Below)

☐ I am in favor of the request.☒ I am opposed to the request.

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

PLEASE SEE ATTACHED RESPONSE FORM

(Please complete the following information)

510 W IH-30

Your Property Address

RP Beltline/I-30 SC, L.P. and RP 10% SC Properties, L.P.

By: Elizabeth Rader, Manager

Printed Name

12342 Inwood Road

Address

Dallas, Texas

City, State

75244

Zip

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

Elizabeth J. Rader

Signature

Manager

Title

Date: September 5, 2019

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

PLEASE SEE ATTACHED RESPONSE FORM

(Please complete the following information)

532 W IH-30

Your Property Address

RP Beltline / I-30 SC, L.P. and RP 107 SC Properties, L.P.

By: *Elizabeth Rader, Manager*

Printed Name

12342 Inwood Road

Dallas, Texas

75244

Address

City, State

Zip

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

Elizabeth J. Rader

Signature

Manager

Title

Date: September 5, 2019

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

PLEASE SEE ATTACHED RESPONSE FORM

(Please complete the following information)

550 W IH-30

Your Property Address

RP Beltline / I-30 SC, L.P. and RP 10% SC Properties, L.P.
By: Elizabeth Rader, Manager

Printed Name

12342 Inwood Road

Dallas, Texas

75244

Address

City, State

Zip

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

Elizabeth G. Rader

Signature

Manager

Title

Date: September 5, 2019

August 28, 2019

Z 17-46

Page 2 of 2

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

PLEASE SEE ATTACHED RESPONSE FORM

(Please complete the following information)

552 W IH-30

Your Property Address

RP Beltline/I-30 SC, L.P. and RP 10% SC Properties, L.P.
By: Elizabeth Rader, Manager

Printed Name

12342 Inwood Road

Dallas, Texas

75244

Address

City, State

Zip

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

Elizabeth J. Rader

Signature

Manager

Title

Date: September 5, 2019

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

PLEASE SEE ATTACHED RESPONSE FORM

(Please complete the following information)

584 W IH-30

Your Property Address

RP Beltline/I-30 SC, L.P. and RP 10% SC Properties, L.P.
By: *Elizabeth Rader, Manager*

Printed Name

12342 Inwood Road

Dallas, Texas

75244

Address

City, State

Zip

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

Elizabeth A. Rader

Signature

Manager

Title

Date: September 5, 2019

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

PLEASE SEE ATTACHED RESPONSE FORM

(Please complete the following information)

608 W IH-30

Your Property Address

By *RP Beltline/I-30 SC, L.P. and RP 10% SC Properties, L.P.*
Elizabeth Rader, *Manager*
Printed Name

12342 Inwood Road	Dallas, Texas	75244
Address	City, State	Zip

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

<i>Elizabeth J. Rader</i>	<i>Manager</i>
Signature	Title

Date: September 5, 2019

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

PLEASE SEE ATTACHED RESPONSE FORM

(Please complete the following information)

6-30

648 W IH-30

Your Property Address

RP Beltline/I-30 SC, L.P. and RP 107. SC Properties, L.P.
By: Elizabeth Rader, Manager

Printed Name

12342 Inwood Road

Dallas, Texas

75244

Address

City, State

Zip

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

Elizabeth A. Rader

Signature

Manager

Title

Date: September 5, 2019

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

PLEASE SEE ATTACHED RESPONSE FORM

(Please complete the following information)

648 W IH-30

Your Property Address

By: *RP Beltline/I-30 SC, L.P. and RP 10% SC Properties, L.P.*
Elizabeth Rader, Manager

Printed Name

12342 Inwood Road

Dallas, Texas

75244

Address

City, State

Zip

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

Elizabeth J. Rader

Manager

Signature

Title

Date: September 5, 2019

Z 17-46

Approval of 1) Change in Zoning from Community Office (CO) District, and from Planned Development (PD) 80-32 for Community Office and Community Retail Uses to a Planned Development (PD) District with Community Retail (CR) District for Retail, Office, and Self-Storage Facility (mini-warehouse) Uses; 2) a Specific Use Provision for Self-Storage Facility (mini-warehouse); and 3) a Detail Plan.

**City Council Meeting
October 8, 2019**



GARLAND

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Case Information

Location: 648, 658, 702, and 720 West I-30

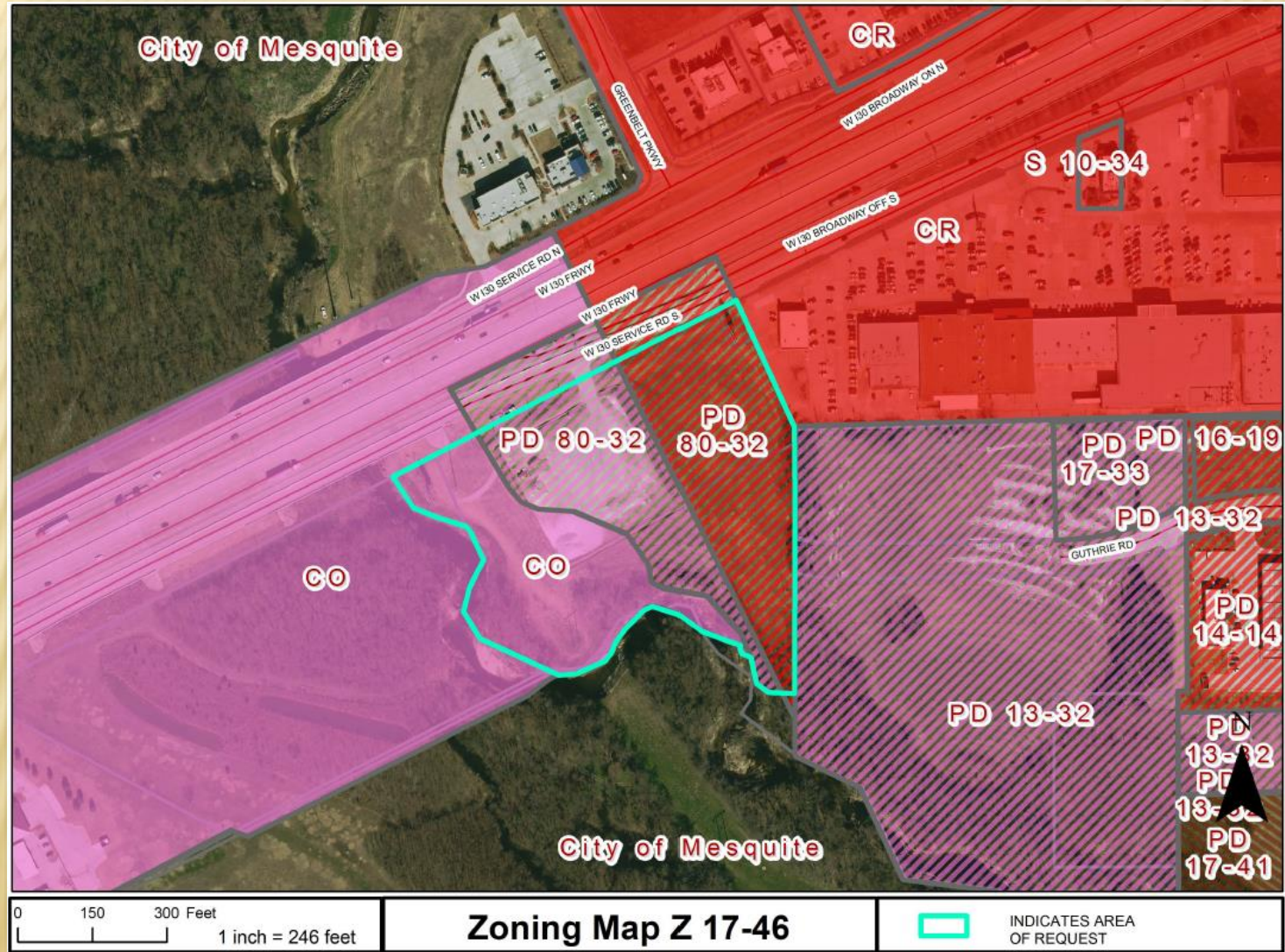
Applicant: Platinum Storage c/o Masterplan

Owner: Danny L. Faulkner

Acreage: Approximately 9.379 acres

Zoning: Community Office (CO) District, and from Planned Development (PD) 80-32 for Community Office and Community Retail Uses

Location Map







**MUTUAL ACCESS AS ALLOWED PER HISTORICAL AGREEMENT
PLACED ON 10/27/1981 BY
DALLAS COUNTY CLERK OFFICE
DOC. #7816 PG. 1883-1883.**

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED PARKING SPACES IN A ROW
- PROPOSED LANDSCAPING AREA
- PROPOSED THRUWAY RATED CATCH BASIN
- FRIEZE
- PROPOSED SIDEWALK PAVEMENT
- IMPROVE PLAN FOR SIDEWALKS
- PROPOSED FUTURE PAVEMENT (CLASS C WITH MINIMUM THICKNESS)
- REFERENCE PLAN FOR SIDEWALKS (ITEM 1) - THE ROAD SHALL BE AS SET BY THE CITY OF DALLAS STANDARDS.
- PROPOSED PARKING PAVEMENT (CLASS B WITH MINIMUM THICKNESS)
- IMPROVE PLAN FOR SIDEWALKS
- PROPOSED QUARTER PAVEMENT (REFERENCE PLAN FOR SIDEWALKS)
- PROPOSED DRIVE PAVEMENT (TO BE BUILT BY DEVELOPER AT HIS OWN EXPENSE)
- PROPOSED DRIVE PAVEMENT (REFERENCE PLAN FOR SIDEWALKS)
- PROPOSED FUTURE DRIVE ROAD EXTENSION (REFERENCE PLAN FOR SIDEWALKS)

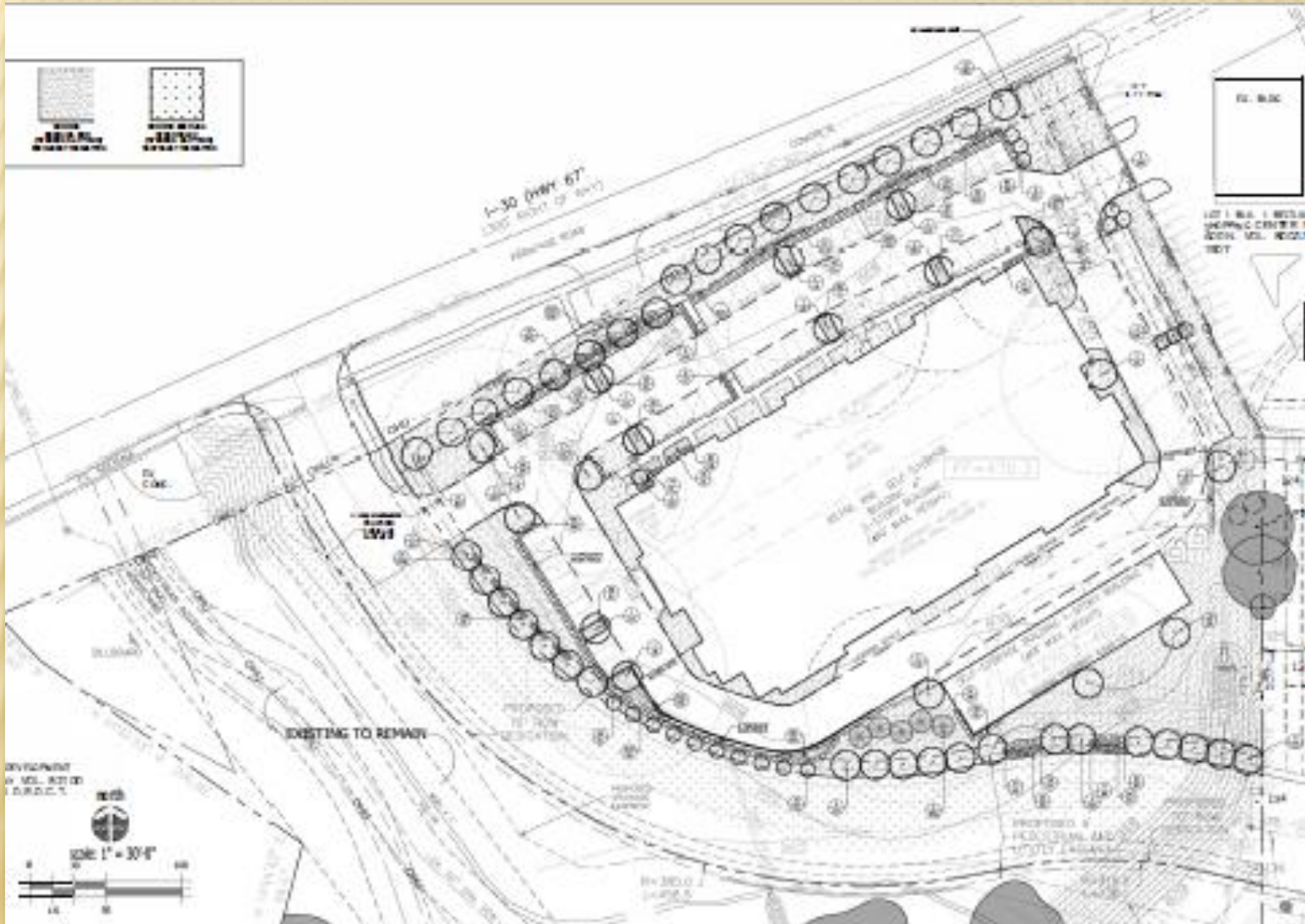
SITE NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. NO LANDSCAPING SUCH AS TREES, SHRUBS, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND YARD OF WAY.
3. INSTALL TWO-WAY BLUE BUTTON IN CENTER OF FRIEZE OR STREET OPPOSITE MIDCANT.
4. THE DEVELOPMENT WILL COMPLY WITH SECURITY NEEDED SURVEILLANCE REQUIREMENT AS OUTLINED IN THE DALLAS DEVELOPMENT CODE.
5. THE BUILDING IS TO MEET THE HORIZONTAL AND VERTICAL ARTICULATION REQUIREMENTS AS OUTLINED IN CHAPTER 4, ARTICLE 6 OF THE DALLAS DEVELOPMENT CODE.
6. WALL OR FENCE SHALL SPAN WATER LINE NO POLES OR COLLARS ALLOWED WITHIN EXISTING SLOTTED AND COLLARS SUPPORTING THE PIPE AND/OR WALLY SHALL BE LOCATED OUTSIDE THE EASEMENT.

**(III) CAUTION !!!
UNDERGROUND UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES SHOWN ON THESE PLANS HAVE BEEN

Landscape Plan





GARLAND
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Elevations Building A





GARLAND
TEXAS MADE HERE

Elevations Building A



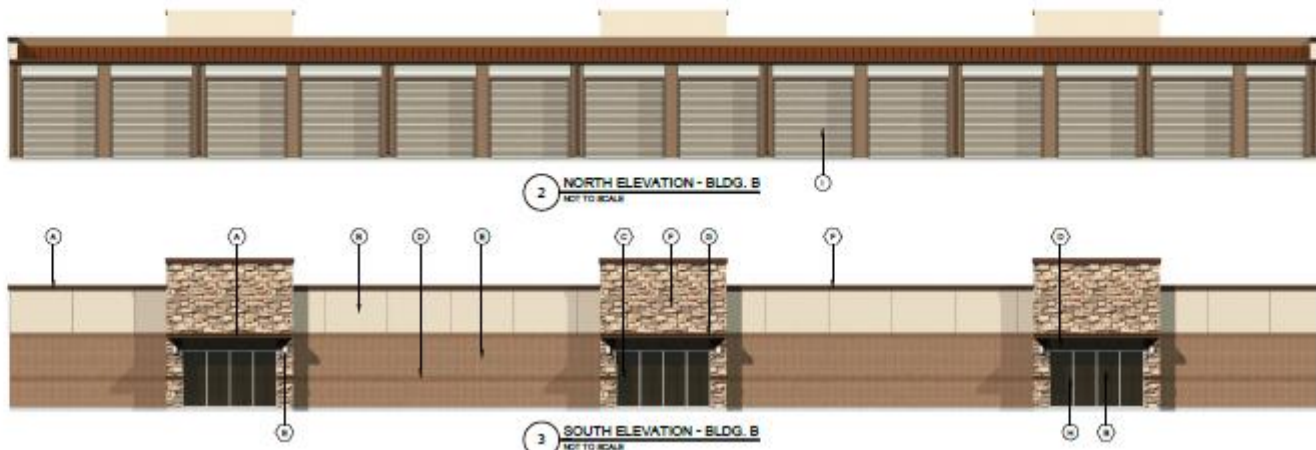
MATERIALS				
NO.	MARK	NATURAL	BRAND	REMARKS
1	(A)	3-SIDING BRICK	CHINA PRODUCTS	3-SIDING BRICK
2	(B)	3-SIDING BRICK	CHINA PRODUCTS	3-SIDING BRICK
3	(C)	3-SIDING BRICK	CHINA PRODUCTS	3-SIDING BRICK
4	(D)	3-SIDING BRICK	CHINA PRODUCTS	3-SIDING BRICK
5	(E)	3-SIDING BRICK	CHINA PRODUCTS	3-SIDING BRICK
6	(F)	3-SIDING BRICK	CHINA PRODUCTS	3-SIDING BRICK
7	(G)	3-SIDING BRICK	CHINA PRODUCTS	3-SIDING BRICK
8	(H)	3-SIDING BRICK	CHINA PRODUCTS	3-SIDING BRICK

ARCHITECTURAL DETAILS		
NO.	MARK	DETAIL
1	(A)	CANOPY
2	(B)	DISPLAY WINDOW
3	(C)	DISPLAY WINDOW
4	(D)	DISPLAY WINDOW
5	(E)	DISPLAY WINDOW
6	(F)	DISPLAY WINDOW
7	(G)	DISPLAY WINDOW
8	(H)	DISPLAY WINDOW





1 SW PERSPECTIVE VIEW - BLDG. B



Consideration

The applicant requests the Specific Use Provision (SUP) to be in effect for a period of fifty (50) years.



GARLAND
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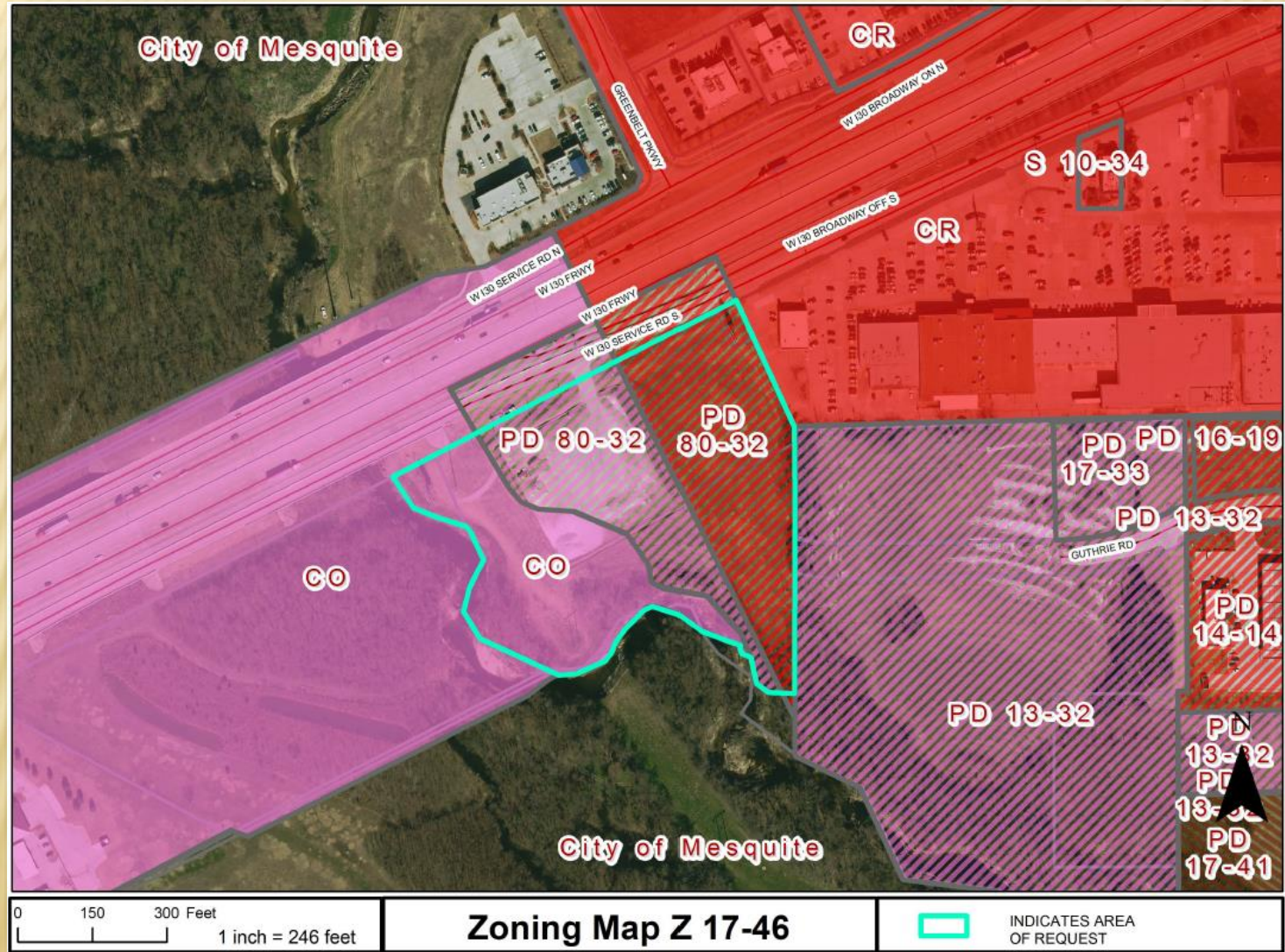
Comprehensive Plan

Future Land Use Map Designations: Community Centers
Parks & Open Space (Public & Private)

I-30 Corridor Catalyst Area Plan – Broadway Targeted Investment Area (TIA)



Location Map



Photos







**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7. b.

Meeting Date: 10/08/2019

Item Title: Development Agreement regarding Zoning File No. Z 17-46

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

This Development Agreement relates to Zoning Case Z 17-46 for a proposed Self Storage facility at 648, 658, 702 and 720 West I-30. During the September 9, 2019 Plan Commission meeting, the Commission recommended that a development agreement accompany Zoning Case Z 17-46 to secure the building materials as presented by the applicant. The agreement lists the particular variances and deviations that have been requested by the applicant, in exchange for the agreement for the applicant to construct the project with the masonry building materials shown in the proposed exhibits, including 3-stage stucco, brick and stone.

Recommendation/Action Requested and Justification

A draft development agreement is attached for the Council's consideration.

Attachments

Draft Development Agreement

**DEVELOPMENT AGREEMENT BETWEEN
_____ AND THE CITY OF GARLAND, TEXAS**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and executed effective as of ____ day of _____, 2019, by and between **LIV GROUP, INC.**, a Texas for-profit corporation ("Developer"), **DANNY L. FAULKNER**, an individual ("Owner"), and the **CITY OF GARLAND, TEXAS**, a Texas 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, the City desires to further the public interest and welfare and to induce the investment of private resources in productive business enterprises located in the City in order to increase tax revenue for real and business personal property within the City, and promote or develop new business enterprises;

WHEREAS, Owner is the owner of that certain tract of land situated in the City of Garland, Dallas County, Texas, consisting of approximately 9.379 acres, located on the south side of IH-30, west of Beltline Road, and at the future extension of Guthrie Road and being more particularly described in Exhibit "A", attached hereto and incorporated herein for all purposes ("Property");

WHEREAS, Developer intends to purchase the Property from Owner and develop it for use as community retail and a climate controlled self-storage facility ("Project" or "Program");

WHEREAS, Developer has requested a change in zoning on the Property from Community Office (CO) District, and from Planned Development (PD) 80-32 for Community Office and Community Retail uses to a Planned Development District with Community Retail (CR) District for retail, office, and a self-storage facility uses, including a specific use provision for the self-storage facility ("PD District");

WHEREAS, because of the unique features and characteristics of the Property, Developer has requested that certain development standards found within the Garland Development Code ("GDC") and generally applied throughout the City be modified within the PD District so that the Project is physically and financially practicable and of quality construction ("Development Incentives");

WHEREAS, to minimize any negative impacts of reductions in general development standards and to improve the overall appearance and quality of the Project, Parties have agreed to the use of enhanced architectural features and building materials;

WHEREAS, Developer has advised the City that a primary factor inducing Developer to develop or redevelop the Property is this Agreement to provide Developer the Development Incentives as set forth herein;

WHEREAS, the Project will result in (1) increased economic development in the City, (2) further development or redevelopment in the area, (3) increased retail shopping traffic and contribute to the revitalization of the area, and (4) an increase in tax revenues because of investments in real property, business personal property, or taxable sales 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;

WHEREAS, Developer and City now desire to enter into this Agreement for the purposes of Developer constructing certain public improvements and the City abandoning the ROW and the Easement Area, which are necessary for the completion of the Development in accordance with the working plat and engineering plans;

WHEREAS, the City hereby finds that this Agreement embodies an eligible Program and clearly promotes economic development in the City and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code and further, is in the best interests of the City;

NOW, THEREFORE, in consideration of the Development Incentives, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

TERMS AND CONDITIONS

- A. Contingency. 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 the PD District. 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.
- B. 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 the final certificate of occupancy is issued for the Project and a release of this Agreement is recorded with the Dallas County Real Property Records.
- 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 a final Certificate of Occupancy is issued for the Project. Once a final Certificate of Occupancy is issued for the Project, 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.

- D. PD Ordinance. All references herein to “PD Ordinance” shall mean **PD Ordinance No. 17-46**, a Planned Development District with Community Retail (CR) District for retail, office, and a self-storage facility uses, including a specific use provision for the self-storage facility. 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 “B”.
- E. Modified Development Standards. Developer agrees to comply with all applicable regulations, standards, and requirements of the GDC and PD District ordinance, including the SUP, unless expressly modified herein for the mutual benefit of both Parties. In the event of a conflict between the GDC and this Agreement, the terms and conditions of this Agreement shall control. Developer expressly agrees to the following development and construction standards:
1. **Modifications to Building Materials**. Developer agrees to use at minimum 80% masonry materials on each exterior façade of buildings comprising the Project:
 - a. The required masonry materials shall be 3-stage stucco, brick, and natural stone, as depicted on the building elevations attached to and incorporated within the PD Ordinance.
 - b. Developer agrees to incorporate a metal louver as an architectural building material on the east and west façades of Building A as depicted on the building elevations attached to and incorporated within the PD Ordinance.
 - c. EIFS may only be used for trim and moldings and must be at least eight (8) feet above the ground.
 2. **Modifications to Building Design**. The design of all buildings shall be in compliance with all the provisions, images, notes, and depictions incorporated within the PD Ordinance, which is incorporated herein by reference for all purposes, and with the following express requirements:
 - a. Building B is not required to have a minimum of 6 of the 12 architectural elements listed in Garland Development Code Section 4.83(B), but must be comply with the elevations as depicted in the PD Ordinance.
 3. **Modifications to Landscaping**. The landscaping on the Property shall comply with the provisions, images, depictions, and notes within the PD Ordinance and with the following express requirements or exceptions:
 - a. The area of the Property south of the site improvements associated with Building A and B, as depicted on the site and landscape plans of the PD Ordinance, will remain undisturbed.

- b. Developer is not required to establish buffer plantings along the south side of Guthrie Road and along West Interstate 30 west of Guthrie Road.
- c. Developer is not required to plant a large canopy tree at the end of the parking row at the northeast side of Building B where the plan depicts refuse enclosures.

4. Modifications to Setbacks; height requirements.

- a. Building B, as depicted on the site plan of the PD Ordinance, shall have a minimum setback of 19 feet from Guthrie Road.
- b. Building B shall be a one-story, 18-foot high building.
- c. Building A, as depicted on the site plan of the PD Ordinance, shall be a maximum 50-foot high building.

5. Modifications to Screening and Security requirements.

- a. Developer shall construct and maintain a minimum 8-foot high perimeter security fence with automatic gates to control access to Building B. Building B shall serve as the screening element to Guthrie Road.
- b. Building A may be secured by roll-up doors.

F. 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.

G. 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.

H. Assignment. This Agreement may not otherwise be assigned by Developer without the City Manager's written consent which shall not be unreasonably withheld.

I. 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.

- J. 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.
- K. 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.
- L. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.
- M. Entire Agreement. Unless otherwise expressly stated herein, 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.
- N. 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.
- O. 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.

- P. 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.
- Q. 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.
- R. Survival. All indemnity provisions, if any, of this Agreement shall survive termination or expiration of this Agreement for a period of 3 years and one day.
- S. 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.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the ____ day of _____, 2019.

THE CITY OF GARLAND, a Texas home-rule municipality

By: _____

Name: _____

Title: _____

Date: _____

PROPERTY OWNER

Danny L. Faulkner

Date

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF DALLAS §

§

This instrument was acknowledged before me on the ____ day of _____, 2019, by **Danny L. Faulkner**, personally known to me or identified to me by official government issued identification.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2019.

Notary Public in and for the State of Texas

Typed or Printed Name of Notary

My Commission Expires: _____

DEVELOPER

LIV GROUP, INC.

By: _____

Name: Shawn Valk

Title: _____

Date: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

This instrument was acknowledged before me on the ____ day of _____, 2019, by _____, personally known to me or identified to me by official government issued identification, acting in his or her capacity as _____ for LIV GROUP, INC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2019.

Notary Public in and for the State of Texas

Typed or Printed Name of Notary

My Commission Expires: _____

EXHIBIT "A"

EXHIBIT “B”



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. c.

Meeting Date: 10/08/2019

Item Title: Z 19-17 Baldwin Associates (District 8)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 07-57 for Multi-Family Uses and 2) an amended Detail Plan for Multi-Family Uses.

OWNER

BV Capital Multifamily Fund I LLC

PLAN COMMISSION RECOMMENDATION

On September 9, 2019 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) an amendment to Planned Development (PD) District 07-57 for Multi-Family Uses and 2) an amended Detail Plan for Multi-Family Uses, with the condition that the Apollo Road access points should be for emergency access only. The applicant concurs with this recommendation and has resubmitted plans showing the Apollo Road access points as emergency access only.

In addition, the Plan Commission approved a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping; a Variance to Section 4.35 of the Garland Development Code (GDC) regarding parking area landscaping; and a Variance to Section 4.40 of the Garland Development Code (GDC) regarding screening between multi-family development and single-family residential district boundary lines.

STAFF RECOMMENDATION

Staff recommends approval of 1) an amendment to Planned Development (PD) District 07-57 for Multi-Family Uses and 2) an amended Detail Plan for Multi-Family Uses.

BACKGROUND

In 2007 City Council approved Planned Development (PD) 07-57 District (attached for reference) to allow the development of a multi-family residential development in compliance with the approved Detail Plan. Development of Phase 1 of the property has been completed on the southwest and east sides of the site; Phase 2 is unimproved and located on the northwest portion of the site.

The applicant seeks to complete Phase 2 development and brings forward this application for that purpose. Furthermore, the application is to carry forward the regulations applicable to Phase 1 to Phase 2, except as proposed for amending. In summary, this proposal would increase the overall density of the project, and revise the layout of Phase 2.

SITE DATA

The subject property contains approximately 18.927 acres in area. Phase 2 of the site contains approximately 288 lineal feet of frontage along Apollo Road. The site will have primary access through Phase 1 to North Garland Avenue. Access to Apollo Road is noted on the site plan as "Emergency Access"; the purpose of the access drive to Apollo Road is only for emergency use.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) 07-57 District for Multi-Family Residential Uses. A Detail Plan was approved with PD 07-57 which shows a clubhouse, multi-family residential buildings, parking, open space, and pedestrian areas.

CONSIDERATIONS

Land Use and Density

1. The proposal shows the site with two development phases. Phase 1 is already developed and includes fifteen (15) residential buildings with 147 dwelling units, and a leasing office/club house. The Phase 2 portion of the site is unimproved. The existing PD 07-57 allows a maximum of 280 dwelling units. A total of 133 dwelling units remain for development on the site. The applicant proposes to add fifty-one (51) dwelling units resulting in a total allowed 331 dwelling units with 184 of the total dwelling units proposed for Phase 2. The Multi-Family (MF) District allows a density of eighteen (18) units per acre. The GDC net density (excluding undevelopable right-of-way and flood areas) calculation of density for this proposal is sixteen (16) units per acre.
2. This proposal increases the number of one-bedroom units and decreases the number of two-bedroom units resulting in 221 one-bedroom units and 110 two-bedroom units. Efficiency units and three-bedroom units are not included in this development proposal, and are not included in the Phase 1 development. The following table shows the proposed bedroom mix:

Unit Type	Existing Phase 1	Proposed Phase 2	Total Project
1 Bedroom	75	146	221
2 Bedroom	72	38	110
TOTAL	147	184	331

Landscape Plans

3. The Plan Commission approved Variance requests from Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping; Section 4.35 of the Garland Development Code (GDC) regarding parking area landscaping; and Section 4.40 of the Garland Development Code (GDC) regarding screening between multi-family development and single-family residential district boundary lines. Otherwise, the proposed landscape plan is in compliance with the Garland Development Code.

