

Council Chambers at City Hall
Tuesday, July 2, 2024
7 p.m.



William E. Dollar Municipal Building
200 N. Fifth St.
Garland, Texas

GARLAND

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities 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.

NOTICE: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above identified location. Members of the public that desire to make a public comment must attend the meeting in person.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Special Recognition in honor for Shirley Robnett's service on the Senior Citizen Advisory Commission

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 or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

1. Approve the minutes of the June 18, 2024 Regular Meeting
2. Approve the following bids:

- a. Change Order #1 to Wastewater Improvements in Nine Alleys, Phase 2

Bid No. 0019-23

Tri-Con Services, Inc.

\$945,000.00

This request is for Change Order No. 1 to the Phase 2 of the Wastewater Improvements in Nine Alleys project in the amount of \$945,000 to increase funding needed due to unforeseen soil conditions.

- b. **GP&L Advanced Metering Infrastructure Consulting Change Order** **Bid No. 0472-21**

E Source Companies, LLC. \$1,306,680.00

This request is to obtain change order #4 to BL 8497 Advanced Metering Infrastructure Consultant. This BL was issued to obtain assistance with the creation of a request for proposal for the development of an Advanced Metering Infrastructure (AMI) System including the creation of RFP documents and assistance in evaluating proposal submissions. With this change order, E Source Companies, LLC. will add AMI project management services, travel reimbursement for site visits, and contract negotiations for the project.

- c. **Engineering Design Services for Pedestrian Routes to Forest / Jupiter DART Station** **Bid No. 0284-24**

Kimley-Horn & Associates, Inc. \$594,300.00

This request is to provide professional engineering design services for the construction of approximately 3.60 miles of pedestrian routes in various locations around the Garland Forest/Jupiter Dallas Area Rapid Transit (DART) Station.

- d. **Cumberland Drive and Monica Drive Water Line Replacement** **Bid No. 0404-24**

Tri-Con Services, Inc. \$1,143,083.00

This request is to provide construction services to remove and replace existing water main (1,552 linear feet) and existing concrete and/or asphalt street and sidewalk pavement (933 square yards) and all incidentals as shown on the approved plans. An owner's contingency is included for any additional work or materials that may be required.

- e. **GP&L Ben Davis Substation Construction Services** **Bid No. 0887-24**

Primoris T&D Services, LLC. \$2,175,000.00

The purpose of this bid is to obtain construction services needed for electric equipment enclosure connections at the GP&L Ben Davis Substation. This is part of the approved GP&L Ben Davis Flood Mitigation CIP project. An owner's contingency is included for any additional materials that may be required.

- f. **TMPA Pruitt Switch to Pink Solar 138kV Transmission Line Engineering Services** **Bid No. 1114-24**

Burns & McDonnell Engineering Company, Inc. \$1,033,000.00

This request is to obtain engineering and design services to support the construction of the TMPA Pruitt Switch to Pink Solar 138kV Transmission Line. This is part of the approved TMPA Greenville Interchange to Pruitt New Line and Station CIP project and will be reimbursed at 100%.

- g. **GP&L Ben Davis Substation Materials** **Bid No. 0766-24**

KBS Electrical Distributors, Inc. \$1,260,000.00

This request is for the purchase of materials needed for electric equipment enclosure connections at the GP&L Ben Davis Substation. This is part of the approved Ben Davis Flood Mitigation CIP project. An

owner's contingency has been included for any unforeseen material items needed.

- h. **TMPA Dansby to Steep Hollow 138kV Transmission Line** **Bid No. 0991-24**

Primoris T&D Services, LLC. **\$7,050,000.00**

This request is to obtain transmission line construction services for the TMPA Dansby to Steep Hollow 138kV Transmission Line. This is part of the approved TMPA Dansby to Steep Hollow Rebuild CIP project and will be reimbursed at 100%. An owner's contingency is included for any additional materials that may be required.

- i. **GP&L Girvin Switch Station Electrical Construction Services** **Bid No. 0922-24**

Great Southwestern Construction **\$6,020,000.00**

This request is to obtain electrical construction services needed for the GP&L Girvin Switch Station. This is part of the approved Girvin Switch Station CIP project. An owner's contingency is included for any additional materials that may be required.

- j. **GP&L Boiler Maintenance Services Contract** **Bid No. 0804-23**

Hi-Tech Industrial Services **\$790,654.71**

The purpose of this item is to obtain change order No. 1 to the GP&L Boiler and Plant Maintenance services contract. This change order is needed to process invoices associated with continued plant maintenance services.

3. **2024-2025 CDBG, HOME, and ESG Federal Grant Allocation and Action Plan Approval**

Formal consideration of funding allocations for the one-year Action Plan for fiscal year 2024-2025, covering the Community Development Block Grant, HOME Infill Partnership Grant, and Emergency Solutions Grant programs.

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

4. **Texas Municipal Power Agency Appointment**

Consider by minute action the appointment of a City of Garland representative to the Texas Municipal Power Agency Board of Directors.

5. **Dallas Area Rapid Transit Board**

Consider by minute action the appointment of a City of Garland representative to the Dallas Area Rapid Transit Board of Directors.

6. **Hold public hearing(s) on the following Zoning Case(s):**

- a. **Consider a request by CCM Engineering proposing ninety (90) townhouses and open space. The site is located at 2000 and 2050 East Miller Road in District 3.**

Consider and take appropriate action on the application of CCM Engineering, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and

Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) a Detail Plan for townhouse development. This property is located at 2000 and 2050 East Miller Road. (District 3) (File Z 22-67)

- b. **Consider a request by IBC Construction, LLC proposing gas station, convenience store, laundromat and retail use on the subject property. The site is located at 1270 Pleasant Valley Road in District 1.**

Consider and take appropriate action on the application of IBC Construction, LLC, requesting approval of 1) a Specific Use Provision for a Fuel Pumps, Retail Use and 2) a Plan for a Fuel Pumps, Retail Use, Convenience Store, Laundry, Self-Serve (Laundromat) and Retail Store Uses on a property zoned Community Retail (CR) District. This property is located at 1270 Pleasant Valley Road. (District 1) (File Z 22-28)

- c. **Consider a request by Kimley-Horn proposing a Full-Service Boutique Hotel on the subject property. The site is located at 3305 Zion Road in District 3.**

Consider and take appropriate action on the application of Kimley-Horn, requesting approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses and 2) a Concept Plan for a Hotel/Motel Full Service. This property is located at 3305 Zion Road. (District 3) (File Z 24-24)

- d. **Consider a request by 2916 National, LP requesting to store equipment outside the building. The site is located at 2916 and 3002 National Drive in District 5.**

Consider and take appropriate action on the application of 2916 National, LP., requesting approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses and 2) a Detail Plan for Equipment Leasing/Rental, Outdoor Use. This property is located at 2916 and 3002 National Drive. (District 5) (File Z 24-15)

- e. **Consider a request by OSI 1602 Kings Rd, LLC. The applicant proposes a Truck Storage Use on the subject property. The site is located at 1602 Kings Road in District 6.**

Consider and take appropriate action on the application of OSI 1602 Kings Rd, LLC., requesting approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Storage Use 2) a Concept Plan for a Truck/Bus Storage Use. This property is located at 1602 Kings Road. (District 6) (File Z 24-22)

- f. **Consider a request by OSI 1602 Kings Rd, LLC. The applicant proposes Truck Repair and Truck Storage Uses on the subject property. The site is located at 1602 Kings Road in District 6.**

Consider and take appropriate action on the application of OSI 1602 Kings Rd, LLC., requesting approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Repair Use & Truck/Bus Storage Use on a property zoned Industrial (IN) District and 2) a Concept Plan for a Truck/Bus Repair Use & Truck/Bus Storage Use. This property is located at 1602 Kings Road. (District 6) (File Z 24-23)

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

ADJOURN

All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. 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).

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
 - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
 - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
 - risk management information, contracts, and strategies, including fuel hedging and storage;
 - plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
 - customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]



Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses these goals to guide operational priorities, decision-making and resource allocation.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

1.

Meeting Date: 07/02/2024

Title: Minutes June 18, 2024

Submitted By: Tracy Allmendinger, Deputy City Secretary

Issue/Summary

Approve the minutes of the June 18, 2024 Regular Meeting

Background

Consideration / Recommendation



GARLAND
PURCHASING REPORT

City Council Regular Session

2. a.

Meeting Date: 07/02/2024

Item Title: Change Order #1 to Wastewater Improvements in Nine Alleys, Phase 2

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0019-23

Purchase Justification:

This request is for Change Order No. 1 to the Phase 2 of the Wastewater Improvements in Nine Alleys project in the amount of \$945,000 to increase funding needed due to unforeseen soil conditions requiring removal and replacement of existing soil in the water and sewer trench lines along Main Street between KCS Railroad and First Street, as well as an additional 2 inches asphalt overlay due to the condition of the pavement on Main Street between KCS railroad and First Street. The 2 inches asphalt overlay will result in a complete resurfacing of Main Street, improving the primary access from the east, into downtown. Currently, the contract amount for the project is \$4,899,989.00 with \$490,000 in available contingency for total previously approved funding of \$5,389,989. The estimated total construction cost is \$6,234,989. The proposed change order includes an additional \$100,000 for contingency.

Evaluation:

Tri-Con Services, Inc. was awarded the original PO 34581 in the amount of \$5,390,000 at the March 21, 2023 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Tri-Con Services, Inc.	All	\$845,000.00
Owner's Contingency		\$100,000.00
	TOTAL:	\$945,000.00

Basis for Award:

Change Order

Purchase Requisition #:

51740

Fiscal Impact

Total Project/Account: \$39,750,955

Expended/Encumbered to Date (Including this Item): \$37,796,819

Proposed Balance: \$1,954,136

Account #: Various

Fund/Dept/Project Description and Comments:

Water CIP / Distribution Lines (Up to 14-Inch) Program	\$155,000
Wastewater CIP / Rehab Sewer Collection Mains in Dirty Alleys Program	790,000
Total	\$945,000

Attachments

Location Map

Bid Evaluation Summary

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Pages 217 & 248

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

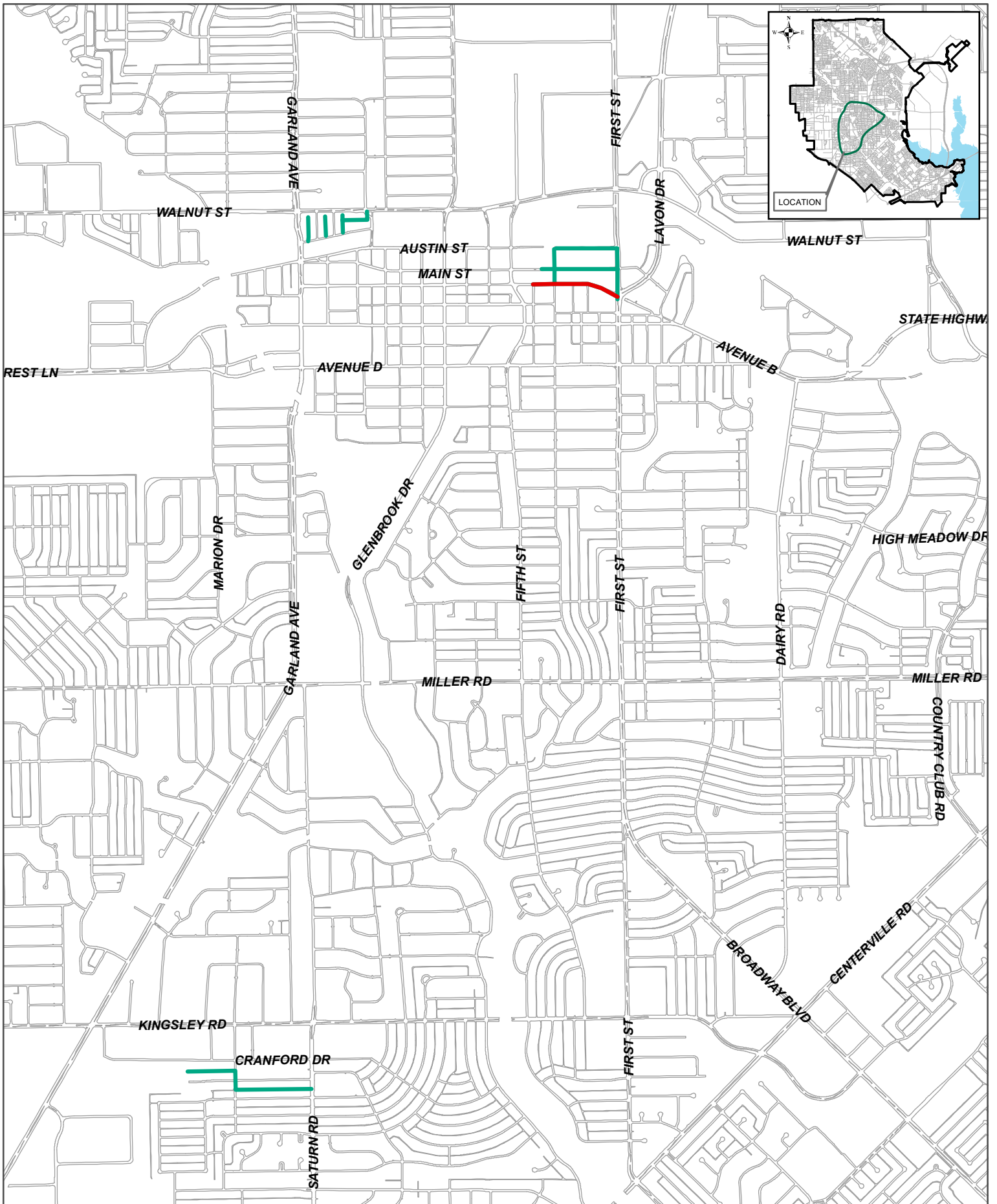
06/18/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/14/2024





GARLAND

PROCUREMENT

BID EVALUATION SUMMARY

DATE: June 13, 2024

PR#: 51740

BID #: 0019-23

AWARD BASIS: Change Order

EVALUATION: Tri-Con Services, Inc. was awarded the original PO 34581 in the amount of \$5,390,000.00 at the March 21, 2023, City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

AWARD AMOUNT:

Vendor(s)	Item(s)	Amount
Tri-Con Services, Inc.	All	\$945,000.00
	Total:	\$945,000.00

PROCUREMENT REPRESENTATIVE: Liz Segura, Senior Buyer

DEPARTMENT REPRESENTATIVE: Tami Wilson, Department Coordinator

ATTACHMENTS: None



GARLAND
PURCHASING REPORT

City Council Regular Session

2. b.

Meeting Date: 07/02/2024

Item Title: GP&L Advanced Metering Infrastructure Consulting

Submitted By: Jonas Whitehead, GP&L Distribution
Director

Bid Number: 0472-21

Purchase Justification:

This request is to obtain change order #4 to BL 8497 Advanced Metering Infrastructure Consultant. This Blanket Contract was issued to obtain assistance with the creation of a request for proposal for the development of an Advanced Metering Infrastructure (AMI) System including the creation of RFP documents and assistance in evaluating proposal submissions. With this change order, E Source Companies, LLC. will add AMI project management services, travel reimbursement for site visits, and contract negotiations for the project.

Evaluation:

E Source Companies, LLC. was awarded the original BL 8497 in the amount of \$64,632 on May 6, 2021. Change order #1 was approved in the amount of \$79,902 at the August 16, 2022 City Council Meeting. Change order #2 was approved in the amount of \$44,000 at the October 11, 2022 City Council Meeting. Change order #3 was approved in the amount of \$21,758 on February 16, 2023. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
E Source Companies, LLC.	All	\$1,306,680.00
	TOTAL:	\$1,306,680.00

Basis for Award:

Change Order

Purchase Requisition #:

51682

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date (Including this Item): N/A

Proposed Balance: N/A

Account #: N/A

Fund/Dept/Project Description and Comments:

Expenses will be charged to the appropriate Electric Operating and/or CIP Various Improvements Program account(s) as incurred.

Budget Type:

Operating Budget
CIP

Fiscal Year:

2023-24

Document Location:

Op.- Page 231; CIP - Page 275

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

06/18/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/13/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. c.

Meeting Date: 07/02/2024

Item Title: Engineering Design Services for Pedestrian Routes to Forest / Jupiter DART Station

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0284-24

Purchase Justification:

This request is to provide professional engineering design services for the construction of approximately 3.60 miles of pedestrian routes in various locations around the Garland Forest/Jupiter Dallas Area Rapid Transit (DART) Station, bounded by Jupiter Road to the west, Jacobson Road to the east, Edgewood Drive to the north, and Marquis Drive to the south in the City of Garland. The Engineer will provide Topo survey, design, project management and construction administration to comply with the federal funding requirements and to receive reimbursement in accordance with the Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT).

Evaluation:

A Request for Qualifications was issued in accordance with Purchasing procedures. Eight (8) responses were received and evaluated based on published criteria. Kimley-Horn & Associates, Inc. received the highest evaluated score, and was selected as the Most Qualified firm for this project.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Kimley-Horn & Associates, Inc.	All	\$594,300.00
	TOTAL:	\$594,300.00

Basis for Award:

Most Qualified

Purchase Requisition #:

50767

Fiscal Impact

Total Project/Account: \$4,500,000

Expended/Encumbered to Date (Including this Item): \$605,154

Proposed Balance: \$3,894,846

Account #: 691-1409-1432400-7101

Fund/Dept/Project Description and Comments:

Streets/Transportation CIP / Pedestrian Routes to Forest/Jupiter DART Station Project

Attachments

Bid Recap

Location Map

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Page 95

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

06/18/2024

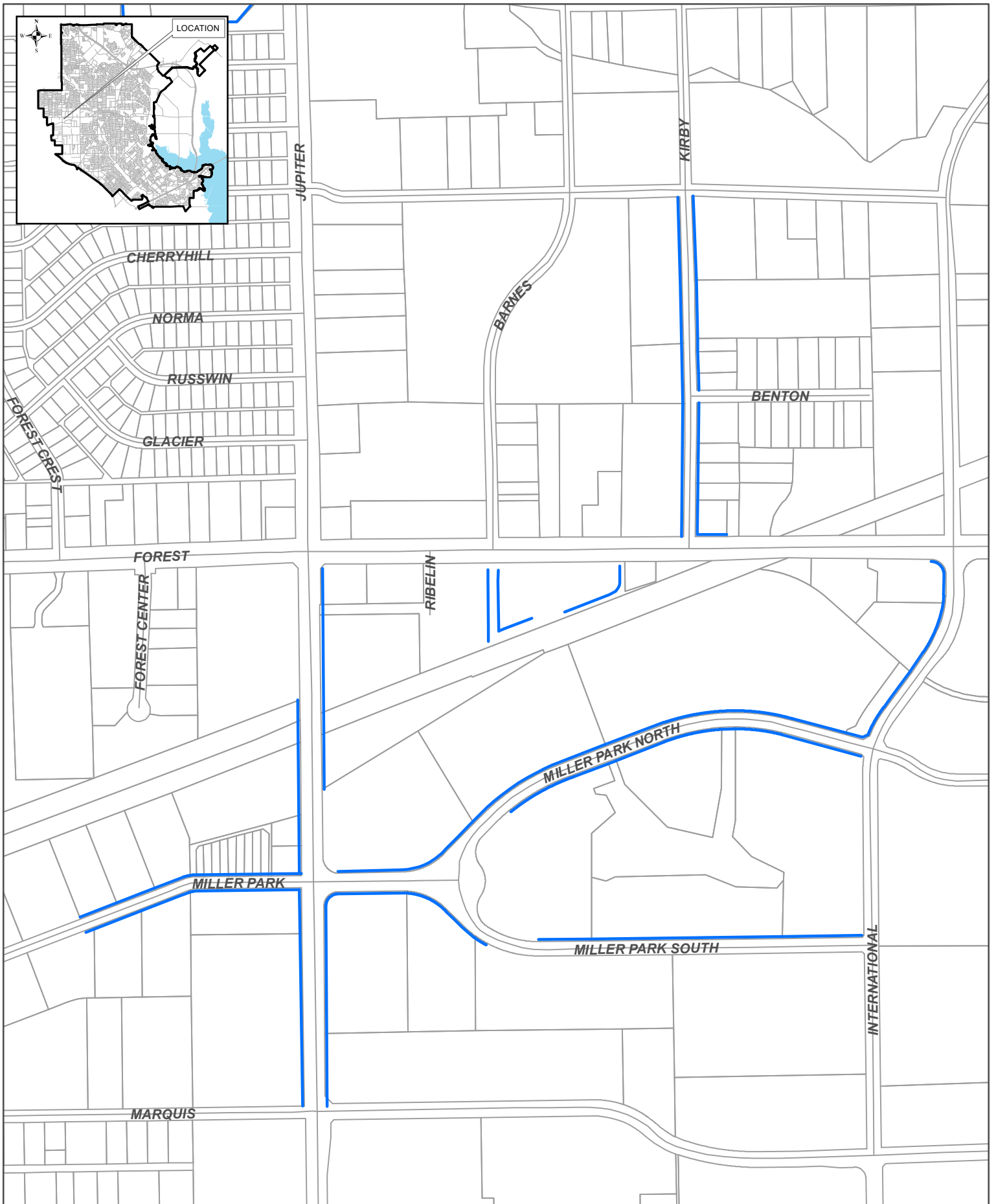
Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/14/2024

[illegible]





GARLAND
PURCHASING REPORT

City Council Regular Session

2. d.

Meeting Date: 07/02/2024

Item Title: Cumberland Drive and Monica Drive Water Line Replacement

Submitted By: Michael Brinkmann, Managing Director

Bid Number: 0404-24

Purchase Justification:

This request is to provide construction services to remove and replace existing water main (1,552 linear feet) and existing concrete and/or asphalt street and sidewalk pavement (933 square yards) and all incidentals as shown on the approved plans. An owner's contingency is included for any additional work or materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Nine (9) bids were received and evaluated with Tri-Con Services, Inc. submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Tri-Con Services, Inc.	All	\$1,020,608.00
Owner's Contingency		122,475.00
	TOTAL:	\$1,143,083.00

Basis for Award:

Straight Low Bid

Purchase Requisition #:

50709

Fiscal Impact

Total Project/Account: \$23,230,955

Expended/Encumbered to Date (Including this Item): \$23,162,739

Proposed Balance: \$68,216

Account #: 220-4049-30191-9214

Fund/Dept/Project Description and Comments:

Water CIP / Distribution Lines (Up to 14-Inch) Program

Attachments

Bid Recap

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Page 217

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

06/18/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/13/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. e.

Meeting Date: 07/02/2024

Item Title: GP&L Ben Davis Substation Construction Services

Submitted By: Steve Martin, GP&L Transmission
Director

Bid Number: 0887-24

Purchase Justification:

The purpose of this bid is to obtain construction services needed for electric equipment enclosure connections at the GP&L Ben Davis Substation. This is part of the approved GP&L Ben Davis Flood Mitigation CIP project. An owner's contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated based on published criteria. Primoris T&D Services, LLC. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Primoris T&D Services, LLC.	All	\$1,892,428.75
Owner's Contingency		282,571.25
	TOTAL:	\$2,175,000.00

Basis for Award:

Best Value

Purchase Requisition #:

51427

Fiscal Impact

Total Project/Account: \$11,593,982
Expended/Encumbered to Date (Including this Item): \$10,302,980
Proposed Balance: \$1,291,002
Account #: 210-3799-3176801-7111

Fund/Dept/Project Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Budget Type: CIP
Fiscal Year: 2024
Document Location: Page 274

Budget Director Approval: Allyson Bell Steadman
Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/18/2024
Approval Date: 06/13/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. f.

Meeting Date: 07/02/2024

Item Title: TMPA Pruitt Switch to Pink Solar 138kV Transmission Line Engineering Services

Submitted By: Steve Martin, GP&L Transmission
Director

Bid Number: 1114-24

Purchase Justification:

This request is to obtain engineering and design services to support the construction of the TMPA Pruitt Switch to Pink Solar 138kV Transmission Line. This is part of the approved TMPA Greenville Interchange to Pruitt New Line and Station CIP project and will be reimbursed at 100%.

Evaluation:

Burns & McDonnell Engineering Company, Inc. was selected as the Most Qualified firm for this project from RFQ 0753-19. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

Vendor	Item	Amount
Burns & McDonnell Engineering Company, Inc.	All	\$1,033,000.00
	TOTAL:	\$1,033,000.00

Basis for Award:

Most Qualified

Purchase Requisition #:

51702

Fiscal Impact

Total Project/Account: \$3,700,000
Expended/Encumbered to Date (Including this Item): \$2,476,500
Proposed Balance: \$1,223,500
Account #: 215-3542-3147401-7111

Fund/Dept/Project Description and Comments:

Electric CIP / Transmission Lines Program

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Page 268

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

06/18/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/17/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. g.

Meeting Date: 07/02/2024

Item Title: GP&L Ben Davis Substation Materials

Submitted By: Steve Martin, GP&L Transmission
Director

Bid Number: 0766-24

Purchase Justification:

This request is for the purchase of materials needed for electric equipment enclosure connections at the GP&L Ben Davis Substation. This is part of the approved Ben Davis Flood Mitigation CIP project. An owner's contingency has been included for any unforeseen material items needed.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated. Anixter, Inc. submitted an incomplete bid and was deemed non-responsive. KBS Electrical Distributors, Inc. is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
KBS Electrical Distributors, Inc.	All	\$1,049,008.39
Owner's Contingency		210,991.61
	TOTAL:	\$1,260,000.00

Basis for Award:

Lowest Responsible Bid

Purchase Requisition #:

51251

Fiscal Impact

Total Project/Account: \$11,593,982

Expended/Encumbered to Date (Including this Item): \$8,127,980

Proposed Balance: \$3,466,002

Account #: 210-3799-3176801-6051

Fund/Dept/Project Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Page 274

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

06/18/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/13/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. h.

Meeting Date: 07/02/2024

Item Title: TMPA Dansby to Steep Hollow 138kV Transmission Line

Submitted By: Steve Martin, GP&L Transmission
Director

Bid Number: 0991-24

Purchase Justification:

This request is to obtain transmission line construction services for the TMPA Dansby to Steep Hollow 138kV Transmission Line. This is part of the approved TMPA Dansby to Steep Hollow Rebuild CIP project and will be reimbursed at 100%. An owner's contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated based on published criteria. At this time, only Segment Three of the Scope of Work is being awarded. 5 Star Electric is considered non-responsive due to not submitting expedited pricing for Segment Three. Maslonka Powerline Services is considered non-responsive due to not submitting pricing for SWPPP. Power Standard Inc. is considered non-responsive due to submitting an incomplete SWPPP response and no expedited pricing for Segment Three. Henkels & McCoy, Inc. are considered non-responsive due to not submitting pricing for SWPPP and for unacceptable labor provisions submitted in their clarifications. Primoris T&D Services, LLC received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Primoris T&D Services, LLC.	All	\$6,123,571.27
Owner's Contingency		926,428.73
	TOTAL:	\$7,050,000.00

Basis for Award:

Best Value

Purchase Requisition #:

51519

Fiscal Impact

Total Project/Account: \$21,500,000
Expended/Encumbered to Date (Including this Item): \$14,298,759
Proposed Balance: \$7,201,241
Account #: 215-3542-3147101-7111

Fund/Dept/Project Description and Comments:

Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Budget Type: CIP
Fiscal Year: 2024
Document Location: Page 268

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	06/18/2024
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	06/14/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. i.

Meeting Date: 07/02/2024

Item Title: GP&L Girvin Switch Station Electrical Construction Services

Submitted By: Steve Martin, GP&L Transmission
Director

Bid Number: 0922-24

Purchase Justification:

This request is to obtain electrical construction services needed for the GP&L Girvin Switch Station. This is part of the approved Girvin Switch Station CIP project. An owner's contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Eight (8) bids were received and evaluated based on published criteria. Powerserve Technologies, Inc. was considered non-responsive due to submitting a bid price that is out of competitive range. Great Southwestern Construction received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Great Southwestern Construction	All	\$5,234,286.73
Owner's Contingency		785,713.27
	TOTAL:	\$6,020,000.00

Basis for Award:

Best Value

Purchase Requisition #:

51450

Fiscal Impact

Total Project/Account: \$23,750,000
Expended/Encumbered to Date (Including this Item): \$22,036,113
Proposed Balance: \$1,713,887
Account #: 210-3799-3179001-7111

Fund/Dept/Project Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Budget Type: CIP
Fiscal Year: 2024
Document Location: Page 274

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	06/18/2024
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	06/13/2024

[illegible]



GARLAND
PURCHASING REPORT

City Council Regular Session

2. j.

Meeting Date: 07/02/2024

Item Title: GP&L Boiler Maintenance Services Contract

Submitted By: Steve Martin, GP&L Transmission
Director

Bid Number: 0804-23

Purchase Justification:

The purpose of this item is to obtain change order No. 1 to the GP&L Boiler and Plant Maintenance services contract. This change order is needed to process invoices associated with continued plant maintenance services.

Evaluation:

Hi Tech Industrial Services was awarded the original BL 9759 in the amount of \$1,050,000 at the August 15, 2023 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Hi-Tech Industrial Services	All	\$790,654.71
	TOTAL:	\$790,654.71

Basis for Award:

Change Order

Purchase Requisition #:

51734

Fiscal Impact

Total Project/Account: \$5,928,788
Expended/Encumbered to Date (Including this Item): \$5,585,307
Proposed Balance: \$343,481
Account #: 211-3433-7121

Fund/Dept/Project Description and Comments:

Electric Utility Fund / GP&L Production Operations

Budget Type: Operating Budget

Fiscal Year: 2023-24

Document Location: Page 231

Budget Director Approval: Allyson Bell Steadman

Approval Date: 06/18/2024

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/17/2024



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

3.

Meeting Date: 07/02/2024

Title: 2024-2025 CDBG, HOME, and ESG Federal Grant Allocation and Action Plan Approval

Submitted By: Mona Woodard, Neighborhood Services Administrator

Strategic Focus Area: Vibrant Neighborhoods and
Commercial Centers

Issue/Summary

Formal consideration of funding allocations for the one-year Action Plan for fiscal year 2024-2025, covering the Community Development Block Grant, HOME Infill Partnership Grant, and Emergency Solutions Grant programs.

Background

Staff received the Council's recommendation to proceed with the formal approval of this item during the work session on June 3, 2024.

Consideration / Recommendation

Staff recommends approval of the allocation of grant funding for fiscal year 2024-2025.

Attachments

FY 2024-2025 Federal Grant Allocations

**ALLOCATION OF COMMUNITY DEVELOPMENT GRANT FUNDING
FY 2024-2025**

The City will receive \$2,070,501 from the Department of Housing and Urban Development for the Community Development Block Grant. There is \$449,507 available in reprogrammed funds for a total of \$2,520,008. The HOME Investment Partnership Program allocation is \$640,867. Emergency Solutions Grant funding of \$186,759 is available. Specific grant-funded activities are as follows:

**COMMUNITY DEVELOPMENT BLOCK GRANT
2024-2025**

PUBLIC SERVICES	Allocation
Garland Police Boxing Program	\$34,536
Garland Elderly Yard Care Program	\$26,595
Garland Parks S.T.A.R.S Program	\$38,542
Garland Parks Afterschool Program	\$23,065
Hope Clinic	\$69,124
Hopes Door/New Beginning Center	\$24,080
Achievement Center	\$21,038
Counseling Institute of Texas	\$15,948
Meals on Wheels Program	\$14,644
Salvation Army Rent Assistance Program	\$17,144
Garland Senior Ombudsman Program	\$20,859
Restoration Church – Summer Youth Program	\$5,000
TOTAL	\$310,575

PROJECTS	Allocation
Code Compliance	\$250,000
Garland Home Repair Programs	\$400,000
GREAT Homes Program	\$88,510
Parks Program – James Park	\$927,573
Facilities HVAC Replacement – 3319 Edgewood	\$129,249
TOTAL	\$1,795,332

ADMINISTRATION	Allocation
Grant Administration	\$414,100
TOTAL	\$414,100

TOTAL CDBG FUNDING

\$2,520,007

**HOME INFILL PARTNERSHIP
2024-2025**

ADMINISTRATION		Allocation
HOME Administration		\$64,087
	TOTAL	\$64,087

CHDO ACTIVITIES		Allocation
CHDO Infill Housing – Habitat for Humanity		\$96,130
TOTAL		\$96,130

HOME PROJECTS		Allocation
Housing and Community Services		
Infill Housing		\$480,650
TOTAL		\$480,650

TOTAL HOME FUNDING

\$640,867

**EMERGENCY SOLUTIONS GRANT FUNDS
2024-2025**

SHELTER SERVICES/STREET OUTREACH	Allocation
Hopes Door New Beginning Center – Domestic Violence Shelter	\$69,429
Metro Relief – Street Outreach	\$19,429
Transcend CD – Street Outreach	\$22,347
TOTAL	\$111,205

ESG RAPID RE-HOUSING	IDIS Activity	Allocation
Hopes Door New Beginning Center		\$20,547
Transcend CD		\$16,000
Under 1 Roof		\$25,000
TOTAL		\$61,547

ESG ADMINISTRATION	IDIS Activity	Allocation
Grants Management		\$14,007
TOTAL		\$14,007

TOTAL ESG FUNDING

\$186,759



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

4.

Meeting Date: 07/02/2024

Title: Texas Municipal Power Agency Appointment

Submitted By: Courtney Vanover, Department Coordinator II

Issue/Summary

At the July 1, 2024, Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Texas Municipal Power Agency Board of Directors for a two-year term beginning July 5, 2024.

Background

Consideration / Recommendation

Consider by minute action the appointment of a City of Garland representative to the Texas Municipal Power Agency Board of Directors.

Attachments

Peter Zehr

James Ratliff

MAY 15, 2024

LETTER OF INTEREST

APPLICATION TEXAS MUNICIPAL POWER BOARD APPOINTMENT

Dear Rene Dowl, City Secretary,

I am writing to express my interest in the BOARD APPOINTMENT role that is currently open at TEXAS MUNICIPAL POWER. As a resident and a business owner in the City of Garland, with my skills and experience, I am an ideal candidate for this position.

I have lived in Garland for 2 years. I owned a business which I relocated to Garland 5 years ago. I am a board member of the Garland Chamber of Commerce and an active member of the Steering committee of the Dallas County Manufacturers Association.

I have developed a wide range of skills that make me an asset to any team. As the CEO (Chief Executive Officer) and owner of FGL LLC (Limited Liability Company)/ and CarrollCLEAN LLC I have been responsible for employee staff of approximately 100 contributing to the economic growth of the city. I am confident that my experiences and insights may be highly relevant to the role.

In addition to my experience, I hold an MBA of Business from IVEY SCHOOL of BUSINESS, University of WESTERN ONTARIO, a leading school in Canada. I was born and raised in Canada, and I think that the background of being raised in Canada, along with having lived in North Texas for 20 years allows me to bring a deep appreciation for the different points of views that may exist on a board or organization such as the TEXAS MUNICIPAL POWER BOARD.

I am excited about the opportunity to join the board TEXAS MUNICIPAL POWER and contribute to the continued success of the organization. Thank you for considering my application. I look forward to hearing from you. The best to reach me is by text at 972-890-7857.

Sincerely,

Peter Zehr

CEO
CarrollCLEAN, FGL Group LLC.
2900 W Kingsley, Garland TX 75041



JAMES B. RATLIFF

7519 Spicewood Drive, Garland, Texas 75044-2572

May 31, 2024

Honorable Scott LeMay & City Council
City of Garland
P. O. Box 469002
Garland, Texas 75046-9002



Re: Texas Municipal Power Agency Appointment

Dear Mayor LeMay and Council Members:

Please accept this letter as my formal notice that I would like to be considered for re-appointment to the Texas Municipal Power Agency's (TMPA) Board of Directors. As most of you are aware, TMPA has been in the process of significantly downsizing the Agency having disposed of the plant and mine properties over the last couple of years. The only remaining major assets of the Agency are its transmission assets. Eventually, based on asset return rates, these transmission assets should be transferred to the associated cities.

Over the last several years the agency has downsized from over 200 employees to a planned five (5) in next year's FY26 budget. In the next several years, the agency and cities will be facing some major financial decisions regarding the transmission as well as financial asset dispositions. With my experience and institutional knowledge about the agency, and the industry in general, I hope the Council will give me the opportunity to serve an additional two year term.

As always, if you have any questions, comments or observations, I am available. Thank you for your consideration and your public service.

Respectfully,

A handwritten signature in blue ink, appearing to read "James B. Ratliff", with a stylized flourish extending to the right.

James B. Ratliff



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

5.

Meeting Date: 07/02/2024

Title: Dallas Area Rapid Transit Board

Submitted By: Courtney Vanover, Department Coordinator II

Issue/Summary

At the July 1, 2024, Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Dallas Area Rapid Transit Board of Directors for a two-year term beginning July 5, 2024.

Background

Consideration / Recommendation

Consider by minute action the appointment of a City of Garland representative to the Dallas Area Rapid Transit Board of Directors.

Attachments

Christina Segoviano

Marc Abraham

Mark Enoch



Application for City of Garland Boards and Commissions

First Name:	christina	Last Name:	segoviano
Address:	429 Doral Pl	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			

Do you use, or have you ever used, any of the following: Instagram, Nextdoor

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Dallas Area Rapid Transit Board	2 nd Choice:	Citizens Environmental and Neighborhood Advisory Committee	3 rd Choice:	Plan Commission
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Please list any experience that qualifies you to serve in the areas you have indicated.

I not only live in the area, but I am also involved in the schools as a PTA member, I participate in the local elections, and I have exposure to recreational facilities near our home. I understand how to contribute to our community on a local level by serving in my area on a career-level basis.

If you have previously served on a City Board or Commission, please specify and list dates of service.

No, this will be the first.

List civic or community projects with which you have been involved.

PTA
Crime Watch Committee
Hispanic Committee
Dallas Co. Juv. Dept Leadership Projects
Attended Election Rally Parties

What is your educational background?

BA Criminology
Master's in Public Administration

Referred by:		District:	4
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:

Honorable Mayor and Council Members,

I would like to express my gratitude and appreciation for my prior appointment to the Dallas Area Rapid Transit Board (DART) which began on March 2023.

I currently participate as a member of the following committees:

1. Vice-Chair, Audit Committee.
2. Member and Board Liaison, DART Employees' Defined Benefit Retirement Plan & Trust Retirement Committee.
3. Member, DART Board Budget and Finance Committee.
4. Member, DART Board Development Committee.

I'm hopeful my record of strong contributions to DART's Board and Committees will result in my reappointment to the Board.

I have truly appreciated my time on the Board and look forward to serving a second term for the city I love.

I plan to continue adding value to the Board through my perspective as a CPA and CFO, while focusing my next term on the following initiatives:

1. DART Adopted Strategic plan.
2. Transit-oriented developments in Garland along with the other member cities.
3. Safety and Reliability – making strategic and budgetary decisions for continued performance improvement.

Thank you,
Marc Abraham

Marc Abraham, CPA

EXPERIENCE:

Provident General Contractors – Dallas, TX

February 2024 – Current

Construction Company with \$500M in annual revenue. Focused on Multi – Family construction in Texas.

Chief Financial Officer

Einstein Fulfillment – Coppell, TX

September 2022 – Current

Third Party Logistics Company – Start up focused on fulfillment services in the Health and Beauty Space

Minority Owner

Abby Development – Dallas, TX

November 2019 – February 2024

Real Estate Developer / Construction Company / Senior Housing Owner – Operator

Chief Financial Officer

- Manage the following functions (Accounting, Treasury, Forecasting/ Modeling, Insurance / Risk, Information Technology)
- Manage entity structure setup and negotiations of deal structures with outside LP equity / banking partners
- Sign off on all tax related strategies and calculations with external provider
- Sign off on all investment modeling / waterfalls / new development related calculations
- Forecast and initiate all project level cashflows and distributions
- Ownership over accounting system (Yardi) and all KPI reporting related to Senior Facilities
- Sign off on all capital related transactions Debt / Equity / Recaps / Dispositions
- Portfolio currently consists of 475 units of multifamily and 1,100 units of senior living (IL/AL/MC) with an expected 500 additional units of senior living brought to market over the next three years
- AUM above \$500M.
- Abby entities employee over 350 individuals across Texas, Louisiana and Arkansas

Streetlights Residential - Dallas, TX

March 2016 – November 2019

\$300M+ Real Estate Developer/ Construction Company

Controller

- Manage the following functions (Accounting, Treasury, Forecasting and Financial reporting). CFO retired in 2017, Reported to COO 12/17 - 5/19 (performed interim CFO / CAO duties)
- During tenure managed a portfolio of 8,500 multifamily units in various phases of development, construction and disposition. Total capitalization over \$2B.
- Integral member of growth of the company from \$75M to over \$300M
- Work with internal staff and external capital market groups on sourcing new debt and establishing LP / GP relationships.

- Manage internal staff of 16+ (including Assistant Controller and Director of Accounting)
- Manage outsourced accounting provider (BDO) who prepares property level reporting for over 200+ entities and consolidated financials.
- Work with Equity and Debt partners on all financial statement related inquiries
- Accounting lead for all capital related transactions Debt / Equity / Recaps / Dispositions
- In charge of partnership reporting (internal and external)
- Manage Tax relationship with external provider
- Present cash positions weekly to COO and President (forecasting out six months)
- Present monthly to Senior management all financial results and key metrics
- Present yearly business plans to internal and external ownership (Dallas family office)
- Managed IT function from 12/16 to 09/18

Hensley Industries - Dallas, TX

February 2015 – March 2016

\$200M Manufacturing subsidiary of Foreign Parent

Assistant Controller

- Managed staff of four in charge of AP, AR, payroll and general accounting functions

Webber LLC - Dallas, TX

June 2012 - December 2014

\$500M Heavy Highway Contractor subsidiary of Foreign Parent

North Texas Regional Accounting Manager

April 2013 - December 2014

Sr. Project Accountant

June 2012 - April 2013

Highway Technologies - Houston, TX

January 2012 - June 2012

Austin Industrial / Austin Industries - Houston, TX

June 2008 - January 2012

KPMG LLP-Dallas, TX

January 2007 - June 2008

EDUCATION:

Stephen F. Austin State University, Nacogdoches, TX

Fall 2005

BBA Major: Accounting

Division one college athlete – Cross Country and Track and Field

Community Involvement:

Leadership Garland Class of 41

GLAST, PHILLIPS & MURRAY
A PROFESSIONAL CORPORATION

MARK C. ENOCH, J.D., M.B.A.

BOARD CERTIFIED – CIVIL TRIAL LAW
TEXAS BOARD OF LEGAL
SPECIALIZATION

14801 QUORUM DRIVE, SUITE 500
DALLAS, TEXAS 75240-6657

May 14, 2024

Mayor Scott LeMay
200 North Fifth Street
Garland, TX 75040
And via email at Mayor@garlandTX.gov

Re: Request for Re-appointment to DART Board of Directors

Dear Mayor LeMay:

As you may know, the expiration of my current term on the DART board of directors occurs this July and I respectfully ask to be favorably considered for re-appointment.

I have very much enjoyed representing Garland as well as the cities of Glenn Heights and Rowlett, the two other cities which I represent. One of the reasons I so much appreciate the opportunity that Garland has given me to serve is the opportunity to see re-development of downtown areas and the re-birth of Garland is quite remarkable. It is a testament to the city's leadership and your business community.

I hope to help any way I can with that continuing development of Garland including with the "Fantastic Spaces" segment of Darts' strategic plan, which I hope will be soon approved by our board.

It is my hope that the council members are pleased with my service and they see fit to re-appoint me. Of course, I will be happy to come before the council to answer any questions about Dart or my request for re-appointment.

Thank you for your consideration of this request.

Sincerely,



Mark C. Enoch

cc: Judson Rex at CityManager@garlandTX.gov

Mark C. Enoch

Curriculum Vitae

Civic Service:

Mr. Enoch became active in his community when appointed to the Park Board in Rowlett, Texas in 1988. He later was elected to Rowlett's City Council where he served four years before being elected and serving as Mayor from 1994-1996, unable to run again because of term limits. During this time and after, Mr. Enoch has also served on bond advisory committees to assist in educating the public about the benefits of desired capital improvements.

Immediately after leaving the council, in 1997 he was appointed by the cities of Farmers Branch, Garland and Rowlett to the Board of Directors of Dallas Area Rapid Transit where he continues to serve, though now for the cities of Garland, Rowlett and Glenn Heights.

In his time on the Dart Board, he has served the Chairman of the Board, chair of numerous committees, served on the Regional Transportation Committee of the North Central Texas Council of Governments, and worked with elected leaders in the thirteen Dart cities as well as members of the Texas legislature and United States Congress on important legislation supporting Dart's mission to serve the constituents in these cities and the entire region. He currently serves as chair of the Board's Administrative Committee.

Professional Service:

Mr. Enoch acts as a mediator relying both on his formal training as a Texas mediator and on his extensive experience in both complex commercial and fiduciary litigation. Having handled cases in Pennsylvania, Illinois, California, Texas, Colorado, New Mexico, Oklahoma, Louisiana and Nevada, Mr. Enoch has experience in handling complex business litigation relating to contracts, oil & gas, securities, refining, derivative shareholder claims (from both sides), real estate development, bad faith Insurance practices, products Liability involving wrongful death, brain injuries, extensive burns and quadriplegia (and involving products from protective headgear and dietary supplements to explosive gasses), banking, federal trade commission regulations and business interruption, wrongful termination of employment (from both sides), claims against non-subscribers to workers' compensation, commercial construction, manufacturing, heirship disputes, will and trust contests and guardianships.

During law school, he was the moot court chief justice, winner of the Russell Baker Moot Court Competition and the ABA Regional Moot Court Competition, was a finalist in the ABA National Moot Court Competition, and was elected a member of the National Order of Barristers. He has been admitted as a member of the College of the State Bar of Texas.

He is Board Certified in the field of Civil Trial Law by the Texas Board of Legal Specialization. He has been admitted to practice before the United States Court of Appeals, Fifth Circuit, Northern, Eastern and Southern districts of Texas, and Western District of Oklahoma. He is also admitted to federal practice in the Northern District of Florida and is listed in Marquis' Who's Who in American Law.

Mr. Enoch believes that success means not only that his clients prevail but that his clients recover the fees they pay from their opponents. Two of his recent cases illustrate this point. Mr. Enoch obtained a unanimous jury verdict for plaintiff for award of professional fees of \$70,000. Defendants had counterclaimed seeking millions. All counterclaims were dismissed and the jury also awarded plaintiff more than \$1,270,000 in attorney fees for prosecuting the underlying case and defending the dismissed counterclaims. Entire verdict upheld on appeal.

In another recent case he successfully defended a national restaurant chain in a claim brought by landlord for increased rents triggered by a radius clause which would have cost the client an additional \$3.7MM. Verdict achieved on summary judgment and trial court awarded \$359,756 in attorney fees incurred in defending the case and appeal. Successfully defended entire verdict on appeal and client has now been fully paid its judgment.

- SPEECHES and PUBLICATIONS

Co-author: "Practice Notes: Persuasive Arguments that the Texas Comparative Responsibility Statue Does not require a 100% Allocation of Responsibility," Texas Torts and Remedies, September 1991 Supp.

Co-author: "It Isn't Personal, It's Just Business - Business vs. Business; Owners vs. Owners"

The noted publication of Texas Lawyer has recognized one of his victories as one of the "Ten Biggest" of that year and wrote of another subsequent win, when the Plaintiff had sought \$50,000,000 for a tragic head injury and the jury found that Mr. Enoch's client (a helmet manufacturer) was not at fault. On the Plaintiff's side of the docket, he has helped his clients obtain, by judgment or settlement, multi-million dollar amounts for cases involving wrongful termination of employment to business torts involving investments in large businesses. Mr. Enoch also has also successfully helped families protect their loved ones in probate court from others who tried to financially exploit them and has defended attacks from others on their loved ones' wills and trusts.

Speaker Texas State Bar Advanced Civil Trial Seminars

- EDUCATION

Southern Methodist University (B.A. 1975)

Southern Methodist University School of Law (J.D. 1978)

Southern Methodist University School of Business (M.B.A. 1978)

FAA Multi-engine pilot's license

- AFFILIATIONS

National Order of the Barristers

State Bar of Texas

Who's Who in American Law

State Bar Advanced Civil Trial Seminars

Association of Attorney-Mediators

Dallas Area Rapid Transit



GARLAND

PLANNING REPORT

City Council Regular Session

6. a.

Meeting Date: 07/02/2024

Item Title: Z 22-67 CCM Engineering (District 3)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) a Detail Plan for townhouse development.

LOCATION

2000 & 2050 East Miller Road

OWNER

Sha Miller LLC Separate Series LLC

PLAN COMMISSION RECOMMENDATION

On June 10, 2024, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) a Detail Plan for townhouse development.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) 2) a Detail Plan for townhouse development.

BACKGROUND

The subject property is currently undeveloped. The applicant proposes ninety (90) townhouse lots and three (3) HOA lots.

SITE DATA

The subject property consists of approximately 11.19 acres. The site has approximately 906 linear feet of frontage along East Miller Road and 178 lineal feet of frontage along East Centerville Road. The site can be accessed from East Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses.

Planned Development (PD) District 14-11 was approved for a single-family subdivision on one tract and a riding academy/stables, day camp and barns on the other tract. The single-family subdivision was never developed.

Planned Development (PD) District 85-24 was intended to be non-residential uses such as bank, health clinic, movie theater, retail, and restaurant.

CONSIDERATIONS

1. The site plan (Exhibit C) reflects ninety (90) townhouse lots and three (3) HOA lots with amenities, including a tennis court, pickleball court, gazebo, playground equipment, and barbeque/picnic area.
2. Development Standards Flexibilities:

GDC Standards	Required	Proposed
Lot Size	2000SF	1500 SF
Lot Depth	90 feet	65 feet
Lot Coverage	75% (maximum)	77%

The applicant is requesting some flexibilities on the above-mentioned development standards to allow the number of homes and maintain the affordability for homeownership. Per the applicant's narrative, "the development will give young prospective homeowners the opportunity to find a more affordable home, or experienced homeowners a chance to downsize."

3. Parking

This development meets the parking requirement. Each dwelling will have a two-car garage and 25 guest spaces are provided.

4. Screening and Landscaping

The GDC requires perimeter screening along residential thoroughfare. The landscape plan (Exhibit D) reflects a six (6)-foot masonry wall along East Miller Road and East Centerville Road.

Additionally, the applicant proposes a six (6) foot cedar wood fence along the southwestern perimeter abutting the single-family homes.

The site meets the applicable screening and landscaping standards per the GDC along with a fifty (50)-foot buffer between the proposed development and existing residential development.

Additionally, a five (5)-foot pedestrian pathway is proposed throughout the property.

5. Building Design:

The proposed building elevations meets the building design standards per the GDC.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Center and Traditional Neighborhood.

Traditional neighborhoods 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.

Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas.

The proposed use will offer additional housing to the neighborhood.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across East Miller Road, are zoned Community Retail (CR) District and Planned Development (PD) District 21-45; these properties are currently unimproved, however a single-family for rent development is currently in the permitting process. The property to the east is zoned Planned Development (PD) District 14-11; it is developed with a riding academy and stable. The properties to the south are zoned Single-Family-7 (SF-7) District and are developed with single-family detached homes. The property to the west, across East Centerville Road, is zoned Planned Development (PD) District 91-4; it is developed with a gas station and convenience store.

Z 22-67 Location Map
Z 22-67 PD Conditions
Z 22-67 Exhibits
Z 22-67 R&M
Z 22-67 Responses
Z 22-67 Staff Presentation



0 200 400 Feet
1 inch = 307 feet

ZONING MAP Z 22-67

 INDICATES AREA OF REQUEST

2000 & 2050 East Miller Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-67

2000 and 2050 East Miller Road

I. Statement of Purpose: The purpose of this Planned Development is to approve single-family attached (townhouse) development.

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

III. General Regulations: All regulations of the Single-Family Attached (SFA) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

A. Permitted Use: The only permitted land use on the subject property is Single-Family Attached.

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

C. Dwelling Units: A total of ninety (90) single-family attached lots and three (3) HOA lots shall be permitted.

D. Lot Size: The minimum lot size shall be 1,500 square feet.

- E. Lot Depth: The minimum lot depth shall be sixty-five (65) feet.
- F. Lot Coverage: The maximum lot coverage shall be seventy-seven (77%) percent.
- G. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- H. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- 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.
1. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
 2. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of

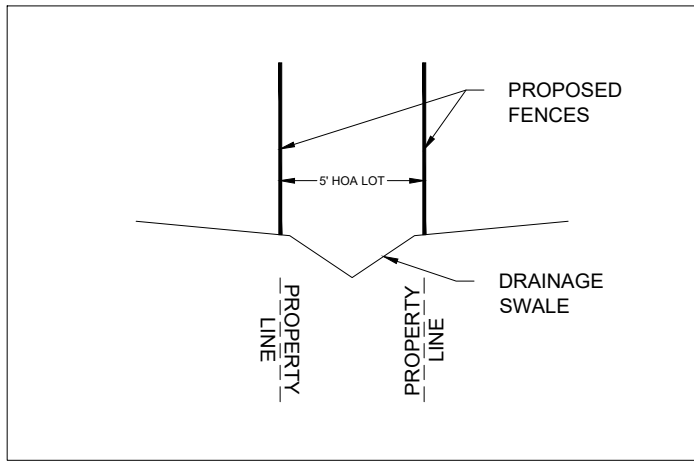
the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

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

EXHIBIT C

NOTES:

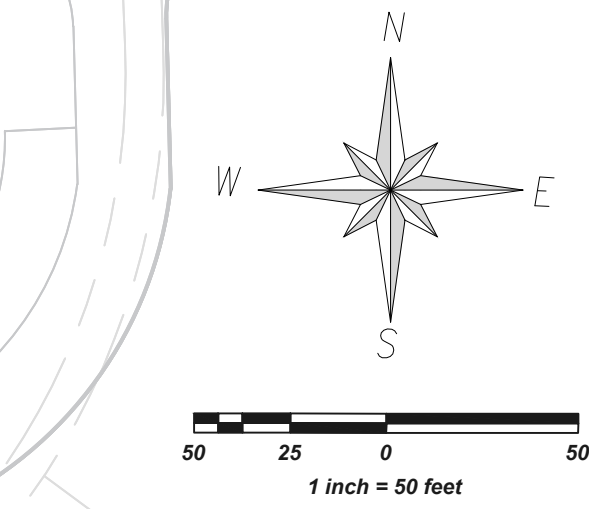
1. SIDEWALKS TO BE BUILT AT DEVELOPERS EXPENSE ON ALL NON-BUILDABLE LOTS.
2. EXISTING POWER POLES TO BE RELOCATED AS NECESSARY AT DEVELOPERS EXPENSE.
3. AN ALLEY WAIVER IS BEING REQUESTED.
4. EXISTING DRIVEWAY ON E. MILLER RD. TO BE CLOSED AND REMOVED.
5. PARKING PAVING WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA AND A LICENSE AGREEMENT WILL BE REQUIRED FROM ENGINEERING AT THE TIME OF CONSTRUCTION
6. OFFSITE DRAINAGE EASEMENT(S) TO BE OBTAINED BY DEVELOPER
7. DEVELOPER SHALL OBTAIN DRAINAGE EASEMENT FROM CITY OF DALLAS PRIOR TO PERMITTING AND PLATTING
8. GARAGES ARE NOT TO BE CONSTRUCTED WITHIN 20' OF ROW PER CITY OF GARLAND CODE
9. EACH TOWNHOME UNIT WILL FEATURE A TWO CAR GARAGE
10. PROPOSED DEVELOPMENT SHALL MEET CITY OF GARLAND LIGHTING STANDARDS PER ARTICLE 7, CHAPTER 4 OF THE GDC.



TYPICAL HOA DRAINAGE LOT

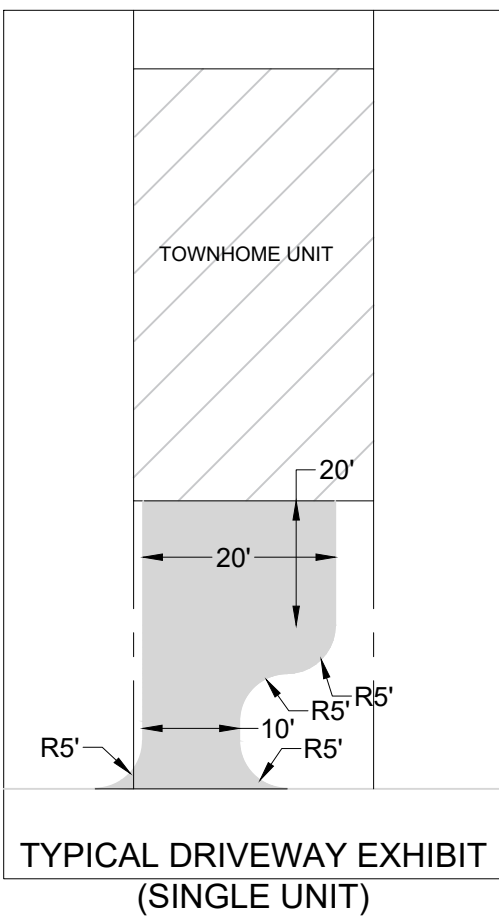
Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	65.24	125.17	29.86	S23° 14' 01"W
C3	182.86	350.00	29.93	S24° 22' 05"W
C4	138.56	497.46	15.96	S14° 16' 55"E

Curve Table



LEGEND

- PRELIMINARY RETAINING WALL LOCATIONS
- PRELIMINARY SCREENING WALL LOCATIONS
- 6" MASONRY SCREENING FENCE



TYPICAL DRIVEWAY EXHIBIT (SINGLE UNIT)

Garland, Texas - 90 TH Lots, 3 HOA LOTS PRE-SUBMITTAL CASE #: 220517-2 EXISTING ZONING: PD 85-24 PROPOSED ZONING: PD-20-44 (SFA)		
	PROVIDED	GDC REQUIREMENT
BUILDING TYPE	ATTACHED TOWNHOMES	
TOTAL AREA OF SITE:	11.19 ACRE (487,436 SF)	
FLOOR AREA RATIO:	0.50	
IMPERVIOUS SURFACE COVERAGE:	374,847 SF (77%)	
TOTAL BUILDING COVERAGE:	VARIES	
SITE IMPERVIOUS COVERAGE:	77%	75%
OFF-STREET PARKING SPACES:	25	22.5, 23 REQ.
NET RESIDENTIAL DENSITIES:	10.09 LOTS/ACRE	
MIN LOT SIZE:	1,500 SF	2,000 SF
MAX LOT SIZE:	4,100 SF	
MIN DWELLING UNIT SIZE:	1,100 SF	1,400 SF
MIN LOT DEPTH:	65'	90'
MAX LOT DEPTH:	135'	
MIN LOT WIDTH:	22'	20' (30' END)
MAX LOT WIDTH:	90'	90'
MAX BUILDING LENGTH	180'	180'
OPEN SPACE PROVIDED:	98,832 SF	
BUILDING HEIGHT:	40' (MAX); 30' (TYP.)	40'
MINIMUM YARD SETBACKS		
FRONT:	10'	10'
SIDE:	0' (INTERNAL); 5' (END)	10' & 5'
REAR:	5'	10'
HOA COMMON SPACE PROVIDED	114,738 SF	48,744 SF
PERCENTAGE OF COMMON SPACE	23.53%	10%
TREE REQUIREMENT:	1 TREE (MIN 50% >3" CALIPER) PER EVERY 250 SF	
FINISHED FLOOR ELEVATION TO BUILT 1 FT ABOVE TOP OF CURB		
PROPOSED ROADWAY TO BE CONSTRUCTED PER CITY REQUIREMENTS		
NO EXISTING DRAINAGE WAYS OR NATURAL FEATURES		

CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972. 691.6633
Fax: 972.691.6628
TBPE FIRM #605

Miller Estates
City of Garland, Tx

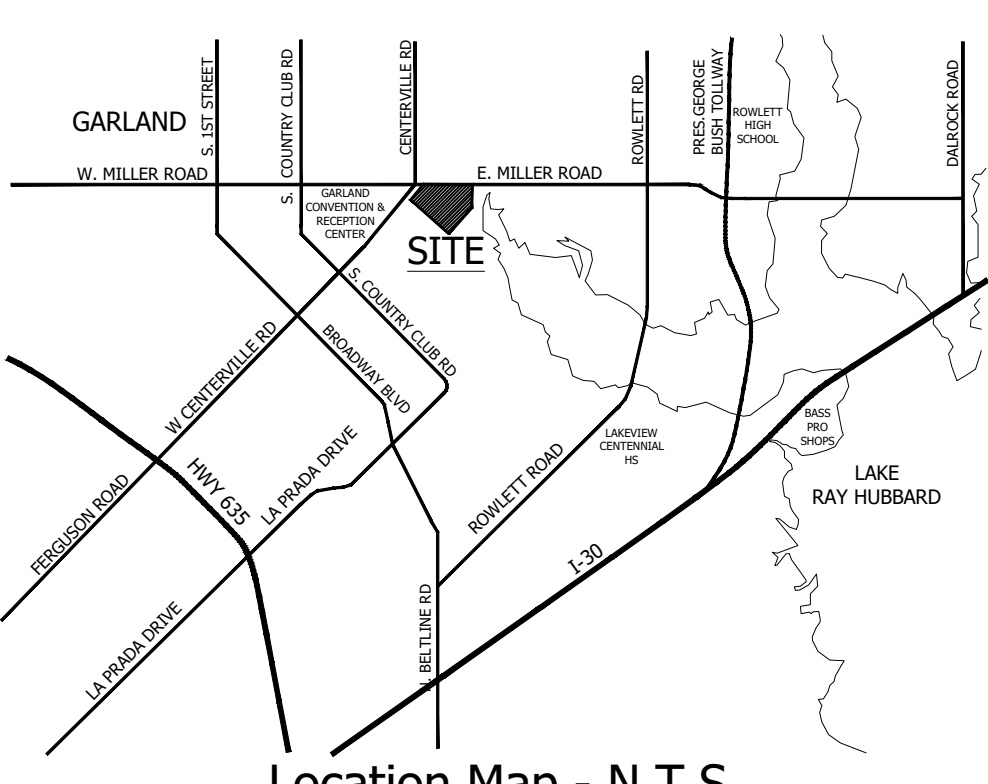
SITE PLAN EXHIBIT

FOR PRELIMINARY REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JEFF D. CRANNELL, PE#50800 ON 04/22/24
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 04/22/24
SCALE:
NOTES:
FILE:



LANDSCAPE REQUIREMENTS		
SITE AREA	-	11.19 AC
LANDSCAPED AREA	-	4.98 AC
		43.81%
TREES	REQUIRED	PROVIDED
TOTAL TREES	159	159
SHRUBS	REQUIRED	PROVIDED
5 GAL.	172	172

LANDSCAPE REQUIREMENT

OPEN SPACE TREES - 1 TREE PER 2,500 S.F. OF TOWN HOME
= 88 UNITS x 1,400 S.F. = 123,200 S.F./2,500 = 49 TREES
REQUIRED 49 TREES PROVIDED 49 TREES

IN-LANDSCAPE STREET TREES - 1 TREE PER UNIT = 88 STREET TREES
REQUIRED 88 TREES PROVIDED 88 TREES

NOTE: The Public Right of Way, easements and common areas must be stabilized with perennial vegetation cover, fully established with 100% coverage, or other approved stabilization method.

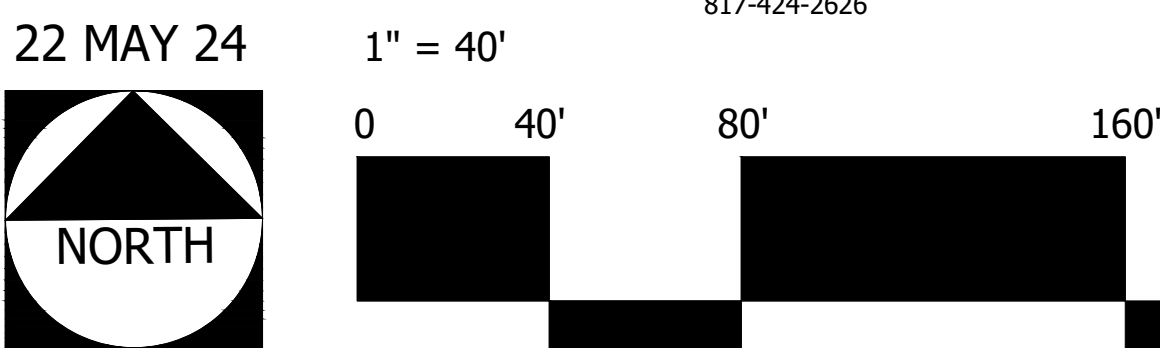
No landscaping such as trees, hedges, above and underground structures shall be located within existing or proposed utility easements and right of way without approved City's Real Property Improvement Authorization form or City's License Agreement.

Owner:
Shahed Altaf
4740 14th Avenue, Suite 320
Plano, Texas 75074
Tel: 214-918-2533

Engineer:
CCM Engineering
2570 Justin Road, Suite 209
Highland Village, TX 75077
Tel: 972-691-6633
Contact: Cody Crannell

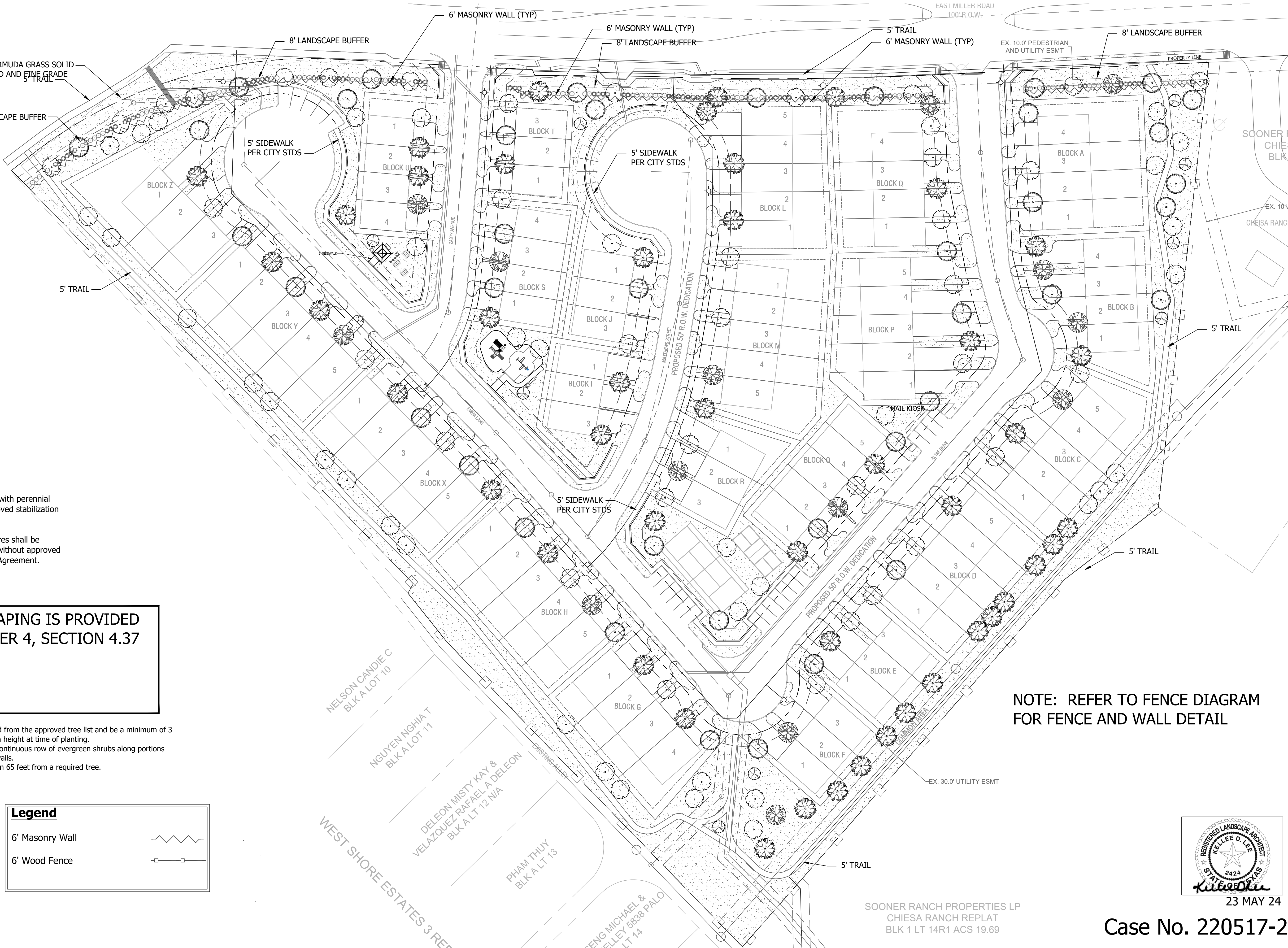
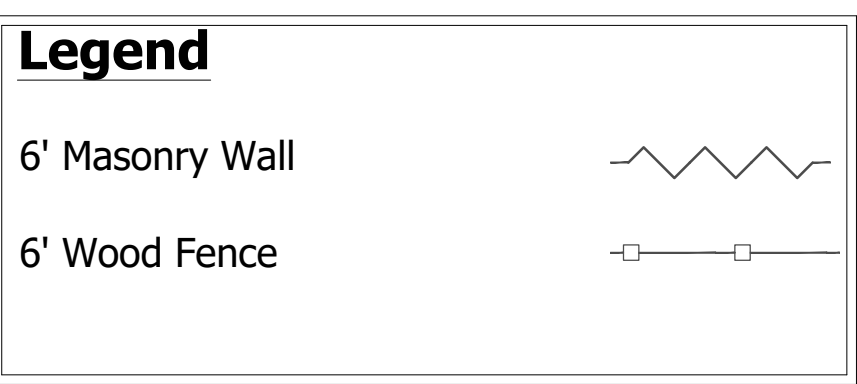
Applicant:
Lone Star Green Homes
4740 14th Avenue, Suite 320
Plano, Texas 75074
Tel: 214-631-9286

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



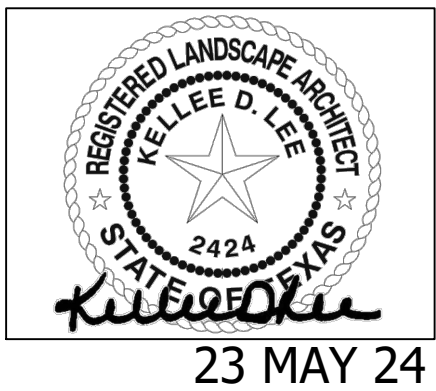
NOTE: LANDSCAPING IS PROVIDED PER GDC CHAPTER 4, SECTION 4.37

- NOTES:
- All required trees to be selected from the approved tree list and be a minimum of 3 inches in diameter and 7 feet in height at time of planting.
 - Iron fence location requires a continuous row of evergreen shrubs along portions that are not opaque masonry walls.
 - No parking space is greater than 65 feet from a required tree.



NOTE: REFER TO FENCE DIAGRAM FOR FENCE AND WALL DETAIL

SOONER RANCH PROPERTIES LP
CHIESA RANCH REPLAT
BLK 1 LT 14R1 ACS 19.69



Case No. 220517-2

Miller Estates

Garland, Dallas County, Texas

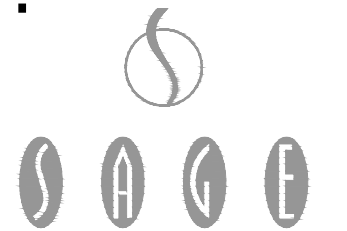
EXHIBIT D

Owner:
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4740 14th Avenue, Suite 320
Plano, Texas 75074
Tel: 214-918-2533

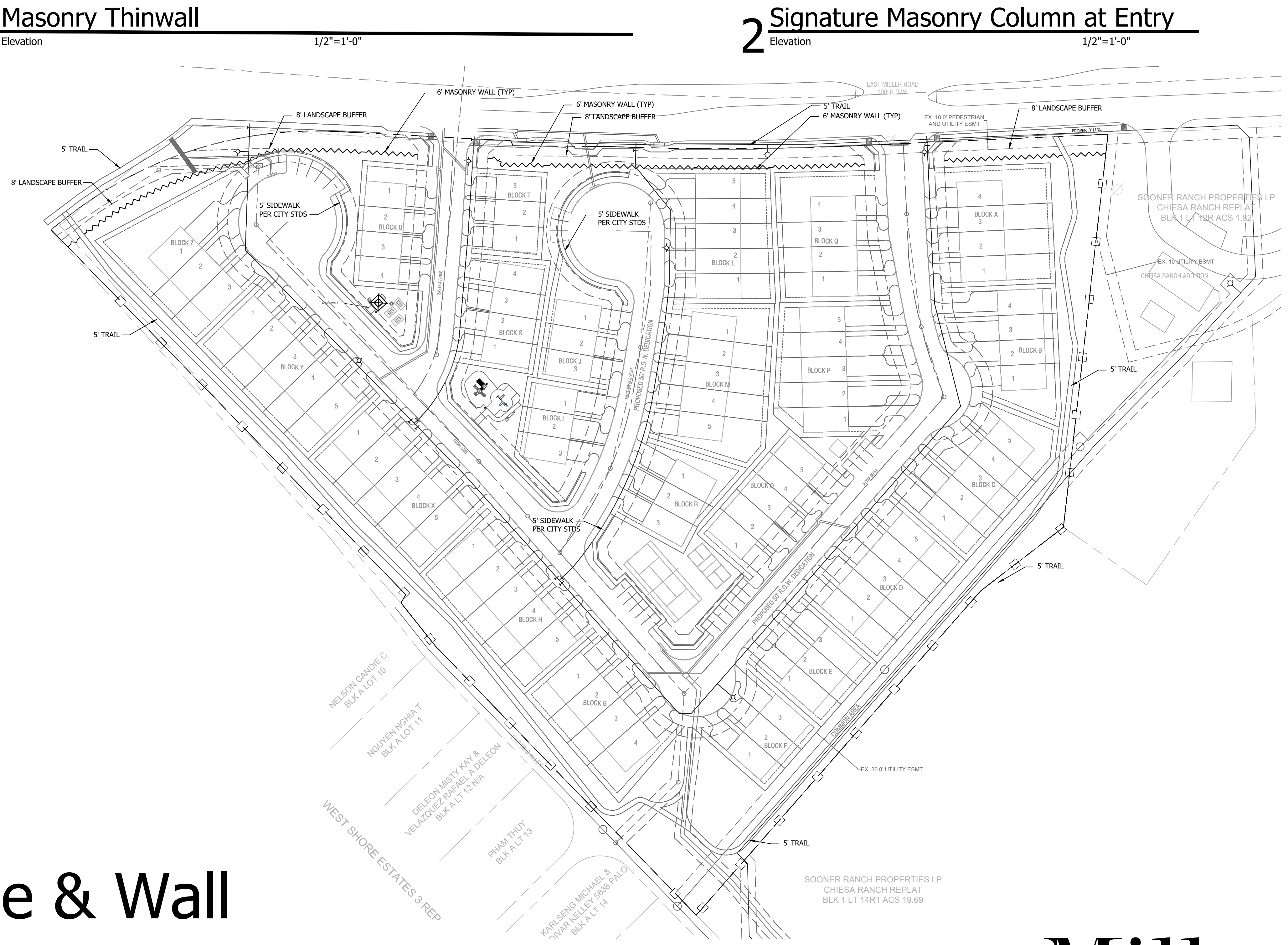
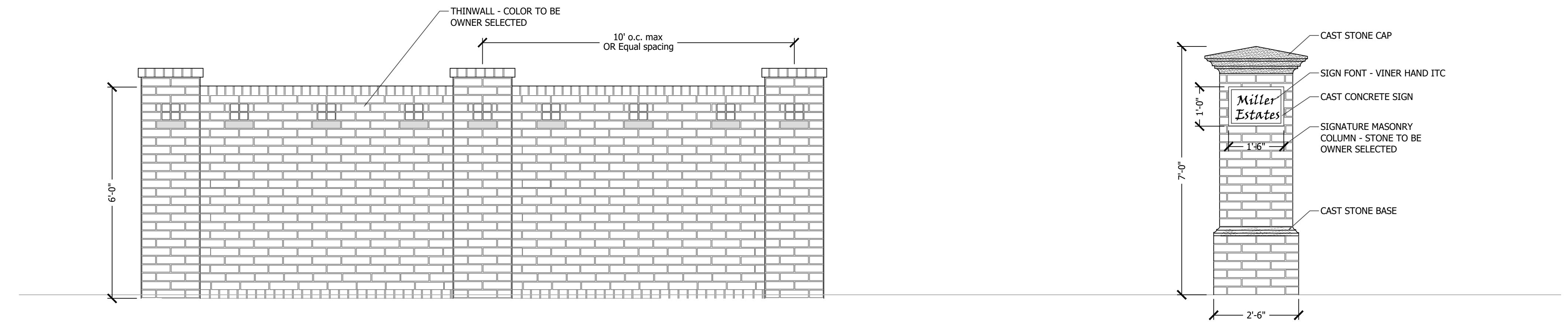
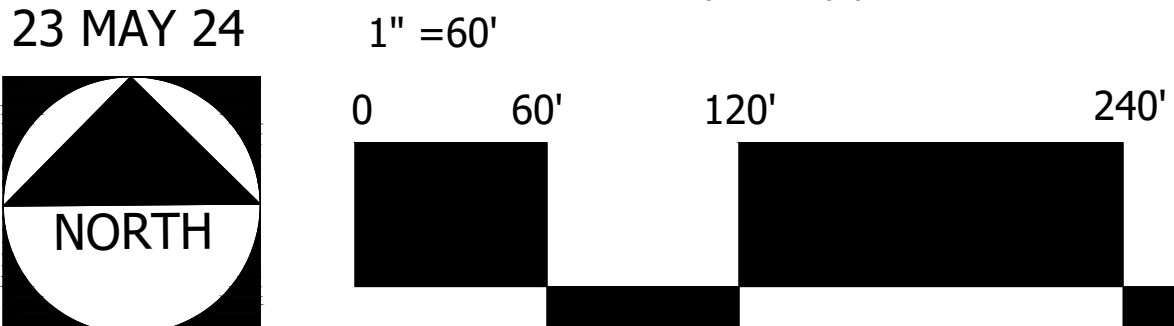
Engineer:
CCM Engineering
2570 Justin Road, Suite 209
Highland Village, TX 75077
Tel: 972-691-6633
Contact: Cody Crannell

Applicant:
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4740 14th Avenue, Suite T320
Plano, Texas 75074
Tel: 214-631-9286

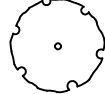
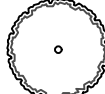
Planner:



SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



Plant List and Schedule

CANOPY TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Live Oak <i>Quercus virginiana</i>	68	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Red Oak <i>Quercus shumardii</i>	40	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Cedar Elm <i>Ulmus crassifolia</i>	45	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Chinquapin Oak <i>Quercus muehlenbergii</i>	13	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

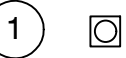
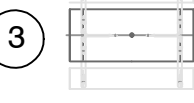
ACCENT / UNDERSTORY TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Crape Myrtle <i>lagerstroemia indica</i>	9	30 Gal. / 8' HT. / 4' SPREAD	container grown; matching growth (MT = MULTITRUNK)

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

SHRUBS				
SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	'Little Gem' Magnolia <i>Magnlia grandiflor</i> 'Little Gem'	93	15 GAL. / 5'-6' HT. / 10" SPREAD	container grown; full growth; 48" o.c.;
	Rose Glow Japanese Barberry <i>Berberis thunbergii</i> 'Rose Glow'	80	5 GAL. / 30" HT. / 36" SPREAD	container grown; full growth; 36" o.c.;

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

TURF				
SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Bermudagrass <i>Cynodon dactilon</i>	210,566 S.F.	SOLID SOD	contractor to field verify quantity of sod / hydromulch required

SITE FIXTURES		
SYMBOL	QTY.	SPECIFICATIONS
 1	3	TRASH RECEPTACLES: MANUF. - VICTOR STANLEY MODEL: RB-36 36 GAL. SURFACE MOUNT COLOR: BLACK
 2	3	BACKED BENCHES: STEELSITE RB COLLECTION MANUF. - VICTOR STANLEY MODEL: RB-28 6' SURFACE MOUNT COLOR: BLACK
 3	1	PICNIC TABLE: STEELSITE RB COLLECTION MANUF. - VICTOR STANLEY MODEL: FRST-6 6' TABLE COLOR: BLACK
 4	1	GRILL: MANUF. - CSF COMMERCIAL SITE FURNISHINGS MODEL: STD IN GROUND GRILL COLOR: BLACK
 5	1	BIKE RACK: VICTOR STANLEY MODEL: BRCS-103 - CYCLE SENTRY COLLECTION -5 BIKE - SURFACE MOUNT COLOR: BLACK
 6	1	SHELTER: MANUF. - POLIGON MODEL: SQR-12 COLOR: TO BE OWNER SELECTED
 7	10	BOLLARDS: ACCESS FIXTURES MODEL: BOLO SOLAR LED BOLLARD LIGHT - ROUND FLAT TOP COLOR: BLACK

VICTOR STANLEY ®
P.O. Drawer 330
DUNKIRK, MD 20754
P: 1-800-2368-2573

POLIGON
HOLLAND, MI
616-399-1963

ACCESS FIXTURES
40 JACKSON STREET
WORCESTER, MA 01608
800-468-9925

CSF COMMERCIAL SITE FURNISHINGS
3521 WETUMPKA HIGHWAY
MONTGOMERY, AL 36110-2717
P: 1-800-278-4480

NOTE:

1. ALL SITE FURNISHINGS CAN BE OBTAINED THROUGH (OR EQ.):

VICTOR STANLEY ®
P.O. Drawer 330
DUNKIRK, MD 20754
P: 1-800-2368-2573

2. COLOR FOR ALL: BLACK

3. BACKED BENCHES ARE TO BE (OR EQ.):

STEELSITES RB COLLECTION
MODEL NO. RB-28
SURFACE MOUNT 6' BENCHES

4. TRASH RECEPTACLES ARE TO BE (OR EQ.):

STEELSITES RB COLLECTION
MODEL NO. RB-36 36 GAL. SURFACE MOUNT

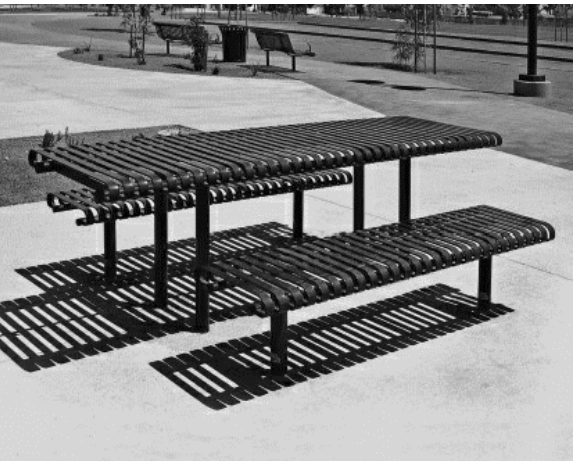
5. PICNIC TABLE:

STEELSITE RB COLLECTION
MODEL NO. FRST-6 - 6'

6. GRILL:

CSF COMMERCIAL SITE FURNISHINGS
3521 WETUMPKA HIGHWAY
MONTGOMERY, AL 36110-2717
P: 1-800-278-4480

MODEL NO. STANDARD IN GROUND GRILL - IN GROUND
SPEC SHEET: LC120-STD-IG



BIKE RACK: VICTOR STANLEY
MODEL: BRCS-103 - CYCLE SENTRY
COLLECTION -5 BIKE - SURFACE MOUNT
COLOR: BLACK



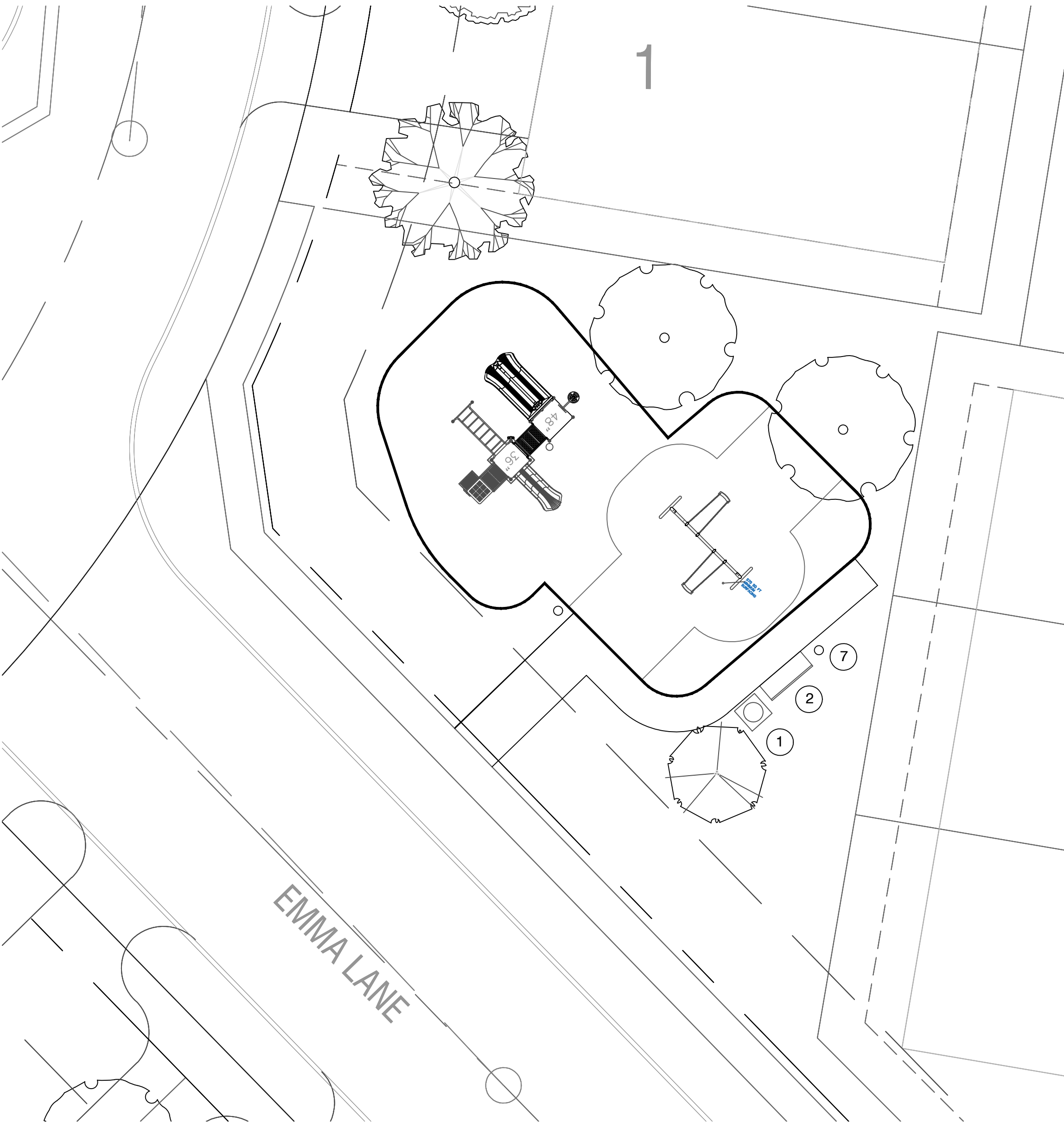
All Aluminum Construction



All Aluminum Construction

NOTE:

7 CLUSTER BOX UNITS PER MAIL CENTER
(6- 16 A SIZE, TYPE III) = 6 X 16 = 96 A SIZE
(1-13 A SIZE, TYPE V) = 1 X 13 =13 A SIZE
TOTAL MAILBOXES = 109 A SIZE PLUS87 PARCEL LOCKERS



PLAYGROUND EQUIPMENT SHOWN IS FROM
WILLYGOAT TOYS & PLAYGROUNDS
www.willygoat.com



23 MAY 24

EXHIBIT D

Owner:

Shahed Altaf
4740 14th Avenue, Suite 320
Plano, Texas 75074
Tel: 214-918-2533

Engineer:

CCM Engineering
2570 Justin Road, Suite 209
Highland Village, TX 75077
Tel: 972-691-6633
Contact: Cody Crannell

Applicant:

Lone Star Green Homes
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Plano, Texas 75074
Tel: 214-631-9286

Planner:

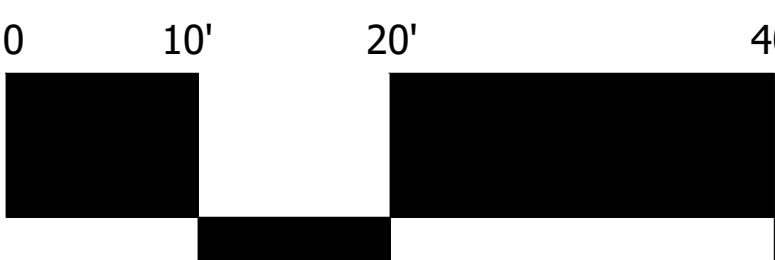
SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

23 MAY 24



1" = 10'



Common Areas

Case No. 220517-2

Miller Estates

Garland, Dallas County, Texas

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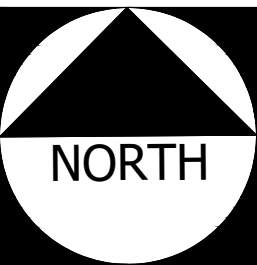
Applicant:
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Planner:



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Master Planning
Urban Design
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1130 N. Carroll Ave., Ste. 200
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23 MAY 24



NORTH

1" = 10'

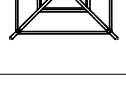
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10'

20'

40'

HOA Lot

SITE FIXTURES		
SYMBOL	QTY.	SPECIFICATIONS
① 	3	TRASH RECEPTACLES: MANUF. - VICTOR STANLEY MODEL: RB-36 36 GAL. SURFACE MOUNT COLOR: BLACK
② 	3	BACKED BENCHES: STEELSITE RB COLLECTION MANUF. - VICTOR STANLEY MODEL: RB-28 6' SURFACE MOUNT COLOR: BLACK
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④ 	1	GRILL: MANUF. - CSF COMMERCIAL SITE FURNISHINGS MODEL: STD IN GROUND GRILL COLOR: BLACK
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⑥ 	1	SHELTER: MANUF. - POLIGON MODEL: SQR-12 COLOR: TO BE OWNER SELECTED
⑦ 	10	BOLLARDS: ACCESS FIXTURES MODEL: BOLO SOLAR LED BOLLARD LIGHT - ROUND FLAT TOP COLOR: BLACK

VICTOR STANLEY ®
P.O. Drawer 330
DUNKIRK, MD 20754
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POLIGON
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ACCESS FIXTURES
40 JACKSON STREET
WORCESTER, MA 01608
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CSF COMMERCIAL SITE FURNISHINGS
3521 WETUMPKA HIGHWAY
MONTGOMERY, AL 36110-2717
P: 1-800-278-4480

NOTE:

1. ALL SITE FURNISHINGS CAN BE OBTAINED THROUGH (OR EQ.):

VICTOR STANLEY ®
P.O. Drawer 330
DUNKIRK, MD 20754
P: 1-800-2368-2573

2. COLOR FOR ALL: BLACK

3. BACKED BENCHES ARE TO BE (OR EQ.):

STEELSITES RB COLLECTION
MODEL NO. RB-28
SURFACE MOUNT 6' BENCHES

4. TRASH RECEPTACLES ARE TO BE (OR EQ.):

STEELSITES RB COLLECTION
MODEL NO. RB-36 36 GAL. SURFACE MOUNT

5. PICNIC TABLE:

STEELSITE RB COLLECTION
MODEL NO. FRST-6 - 6'

6. GRILL:

CSF COMMERCIAL SITE FURNISHINGS
3521 WETUMPKA HIGHWAY
MONTGOMERY, AL 36110-2717
P: 1-800-278-4480

MODEL NO. STANDARD IN GROUND GRILL - IN GROUND
SPEC SHEET: LC120-STD-IG

BIKE RACK: VICTOR STANLEY
MODEL: BRCS-103 - CYCLE SENTRY
COLLECTION -5 BIKE - SURFACE MOUNT
COLOR: BLACK

All Aluminum Construction

All Aluminum Construction

NOTE:

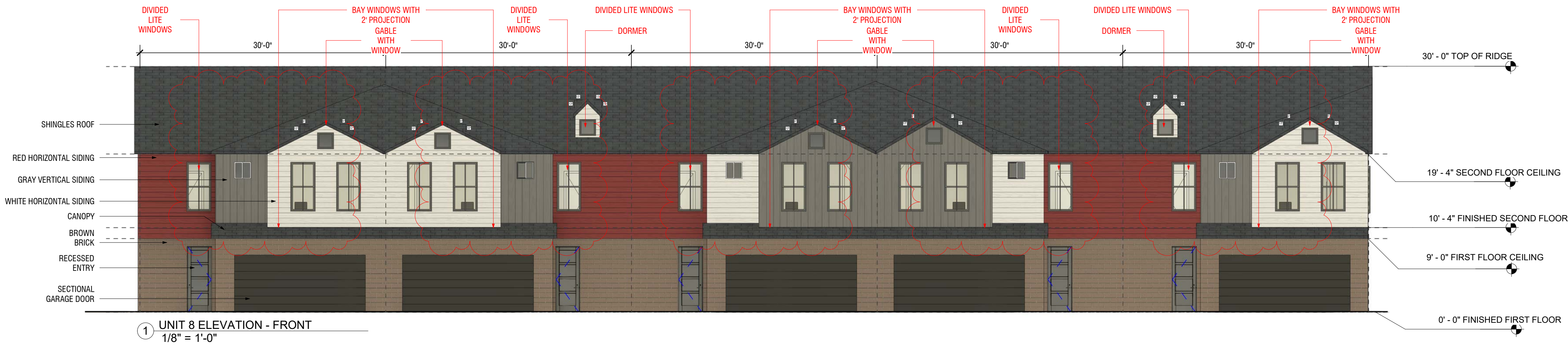
7 CLUSTER BOX UNITS PER MAIL CENTER
(6- 16 A SIZE, TYPE III) = 6 X 16 = 96 A SIZE
(1-13 A SIZE, TYPE V) = 1 X 13 =13 A SIZE
TOTAL MAILBOXES = 109 A SIZE PLUS87 PARCEL LOCKERS

23 MAY 24

Case No. 220517-2

Miller Estates

Garland, Dallas County, Texas



BUILDER

LONE STAR GREEN HOMES

DESIGNER

LONE STAR PLANS

CONSTRUCTION PLANS FOR :

2000 - 2050 MILLER ROAD

GARLAND TX

OWNERS STATEMENT

THE OWNER HAS REVIMED AND APPROVED
THIS PLAN FOR CONSTRUCTION.

(SIGNATURE ON FILE)

DATE OF ISSUE: 22-May-2024 5:25:34 PM

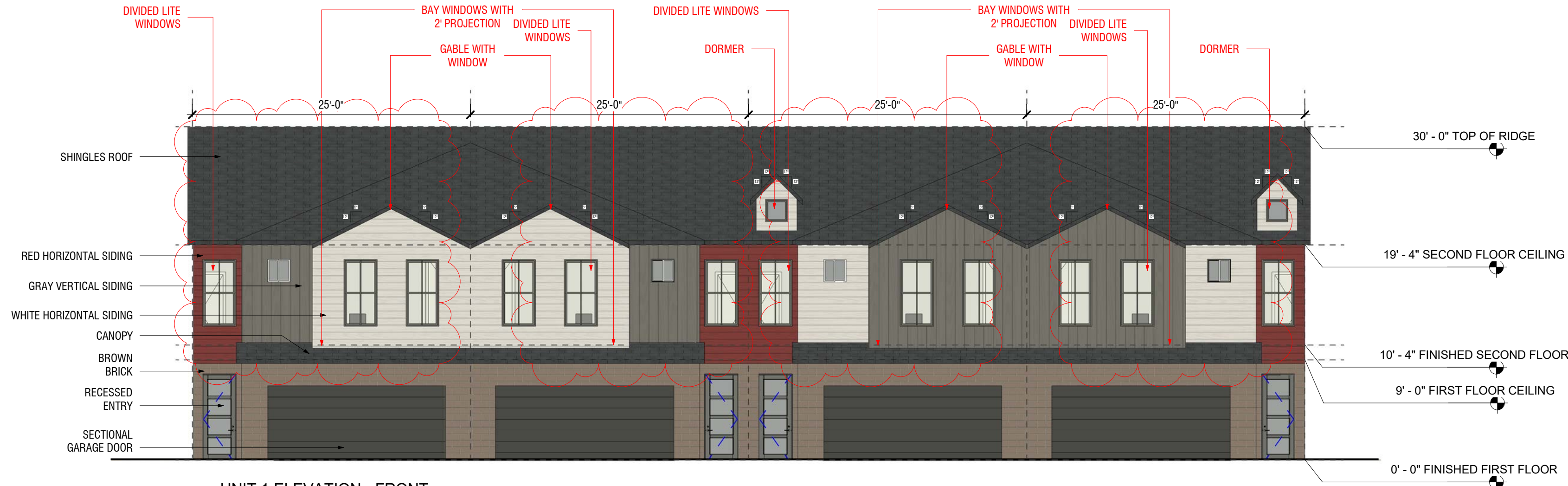
REVISION NUMBER: 10

DRAWING TITLE:

ELEVATIONS

A-02.1

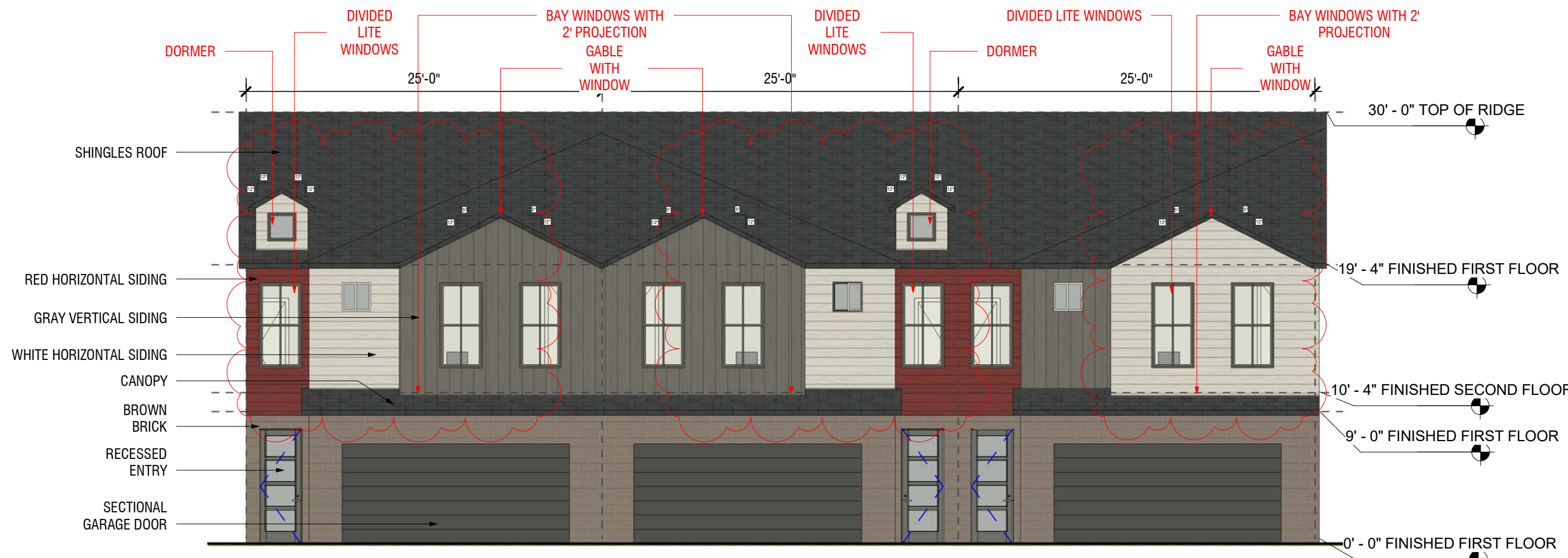
SHEET



① UNIT 1 ELEVATION - FRONT
1/8" = 1'-0"



② UNIT 1 ELEVATION - BACK
1/8" = 1'-0"



③ UNIT 5 ELEVATION - FRONT
1/8" = 1'-0"



④ UNIT 5 ELEVATION - BACK
1/8" = 1'-0"

BUILDER

LONE STAR GREEN HOMES

DESIGNER

LONE STAR PLANS

CONSTRUCTION PLANS FOR :

2000 - 2050 MILLER ROAD
GARLAND TX

OWNERS STATEMENT

THE OWNER HAS REVIMED AND APPROVED
THIS PLAN FOR CONSTRUCTION.

(SIGNATURE ON FILE)

DATE OF ISSUE: 22-May-2024 5:25:39 PM

REVISION NUMBER: 10

DRAWING TITLE:

ELEVATIONS

A-02.2

SHEET

REPORT & MINUTES

P.C. Meeting, June 10, 2024

3b. APPROVED Consideration of the application of **CCM Engineering**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) a Detail Plan for townhouse development. This property is located at 2000 and 2050 East Miller Road. (District 3) (File Z 22-67)

The applicant, Luke Spicer, 2570 Justin Road, Highland Village, TX 75077, provided an overview of the request and remained available for questions.

Chair Roberts stated that he was able to make one of the applicant's community meetings and noted that they had made an effort to reduce the density. He also asked to confirm that no utilities would be installed behind the townhomes and the nearby residents.

The applicant confirmed that no utilities would be installed behind the townhomes and that they would maintain the trees in the back. The applicant further explained that all utilities would be installed in the City Right of Way.

Chair Roberts asked the applicant whether the wall between the houses and the units on the southside would be on the overall property line of the development or the property line of the units.

The applicant explained that the wall would be on the overall property line.

Commissioner Paris reiterated that the applicant confirmed during their overview of the presentation that a Traffic Impact Analysis was done on the proposed development. She asked if the applicant could confirm what the outcome of the study had been.

The applicant stated that under the proposed use, there would be less trips generated than the allowable uses for the current zoning.

Commissioner Paris noted the number of years that the proposed land has been vacant and asked the applicant if they have considered any other uses other than their proposed development.

The applicant stated that they have not considered any other uses other than the existing zoning and what they are proposing.

Commissioner Paris stated that her intent is to consider the best use of the land for the proposed development.

The applicant stated that they believe their proposed development is the best use of the land and that with their amenities and the steps they have taken to help provide a buffer between the development and the existing neighborhood, that they will be a great addition and that they have done everything they can to help ease the neighbors' concerns.

Chair Roberts pointed out the 1,100 square foot minimum and asked the applicant how many of the units would be that size.

The applicant clarified that there was a miscommunication on what they added on their site plan. The way they had interpreted dwelling size unit was the building footprint and not the livable area. The livable area will actually be 1,800 square feet because it will be a 2-story unit including the garage.

Chair Roberts asked the applicant to clarify if the horse riding ranch would remain intact.

The applicant confirmed the horse ranch would remain intact.

Commissioner Jenkins asked the applicant about all of the egress going into Miller Road and if they had any plans to add additional turns across the street.

The applicant stated that their traffic engineer could speak more on what he has determined so far in his initial findings. The applicant was not sure if their traffic engineer believes that would be necessary but did state that they would meet all traffic requirements from the Transportation Department once they get to their civil design.

Residents speaking in opposition of the request:

James Cook, 1833 Meadowview Drive, Garland, TX
Regina Soto, 5025 Tree Top Lane, Garland, TX
Matt Larey, 1909 Royal Crest Drive, Garland, TX

The residents speaking in opposition expressed concerns that the development will not be single family, there will be an increase in traffic and noise as well as have negative impacts to the riders and horses of the nearby horse ranch.

Resident speaking in favor of the request:

Tracey Evans, 9 Hobb Hill Lane, Lucas, TX

The resident speaking in favor stated that of the multiple proposals they have seen over time, this is the best proposal.

The applicant stated that regarding the privacy and proximity to the horse ranch, there will be a considerable amount of green space as a buffer. The applicant pointed out that under the existing zoning of single-family, that buffer would disappear and the traffic would be considerably higher versus the proposed development.

Chair Roberts added that if the property was developed with retail and single-family homes consisting of 40 homes, the proposed development would generate 2,448 fewer trips during the day. A second scenario with a 26,000 square foot retail space and 40 single-family homes, the proposed development would still generate 1,058 fewer trips.

The traffic engineer Hetal Bhatt, 3030 LBJ Fwy #1660, Dallas, TX 75234, clarified that the numbers that Chair Roberts mentioned are for daily trips.

Chair Roberts asked the traffic engineer if the one entrance to the development would line up to the development across the street.

The applicant stated that the entrance to the development would line up to the median opening.

Commissioner Paris asked the applicant to speak more on the traffic concerns that have been brought up, in particular to the peak hours regarding single-family attached housing with 90 units versus single-family detached with 40 units.

The applicant stated that with the 90 single-family attached units with no retail, the morning peak hour would be 43 units exiting the development which would equal to 1 vehicle every 2 minutes.

Commissioner Paris asked staff if there have been other alternatives that are better suited for the use of land.

Staff stated that this proposal should be considered on its own merit.

Commissioner Jenkins asked the applicant to clarify that under the proposed development, by right, they could have developed the land under a number of different ways and they would not have been required to bring it forward.

The applicant confirmed that they did consider what is currently allowed versus what they are proposing and that had they gone with another proposal they would have just moved forward.

Commissioner Jenkins pointed out that while the applicant could have moved forward with other alternative uses that met the best use of the land, they have tried to be considerate to address the concerns of the neighbors by providing a development that ameliorates some of the concerns that have been presented by the residents.

The applicant was in agreement with what Commissioner Jenkins pointed out.

Commissioner Jenkins stated that he lives near the proposed development and is concerned with the increase traffic in the area with the proposed development and the nearby one currently going through the permitting process however he does acknowledge the City has experienced a huge population increase and that the City is aware of this increase and is currently working to address those issues. Commissioner Jenkins applauded the applicants efforts in working with nearby residents to hear their concerns and address them.

Motion was made by Commissioner Paris to close the public hearing. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

Commissioner Cornelius expressed concerns about the traffic in the area.

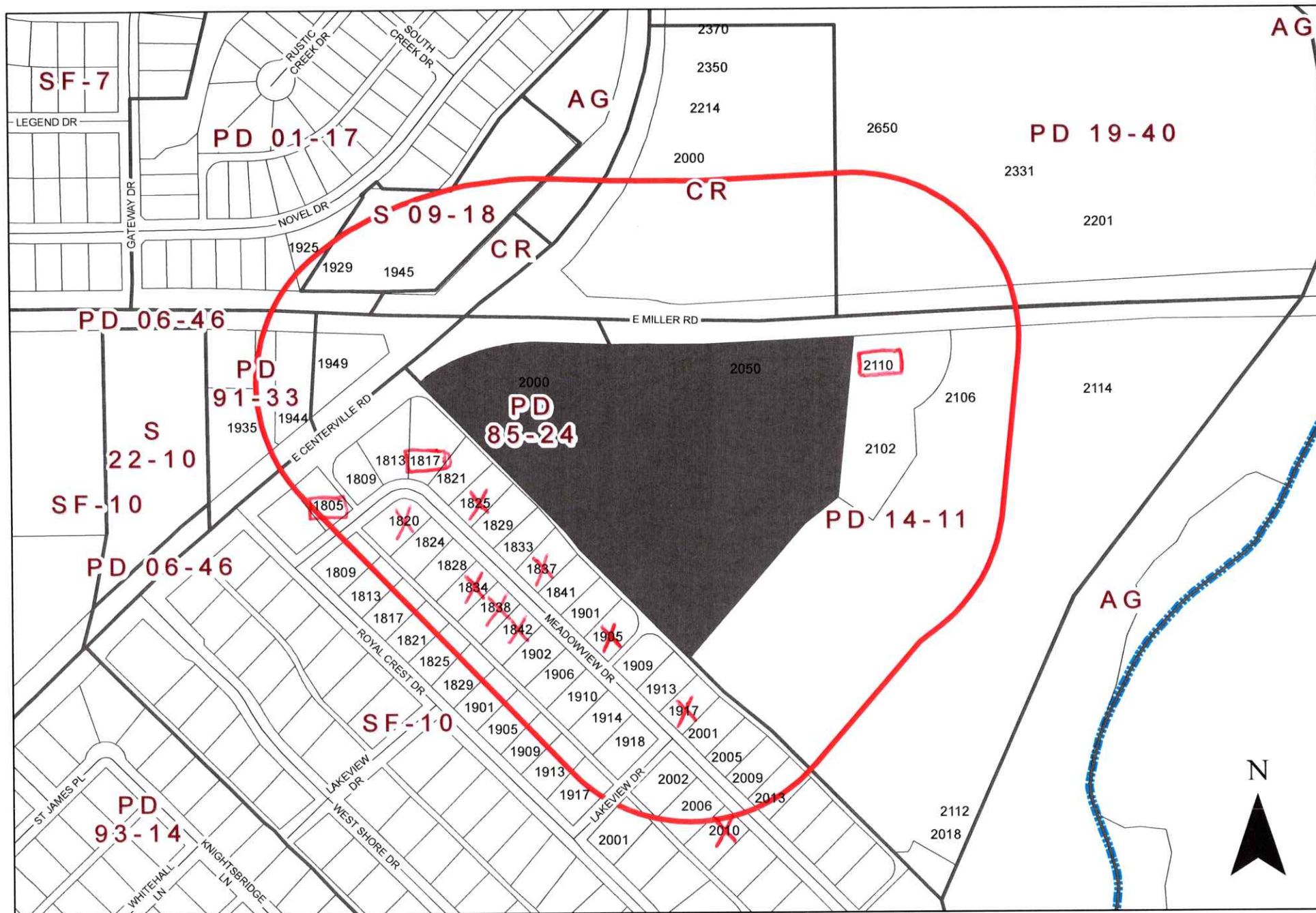
Commissioner Aubin pointed out that the subject property has been through several potential plans over the years and he feels that the proposed development, if it is able to move forward, is the best use of the land. Regarding the traffic concerns, Commissioner Aubin pointed out that Centerville is a six-lane road and Miller is a four-lane road. Miller's capacity is above 30,000 cars per day and according to the last traffic survey on Miller, the traffic count between Centerville and the eastern city limits is 16,685 cars per day which is roughly at 50% capacity. Commissioner Aubin pointed out that he does not believe that the proposed development of 90 homes will generate a considerable amount of traffic that will impact the area.

Commissioner Abell stated that he lives near a similar intersection and he has mixed retail on all four corners. As a result of the mixed retail, there has been vagrancy and loitering at all hours of the day and night. With the proposed development of 90 homes, the applicant is bringing in a neighborhood where people will live and will not bring the vagrancy that retail brings to areas. Commissioner Abell stated he is inclined to approve the proposed development for the reasons he mentioned and that he would welcome this to his own neighborhood versus what he has to deal with now.

Chair Roberts stated that while he would prefer 40 single-family lots, he knows the builder of the adjacent horse ranch and they were unsuccessful at finding other builders to build single-family homes. Chair Roberts pointed out that removing the mixed retail aspect from the development will also help the area.

Commissioner Paris stated that she drives by this location daily and is empathetic to the traffic concerns but in taking into consideration the best use of the land, she is in approval of the proposed development.

Motion was made by Commissioner Paris to **approve** the application as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**



0 200 400 Feet
1 inch = 307 feet

ZONING MAP Z 22-67

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

2000 & 2050 East Miller Road

Comment Form

Case Z 22-67

Z 22-67 CCM Engineering . The applicant proposes ninety (90) townhouses and open space. The site is located at 2000 and 2050 East Miller Road (District 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

RONALD T Evans - Sooner Ranch Properties

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

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

2110 E Miller Rd & 2018 E. Miller Rd

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

Garland

TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

[Signature]

6/4/24

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued –

Case Z 22-67

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

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

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

The proposed zoning is an appropriate use and consistent with the surrounding neighborhood and planned development directly across the street from the property.

From:
To:
Subject:

staci
Planning Group
90 townhouses

Date: Wednesday, June 5, 2024 7:12:51 PM

Some people who received this message don't often get email from staci.hubbard@gmail.com. [Learn why this is important](#)

Comment Form Case Z 22-67

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Carole Holmes

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

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

2010 Meadowview Dr

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Carole Holmes

Signature / Firma / Chữ ký

6/5/2024

Date / Fecha / Ngày

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Comment Form Continued -

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Comment Form

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JAMES AND DENISE BARTOSH

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

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

1817 MEADOWVIEW DR

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

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

James Bartosh

Signature / Firma / Chữ ký

6/10/24

Date / Fecha / Ngày

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

Comment Form Continued –

Case Z 22-67

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

FOR AS LONG AS THEY BUILD WHAT THEY SAY
THEY ARE GOING TO BUILD.

Comment Form

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☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Kathy Lamb - Homeowner

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

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

1834 Meadowview Dr. 75043

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Kathy Lamb

Signature / Firma / Chữ ký

6-3-2024

Date / Fecha / Ngày

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Comment Form Continued –

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Lower Current Property Values for
Single Family Homes.

Traffic Congestion

Water & Sewage lines over loaded

Destroy current greenspace & trees

Too close to nature preserve

Noise concerns

Infrastructure can't support
more population density

Possible increase in crime rates in
neighborhood.

Concerns landlord will keep the
property well maintained.

Comment Form

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For / A Favor / Đúng



Against / En Contra / Không

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Ahmet Oncu

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

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

1805 meadowside Drive

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75063

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

06/09/2024

Date / Fecha / Ngày

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Comment Form Continued –

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☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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FAY A. THOMPSON

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

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

1842 MEADOWVIEW DRIVE

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

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Fay A. Thompson

Signature / Firma / Chữ ký

6-4, 2024

Date / Fecha / Ngày

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

Comment Form Continued –

Comment Form

Case Z 22-67

Z 22-67 CCM Engineering . The applicant proposes ninety (90) townhouses and open space. The site is located at 2000 and 2050 East Miller Road (District 3)

Z 22-67 CCM Engineering. El solicitante propone noventa (90) casas adosadas y espacios abiertos. El sitio está ubicado en 2000 and 2050 East Miller Road (Distrito 3)

Z 22-67 CCM Engineering. Người nộp đơn đề xuất chín mươi (90) căn nhà phố và không gian mở. Địa điểm tọa lạc tại số 2000 and 2050 East Miller Road (Quận 3)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

ABRAHAM K.A & THANHAMMA

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

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

1825- MEADOWVIEW DR

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

K.A. Abraham

06-07-24

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

Comment Form Continued –

Case Z 22-67

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

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

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

THE PROJECT BECOMES CROWDED AND NOISE
THE PROPERTY VALUE OF THE EXISTING
HOUSE WILL DECREASE.

B. A. ACHARRA / 6-7-24

Comment Form

Case Z 22-67

Z 22-67 CCM Engineering . The applicant proposes ninety (90) townhouses and open space. The site is located at 2000 and 2050 East Miller Road (District 3)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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RICK BARTON

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

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

1838 MEADOWVIEW DR.

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

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Phil Barton

Signature / Firma / Chữ ký

6-7-2024

Date / Fecha / Ngày

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

Comment Form Continued –

Case Z 22-67

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

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

- TOO MUCH TRAFFIC ON CENTERVILLE NOW, THIS WILL ADD AT LEAST 180 MORE CARS ON THE ROAD.

- REDUCE PROPERTY VALUES

- INCREASE CRIME, WHICH IS OUT OF CONTROL NOW

- INCREASE THE NOISE LEVELS

Comment Form

Case Z 22-67

Z 22-67 CCM Engineering . The applicant proposes ninety (90) townhouses and open space. The site is located at 2000 and 2050 East Miller Road (District 3)

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Z 22-67 CCM Engineering. Người nộp đơn đề xuất chín mươi (90) căn nhà phố và không gian mở. Địa điểm tọa lạc tại số 2000 and 2050 East Miller Road (Quận 3)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

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THUY PHAM

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

1905 Meadowview Dr. Garland Dallas Texas 75043

City, State / Estado de la Ciudad / Thành bang

Texas

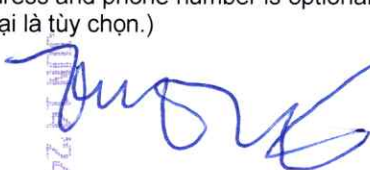
Zip Code / Código postal / Mã B u Chính

75043

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày 6/03/2024

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



Comment Form Continued –

Comment Form

Case Z 22-67

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ROBERT WOELFLE

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

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

1820 MEADOWVIEW DR

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

GARLAND, TX ~~75043~~

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

SNOOPY-BOB@TX.RR.COM

Robert M. Woelfle

7/4/2024

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

Comment Form Continued –

Case Z 22-67

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

THE PEOPLE LIVING IN THE NEW
TOWN HOUSES WILL CAUSE AN INCREASE
IN TRAFFIC THAT THE EXISTING
STREETS WON'T BE ABLE TO
ACCOMMODATE. EXPANDING THE
STREETS AND INTERCHANGE IS
VITAL TO THE SUCCESS OF THE
TOWNHOUSE COMMUNITY THAT WILL
DEVELOP.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-67	June 10, 2024	July 2, 2024	Nabiha Ahmed

CCM Engineering. The applicant proposes ninety (90) townhouses and open space. The site is located at 2000 and 2050 East Miller Road (District 3)

Michael Dvorak

Against

6/11/2024
4:01:15 PM

2017 MEADOWVIEW DR

mike.dvorak4@gmail.com

Garland

2144483321

Texas

United States

Outside the Notification Area

75043

No one in the adjacent neighborhood wants this. This is a development named "townhouses" but is obviously a multi family building complex more like an apartment. This will cause an influx of traffic to the already poorly timed lights in the area. Overall big no from me.

Andrea Rodriguez

Against

6/11/2024
1:40:01 AM

3601 Bluesage Lane

Outside the Notification Area

Garland

Texas

United States

75040

Candie Nelson

Against

6/10/2024
5:40:44 PM

1837 Meadowview Dr.

candienelson@msn.com

Garland

972-261-8784

Texas

United States

75043

I am concerned that a change in the single family zoning to multifamily zoning to allow for the development of townhomes would lessen the value of the Westshore residences, particularly the properties that back up to the

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-67	June 10, 2024	July 2, 2024	Nabiha Ahmed

proposed development. I had similar concerns in 2018 when the Plan Commission and City Council voted not to change the zoning to multifamily to allow for apartments to be built in that same location. As a property owner that backs directly up to this open space, I would prefer for the zoning to remain single familyto allow for homes to be built in that space, similar to the single family developments constructed near the intersection of Country Club and Walnut, Country Club and Miller, and the two developments on the north side of Miller in Rowlett. Each of those developments are on a similar size space as the area being considered for townhomes. Thank you for your consideration. I look forward to attending the meeting this evening.

Respectfully yours,
Candie Nelson

Candie Nelson

Against

6/10/2024
5:40:39 PM

1837 Meadowview Dr.

candienelson@msn.com

Garland

972-261-8784

Texas

United States

75043

I am concerned that a change in the single family zoning to multifamily zoning to allow for the development of townhomes would lessen the value of the Westshore residences, particularly the properties that back up to the proposed development. I had similar concerns in 2018 when the Plan Commission and City Council voted not to change the zoning to multifamily to allow for apartments to be built in that same location. As a property owner that backs directly up to this open space, I would prefer for the zoning to remain single familyto allow for homes to be built in that space, similar to the single family developments constructed near the intersection of Country Club and Walnut, Country Club and Miller, and the two developments on the north side of Miller in Rowlett. Each of those developments are on a similar size space as the area being considered for townhomes. Thank you for your consideration. I look forward to attending the meeting this evening.

Respectfully yours,
Candie Nelson

**Pauletta
Schrick**

Against

6/10/2024
1:41:14 AM

1917 Meadowview

Prs5155@aol.com

Garland

9722711406

Texas

United States

75043

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-67	June 10, 2024	July 2, 2024	Nabiha Ahmed

I am against the townhome proposal

Ronnie schrick

Against

6/10/2024
1:39:02 AM

1917 Meadowview

Rcs81154@aol.com

Garland

9722711406

Texas

United States

75043

I am against townhome proposal

**Marsha
Birdsong**

Against

6/8/2024
6:19:10 PM

2802 Club Meadow Dr

Birdsongmiss@gmail.com

Garland

2145335186

Texas

United States

75044

Outside the Notification Area

This area is already too congested with traffic. Adding 90 units will mean an additional 180+ cars in that area.

**Marsha
Birdsong**

Against

6/8/2024
6:19:09 PM

2802 Club Meadow Dr

Birdsongmiss@gmail.com

Garland

2145335186

Texas

United States

75044

Outside the Notification Area

This area is already too congested with traffic. Adding 90 units will mean an additional 180+ cars in that area.

**Barbara
Johnson**

Against

6/6/2024
1:55:15 PM

Club Meadow Dr

Garland

Outside the Notification Area

Texas

United States

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-67	June 10, 2024	July 2, 2024	Nabiha Ahmed
75043			
Opposed due to concerns re: density, traffic, and building height.			



GARLAND
TEXAS MADE HERE

The applicant requests to construct ninety (90) townhouse lots three (3) HOA open space lots.