Building Design

4. The proposed building design is intended to carry forward the approved architectural characteristics of Phase 1. Therefore, the project deviates from the required architectural elements and articulation requirements of the GDC standards:
 - At least six (6) architectural elements must be incorporated into the design of the building. The north and south facades of the buildings include four (4) of the required six (6) elements. However the east and west facades of the buildings incorporate eight (8) elements, exceeding the minimum six (6) required elements.
 - Street-facing elevations should be horizontally and vertically articulated on street-facing facades. Two proposed buildings face Apollo Road. One building meets the vertical articulation requirement. However, the other articulation requirements are not provided by either building.
5. The proposed building height is varied due to the topography of the site. Phase 1 located on the east was built at a higher elevation and the Phase 2 topography slopes from east to west. The overall maximum building height allowed by the proposal and as shown on the elevation plans is fifty-six (56) feet. While the GDC requires a building setback of one and one-half times the building height where a Multi-Family (MF) District is located adjacent to a Single-Family (SF) District, resulting in a required eighty-four (84) feet for this project, the site plan shows an eighty-two foot, seven inch (82 feet, 7 inches) setback.
6. The buildings are placed generally parallel to the Apollo Road right-of-way whereas the GDC requires a thirty (30) degree angled offset from the right-of-way. The existing Phase 1 building located along Apollo Road is placed in the same manner proposed by this application.

Amenities

7. A club house was constructed for the development with Phase 1; it is the applicant's intent for Phase 2 residents to utilize the existing club house. Phase 2 is proposed with a swimming pool having 1,500 square feet of surface water, dining tables, chairs, shade structure, and trash cans. Additionally a leisure area (park) is proposed with picnic tables, bar-b-que, and a shade structure.

Signage

8. No details or deviation requests were provided regarding signage. All signage will be in compliance with the GDC.

COMPREHENSIVE PLAN

This site is designated with three Envision Garland 2030 Land Use Plan recommendations.

Traditional Neighborhoods

Towards the northeast of the site the recommendation is for Traditional Neighborhoods (this area comprises the north portion of Phase 1 and all of Phase 2 of this development proposal). These are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and

secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The Traditional Neighborhood development type is primarily characterized as low density, single-family detached (between one and six dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

Compact Neighborhoods

The southern Phase 1 area of the site is located in an area recommended for Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

Parks and Open Space (Public and Private)

The northwest portion of the overall site is recommended for Parks and Open Space (Public and Private), and a portion of the Phase 2 is within this Plan designation. Public 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 trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains. Provision for transportation options encourages residents to move throughout their neighborhood for mobility, recreational, social, and health purposes. This should include a network of interconnected roads, sidewalks, pathways, and transit connections to neighborhoods, schools, retail centers, and other area destinations.

Public Parks and Open Space areas offer a variety of publicly-owned parks, plazas, and natural areas for passive and active recreation as well as informal gathering places. These places incorporate high-quality design elements and construction materials appropriate for the area and development scale. Design elements include decorative paving, landscape plantings, lighting, benches, transit shelters, and other elements of the public realm.

Private Parks and Open Space areas also include a variety of parks and related amenities in residential subdivisions as well as retail and commercial areas. Facilities and amenities range from landscaped entryways and medians to small playgrounds; to play fields, swimming pools, and golf courses, and other amenities including cemeteries, lakes, creeks, and other natural areas. These private lands play an essential role by contributing to the overall community park and open space system. Although internal pathways and roads typically connect private facilities, connections to the community mobility network provide transportation options to residents, visitors, and employees, enabling travel outside the immediate area.

Private Parks and Open Space areas also offer a variety of parks, plazas, and natural areas for

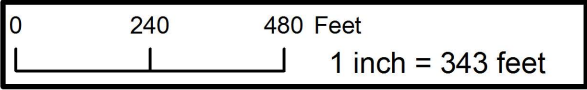
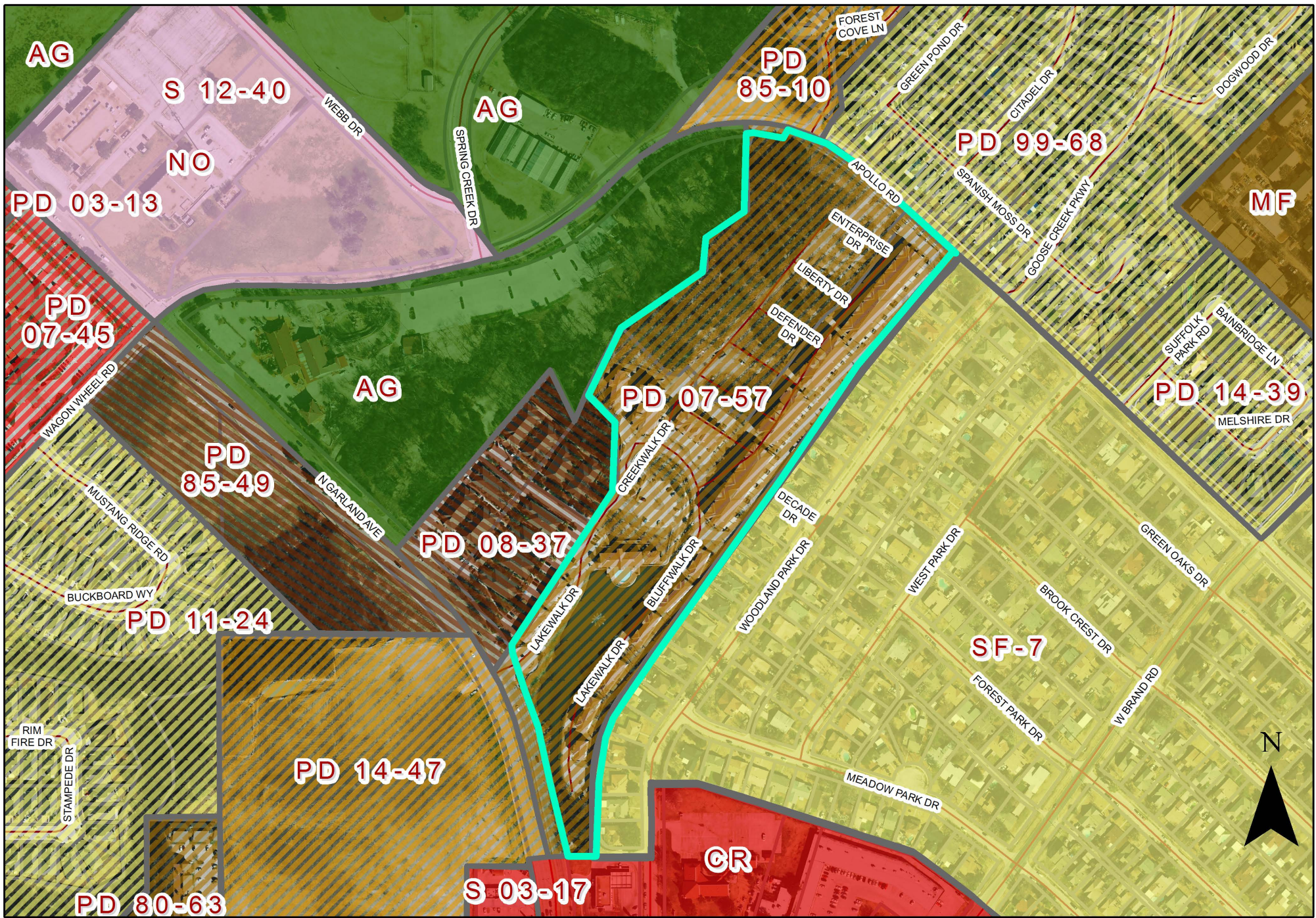
informal gathering places or a variety of recreational activities. Development includes high-quality design elements and construction materials appropriate for the area. Design elements include decorative paving, landscape plantings, lighting, benches, transit shelters, and other elements of the public realm.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north and east are improved with single-family residential dwellings. The property to the west is improved with a place of worship. South of this site is unimproved and also includes an assisted living facility. Multi-family is generally compatible with these existing developments. Phase 1 of the project is already developed along the entire east boundary of the site. Phase 2 will be visible from Apollo Road. Traffic circulation will be allowed onto Apollo Road only for emergency access. Additionally the narrow sides of the buildings will face towards the north, limiting the visual impacts that would otherwise be a long massive building façade. Multi-family development is intended for this site and is compatible with the nearby development.

Attachments

Z 19-17 Baldwin Associates Attachments and Exhibits
Z 19-17 Baldwin Associates Responses
Z 19-17 Baldwin Associates Staff Presentation



Zoning Map Z 19-17

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-17

3232 North Garland Avenue and 1210 Apollo Road

- I. Statement of Purpose:** The purpose of this Planned Development is for Phase 2 of a two-phase Multi-Family Residential property.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in Planned Development (PD) District 07-57 and 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, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Phasing Plan:**
- 1) The Phasing Plan shown in Exhibit C shall apply to the entire site area.
- B. Detail Plan:**
- 1) Phase 1: Phase 1 shall comply with the requirements of Planned Development (PD) District 07-57, the Garland Development Code, Detail Plan Exhibit D, and amended conditions listed below; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- 2) Phase 2: Phase 2 development shall comply with the conditions and Exhibits of this Planned Development (PD) District 19-17, the Garland Development Code, and the Conditions listed below, and shall conform to the Detail Plan set forth in Exhibits C, D, E, and F; however, in the event of conflict between

the Detail Plan and the written conditions, the written conditions shall apply.

V. Specific Regulations:

A. Conditions Specific to Phase 1 and Phase 2.

- 1) Permitted Uses: All uses are prohibited except Dwelling, Multi-Family Use.
- 2) Maximum Number of Dwelling Units: The maximum number of dwelling units shall be 331 distributed as follows:
 - i. Phase 1 = maximum of 147 dwelling units.
 - ii. Phase 2 = maximum of 184 dwelling units.
- 3) Maintenance Requirements:
 - i. Landscaping must be regularly maintained in a healthy growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
 - ii. Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan within sixty (60) days after receipt of notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days of the City sending notice, the City may, in addition to any

other remedy available by law, suspend, withhold or revoke city permits, approvals, consents, licenses and/or certificates for the property.

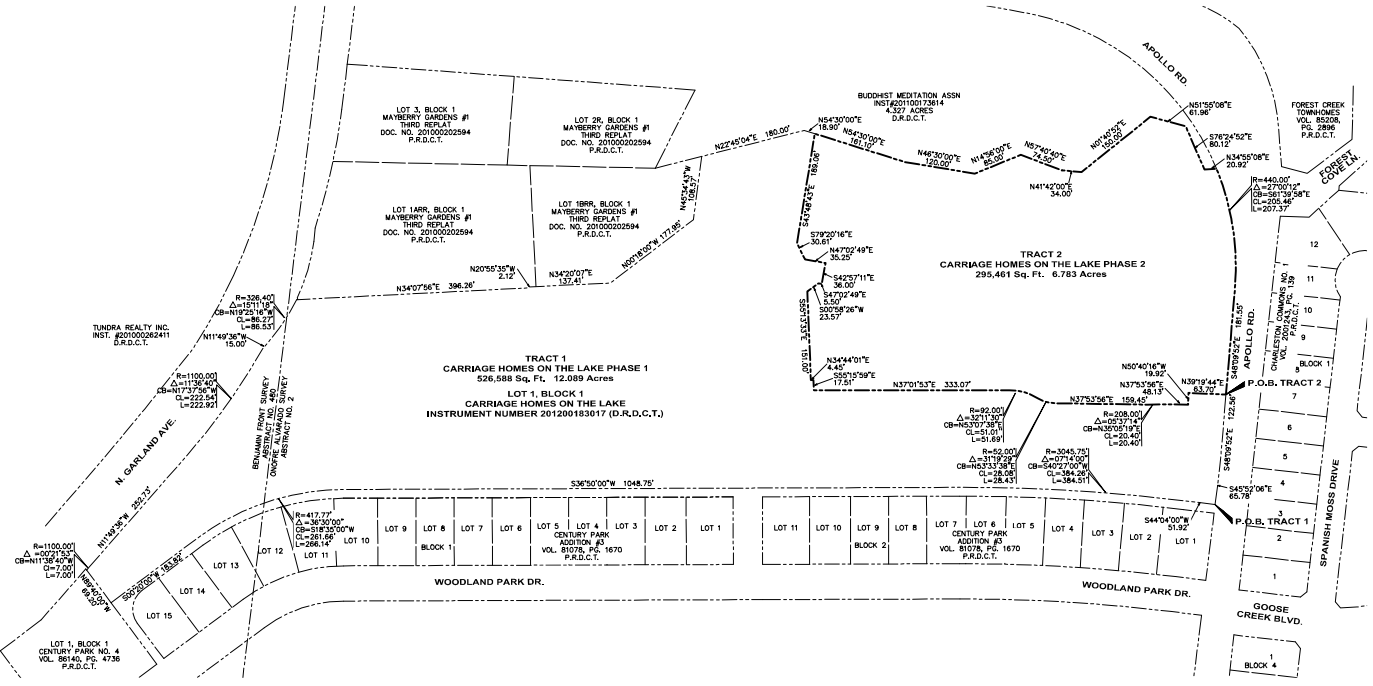
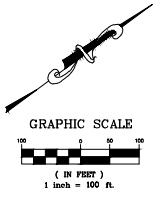
- iii. Screening and paving must be installed and regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and certificates for the property.

B. Conditions Specific to Phase 2.

- 1) Dwelling Unit Type Prohibited: Efficiency units are prohibited.
- 2) Minimum Dwelling Unit Area Phase 2: The minimum floor area of any dwelling unit shall be as follows:
 - i. Efficiency units are prohibited.
 - ii. One-bedroom Unit - 750 square feet; except that five (5) percent of the units shall be permitted a minimum of 650 square feet.
 - iii. Two-bedroom Unit - 1,145 square feet.
 - iv. Three-bedroom units are prohibited.
- 3) Site Layout: The site shall be in conformance to the layout reflected on Exhibit D.
- 4) Carport Setbacks: Carports along Apollo Road are allowed as shown on Exhibit D.
- 5) Apollo Road Access Drive (Emergency Access Only): An emergency access only point shall be provided from Apollo Road. Direct access to the site at the driveway onto Apollo Road is restricted to

emergency vehicles only. There shall be a locked gate across the access point to prohibit access for the general public.

- 6) Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit E.
- 7) Landscape Buffer: The fencing and pilasters (masonry columns) proposed along Apollo Road shall be placed south of the buffer landscaping, as shown on Sheet L.2.1 of Exhibit E.
- 8) Elevations: Elevations shall be in conformance to the elevations reflected on Exhibit F.
- 9) Building Height: Building height shall not be more than two (2) feet greater than the building height shown on the elevations in Exhibit F.
- 10) Color Coordination: Color coordination of roofing material and exterior surfaces including trim and paint will be approved with the submittal of building plans for review.
- 11) Washer/Dryer Connections: All dwelling units shall contain washer/dryer connections.
- 12) Recreational Vehicles: Recreational vehicles shall be prohibited.
- 13) Utilities: All utilities shall be underground.



CITY CASE NO: 190423-3

**LOT SURVEY
PHASE 1 AND 2
CARRIAGE HOMES ON THE LAKE**

18.927 Acre Tract of Land
Part of the
Onofre Alvarado Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
**the City of Garland
Dallas County, Texas**

PREPARED JULY, 2019



OWNER / APPLICANT:
BridgView Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 935-2898
Contact: Jack Roberts

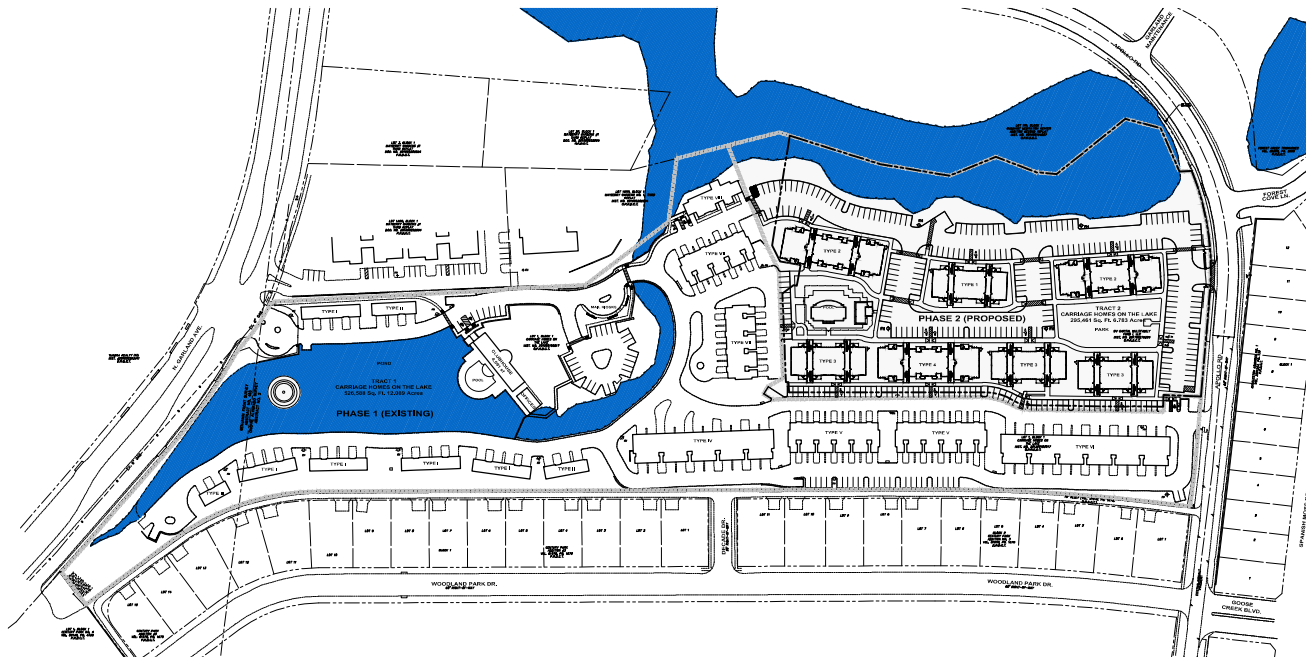
PLANNER:
Baldwin Associates
3904 Elm Street, Ste B
Dallas, Texas 75226
Tel. No. (214) 824-7949
Contact: Robert B. Baldwin, AICP

ENGINEER:
Robert K. Manaois, P.E.
12225 Greenville Avenue, Ste 1000
Dallas, Texas 75243
Tel. No. (214) 886-1721
Contact: Robert K. Manaois
Texas Firm No. F-20639

ARCHITECT:
Remite Architects LLC
16660 Dallas Parkway, Ste 2900
Dallas, Texas 75246
Tel. No. (972) 248-2486
Contact: Cynthia Andersen
Fort, RA, LEED GA

LANDSCAPE ARCHITECT:
LandPatterns, Inc.
1804 W. Commerce, Ste 200
Dallas, Texas 75208
Tel. No. (214) 219-3993
Contact: Michael Piering

SURVEYOR:
Windrose Surveying and Platting
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-5834
Contact: Eddie Rodriguez
Texas Firm No. 19184331



- NOTES:
1. PHASE 2 WILL BE PLATTED AS A SEPARATE LOT.
 2. A PRIVATE UTILITY EASEMENT AND PRIVATE ACCESS EASEMENT ARE REQUIRED ON EXISTING LOT 1 AND WILL BE OBTAINED BY THE DEVELOPER.

EXHIBIT D

Site Data Summary Carriage Homes on the Lake									
Efficiency Units	Bldg. Type	No. Units per Building	Number of Buildings	Total No. Units	Area per Unit (sf)		Total Area (sf)		Total
	None	0	0	0	Phase 1	Phase 2	Phase 1	Phase 2	0
1 Bedroom Units	Type V	20	2	40	892	0	35,680	0	35,680
	Type VII	16	2	32	914	0	29,248	0	29,248
	Type VIII	3	1	3	1,113	0	3,339	0	3,339
	Type 1	24	1	24	0	751	0	18,024	18,024
	Type 2	12	2	24	0	850	0	20,400	20,400
	Type 3	28	3	84	0	751	0	63,084	63,084
Subtotal - 1 BR				221			68,267	113,408	181,675
2 Bedroom Units		4	5	20	1,189	0	23,780	0	23,780
		2	1	2	1,362	0	2,724	0	2,724
		3	2	6	1,189	0	7,134	0	7,134
		20	1	20	1,203	0	24,062	0	24,062
		24	1	24	1,204	0	28,896	0	28,896
		12	2	24	0	1,253	0	30,072	30,072
Subtotal - 2 BR's				110			86,596	47,614	134,210
3 Bedroom Units				0	0	0	0	0	0
Totals				331			154,863	161,022	315,885
Summary									
Total Number of Units:									
Total Apartment Area (sf):									
Average Apartment Area (sf):									
Total Number of 1 Bedroom Apartments:									
Percentage of 1 Bedroom Units:									
Total Number of 2 Bedroom Apartments:									
Percentage of 2 Bedroom Units:									
Parking Required (1 per 500 sf):									
Parking Provided:									
Covered Parking Required (At least 50% but no less than one per Unit):									
Covered Parking Provided:									



VICINITY MAP



CITY CASE NO: 190423-3

PHASING PLAN PHASE 1 AND 2 CARRIAGE HOMES ON THE LAKE

18.927 Acre Tract of Land
Part of the
Onofre Alvarado Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
the City of Garland
Dallas County, Texas

PREPARED SEPTEMBER, 2019

OWNER / APPLICANT:
Bridgeway Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 935-2888
Contact: Jack Roberts

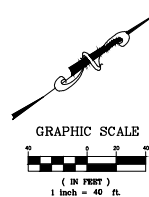
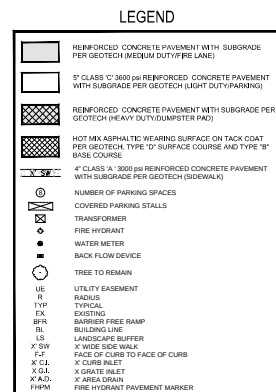
ARCHITECT:
Remix Architects LLC
16660 Dallas Parkway, Ste 2900
Dallas, Texas 75248
Tel. No. (972) 248-2486
Contact: Cynthia Anderson
Fort, RA, LEED GA

PLANNER:
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Contact: Robert K. Manolis
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SURVEYOR:
Windrose Surveying and Platting
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-5834
Contact: Eddie Rodriguez
Texas Firm No. 19184331



NOTE:

1. NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT-OF-WAY.

Site Summary								
Carriage Homes on the Lake - Phase 2								
ZONING: PD 07-57				PROPOSED USE: MULTIFAMILY				
BUILDING DATA								
Building Type	Unit Type	Number of BR's	No. Units per Bldg Type	Building Area (sf)	Number of Buildings	Total Units or Bldg Type	Total Bldg Area (sf)	
1	A1	1	24	751	18,024	1	24	18,024
2	A2	1	12	850	25,236	2	48	50,472
	B1	2	12	1,233				
3	A1	1	28	751	21,028	3	84	63,084
4	A2	1	14	850	29,442	1	28	29,442
	B1	2	14	1,233				
Total					7	184	161,022	
TOTAL NUMBER OF UNITS:							184	
TOTAL APARTMENT AREA (sf):							161,022	
SITE AREA DATA								
GROSS AREA:				295,461 Sq. Ft. 6.78 Acres				
NET DEVELOPABLE AREA:				224,179 Sq. Ft. 5.15 Acres				
FLOOR AREA RATIO:				0.63				
IMPERVIOUS AREA:				133,208 Sq. Ft. 59%				
PARKING DATA								
PARKING REQUIRED (1 per 500 sf):				32				
PARKING PROVIDED (See Note):				32				
COVERED PARKING REQUIRED (1 per Unit):				18				
COVERED PARKING PROVIDED:				18				
HANDICAP PARKING (6 Required):				1				
NOTE: 280 PARKING SPACES ON-SITE, 43 SPACES ARE LOCATED ON PHASE 1								

NOTES:

1. PHASE 2 WILL BE PLATTED AS A SEPARATE LOT.
2. A PRIVATE UTILITY EASEMENT AND PRIVATE ACCESS EASEMENT ARE REQUIRED ON EXISTING LOT 1 AND WILL BE OBTAINED BY THE DEVELOPER.



CITY CASE NO: 190423-3

**SITE PLAN
PHASE 2
CARRIAGE HOMES ON THE LAKE**

18.927 Acre Tract of Land
Part of the
Onofre Alvaredo Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
the City of Garland
Dallas County, Texas

PREPARED SEPTEMBER, 201

	12
184	
323	
323	
323	
59%	
63:1	
ccres	
ccres	
022	
184	
022	

BENCHMARKS:

STATION OF GARLAND GUY MONUMENT #17: 2" BRASS DISC STAMPED "17", LOCATED ON TOP OF THE HEADWALL AT THE WEST CORNER OF BRINK ROAD, THREE OHMS DRIVE AND BELLHARE DRIVE INTERSECTION. APPROXIMATELY 44' S.W. OF THREE OHMS DRIVE AND CL. AND APPROXIMATELY 42' N.W. OF BRINK ROAD CL. CDD MAP GRID D 7. NADPC 1983.

ELEVATION = 532.38

STATION OF GARLAND GUY MONUMENT #98: 2" BRASS DISC STAMPED IS LOCATED ON DOUBLE INLET TAP AT THE EAST CORNER OF N. GARLAND ROAD, WAGNER WHEEL, ROAD, AND APOLLO ROAD INTERSECTION. APPROXIMATELY 121' S.W. OF N. GARLAND S.E. SECOND LANE CL. AND APPROXIMATELY 81' N.W. OF WAGNER WHEEL ROAD CL. N. GARLAND AVE. CDD MAP GRID D-4. NADPC 1983.

ELEVATION = 548.14

"1" CUT ON TOP OF CURB NEAR INLET ON N. GARLAND ROAD APPROXIMATELY 17' SOUTH OF SOUTH CURB RETURN OF EXISTING DRIVEWAY STUDOUT.

ELEVATION = 545.39



OWNER / APPLICANT:
BridgeView Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 938-2698
Contact: Jack Roberts

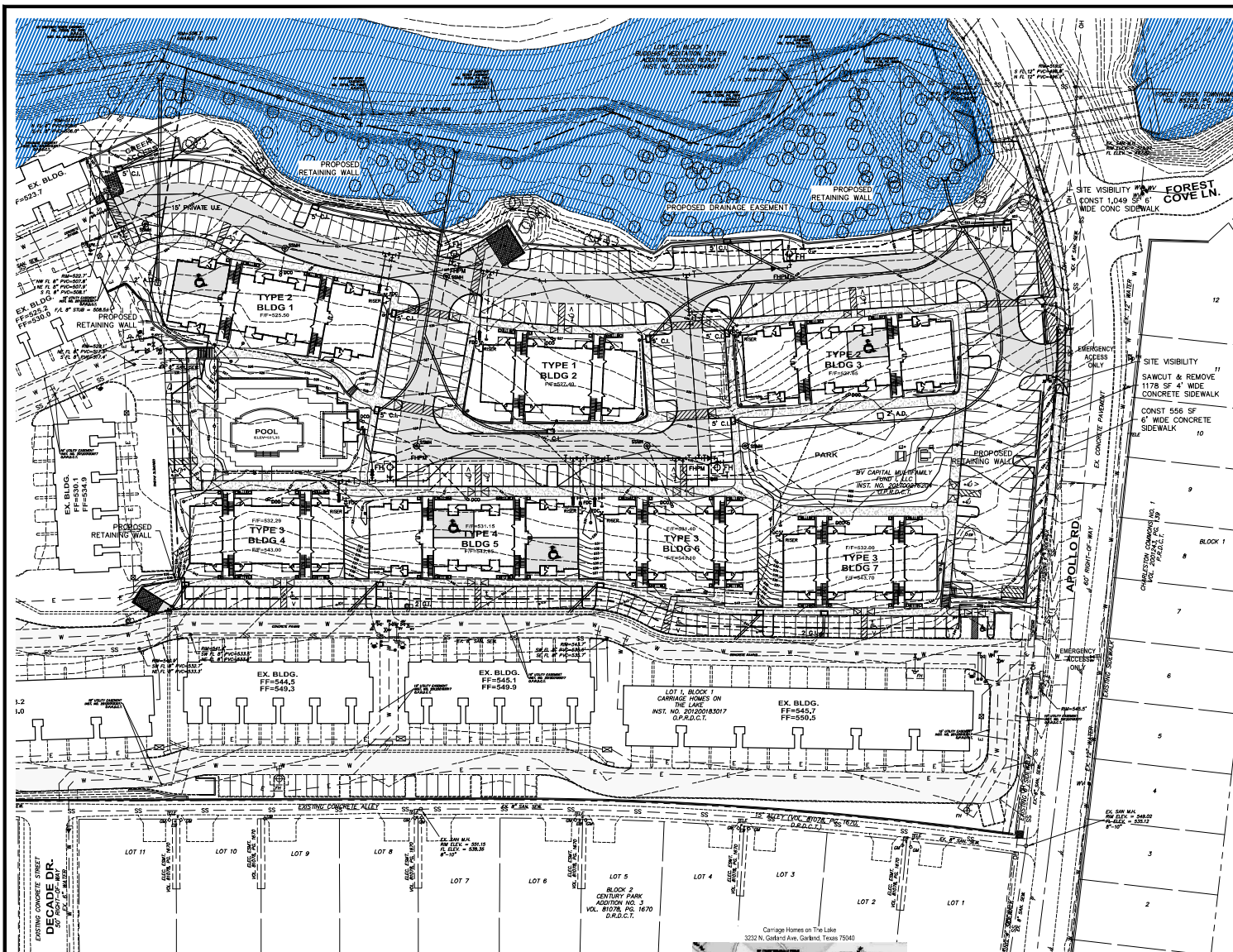
PLANNER:
Baldwin Associates
3904 Elm Street, Ste B
Dallas, Texas 75226
Tel. No. (214) 824-7949
Contact: Robert B. Baldwin, AIC

ENGINEER:
Robert K. Manaois, P.E.
12225 Greenville Avenue, Ste 100
Dallas, Texas 75243
Tel. No. (214) 886-1721
Contact: Robert K. Manaois
Texas Firm No. F-20639

ARCHITECT:
Ikemire Architects LLC
16660 Dallas Parkway, Ste 2900
Dallas, Texas 75248
Tel. No. (972) 248-2486
Contact: Cynthia Andersen
Ford, RA, LEED GA

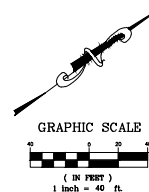
LANDSCAPE ARCHITECT:
LandPatterns, Inc.
1804 W. Commerce, Ste 201
Dallas, Texas 75208
Tel. No. (214) 219-3993
Contact: Michael Piering

SURVEYOR:
Windrose Surveying and Platting
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-5834
Contact: Eddie Rodriguez
Texas Firm No. 10194331



LEGEND

- REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (MEDIUM DUTY PARKING)
- 1" CLASS 'C' 3000 PSI REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (LIGHT DUTY PARKING)
- REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (HEAVY DUTY PARKING)
- NOT NEW ASPHALTIC WEARING SURFACE ON TACK COAT PER GEOTECH TYPE 'D' SURFACE COURSE AND TYPE 'B' BASE COURSE
- 1" CLASS 'A' 3000 PSI REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (SIDEWALK)
- NUMBER OF PARKING SPACES
- COVERED PARKING STALLS
- TRANSFORMER
- FIRE HYDRANT
- WATER METER
- BACK FLOW DEVICE
- TREE TO REMAIN
- UTILITY EASEMENT
- RADIUS
- TYPICAL
- EXISTING
- BARRIER FREE RAMP
- BUILDING LINE
- LANDSCAPE BUFFER
- 1" WIDE MIN. GRADE
- FACE OF CURB TO FACE OF CURB
- X G.I.
- X G.I.
- X AREA DRAIN
- X FIRE HYDRANT PAVEMENT MARKER



NOTE:

- NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT-OF-WAY.

Building Summary Carriage Homes on the Lake - Phase 2

Building Number	Building Type	Building Use	Maximum Building Height	Proposed Building Height	Stories	Footprint Area (sf)	Gross Area (sf)	Finished Floor Elevation
1	2	MF	36'	36'	3	9,530	28,590	524.75
2	1	MF	36'	36'	3	7,071	21,213	527.75
3	2	MF	36'	36'	3	9,530	28,590	526.75
4	3	MF	36'	36'	3	7,071	24,749	543.30
5	4	MF	45'	45'	4	9,530	33,355	534.22
6	3	MF	36'	36'	3	7,071	24,749	543.50
7	3	MF	36'	36'	3	7,071	24,749	544.25

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SEWER
1	DOMESTIC	2"	1	6"
2	DOMESTIC	2"	1	6"
3	DOMESTIC	2"	1	6"
4	DOMESTIC	2"	1	6"
5	DOMESTIC	2"	1	6"
6	DOMESTIC	2"	1	6"
7	DOMESTIC	2"	1	6"
8	IRRIGATION	2"	-	-
9	IRRIGATION	2"	-	-
10	IRRIGATION	2"	-	-

NOTE: EXISTING FLOODPLAIN DETERMINED FROM F.E.M.A. FLOOD INSURANCE STUDY NO. 48113CV0080 DATED JULY 7, 2014.

CITY CASE NO: 190423-3

PRELIMINARY ENGINEERING PLAN - PHASE 2 CARRIAGE HOMES ON THE LAKE

18.927 Acre Tract of Land
Part of the
Onofre Alvarado Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
the City of Garland
Dallas County, Texas

PREPARED SEPTEMBER, 2019

4 of 5

BENCHMARKS:

CITY OF GARLAND GPS MONUMENT #71, 3" BRASS DISK STAMPED '71', LOCATED ON TOP OF THE REARWALL OF THE WEST CORNER OF BEAVER ROAD, THREE CARDS DRIVE AND BELLAIR DRIVE INTERSECTION APPROXIMATELY AT S.W. OF THREE CARDS DRIVE C/L AND APPROXIMATELY 47' N.W. OF BEAVER ROAD C/L. COG MAP 0001 (1:1), MAPSCO 1341.

ELEVATION = 532.38

CITY OF GARLAND GPS MONUMENT #86, 3" BRASS DISK STAMPED '86' LOCATED ON DOUBLE INLET TOP AT THE EAST CORNER OF N. GARLAND ROAD, WAGON WHEELS ROAD, AND WOODLAND ROAD INTERSECTION APPROXIMATELY 21' S.W. OF N. GARLAND S.E. BOUND LINE C/L AND APPROXIMATELY 81' N.W. OF WAGON WHEELS ROAD C/L AT N. GARLAND AVE. COG MAP 0001 (1:1), MAPSCO 1341.

ELEVATION = 548.14

1" CUT ON TOP OF CURB MARKER SET IN N. GARLAND ROAD APPROXIMATELY 70' SOUTH OF SOUTH CURB RETURN OF EXISTING DRIVEWAY INTERSECTION.

ELEVATION = 545.30



VICINITY MAP

OWNER / APPLICANT:
Bridgeway Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 824-7949
Contact: Jack Roberts

ARCHITECT:
Remix Architects LLC
16660 Dallas Parkway, Ste 2900
Dallas, Texas 75248
Tel. No. (872) 248-2406
Contact: Cynthia Anderson
Fort, RA, LEED GA

PLANNER:
Baldwin Associates
3804 Elm Street, Ste B
Dallas, Texas 75226
Tel. No. (214) 884-1721
Contact: Robert K. Baldwin, AICP

LANDSCAPE ARCHITECT:
LandPatterns, Inc.
1804 W. Commerce, Ste 200
Dallas, Texas 75208
Tel. No. (214) 219-3993
Contact: Michael Pletting

ENGINEER:
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Dallas, Texas 75243
Tel. No. (214) 886-1721
Contact: Robert K. Manolis
Texas Firm No. F-20639

SURVEYOR:
Windrose Surveying and Planning
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-6834
Contact: Eddie Rodriguez
Texas Firm No. 10184331

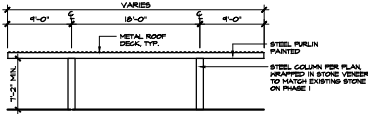


Issue Name: PRELIMINARY LANDSCAPE SUBMITTAL		
REVISIONS		
Delta	Date	Description

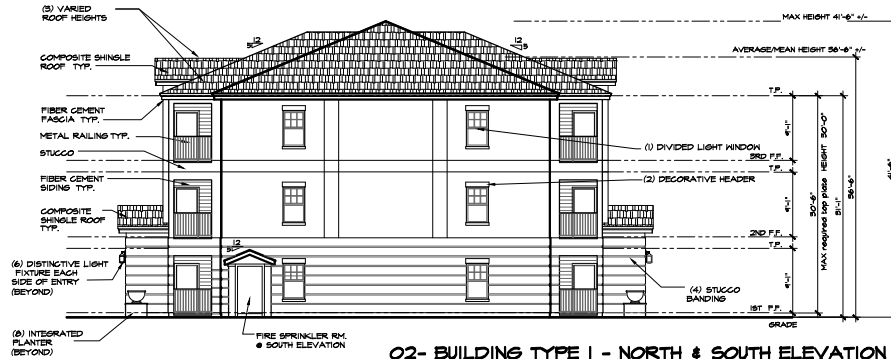
L.2.1



3B- TYPICAL CARPORT SIDE ELEVATION



3A- TYPICAL CARPORT FRONT ELEVATION



02- BUILDING TYPE I - NORTH & SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

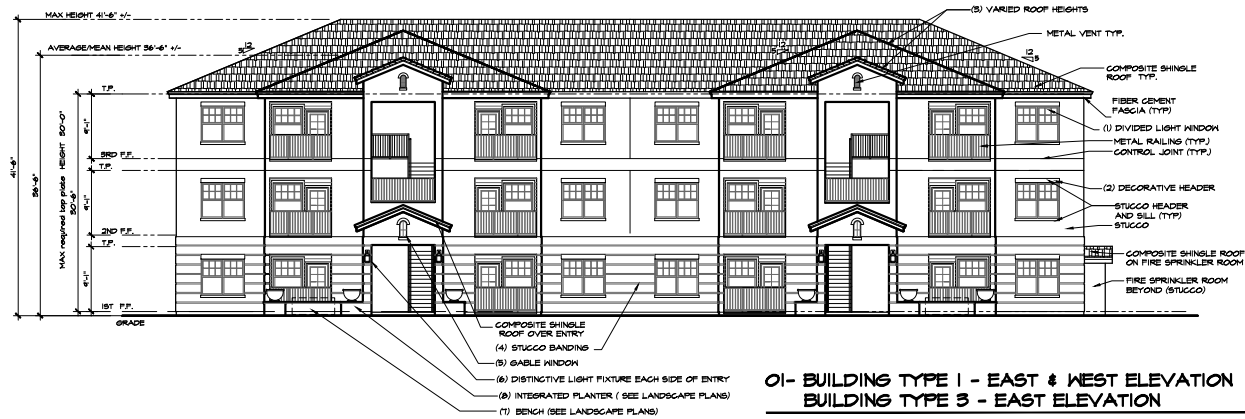
TOTAL AREA	2,200 S.F.
AREA OF STUCCO	2,054 S.F.
AREA OF FIBER CEMENT SIDING	66 S.F.
STUCCO (3-COAT)	47% - MASONRY MATERIAL PER 15% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING	6%

NOTE:
COLOR OF SIDING, COLOR OF STUCCO,
AND TRIM TO MATCH EXISTING PHASE I

ARCHITECTURAL ELEMENTS
1. DIVIDED LIGHT WINDOWS
2. ORNAMENTAL WINDOW HEADERS / LINTELS
3. VARIED ROOF HEIGHTS
4. ORNAMENTAL FACADE TRIMS
5. GABLE WINDOW
6. DISTINCTIVE LIGHTING FEATURE
7. BENCHES (REFER TO CIVIL DRAWINGS)
8. PLANTER

NOTE:
ALL STUCCO TO BE APPLIED IN A
3-STAGE PROCESS ACCORDING TO
INDUSTRY STANDARDS.
COLOR WILL BE INTRINSIC IN THE
PLASTER AND WILL MATCH EXISTING
BUILDINGS.
ROOF, 500# COMPOSITE SHINGLES

NOTE:
NO ROOFTOP EQUIPMENT
REFER TO CIVIL AND LANDSCAPE PLANS FOR
CONDENSER AND TRANSFORMER LOCATIONS



01- BUILDING TYPE I - EAST & WEST ELEVATION
BUILDING TYPE 3 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA	5,116 S.F.
AREA OF STUCCO	2,648 S.F.
AREA OF FIBER CEMENT SIDING	466 S.F.
STUCCO (3-COAT)	85% - MASONRY MATERIAL PER 15% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING	15%

EXHIBIT F

DATE:
REVISIONS:

CARRIAGE HOMES ON THE LAKE PH.2
184 UNIT APARTMENT COMPLEX
NORTH GARLAND RD. & APOLLO RD.
GARLAND, TEXAS 75040

FOR REVIEW
IKEMIRE ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
10860 DALLAS PKWY., SUITE 2000 DALLAS, TX 75248-2486 FAX: 972-248-1557

A4.01
JOB # 218040

CITY CASE NO 190423-3

DATE:
REVISIONS:

CARRIAGE HOMES ON THE LAKE PH.2
124 UNIT APARTMENT COMPLEX
NORTH GARLAND RD & APOLLO RD.
GARLAND, TEXAS 75040

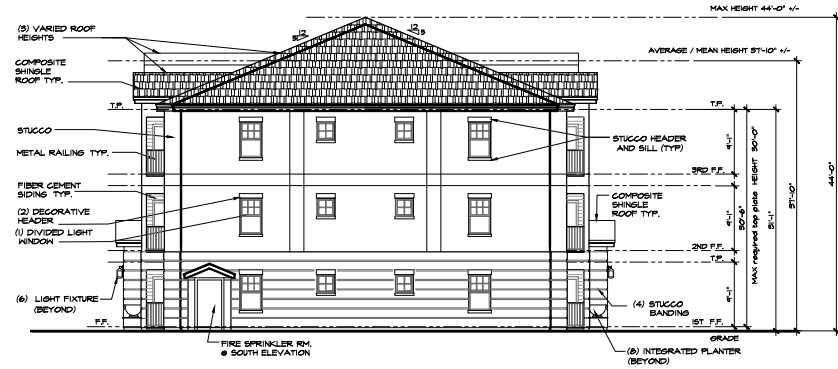
FOR
REVIEW
08-10-2019

IKEMIRE ARCHITECTS, LLC
ARCHITECTURE
16660 DALLAS PKWY., SUITE 2000 DALLAS, TX 75248-2488 FAX 972-248-1557

A4.03

JOB # 216090

EXHIBIT F



02- BUILDING TYPE 2 - NORTH & SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA	2,200 S.F.
AREA OF STUCCO	2,194 S.F.
AREA OF FIBER CEMENT SIDING	66 S.F.
STUCCO (3-COAT)	47% MASONRY MATERIAL PER 75% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING	6%

NOTE:
COLOR OF SIDING, COLOR OF STUCCO,
AND TRIM TO MATCH EXISTING PHASE I
ARCHITECTURAL ELEMENTS
1. DIVIDED LIGHT WINDOWS
2. ORNAMENTAL WINDOW HEADERS / LINTELS
3. VARIED ROOF HEIGHTS
4. ORNAMENTAL FACADE TRIMS
5. GABLE WINDOW
6. DISTINCTIVE LIGHTING FEATURE
7. BENCHES (REFER TO CIVIL DRAWINGS)
8. PLANTER

NOTE:
ALL STUCCO TO BE APPLIED IN A
3-STAGE PROCESS ACCORDING TO
INDUSTRY STANDARDS.
COLOR WILL BE INTRINSIC IN THE
PLASTER AND WILL MATCH EXISTING
BUILDINGS.
ROOF: 500# COMPOSITE SHINGLES

NOTE:
NO ROOFTOP EQUIPMENT
REFER TO CIVIL AND LANDSCAPE PLANS FOR
CONDENSER AND TRANSFORMER LOCATIONS



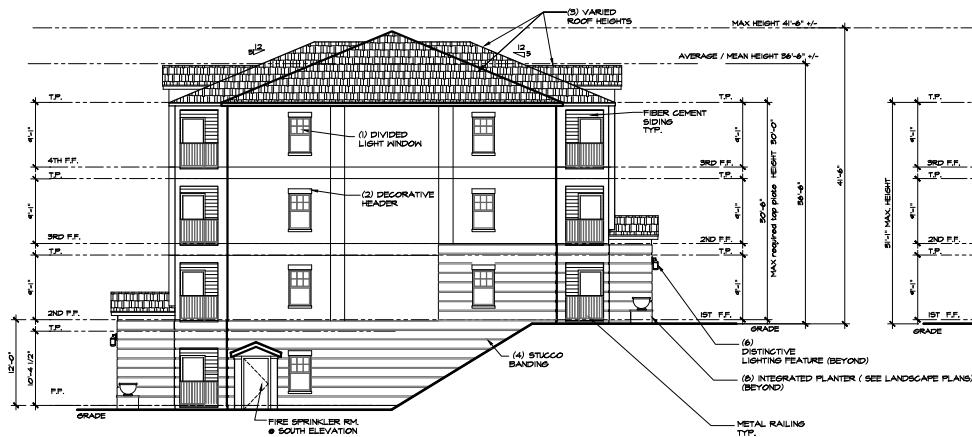
01- BUILDING TYPE 2 - EAST AND WEST ELEVATION
BUILDING TYPE 4 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA	3,439 S.F.
AREA OF STUCCO	2,420 S.F.
AREA OF FIBER CEMENT SIDING	519 S.F.
STUCCO (3-COAT)	89% MASONRY MATERIAL PER 75% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING	15%

NOTE:
ALL STUCCO TO BE APPLIED IN A
3-STAGE PROCESS ACCORDING TO
INDUSTRY STANDARDS.
COLOR WILL BE INTRINSIC IN THE
PLASTER AND WILL MATCH EXISTING
BUILDINGS.
ROOF: 500# COMPOSITE SHINGLES

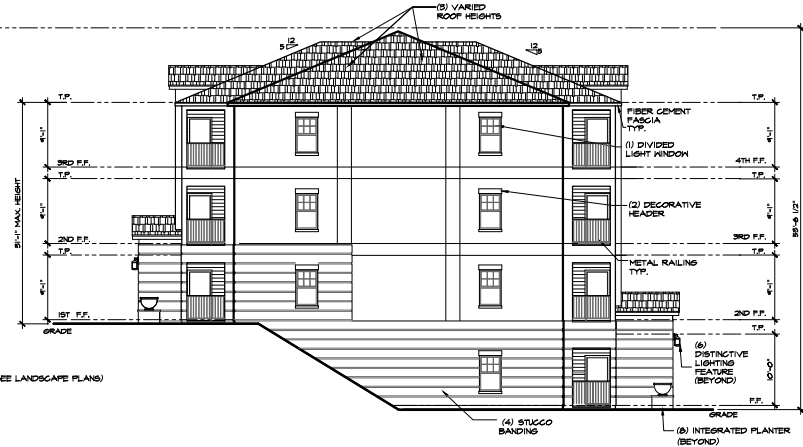
CITY CASE NO 190423-3



03- BUILDING TYPE 3 - SOUTH ELEVATION

TOTAL AREA 2590 S.F.
AREA OF STUCCO 2520 S.F.
AREA OF FIBER CEMENT SIDING 70 S.F.
STUCCO (5-COAT) 47% -MASONRY MATERIAL PER 15% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING 6%

SCALE: 1/8" = 1'-0"



02- BUILDING TYPE 3 - NORTH ELEVATION

TOTAL AREA 2590 S.F.
AREA OF STUCCO 2520 S.F.
AREA OF FIBER CEMENT SIDING 70 S.F.
STUCCO (5-COAT) 47% -MASONRY MATERIAL PER 15% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING 6%

SCALE: 1/8" = 1'-0"

NOTE:
COLOR OF SIDING, COLOR OF STUCCO
AND TRIM TO MATCH EXISTING PHASE I

ARCHITECTURAL ELEMENTS
1. DIVIDED LIGHT WINDOWS
2. ORNAMENTAL WINDOW HEADERS / LINTELS
3. VARIED ROOF HEIGHTS
4. ORNAMENTAL FACADE TRIMS
5. SABLE WINDOW
6. DISTINCTIVE LIGHTING FEATURE
7. BENCHES (REFER TO CIVIL DRAWINGS)
8. PLANTER

NOTE:
ALL STUCCO TO BE APPLIED IN A
5-STAGE PROCESS ACCORDING TO
INDUSTRY STANDARDS.
COLOR WILL BE INTRINSIC IN THE
PLASTER AND WILL MATCH EXISTING
BUILDINGS.
ROOF: 500# COMPOSITE SHINGLES

NOTE:
NO ROOFTOP EQUIPMENT
REFER TO CIVIL AND LANDSCAPE PLANS FOR
CONDENSER AND TRANSFORMER LOCATIONS



01- BUILDING TYPE 3 - WEST ELEVATION

TOTAL AREA 5374 S.F.
AREA OF STUCCO 5050 S.F.
AREA OF FIBER CEMENT SIDING 324 S.F.
STUCCO (5-COAT) 88% -MASONRY MATERIAL PER 15% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING 1%

SCALE: 1/8" = 1'-0"

CITY CASE NO 190423-3

EXHIBIT F

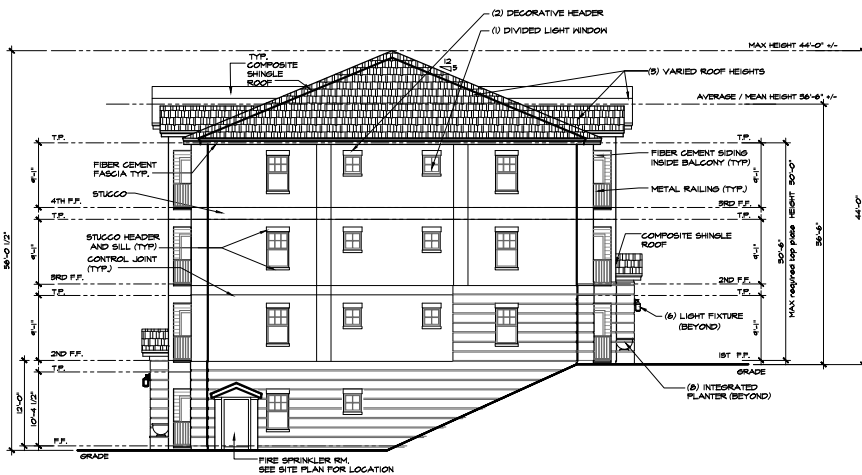
FOR
REVIEW
08-10-2019

IKEMIRE ARCHITECTS LLC
ARCHITECTURE
PLANNING
10860 DALLAS PKWY., SUITE 2000 DALLAS, TX 75248-2486 FAX 972-248-1557

A4.02
JOB # 218040

DATE:
REVISIONS:

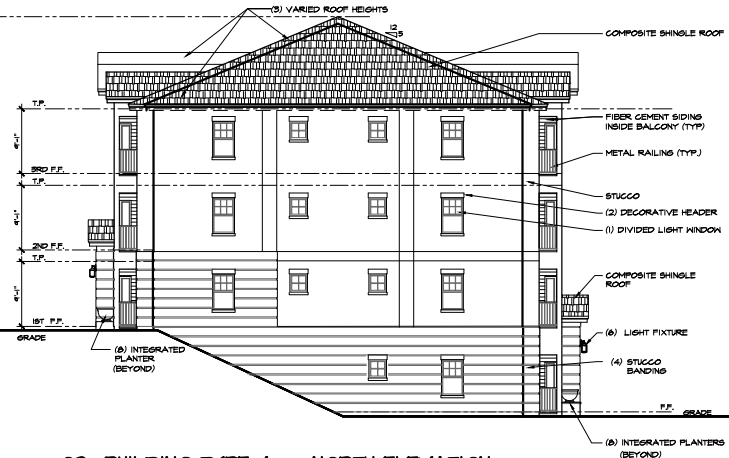
CARRIAGE HOMES ON THE LAKE PH.2
184 UNIT APARTMENT COMPLEX
NORTH GARLAND RD. & APOLLO RD.
GARLAND, TEXAS 75040



03- BUILDING TYPE 4 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA 2348 S.F.
 AREA OF STUCCO 2320 S.F.
 AREA OF FIBER CEMENT SIDING 10 S.F.
 STUCCO (3-COAT) 47% -MASONRY MATERIAL PER 75% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 6%



02- BUILDING TYPE 4 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA 2348 S.F.
 AREA OF STUCCO 2320 S.F.
 AREA OF FIBER CEMENT SIDING 10 S.F.
 STUCCO (3-COAT) 47% -MASONRY MATERIAL PER 75% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 6%



01- BUILDING TYPE 4 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA 5474 S.F.
 AREA OF STUCCO 4487 S.F.
 AREA OF FIBER CEMENT SIDING 822 S.F.
 STUCCO (3-COAT) 85% -MASONRY MATERIAL PER 75% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 15%

NOTE:
 ALL STUCCO TO BE APPLIED IN A 3-STAGE PROCESS ACCORDING TO INDUSTRY STANDARDS.
 COLOR SHALL BE INTERMIXED IN THE PLASTER AND WILL MATCH EXISTING BUILDINGS.
 ROOF, 300# COMPOSITE SHINGLES

NOTE:
 NO ROOFTOP EQUIPMENT
 REFER TO CIVIL AND LANDSCAPE PLANS FOR CONDENSER AND TRANSFORMER LOCATIONS

NOTE:
 COLOR OF SIDING, COLOR OF STUCCO AND TRIM TO MATCH EXISTING PHASE I

- ARCHITECTURAL ELEMENTS
1. DIVIDED LIGHT WINDOW
 2. ORNAMENTAL WINDOW HEADERS / LINTELS
 3. VARIED ROOF HEIGHTS
 4. ORNAMENTAL FACADE TRIMS
 5. GABLE WINDOW
 6. DISTINCTIVE LIGHTING FEATURE
 7. BENCHES (REFER TO CIVIL DRAWINGS)
 8. PLANTER

EXHIBIT F

DATE:
 REVISIONS:

CARRIAGE HOMES ON THE LAKE PH.2
 184 UNIT APARTMENT COMPLEX
 NORTH GARLAND RD. & APOLLO RD.
 GARLAND, TEXAS 75040

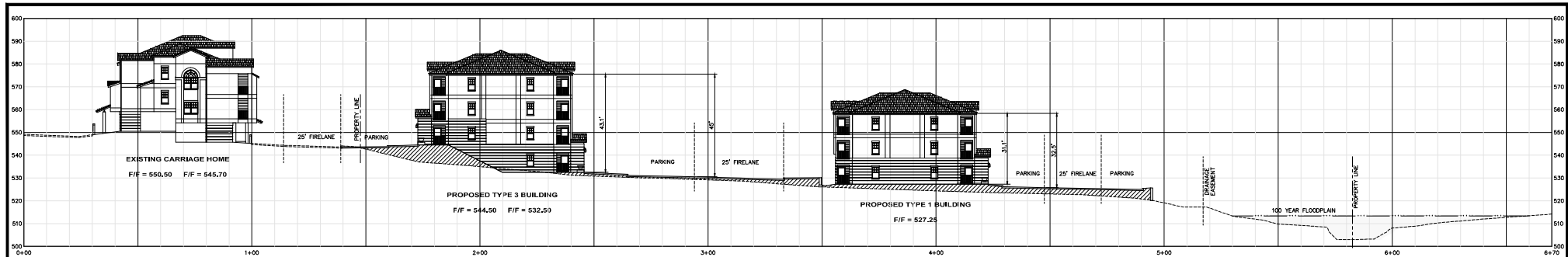
FOR
 REVIEW
 08-10-2019

IKEMIRE ARCHITECTS LLC
 PLANNING
 ARCHITECTURE
 10860 DALLAS PKWY. SUITE 2000 DALLAS, TX 75248-2486 FAX 972-248-1557

A4.04

JOB # 218040

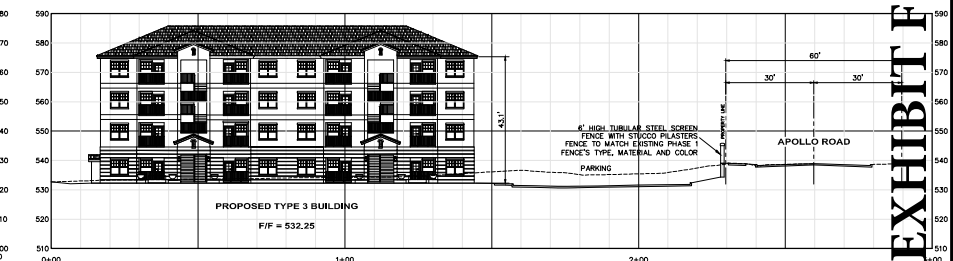
CITY CASE NO 190423-3



SECTION A-A
1" = 20'



SECTION B-B
1" = 20'



SECTION C-C
1" = 20'

EXHIBIT F

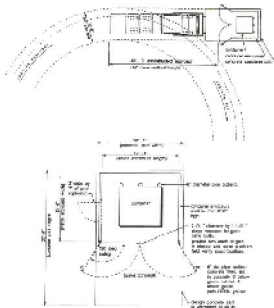
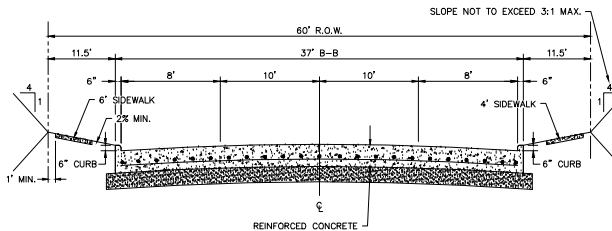


Illustration 4-2
Design & Screening of Refuse Containers

GARLAND DEVELOPMENT CODE
Chapter 4, Article 3, Division 5, Section 4.45
Design & Screening of Refuse Containers

- The design and screening of refuse containers must comply with the following provisions:
- General. Refuse containers provided in conjunction with nonresidential and multifamily developments must be located behind the main building(s) or within an interior service court (alley) is highly recommended and encouraged) where possible, outside of required setbacks from street or residential boundaries, and outside of easements, and must be screened on three sides with a minimum six-foot tall masonry wall. Alternatives to placement and screening of refuse containers may be approved using the alternative compliance process as outlined in Article 1, Division 2 in this Chapter 4.
 - Compatibility. The exterior composition of screening walls must be architecturally compatible with the main building(s), composed of the same masonry materials as the main building(s), and be located to the rearward based on masonry construction within Subsection 4.45(C)(2) (Article 4, Division 1 of this Chapter 4), except that stucco is prohibited for refuse container screening.
 - Enclosure & Access. All refuse containers must be placed on a reinforced concrete pad and all masonry walls and enclosures must meet or exceed the criteria and dimensions shown in Illustration 4-2. A solid metal gate must be placed on the open side of the refuse screening wall to completely enclose the refuse container(s). The gate must remain closed when the placement or collection of refuse is not actively occurring. To allow for adequate access to the refuse container, there must be a minimum of twelve feet of horizontal clearance between each of the sides of the refuse screening wall.
 - Location. Refuse containers placed in a parking lot are prohibited in a required parking space, loading space, fire lane, or access drive aisle. Refuse containers must be placed in a location that facilitates collection by the solid waste disposal provider.
 - Shared Refuse Containers. Two or more nonresidential users may share a refuse container provided that the container and its enclosure is located on one of the properties within a jurisdictional mutual access and use easement, filed of record at the applicable County and a filed copy submitted to the City, to allow full access to the container by all persons authorized under the easement instrument, and provided that the shared container is emptied regularly enough to accommodate refuse disposal capacity for all users.
 - Maintenance. Each refuse facility must be maintained by the property owner or the user of the facility, as applicable, and comply with all public health and sanitary regulations.

(Ordinance 8773 adopted 05/05/05)



DETAIL - TYPICAL APOLLO ROAD SECTION
NOT TO SCALE



VICINITY MAP



CITY CASE NO: 190423-3

SECTIONS AND DETAILS
PHASE 2
CARRIAGE HOMES ON THE LAKE

18.927 Acre Tract of Land
Part of the
Onofre Alvarado Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
the City of Garland
Dallas County, Texas

PREPARED JULY, 2019

OWNER / APPLICANT:
Bridgeway Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 935-2888
Contact: Jack Roberts

LANDSCAPE ARCHITECT:
Remix Architects LLC
16660 Dallas Parkway, Ste 2900
Dallas, Texas 75248
Tel. No. (972) 248-2486
Contact: Cynthia Anderson
Fort, RA, LEED GA

PLANNER:
Baldwin Associates
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Dallas, Texas 75226
Tel. No. (214) 824-7949
Contact: Robert B. Baldwin, AICP

LANDSCAPE ARCHITECT:
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Tel. No. (972) 370-8834
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ENGINEER:
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Dallas, Texas 75243
Tel. No. (214) 886-1721
Contact: Robert K. Manolis
Texas Firm No. F-20639

SURVEYOR:
Windrose Surveying and Platting
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-8834
Contact: Eddie Rodriguez
Texas Firm No. 19184331



BUILDING TYPE 2, TYPE 4 similar



CARRIAGE HOMES ON THE LAKE – Phase 2 184 UNIT APARTMENT COMPLEX

08-8-2019

NORTH GARLAND RD. & APOLLO RD. GARLAND, TEXAS 75040

BridgeView Real Estate

Ikemire Architects, LLC



BUILDING TYPE 3, TYPE 1 similar



CARRIAGE HOMES ON THE LAKE – Phase 2 184 UNIT APARTMENT COMPLEX

08-8-2019

NORTH GARLAND RD. & APOLLO RD. GARLAND, TEXAS 75040

BridgeView Real Estate

Ikemire Architects, LLC

REPORT & MINUTES

P.C. Meeting, September 9, 2019

Consideration of the application of **Baldwin Associates, LLC**, requesting approval of 1) an amendment to Planned Development (PD) District 07-57 for Multi-Family Uses; 2) an amended Detail Plan for Multi-Family Uses; 3) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping; 4) a Variance to Section 4.35 of the Garland Development Code (GDC) regarding parking area landscaping; and 5) a Variance to Section 4.40 of the Garland Development Code (GDC) regarding screening between multi-family development and single-family residential district boundary lines. This property is located at 3232 North Garland Avenue and 1210 Apollo Road. (District 8) (File Z 19-17)

Representing the applicant, Rob Baldwin, 3904 Elm Street #B, Dallas, Texas, provided an overview of the request and provided additional information regarding gated only access from Apollo Road.

Motion was made by Commissioner Ott to close the public hearing and **approve** the request with the stipulation the Apollo Road access be for emergency vehicle use only. Seconded by Commissioner Edwards. **Motion carried: 9** Ayes, **0**.



Zoning Map Z 19-17

August 28, 2019

Z 19-17

Page 2 of 2

☒ I am in favor of the request.

☐ I am opposed to the request.

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

We don't really need more apartments in this area, but we would like to see the property developed rather than the waste area it has been.

(Please complete the following information)

1205 West Park
Your Property Address

Audrey Sumrall
Printed Name

Same Garland, TX 75040
Address City, State Zip

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

Audrey Sumrall Homeowner
Signature Title

Date: 8-30-19

Received 9-3-19

☐ I am in favor of the request.

☒ I am opposed to the request.

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

This is complete eye sore. Poor Construction and upkeep. This will create a major traffic problem on Apollo and Garland Rd.

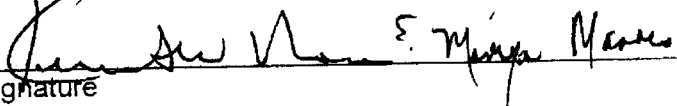
(Please complete the following information)

1229 Woodland Park Dr
Your Property Address

Kenneth W Morris & Miraya A. Morris
Printed Name

1229 Woodland Park Dr Garland 75040
Address City, State Zip

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

 Owners
Signature Title

Date: 9-6-19

☐ I am in favor of the request.

☒ I am opposed to the request.

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

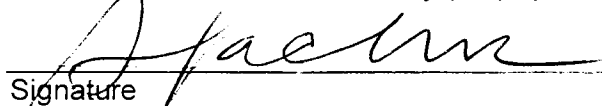
Area ~~is~~ being saturated with new apartment complexes. The congestion of traffic and people in this small area has increased significantly. The destruction of the natural habitat is moving the animals to ^(Please complete the following information) the residential neighborhood.

1014 Green Pond Drive
Your Property Address

Shannone Jackson
Printed Name

1014 Green Pond Dr Garland, TX 75040
Address City, State Zip

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

 Mrs.
Signature Title

Date: 9/8/19

Z 19-17

Approval of 1) an Amendment to Planned Development (PD) District 07-57 for Multi-Family Uses and 2) an Amended Detail Plan for Multi-Family Uses.