City Council Meeting

July 2, 2024

Z 22-67

CASE INFORMATION

Location: 2000 and 2050 East Miller Road

Applicant: CCM Engineering

Owner: Sha Altaf

Acreage: 11.19 acres

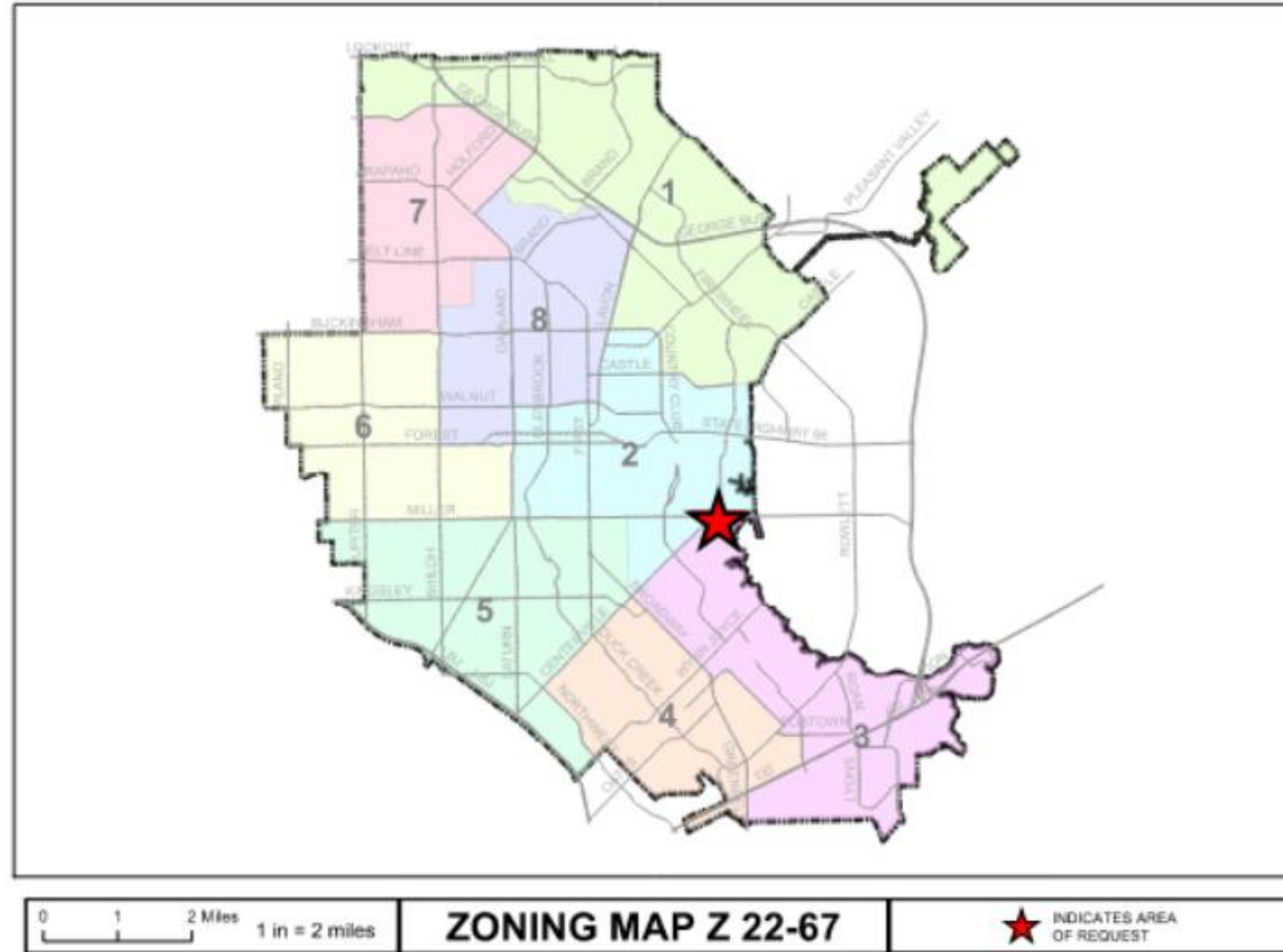
Zoning: Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses

Z 22-67



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP

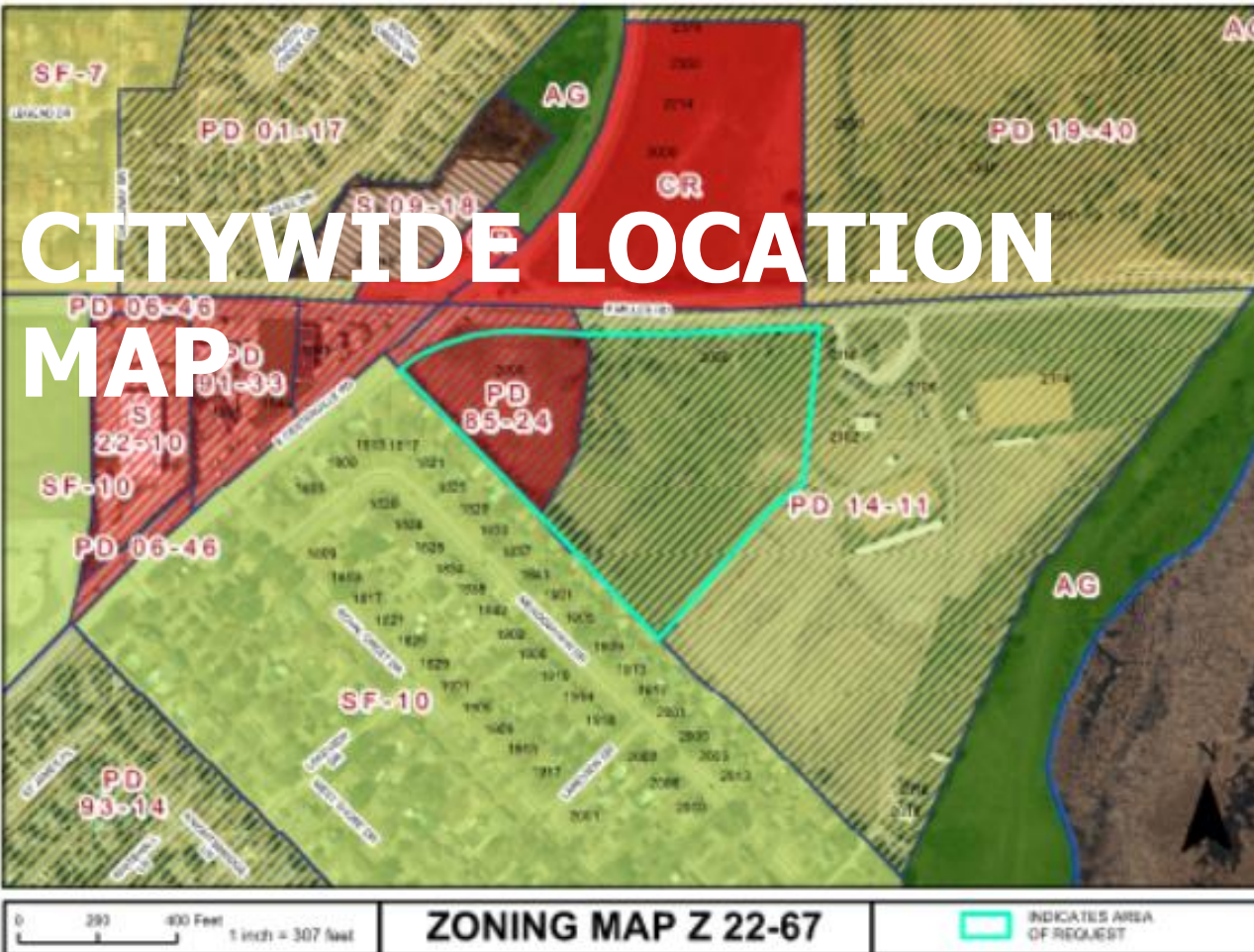


Z 22-67



GARLAND
TEXAS MADE HERE

LOCATION MAP



Z 22-67



GARLAND
TEXAS MADE HERE

PHOTOS



View of the subject property



East of the subject property

Z 22-67

PHOTOS



West of the subject property



South of the subject property



GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



Traditional Neighborhoods



Neighborhood Centers



Z 22-67

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Center and Traditional Neighborhood.

Traditional neighborhoods 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.

Neighborhood centers provide a mix of retail, services, and community gathering places. This center should be appropriately scaled to adjacent residential areas.

The proposed use will offer additional housing to the neighborhood.



GARLAND
TEXAS MADE HERE

SITE PLAN



Z 22-67

[illegible]

Z 22-67



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 22-67

BUILDING ELEVATIONS





GARLAND
TEXAS MADE HERE

3-D RENDERING

MILLER ESTATES RENDERINGS



Z 22-67

DEVELOPMENT STANDARDS

GDC Standards	Required	Proposed
Lot Size	2000 SF	1500 SF
Lot Depth	90 feet	65 feet
Lot Coverage	75% (maximum)	77%



STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) a Detail Plan for townhouse development.



PLAN COMMISSION

On June 10, 2024, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) a Detail Plan for townhouse development.



GARLAND
TEXAS MADE HERE





GARLAND

PLANNING REPORT

City Council Regular Session

6. b.

Meeting Date: 07/02/2024

Item Title: Z 22-28 IBC Construction, LLC (District 1)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Specific Use Provision for a Fuel Pumps, Retail Use and 2) a Plan for a Fuel Pumps, Retail Use, Convenience Store, Laundry, Self-Serve (Laundromat) and Retail Store Uses on a property zoned Community Retail (CR) District.

LOCATION

1270 Pleasant Valley Road

OWNER

Pleasant Valley Properties, LLC.

PLAN COMMISSION RECOMMENDATION

On June 10, 2024, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Specific Use Provision for a Fuel Pumps, Retail Use and 2) a Plan for a Fuel Pumps, Retail Use, Convenience Store, Laundry, Self-Serve (Laundromat) and Retail Store Uses on a property zoned Community Retail (CR) District.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Fuel Pumps, Retail Use and 2) a Plan for a Fuel Pumps, Retail Use, Convenience Store, Laundry, Self-Serve (Laundromat) and Retail Store Uses on a property zoned Community Retail (CR) District.

BACKGROUND

The subject property is currently undeveloped. The applicant proposes to construct Fuel Pumps, Retail Store (Building B) and a Convenience Store and Laundromat (Building A).

The GDC requires a Specific Use Provision for a Fuel Pumps, Retail Use in the Community Retail (CR) District.

SITE DATA

The subject property consists of approximately 3.34 acres. The site has approximately 416 linear feet of frontage along Pleasant Valley Road and 342 lineal feet of frontage along North Country Club Road. The site can be accessed from North Country Club Road and Pleasant Valley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property 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 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 an 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. Site Plan

The site plan (Exhibit C) reflects two (2) proposed buildings and a fuel canopy with twelve (12) fueling positions.

Building A will be 10,000 square feet only for retail use and Building B will be 9,982 square feet and will consist of a convenience store and laundromat.

The Fuel Pumps, Retail Use requires a Specific Use Provision in the Community Retail (CR) District. The Laundromat, Retail Store and Convenience Store are permitted uses in the Community Retail (CR) District.

2. Parking

This development requires a total of seventy (70) parking spaces. The site plan (Exhibit C) reflects seventy-five (75) spaces.

3. Screening and Landscaping

The GDC requires perimeter screening when a non-residential development is adjacent to a residential development. The properties to the southeast are single-family homes. The applicant proposes a six (6)-foot masonry wall with large canopy trees along the residential properties. Although not required, the applicant proposes a six (6)-foot ornamental fence along with large canopy trees and shrubs along the northeastern property line.

The site meets the applicable screening and landscaping standards per the GDC.

4. Building Design:

The proposed building elevations meets the building design standards per the GDC.

5. Specific Use Provision

The applicant requests a Specific Use Provision time period of fifteen (15) years for the Fuel Pumps, Retail Use.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as 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.

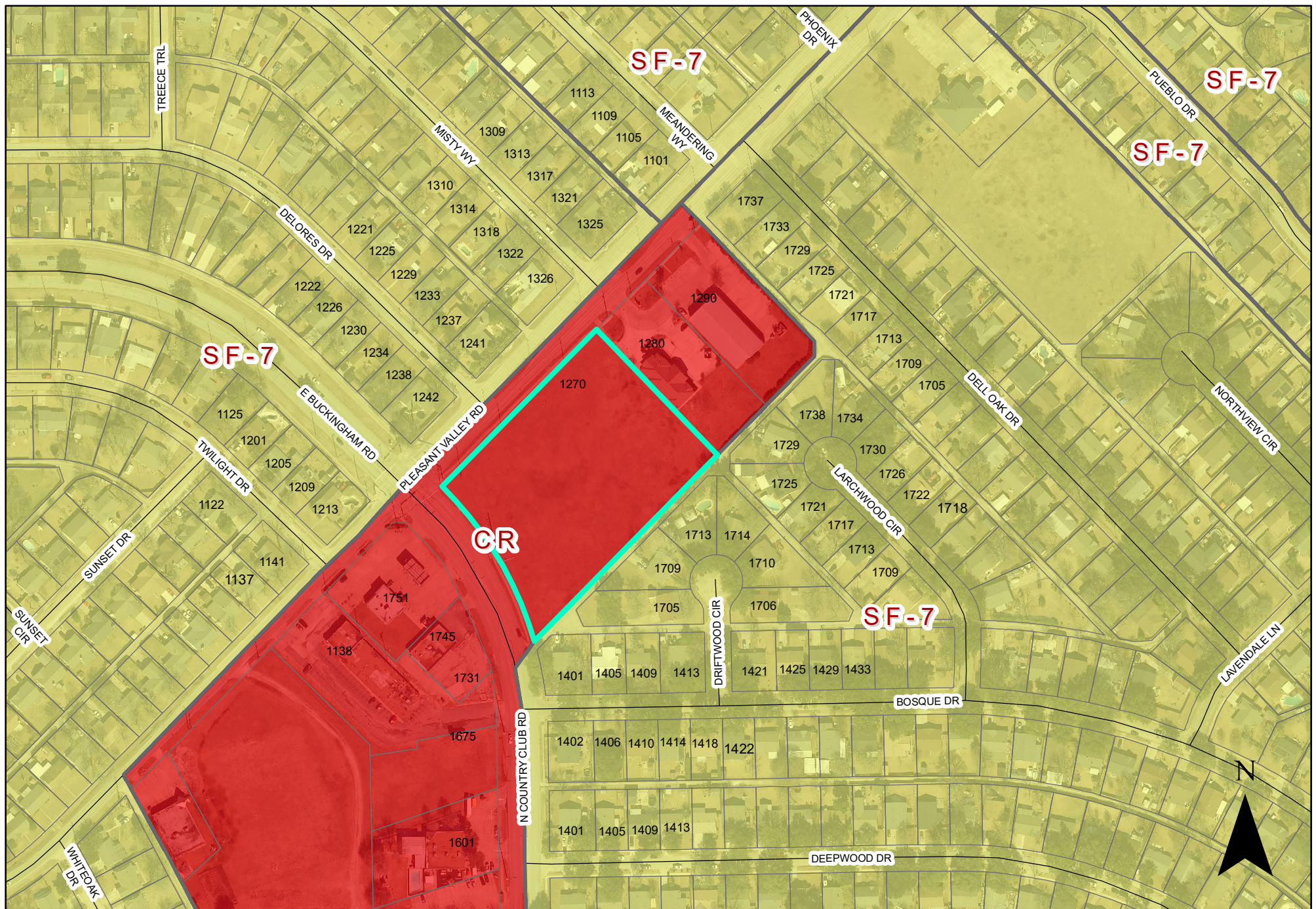
The proposed use is a supportive use to the residential properties.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across Pleasant Valley Road, are zoned Single-Family-7 (SF-7) District. The property directly to the northeast is zoned Community Retail (CR) District; it is developed with retail uses. The properties to the southeast are zoned Single-Family-7 (SF-7) District; it is developed with single-family homes. The properties to the southwest, across North Country Club Road, are zoned Community Retail (CR) District; it is developed with a gas station, convenience store and church.

Attachments

Z 22-28 Location Map
Z 22-28 SUP Conditions
Z 22-28 Exhibits
Z 22-28 R&M
Z 22-28 Responses
Z 22-28 Staff Presentation



0 150 300 Feet
1 inch = 238 feet

ZONING MAP Z 22-28

 INDICATES AREA OF REQUEST

1270 Pleasant Valley Road

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-28

1270 Pleasant Valley Road

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

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

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

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

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

V. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision time period for the Fuel Pumps, Retail Use shall be for fifteen (15) years.

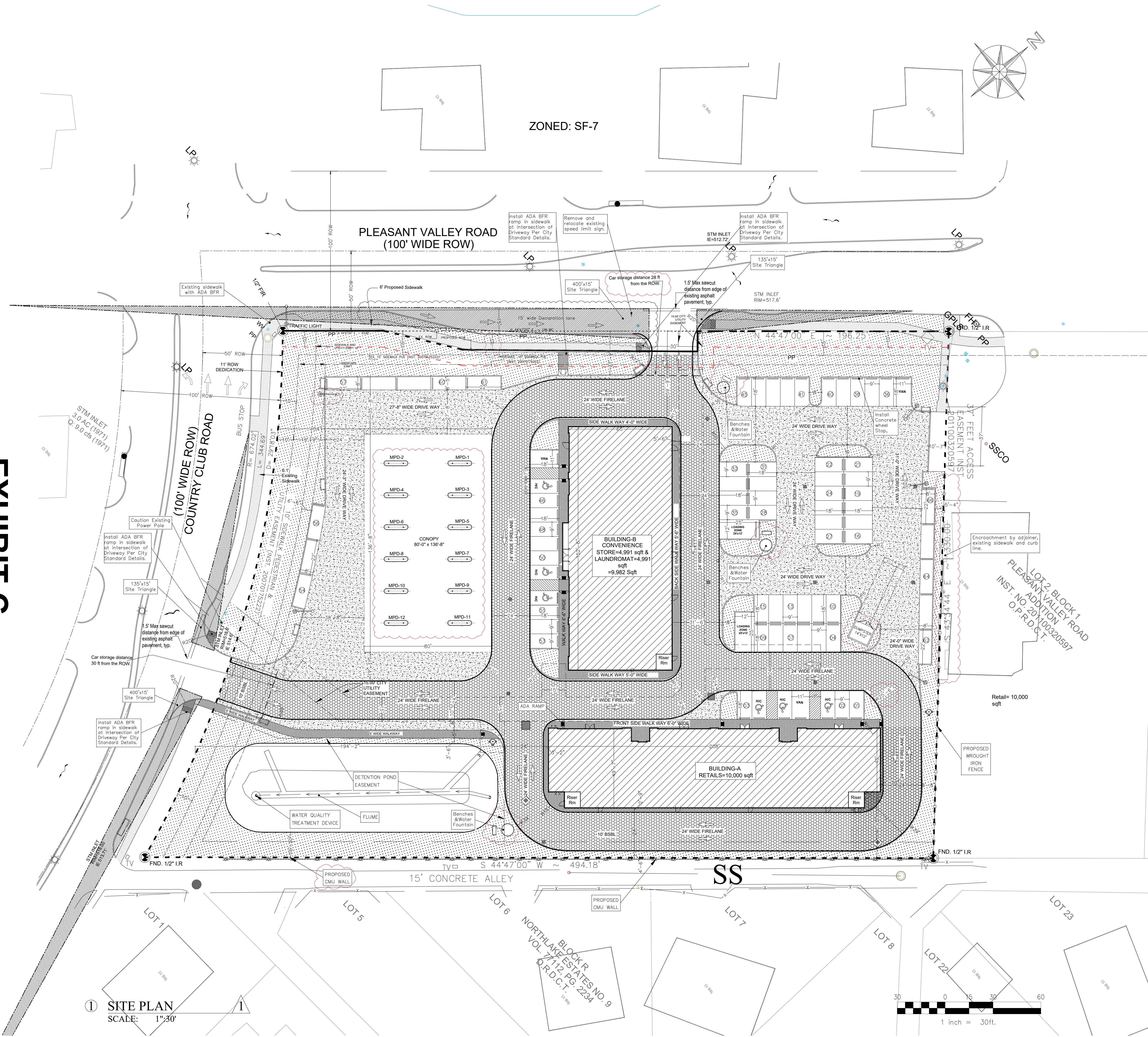
B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Landscape Plan: Landscaping and Screening shall be in conformance with Exhibit D.

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

F. Signage: All signage shall comply with the standards in the Garland Development Code.

EXHIBIT C



City of Garland Benchmarks
Bearing based on Texas state plane coordinates, North central zone, 4202,
NAD83-us survey feet, derived from gps observations and tied to the city of
Garland geodetic control.

GPS 085-2" BRASS DISK
N:6996087.91
E:2553351.66
Z:505.71'

GPS 086-2" BRASS DISK
N:6997519.56
E:2554857.47
Z:492.70"

SITE DATA SUMMARY

LOT	
General Site Data	
ZONING	PD 22-28 CR
LOT AREA (SF)	145,319 SF
LAND USE	Gas Station, Convenience Store, Fuel Pump and Retail
BUILDING AREA (SF)	
Bldg A	Retail= 10,000 sqft
Bldg B	Convenience Store=4,991sqft Laundromat=4,991 sqft
BUILDING HEIGHT Stories/Feet	
Bldg A	1 Story - 30'-0"
Bldg B	1 Story - 35'-0"
LOT COVERAGE	13.75%
FLOOR AREA RATIO	0.1375:1
Parking	
PARKING REQUIREMENTS	Convenience Store: 1 per 250 SF floor space;Laundromat: 1 per 250 SF; Retail 1 per 333 SF floor space
PARKING REQ'D	70
PARKING PROVIDED	75 Total parking spaces
HC PARKING REQ'D	4 - Total HC; 2 of 3 must be Van Accessible
HC PARKING PROVIDED	6-Regular HC, 3-Van, accessible+66 Cars =Total:75

SITE AND BUILDING IMPERVIOUS COVER:

1. TOTAL SITE AREA: 145,319 SF (3.34 AC)
2. TOTAL IMPERVIOUS COVER: 82881.05 SF (1.90 AC)
3. EXISTING IMPERVIOUS COVER: 0 SF (0.0 AC)
4. PROPOSED IMPERVIOUS COVER: 82881.05 SF (1.90 AC)
5. PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER: 63%
6. MAXIMUM ALLOWED IMPERVIOUS COVER:
7. BUILDING COVERAGES: 19,982SF (NEW); 0 SF (OLD)
8. MISCELLANEOUS COVERAGES: 82881.05 SF
DUMPSTER PAD, RETAINING WALL
9. PROPOSED LAND USE: COMMERCIAL
10. ZONING: PD 22-28 CR
11. HEIGHT OF BUILDING: SEE ARCHITECTURAL PLANS

SURVEY NOTE:
These drawings have been prepared without benefit of current title report.
There may be conditions or easements that effect this subject property.
All existing filed data has been taken from GeoNav LLC.

SETBACKS (Building-A)			SETBACKS (Building-B)		
Type	Required	Provided	Type	Required	Provided
Front (N)	30 FT	190'-3" Ft	Front (N)	30 FT	249'-0" Ft
Side (W)	10 FT	116'-0" FT	Side (W)	0 FT	223'-6" FT
Side (E)	10 FT	59'-0" FT	Side (E)	10 FT FOR FIRE	35'-3" FT
Rear (S)	20 FT	169'-3" FT	Rear (S)	0 FT	31'-6" FT

Legend

- ~ Building Area
- ~ Site Triangle
- ~ Proposed wrought iron fence
- ~ Proposed Curb and Gutter
- ~ Proposed Water Meter
- ~ Proposed Sanitary Cleanout
- ~ Site Boundary
- ~ Proposed Curb Inlet
- ~ Proposed Catch Basin
- ~ Proposed Water
- ~ Proposed Sewer
- ~ Proposed CMU WALL
- ~ Proposed Water Fountain
- ~ Proposed Benches
- ~ Proposed Light Pole

ISSUE RECORD:		COMMENTS:	
DATE:	ISSUED FOR:	DATE:	COMMENTS:
APRIL 28-2022	SUBMIT	DO-1	
NOV - 30-2022	RE-SUBMIT	DO-2	
JAN - 10-2023	RE-SUBMIT	DO-3	
FEB - 02-2023	RE-SUBMIT	DO-4	
FEB - 05-2023	RE-SUBMIT		

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Email: info@ibc-constructions.com



JR Shopping Center
1270 Pleasant Valley
Garland, tx

SHEET CONTENTS:

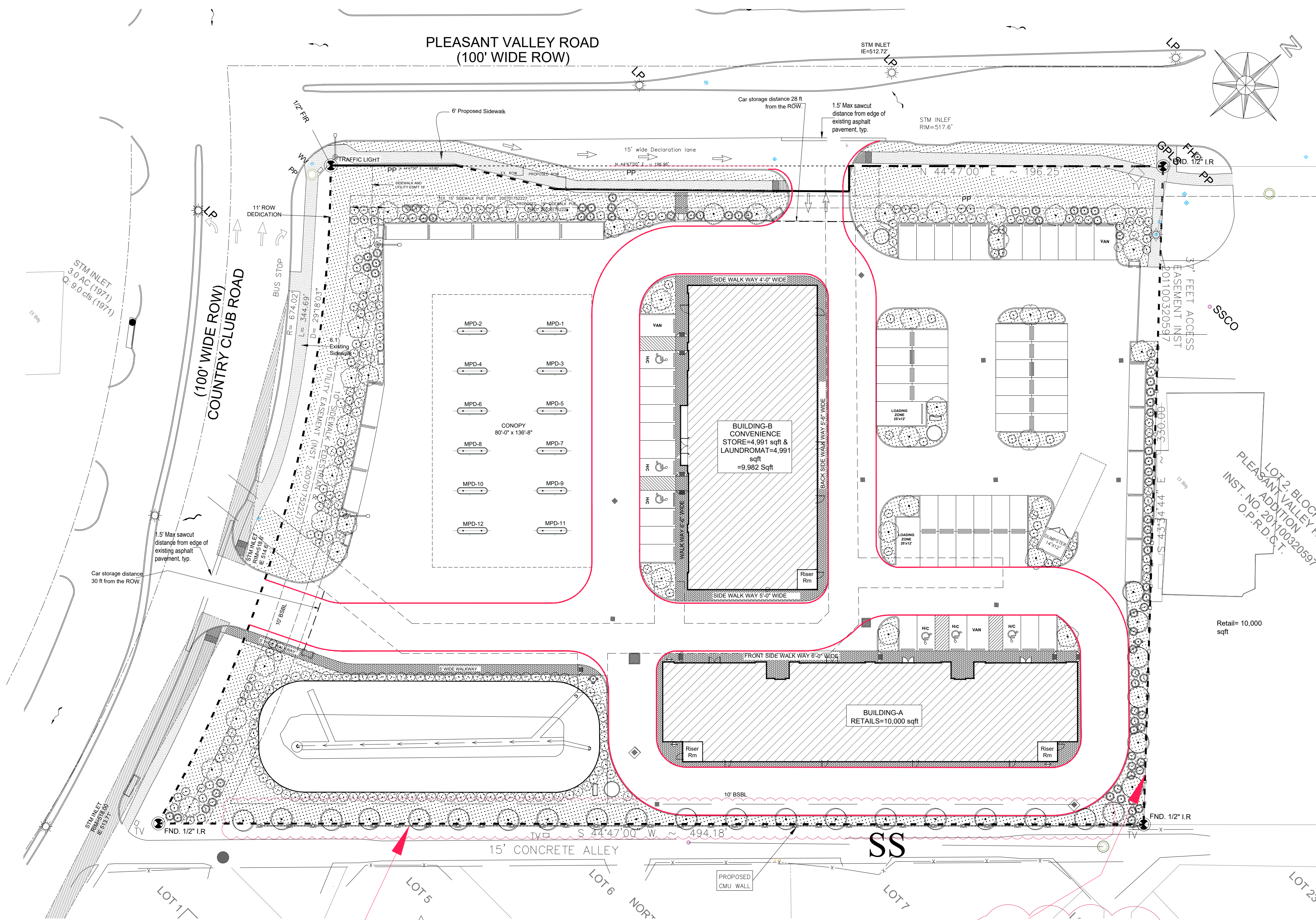
SITE PLAN

DATE: April-16-2024

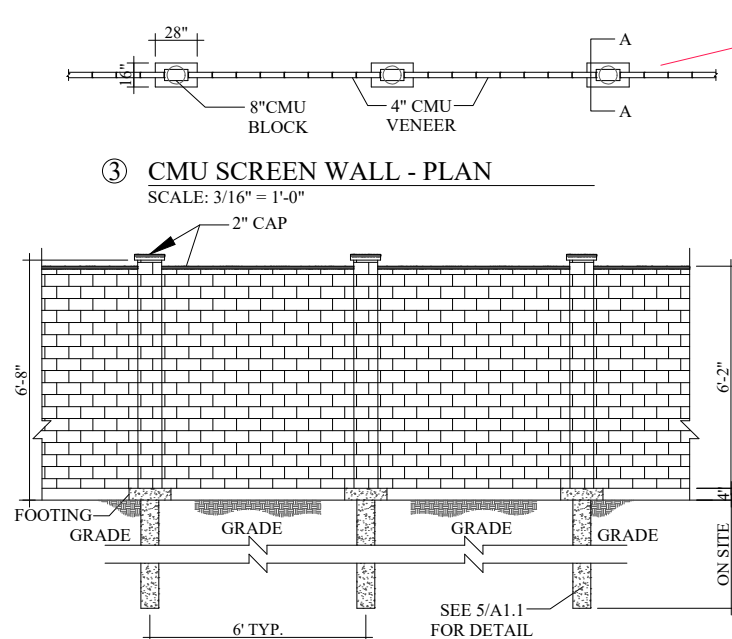
SP-1

CASE NO.
210622-2

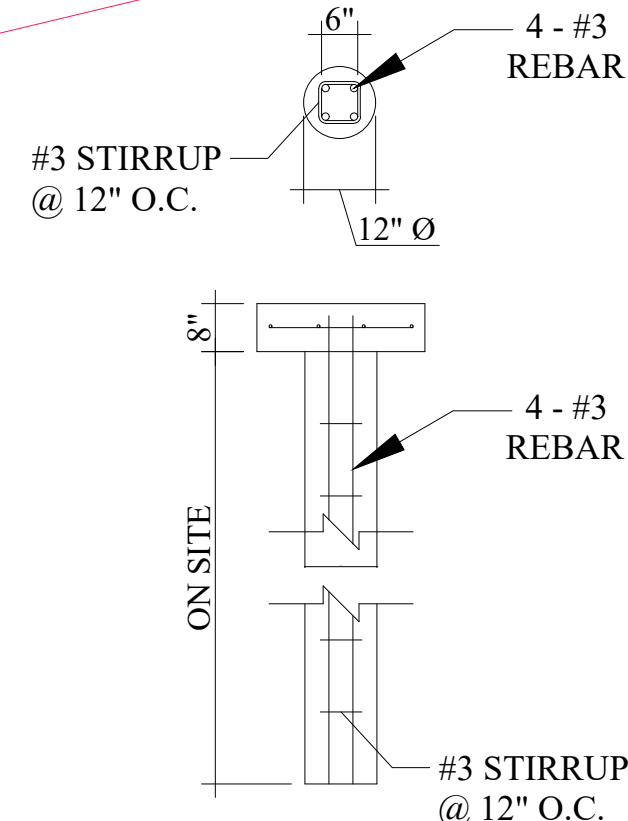
EXHIBIT D



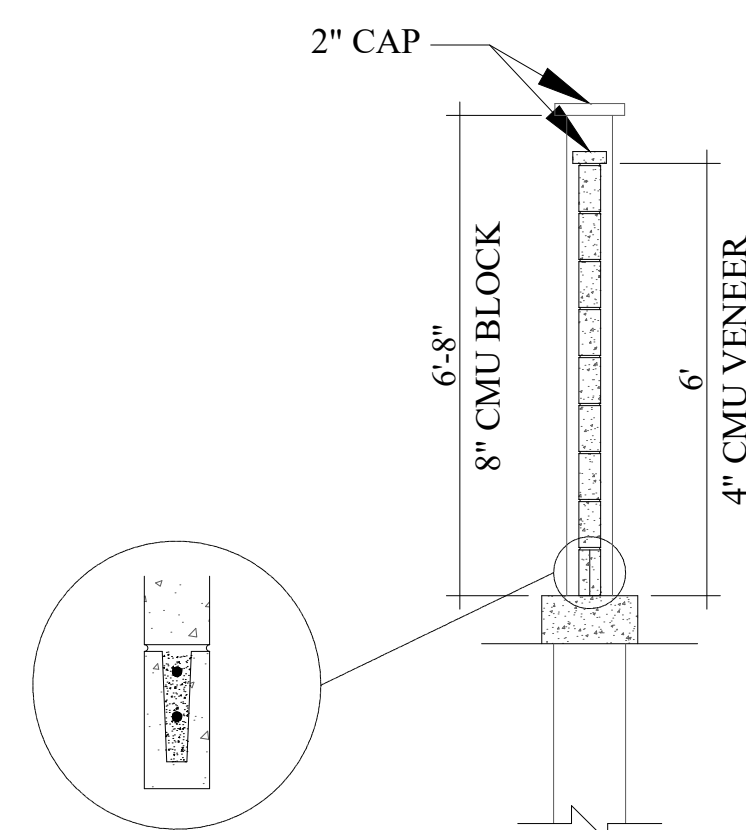
① LANDSCAPE PLAN
SCALE: 1":30'



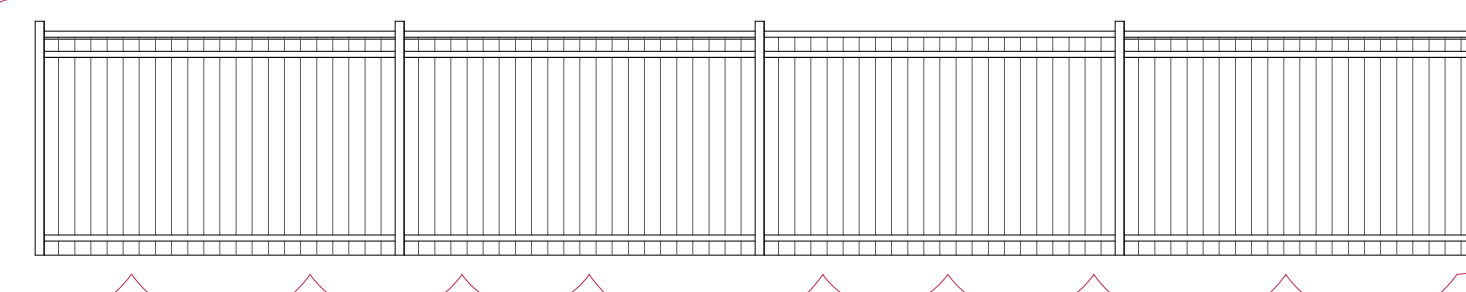
② CMU SCREEN WALL - ELEVATION
SCALE: 3/16" = 1'-0"



⑤ **PIER DETAIL**
SCALE: 3/8" = 1'-0"



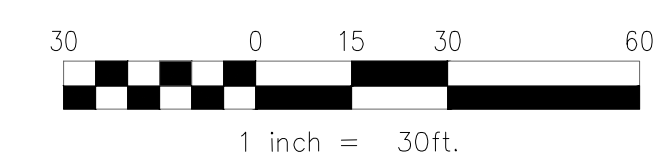
④ SECTION A-A
SCALE: 3/8" = 1'-0"



② **WROUGHT IRON FENCE ELEVATION**
SCALE: 3/16" = 1'-0"

PLANT SCHEDULE								
TREES	CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	PIS CHI	15	<i>Pistacia chinensis</i>	Chinese Pistache	4" Cal.	10' Min.	30' O.C. Minimum	Single Straight Trunk
	QUE SHU	35	<i>Quercus shumardii</i>	Shumard Oak	4" Cal.	12' Height Min	30' O.C. Minimum	Single Straight Trunk
	QUE VIR	17	<i>Quercus virginiana</i>	Southern Live Oak	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
	ULM CRA	2	<i>Ulmus crassifolia</i>	Cedar Elm	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
SHRUBS	CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	ILE BUR	44	<i>Ilex cornuta</i> 'Burfordi Nana'	Dwarf Burford Holly	5 gal.	24" min.	36" O.C.	
	ILE NAN	142	<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly	5 gal.	18"-24"	36" O.C.	
	JUN BR2	60	<i>Juniperus virginiana</i> 'Brodie'	Brodie Eastern Redcedar	15 gal.	8' Min Ht	60" O.C.	
	MUH CAP	53	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	5 gal.		36" O.C.	
	NAN LBO	13	<i>Nandina domestica</i>	Heavenly Bamboo	7 gal.	36" Min	36" O.C.	

CITY OF GARLAND LANDSCAPE REQUIREMENTS			
LANDSCAPE AREA	10% OF SITE SHALL BE LANDSCAPE		
	REQUIRED	PROVIDED	
	145319.34 x 10% =14531.9 SF	9057.67 SF DETENTION POUND 5735.00 SF PERMEABLE DECORATIVE PAVN 27663.28 SF LANDSCAPE AREA TOTAL= 42455.95 (29.21 %)	
LANDSCAPE BUFFER	20' LANDSCAPE STREET BUFFER		
	REQUIRED	PROVIDED	
	20'	31'	
STREET TREES AND SHRUB REQUIRED IN SETBACKS	FOR EVERY 30 LF PROVIDE 1 TREE AND 7 SHRUBS		
	REQUIRED (50% MIN. EVERGREEN)	PROVIDED (50% MIN. EVERGREEN)	
	100'/30 X 7 =3 TREE, 21 SHRUBS	3 TREES 21 SHRUBS	
PARKING LOT LANDSCAPE	5% OF PARKING LOT SHALL BE LANDSCAPE		
	REQUIRED	PROVIDED	
	1383.16 SF	2575.95 SF	
	1 ISLAND W/ TREE AT TERMINUS OF EACH ROW		
	REQUIRED	PROVIDED	
	11	15	
INTERIOR PARKING LANDSCAPE	1 TREE PER 10 PARKING SPACES		
	REQUIRED	PROVIDED	
	NA	NA	
SCREEN BETWEEN DISTRICTS	SCREENING ZONING DISTRICTS (AS PER PLAN)		
	REQUIRED	PROVIDED	
	NORTHEAST	FENCING (6' MIN. HT)	WROUGHT FENCING (6' MIN. HT)
	NORTHEAST AND SOUTHWEST	FENCING (6' MIN. HT)	MASONRY WALL FENCNG (6' MIN. HT)



CASE NO.
210622-2

ISSUE RECORD:		
DATE:	ISSUED FOR:	COMMENTS:
APRIL 28-2022	SUBMIT	DO-1
NOV - 30-2022	RE-SUBMIT	DO-2
JAN - 10-2023	RE-SUBMIT	DO-3
FEB - 02-2023	RE-SUBMIT	DO-4
FEB - 03-2023	RE-SUBMIT	

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Email: info@ibc-constructions.com



JR Shopping Center
1270 Pleasant Valley
Garland, tx

SHEET CONTENTS:

LANDSCAPE
PLAN

DATE: April-16-2024

C-9.0

MATERIAL LEGEND:			
4.1	APR. ROUGH STONE	4.7	ALUMINUM FLASHING COLOR: PAINT TO MATCH 4.1
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL	4.8	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR
4.3	DECORATIVE STONE VENEER	5.1	PAINTED GALV. STEEL ROOF ACCESS LADDER. PER STEEL CONTRACTOR.
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	7.1	PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT
4.5	ARCHITECTURAL STONE VENEER	7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2
4.6	7/8" THREE COAT STUCCO WITH GROOVING AS PER ARCH. APPROVED COLOUR	7.3	PREFINISHED MTL SCUPPER & DOWNSPOUT, COLOR: MATCH 7.2.
		8.1	SW1: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
		8.2	SW2: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
		8.3	SW3: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
		8.4	SW4: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
		8.5	SWS: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
		8.6	INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1.
		16.1	DECORATIVE EXTERIOR LIGHT FIXTURE, COLOR: MATCH 7.2 NOTE: ALL NUMBERS (#1234) REFER TO A SHERWIN-WILLIAMS PRODUCT NUMBER.

EXTERIOR CAVITY WALL NOTES:

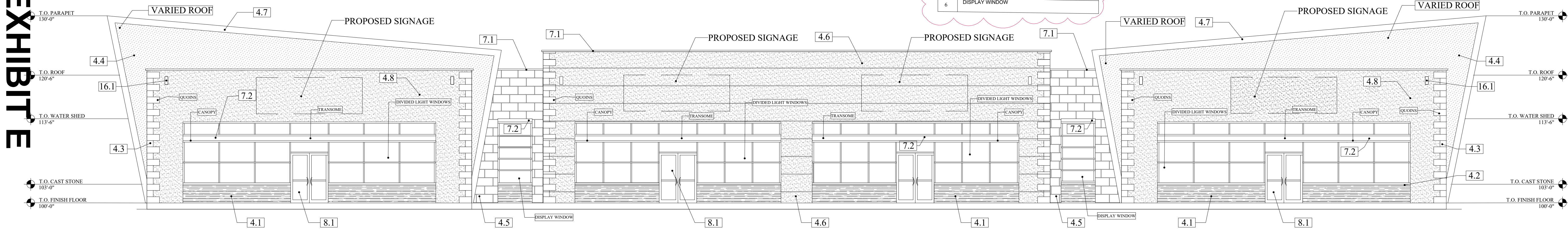
1. ALL EXTERIOR STUDS TO BE HOT DEEP GALVANIZED 16 GAGE METAL STUDS AT 16" O.C. (ASTM A525).
2. ALL EXTERIOR STUD SCREWS AND FASTENERS TO BE STAINLESS STEEL WITH NEOPRENE WASHERS.
3. ALL METAL FLASHING ABOVE WINDOWS AND WHERE INDICATED TO BE STAINLESS STEEL.
4. ALL EXTERIOR SHEATHING USED IN CAVITY WALLS TO BE GYPSUM SHEATHING W/ FIBERGLASS FACING (ex: DENS-GLASS SHEATHING).
5. VERTICAL BRICK MOVEMENT JOINTS TO BE 20" O.C. MAX, UNLESS NOTED OTHERWISE, AND SHALL NOT CROSS LINTELS OR BRICK SHELF ANGLES.
6. VAPOR BARRIER USED OVER SHEATHING TO BE WRAPPED ABOVE FLASHING AT THE BASE AND ABOVE WINDOW LOCATIONS.
7. APPLY MASONRY SEALER OVER EXTERIOR STONE VENEERS.