**City Council Meeting
October 8, 2019**



GARLAND

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Case Information

Location: 3232 N Garland Ave and 1210 Apollo Rd

Applicant: Development Engineering Consultants, LLC

Owner: Valley Creek/State Highway 190 Partners
L & S Land Company, Ltd

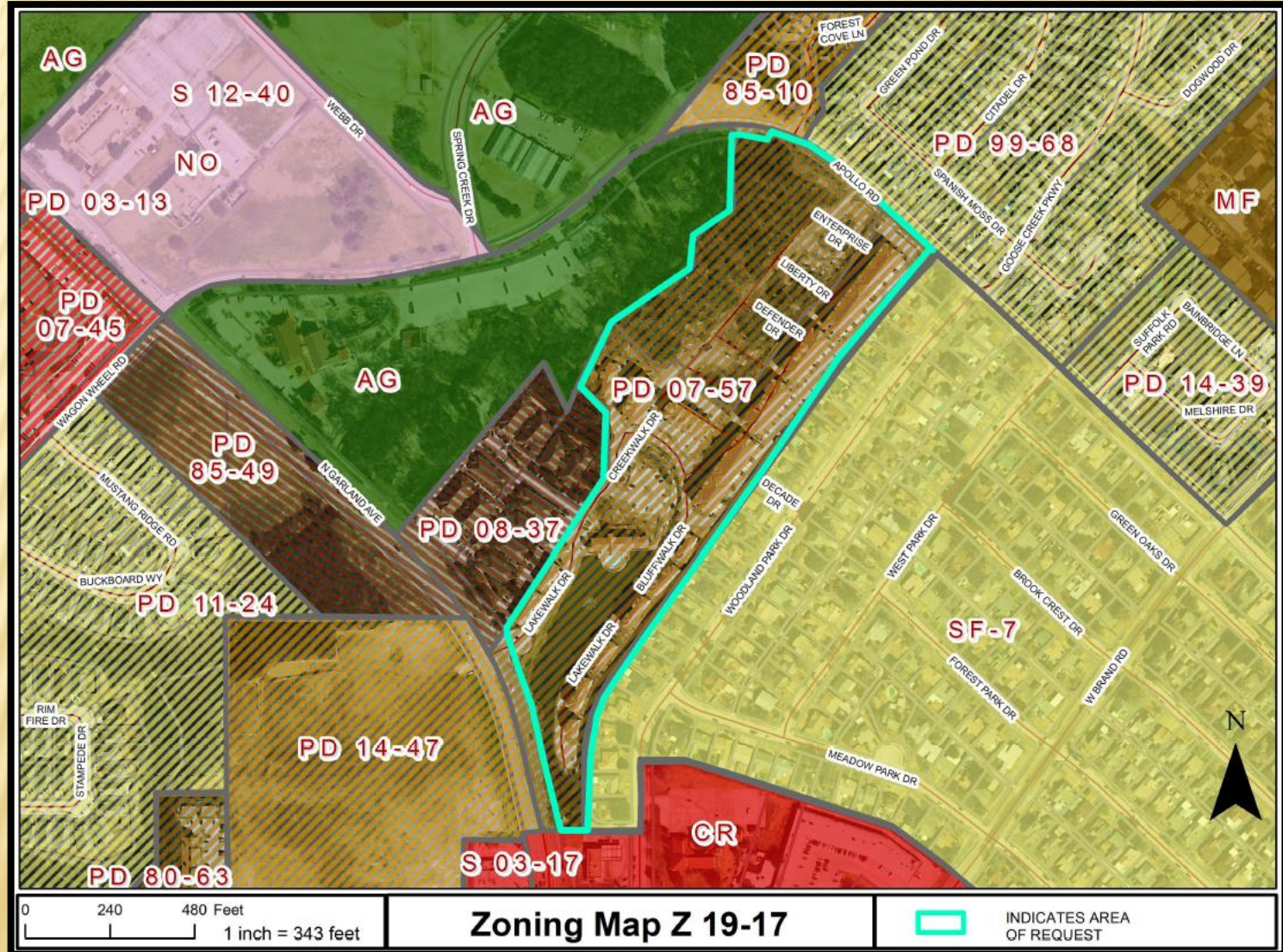
Acreage: 39.14 acres

Zoning: Planned Development (PD) 07-57 District

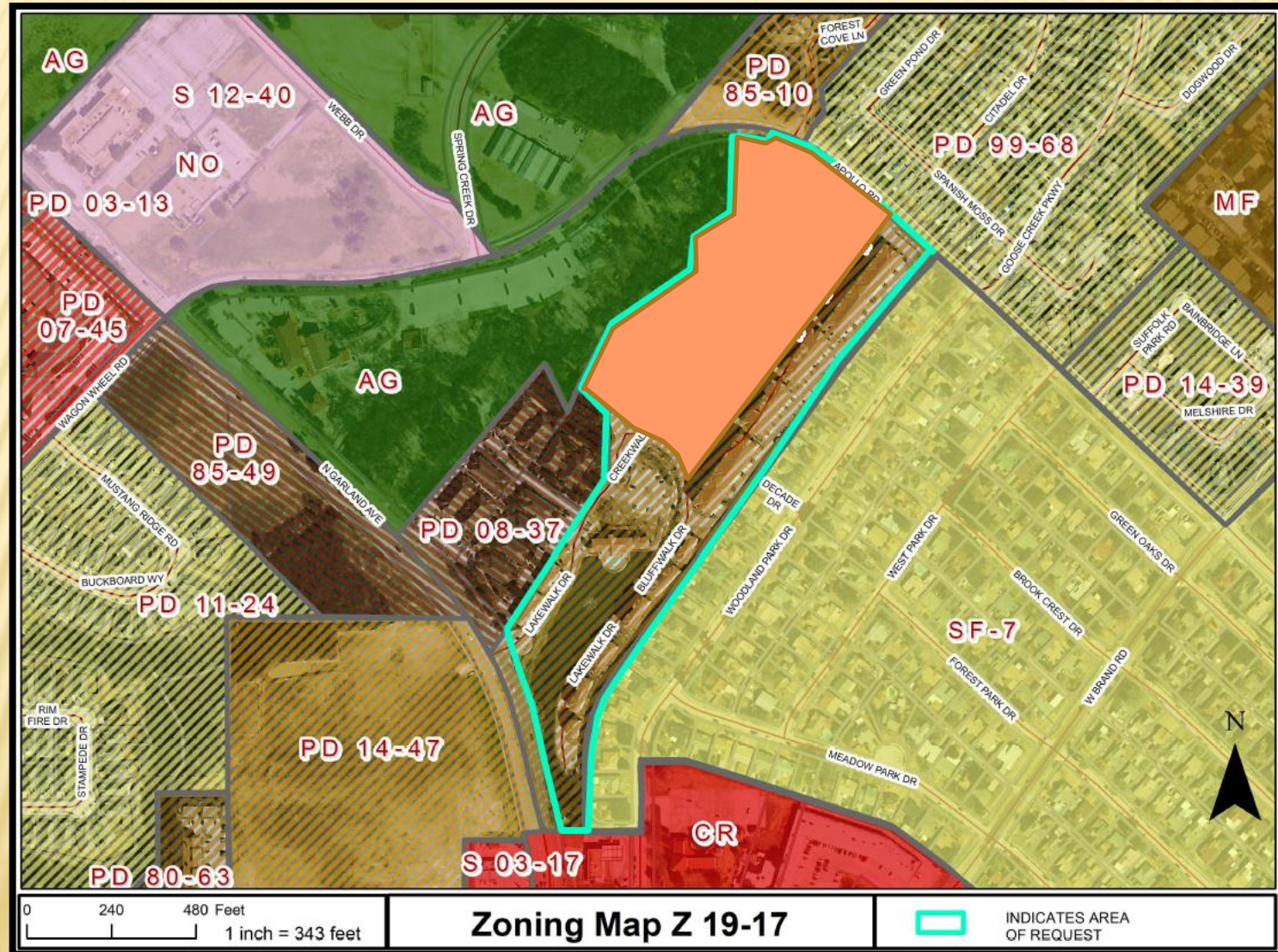


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Site Location Map

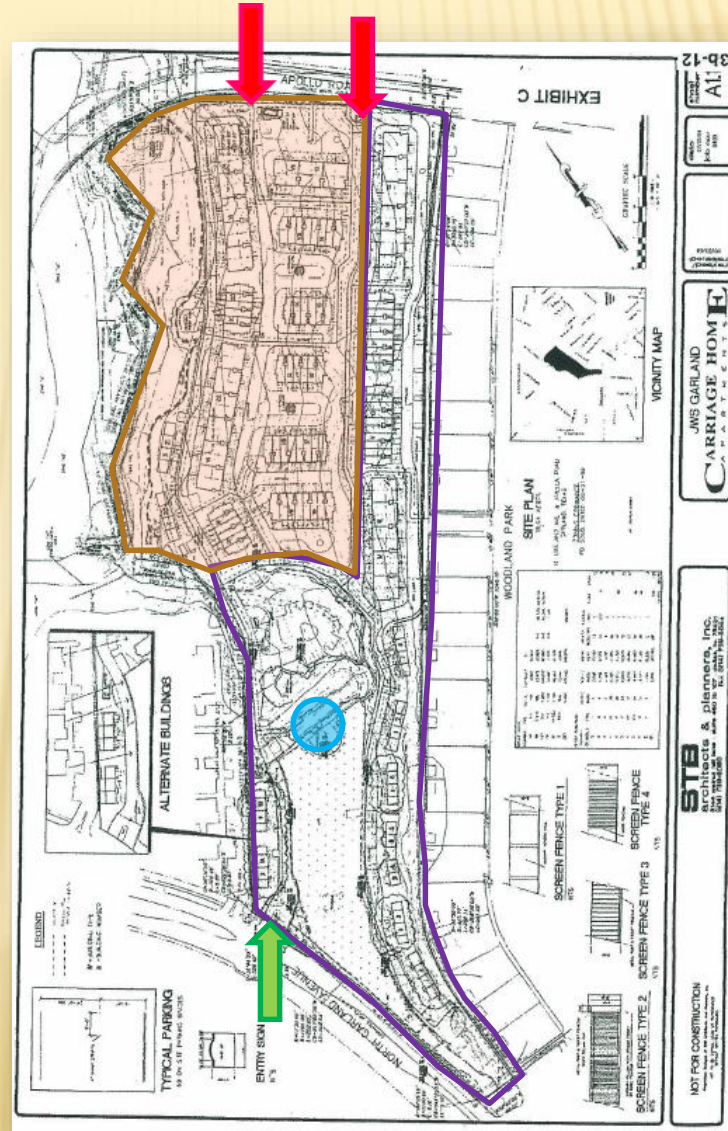


Phase 2 Location



Existing Plan

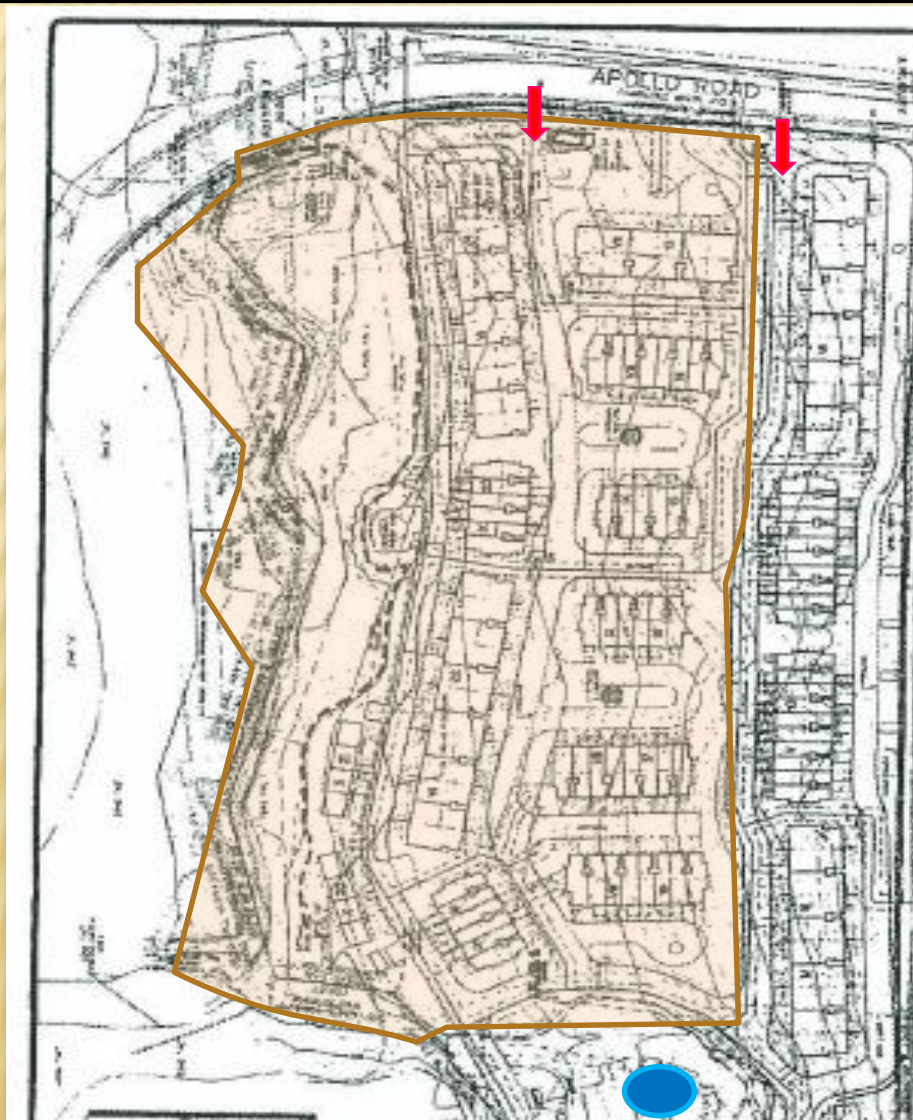
- Phase 1
- Phase 2
- Main Access
- Emergency Access
- Leasing / Club House



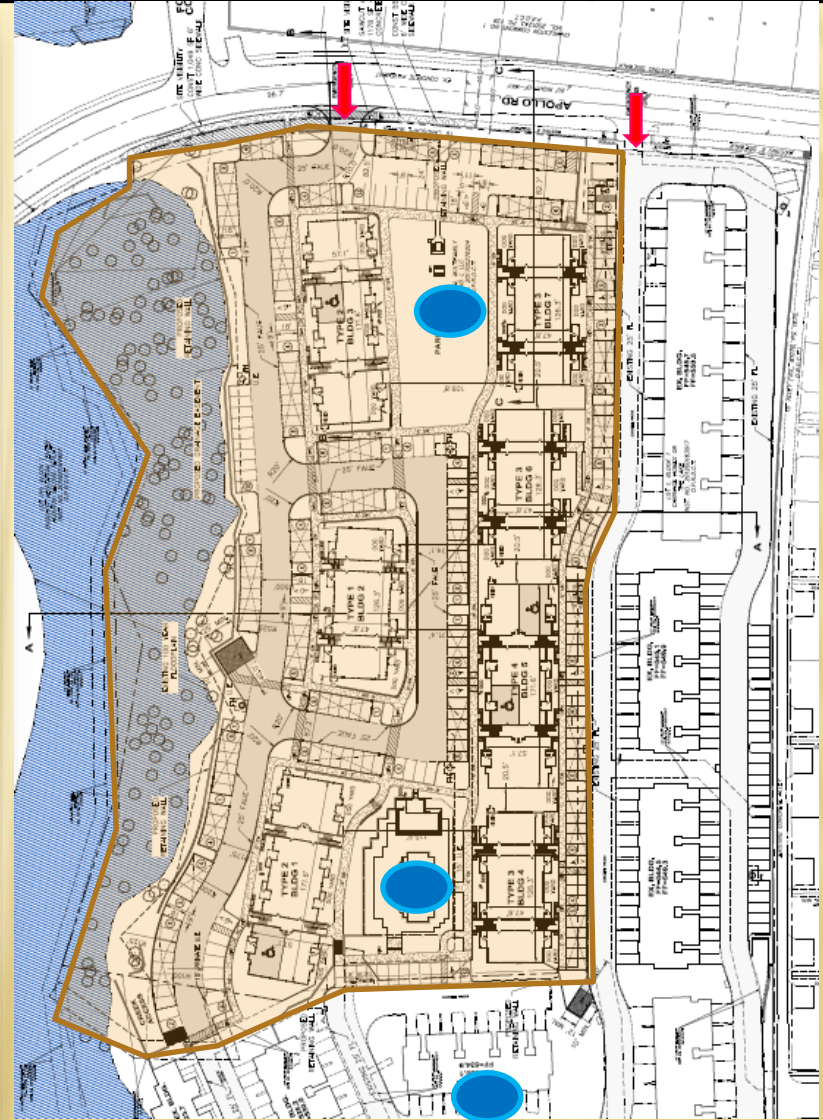


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Site Plan



EXISTING



PROPOSED



TYPE V
FF=545.1
FF=K40.0





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Approved Elevations

EXHIBIT E



03 HO24 END ELEVATION
#P-5-B

- MATERIAL CALCULATIONS**
- 03** Gross wall area = 1,895 sf
Gross openings area = 50 sf
Net wall area = 1,831 sf
Total siding & wood trim = 211 sf (12%)
75% Minimum Required Masonry = 1,372 sf
85% Actual stucco area = 1,514 sf
- 02** Gross wall area = 7,455 sf
Gross openings area = 2,190 sf
Net wall area = 5,265 sf
Total siding & wood trim = 601 sf (11%)
75% Minimum Required Masonry = 3,947 sf
85% Actual stucco area = 4,560 sf
- 01** Gross wall area = 7,558 sf
Gross openings area = 2,444 sf
Net wall area = 5,114 sf
Total siding & wood trim = 1,182 sf (23%)
75% Minimum Required Masonry = 3,536 sf
77% Actual stucco area = 3,932 sf
(Masonry = Brick, Stone or Stucco)



02 HO24 BUILDING REAR ELEVATION
#P-5-B



01 HO24 BUILDING FRONT ELEVATION
#P-5-B

NOT FOR CONSTRUCTION
These drawings are to be used for informational purposes only.

JWB GARLAND
architects & planners, inc.
2111 West 10th Street
Garland, TX 75042
972.261.1111

JWB GARLAND
CARRIAGE HOME
APARTMENT

Project:
Location:
Date:
Scale:

Sheet:
Title:
Date:
Scale:

A42

Proposed Elevations



BUILDING TYPE 2, TYPE 4 similar



Proposed Elevations



BUILDING TYPE 2, TYPE 4 similar



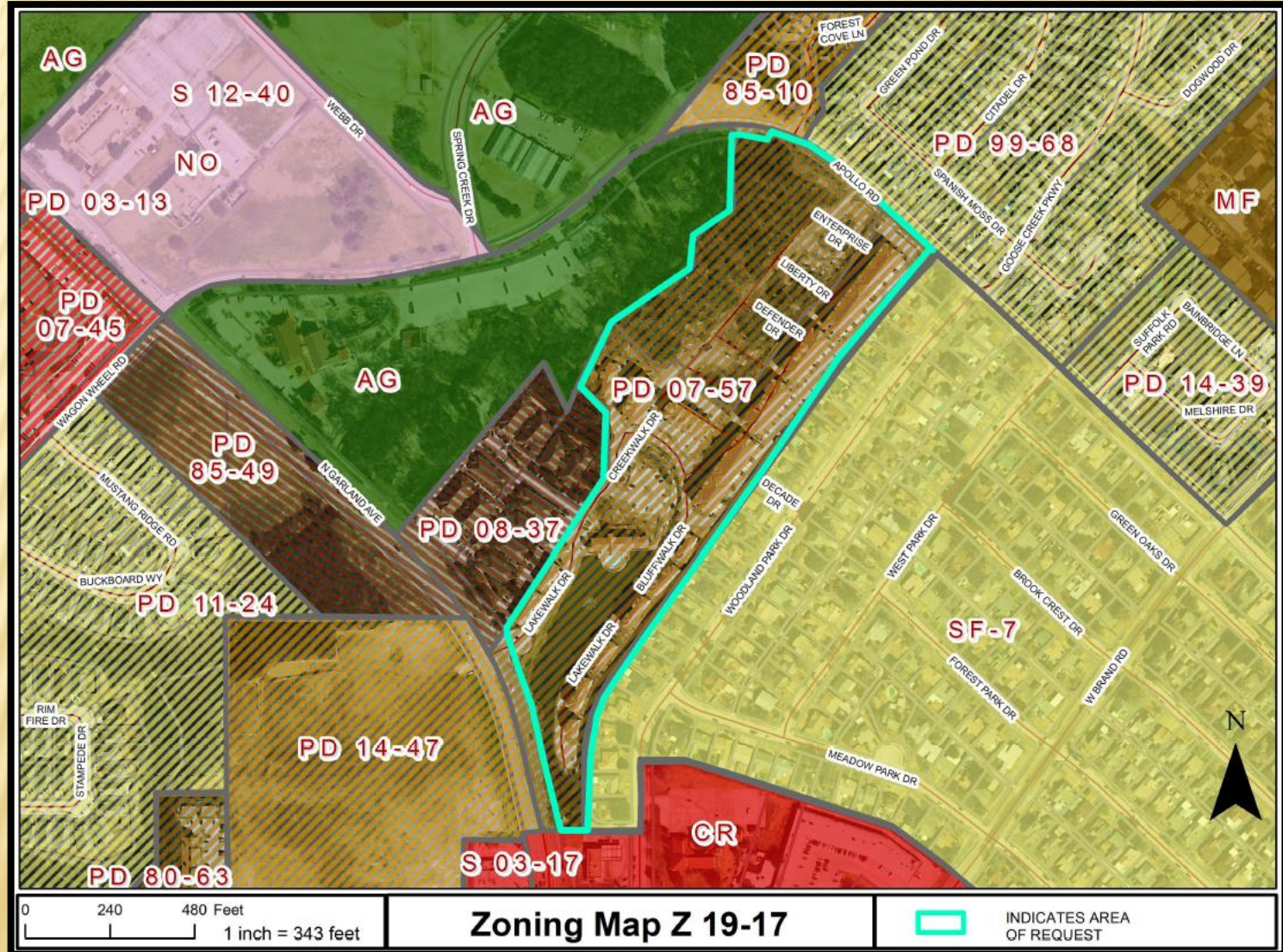
Photographs





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Site Location Map



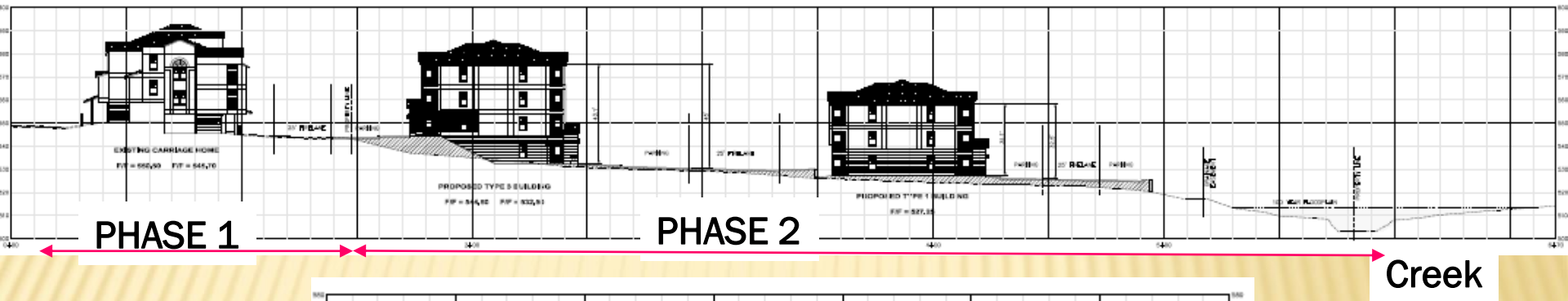


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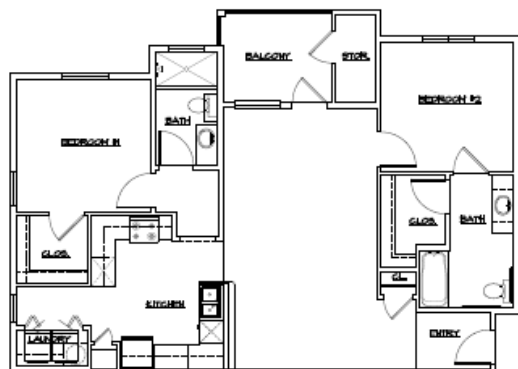
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BACK-UP SLIDES FOLLOW

Elevation Sections

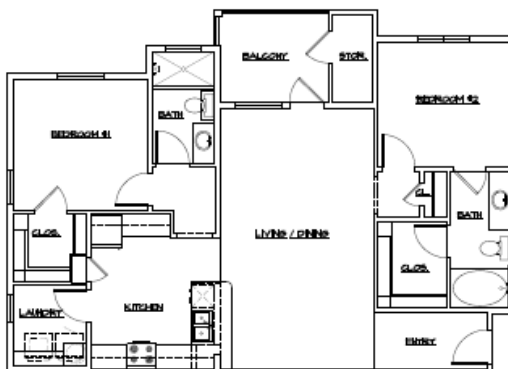


Floor Plans



UNIT BI ACCESSIBLE - FLOOR PLAN

1145 SQ. FT. A/C
SCALE: 1/4" = 1'-0"
80 SQ. FT. BALCONY
26 SQ. FT. STORAGE
254 CU. FT. STORAGE



UNIT BI - FLOOR PLAN

1145 SQ. FT. A/C
SCALE: 1/4" = 1'-0"
80 SQ. FT. BALCONY
26 SQ. FT. STORAGE
254 CU. FT. STORAGE



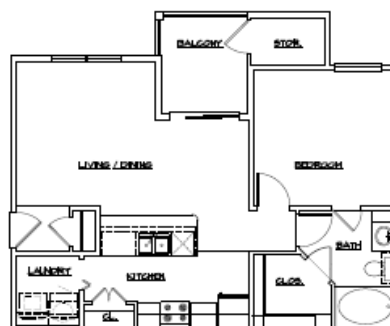
UNIT AI-ALT - FLOOR PLAN 661 SQ. FT. A/C (ONLY 2ND FLOOR, TOP OF STAIR)

661 SQ. FT. A/C
SCALE: 1/4" = 1'-0"
55 SQ. FT. BALCONY
26 SQ. FT. STORAGE
234 CU. FT. STORAGE



UNIT A2 ACCESSIBLE - FLOOR PLAN

751 SQ. FT. A/C
SCALE: 1/4" = 1'-0"
68 SQ. FT. BALCONY
25 SQ. FT. STORAGE
225 CU. FT. STORAGE



UNIT A2 - FLOOR PLAN

751 SQ. FT. A/C
SCALE: 1/4" = 1'-0"
68 SQ. FT. BALCONY
25 SQ. FT. STORAGE
225 CU. FT. STORAGE



UNIT AI - FLOOR PLAN

661 SQ. FT. A/C
SCALE: 1/4" = 1'-0"
55 SQ. FT. BALCONY
26 SQ. FT. STORAGE
234 CU. FT. STORAGE

CITY CASE NO 180428-8

DATE: 06-10-2016
CARRIAGE HOMES ON THE LAKE PH2
BLVD. GARLAND, TEXAS 75040
GARLAND, TEXAS 75040

REVIEW
DATE: 06-10-2016

IKEMIRE ARCHITECTS, LLC
ARCHITECTS
1000 E. 11TH AVE., SUITE 200
GARLAND, TEXAS 75040
PHONE: 972-261-1111
FAX: 972-261-1111

A2.1
JOB # 180428



12'0"

6'0"

6'0"

METAL ROOF EAVE TYPE

WOOD GIRDERS AND PLATE

SUPPORTED BY WELDED JOINTS TO MATCHED END OF COLUMN OR BEAM

[illegible][illegible]

SCALE 1/8" = 1'-0"

NOTES
COLOR OF SKIN: COLOR OF SKIN, AND TRY TO MATCH EXISTING FRAME!
PICK UP FROM ELEMENTS

1. DIVIDED IDENTIFIERS
2. CRIMINAL RECORDS / LISTS
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99. CRIMINAL RECORDS
100. CRIMINAL RECORDS

WATER. All stages to be applied in a 3-stage process according to Mowbray's standards. Color will be sprayed in the plaster and will match existing ceilings.

HNTB
NATIONAL TOP RULFMENT
PETER TO CIVIL AND LANDSCAPE PLANS FOR
CONCRETE AND TRANSPORT LOCATIONS



01- BUILDING TYPE 1 - EAST & WEST ELEVATION
BUILDING TYPE 3 - EAST ELEVATION

SCALE: 1/8" = 1/4"

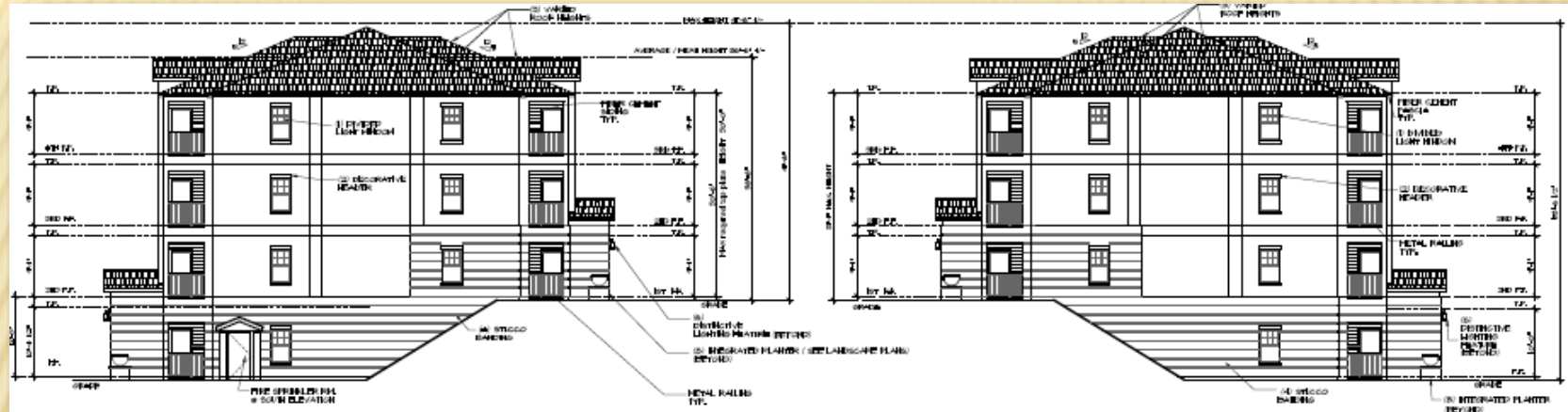


Z 19-17



GARLAND
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Proposed Elevations



03- BUILDING TYPE 3 - SOUTH ELEVATION

TOTAL AREA: 2800 SQ. FT.
AREA OF STUCCO: 1500 SQ. FT.
AREA OF BRICK: 1300 SQ. FT.
STUCCO FINISH: 1/2" HATCH
BRICK FINISH: 1/2" HATCH
SCALE: 1/8" = 1'-0"

02- BUILDING TYPE 3 - NORTH ELEVATION

TOTAL AREA: 2800 SQ. FT.
AREA OF STUCCO: 1500 SQ. FT.
AREA OF BRICK: 1300 SQ. FT.
STUCCO FINISH: 1/2" HATCH
BRICK FINISH: 1/2" HATCH
SCALE: 1/8" = 1'-0"

- NOTES:**
COLOR OF STUCCO, COLOR OF BRICK, AND FINISH TO MATCH EXISTING PROJECT.
- FINISHES:**
1. EXTERIOR LIGHT FIXTURES
2. EXTERIOR LIGHT FIXTURES / LIGHTS
3. EXTERIOR LIGHT FIXTURES / LIGHTS
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8. EXTERIOR LIGHT FIXTURES / LIGHTS
9. EXTERIOR LIGHT FIXTURES / LIGHTS
10. EXTERIOR LIGHT FIXTURES / LIGHTS
- FINISHES:**
ALL STUCCO TO BE APPLIED IN A MANNER TO MATCH EXISTING PROJECT. COLOR SHALL BE IDENTICAL TO THE FINISHES AND MATCH EXISTING EXTERIOR. FINISHES TO MATCH EXISTING PROJECT.
- FINISHES:**
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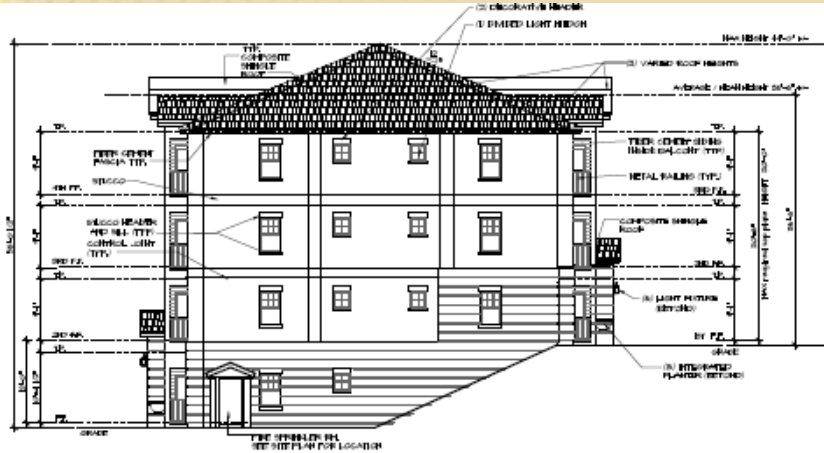


01- BUILDING TYPE 3 - WEST ELEVATION



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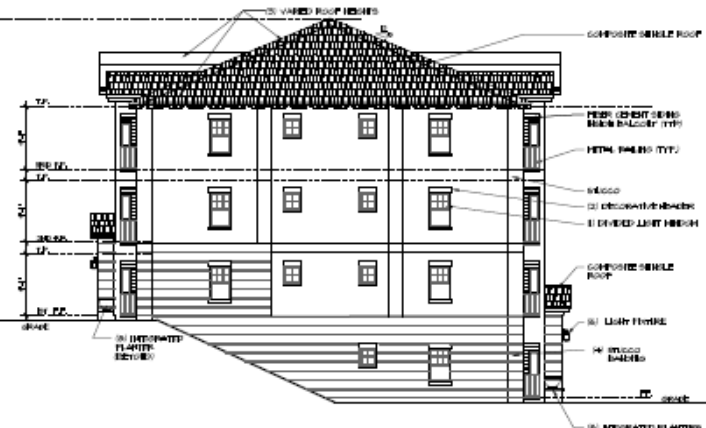
Proposed Elevations



03- BUILDING TYPE 4 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA 2500 SQ. FT.
AREA OF STUCCO 2500 SQ. FT.
AREA OF FRESH COLORED STUCCO 75 SQ. FT.
STUCCO DARNING 15%
FRESH COLORED STUCCO 6%



02- BUILDING TYPE 4 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA 2500 SQ. FT.
AREA OF STUCCO 2500 SQ. FT.
AREA OF FRESH COLORED STUCCO 75 SQ. FT.
STUCCO DARNING 15%
FRESH COLORED STUCCO 6%



01- BUILDING TYPE 4 - WEST ELEVATION

NOTE:
ALL STUCCO TO BE APPLIED IN A
SOUTHWESTERLY DIRECTION TO
REDUCE STAINING.
COLOR SHALL BE INTERIOR IN THE

NOTE:
COLOR OF STUCCO COLOR OF STUCCO
AND TYPE TO MATCH EXISTING PAINT
ARCHITECTURAL MATERIALS

(1) INTERLOCKED PLASTER
BEYOND STUCCO TYPE
(2) STUCCO DARNING TYPE
(3) COMPOSITE SHINGLE ROOF BEYOND STUCCO
(4) DECORATIVE HEADERS
(5) DIVIDED LIGHT WINDOW
(6) GRACE

Comprehensive Plan

Traditional Neighborhoods

Towards the northeast of the site the recommendation is for Traditional Neighborhoods. These are low to moderate density single-family detached residential housing; and accommodate convenience retail, office space, and public services. The Traditional Neighborhood development type is primarily characterized as low density, single-family detached (between one and six dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

Compact Neighborhoods

Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

Parks and Open Space (Public and Private)

Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. Private Parks and Open Space areas also include a variety of parks and related amenities in residential subdivisions as well as retail and commercial areas.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. d.

Meeting Date: 10/08/2019

Item Title: Z 19-24 Maria Elena Farias (District 5)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District.

OWNER

Delta Investors LP

PLAN COMMISSION RECOMMENDATION

On September 9, 2019 the Plan Commission, by a vote of five (5) to four (4), recommended denial of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District.

STAFF RECOMMENDATION

Denial of a Specific Use Provision (SUP) for a Reception Facility.

BACKGROUND

The applicant makes the above request to allow the operation of a Reception Facility within Suite #206 of 3160 Saturn Road, a 12.93-acre site developed with a shopping center building and parking area. The Garland Development Code (GDC) defines Reception Facility as an establishment that is open to the general public or made available for private use, primarily for the provision of facilities for parties, dances, receptions, banquets, or similar social events. The term does not include restaurants, hotels, country clubs, theaters, or commercial amusements that provide for such activities as a secondary use.

SITE DATA

The site contains approximately 12.93 acres with approximately 325 lineal feet of frontage along Kingsley Road. The site is accessed from Kingsley Road and, through an internal commercial center access drive, to Saturn Road. Additional access to the site is available to Winifred Drive; that access is through a residential neighborhood.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network. Development in a CR District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The site is developed with a retail building containing five (5) tenant lease spaces (Exhibits C and D). The lease spaces include a grocery store, laundromat, restaurant, and used goods retail store. The applicant desires to continue to use Suite #206 for a Reception Facility. On July 11, 2019, prior to submittal of the application for a Specific Use Provision (SUP), the site was issued a Notice to comply by the City of Garland Code Inspections as being non-compliant due to Violation of Certificate of Occupancy (CO) Requirements. The Certificate of Occupancy (CO) for the site allowed a Zumba gym, but a Reception Facility was in operation. Subsequently, the applicant submitted this SUP application for the Reception Facility use.
2. Parking required for the uses located in the building where the Reception Facility is proposed, including the proposed Reception Facility, is 188 parking spaces whereas the site contains 201 parking spaces. No complaints or reports of off-site parking have been identified. The applicant would occupy the site as is with no proposals for building expansions or redevelopment.
3. The applicant proposes the following business operations:

Office and Zumba	Monday to Thursday 8 am to 8 pm
(Office includes marketing, arranging receptions)	
Reception social events	Friday to Sunday 5 pm to 1 am

At the Plan Commission meeting, the applicant clarified the uses specific to the days and hours of operation.

4. The floor plan layout (Exhibit E) indicates a maximum of 166 people in the proposed reception hall.
5. The GDC includes Special Standards for which the use must comply:
 - (a) Time Period. An SUP for a Reception Facility is valid for the time period specified in the SUP ordinance. The applicant requests the SUP to be in effect for a period of five (5) years.
 - (b) Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.

- (c) Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
- (d) Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
- (e) Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris. The City Code Compliance has stated that throughout the parking lot litter, including trash and beer bottles, has been observed.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

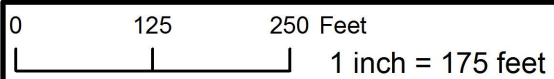
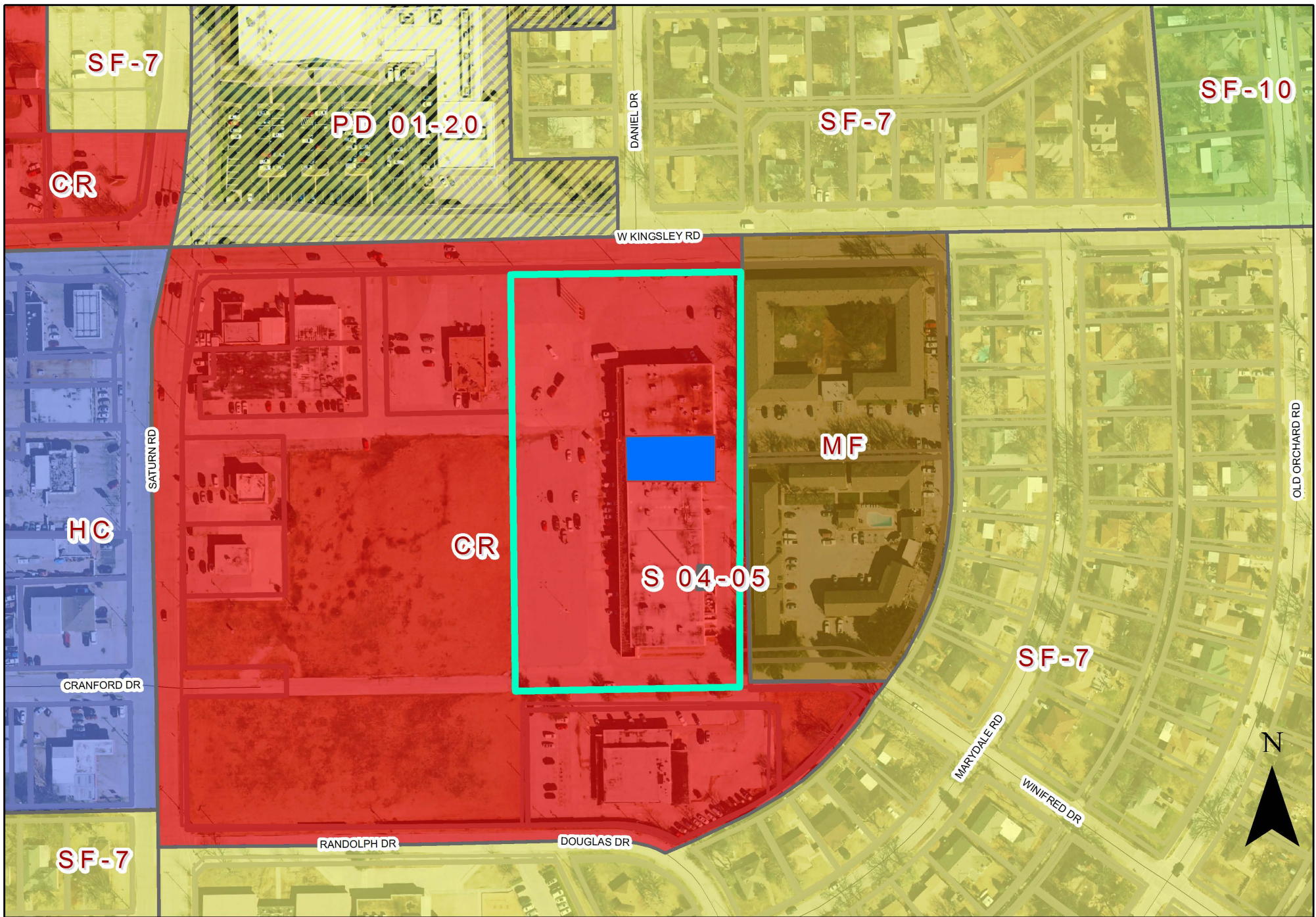
Development Intensity. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the west and south are zoned Community Retail (CR) District and developed with buildings that are currently utilized for commercial/retail, restaurant, and post office uses. The properties to the north, across Kingsley Road, are zoned for and developed with single-family residential use. To the east of the retail building and tenant space in which the reception facility would locate is a multi-family residential development zoned Multi-Family (MF) District. Also to the east, along Winifred Drive, is a single-family residential neighborhood recognized as the Orchard Hills Estates No. 4 subdivision. There is no intervening street, buffer, or other separation between the reception facility site and the multi-family residential uses. Such proximity of residential and reception facility uses may raise concerns due to the above listed Special Standards. Particularly concerning are operational hours that extend into the nighttime, and potential loitering, outside activities, event noise, and litter & debris.

Attachments

Z 19-24 Maria Elena Farias Attachments and Exhibits
Z 19-24 Maria Elena Farias Responses
Z 19-24 Maria Elena Farias Staff Presentation



Zoning Map Z 19-24



SUBJECT SITE
AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-24

3160 Saturn Road, Suite 206

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility.
- 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 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. Specific Regulations:**
- A. Specific Use Provision: The Specific Use Provision shall be effective for a period of five (5) years.
 - B. Site Layout: Reception Facility operations shall be limited to Suite 206, in accordance with the site layout as shown on Exhibit D.
 - C. Parking: Reception Facility parking shall be as provided on Exhibit C.
 - D. Hours of Operation: The Reception Facility shall be open for events only as follows: Office (marketing, arranging receptions) Monday to Thursday 8 am to 8 pm; and Reception social events Friday to Sunday 5 pm to 1 am.
 - E. Security: The Reception Facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
 - F. Noise: The Reception Facility shall comply with the City of Garland Noise Control Ordinance.

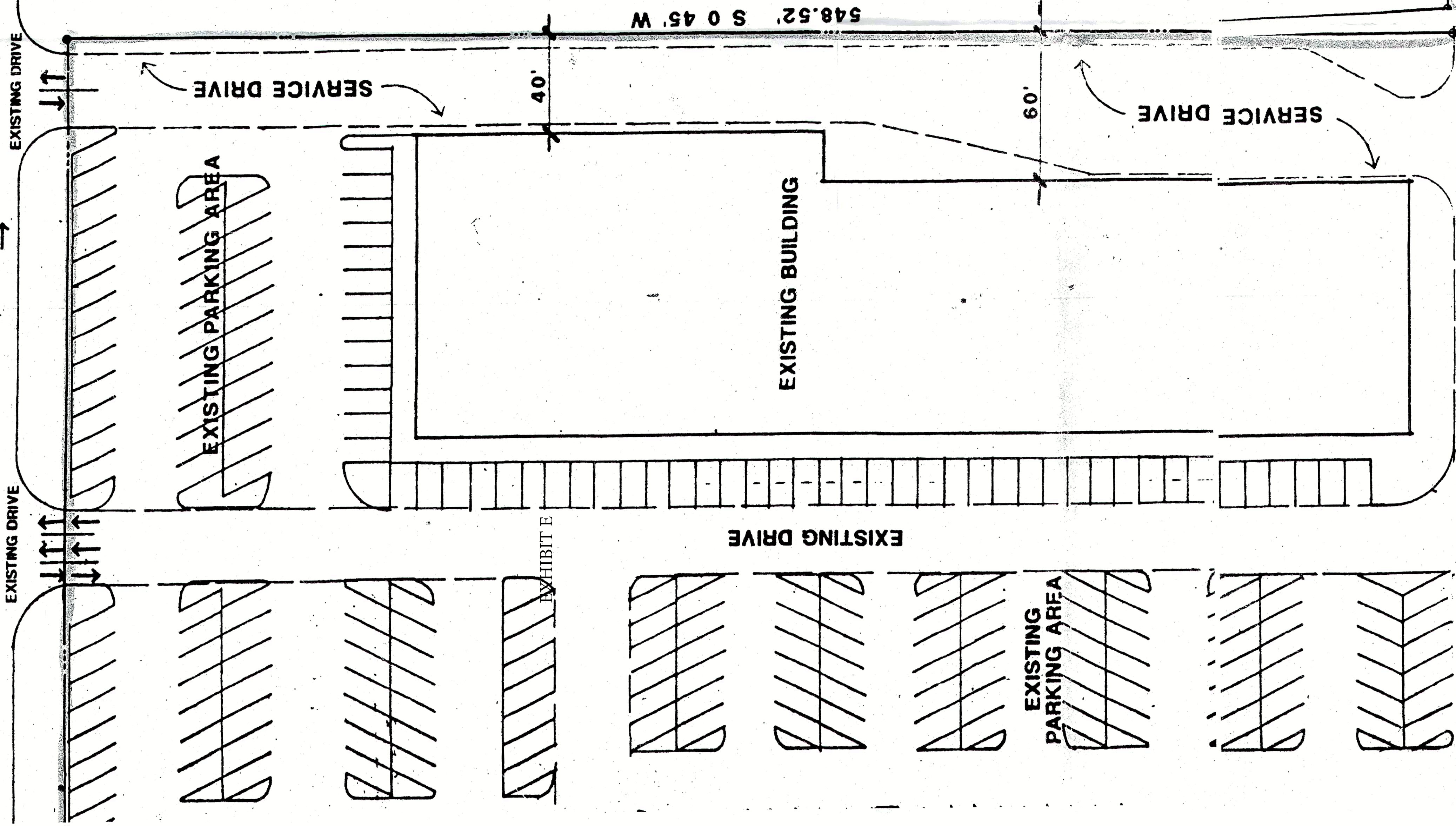
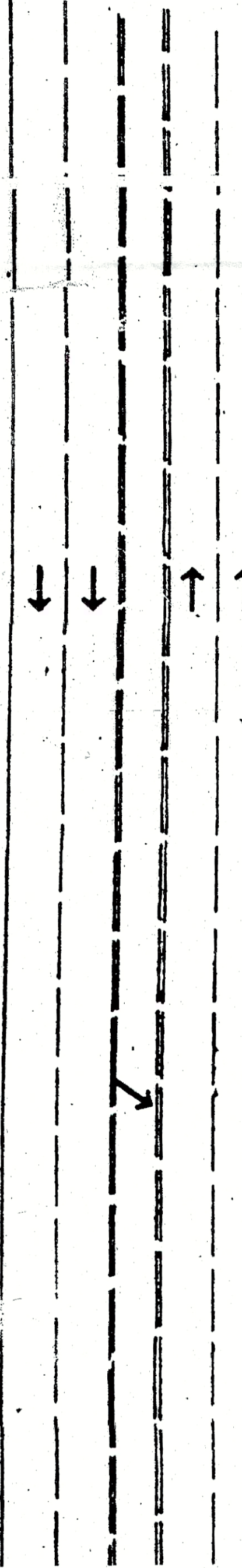


EXHIBIT A



North

Scale 1"=40'

Site Plan

Kingsley Rd. @ Saturn Rd.
Garland, Texas

Revised 4/11/02

Building Summary
Retail Anchor-42,000 s.f. @ 1/200 = 210 Req'd. Parking

SERVICE DRIVE

EXISTING POST OFFICE

WINIFRED DR.

EXISTING C.M.U. SCREEN WALL

Beeson Properties, Inc.
REAL ESTATE ACQUISITION, CONSULTATION & DEVELOPMENT
6500 Cedar Springs, Dallas, Texas 75235-3919 • PHONE 214-357-9800 • FAX 214-359-2188

EXHIBIT C

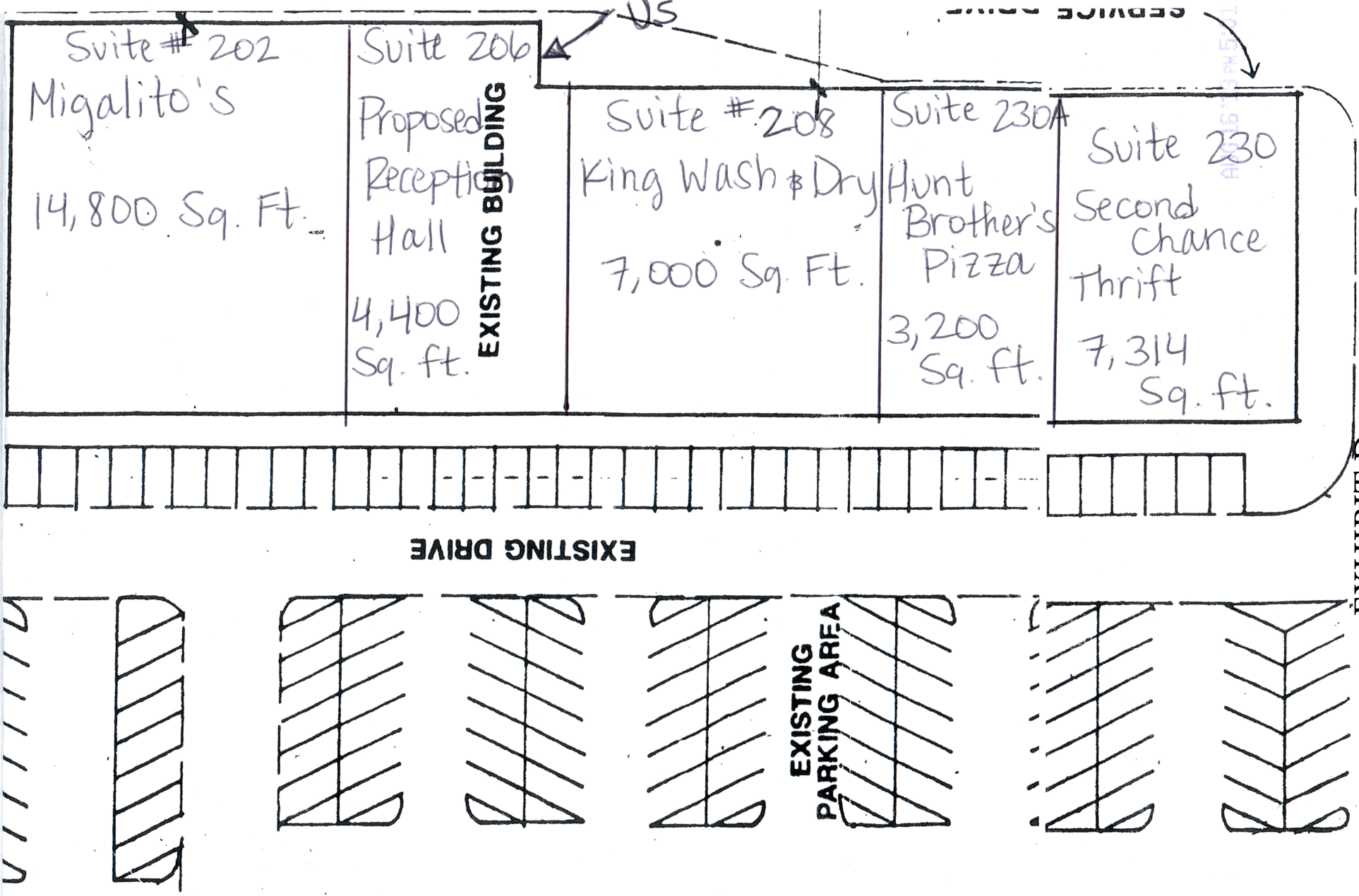
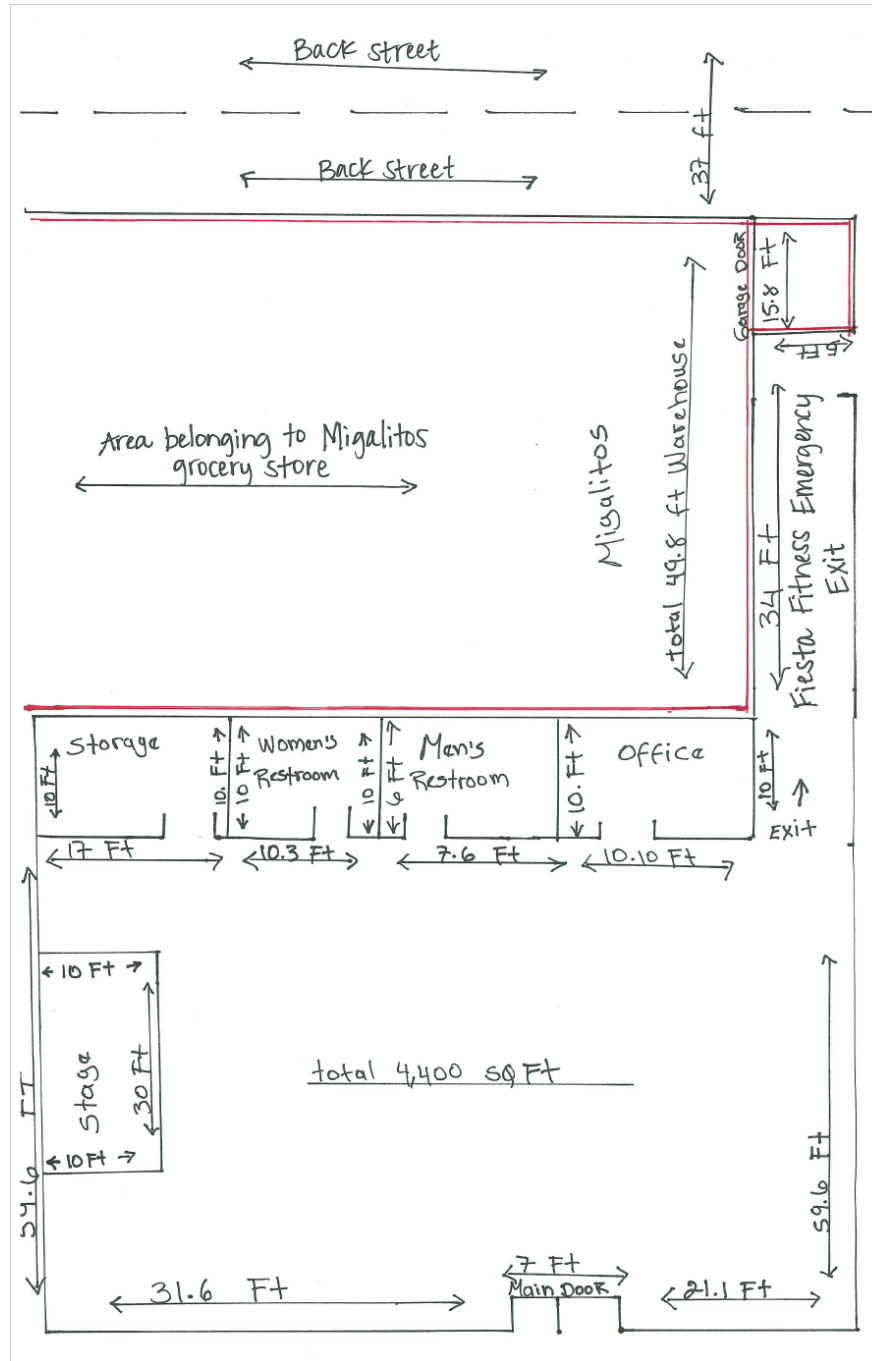
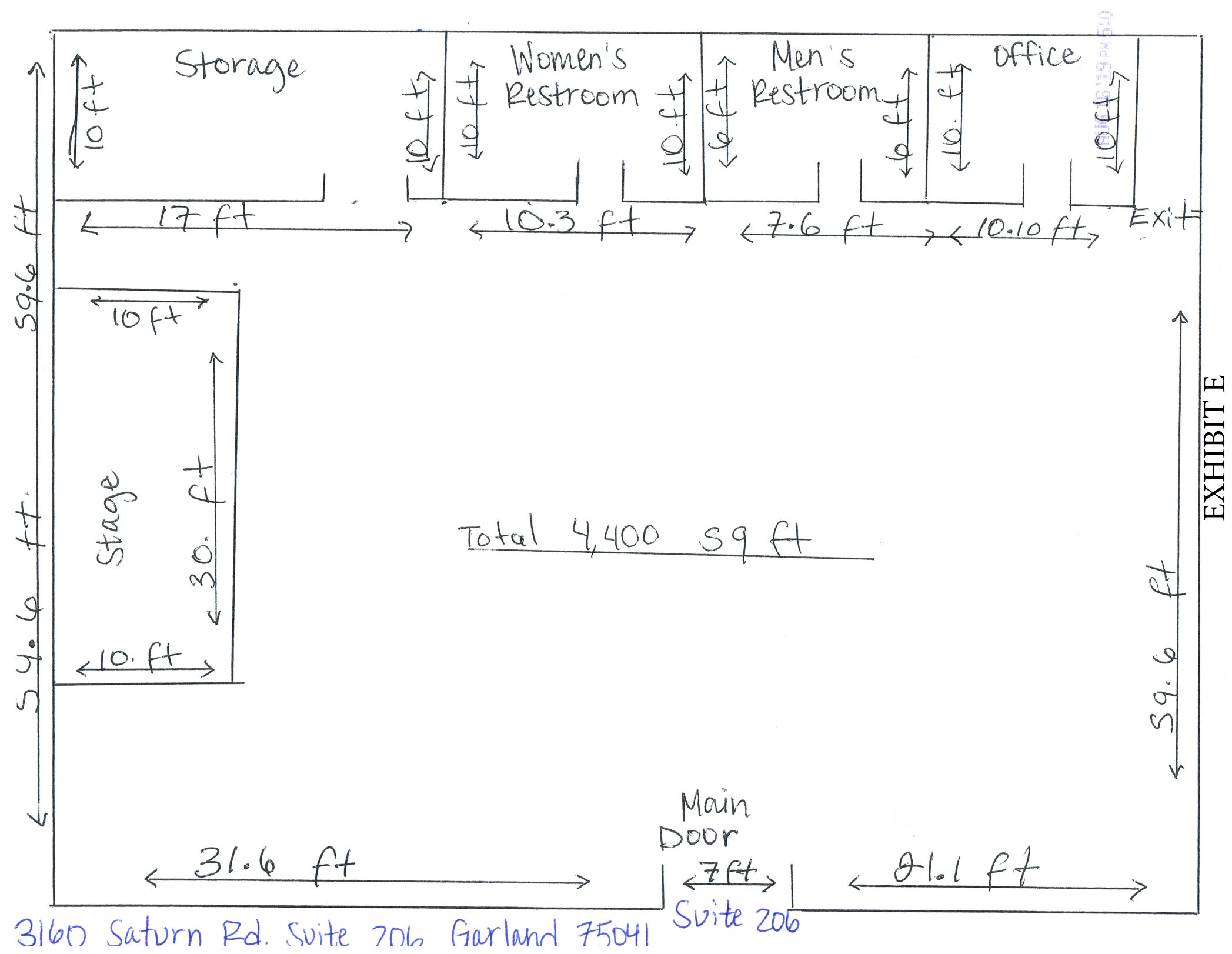
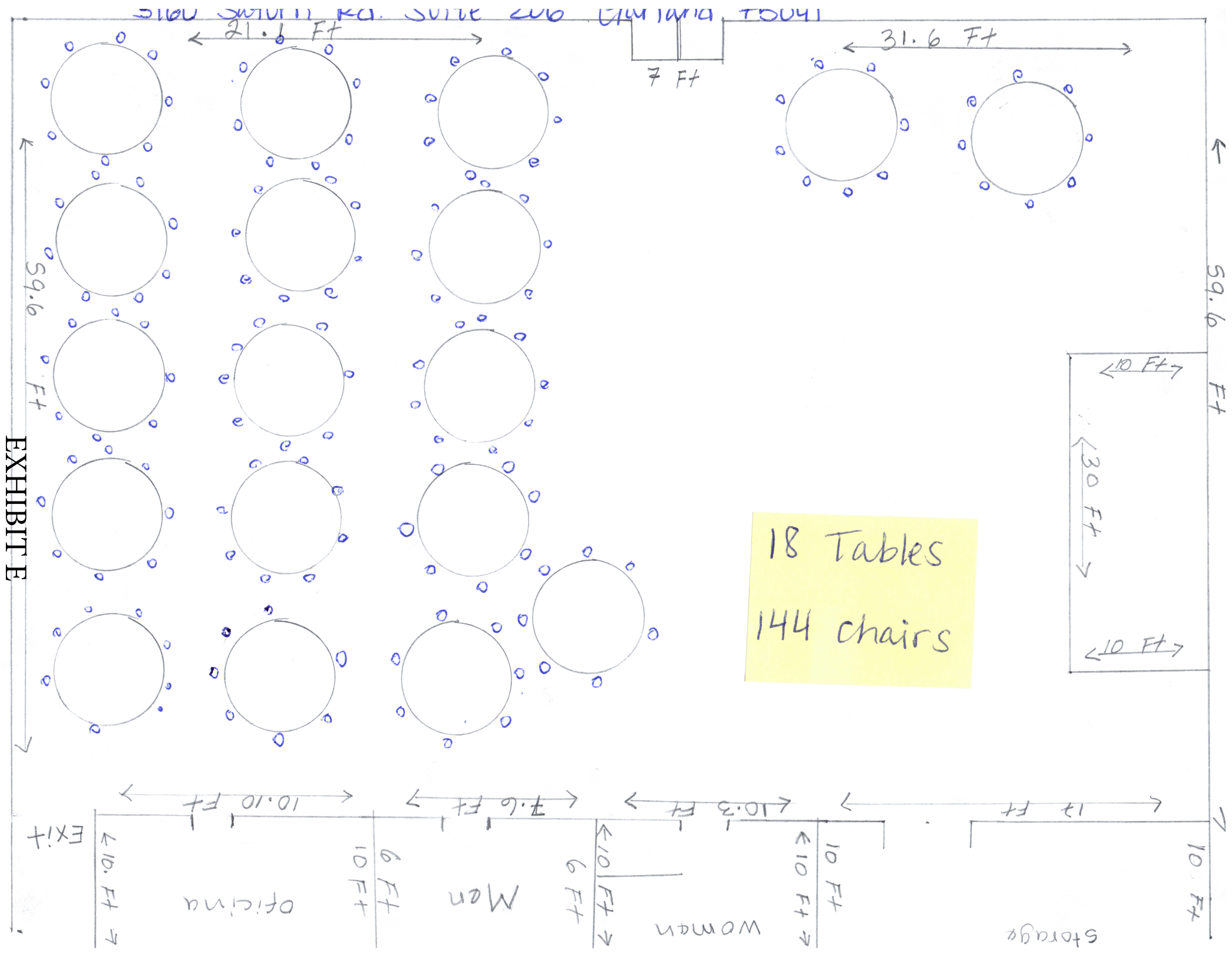


EXHIBIT D





EXHIBITE



REPORT & MINUTES

P.C. Meeting, September 9, 2019

Consideration of the application of **Maria Elena Farias**, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3160 Saturn Road. (District 5) (File Z 19-24)

Representing the applicant Marisol Lopez, 301 West Avenue D, Garland, Texas, gave an overview of the request and provided additional information regarding the hours of operation and stated catering would be provided by outside entities.

Commissioner Dalton inquired as the absence of food and alcohol, the use of the rear exit door and commented on potential noise levels.

Commissioner Ott questioned if security would be on site when alcohol would be available in conjunction with certain events.

Rocio Abarca, 709 Trend Drive, Garland, Texas, spoke in support of the request and provided additional information regarding the hours of operations, stated catering would be provided by outside entities,

Speaking in opposition of the request:

Jan Alexander, 1102 Overhill Drive, Garland, Texas
Betty Roberts, 901 Saturn Springs, Garland, Texas
Margi Bice, 2617 Ashley Drive, Garland, Texas

Concerns were raised regarding type of business being proposed, noise, safety/security, traffic, site access, hours of operation, and contradicts Envision Garland Plan recommendations.

Residents not speaking, but registering in opposition of the request:

Cathy Stark, 1014 Carney Drive, Garland, Texas

Jim Neargarder, 945 Old Orchard, Garland, Texas
Rhonda Spence, 912 Old Orchard, Garland, Texas
Jackie D. Feagin, 3302 Pecan Lane, Garland, Texas

Chairman Roberts and Commissioners Dalton and Williams spoke against the request.

Commissioners Ott and Hallman spoke in favor of the request with a shorter SUP and restriction of hours of operation.

Motion was made by Commissioner Welborn, to close the public hearing and **deny** the request per staff recommendation. Seconded by Commissioner Williams.
Motion carried: 5 Ayes, 4 Nays by Commissioner Hallman, O'Hara, Rose and Ott.



August 28, 2019

Z 19-24

Page 2 of 2

_____ I am opposed to the request.

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

WE NEED MORE BUSINESSES IN OUR ~~NEIGHBORHOODS~~ COMMUNITY

(Please complete the following information)

Your Property Address

ABE TOOBIAN

Printed Name

3160 SATURN RD GARLAND TX 75040

Address

City, State

Zip

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

Abbe Toobian

Signature

Bus. Owner

Title

Date: 8/3/19



GARLAND

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

August 28, 2019

HEARING DATE/TIME: Plan Commission: September 9, 2019 – 7:00 PM

APPLICANT: Maria Elena Farias

File: Z 19-24

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, September 9, 2019, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Maria Elena Farias**, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. The property is shown on the enclosed sketch and is described as follows:

BEING a 12.9387-acre tract of land out of the Jesse Cox Survey, Abstract No. 274 and being part of Orchard Hills Estates, Fourth Installment, an Addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 24, Page 43, Map Records, Dallas County, Texas and being part of a 14.42 acre tract conveyed to A. Robert Beer, Trustee by Deed recorded in Volume 67079, Page 2070, Deed Records, Dallas County, Texas. **This property is located at 3160 Saturn Road. (District 5)**

Note: The applicant proposes the operation of a 4,400 square-foot reception facility in Suite 206 of an existing building.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kira Wauwie at 972-205-2456 or Nabiha Ahmed at 972-205-2453.