ARCHITECTURAL ELEMENTS

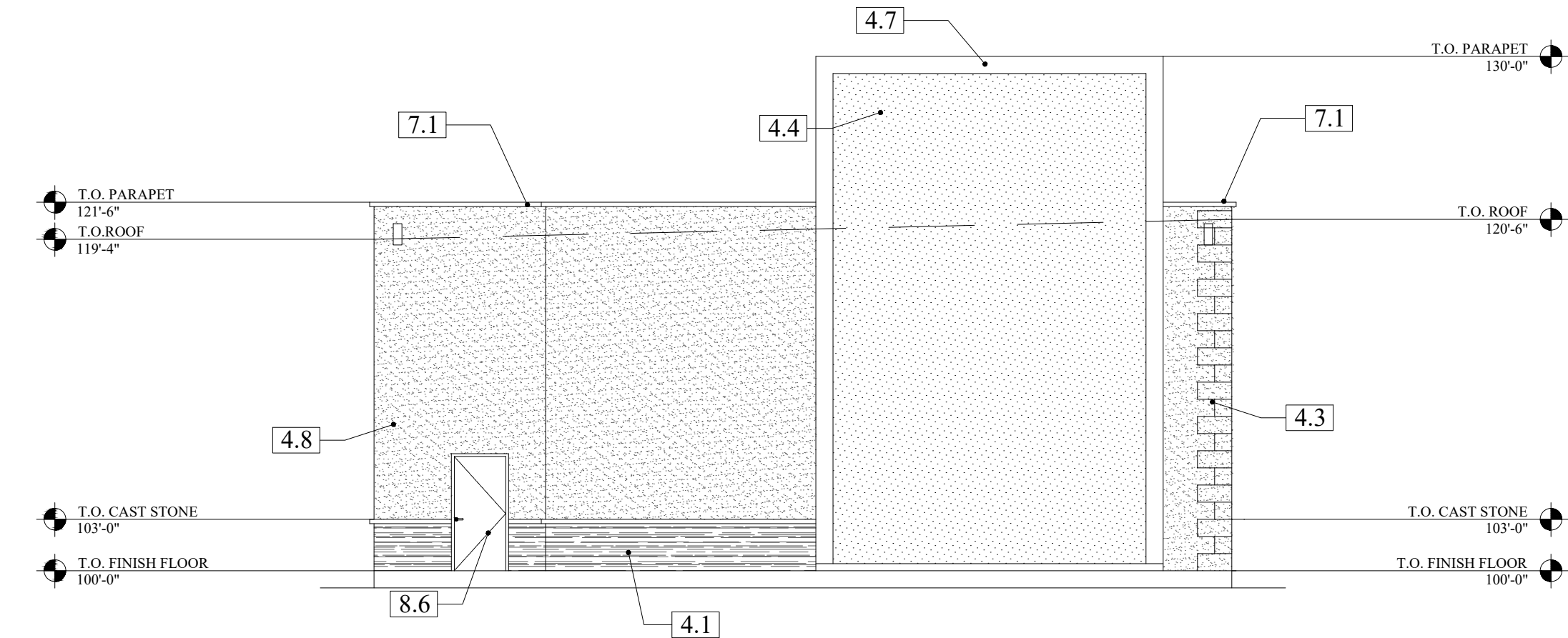
1	VARIED ROOF
2	DIVIDED LIGHT WINDOWS
3	TRANSOME
4	QUOINS
5	CANOPY
6	DISPLAY WINDOW

GENERAL NOTES:

1. METAL STUD SUPPLIER SHALL DESIGN AND DETAIL ALL METAL STUDS, BRACING, CONNECTIONS, AND ATTACHMENTS TO MAIN STRUCTURE AND SUBMIT STRUCTURAL CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL BY STRUCTURAL ENGINEER.
2. ALL COLUMNS, BEAMS, STRUCT., CONNECTIONS, AND CANOPY DETAILS SHALL BE BUILT BASED ON STRUCTURAL DRAWINGS.
3. PROVIDE FIREPROOFING AT ALL REQUIRED INTERIOR STEEL STRUCTURES.
4. INTERIOR FINISHES, PARTITION WALLS, RESTROOMS, MILL WORK, ETC. ARE NOT INCLUDED IN THIS PLAN SET. ABOVE MENTIONED ITEMS ARE THE RESPONSIBILITY OF THE FUTURE TENANTS.
5. STORE FRONT WINDOW SUPPLIER SHALL PROVIDE NECESSARY DETAILS AND SHOP DRAWINGS FOR APPROVAL BY DESIGNER.



① NORTH WEST ELEVATION - BUILDING A 1
SCALE: 1/8" = 1'-0"



② NORTH EAST ELEVATION - BUILDING A 1
SCALE: 1/8" = 1'-0"

NORTH WEST ELEVATION		5529.96 Sqft.
4.1	APR. ROUGH STONE	375.69 Sqft. 6.79 %
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL	34.03 Sqft. 0.61 %
4.3	DECORATIVE STONE VENNEN	268.94 Sqft. 4.86 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	682.64 Sqft. 12.34 %
4.5	ARCHITECTURAL STONE VENEER	243.45 Sqft. 4.40 %
4.6	7/8" THREE COAT STUCCO WITH GROOVING AS PER ARCH. APPROVED COLOUR	1011.64 Sqft. 18.29 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYP	227.06 Sqft. 4.10 %
4.8	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	985.77 Sqft. 17.82 %
7.1	PARAPET ALUMINUM METAL COPING APPROVED COLOR:	50.27 Sqft. 0.90 %
7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2	115.78 Sqft. 2.09 %
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	1537.45 Sqft. 27.80 %

NORTH EAST ELEVATION		1247.32 Sqft.
4.1	APR. ROUGH STONE	70.81 Sqft. 6.79 %
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL	6.50 Sqft. 0.61 %
4.3	DECORATIVE STONE VENNEN	84.37 Sqft. 4.86 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	521.65 Sqft. 12.34 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYP	77.41 Sqft. 4.10 %
4.8	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	469.94 Sqft. 17.82 %
7.1	PARAPET ALUMINUM METAL COPING APPROVED COLOR:	7.56 Sqft. 0.90 %
8.6	INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1.	27.33 Sqft. 2.19 %

Horizontal Building Articulation Greater Than 80' Width (Building-A)		
Type	Min.Required	Provided
A	14.42ft which is 30% of street facing length	185 Ft (88.94%)
B	48 FT street facing length	185 Ft
C	4FT depth	8'-3" depth

Vertical Building Articulation Greater Than 50' Width (Building-A)		
Type	Min.Required	Provided
A	9.59 ft which is 20% of street facing length	220'-9" and 100 %
B	// //	208'-6"
C	9FT depth	9'-6" depth
d	// //	20'-6"

ISSUE RECORD:		COMMENTS:	
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APRIL 28-2022	SUBMIT	DO-1	
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JR Shopping Center
1270 Pleasant Valley
Garland, tx

SHEET CONTENTS:

ELEVATIONS
BUILDING-A

DATE: April-16-2024

A-4.1

CASE NO.
210622-2

MATERIAL LEGEND:

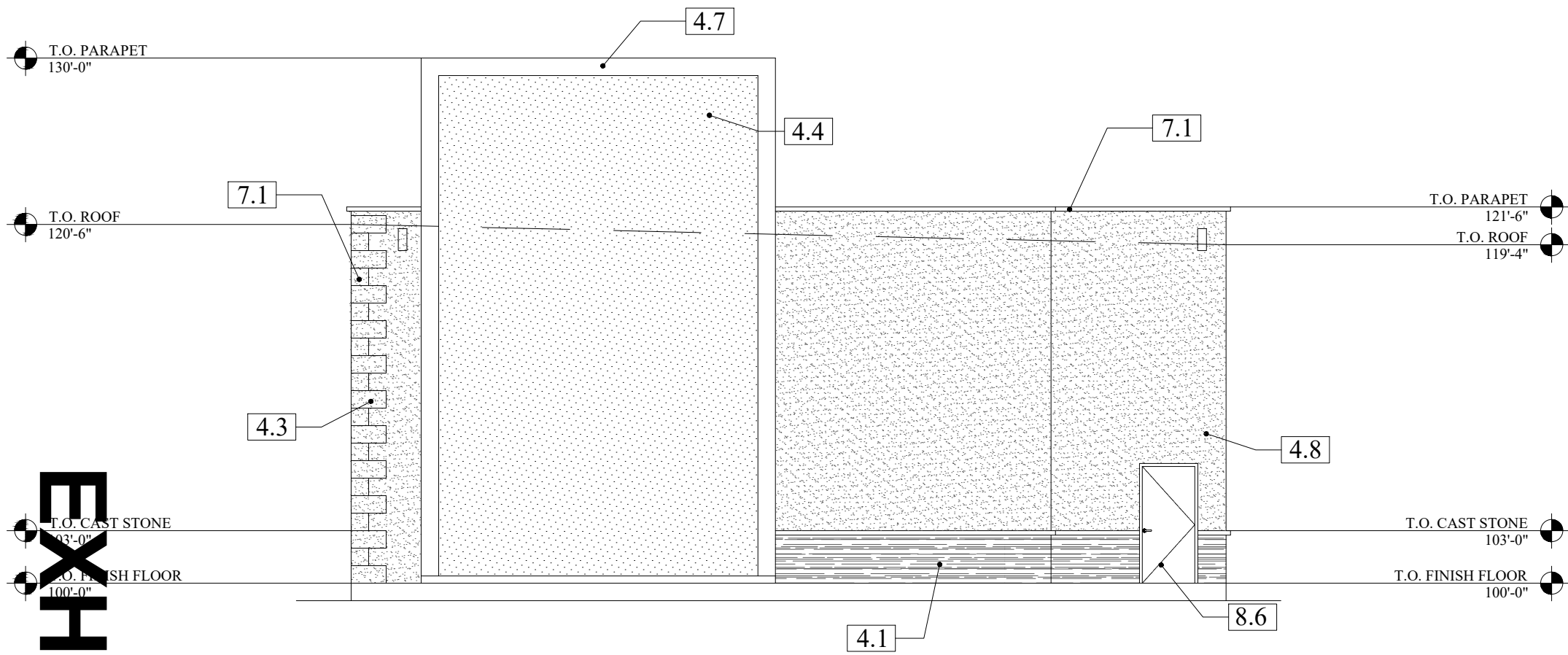
4.1	APR. ROUGH STONE	4.7	ALUMINUM FLASHING COLOR: PAINT TO MATCH 4.1	7.3	PREFINISHED MTL SCUPPER & DOWNSPOUT, COLOR: MATCH 7.2.	8.5	SWS: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	4.8	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	8.1	SW1: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	8.6	INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1.
4.3	DECORATIVE STONE VENEER	5.1	PAINTED GALV. STEEL ROOF ACCESS LADDER. PER STEEL CONTRACTOR.	8.2	SW2: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	16.1	DECORATIVE EXTERIOR LIGHT FIXTURE, COLOR: MATCH 7.2
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	7.1	PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT	8.3	SW3: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2		NOTE: ALL NUMBERS (#1234) REFER TO A SHERWIN-WILLIAMS PRODUCT NUMBER.
4.5	ARCHITECTURAL STONE VENEER	7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2	8.4	SW4: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2		
4.6	7/8" THREE COAT STUCCO WITH GROOVING AS PER ARCH. APPROVED COLOUR						

EXTERIOR CAVITY WALL NOTES:

- ALL EXTERIOR STUDS TO BE HOT DEEP GALVANIZED 16 GAGE METAL STUDS AT 16" O.C. (ASTM A525).
- ALL EXTERIOR STUD SCREWS AND FASTENERS TO BE STAINLESS STEEL WITH NEOPRENE WASHERS.
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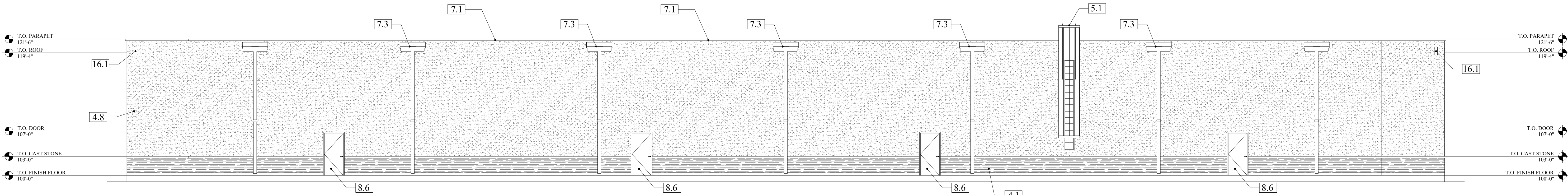
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- STORE FRONT WINDOW SUPPLIER SHALL PROVIDE NECESSARY DETAILS AND SHOP DRAWINGS FOR APPROVAL BY DESIGNER.



③ SOUTH WEST ELEVATION - BUILDING A 1/1
SCALE: 1/8" = 1'-0"

SOUTH WEST ELEVATION		1247.32 Sqft.
4.1	APR. ROUGH STONE	70.81 Sqft. 6.79 %
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	6.50 Sqft. 0.61 %
4.3	DECORATIVE STONE VENEER	84.37 Sqft. 4.86 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	521.65 Sqft. 12.34 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYP.	77.41 Sqft. 4.10 %
4.8	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	469.94 Sqft. 17.82 %
7.1	PARAPET ALUMINUM METAL COPING APPROVED COLOR	7.56 Sqft. 0.90 %
8.6	INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1.	27.33 Sqft. 2.19 %

SOUTH EAST ELEVATION		4472.03 Sqft.
4.1	APR. ROUGH STONE	526.35 Sqft. 11.76 %
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	47.81 Sqft. 1.06 %
4.8	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	3587.20 Sqft. 80.21 %
7.1	PARAPET ALUMINUM METAL COPING APPROVED COLOR	52.12 Sqft. 1.16 %
7.3	PREFINISHED MTL SCUPPER & DOWNSPOUT, COLOR: MATCH 7.2	110.67 Sqft. 2.47 %
5.1	PAINTED GALV. STEEL ROOF ACCESS LADDER. PER STEEL CONTRACTOR.	65.82 Sqft. 1.47 %
8.6	INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1.	91.08 Sqft. 2.03 %



④ SOUTH EAST ELEVATION - BUILDING A 1/1
SCALE: 1/8" = 1'-0"

ISSUE RECORD:		COMMENTS:	
DATE:	ISSUED FOR:	SUBMIT	DO-1
APRIL 28-2022		RE-SUBMIT	DO-2
NOV - 30-2022		RE-SUBMIT	DO-3
JAN - 10-2023		RE-SUBMIT	DO-4
FEB - 02-2023		RE-SUBMIT	
FEB - 05-2023		RE-SUBMIT	

ADRESS: 555 Republic Dr Suite 312A, Plano,
TX 75074, USA.
Phone: 469-662-5248
Email: info@ibc-constructions.com



JR Shopping Center
1270 Pleasant Valley
Garland, tx

SHEET CONTENTS:

ELEVATIONS
BUILDING-A

DATE: April-16-2024

CASE NO.
210622-2

A-4.2

MATERIAL LEGEND:			
4.1	APR. ROUGH STONE	4.7	ALUMINUM FLASHING COLOR: PAINT TO MATCH 4.1
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	4.8	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR
4.3	DECORATIVE STONE VENEER	5.1	PAINTED GALV. STEEL ROOF ACCESS LADDER. PER STEEL CONTRACTOR.
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	7.1	PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT
4.5	ARCHITECTURAL STONE VENEER	7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2
4.6	7/8" THREE COAT STUCCO WITH GROOVING AS PER ARCH. APPROVED COLOUR	7.3	PREFINISHED MTL SCUPPER & DOWNSPOUT, COLOR: MATCH 7.2.
		8.1	SW1: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
		8.2	SW2: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
		8.3	SW3: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
		8.4	SW4: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
		8.5	SW5: PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
		8.6	INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1.
		16.1	DECORATIVE EXTERIOR LIGHT FIXTURE, COLOR: MATCH 7.2
			NOTE: ALL NUMBERS (#1234) REFER TO A SHERWIN-WILLIAMS PRODUCT NUMBER.

EXTERIOR CAVITY WALL NOTES:

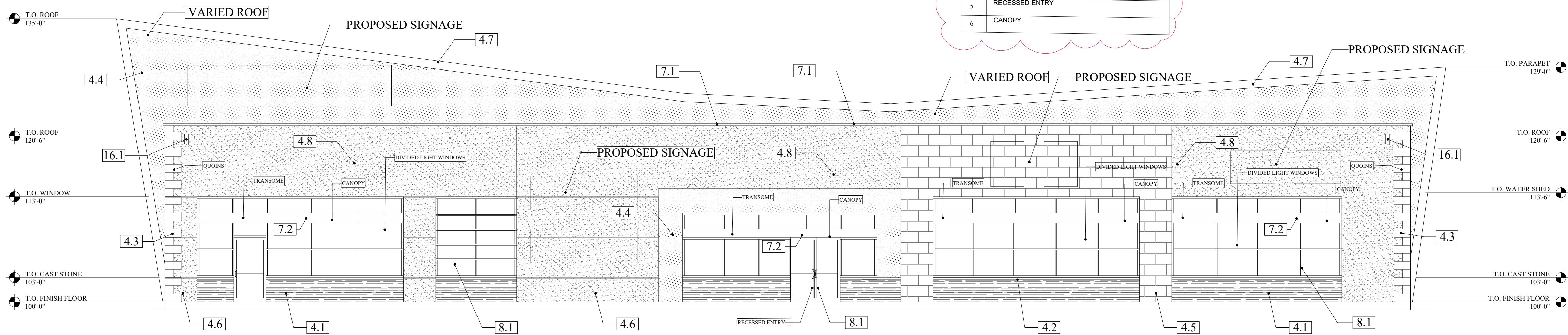
1. ALL EXTERIOR STUDS TO BE HOT DEEP GALVANIZED 16 GAGE METAL STUDS AT 16" O.C. (ASTM A525).
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6. VAPOR BARRIER USED OVER SHEATHING TO BE WRAPPED ABOVE FLASHING AT THE BASE AND ABOVE WINDOW LOCATIONS.
7. APPLY MASONRY SEALER OVER EXTERIOR STONE VENEERS.

GENERAL NOTES:

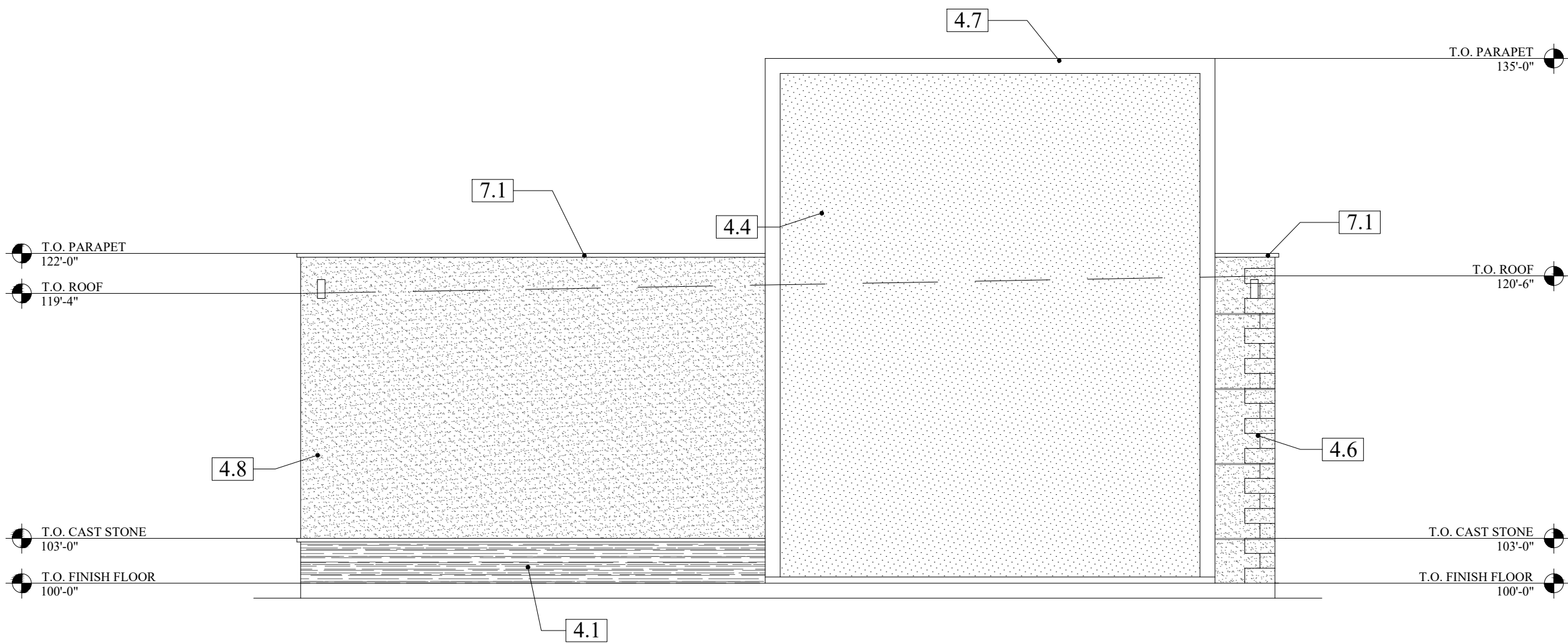
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5. STORE FRONT WINDOW SUPPLIER SHALL PROVIDE NECESSARY DETAILS AND SHOP DRAWINGS FOR APPROVAL BY DESIGNER.

ARCHITECTURAL ELEMENTS

1	VARIED ROOF
2	DIVIDED LIGHT WINDOWS
3	TRANSOME
4	QUOINS
5	RECESSED ENTRY
6	CANOPY



① SOUTH WEST ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



② NORTH WEST ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"

NORTH WEST ELEVATION		1835.14 Sqft.	
4.1	APR. ROUGH STONE	85.25 Sqft.	4.64 %
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	7.81 Sqft.	0.42 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	954.35 Sqft.	52.00 %
4.6	7/8" THREE COAT STUCCO WITH GROOVING AS PER ARCH. APPROVED COLOUR	87.00 Sqft.	4.74 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYPE	98.16 Sqft.	5.34 %
4.8	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	581.25 Sqft.	31.87 %
7.1	PARAPET ALUMINUM METAL COPING APPROVED COLOR:	8.87 Sqft.	0.48 %

SOUTH WEST ELEVATION		4466.29 Sqft.	
4.1	APR. ROUGH STONE	277.75 Sqft.	6.21 %
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	25.24 Sqft.	0.56 %
4.3	DECORATIVE STONE VENEER	87.38 Sqft.	1.95 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	853.57 Sqft.	22.40 %
4.5	ARCHITECTURAL STONE VENEER	396.86 Sqft.	8.88 %
4.6	7/8" THREE COAT STUCCO WITH GROOVING AS PER ARCH. APPROVED COLOUR	305.79 Sqft.	6.84 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYPE	215.75 Sqft.	4.83 %
4.8	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	1073.92 Sqft.	24.04 %
7.1	PARAPET ALUMINUM METAL COPING APPROVED COLOR:	38.62 Sqft.	0.86 %
7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2	72.00 Sqft.	1.61 %
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	964.00 Sqft.	21.58 %

Horizontal Building Articulation
Greater Than 80' Width (Building-B)

Type	Min.Required	Provided
A	19.4ft which is 30% of street facing length	30' Ft (46.2 5%)
B	19.4 FT street facing length	30' ft
C	width 27 and 4FT depth	4 FT depth

Vertical Building Articulation
Greater Than 50' Width (Building-B)

Type	Min.Required	Provided
A	12.9 ft which is 20% of street facing length	154'-6" and 100 %
B	// //	154 FT
C	9FT depth	12 FT depth on Average
d	// //	20'-6"

ISSUE RECORD:

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JR Shopping Center
1270 Pleasant Valley
Garland, tx

SHEET CONTENTS:

ELEVATIONS
BUILDING-B

DATE: April-16-2024

A-4.3

CASE NO.
210622-2

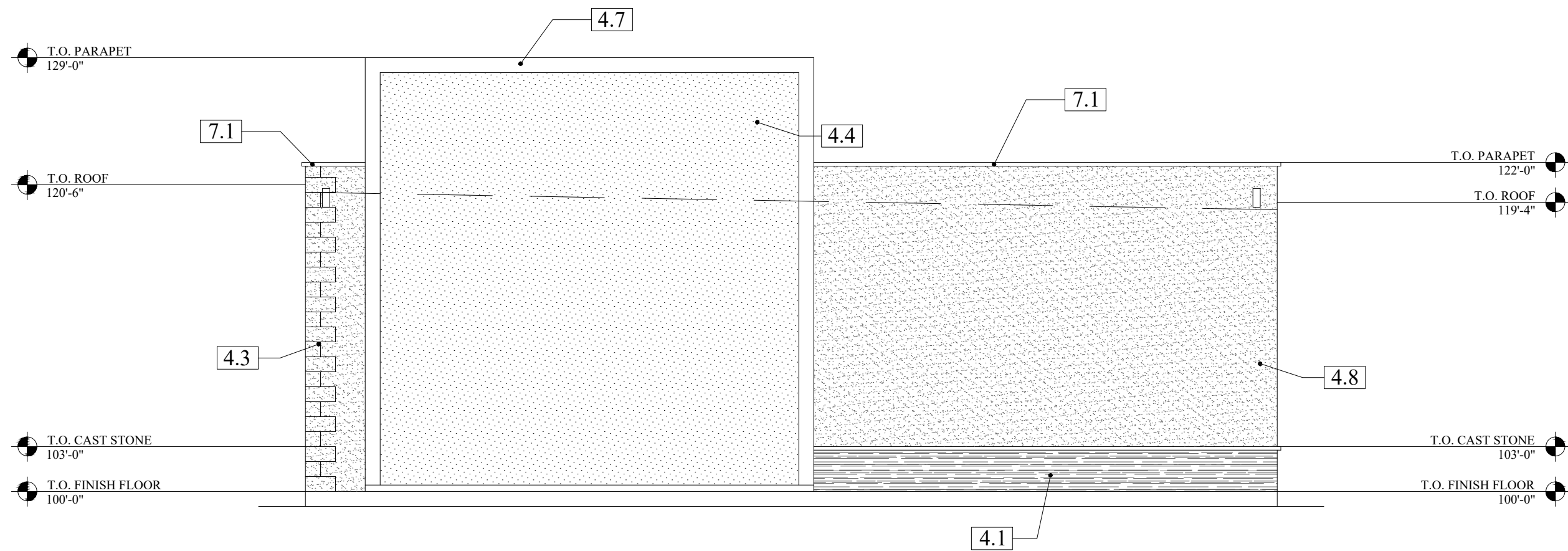
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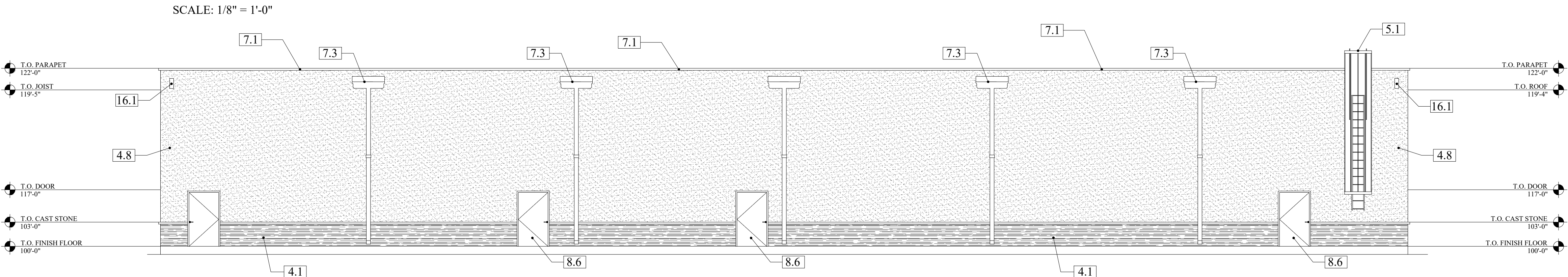
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③ SOUTH EAST ELEVATION - BUILDING B

SOUTH EAST ELEVATION		1640.12 Sqft.
4.1	APR. ROUGH STONE	85.25 Sqft. 5.19 %
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	7.81 Sqft. 0.47 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	772.33 Sqft. 47.09 %
4.3	DECORATIVE STONE VENNEN	86.37 Sqft. 5.26 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYP.	85.16 Sqft. 5.19 %
4.8	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	581.25 Sqft. 35.43 %
7.1	PARAPET ALUMINUM METAL COPING APPROVED COLOR:	8.87 Sqft. 0.54 %

NORTH EAST ELEVATION		3388.51 Sqft.
4.1	APR. ROUGH STONE	384.13 Sqft. 11.33 %
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	34.97 Sqft. 1.03 %
4.8	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	2713.44 Sqft. 80.07 %
7.1	PARAPET ALUMINUM METAL COPING APPROVED COLOR:	37.79 Sqft. 1.11 %
7.3	PREFINISHED MTL. SCUPPER & DOWNSPOUT, COLOR: MATCH 7.2.	79.05 Sqft. 2.33 %
5.1	PAINTED GALV. STEEL ROOF ACCESS LADDER, PER STEEL CONTRACTOR	65.82 Sqft. 1.94 %
8.6	INSULATED HOLLOW MTL. DOOR COLOR: TO MATCH 8.1.	109.32 Sqft. 3.22 %



④ NORTH EAST ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"

ISSUE RECORD:		COMMENTS:	
DATE:	ISSUED FOR:	DATE:	ISSUED FOR:
APRIL 28-2022	SUBMIT	DO-1	
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JR Shopping Center
1270 Pleasant Valley
Garland, tx

SHEET CONTENTS:
ELEVATIONS
BUILDING-B

DATE: April-16-2024

A-4.4

CASE NO.
210622-2

REPORT & MINUTES

P.C. Meeting, June 10, 2024

3a. APPROVED Consideration of the application of **IBC Construction, LLC**, requesting approval of 1) a Specific Use Provision for a Fuel Pumps, Retail Use and 2) a Plan for a Fuel Pumps, Retail Use, Convenience Store, Laundry, Self-Serve (Laundromat) and Retail Store Uses on a property zoned Community Retail (CR) District. This property is located at 1270 Pleasant Valley Road. (District 1) (File Z 22-28)

The applicant, Sunny, 233 Coyote Road Southlake, Texas, provided an overview of the request and remained available for questions.

Commissioner Jenkins asked the applicant what the reasoning was behind the Specific Use Provision (SUP) time length request.

The applicant explained that they wanted to ask for a reasonable SUP time length request being that this is their first project in the City and that the 15-year request was made in good faith but that if the City is open to extending it, they would be open to that as well.

Commissioner Jenkins asked a follow-up question regarding the hours of operation. The applicant explained that generally they are open 24 hours but do look to abide by the local City ordinance.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**



1270 Pleasant Valley Road

From: [Ahmed, Nabiha](#)
To: [Morales, Elisa](#)
Subject: FW: Zoning change Z 22-28 IBC Construction
Date: Tuesday, June 4, 2024 12:49:13 PM

FYI

From: Shari <eyeshop2000@yahoo.com>
Sent: Tuesday, June 4, 2024 12:47 PM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Subject: Re: Zoning change Z 22-28 IBC Construction

You don't often get email from eyeshop2000@yahoo.com. [Learn why this is important](#)

We are against this zoning change at 1270 Pleasant Valley Road. There are enough gas stations, laundry, retail. There is already too much traffic and we have trouble at times getting out of our street and alley. The traffic noise is bad enough as it is. We have to listen to sirens during the day and night from the fire station that is not far from us. There are many traffic accidents at Buckingham and Pleasant Valley. We have lived here since 1985. It will cause crime, congestion, loitering. Completely against this.

Richard Covington

Shari Covington

1238 DELORES DRIVE

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter **USERNAME, PASSWORD or SENSITIVE INFORMATION** on linked pages from this email. If you are unsure about the message, please contact the **Help Desk at x7240** for assistance.

Comment Form

Case Z 22-28

Z 22-28 IBC Construction, LLC. The applicant proposes gas station, convenience store, laundromat and retail use on the subject property. The site is located at 1270 Pleasant Valley Road (District 1)

Z 22-28 IBC Construction, LLC. El solicitante propone uso de gasolinera, tienda de conveniencia, lavandería y comercio minorista en la propiedad en cuestión. El sitio está ubicado en 1270 Pleasant Valley Road (Distrito 1)

Z 22-28 IBC Construction, LLC. Người nộp đơn đề xuất sử dụng trạm xăng, cửa hàng tiện lợi, tiệm giặt là và cửa hàng bán lẻ trên tài sản chủ thể. Lô đất tọa lạc tại số 1270 Đường Pleasant Valley (Quận 1)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Sylvia Elaine Jones (Mrs. Richard Jones)

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

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

1229 DELDRES DR

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Sylvia Elaine L. Jones

Signature / Firma / Chữ ký

6/4/24

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-28

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

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

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

1. This gas station would increase and add to traffic issues at the intersection of Buckingham & Pleasant Valley. Traffic has increased significantly over the last year as Pleasant Valley is a feeder to Geo H.W. Bush Tollway. Buckingham which becomes Country Club at that intersection carries lots of traffic to and from Rowlett. Cars turning left off Buckingham onto Pleasant Valley north toward Geo Bush block one through lane of Buckingham going east toward Rowlett.
2. There will be increased noise, trash, and lights at night that will be detrimental to my neighborhood.
3. There is already a gas station and convenience on the SE corner of Pleasant Valley & Country Club (Buckingham). There is already a laundry mat at the same area.
4. Pollution will increase from gasoline fumes and car exhausts.

Comment Form

Case Z 22-28

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Tonanzin Ojeda

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

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

1713 Driftwood Circle

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

Garland TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ Ký

06/08/24

Date / Fecha / Ngày

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I disagree to those proposals as in doing so, traffic will increase both pedestrian and vehicular. There is quite a bit of traffic jam in this area & to add yet another convenience store/shopping strip will make it even more cluttered. Furthermore there is already a gas station right across the street as well as a 7-11 off of Pleasant Valley and Freewheel Parkway, as well as a shopping strip already located in this area. This area has been fairly safe and quiet. I fear that by adding businesses such as these proposed will alter this. I have been a resident for 13 yrs, so please consider my opinion.

Comment Form

Case Z 22-28

Z 22-28 IBC Construction, LLC. The applicant proposes gas station, convenience store, laundromat and retail use on the subject property. The site is located at 1270 Pleasant Valley Road (District 1)

Z 22-28 IBC Construction, LLC. El solicitante propone uso de gasolinera, tienda de conveniencia, lavandería y comercio minorista en la propiedad en cuestión. El sitio está ubicado en 1270 Pleasant Valley Road (Distrito 1)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

William Peace

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

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

1241 Delores Dr

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

6-4-2024

Comment Form Continued – Case Z 22-28

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

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

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

Increased traffic

Increased noise level

Decrease in Property Value

has already decreased according
to last appraisal due to
a heavily trafficked area.

Comment Form

Case Z 22-28

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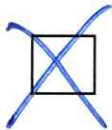
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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng



Against / En Contra / Không

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Richard Covington

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

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

1238 DeLores Drive

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

6-04-2024

Date / Fecha / Ngày

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

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Hazel Bates

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

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

1237 Delores Dr.

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Hazel Bates

Signature / Firma / Chữ ký

6-10-24

Date / Fecha / Ngày

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

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

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For / A Favor / Đúng

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Against / En Contra / Không

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Edna E. Lewis - Property owner

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

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

1425 Bosque Dr. - [REDACTED]

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

Garland, Tx. [REDACTED]

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Edna E. Lewis

Signature / Firma / Chữ ký

6-9-24

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-28	June 10, 2024	July 2, 2024	Nabiha Ahmed

IBC Construction, LLC. The applicant proposes gas station, convenience store, laundromat and retail use on the subject property. The site is located at 1270 Pleasant Valley Road (District 1)

**Andrea
Rodriguez**
6/11/2024
1:38:50 AM

Against

3601 Bluesage Ln

Garland
Texas
United States
75040

Andrear28@Verizon.net

4692682828

Outside the Notification Area

Clyde Gregory

Against

6/4/2024
10:33:28 PM

1310 Misty Way

Garland
Texas
United States
75040

crusgreg@msn.com

2149524464

We have a gas station/convenience store, as well as a laundromat, right across the street from this site. We do not need another one.

**Richard
Covington**
6/4/2024
5:39:33 PM

Against

1238 Delores Drive

Garland
Texas
United States
75040

eyeshop2000@yahoo.com

9725307532

I am against this zoning change. This area does not need another gas station, laundry or retail. There is too much traffic and street noise already.



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The applicant requests to construct a gas station, convenience store, laundromat and retail store.