Para Español, por favor contactar a Josue De La Vega 972-205-2833

(Please Check One Below)

☒ I am in favor of the request.

SEP 9 '19 PM 1:49

Allmendinger, Tracy

From: Cynthia Lane <cynthialane.mt@verizon.net>
Sent: Monday, September 9, 2019 7:01 AM
To: Planning Group
Subject: File: Z 19-24 response: OBJECT

Dear Planning Department,

Thank you for the notice you recently sent me as a property owner on the above mentioned application. I would like to register my objection to this proposed change. I believe the originally designated codes for the facility better serve the community of households and household needs. I believe I and my neighbors could heartily support a business that is more directed to our needs as home owners, and then not only would we benefit, but the business owner would benefit more, too.

Thank you for tending to our city's needs.

Sincerely,

Cynthia M. Lane
1126 Marydale Road
Garland, TX 75041
(972) 864-0241

August 28, 2019

Z 19-24

Page 2 of 2

☒ I am opposed to the request.

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

There is too much loitering and loud music which we hear. Also gunfire and fireworks now. Garland has changed so has our neighbor hood.

(Please complete the following information)

Your Property Address

Frank Hernandez

Printed Name

3233 Douglas Dr

Address

Garland Texas

City, State

75041

Zip

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

Frank Hernandez

Signature

Title

Date: *9-4-19*



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

August 28, 2019

HEARING DATE/TIME: Plan Commission: September 9, 2019 – 7:00 PM

APPLICANT: **Maria Elena Farias**

File: Z 19-24

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Para Español, por favor contactar a Josue De La Vega 972-205-2833

(Please Check One Below)

_____ I am in favor of the request.

SEP 13 '19 PM 2:45

Allmendinger, Tracy

From: Barbara Coldwell <jwbdcoldwell@verizon.net>
Sent: Thursday, September 12, 2019 3:28 AM
To: Planning Group
Subject: Applicant: Maria Elena Farias File: Z 19-24
Attachments: File- Z 19-24 - Sep 12 2019 - 3-11 AM.pdf

I have completed the attached to convey my concerns regarding this request. Please consider the already over population of people and the amount of crime that is already in this area of Garland. I do not feel there will be any way to control the added stress this will bring into the area.

August 28, 2019

Z 19-24

Page 2 of 2

☒ I am opposed to the request.

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

THE ORCHARD HILLS SHOPPING CENTER AND
THE APARTMENTS BEHIND THE SHOPPING
CENTER ALREADY HAVE MORE CARS AND A
POPULATION OF PEOPLE THAN WERE ORIGINALLY
MEANT FOR THE AREA. CARS FROM THE APARTMENTS
PARK IN THE SHOPPING CENTER TAKING UP THE ENTIRE
PARKING LOT ON THE KINGSLEY SIDE, MAKING MORE
(Please complete the following information)
TRAFFIC THAN SHOULD BE NORMAL.

Your Property Address

BARBARA COLDWELL
Printed Name

717 BRANCH DR. GARLAND, TX 75041
Address City, State Zip

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

Barbara Coldwell
Signature

HOME OWNER
Title

Date: 9-11-19

THE NEIGHBORHOODS BEHIND THE SHOPPING CENTER
AND APARTMENTS ALREADY HAVE LOUD MUSIC PARTIES
ALL THE TIME AND THERE DOESN'T SEEM TO BE
ANY CONTROL IN THE AMOUNT OF TRAFFIC IT BRINGS
INTO THE AREA. I AM VERY CONCERNED ABOUT THE ADDED
TRAFFIC, NOISE AND POPULATION THIS WILL BRING INTO AN
ALREADY OVER CROWDED AREA.

Outside the Notification Area

August 28, 2019

Z 19-24

Page 2 of 2

☒ I am opposed to the request.

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

- Noise will cause disturbances especially weekends/evenings
- Trash will increase in parking lot / street
- Deteriorate road that is already in poor condition

(Please complete the following information)

Your Property Address

Juan Arzola

Printed Name

1119 Marydale Road

Address

Garland TX

City, State

75041

Zip

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

JUAN ARZOLA

Signature

Title

Date: 9/9/19



GARLAND

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

August 28, 2019

HEARING DATE/TIME: Plan Commission: September 9, 2019 – 7:00 PM

APPLICANT: **Maria Elena Farias**

File: Z 19-24

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Para Español, por favor contactar a Josue De La Vega 972-205-2833

(Please Check One Below)

_____ I am in favor of the request.

August 28, 2019

Z 19-24

Page 2 of 2

☒ I am opposed to the request.

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

- Noise disturbances

- Increase in trash

- Deteriorate main access road (Winifred) which is already in poor condition

(Please complete the following information)

Your Property Address

Juan Arzola

Printed Name

1123

Address

Garland TX

City, State

75041

Zip

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

JUAN ARZOLA

Signature

Title

Date: 9/9/19



GARLAND

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

August 28, 2019

HEARING DATE/TIME: Plan Commission: September 9, 2019 – 7:00 PM

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Para Español, por favor contactar a Josue De La Vega 972-205-2833

(Please Check One Below)

_____ I am in favor of the request.

Allmendinger, Tracy

From: Guerin, Will
Sent: Tuesday, September 24, 2019 2:27 PM
To: Allmendinger, Tracy
Cc: Wauwie, Kira; Phillips, Denise
Subject: FW: Event Reception Center Orchard Hills Shopping Center

Can you please add this to the Z 19-24 responses? Thank you.

-----Original Message-----

From: Robert Alan Smith [mailto:robertalansmith@att.net]
Sent: Tuesday, September 24, 2019 2:25 PM
To: Guerin, Will <WGuerin@garlandtx.gov>; Olk, Jim <JOlk@garlandtx.gov>
Cc: May Beth Smith <may.beth.smith@me.com>
Subject: Event Reception Center Orchard Hills Shopping Center

Will & Jim,

I am sending an email on behalf of my Mother, May Beth Smith who lives at 622 Carroll Drive close to the Orchard Hills Shopping Center.

She would like to register her opposition to the use of an Event Reception Center pertaining to the zoning case involving the Orchard Hills Shopping Center. She feels this particular use will be quite devastating to the residential area that adjoins the shopping center due to late hour congregating, liquor use, limiting parking, possible mischief, and rousing noise associated with these late night events.

She strongly encourages a vote against this use at the upcoming City Council Meeting.

Thanks,
Robert in care of May Beth Smith

Z 19-24

**Approval of a Specific Use Provision for a
Reception Facility on a property zoned
Community Retail (CR) District.**

**City Council Meeting
October 8, 2019**



GARLAND

TEXAS MADE HERE

Case Information

Location: 3160 Saturn Road

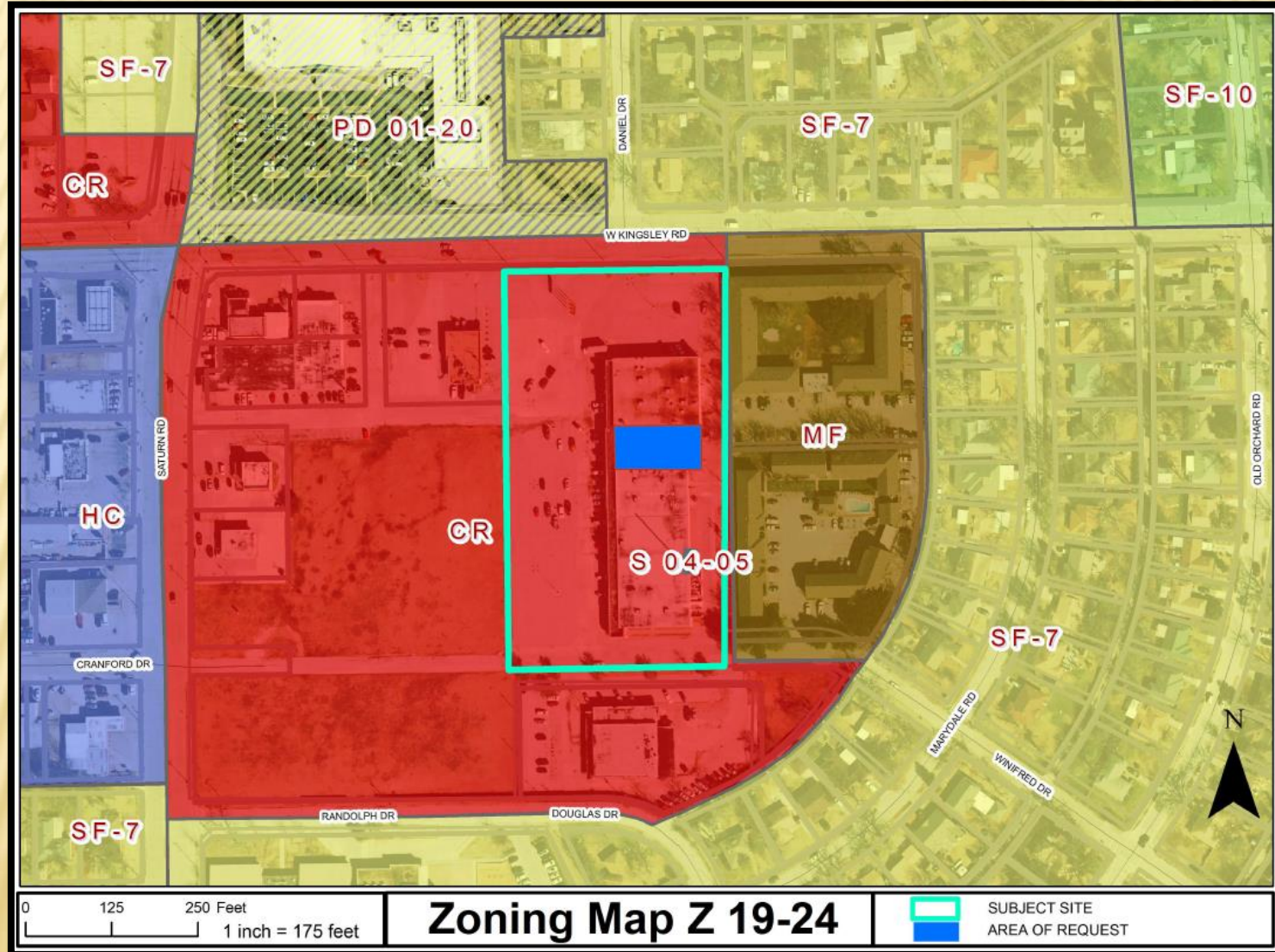
Applicant: Amir Zandevakili (K1 Concept, LLC)

Owner: Delta Investors LP

Acreage: Approximately 12.93 acres

Zoning: Community Retail (CR) District

Location Map



Photos



View looking towards Kingsley Road



Subject commercial building



View from Kingsley Road



View towards Winifred Drive

Photos



Looking south along property line



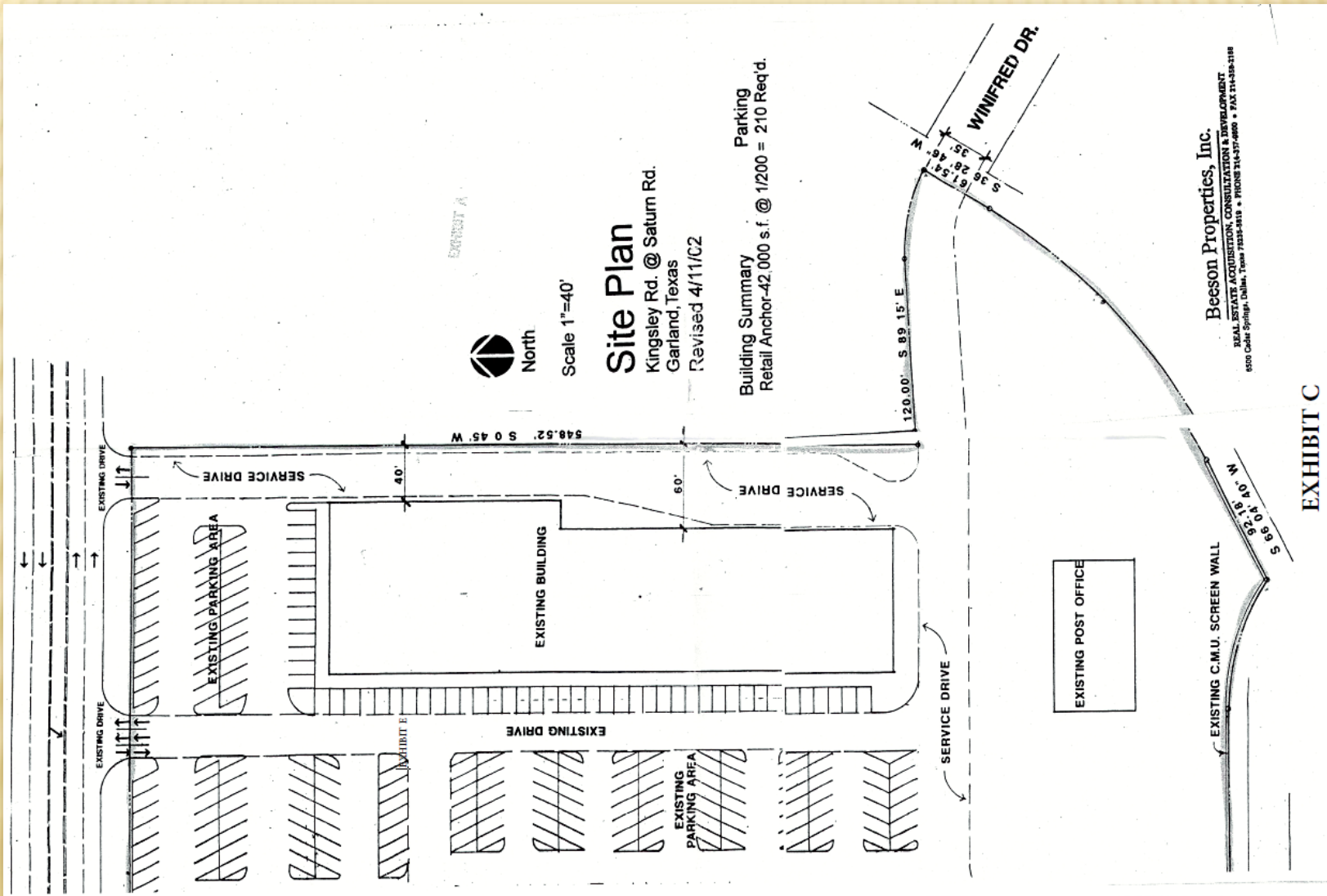
Looking north along property line



GARLAND

TEXAS MADE HERE

Site Plan

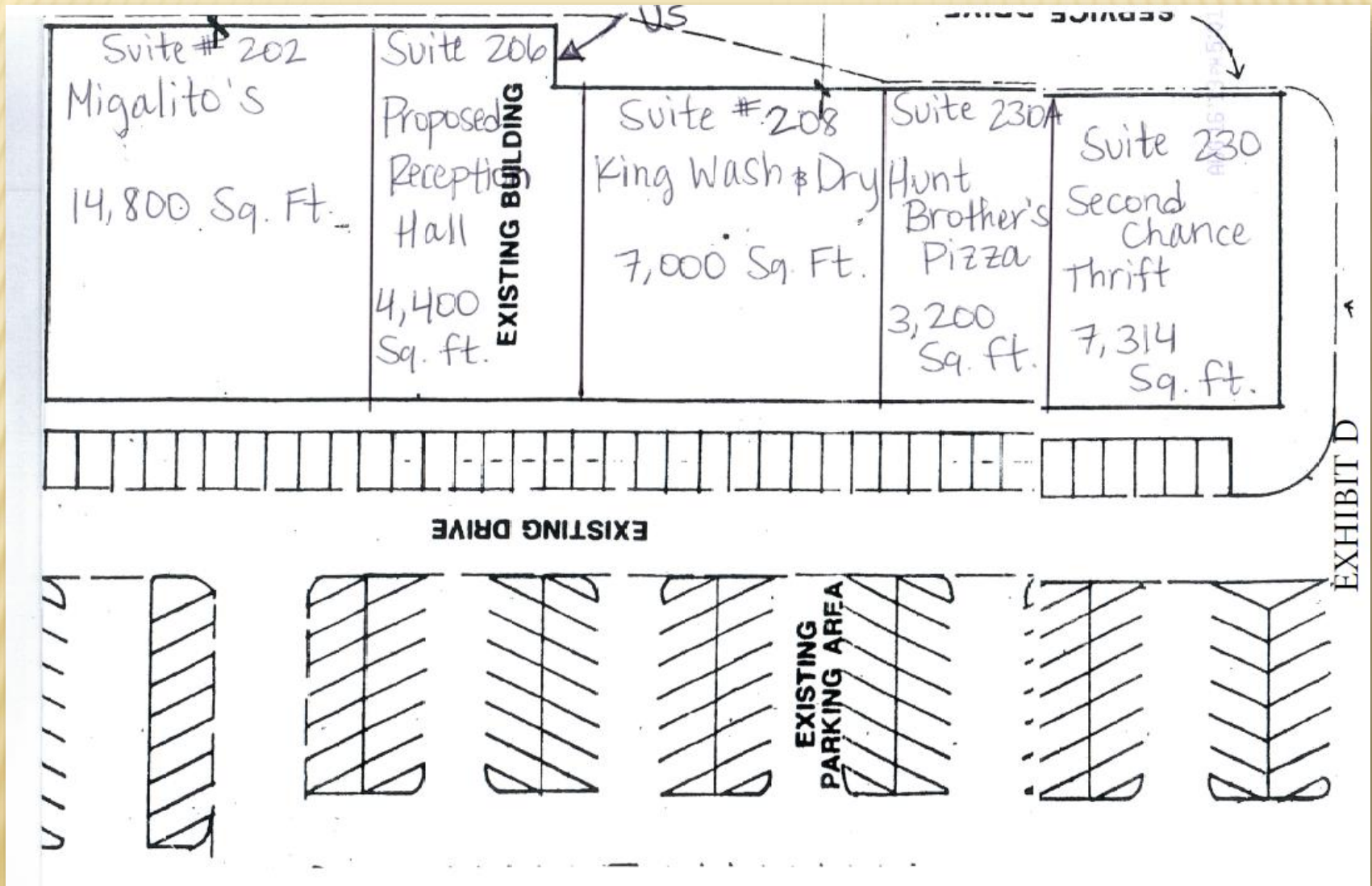


Becson Properties, Inc.
REAL ESTATE ACQUISITION, CONSULTATION & DEVELOPMENT
9500 Cedar Springs, Dallas, Texas 75238-9819 • PHONE 214-377-6889 • FAX 214-377-3188



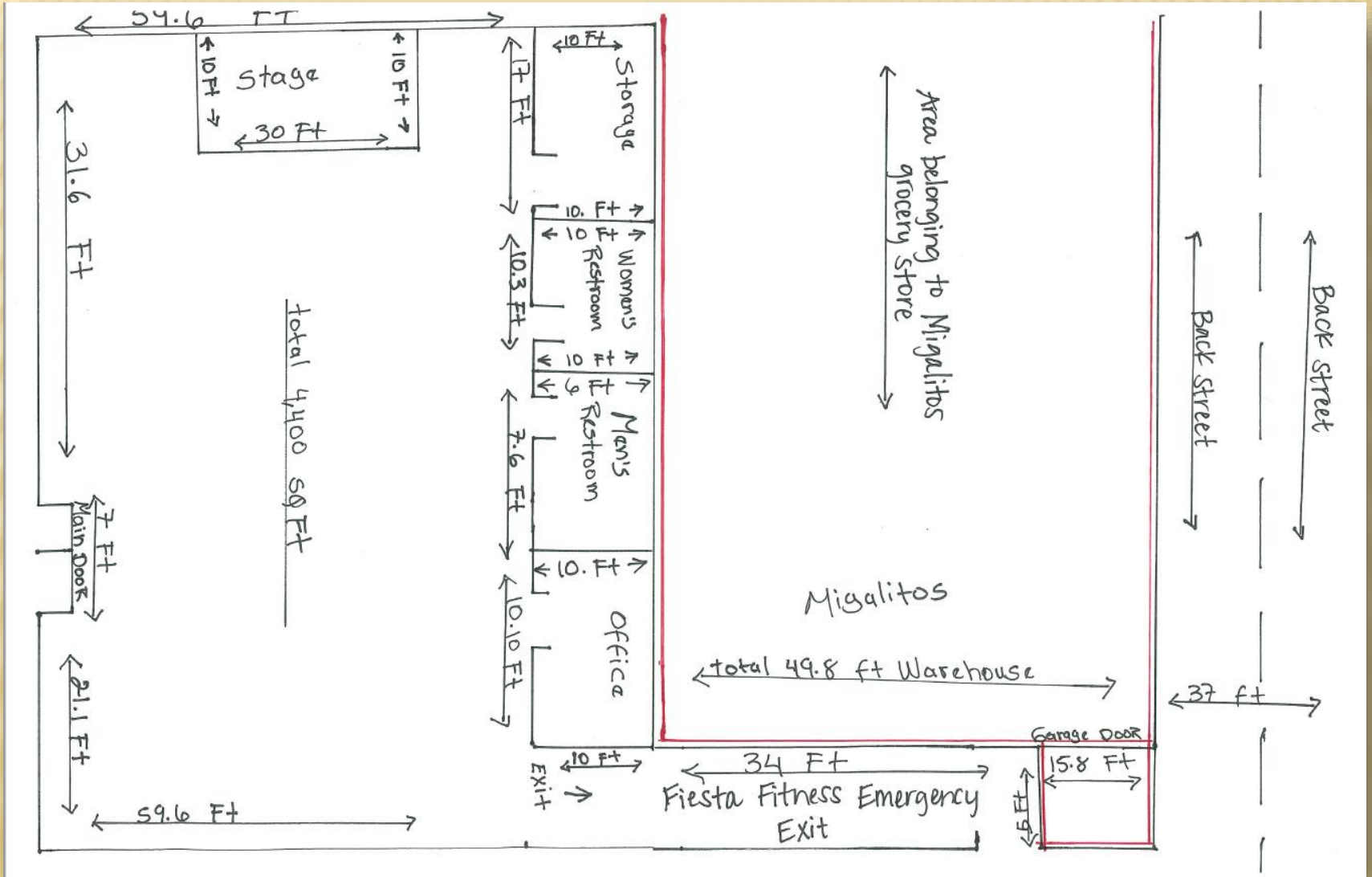
GARLAND
TEXAS MADE HERE

Building Floor Plan





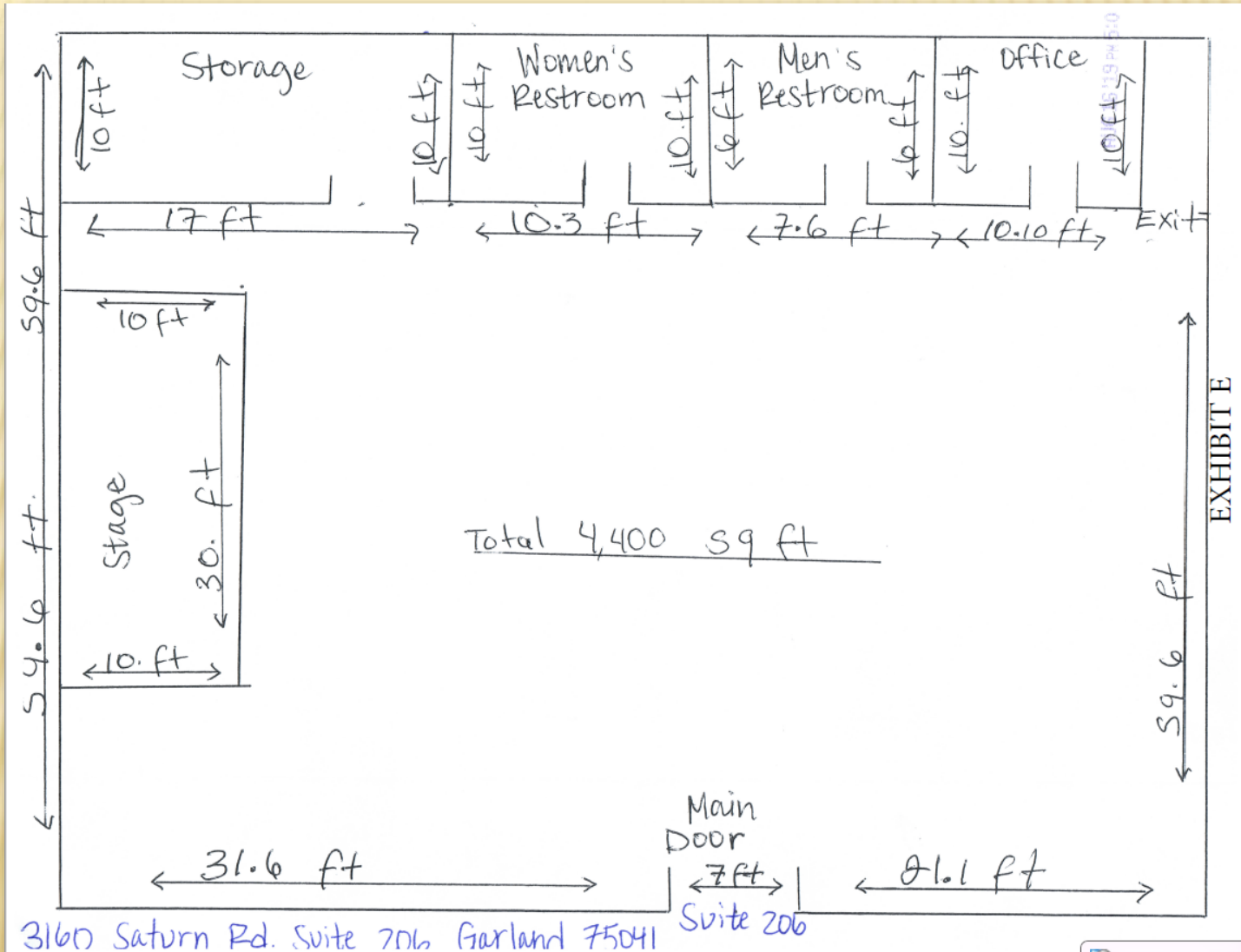
Building Floor Plan





GARLAND
TEXAS MADE HERE

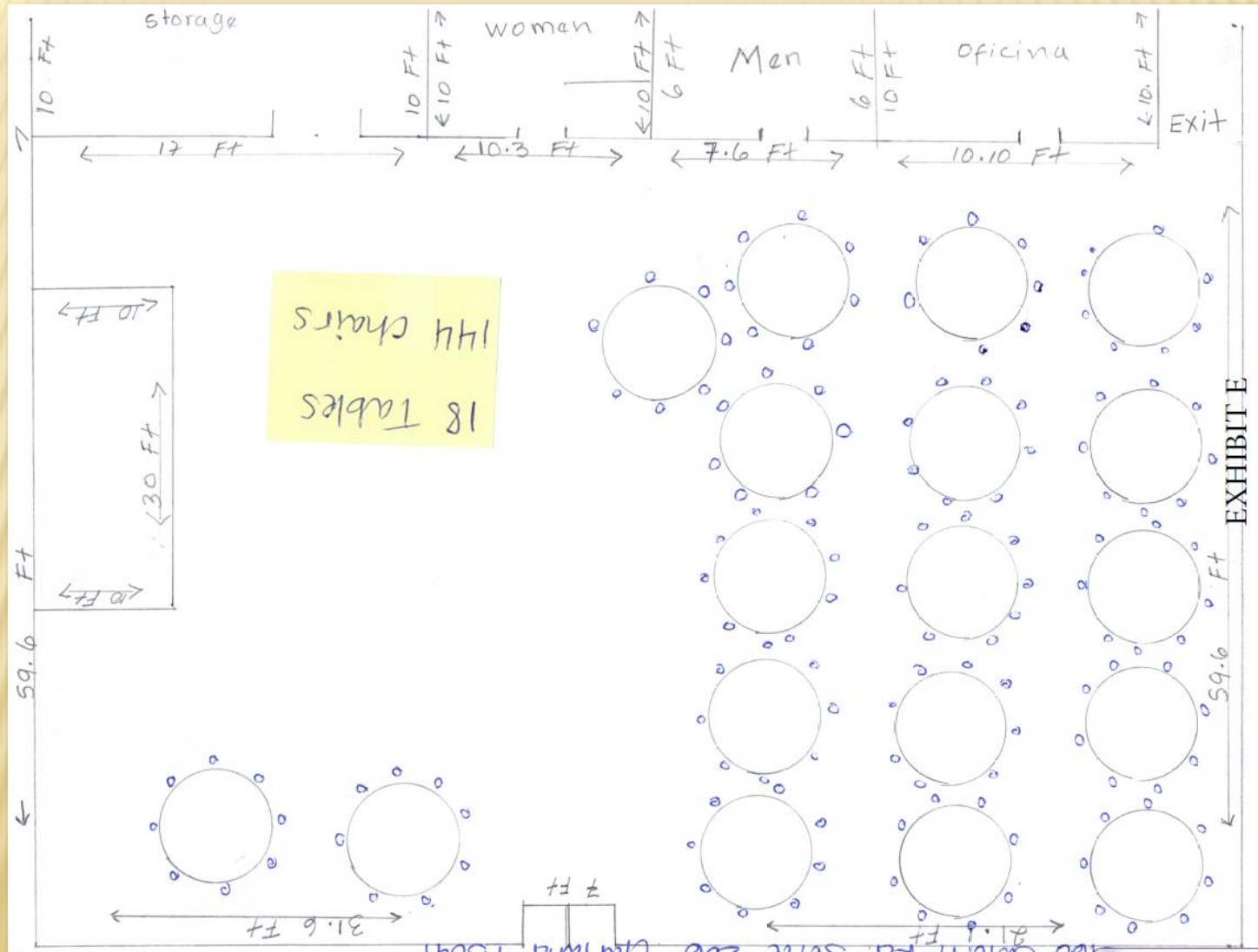
Suite Floor Plan





GARLAND
TEXAS MADE HERE

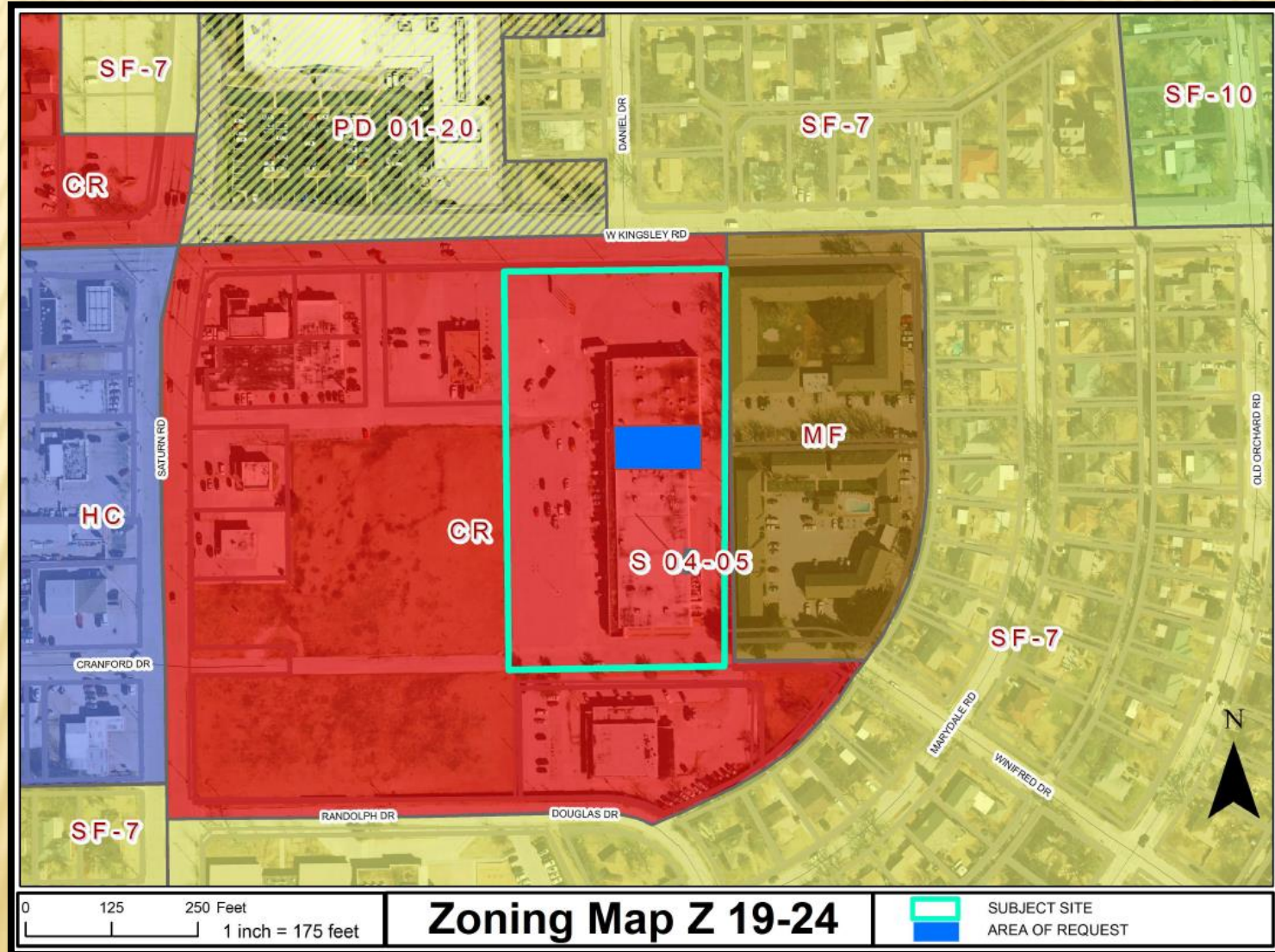
Reception Layout



Consideration

The applicant requests the Specific Use Provision (SUP) to be in effect for a period of five (5) years.