City Council Meeting

July 2, 2024

Z 22-28

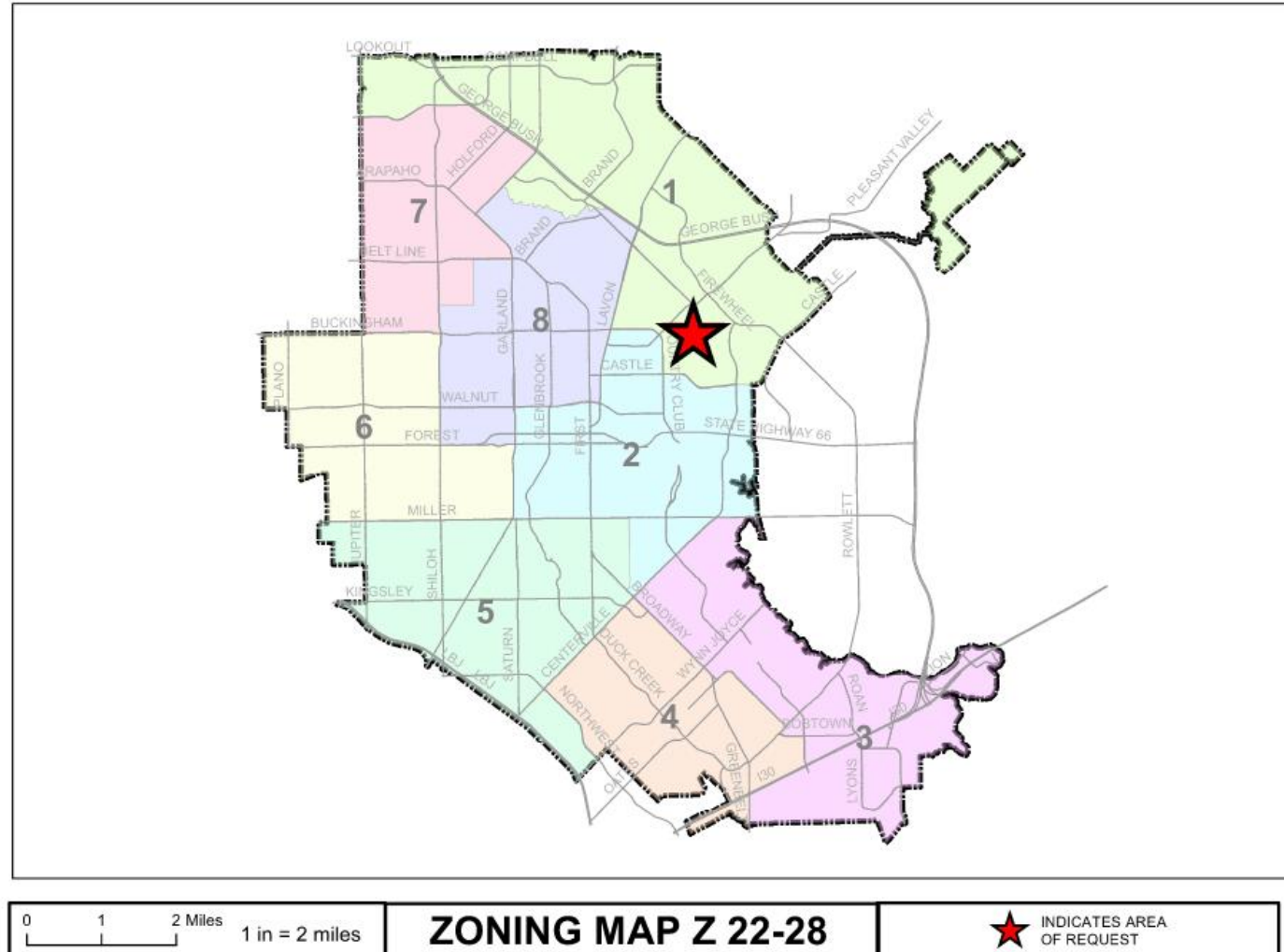
CASE INFORMATION

Location:	1270 Pleasant Valley Road
Applicant:	IBC Construction, LLC.
Owner:	Pleasant Valley Properties, LLC.
Acreage:	3.34 acres
Zoning:	Community Retail (CR) District



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CITYWIDE LOCATION MAP

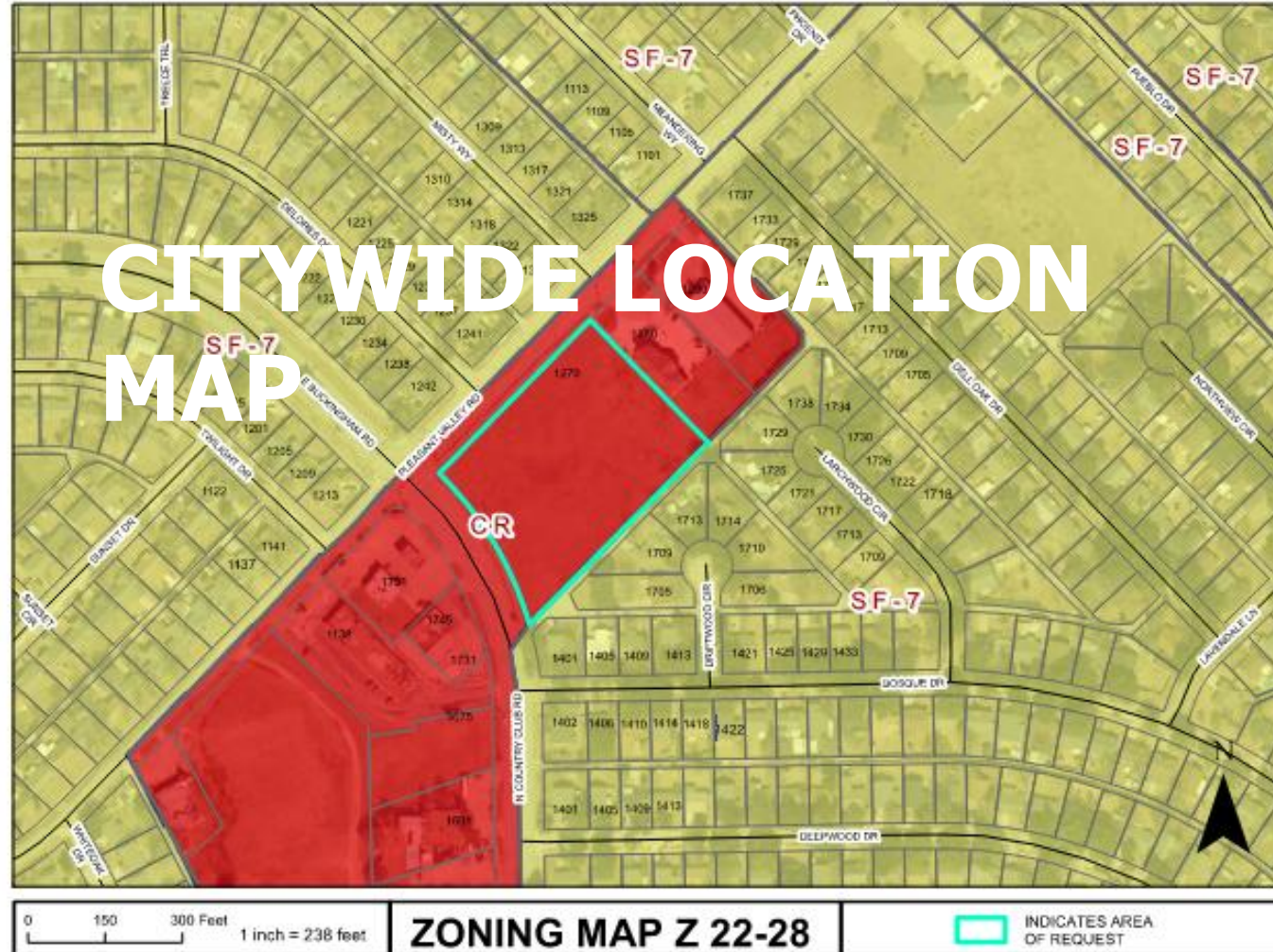


Z 22-28



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LOCATION MAP



Z 22-28



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PHOTOS



View of the subject property



Southeast of the subject property

PHOTOS



Southwest of the subject property



Northwest of the subject property



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COMPREHENSIVE PLAN

 Compact Neighborhoods



COMPREHENSIVE PLAN

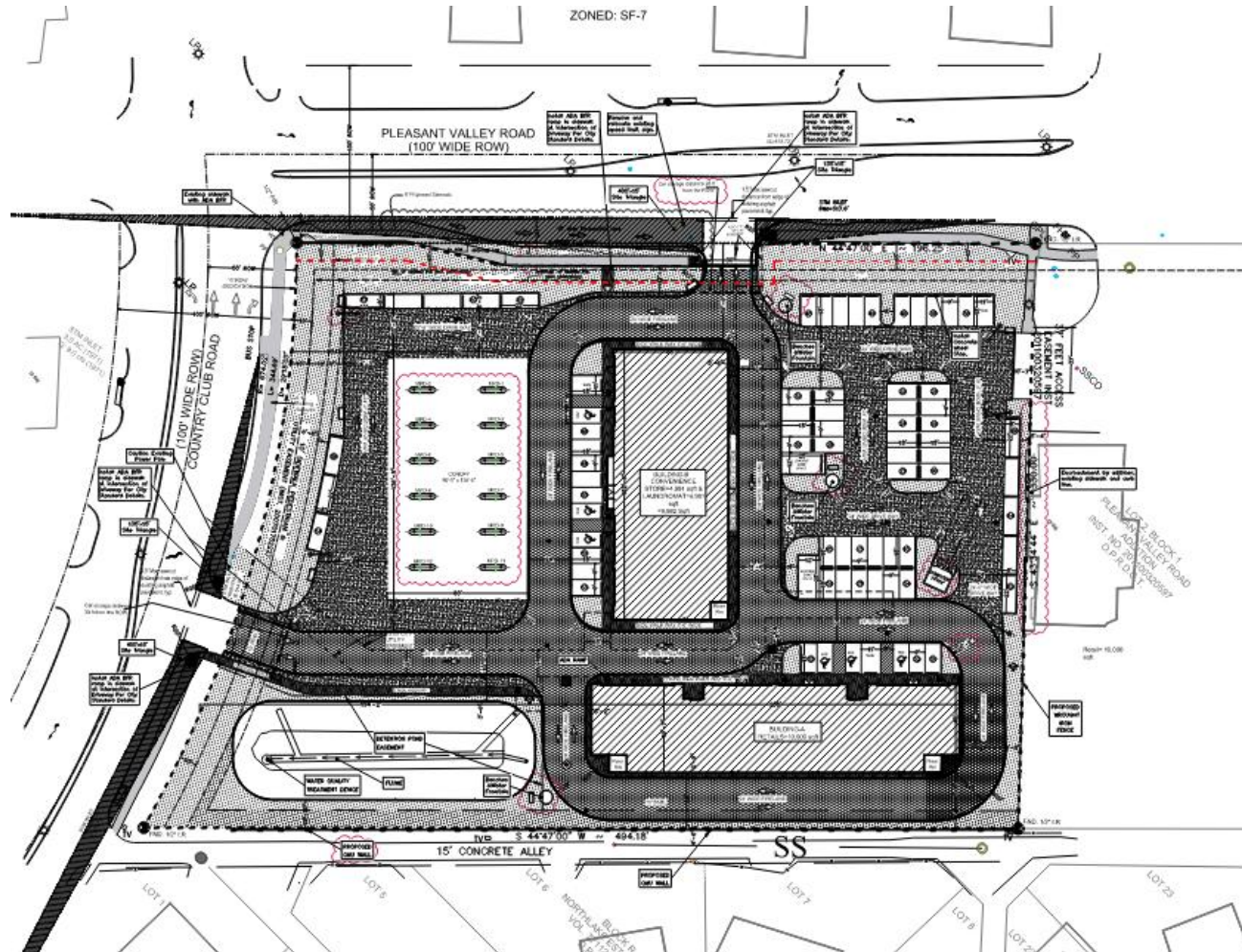
The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

The proposed use is a supportive use to the residential properties.



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SITE PLAN

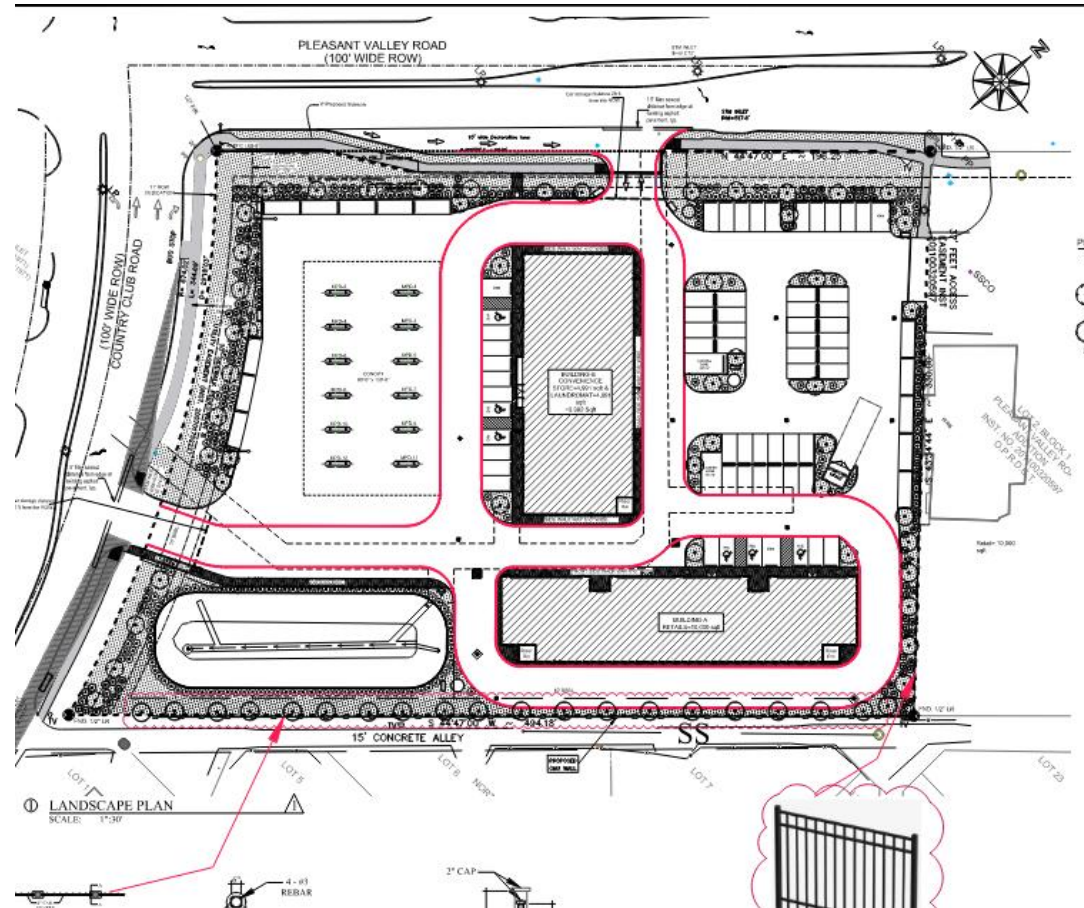


Z 22-28



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LANDSCAPE PLAN



Z 22-28



LEGEND

- ARCHITECTURAL STONE VENEER OR GREY PAINT
- 7"X12" THREE-CRAT STICKS WITH GROUT JOINTS AT THE ARCH APPROVED LOCAL
- CONCRETE OR GRC PANEL SYSTEM U.S. A. MINIMUM 2" OR APPROVED EQUAL COLOR MATCH 1.2
- PAINT TYPE-2
- CONCRETE OR GRC PANEL SYSTEM U.S. A. MINIMUM 2" OR APPROVED EQUAL COLOR MATCH 1.2
- CONCRETE OR GRC PANEL SYSTEM U.S. A. MINIMUM 2" OR APPROVED EQUAL COLOR MATCH 1.2

NOTES: ALL NUMBER (24744) REFER TO SECTION WALLS. PROJECT NUMBER.

ARCHITECTURAL ELEMENTS

- Variable roof
- STREET LIGHT FIXTURE
- WINDSTOPPER
- DOOR
- WINDSTOPPER
- WINDSTOPPER

1 NORTH WEST ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"

2 NORTH EAST ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"

Horizontal Building Articulation Greater Than 8' Width (Building A)

Type	Min. Required	Provided
A	14.425 which is 30% of street facing length	165 FT (80.94%)
B	48 FT street facing length	165 FT
C	4 FT depth	8'3" depth

Vertical Building Articulation Greater Than 5' Width (Building A)

Type	Min. Required	Provided
A	9.25 ft which is 20% of street facing length	220' 0" and 100 %
B	0' 0"	200'-0"
C	8 FT depth	9'-0" depth
D	0' 0"	20'-0"

Horizontal Building Articulation Greater Than 8' Width (Building A)

Type	Min. Required	Provided
A	14.425 which is 30% of street facing length	165 FT (80.94%)
B	48 FT street facing length	165 FT
C	4 FT depth	8'3" depth

Vertical Building Articulation Greater Than 5' Width (Building A)

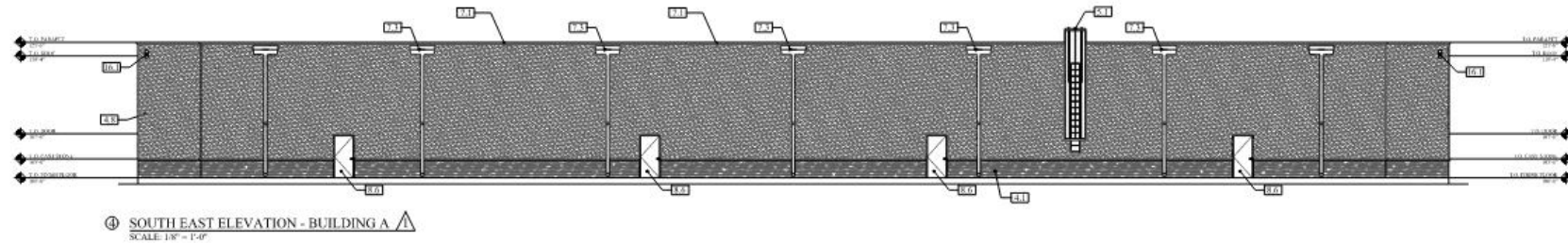
Type	Min. Required	Provided
A	9.25 ft which is 20% of street facing length	220' 0" and 100 %
B	0' 0"	200'-0"
C	8 FT depth	9'-0" depth
D	0' 0"	20'-0"



3 SOUTH WEST ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"

SOUTH WEST ELEVATION		1247.32 Sqft.
1.1	1/2" EXTERIOR GYPSUM	707.00 Sq. 4.7%
1.2	1/2" EXTERIOR GYPSUM OVER INSULATION	235.00 Sq. 0.0%
1.3	1/2" EXTERIOR GYPSUM OVER INSULATION	99.00 Sq. 0.8%
1.4	1/2" EXTERIOR GYPSUM OVER INSULATION	104.00 Sq. 1.2%
1.5	1/2" EXTERIOR GYPSUM OVER INSULATION	77.00 Sq. 4.9%
1.6	1/2" EXTERIOR GYPSUM OVER INSULATION	48.00 Sq. 1.8%
1.7	1/2" EXTERIOR GYPSUM OVER INSULATION	130.00 Sq. 1.0%
1.8	1/2" EXTERIOR GYPSUM OVER INSULATION	21.00 Sq. 2.1%

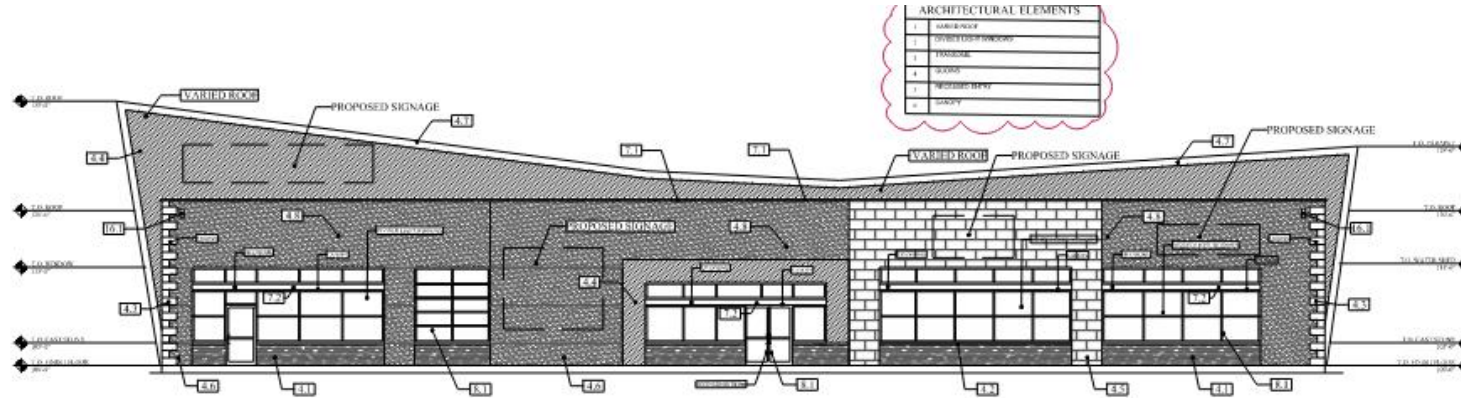
SOUTH EAST ELEVATION		4472.65 Sqft.
1.1	1/2" EXTERIOR GYPSUM	180.00 Sq. 10.5%
1.2	1/2" EXTERIOR GYPSUM OVER INSULATION	410.00 Sq. 1.6%
1.3	1/2" EXTERIOR GYPSUM OVER INSULATION	600.00 Sq. 10.1%
1.4	1/2" EXTERIOR GYPSUM OVER INSULATION	52.00 Sq. 4.4%
1.5	1/2" EXTERIOR GYPSUM OVER INSULATION	110.00 Sq. 2.4%
1.6	1/2" EXTERIOR GYPSUM OVER INSULATION	83.00 Sq. 1.0%
1.7	1/2" EXTERIOR GYPSUM OVER INSULATION	910.00 Sq. 2.0%



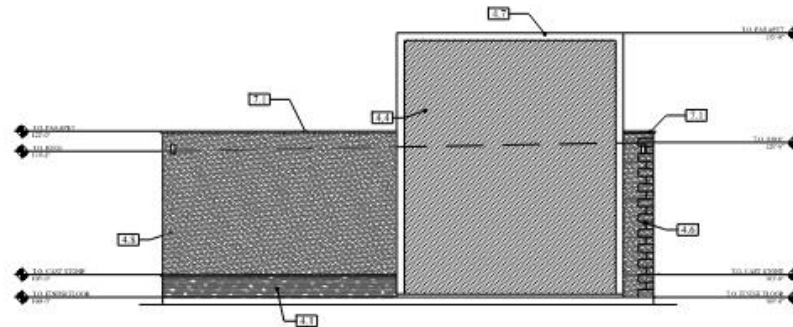
Z 22-28



BUILDING ELEVATIONS



① SOUTH WEST ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



② NORTH WEST ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"

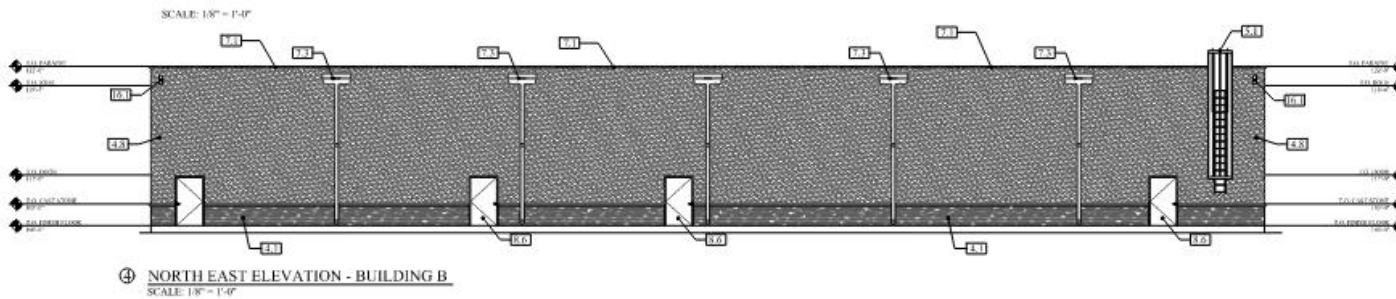
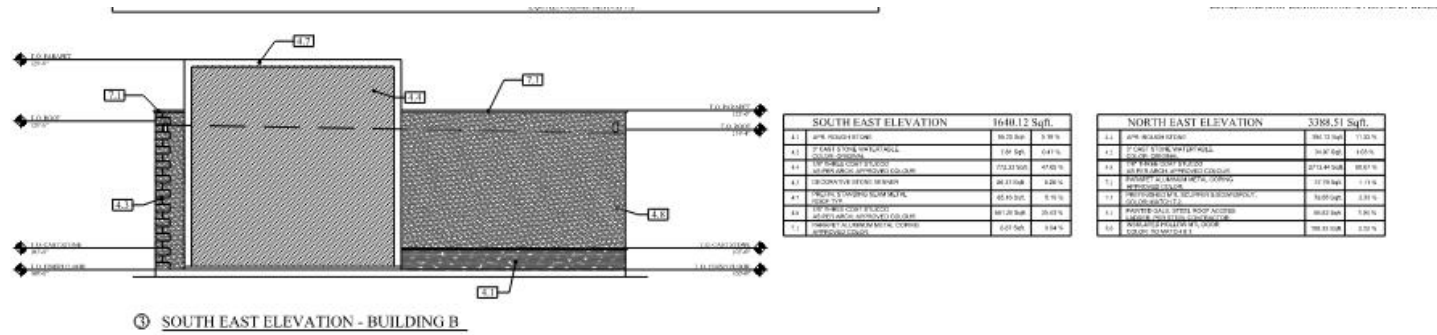
NORTH WEST ELEVATION 1835.14 Sq ft		
1.1	APR. POLYMER STONE	60.25 sq ft 3.3%
1.2	2" CAR. STONE ON VESTIBULE	7.35 sq ft 0.4%
1.3	2" CAR. STONE	30.35 sq ft 1.7%
1.4	1/2" POLYMER STONE	30.35 sq ft 1.7%
1.5	1/2" POLYMER STONE	30.35 sq ft 1.7%
1.6	1/2" POLYMER STONE	30.35 sq ft 1.7%
1.7	1/2" POLYMER STONE	30.35 sq ft 1.7%
1.8	1/2" POLYMER STONE	30.35 sq ft 1.7%
1.9	1/2" POLYMER STONE	30.35 sq ft 1.7%
1.10	1/2" POLYMER STONE	30.35 sq ft 1.7%
1.11	1/2" POLYMER STONE	30.35 sq ft 1.7%

SOUTH WEST ELEVATION 4466.29 Sq ft		
1.1	APR. POLYMER STONE	275.75 sq ft 6.1%
1.2	2" CAR. STONE ON VESTIBULE	20.35 sq ft 0.5%
1.3	2" CAR. STONE	30.35 sq ft 0.7%
1.4	1/2" POLYMER STONE	30.35 sq ft 0.7%
1.5	1/2" POLYMER STONE	30.35 sq ft 0.7%
1.6	1/2" POLYMER STONE	30.35 sq ft 0.7%
1.7	1/2" POLYMER STONE	30.35 sq ft 0.7%
1.8	1/2" POLYMER STONE	30.35 sq ft 0.7%
1.9	1/2" POLYMER STONE	30.35 sq ft 0.7%
1.10	1/2" POLYMER STONE	30.35 sq ft 0.7%
1.11	1/2" POLYMER STONE	30.35 sq ft 0.7%

Horizontal Building Articulation Greater Than 62' Width (Building-B)		
Type	Min. Required	Provided
A	19.4 ft which is 30% of steel facing length	30' R (49.2 5%)
B	12.4 FT steel facing length	30' R
C	width 27' and 4 FT depth	4 FT depth

Vertical Building Articulation Greater Than 52' Width (Building-B)		
Type	Min. Required	Provided
A	12.8 ft which is 20% of steel facing length	154'-6" and 100' %
B	1/2' 1/2'	154' FT
C	8 FT depth	12' FT depth on Average
D	1/2' 1/2'	20'-0"

BUILDING ELEVATIONS





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CONSIDERATION

The applicant is requesting the SUP to be valid for a period of fifteen (15) years.



STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Fuel Pumps, Retail Use and 2) a Plan for a Fuel Pumps, Retail Store Use, Convenience Store, Laundry, Self-Serve (Laundromat) and Retail Uses on a property zoned Community Retail (CR) District.



PLAN COMMISSION

On June 10, 2024, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Specific Use Provision for a Fuel Pumps, Retail Use and 2) a Plan for a Fuel Pumps, Retail Use, Convenience Store, Laundry, Self-Serve (Laundromat) and Retail Store Uses on a property zoned Community Retail (CR) District.



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GARLAND

PLANNING REPORT

City Council Regular Session

6. c.

Meeting Date: 07/02/2024

Item Title: Z 24-24 Kimley-Horn (District 3)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses and 2) a Concept Plan for a Hotel/Motel Full Service.

LOCATION

3305 Zion Road

OWNER

GTG Ventures, LLC

PLAN COMMISSION RECOMMENDATION

On June 10, 2024, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses and 2) a Concept Plan for a Hotel/Motel Full Service.

In addition, Plan Commission also recommended the Planned Development (PD) conditions clarify that the exterior access to guest rooms only be for the fourteen (14) individual villas and that all on-site parking be required to be underground.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses and 2) a Concept Plan for a Hotel/Motel Full Service.

BACKGROUND

The subject property is a 4.12-acre site that contains a Single-Family Detached home.

The applicant requests to demolish the home and rezone the property to a Planned Development (PD) District for Community Retail (CR) District Uses in order to construct a Full-Service Boutique Hotel. The site will contain one (1) main structure, fourteen (14) villas, open amenity areas, trail connections, an underground parking garage, and angled parking along Zion Road.

The main structure will be a 58-foot tall, 114,450 square foot building featuring 112 rooms, 6 integrated villas, restaurant, office, and conference space. The fourteen (14) individual villa structures will be single or double villas and include a bedroom, bathroom, living area, and small kitchen.

Walking paths will connect all structures and amenities on the site. The amenities will include several pools, lounge areas, and social gathering areas.

Finally, Zion Road will be expanded with right of way dedication, as well as trails being built to connect into the Garland park system.

SITE DATA

The overall subject property consists of approximately 4.12 acres. The site has approximately 1,000 linear feet of frontage along Zion Road. The site can be accessed from two (2) points on Zion Road. One of these being directly from Bass Pro Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently 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 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.

The current land use on the property is a Single-Family home, which is not allowed in the Community Retail (CR) District. The current structure is abandoned and legal non-conforming.

CONSIDERATIONS

Specific Use Provision

1. Parking

The Hotel/Motel, Full Service requires a parking ratio of 1/room + 1/200sf restaurant, retail, conference and office area. The applicant proposes the subject property use a parking ratio of 0.66/room + 1/200sf of restaurant, retail, conference, and office area. This would reduce the required number of parking by 45 spaces.

A parking study was provided in which twelve (12) full-service hotels in Dallas and Las Colinas were examined. The parking study concluded that an average of .67 spaces per room was needed on both weekdays and weekends. With the location of these hotels being more central to the metroplex, the parking study argued that these hotels would have more parking demand for their restaurants, office, and parking space than the proposed Full-Service Boutique Hotel. Also cited was the increasing use of ride hailing options (Uber, Lyft, etc.), especially from out-of-town guests, for hotels in the area.

2. Building Height

The GDC allows a thirty-five (35) foot maximum building height in the Community Retail (CR) District. The applicant proposes a variance to allow for a fifty-eight (58) foot maximum building height.

It should be noted that in the Community Office (CO) District, a Full-Service Hotel is allowed by right and may be any legal height due to the lack of a maximum building height.

3. Guest Room Access:

The GDC only allows guest rooms to be accessed from interior hallways, which are accessible from a central lobby area within the building, except for first floor units, which are accessible from an interior courtyard or swimming pool area. The applicant requests guest rooms may be accessed from exterior hallways, to make the villa concept possible.

4. Off-Site Improvements:

The applicant is requesting to include off-site improvements to Zion Road and the Public Hike and Bike Trail system with this project. The request will see Zion Road rebuilt in order to allow angled and parallel parking spaces along the North frontage of Zion Road. The improvements will take place beyond the property line as well and reconstruct the whole width of the adjacent property. The design will mimic the design of the previous Zion Road Extension project with a 60 foot right of way with 12.5-foot-wide drive lanes.

In addition to the roadway improvements, a 10-foot-wide hike and bike trail is proposed outside the property boundaries and shown on the concept plan.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers. Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are zoned Community Retail (CR) District, Agricultural (AG) District, and Multi-Family-1 (MF-1) District. These sites include the lakefront park and boat dock, apartments, condos, and low-scale retail. All of these properties outside the lakefront park are included in the "Regional Centers" category for future land use as well.

Attachments

Z 24-24 Location Map
Z 24-24 PD Conditions
Z 24-24 Exhibits
Z 24-24 R&M
Z 24-24 Responses
Z 24-24 Staff Presentation



0 350 700 Feet

1 inch = 700 feet

ZONING MAP Z 24-24

 INDICATES AREA OF REQUEST

3305 Zion Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 24-24

3305 Zion Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Hotel/Motel Full Service Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Use: Only Hotel/Motel Full Service Use is allowed on the subject property.
- B. Concept Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- C. Building Height: The building height may not exceed fifty-eight (58) feet.

D. Parking:

- 1) The parking ratio will be .66/room + 1/200sf of restaurant, retail, conference, and office area.
- 2) All on-site parking will be underground.

E. Guest Room Access: Guest rooms may be accessed from exterior hallways only in the fourteen (14) individual villa structures.

F. 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.

1. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

2. Screening and paving must be 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 receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

GTG

GTG BOUTIQUE HOTEL

Garland, TX

Concept Design

May 6, 2024

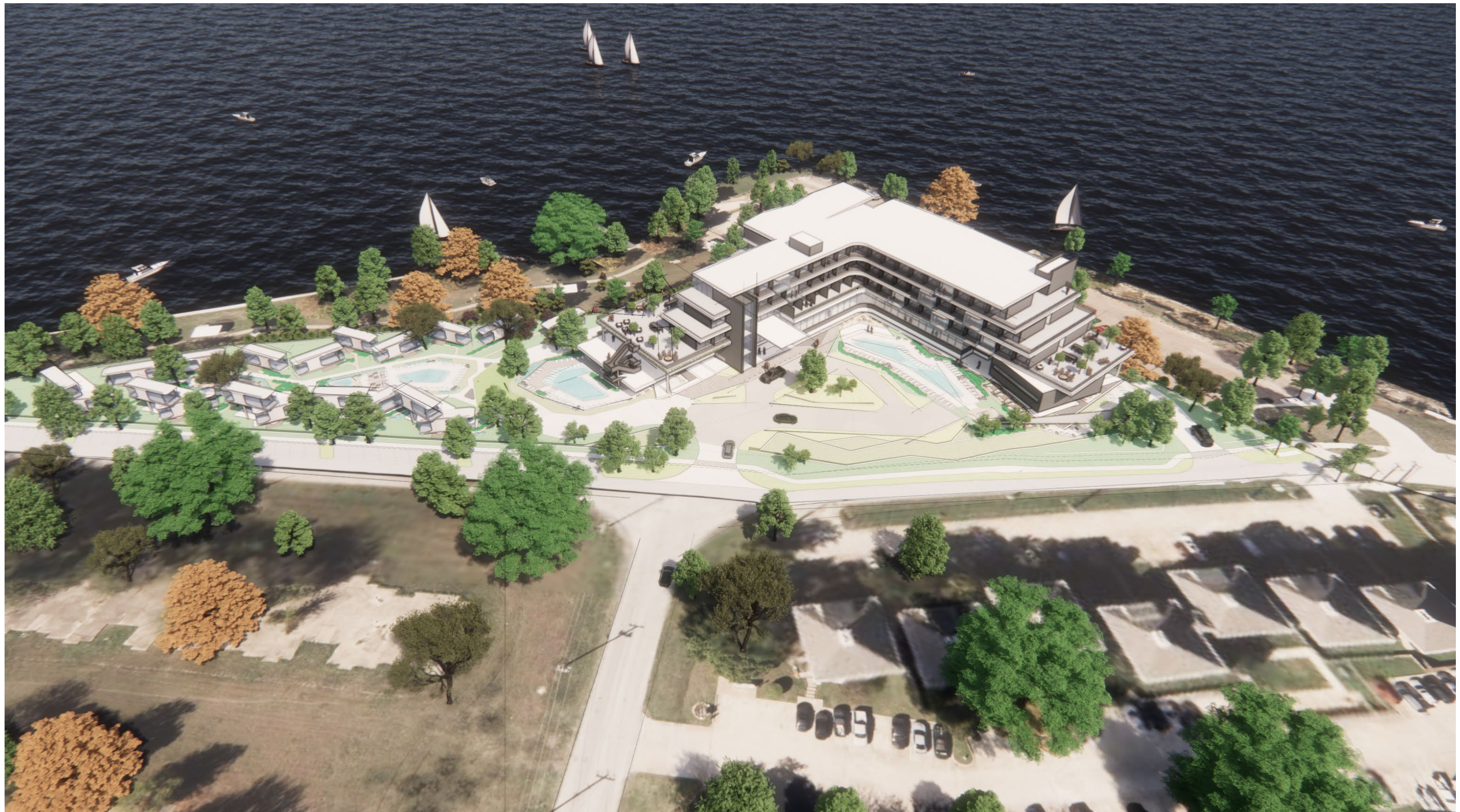
Moya Architecture Workshop

1327 Dragon St., Dallas, TX 75248

maworkshop.com



NORTH-EAST AERIAL



WEST AERIAL



BOAT RAMP VIEW



NORTH PERSPECTIVE



PARK / TRAIL VIEW

REPORT & MINUTES

P.C. Meeting, June 10, 2024

3f. APPROVED Consideration of the application of **Kimley-Horn**, requesting approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses and 2) a Concept Plan for a Hotel/Motel Full Service . This property is located at 3305 Zion Road. (District 3) (File Z 24-24)

The applicant, Stephanie Tutt, 2600 North Central Expy., Richardson, TX 75080, provided an overview of the request and remained available for questions.

Commissioner Abell asked the applicant for an example of something comparable to the proposed development in the DFW area.

The applicant stated that a similar example is The Texican located in Irving.

Commissioner Abell pointed out the normal concerns regarding traffic that come with a development similar to this. He pointed out that the waterfront villa concept does set this development apart from the surrounding developments.

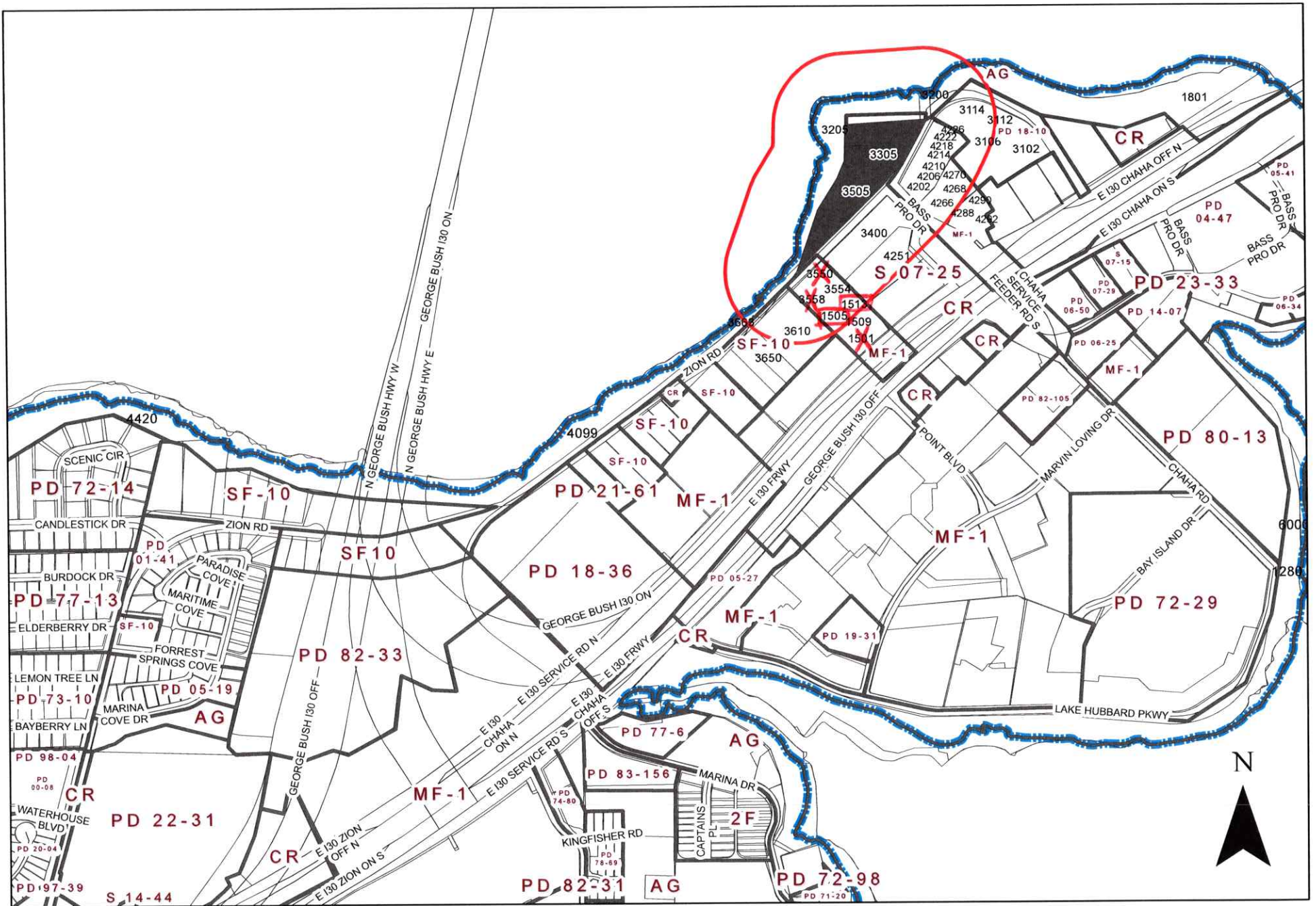
Commissioner Paris asked the applicant regarding the height elevation concerns and exceeding the recommended height elevation per the GDC standards and if there was no Traffic Impact Analysis required for the proposed development.

The applicant stated that a Traffic Analysis was conducted and that in the p.m. peak hour, an additional 120 cars were identified which would equal to 1 car per 30 seconds. The TIA did identify that Zion Road has the capacity to hold the hotel but they are also proposing improvements to Zion Road.

The developer, Jason Allowtitz, 4036 Cottongin Road, Frisco, TX, stated that the reason for the height variation is due to the awkward site and the subterranean parking garage. Essentially the applicant is sacrificing surface level parking to add surface level amenities that will complement parking improvements.

Chair Roberts stated that he wanted to tighten the language in the PD to state that exterior access is only for the villas and not for the other rooms. Chair Roberts further added that he would like to require a condition for a certain percentage for the parking to be underground.

Motion was made by Commissioner Paris to close the public hearing and **approve** the application as presented with the provisions that in the PD there are comments about exterior access to the villas only and provisions for the underground parking. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**



0 350 700 Feet

1 inch = 700 feet

ZONING MAP Z 24-24

INDICATES AREA
OF REQUEST

INDICATES
NOTIFICATION AREA

3305 Zion Road

Comment Form

Case Z 24-24

Z 24-24 Kimley-Horn. The applicant proposes a Full-Service Boutique Hotel on the subject property. The site is located at 3305 Zion Road (District 3)

Z 24-24 Kimley-Horn. El solicitante propone un hotel boutique de servicio completo en la propiedad en cuestión. El sitio está ubicado en 3305 Zion Road (Distrito 3)

Z 24-24 Kimley-Horn. Người nộp đơn đề xuất một Khách sạn Boutique đầy đủ dịch vụ trên khu đất chủ đề. Địa điểm tọa lạc tại 3305 Zion Road (Quận 3)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Robert Dechow - Property Owner

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

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

3553 Zion Road, UNIT 112

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Robert Dechow

Signature / Firma / Chữ ký

June 3, 2024

Date / Fecha / Ngày

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

Morales, Elisa

24-24

From: Wolverton, Matthew
Sent: Tuesday, June 4, 2024 2:49 PM
To: Morales, Elisa
Subject: FW: Delivery Status Notification (Failure)

Outside the Notification Area

A rejection!

From: Bob Dechow <bobdechow@gmail.com>
Sent: Monday, June 3, 2024 6:23 PM
To: Wolverton, Matthew <MWolverton@garlandtx.gov>
Subject: Fwd: Delivery Status Notification (Failure)

You don't often get email from bobdechow@gmail.com. [Learn why this is important](#)

Matthew,

Opps - Regretfully, I made a typo in your email address in my previous email.

Thank you for returning my call and the exchange.

I'm against the hotel construction proposal for the following reasons.

- 1.) Existing road infrastructure will be adversely affected by the proposed hotel on Zion Road and the occupancy ratio of site area to people density will only add to an already congested and overburdened traffic in the area of the I-30 and Zion Road junction.
- 2.) The close proximity of the boat ramp and John Pual Jones park are public access facilities that are popular with the lower income and underprivileged residents of Garland. Typically public service areas with shared roads and accessibility junctures do not commingle well with revenue generating high end hotels.
- 3.) The strata or sub-structure on Zion Road predominantly consists of sand and sandstone, which is prone to shifting and structure migration towards Ray Hubbard Lake. Driving pylons into this stata to support multi-storied hotel may compromise existing structures at or near the site due to vibration and added sub -infrastructure to support the new hotel, i.e. water, electrical, sewer and access roads.

Thank you and regards,

Bob Dechow

----- Forwarded message -----

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Mon, Jun 3, 2024 at 4:00 PM
Subject: Delivery Status Notification (Failure)
To: <bobdechow@gmail.com>



Address not found

Your message wasn't delivered to mwolverton@garlandtx.go because the domain garlandtx.go couldn't be found. Check for typos or unnecessary spaces and try again.

[LEARN MORE](#)

The response was:

DNS Error: DNS type 'mx' lookup of garlandtx.go responded with code NXDOMAIN Domain name not found: garlandtx.go For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

----- Forwarded message -----

From: Bob Dechow <bobdechow@gmail.com>
To: mwolverton@garlandtx.go, elgarcia@garlandtx.gov
Cc:
Bcc:
Date: Mon, 3 Jun 2024 16:00:07 -0500
Subject: Z-24-24 Kimberly Horn -Proposal to Build Full Service Hotel at 3305 Zion Road
Good Afternoon Matthew and Elba,

I read with interest a City of Garland letter received today pertaining to the proposal to build a full service boutique Hotel at 3305 Zion Road, Garland, Tx 75043.

Regrettably after several data searches on the above noted letter webpage <https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes>, I could not find any references to the subject.

Subsequently, I would be grateful if you could provide more information on the subject property (4.11 acres) and the proposal to construct a hotel on it.

Thank you and regards,
Bob

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter **USERNAME, PASSWORD or SENSITIVE INFORMATION** on linked pages from this email. If you are unsure about the message, please contact the **Help Desk at x7240** for assistance.

Comment Form Case Z 24-24

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Z 24-24 Kimley-Horn. Người nộp đơn đề xuất một Khách sạn Boutique đầy đủ dịch vụ trên khu đất chủ đề. Địa điểm tọa lạc tại 3305 Zion Road (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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Jamesetta E Wesley - Property Owner

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

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

1505 E Interstate 30 #119

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

Jamesetta E Wesley

Signature / Firma / Chữ ký

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

6-7-2024

Date / Fecha / Ngày

Sent from Yahoo Mail for iPhone

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Comment Form

Case Z 24-24

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Jacqueline Edwards - Tenant

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

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

3550 Zion road # 305

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Jacqueline Edwards

6/10/24

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 24-24

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

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

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

Sorry I can't make the meeting tonight. Please don't build a hotel on this road next to the lake.

We already have ^a crowded area due to new apartments ~~that were built not~~ and the RV park that were built not too long ago.

~~It's~~ If you build this hotel it could draw more attention ^{to} the area and increase crime/criminal activity.

Comment Form

Case Z 24-24

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



For / A Favor / Đúng



Against / En Contra / Không

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SHIJO PUTHUR

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

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

1513 E IH 30 #128

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

06/10/24

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 24-24

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

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

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

THE PROPOSED REQUEST SUPPORTS ECONOMIC
DEVELOPMENT. I HOPE THIS
PROJECT COULD BE AN ANCHOR
FOR MUCH DEVELOPMENT IN THE
AREA, ATTRACTING OTHER
BUSINESSES, SUCH AS RESTAURANTS
TO THE EAST SIDE.

PROPERTY OWNER: SHI FO PUTHA
(469-867-4100)

Comment Form

Case Z 24-24

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



For / A Favor / Đúng



Against / En Contra / Không

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

Jason Mueller Owner

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

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

1501 E I-30 #123

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

Garland TX 75403

City, State / Estado de la Ciudad / Thành bang

75403

Zip Code / Código postal / Mã Bưu Chính

Jason Mueller

6/7/24

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 24-24

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

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

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

100% in support - all for it!

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-24	June 10, 2024	July 2, 2024	Matthew Wolverton

Kimley-Horn. The applicant proposes a Full-Service Boutique Hotel on the subject property. The site is located at 3305 Zion Road (District 3)

**Diamond
Anderson**
5/31/2024
3:01:19 AM

Against

1501 E Interstate 30

diamondz1385@yahoo.com

Garland

8166825404

Texas

United States

75043

There are already 3 other hotels within a 5 mile radius of this location, whats the point of adding a forth? It would be understandable to have more apts/condos, but what is the tourist attraction for placing a "boutique" hotel in this family oriented area? Traffic is atrocious on this side of town, and as a resident who deals with the traffic on a daily basis just to get home, I wouldnt want that for potential out of town guest to go through. Its makes the city and potential hotel look bad. No to this hotel. Change it to apts for better use of the land,



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The applicant proposes a Full-Service Boutique Hotel.

City Council Meeting

July 2, 2024

Z 24-24

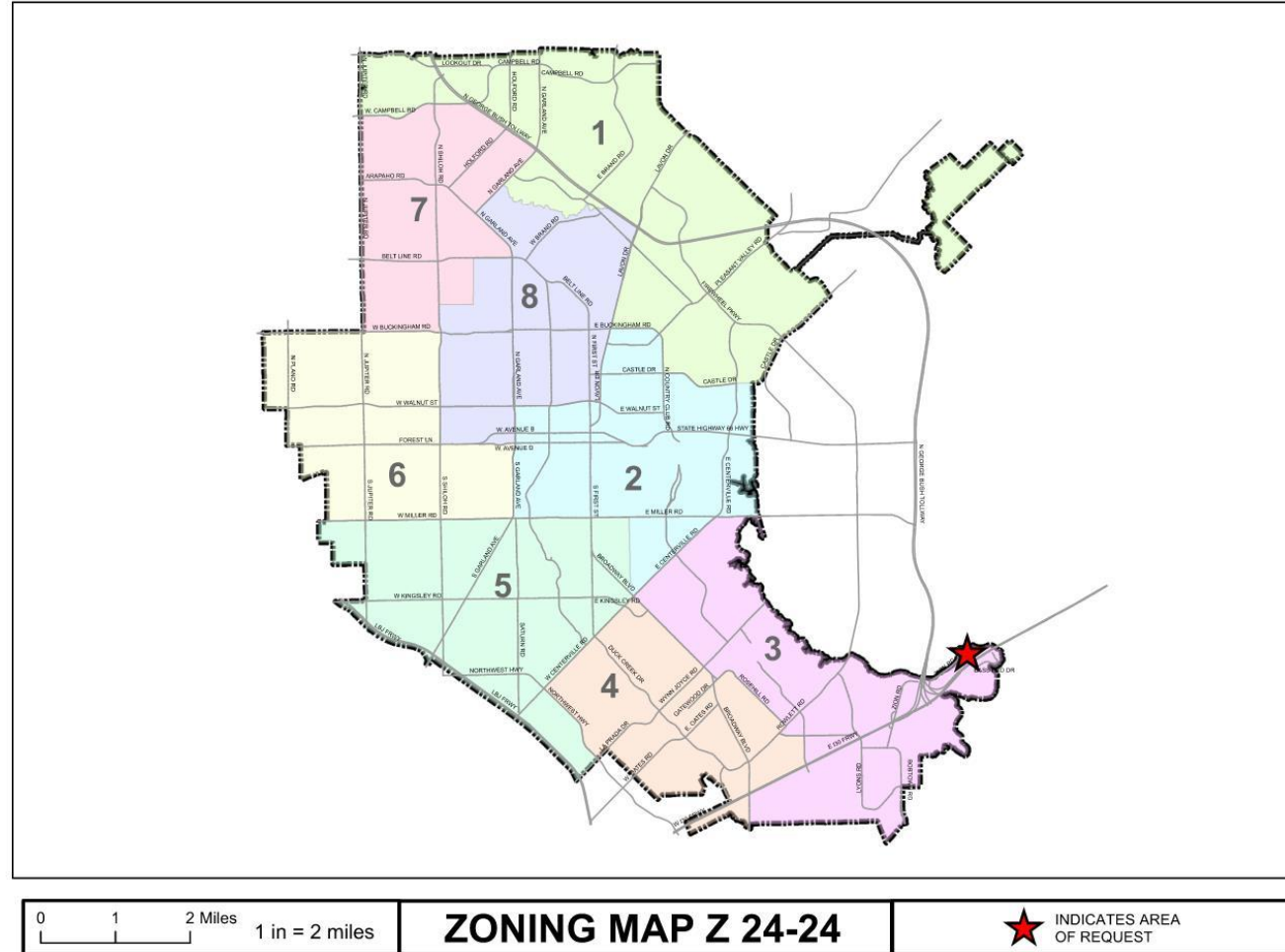
CASE INFORMATION

Location:	3305 Zion Road
Applicant:	Kimley-Horn
Owner:	GTG Ventures, LLC
Acreage:	4.12 acres
Zoning:	Community Retail (CR) District



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CITYWIDE LOCATION MAP



Z 24-24



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LOCATION MAP



3305 Zion Road

Z 24-24



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PHOTOS



Looking West toward the subject property from the intersection of Zion and Bass Pro



Looking North down Zion toward the lake

PHOTOS



Looking East down Bass Pro Drive



Looking South down Zion Road



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COMPREHENSIVE PLAN



Z 24-24

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers. Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations.

CONCEPT PLAN



CONSIDERATIONS

1. Parking

The Hotel/Motel, Full Service requires a parking ratio of 1/room + 1/200sf restaurant, retail, conference and office area. The applicant proposes the subject property use a parking ratio of 0.66/room + 1/200sf of restaurant, retail, conference, and office area. This would reduce the required number of parking by 45 spaces.

A parking study was provided in which twelve (12) full-service hotels in Dallas and Las Colinas were examined. The parking study concluded that an average of .67 spaces per room was needed on both weekdays and weekends. With the location of these hotels being more central to the metroplex, the parking study argued that these hotels would have more parking demand for their restaurants, office, and parking space than the proposed Full-Service Boutique Hotel. Also cited was the increasing use of ride hailing options (Uber, Lyft, etc.), especially from out-of-town guests, for hotels in the area.

2. Building Height

The GDC allows a thirty-five (35) foot maximum building height in the Community Retail (CR) District. The applicant proposes a variance to allow for a fifty-eight (58) foot maximum building height.

It should be noted that in the Community Office (CO) District, a Full-Service Hotel is allowed by right and may be any legal height due to the lack of a maximum building height.



CONSIDERATIONS

3. Guest Room Access:

The GDC only allows guest rooms to be accessed from interior hallways, which are accessible from a central lobby area within the building, except for first floor units, which are accessible from an interior courtyard or swimming pool area. The applicant requests that guest rooms may be accessed from the exterior hallways in the fourteen (14) individual villa structures to make the villa concept possible.

4. Off-Site Improvements:

The applicant is requesting to include off-site improvements to Zion Road and the Public Hike and Bike Trail system with this project. The request will see Zion Road rebuilt in to allow angled and parallel parking spaces along the North frontage of Zion Road. The improvements will take place beyond the property line as well and reconstruct the whole width of the adjacent property. The design will mimic the design of the previous Zion Road Extension project with a 60 foot right of way with 12.5-foot-wide drive lanes.

In addition to the roadway improvements, a 10-foot-wide hike and bike trail is proposed outside the property boundaries and shown on the concept plan.

Z 24-24



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STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses and 2) a Concept Plan for a Hotel/Motel Full Service.

Z 24-24



PLAN COMMISSION

On June 10, 2024, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses and 2) a Concept Plan for a Hotel/Motel Full Service.

In addition, Plan Commission also recommended the Planned Development (PD) conditions clarify that the exterior access to guest rooms only be for the fourteen (14) individual villas and that all on-site parking be required to be underground.



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GARLAND

PLANNING REPORT

City Council Regular Session

6. d.

Meeting Date: 07/02/2024

Item Title: Z 24-15 2916 National, LP (District 5)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses and 2) a Detail Plan for Equipment Leasing/Rental, Outdoor Use.

LOCATION

2916 and 3002 National Drive

OWNER

2916 National, LP.

PLAN COMMISSION RECOMMENDATION

On June 10, 2024, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses and 2) a Detail Plan for Equipment Leasing/Rental, Outdoor Use.

In addition, the Plan Commission also recommended that no equipment will be parked in front of the building.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses and 2) a Detail Plan for Equipment Leasing/Rental, Outdoor Use.

BACKGROUND

The subject property consists of two lots. Lot 1 is developed with a 13,413 square-foot building that is used for Equipment Leasing/Rental, Indoor only. Lot 2 currently provides outside storage for equipment to support Lot 1.

The applicant requests to update the land use to Equipment Leasing/Rental, Outdoor for Lot 1 and Lot 2. In addition, outside storage that is more than fifty (50%) percent of the size of the primary building for an Equipment Leasing/Rental, Outdoor Use requires approval of a Specific Use Provisions through the Public Hearing process. The applicant requests to allow the use by right.

SITE DATA

The overall subject property consists of approximately 2.97 acres. The site has approximately 330 linear feet of frontage along National Drive. The site can be accessed from National Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Industrial (IN) District. The Industrial (IN) district is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial district also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial district regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The current land use on the property is Equipment Leasing/Rental, Indoor only, which is allowed in the Industrial (IN) District. The GDC defines this use as "An indoor facility that rents (usually on a short-term basis) tools, small household or gardening-related machines (other than heavy machinery), party furnishings, and other equipment with no outside storage or display."

CONSIDERATIONS

1. Site Plan

The site plan (Exhibit C) reflects a 13,413 square-foot building that is currently used for Equipment Leasing/Rental, Indoor only on Lot 1. Lot 2 is used for outside storage. The GDC allows the outside storage as an accessory use to the primary building. Lot 1 is the primary use in this instance. However, the GDC does not allow the outside storage to be located in front of the building. Additionally, the applicant is requesting to change the land use to Equipment Leasing/Rental, Outdoor to allow the outside storage component to be located in front of the building line.

The GDC defines an Equipment Leasing/Rental, Outdoor Use as "A facility that rents (usually on a short-term basis) tools, small household or gardening-related machines (other than heavy machinery), party furnishings, and other equipment. The term includes the outside display and storage of usable materials normally associated with the rental business (but not items such as unrelated scrap, junk, or trash.)"

The applicant is also requesting to allow the outside storage as a "primary use" on Lot 2 to avoid combining the lots.

2. Parking

This subject property meets the parking requirements for Equipment Leasing/Rental, Outdoor Use.

3. Screening and Landscaping

The GDC requires a ten (10)-foot wide landscape buffer along National Drive and eleven (11) large canopy trees are required to be within the landscape buffer.

There are three (3) large canopy trees on Lot 1. The applicant is not proposing any new large canopy trees. However, the landscape plan (Exhibit D) reflects thirty-four (34) high-level screening shrubs along National Drive on Lot 2.

The outside storage component is currently screened with a chain-link fence around the perimeter of Lot 2. The applicant is enhancing the screening by proposing an eight (8)-foot ornamental fence with mesh fabric along National Drive. The remaining perimeter of Lot 2 will be chain-link fence with mesh fabric.

4. Building Design:

The applicant is not proposing to expand the building. Therefore, this request does not trigger any building design standards.

5. Flexibilities:

The applicant is requesting to allow the outside storage in front of the main building and on its own lot. The landscape plan (Exhibit D) reflects enhanced screening from a standard chain-link fence to an eight (8)- foot ornamental fence with mesh fabric along National Drive. Although large canopy trees are required within the landscape buffer, the applicant proposes high-level screening shrubs on Lot 2 to screen and minimize the visibility of the equipment from National Drive.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Industry Center. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are zoned Industrial (IN) District. These properties are developed with warehouses, distribution centers, equipment leasing indoor/outdoor use and automobile repair use.

Attachments

Z 24-15 Location Map

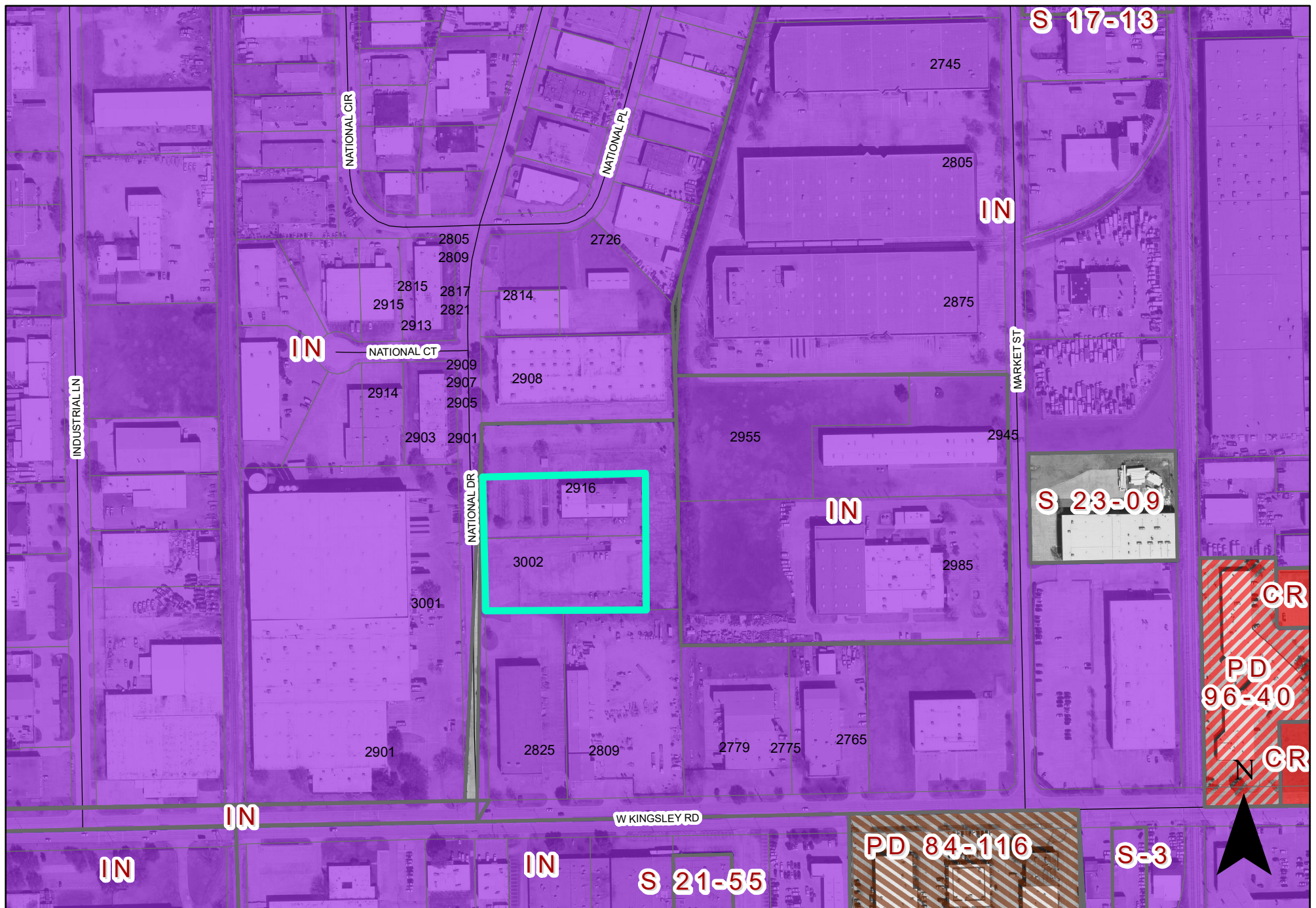
Z 24-15 PD Conditions

Z 24-15 Exhibits

Z 24-15 R&M

Z 24-15 Responses

Z 24-15 Staff Presentation



0 200 400 Feet
1 inch = 306 feet

ZONING MAP Z 24-15

 INDICATES AREA OF REQUEST

2916 and 3002 National Drive

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 24-15

2916 and 3002 National Drive

I. Statement of Purpose: The purpose of this Planned Development is to approve an Equipment Leasing/Rental, Outdoor Use.

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

III. General Regulations: All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

A. Permitted Use: All land uses permitted in the Industrial (IN) District. Additionally, the Equipment Leasing/Rental, Outdoor Use shall be permitted by right.

The Outside Storage shall be the primary use on Lot 2.

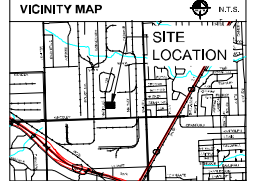
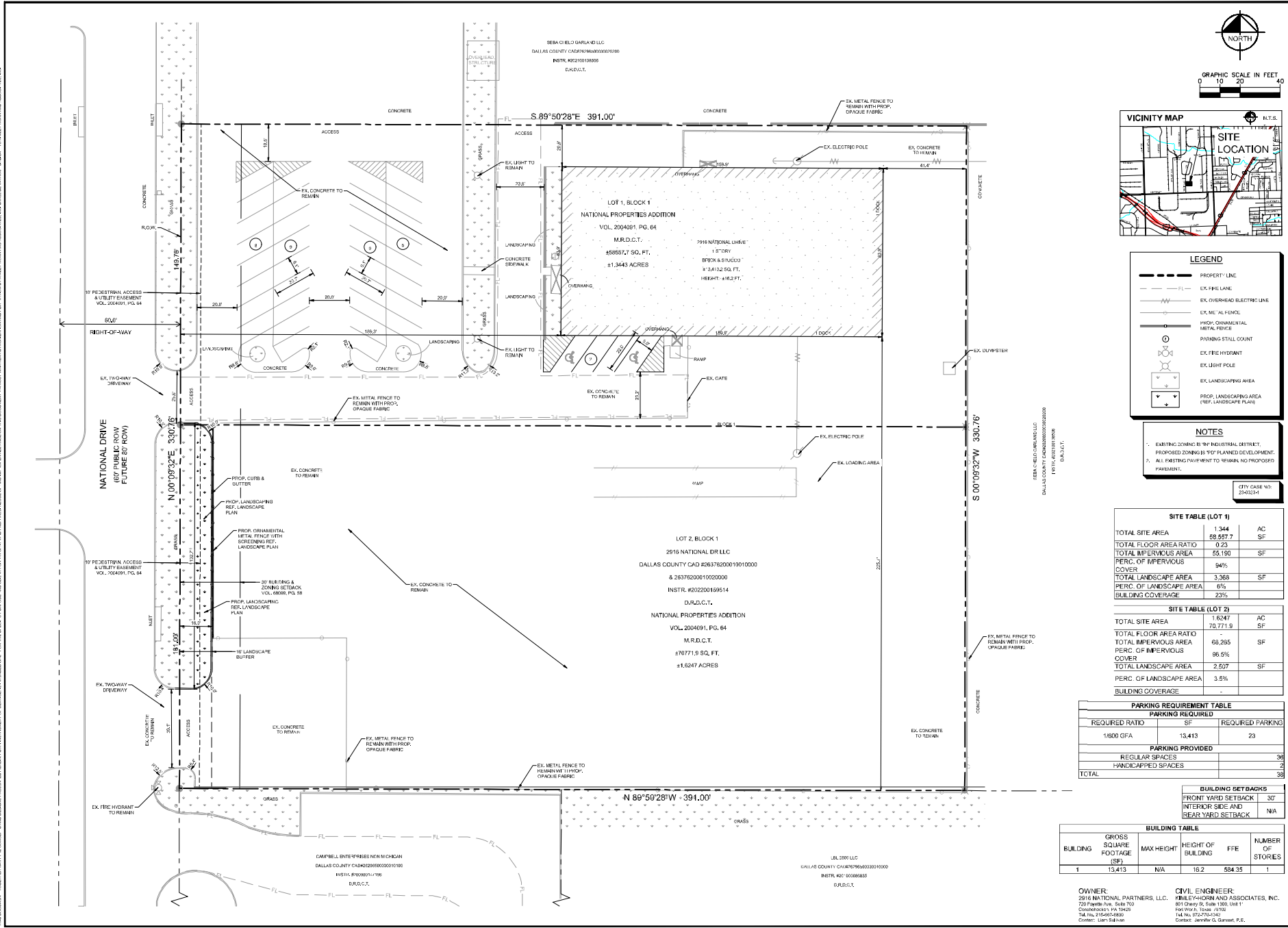
B. Site Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Height: Materials stored outside shall not be stacked higher than eight (8) feet.

- D. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D. An eight (8)-foot ornamental fence shall be proposed along National Drive. The existing chain-link fence shall remain on the remaining perimeters of the property as reflected in Exhibit D. Opaque fabric shall be installed on all side fences enclosing the outside storage.
- E. 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.
1. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
 2. Screening and paving must be 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 receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

DATE: 05/01/2024
TIME: 10:00 AM
PROJECT: 230116-2
SHEET: 1 OF 1
DRAWN BY: JH
CHECKED BY: JH
DATE: 05/01/2024
TIME: 10:00 AM
PROJECT: 230116-2
SHEET: 1 OF 1
DRAWN BY: JH
CHECKED BY: JH



LEGEND

---	PROPERTY LINE
---	EX. 1/2" LANE
---	EX. OVERHEAD ELECTRIC LINE
---	EX. METAL FENCE
---	PROPOSED ORNAMENTAL METAL FENCE
---	PAVING STALL COUNT
---	EX. FIRE HYDRANT
---	EX. LIGHT POLE
---	EX. LANDSCAPING AREA
---	PROPOSED LANDSCAPING AREA (REF. LANDSCAPE PLAN)

- NOTES**
- EXISTING ZONING IS 10' INDUSTRIAL DISTRICT.
 - PROPOSED ZONING IS 10' PLANNED DEVELOPMENT.
 - ALL EXISTING PAVEMENT TO REMAIN, NO PROPOSED PAVEMENT.

SITE TABLE (LOT 1)

TOTAL SITE AREA	1.344	AC
TOTAL FLOOR AREA RATIO	0.23	
TOTAL IMPERVIOUS AREA	55,190	SF
PERC. OF IMPERVIOUS COVER	94%	
TOTAL LANDSCAPE AREA	3,368	SF
PERC. OF LANDSCAPE AREA	6%	
BUILDING COVERAGE	23%	

SITE TABLE (LOT 2)

TOTAL SITE AREA	1.6247	AC
TOTAL FLOOR AREA RATIO	0.23	
TOTAL IMPERVIOUS AREA	68,265	SF
PERC. OF IMPERVIOUS COVER	96.5%	
TOTAL LANDSCAPE AREA	2,507	SF
PERC. OF LANDSCAPE AREA	3.5%	
BUILDING COVERAGE	-	

PARKING REQUIREMENT TABLE

REQUIRED RATIO	SF	REQUIRED PARKING
1/600 GFA	13,413	23
PARKING PROVIDED		
REGULAR SPACES		38
HANDICAPPED SPACES		2
TOTAL		38

BUILDING SETBACKS

FRONT YARD SETBACK	30'
INTERIOR SIDE AND REAR YARD SETBACK	N/A

BUILDING TABLE

BUILDING	GROSS SQUARE FOOTAGE (SF)	MAX HEIGHT	HEIGHT OF BUILDING FFE	NUMBER OF STORIES
1	13,413	N/A	884.35	1

OWNER:
2916 NATIONAL PARTNERS, LLC
2916 National Partners, LLC
3001 Cherry St, Suite 100, Unit 1
Dallas, TX 75201
Contact: Jennifer G. Garmon, P.E.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 Cherry St, Suite 100, Unit 1
Dallas, TX 75201
Contact: Jennifer G. Garmon, P.E.

Kimley»Horn

801 CHERRY ST, SUITE 100, DALLAS, TEXAS 75201
PHONE: (214) 353-5511 FAX: (214) 353-5512
TELEFAX: (214) 353-5512

PRELIMINARY

Kimley»Horn

801 CHERRY ST, SUITE 100, DALLAS, TEXAS 75201
PHONE: (214) 353-5511 FAX: (214) 353-5512
TELEFAX: (214) 353-5512

ALTEIRA GARLAND
3002 NATIONAL DRIVE,
GARLAND TX
CASE NO. 230116-2

SITE PLAN

SHEET NUMBER
C-02

DATE: 05/01/2024
TIME: 10:00 AM
PROJECT: 230116-2
SHEET: 1 OF 1
DRAWN BY: JH
CHECKED BY: JH

REPORT & MINUTES

P.C. Meeting, June 10, 2024

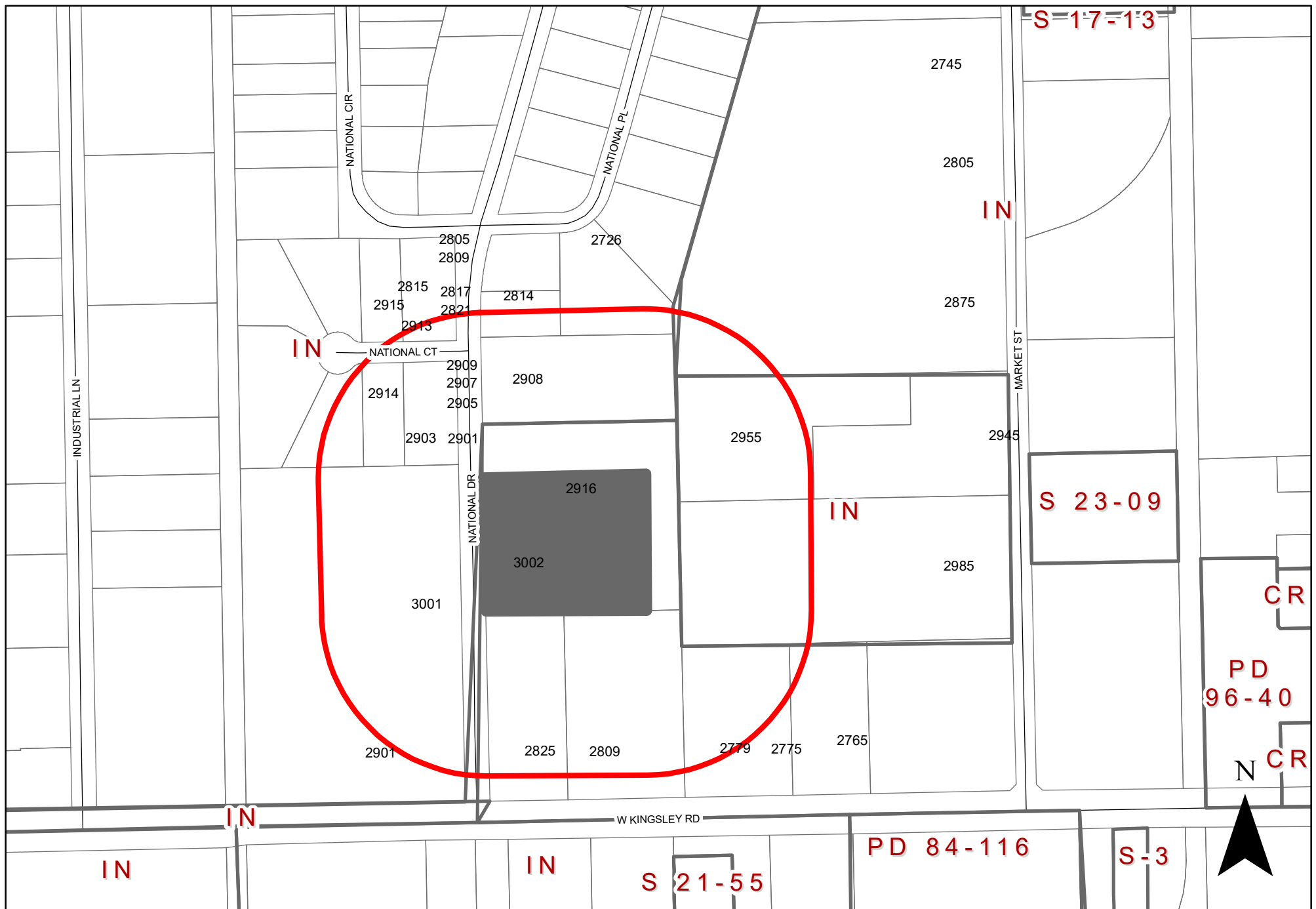
3c. APPROVED Consideration of the application of **2916 National, LP.**, requesting approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses and 2) a Detail Plan for Equipment Leasing/Rental, Outdoor Use. This property is located at 2916 and 3002 National Drive. (District 5) (File Z 24-15)

The applicant, Daniel Box, 2728 N. Harwood #500, Dallas, TX provided an overview of the request and remained available for questions.

Chair Roberts asked the applicant if they had any plans to store any of the equipment in front of the building and if not, would they be okay to incorporate language into the PD to preclude that use.

The applicant stated that they have no plans to store equipment in front of the building and would be okay including language into the PD to specify that.

Motion was made by Commissioner Aubin to close the public hearing and **approve** the application as presented with the inclusion that none of the equipment will be parked in front of the building. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays.**



0 200 400 Feet
1 inch = 306 feet

ZONING MAP Z 24-15

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

2916 and 3002 National Drive

To date we have not received any responses for this case.



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The applicant proposes to use the subject property for outdoor equipment storage.

City Council Meeting

July 2, 2024

Z 24-15

CASE INFORMATION

Location: 2916 and 3002 National Drive

Applicant: 2916 National, LP.

Owner: 2916 National, LP.

Acreage: 2.97 acres

Zoning: Industrial (IN) District



ZONING MAP Z 24-15

0 1 2 Miles
1 in = 2 miles

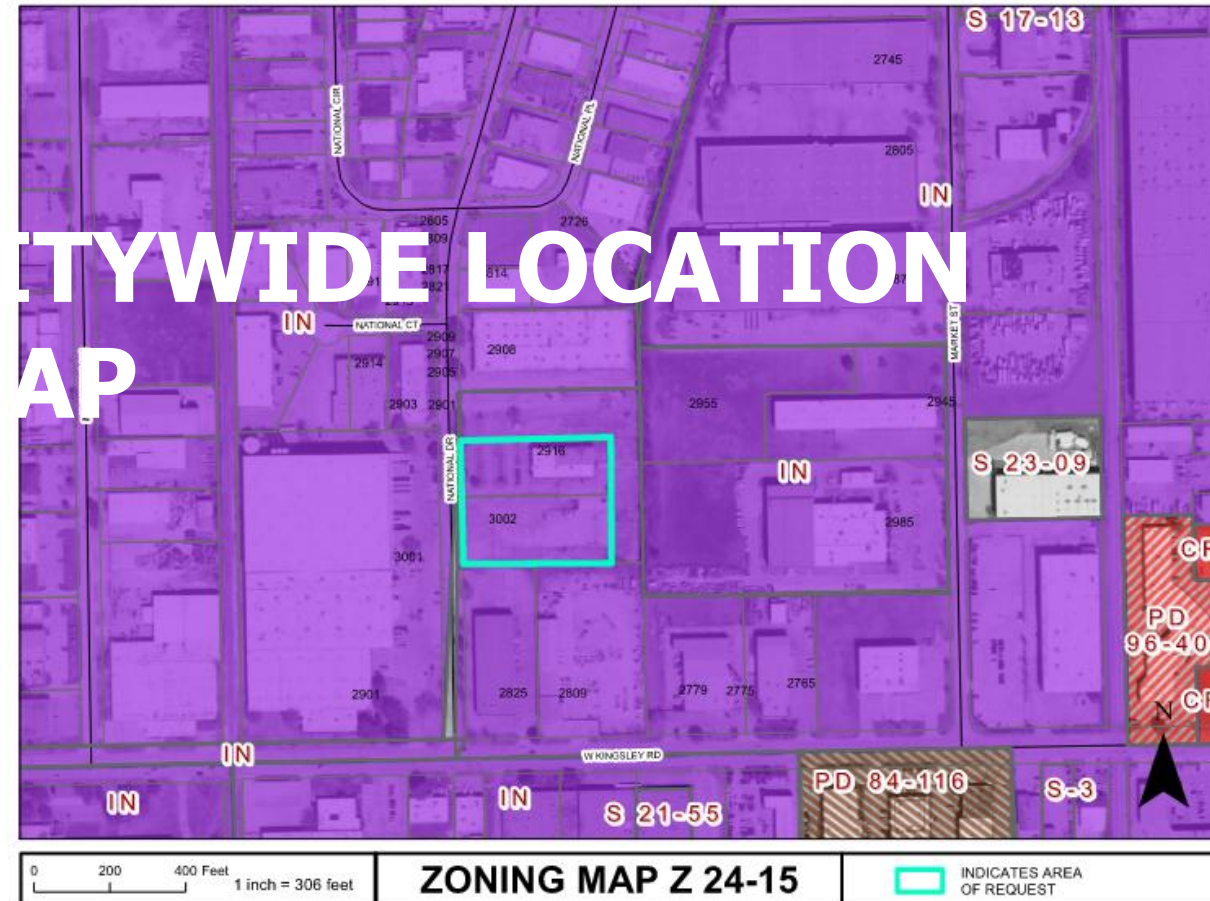
★ INDICATES AREA OF REQUEST

Z 24-15



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LOCATION MAP



Z 24-15

PHOTOS



Looking north of the subject site from National Drive



Looking at the northern lot of the subject property

PHOTOS



Southern lot of the subject property

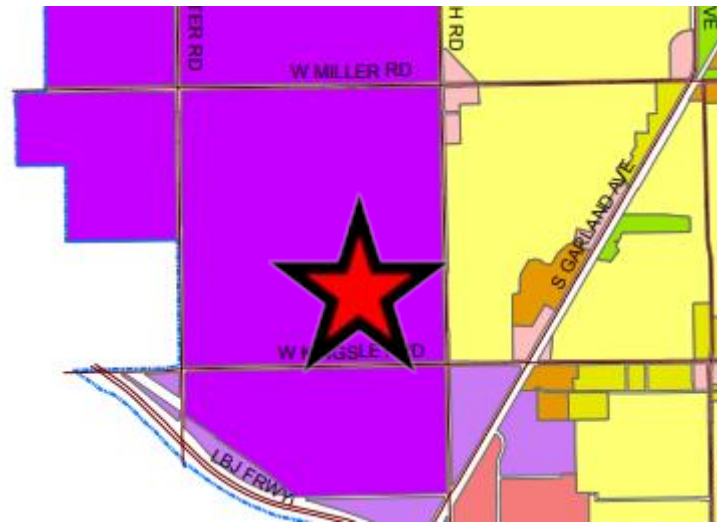


West of the subject property



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COMPREHENSIVE PLAN



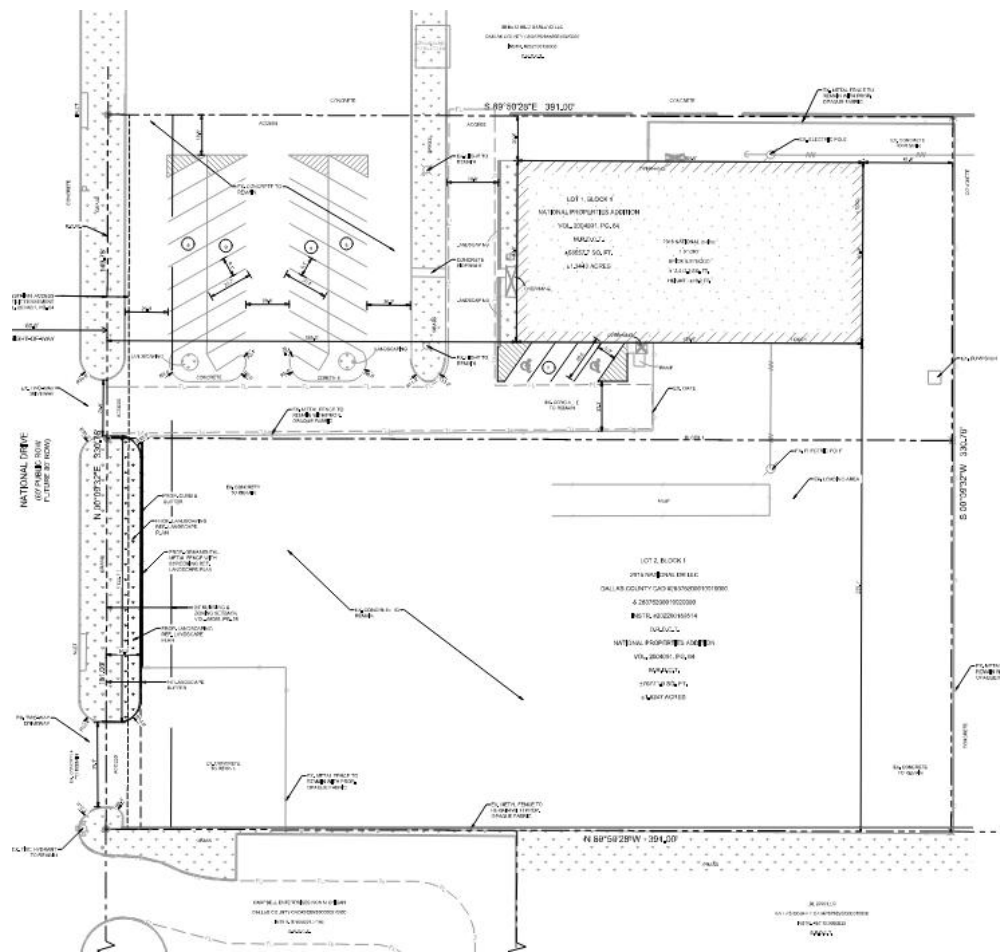
Z 24-15

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Industry Center. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types.