Location Map





GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. e.

Meeting Date: 10/08/2019

Item Title: Z 19-25 Spiars Engineering (District 3)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

OWNER

A&H Real Properties, LTD

PLAN COMMISSION RECOMMENDATION

On September 9, 2019 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

BACKGROUND

The subject property (overall site), a 2.964-acre lot, is developed with a shopping center (Exhibit C). The applicant proposes to lease a 0.315-acre area of the subject property and develop it with a Restaurant, Drive-Through (coffee shop).

SITE DATA

The lease area is approximately 0.315 acres, with approximately 63.66 feet of linear street frontage along Broadway Boulevard. The lease area can be accessed from Colonel Drive and Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The District may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage.

The applicant intends to develop a restaurant with a drive-through (coffee shop) in the middle of the shopping center. The Restaurant, Drive-Through requires a Specific Use Provision.

CONSIDERATIONS

1. The applicant proposes to lease a 0.315-acre area in the parking lot of the subject property shopping center and build a 570 square-foot, one-story coffee shop with a drive-through (Exhibit C). The improvements in the lease area would include a patio with a railing to define the patio area and buffer the seating area from on-site traffic. Additionally, the parking lot would be reconfigured to accommodate the drive-through lane and landscaping to define the boundary of the drive-through lane. The Restaurant, Drive-Through would operate Monday through Sunday from approximately 6:00 a.m. through 8:00 p.m.
2. The Garland Development Code (GDC) establishes a parking ratio of one (1) space for every 100 square feet of gross floor area. Six (6) parking spaces are required although ten (10) parking spaces (including handicap parking) are located within the lease area and would serve the proposed 570-square foot Restaurant, Drive-Through.
3. Given the extent and size of the proposed improvements on the lease area, the entire property is not required full compliance with the GDC screening and landscape standards under this Specific Use Provision request. However, the applicant is providing vegetation as shown in the landscape plan (Exhibit D).
4. The design of the building (Exhibit E) complies with the applicable building design regulations of Garland Development Code.
5. A Specific Use Provision for Restaurant, Drive-Through for thirty (30) years is requested by the applicant.

COMPREHENSIVE PLAN

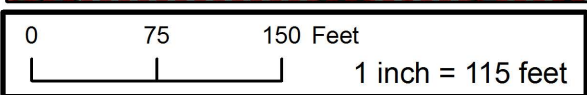
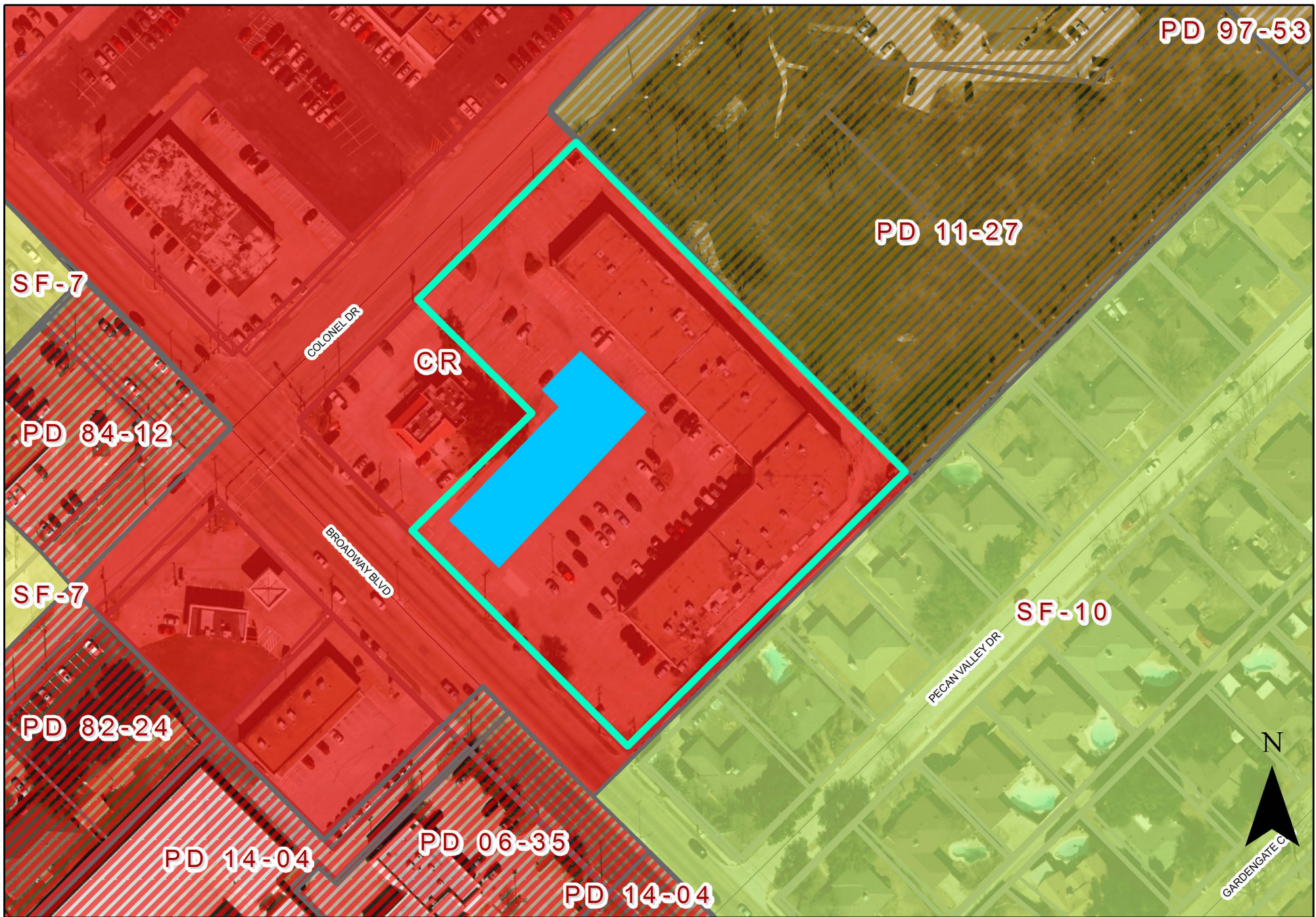
The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property directly to the north of the subject property shopping center across Colonel Drive is another shopping center zoned Community Retail (CR) District. The property to the east of the shopping center is zoned Planned Development (PD) District 11-27 for multi-family use and it is developed with a senior care facility. The property to the south across Broadway Boulevard is zoned Community Retail (CR) District, Planned Development District 06-35 and Planned Development (PD) District 14-04 for Community Retail Uses; these properties are developed as retail and other commercial uses. The properties to the west of the subject property shopping center at the intersection of Broadway Boulevard and Colonel Drive are zoned Planned Development (PD) District 84-12 for Community Retail Uses; these properties are developed with retail uses.

Attachments

Z 19-25 Spiars Engineering Attachments and Exhibits
Z 19-25 Spiars Engineering Responses
Z 19-25 Spiars Engineering Staff Presentation



Zoning Map Z 19-25



SUBJECT SITE
AREA OF REQUEST

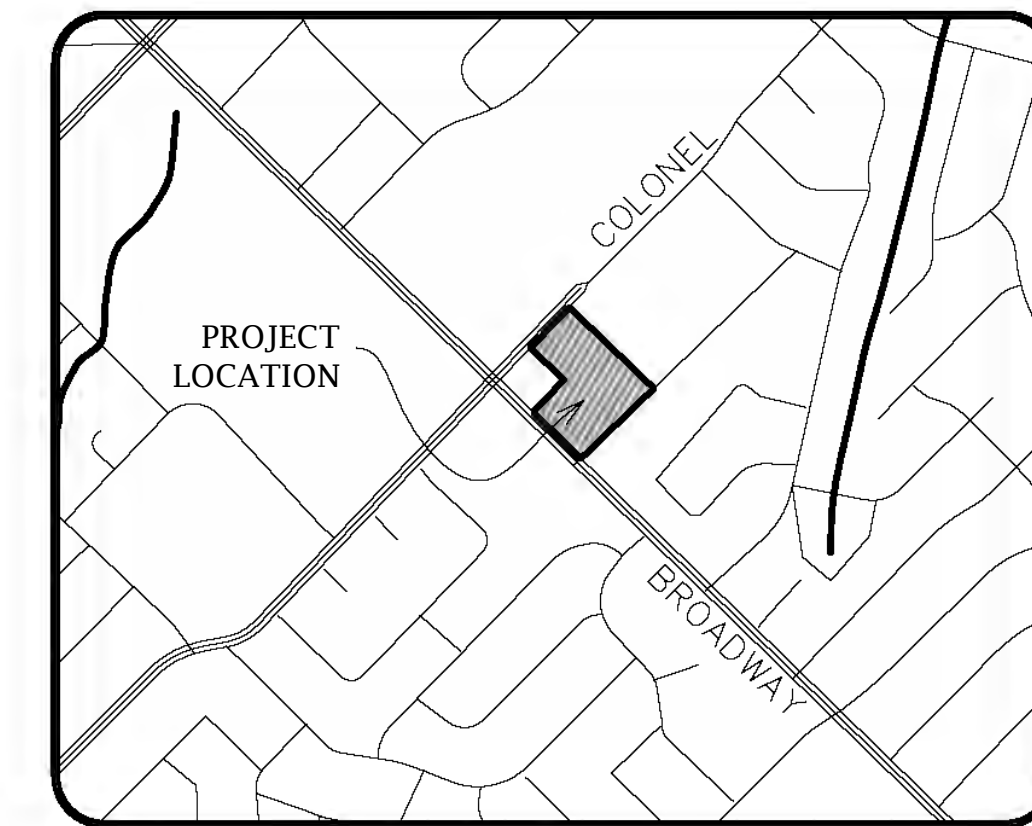
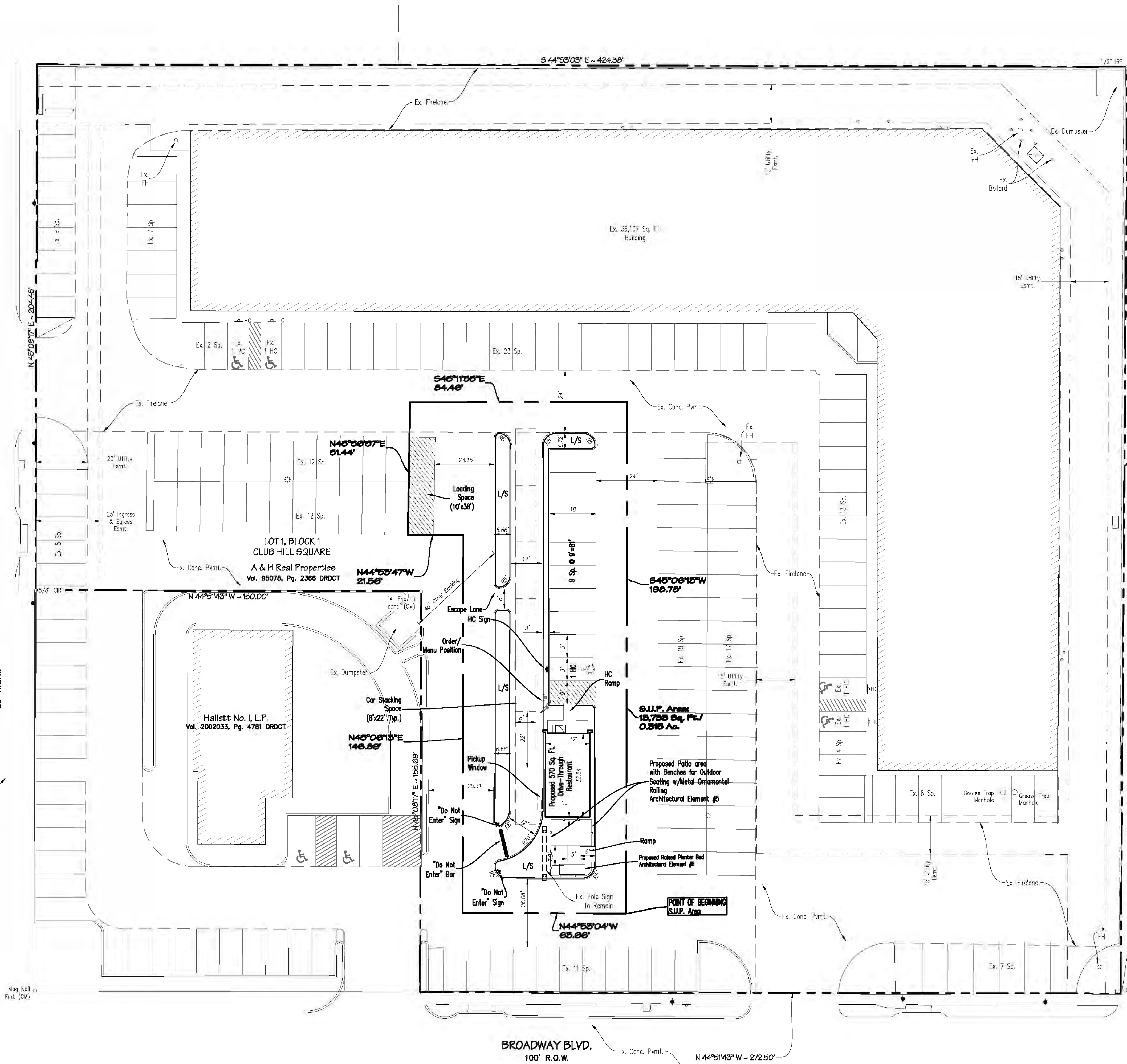
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-25

3414 Broadway Boulevard

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow 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:**
 - A. Development:** Development is to be in general conformance with the approved site plan, landscape plan and building elevations labeled Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and development plans, the 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 thirty (30) years.
 - B. Site Layout:** The Restaurant, Drive-Through operation shall be limited to the 0.315-acre lease area, in accordance with the site layout in Exhibit C.

EXHIBIT C



LOCATION MAP
1" = 1000'

LEGEND

- Prop. Curb & Gutter
- Ex. Striping
- Prop. Striping
- Ex. Firelane
- Ex. Fire Hydrant
- Ex. Light Pole
- L/S
- Prop. Landscape Area
- Metal Ornamental Railing

SYNOPSIS

Zoning	CR (Community Retail)
Total Lot Area	2.964 Ac./129,112 Sq. Ft.
Existing Building Area	36,107 Sq. Ft.
Proposed Building Area	570 Sq. Ft.
Total Building Area	36,677 Sq. Ft.
Floor Area Ratio	0.284:1
Building Height	1-Story
Impervious Area	125,198 Sq. Ft. => 96.97%
Overall Parking Required*	158 Spaces
Overall Parking Provided	163 Spaces (Incl. 5 HC)
SUP Area Parking Required	6 Spaces
SUP Area Parking Provided	10 Spaces (Incl. 1 HC)

Refer to Parking Analysis Letter included w/ SUP request



RAISED PLANTER SAMPLE

(Planter shall be similar in nature—exact product to be confirmed at time of permit.)



METAL RAILING SAMPLE

(Railing shall be similar in nature—exact product to be confirmed at time of permit.)



PATIO FURNISHING SAMPLE

(Furnishings shall be similar in nature—exact product to be confirmed at time of permit.)

CASE No. 190801-3

SITE PLAN

SCOOTER'S - COUNTRY CLUB

LOT 1, BLOCK 1
CLUB HILL SQUARE
JOHN LITTLE LEAGUE SURVEY, ABSTRACT No. 761
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
2.964 Acres/129,112 Sq. Ft.
Current Zoning: CR (Community Retail)

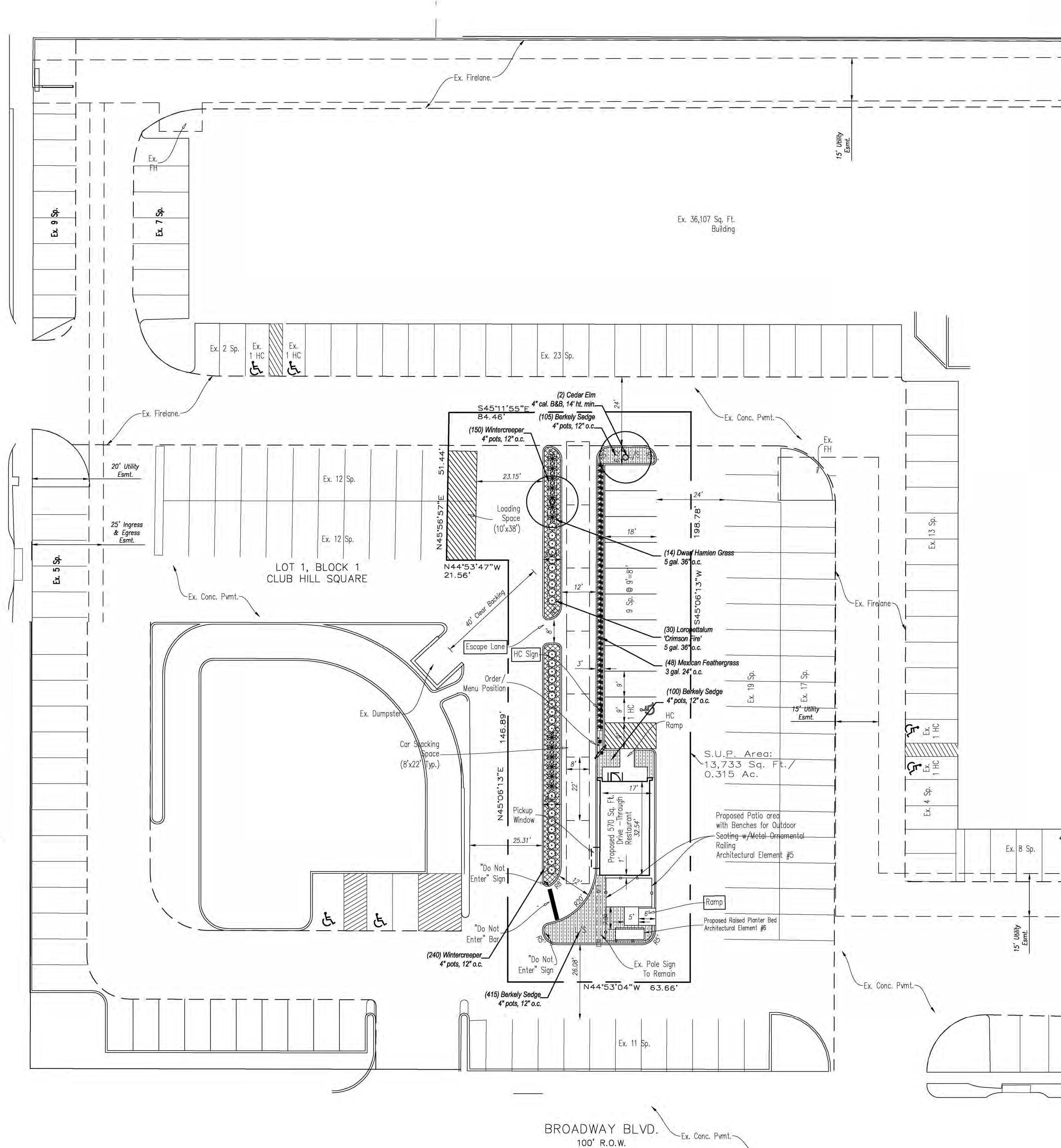
OWNER
A & H Real Properties LTD
PO Box 851253
Richardson, TX 75085
Telephone: (972) 422-7866
Contact: Al Abusaud

APPLICANT
ARC Holdings, LLC
3615 Summit Plaza Dr., Ste. 109
Bellevue, NE 68123
Telephone: (402) 319-7848
Contact: Adam Cockerill

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: David Bond

EXHIBIT D

COLONEL DRIVE
80' R.O.W.



LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.

PLANTING NOTES

Clearing of existing planting shall consist of the satisfactory removal and disposal of existing plants occurring within all planting areas as noted below:

- A. All shrubs and existing groundcover shall be removed and discarded from the site within (24) hours of shrub removal.

Backfill: All planting areas shall be backfilled with 25% Sandy Loam and 25% Prepared Soil Mix as needed. Sandy Loam shall be without admixture of subsoil or slag and shall be free of stones, limbs, sticks, plants, or their roots, toxic substances, or other extraneous matter that may be harmful to plant growth or would interfere with future maintenance.

Prepared Soil Mix: Organic compost material shall be a mixture of 80% vegetative matter and 20% animal waste. Ingredients shall be a mix of coarse and fine textured material, Vital Earth, Back to Earth or approved equal.

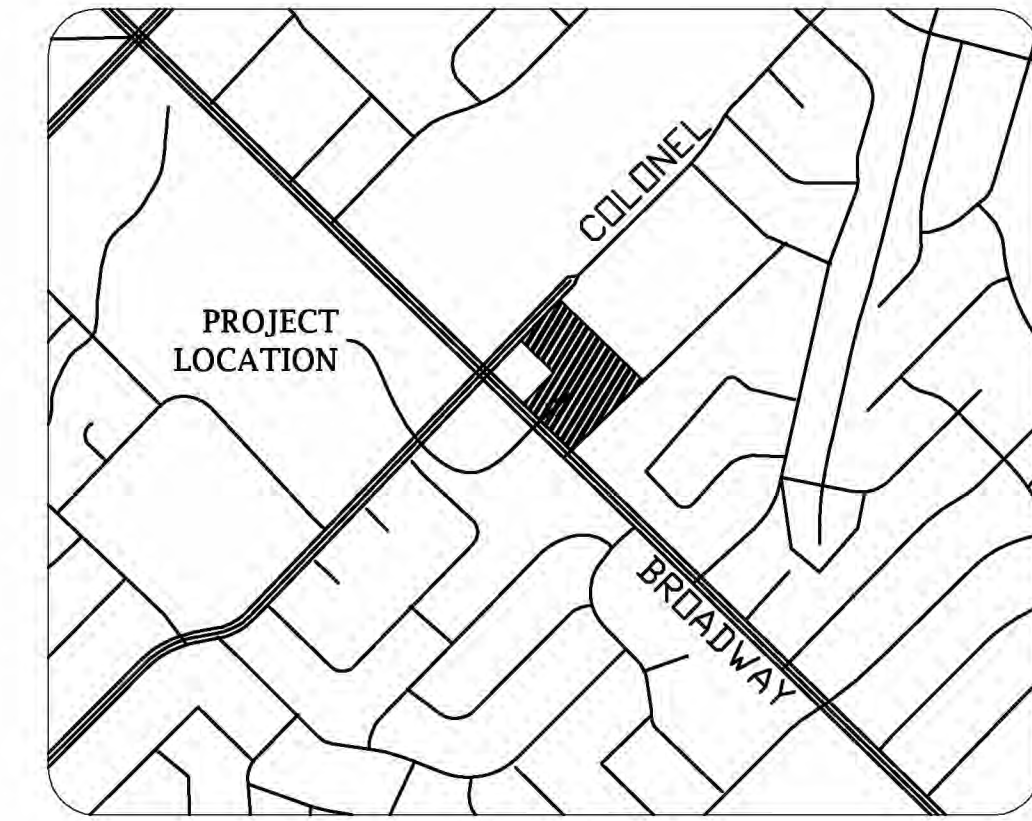
Mulch: Mulch shall be Double Shredded Hardwood Bark Mulch of relative uniform particle size with a median size of one (1") inch and shall be free of sticks, stones, leaves, and any other debris.

Organic Fertilizer shall be Fertilaid, Maestro-Gro, Manafix, Sustain, Agripon, bat guano or earthworm castings as recommended for required applications. Fertilizer shall be delivered to the site in its original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

Prepare new planting beds by backfilling planting areas with 8" of prepared soil mix and tilling to depth of four (4") inches.

Apply organic fertilizer such as Fertilaid, Maestro-Gro, or Sustain @ 20 lbs / 1,000 sq. ft. at the rate of 1 lb. of nitrogen per 1,000 sq. ft.

All planting areas shall receive two (2") inch layer minimum settled thickness of Double Shredded Hardwood Bark Mulch after plant material has been installed.

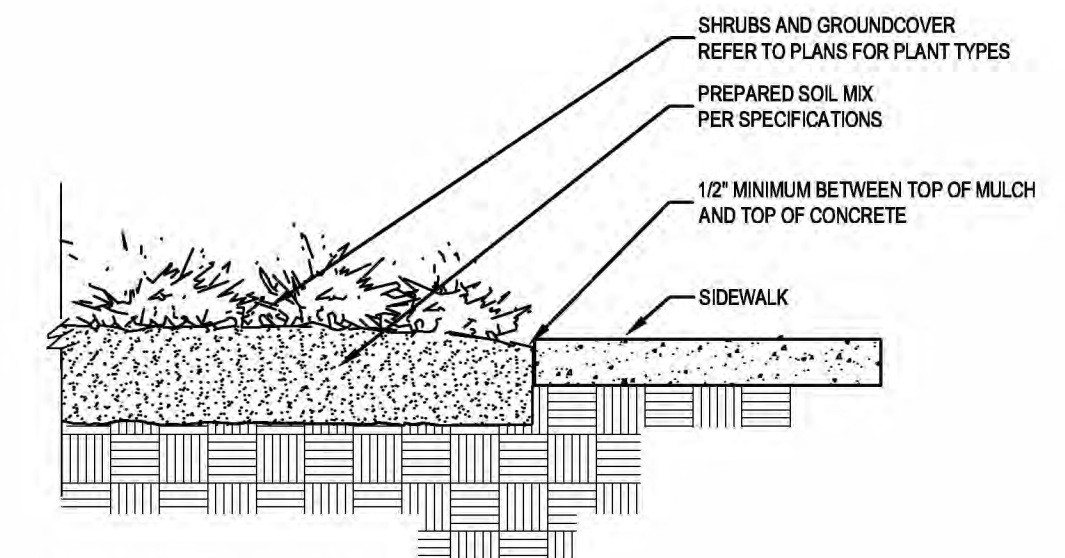


LOCATION MAP
1" = 1000'

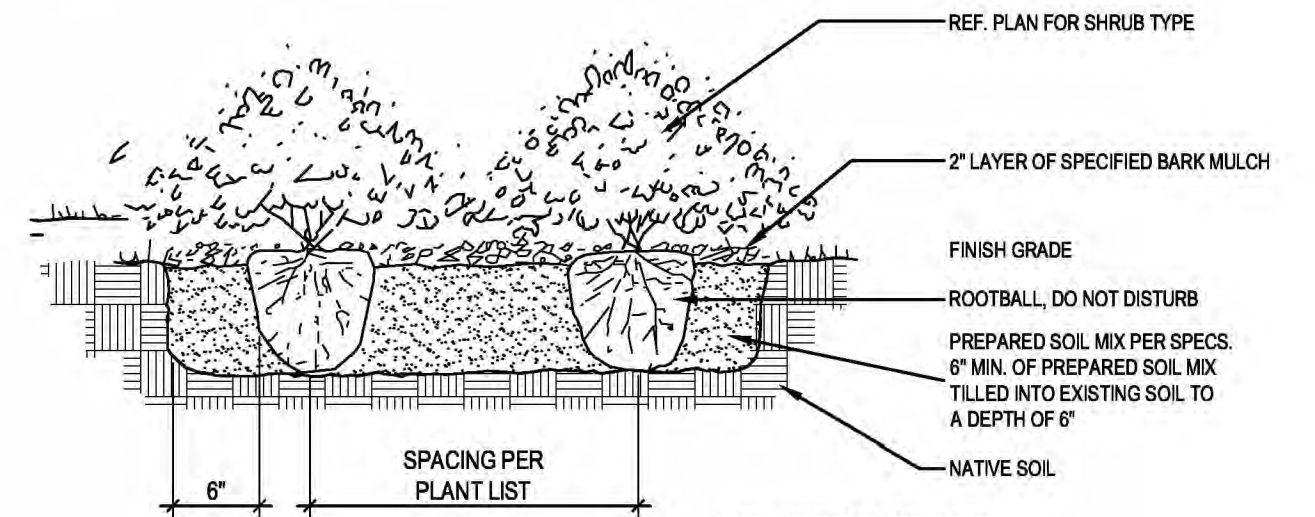
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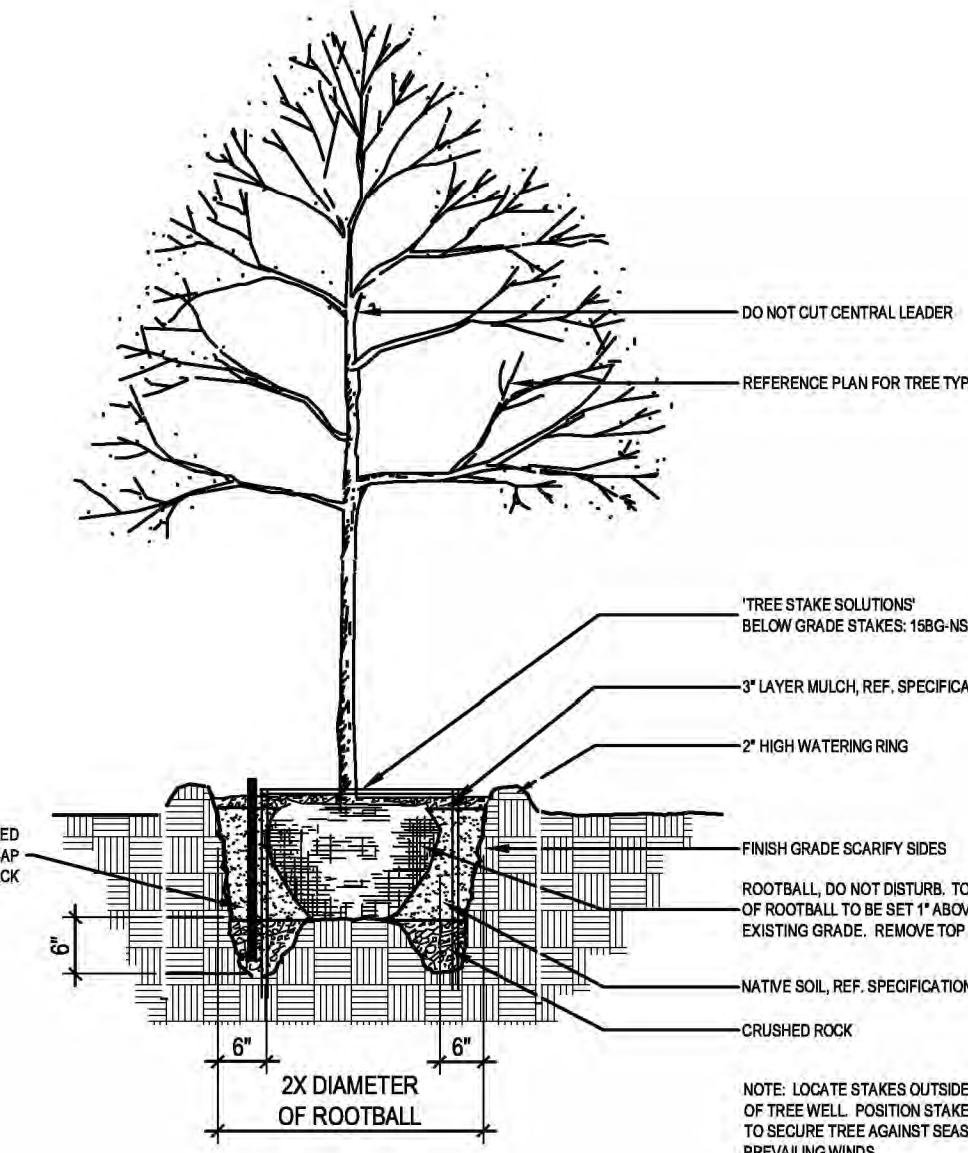
Refer to Parking Analysis Letter included w/ SUP request



02 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



03 SHRUB PLANTING DETAIL
NOTE: POCKET PLANTING NOT ALLOWED NOT TO SCALE



01 TREE PLANTING DETAIL
NOT TO SCALE

01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

CASE NUMBER: 190801-3

SCOOTER'S - COUNTRY CLUB

LOT 1, BLOCK 1
CLUB HILL SQUARE
JOHN LITTLE LEAGUE SURVEY, ABSTRACT No. 761
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
2.964 Acres/129,112 Sq. Ft.
Current Zoning: CR (Community Retail)



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0283
Fax: 214.871.0546
Email: smr@smr-la.com



OWNER
A & H Real Properties LTD
PO Box 851253
Richardson, TX 75085
Telephone:
Contact: Alaidin Abusaad

APPLICANT
ARC Holdings, LLC
3615 Summit Plaza Dr., Ste. 109
Bellevue, NE 68123
Telephone: (402) 319-7848
Contact: Adam Cockerill

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: David Bond



Scooter's Coffee Drive-Thru
Country Club Shopping Center
3414 Broadway Blvd
Garland, TX 75043

EXTERIOR ELEVATIONS

Adam Cockerill
ARC Holdings, LLC
3615 Summit Plaza Dr, #104
Bellevue, NE 68123

[illegible]

DATE:	07.29.19
DESIGNED BY:	KAW
DRAWN BY:	JDE
APPROVED BY:	KAW

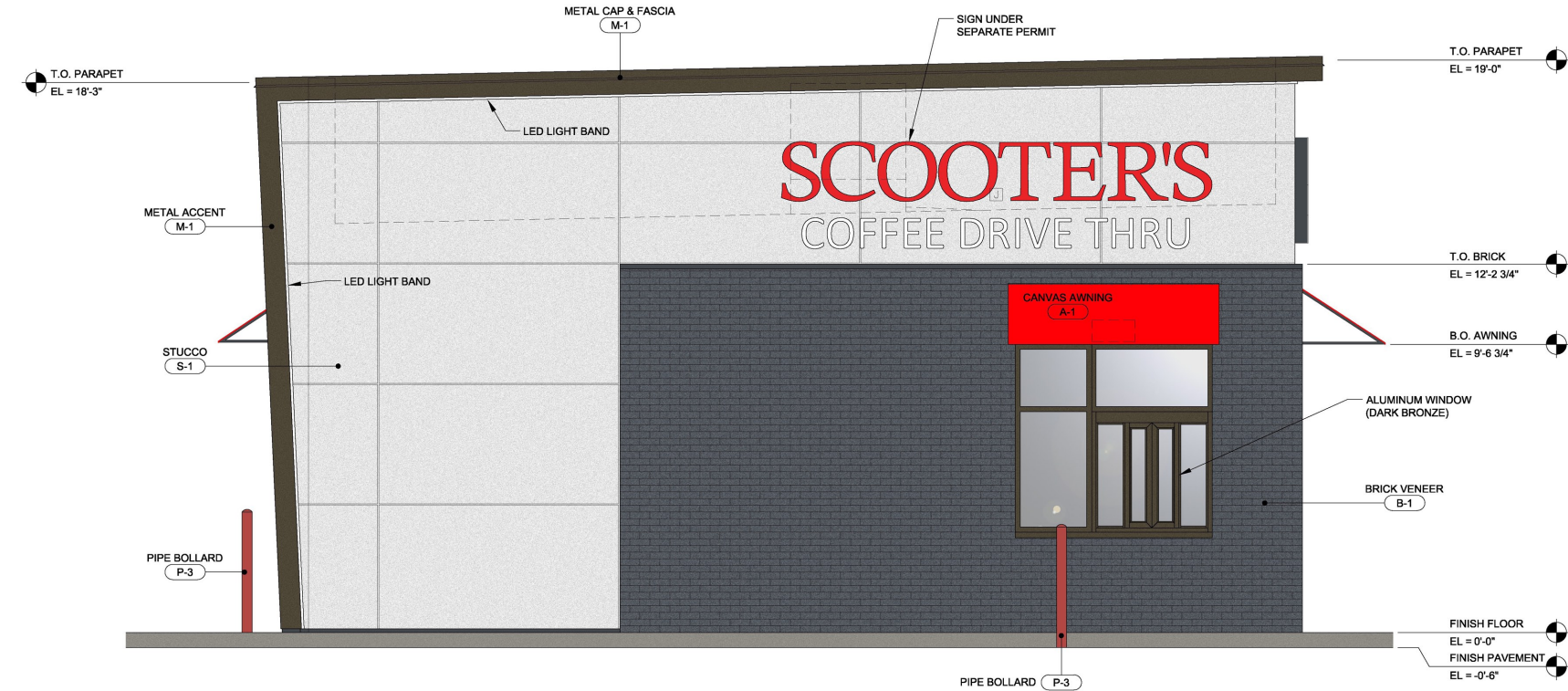
SHEET NUMBER

A2.1

JOB NUMBER

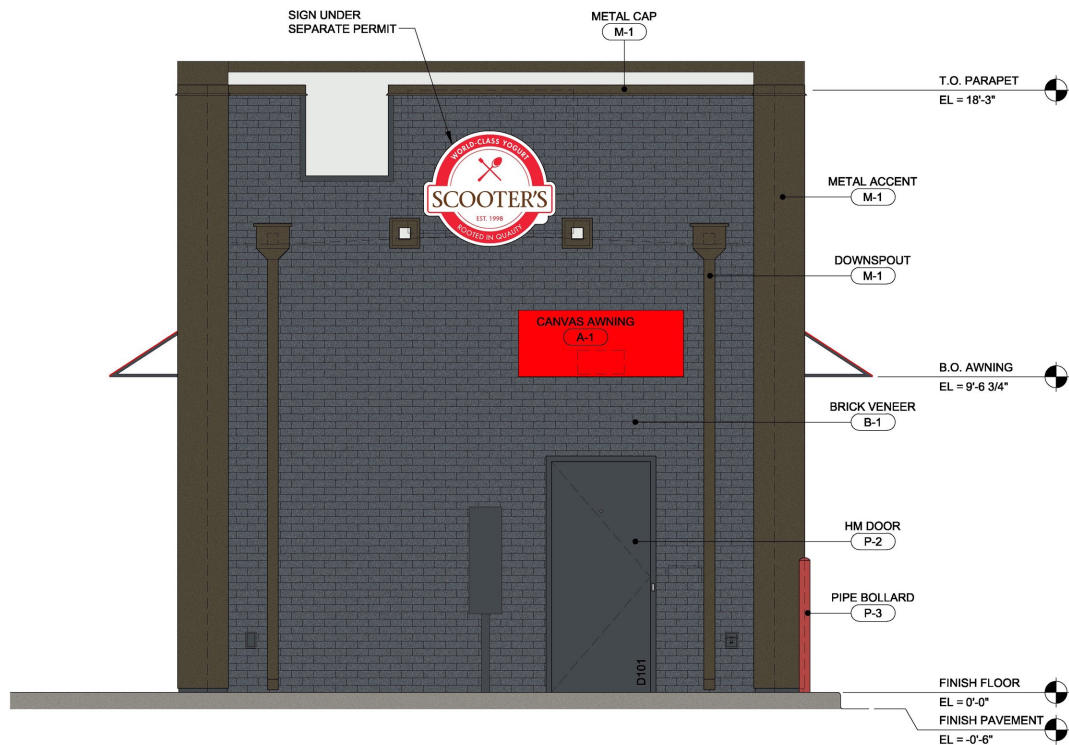
5426-19

0420 10



J1 WEST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

- 1/2" STUCCO CHANNEL REVEAL. PAINT TO MATCH STUCCO.
- 1/2" STUCCO "F" CHANNEL REVEAL. PAINT TO MATCH STUCCO.
- AWNING, COLOR: RED (BY OWNER).
- WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL.
- STUCCO, COLOR: SITE WHITE SW7070. SEE SPECS
- CONTRACTOR SHALL PROVIDE POWER FOR EXTERIOR SIGNAGE WIREWAY ON PARAPET WALL INTERIOR
- SIGNAGE UNDER SEPARATE PERMIT.
- STANDARD BRICK. SEE SPECS
- ROOF LINE BEYOND
- ROOF TOP UNIT BEYOND
- LED LIGHT BAND
- METAL FASCIA/SOFFIT AND REAR ELEVATION ACCENTS - DARK BRONZE
- SES PANEL, SEE ELECTRICAL
- MAILBOX, BY OWNER
- DOOR BELL
- ELECTRICAL OUTLETS, SEE ELECTRICAL.
- FREEZE PROOF WALL HYDRANT, SEE PLUMBING.
- METAL CAP FLASHING, DARK BRONZE
- METAL THRU-WALL SCUPPER, CONDUCTOR HEAD & DOWNSPOUT, DARK BRONZE. SEE ?/A6.0
- METAL THRU-WALL OVERFLOW SCUPPER. SEE ?/A6.0
- STUCCO CASING BEAD W/ WEEPS. PAINT TO MATCH STUCCO. DO NOT CLOG WEEPS.
- 4"Ø CONC-FILLED PIPE BOLLARD. SEE DETAIL A0.2.



A1 NORTH EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH MATERIALS

TAG	MATERIAL / DESCRIPTION	MFR	STYLE / CAT NO	COLOR	REMARKS	TAG	MATERIAL / DESCRIPTION	MFR	STYLE / CAT NO	COLOR	REMARKS
(B-1)	BRICK VENEER	ENDICOTT	SMOOTH FACE	MANGANESE IRONSPOT		(P-1)	PAINT	SHERWIN WILLIAMS	-----	SW 7070 SITE WHITE	SEMI-GLOSS
(S-1)	CEMENT STUCCO	SENERGY	SENTRY STUCCO ULTRA	SW7070 SITE WHITE	FINE FINISH	(P-2)	PAINT	SHERWIN WILLIAMS	-----	SW 6992 INKWELL	SEMI-GLOSS
(M-1)	METAL PANEL ACCENT	----	TBD	DARK BRONZE	PREFINISHED	(P-3)	PAINT	SHERWIN WILLIAMS	-----	SW 6607 TOMATO RED	SEMI-GLOSS
(A-1)	CANVAS AWNING	----	TBD	RED							

EXTERIOR FINISH MATERIALS CALCULATION TABLE

NORTH FACADE			EAST FACADE		
MATERIAL	AREA	PERCENTAGE	MATERIAL	AREA	PERCENTAGE
GROSS (MINUS DRS & WDWS)	602.55 SF	100%	GROSS (MINUS DRS & WDWS)	319 SF	100%
BRICK VENEER (B-1)	236.41 SF	39.24%	BRICK VENEER (B-1)	258.01 SF	80.88%
CEMENT STUCCO (S-1)	325.81 SF	54.07%	METAL PANEL (M-1)	60.95 SF	19.12%
METAL PANEL (M-1)	40.33 SF	6.69%			

ARCHITECTURAL DESIGN ELEMENTS

1. AWNINGS
2. TRANSOM ABOVE D/T WINDOW
3. DISTINCTIVE LIGHT FEATURE THAT ACCENTUATES BUILDING LINES
4. BENCH FOR OUTDOOR SEATING. RE: CIVIL
5. VARIED ROOF HEIGHT
6. RAISED PLANTER. RE: CIVIL

Scooter's Coffee Drive-Thru
Country Club Shopping Center
3414 Broadway Blvd
Garland, TX 75043

EXTERIOR ELEVATIONS

Adam Cockerill
ARC Holdings, LLC
3815 Summit Plaza Dr, #104
Bellevue, NE 68123

REVISIONS

BY DATE

DATE: 07.29.19
DESIGNED BY: KAW
DRAWN BY: JDE
APPROVED BY: KAW

SHEET NUMBER

A2.0

JOB NUMBER

5426-19

WARMAN ARCHITECTURE + DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051



REPORT & MINUTES

P.C. Meeting, September 9, 2019

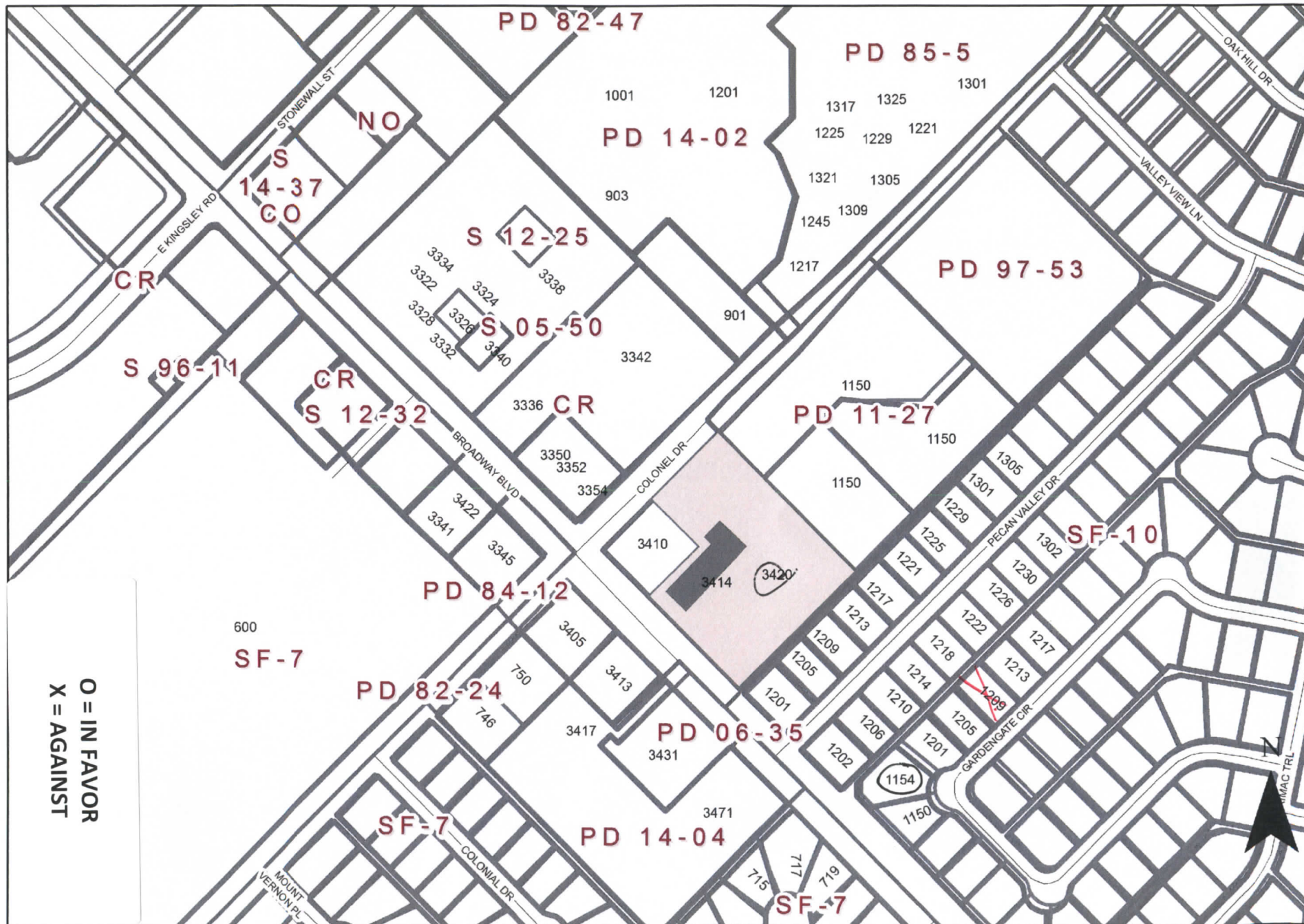
Consideration of the application of **Spiars Engineering**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 3414 Broadway Boulevard. (District 3) (File Z 19-25)

Representing the applicant, Mark Ewing, 765 Custer Road, Plano, Texas, and Megan Vaissen, 2201 Wolf Street, Dallas, Texas provided an overview of the request and provided additional information regarding ownership of the restaurant.

Commissioner Edwards spoke in support of this request.

John L. Gatz, 401 Colonel Drive, Garland, Texas, questioned if this applicant is a franchise restaurant and the square footage of the building.

Motion was made by Commissioner Edwards, to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner O'Hara. **Motion carried: 9 Ayes, 0 Nays.**



Allmendinger, Tracy

From: Michael Grammer <mkgrammer@gmail.com>
Sent: Monday, September 2, 2019 12:22 PM
To: Planning Group
Subject: Spiars Engineering - File Z 19-25

This is Mike Grammer. I live at 1154 Gardengate Circle, Garland 75043. I received the request for a restaurant planned at 3414 Broadway Boulevard.

I have no objection to the plans.

Regards,
Mike Grammer

Received 9-2-19



GARLAND

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

August 28, 2019

HEARING DATE/TIME: Plan Commission: September 9, 2019 – 7:00 PM

APPLICANT: Spiars Engineering

File Z 19-25

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, September 9, 2019, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Spiars Engineering**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. The property is shown on the enclosed sketch and is described as follows:

BEING a 0.315-acre tract in the John Little League Survey, Abstract No. 761, and being a part of Lot 1, Block 1, Club Hill Square, an addition to the City of Garland, Dallas County, Texas, and being part of a tract of land conveyed to A & H Real Properties, as recorded in Volume 95078, Page 2366, Deed Records Dallas County Texas. **The site is located at 3414 Broadway Boulevard. (District 3)**

Note: The applicant makes the above request to build and operate a restaurant/coffee shop with a drive-through.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nabiha Ahmed at 972-205-2453.

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

August 28, 2019

Z 19-25

Page 2 of 2

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

I am opposed to any more
restaurants in this area.
Too much traffic for this
small area.

(Please complete the following information)

1209 Gardengate Cr.

Your Property Address

Betty W. Vandiver

Printed Name

1209 Gardengate Cr. Garland, TX 75043

Address

City, State

Zip

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

Signature

Title

Date:

9-3-19



GARLAND

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

August 28, 2019

HEARING DATE/TIME: Plan Commission: September 9, 2019 – 7:00 PM

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

SEP 9 '19 PM 1:49

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

It would bring a nice new
concept and good coffee to the
Area

(Please complete the following information)

3420 Broadway
Your Property Address

Al Abusaud
Printed Name

P.O. Box 851253 Richardson, TX 75085
Address City, State Zip

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

Al Abusaud
Signature Title

Date: Sept. 3, 2019

Z 19-25

**Approval of a Specific Use Provision for a
Restaurant, Drive-Through on a property zoned
Community Retail (CR) District.**

**City Council Meeting
October 8, 2019**



GARLAND

TEXAS MADE HERE

Case Information

Location: 3414 Broadway Boulevard

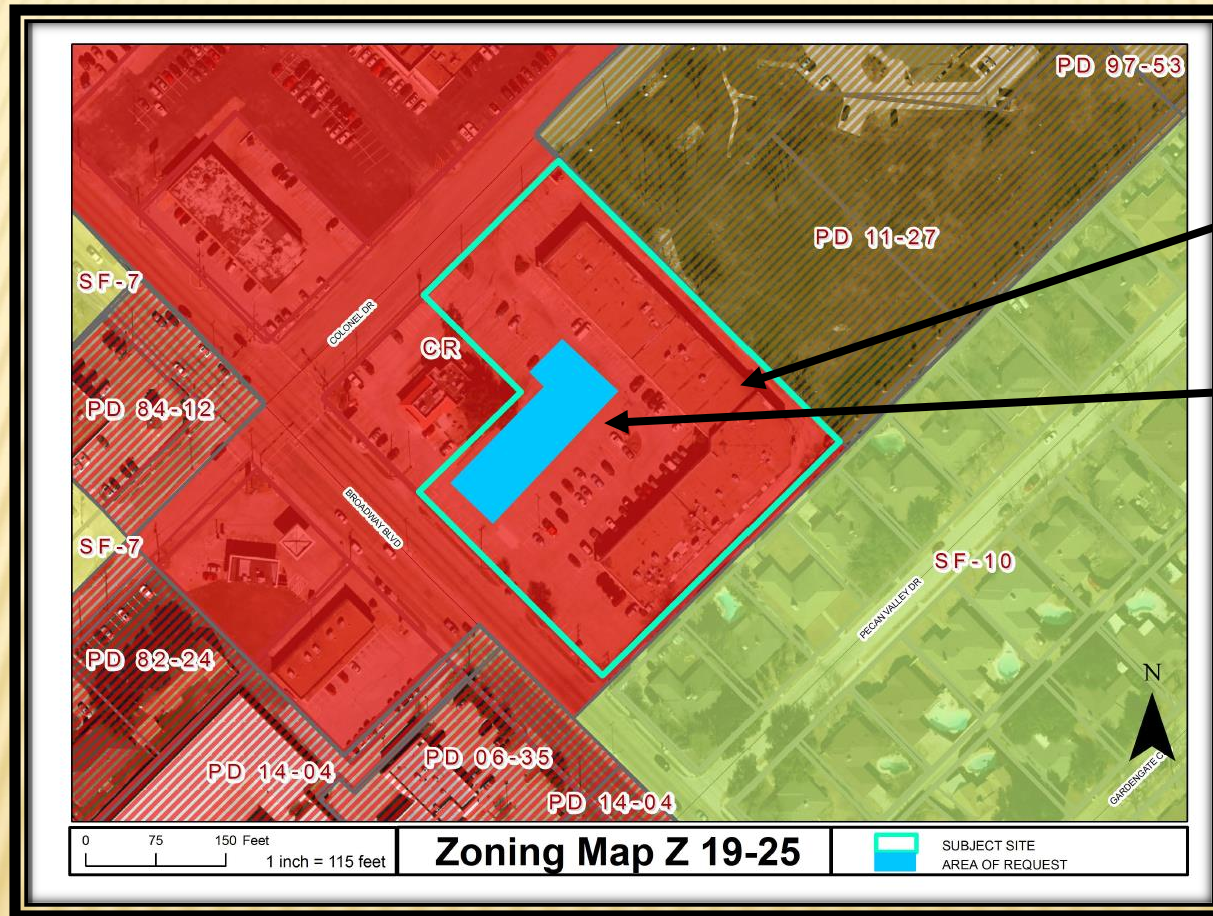
Applicant: Spiars Engineering, Inc.

Owner: A&H Real Properties, LTD

Acreage: Subject property (2.964 acres), lease area (0.315 acres)

Zoning: Community Retail (CR) District

Location Map & Background



Subject property with existing shopping center

Lease area for proposed restaurant w/drive-through (coffee shop)

Photos



Looking at the subject property from Broadway Blvd



Southwest of the subject property from Broadway Boulevard



North of the subject property from Colonel Drive



East of the subject property from Colonel Drive



GARLAND
TEXAS MADE HERE

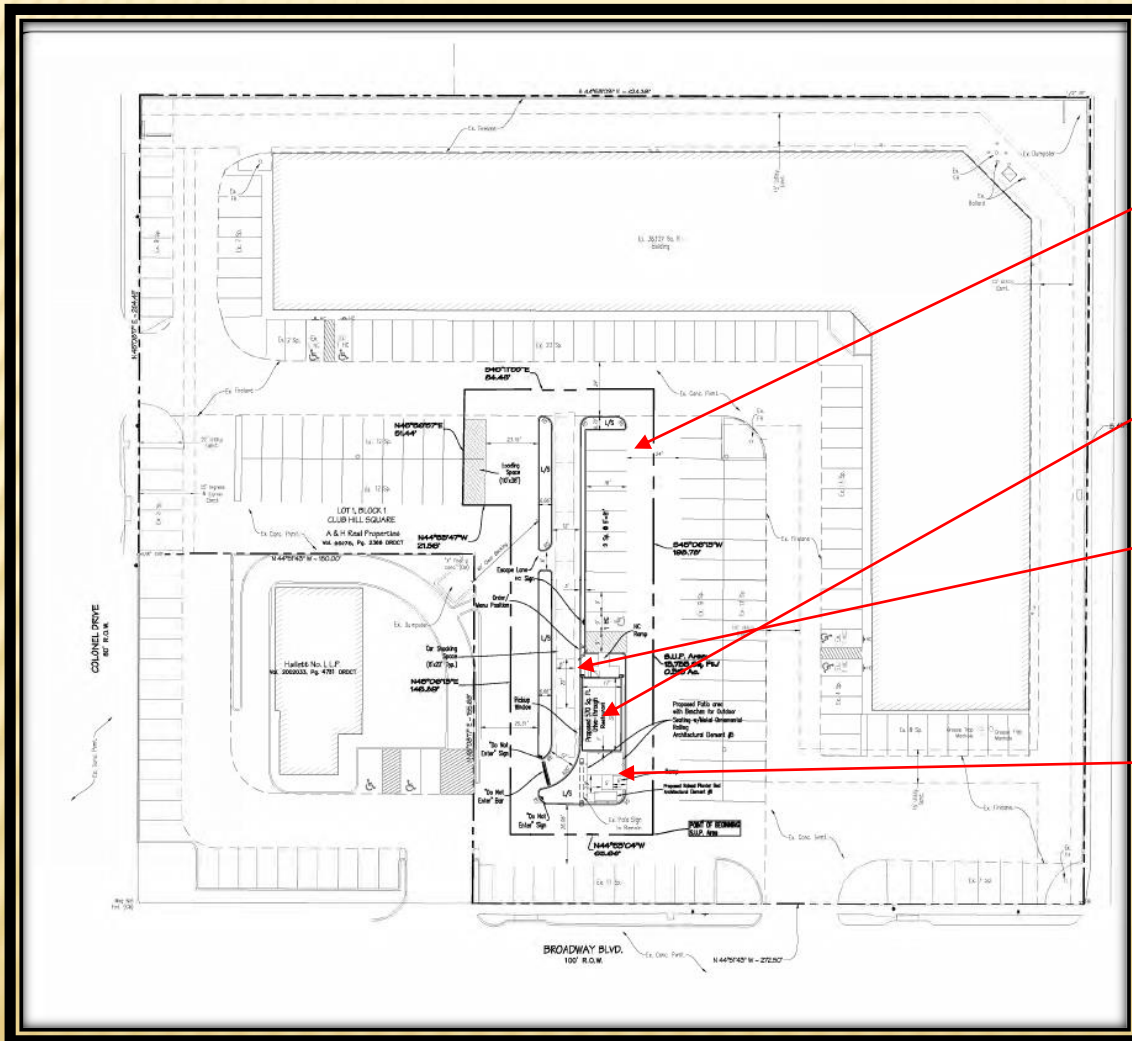
SUP for 30 years (Site Plan)

Parking area for
restaurant
w/drive-through

570 sq. ft, one story
restaurant

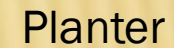
Drive-Through

Patio/outdoor
seating area

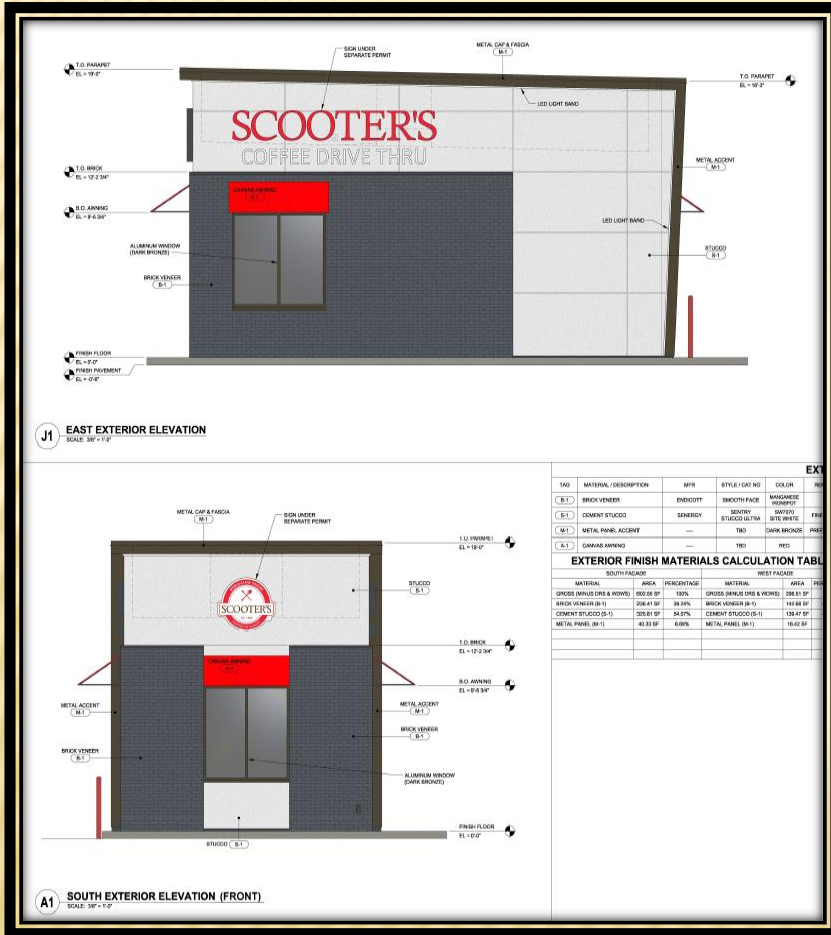




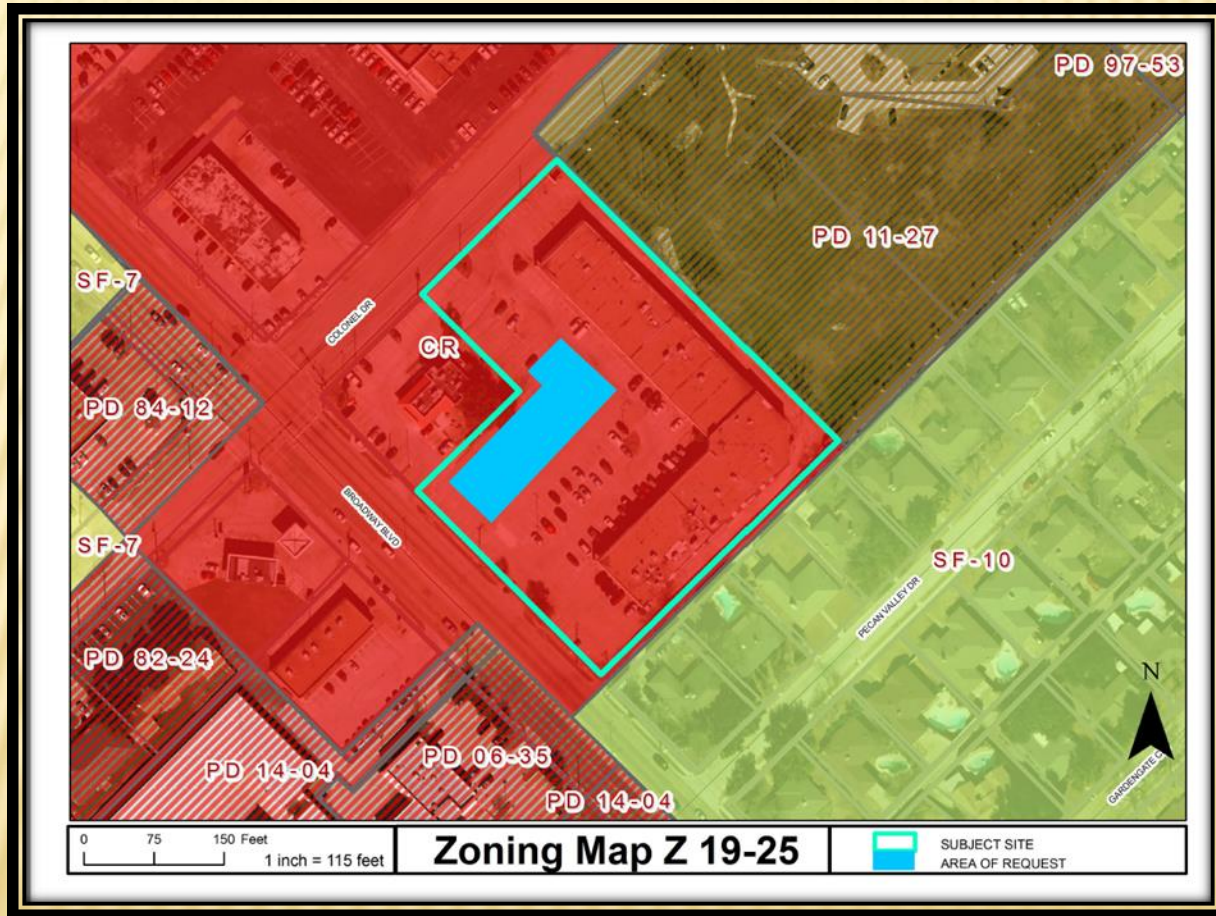
Z 19-25



Elevations



Comprehensive Plan





GARLAND

City Council Regular Session Agenda

Meeting Date: 10/08/2019

Item Title: Boards and Commissions

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Deborah Morris

- Darryl Quigley - TIF Board South
-

Attachments

Darryl Quigley - TIF Board South



GARLAND

TEXAS MADE HERE



Application for City of Garland Boards/Commissions/Committees

Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Please Type or Print Clearly:

Date: September 16, 2019

Name: Darryl Douglas Quigley

Phone: _____

Address: 1012 W. Avenue G

Phone: _____

City, State, Zip: Garland, Tx. 75040

Email: _____

Resident of Garland for 59 years

Resident of Texas for 64 years

✓ Dallas County Voter Registration Number _____ Garland City Council District Number 2

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

None other than the fact that I have been a small business owner for 40 years and am now retired.

If you have previously served on a City Board or Commission, please specify and list dates of service.

No

List civic or community endeavors with which you have been involved.

Garland CrimeStoppers, Garland Noon Exchange Club

What is your educational background?

High School Graduate, Texas Certified EMT/Paramedic (Retired)

What is your occupational experience?

Retired after serving 40 years as a owner/operator providing privately owned and operated EMS

I hereby affirm that all statements herein are true and correct.

Darryl D. Quigley

Board or Commission of first, second, and third choice:

☐ Board of Adjustment	☐ Garland Youth Council **	☐ Parks and Recreation Board
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Property Standards Board	☐ Plan Commission
☐ Community Multicultural Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Garland Cultural Arts Commission	☐ Unified Building Standards Commission	

*Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due _____
Past Due _____

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Check Signature & Date

Yes _____ No ☒

Date Notified _____