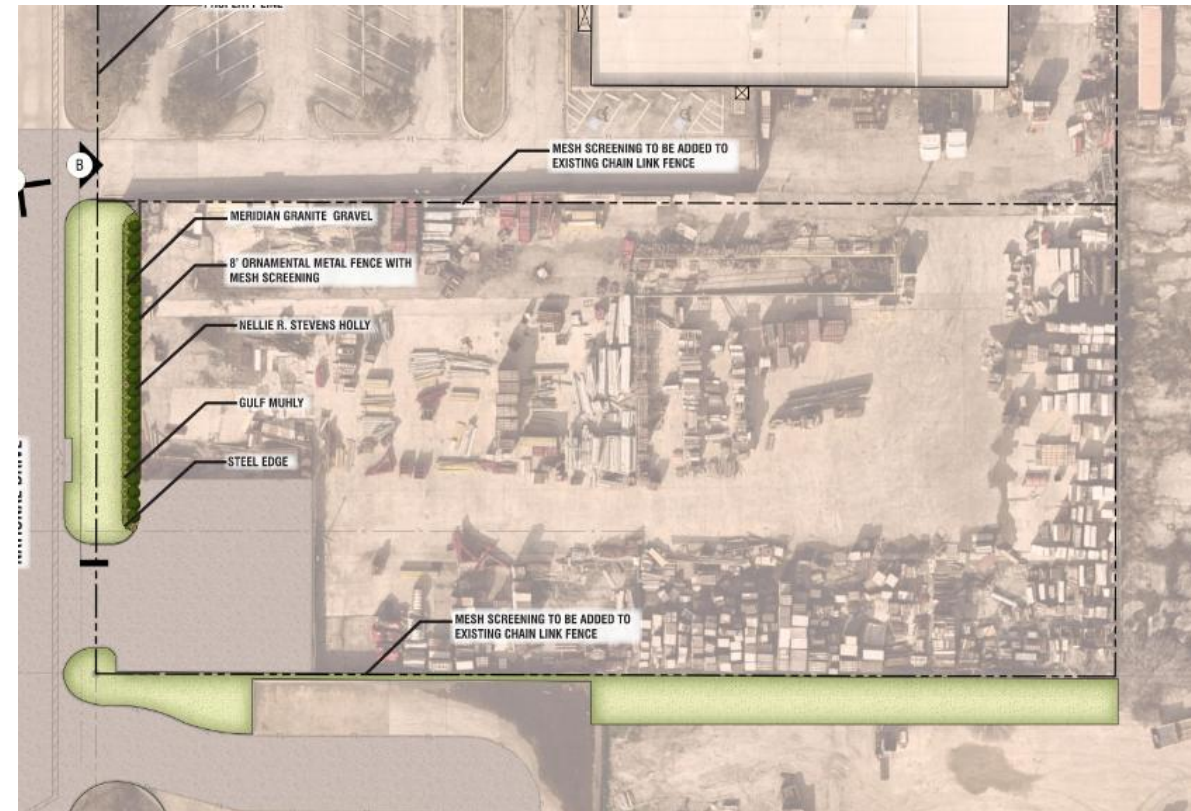
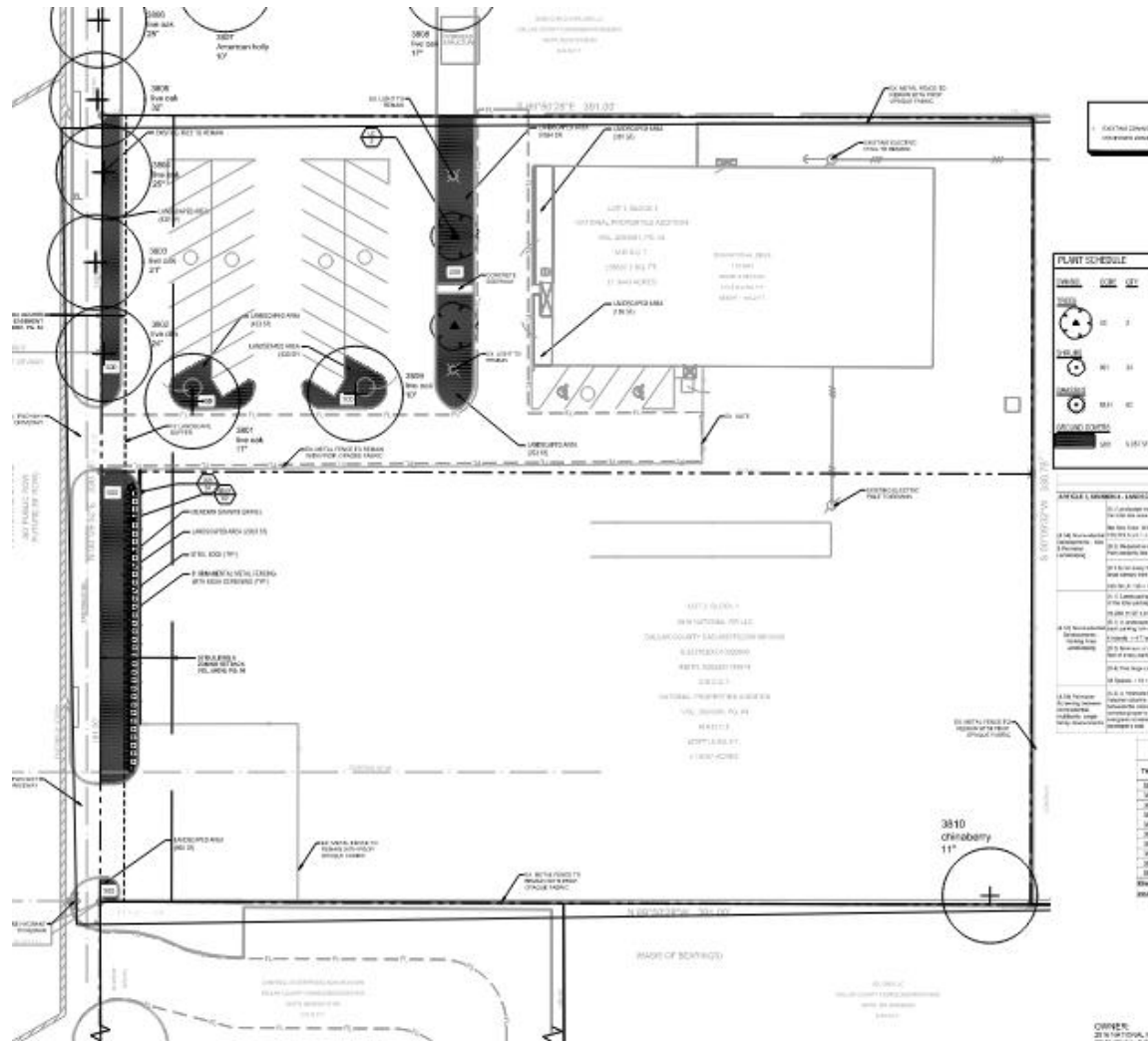


SITE PLAN





Z 24-15





CONSIDERATION

- The applicant is requesting to change the land use from Equipment Leasing/Rental, Indoor to Equipment Leasing/Rental, Outdoor to allow the outside storage component to be located in front of the building line.
- The applicant is also requesting to allow the outside storage as a “primary use” on Lot 2 to avoid combining the lots.
- There are three (3) large canopy trees on Lot 1. The applicant is not proposing any new large canopy trees. However, the landscape plan (Exhibit D) reflects thirty-four (34) high-level screening shrubs along National Drive on Lot 2.
- The outside storage component is currently screened with a chain-link fence around the perimeter of Lot 2. The applicant is enhancing the screening by proposing an eight (8)-foot ornamental fence with mesh fabric along National Drive. The remaining perimeter of Lot 2 will be chain-link fence with mesh fabric.



STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses and 2) a Detail Plan for Equipment Leasing/Rental, Outdoor Use.



PLAN COMMISSION

On June 10, 2024, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses and 2) a Detail Plan for Equipment Leasing/Rental, Outdoor Use.

In addition, the Plan Commission also recommended that no equipment will be parked in front of the building.



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GARLAND

PLANNING REPORT

City Council Regular Session

6. e.

Meeting Date: 07/02/2024

Item Title: Z 24-22 OSI 1602 Kings Rd, LLC (District6)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Storage Use and 2) a Concept Plan for a Truck/Bus Storage Use

LOCATION

1602 Kings Road (Southern Parcel)

OWNER

OSI 1602 Kings Rd, LLC

PLAN COMMISSION RECOMMENDATION

On June 10, 2024, with a six (6) to one (1) vote, the Plan Commission recommended approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Storage Use and 2) a Concept Plan for a Truck/Bus Storage Use.

Plan Commission also approved a Development Variance for a complete waiver of a landscaping provision preventing fencing from being in the landscape buffer.

STAFF RECOMMENDATION

Denial of 1) a Specific Use Provision (SUP) for a Truck/Bus Storage Use and 2) a Concept Plan for a Truck/Bus Storage Use

The proposed development variance leaves a chain link fence with barbed wire in the middle of a landscape buffer with little room for proposed landscaping, especially on the street side. In addition, the trees will be at risk of growing into the barbed wire and chain link as well as being too close to maintain properly and safely.

BACKGROUND

The subject property is a 8.255-acre site that is currently used for truck and trailer storage as an accessory use to the distribution center directly to the east. The site is half paved and half gravel.

The applicant requests a Specific Use Provision (SUP) for Truck/Bus Storage use to make it the primary use for the site, in turn allowing other trucking companies to use it for a fee. The gravel will be replaced with pavement and an office will also be provided per GDC standards.

SITE DATA

The overall subject property consists of approximately 8.255 acres. The site has approximately 900 linear feet of frontage along Kings. The site also has approximately 286 linear feet of frontage along Miller Road, where a proposed detention pond will be. The site can be accessed from one (1) point along Kings Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Industrial (IN) District. The Industrial (IN) district is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial district also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial district regulations are designed to ensure compatibility among the various uses allowed in

the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The current land use on the property is as an accessory use Truck Storage to the distribution center to the East.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to construct a truck storage site and an office building in the Southern parcel, meeting the GDC requirement.
2. Landscaping will exceed the applicable screening and landscaping standards per the GDC to increase perimeter landscape buffers for improved screening of parking areas and within the site to improve aesthetics, as conveyed through the Concept Plan.
3. The Building Elevations will comply with the Building Design standards per the GDC.
4. The applicant requests the Specific Use Provision for a period of thirty-five (35) years, which aligns with the SUP Time Period Guide.
5. The hours of operation will be all day each day of the week.

COMPREHENSIVE PLAN

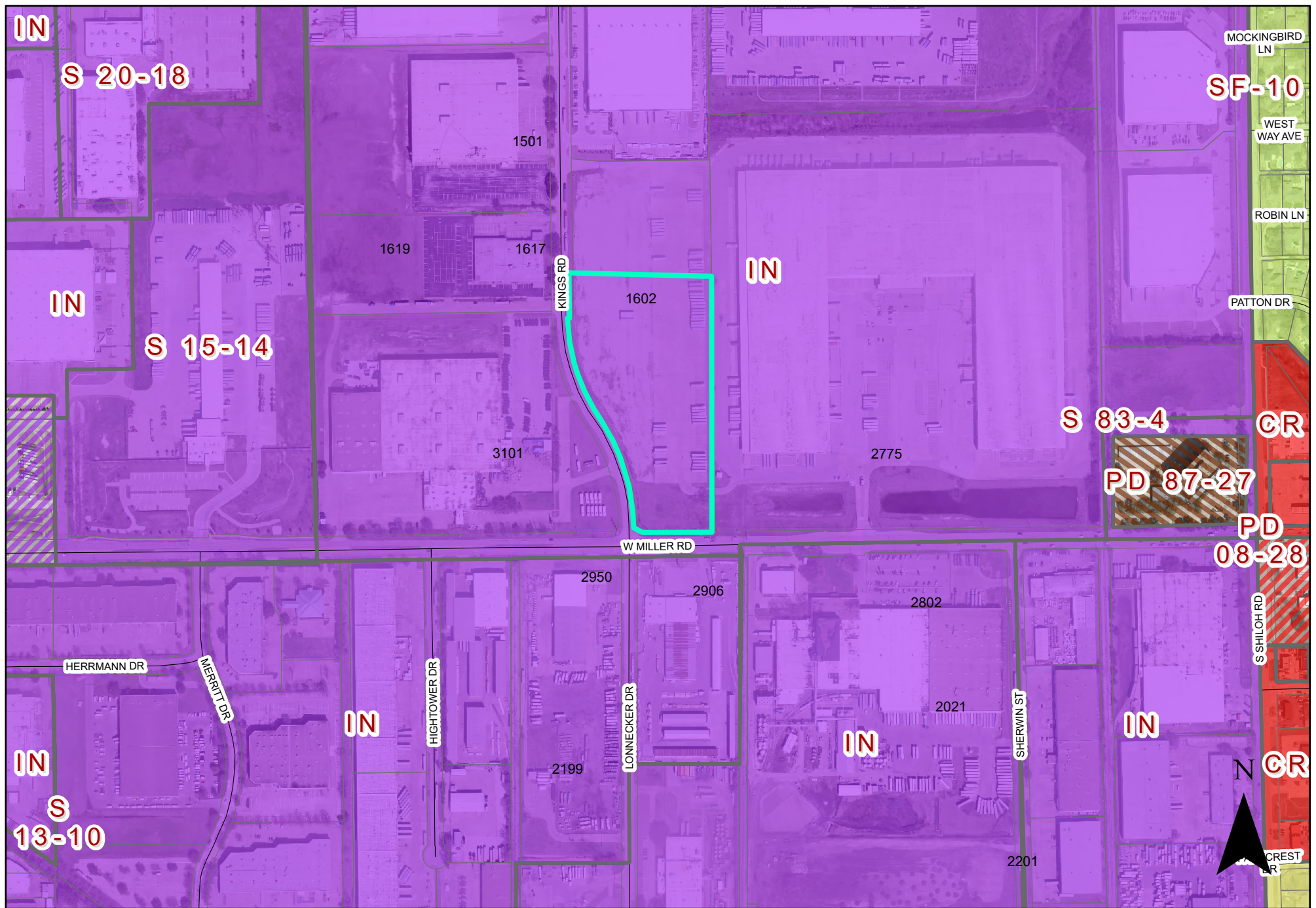
Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are entirely zoned Industrial (IN) District and contain uses such as warehousing, distribution centers, manufacturing, and other various industrial uses that are allowed by right within the district.

Attachments

Z 24-22 Location Map
Z 24-22 SUP Conditions
Z 24-22 Exhibits
Z 24-22 R&M
Z 24-22 Responses
Z 24-22 Staff Presentation



0 310 620 Feet

ZONING MAP Z 24-22

 INDICATES AREA OF REQUEST

1602 Kings Road (southern parcel)

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 24-22

1602 Kings Road (Southern Parcel)

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Storage Use subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- III. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

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

the PD District, by the GDC, or by state or federal law.

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

IV. General Regulations: All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

V. Development Plans:

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

VI. Specific Regulations:

A.Time Period: The Specific Use Provision shall be in effect for period of thirty-five (35) years.

B.Concept Plan: Development shall be in general conformance with the concept plan labeled Exhibit C.

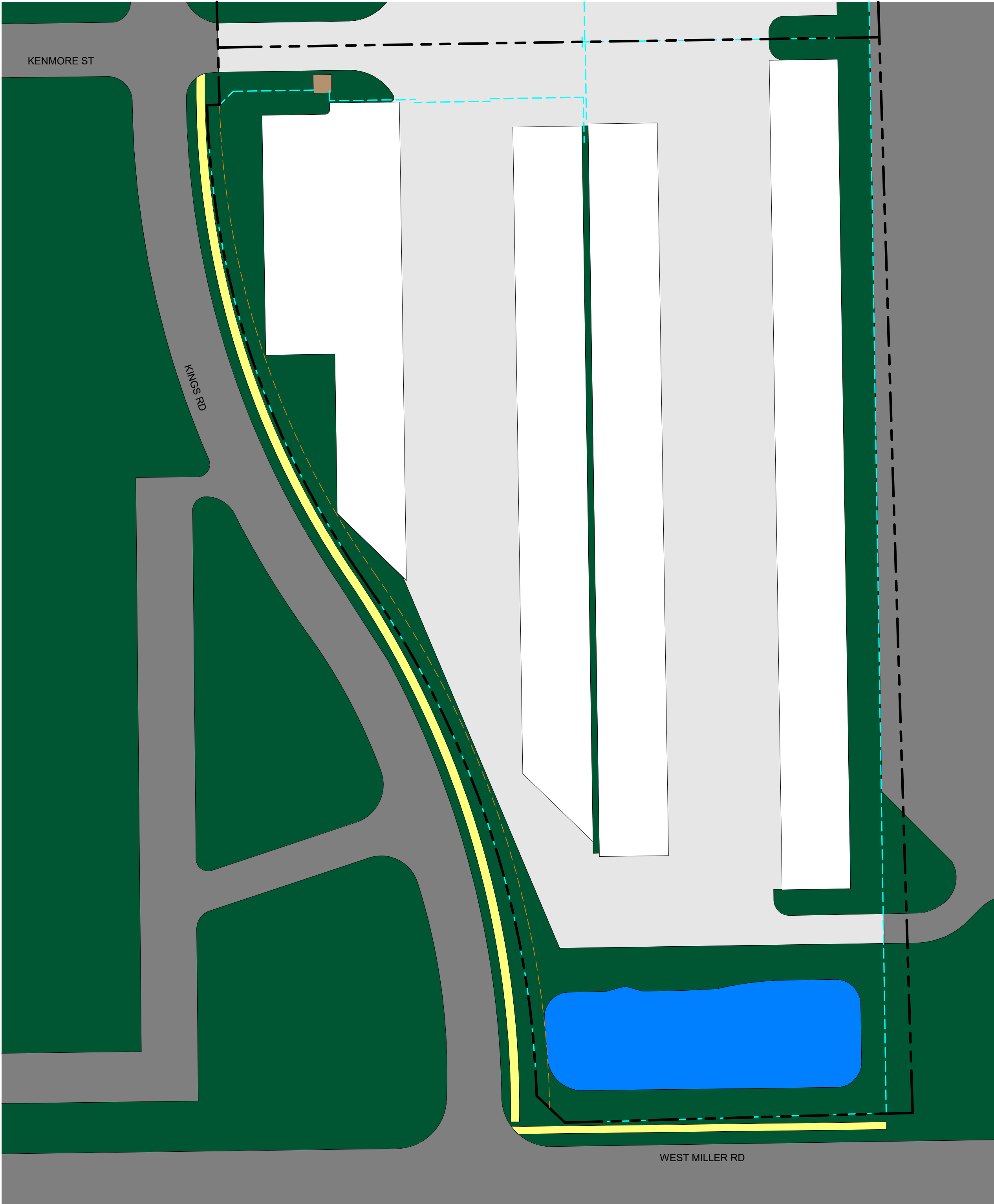
C.Maintenance requirements:

(1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this 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 landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces 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.

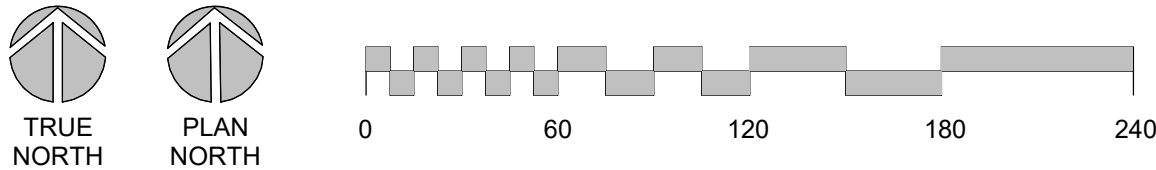
(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty 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 and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

3) Screening and paving must be installed and continuously maintained in compliance with this 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 days 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 the certificate of occupancy for the Car Truck/Bus Repair use.



1 Preliminary Site Plan
1" = 60'-0"



CONSTRUCTION • ARCHITECTURE

PARKWAY

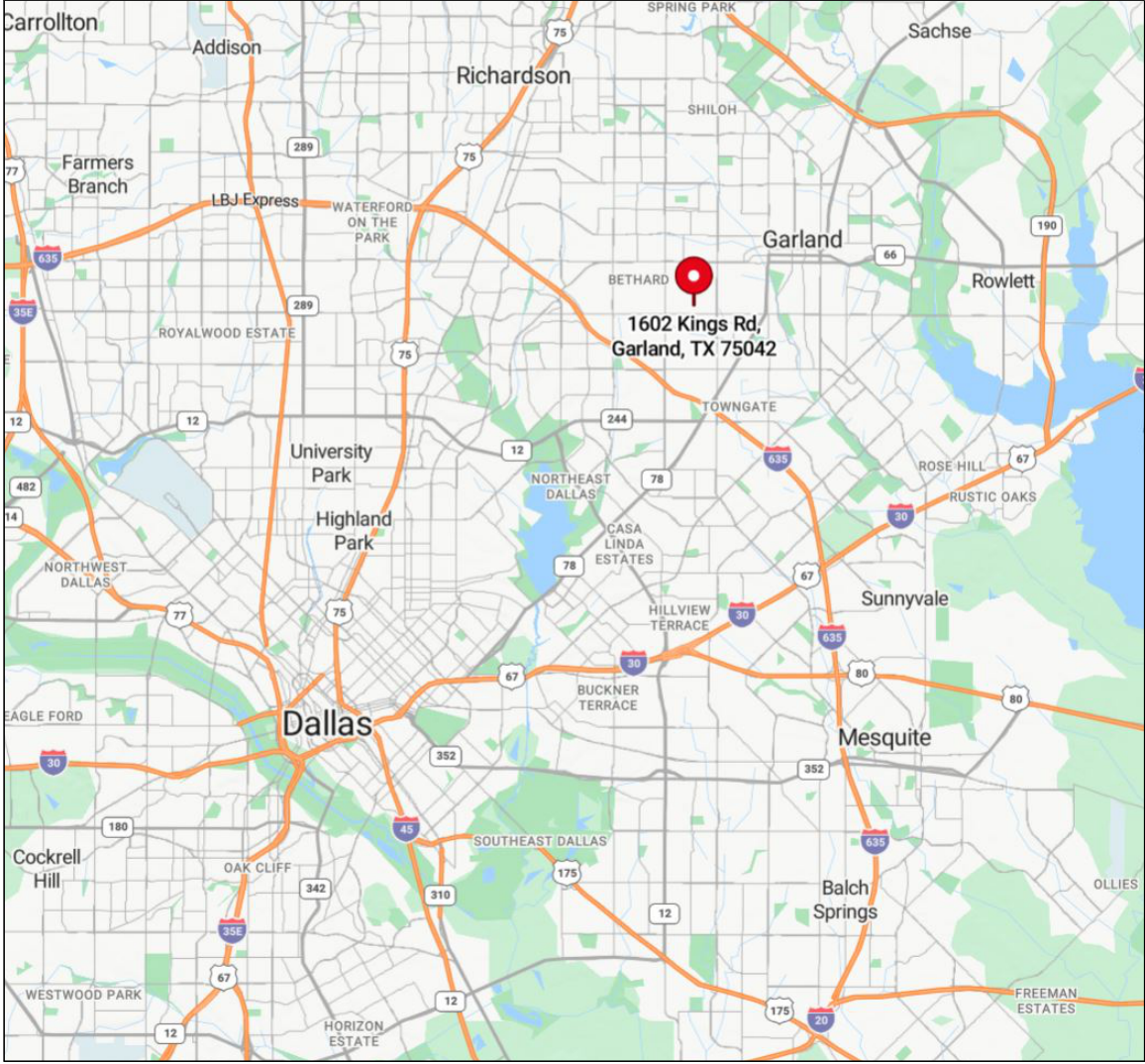
1000 Civic Circle Lewisville, TX 75067
parkwayconstruction.com (972) 221-1979



South Site Plan Legend

- Site Pavement
- Existing Road / Adjacent Lot
- Proposed Building
- Landscape
- Proposed Detention Pond
- Proposed Parking
- Proposed Sidewalk
- Property Separation Line
- Proposed Fence Line
- Pedestrian & Utility Easement Line

Vicinity Plan



Concept Plan - South

Outour Storage Investments
1602 Kings Road
Garland, Texas 75041

REPORT & MINUTES

P.C. Meeting, June 10, 2024

3d. APPROVED Consideration of the application of **OSI 1602 Kings Rd, LLC.**, requesting approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Storage Use 2) a Concept Plan for a Truck/Bus Storage Use and 3) a Development Variance for a complete waiver of a landscaping provision preventing fencing from being in the landscape buffer. This property is located at 1602 Kings Road. (District 6) (File Z 24-22)

The applicant, Maxwell Fisher, 2502 Grandview Drive, Richardson, TX, provided an overview of the request and remained available for questions.

Chair Roberts asked staff about the possibility of combining items 3d and 3e since it is difficult to evaluate them in isolation.

Staff clarified that both cases need to be considered on their own merits separately.

Chair Roberts asked the applicant how many trucks would be able to park on the southern portion.

The applicant stated that the capacity is for 183 but it fluctuates depending on the season.

Commissioner Abell asked staff for clarification on trailer parking and if that is prohibited in the City.

Staff clarified that overnight parking would be prohibited but it would be approved for loading and unloading purposes.

Commissioner Jenkins asked the applicant if any repair use would be associated with the request.

The applicant stated there was no repair use with the request and that it would be strictly trailer parking.

Resident speaking in opposition of this request:

May Shan, 3101 W. Miller Road, Garland, TX

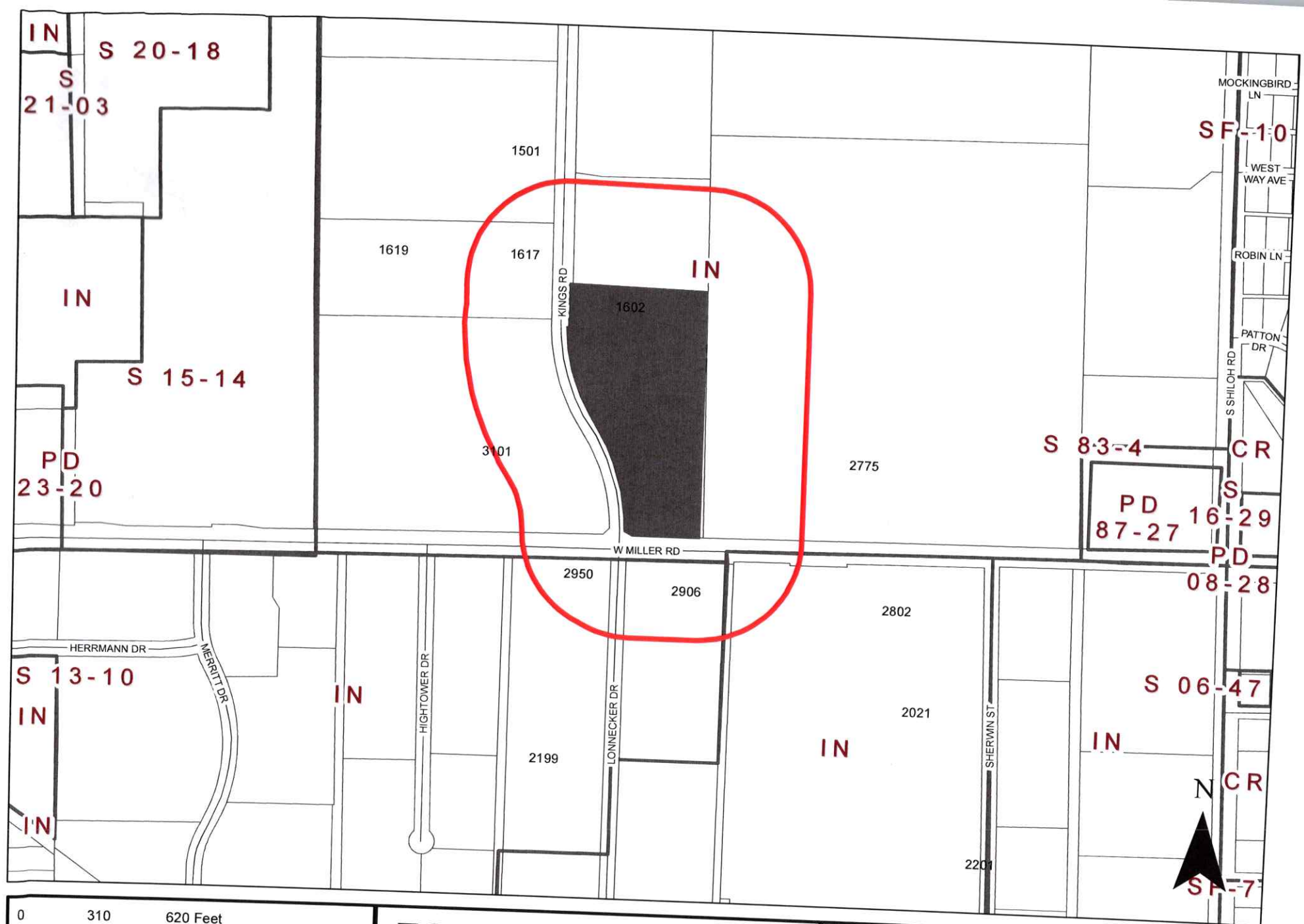
The resident speaking in opposition expressed concerns that with the trailers parking on Kings Road, their tenant is at times not able to access their location as well as safety issues accessing the nearby properties.

The applicant stated that they would be requesting to keep the chain link fence and adding landscaping to it. Additionally, there would be gates to secure the property but the fence would not be removed. The applicant clarified that the proposed request would not be adding any additional truck traffic.

Commissioner Abell asked the applicant to show the combined picture that shows the entrance and to clarify if any additional entrances were available.

The applicant stated that there would be one across from Kenmore Street and another access point for the truck repair storage.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 6** Ayes, **1** Nay by Chair Roberts.



1602 Kings Road (southern parcel)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-22	June 10, 2024	July 2, 2024	Matthew Wolverton

OSI 1602 Kings Rd, LLC. The applicant proposes a Truck Storage Use on the subject property. The site is located at 1602 Kings Road. (District 6)

Bill Warburton

Against

6/4/2024
5:04:02 PM

1017 Carriagehouse Ln

Garland

Texas

United States

75040

Outside the Notification Area

This property is one of the few larger areas in the industrial area left. It shouldn't be used to park trucks. There are better options available. Truck storage does not seem to generate jobs or taxable value to the community. And, just like other "storage" uses it will likely never change once it is allowed unless it gets zoned out somehow because overhead costs on storage businesses are incredibly low and parking fees are almost purely profit. For someone to change it, they would basically have to purchase the property for the price of the cashflow because almost no other city within the nearby area would allow something similar. So, there would likely be nowhere for the business to relocate. There is also no guarantee that the trucks stored at this facility will be working or in good shape. Since this is also paired with truck repair, I would be highly concerned that there would be non-operating trucks sitting on the lot for months at a time.



GARLAND
TEXAS MADE HERE

The applicant proposes to use the subject property for truck storage

City Council Meeting

July 2, 2024

Z 24-22

CASE INFORMATION

Location: 1602 Kings Road (South Parcel)

Applicant: OSI 1602 Kings Rd, LLC

Owner: OSI 1602 Kings Rd, LLC

Acreage: 8.255 acres

Zoning: Industrial (IN) District

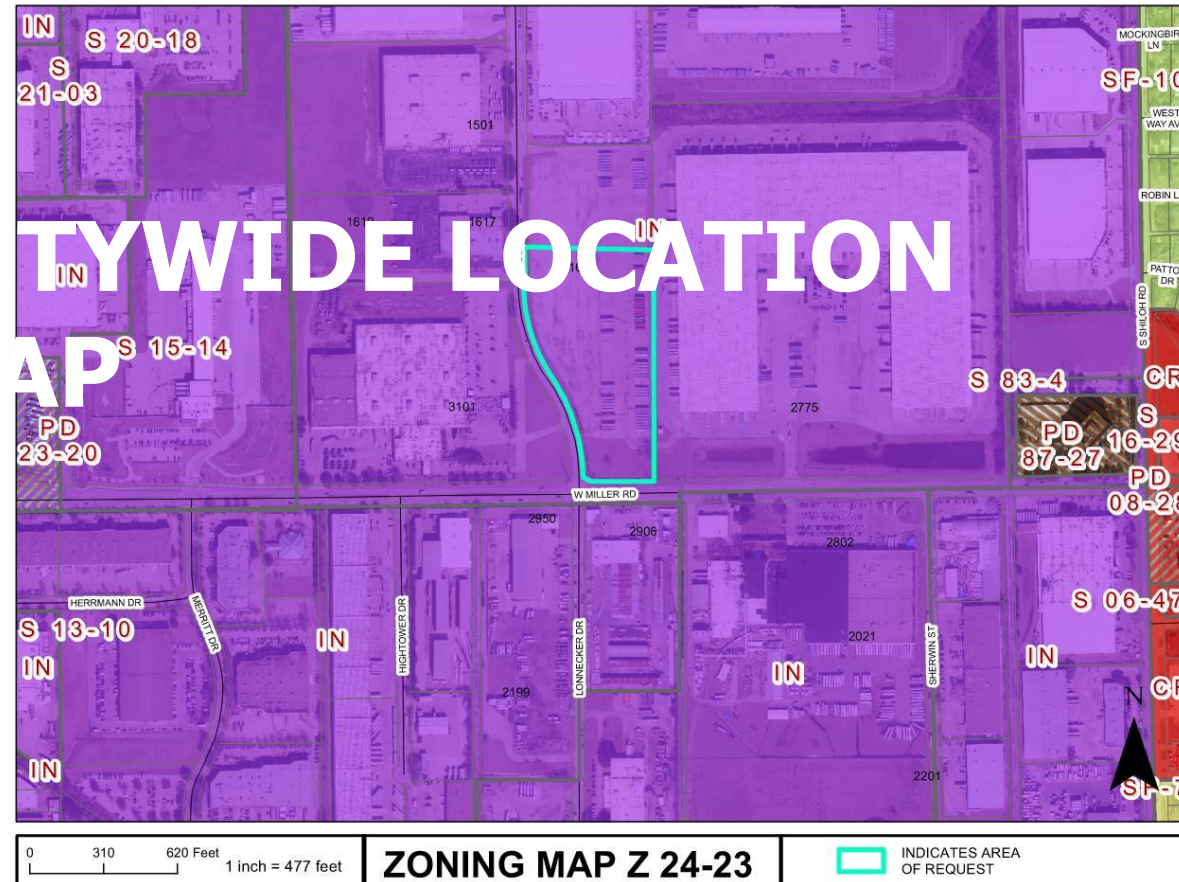


Z 24-22



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LOCATION MAP



1602 Kings Road (southern parcel)

Z 24-22

PHOTOS



Looking East toward the subject property



Looking West across Kings Road

PHOTOS



Looking North up Kings Road

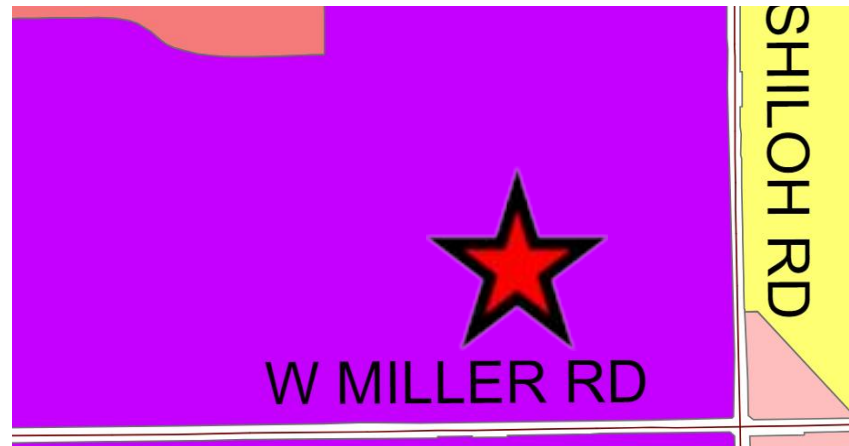


Looking South down Kings Road toward Miller Road



GARLAND
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COMPREHENSIVE PLAN



Z 24-22



COMPREHENSIVE PLAN

Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.



CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to construct a truck storage site and an office building in the Southern parcel, meeting the GDC requirement.
 2. Landscaping will exceed the applicable screening and landscaping standards per the GDC to increase perimeter landscape buffers for improved screening of parking areas and within the site to improve aesthetics, as conveyed through the Concept Plan.
 3. The Building Elevations will comply with the Building Design standards per the GDC.
 4. The applicant requests the Specific Use Provision for a period of thirty-five (35) years.
 5. The hours of operation will be all day each day of the week.
- Z 24-22



STAFF RECOMMENDATION

Denial of 1) a Specific Use Provision (SUP) for a Truck/Bus Storage Use and 2) a Concept Plan for a Truck/Bus Storage Use

The proposed development variance leaves a chain link fence with barbed wire in the middle of a landscape buffer with little room for proposed landscaping, especially on the street side. In addition, the trees will be at risk of growing into the barbed wire and chain link as well as being too close to maintain properly and safely.



PLAN COMMISSION

On June 10, 2024, with a six (6) to one (1) vote, the Plan Commission recommended approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Storage Use and 2) a Concept Plan for a Truck/Bus Storage Use.

Plan Commission also approved a Development Variance for a complete waiver of a landscaping provision preventing fencing from being in the landscape buffer.



GARLAND
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GARLAND

PLANNING REPORT

City Council Regular Session

6. f.

Meeting Date: 07/02/2024

Item Title: Z 24-23 OSI 1602 Kings Rd., LLC (District 6)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Specific Use Provision for a Truck/Bus Repair Use & Truck/Bus Storage Use on a property zoned Industrial (IN) District and 2) a Concept Plan for a Truck/Bus Repair Use & Truck/Bus Storage Use.

LOCATION

1602 Kings Road (Northern Parcel)

OWNER

OSI 1602 Kings Rd, LLC

PLAN COMMISSION RECOMMENDATION

On June 10, 2024, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Storage Use and 2) a Concept Plan for a Truck/Bus Storage Use.

Plan Commission also approved a Development Variance for a complete waiver of a landscaping provision preventing fencing from being in the landscape buffer.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Truck/Bus Repair Use & Truck/Bus Storage Use on a property zoned Industrial (IN) District and 2) a Concept Plan for a Truck/Bus Repair Use & Truck/Bus Storage Use.

However, staff also recommends that a shorter SUP time period be given than the requested 35 years. A time period of twenty (20) to twenty-five (25) years is suggested, which follows the SUP Time Period Guide. In addition, it is recommended that the hours of operation be shortened to more standard business hours for each SUP.

BACKGROUND

The subject property is a 6.644-acre site that is currently used for truck and trailer storage as an accessory use to the distribution center directly to the east. The site is half paved and half gravel.

The applicant requests a Specific Use Provision (SUP) for Truck/Bus Storage use to make it the primary use for the site, in turn allowing other trucking companies to use it for a fee.

The applicant is also requesting a Specific Use Provision (SUP) for Truck/Bus Repair Use to construct a truck repair center.

The gravel will be replaced with pavement. An office will be incorporated with the repair use, per GDC standards.

SITE DATA

The overall subject property consists of approximately 6.644 acres. The site has approximately 550 linear feet of frontage along Kings. The site can be accessed from two (2) points along Kings Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Industrial (IN) District. The Industrial (IN) district is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling,

research and development, and warehousing and distribution. The Industrial district also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial district regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The current land use on the property is as an accessory use Truck Storage to the distribution center to the East.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to construct a truck storage site and truck repair building with an office in the Northern parcel, meeting the GDC requirements.
2. Landscaping will exceed the applicable screening and landscaping standards per the GDC to increase perimeter landscape buffers for improved screening of parking areas and within the site to improve aesthetics, as conveyed through the Concept Plan.
3. The Building Elevations will comply with the Building Design standards per the GDC.
4. The repair bays will not be facing the street, thus complying with the GDC standards.
5. The applicant requests the Specific Use Provision for a period of thirty-five (35) years, which aligns with the SUP Time Period Guide.
6. The hours of operation will be all day each day of the week.

COMPREHENSIVE PLAN

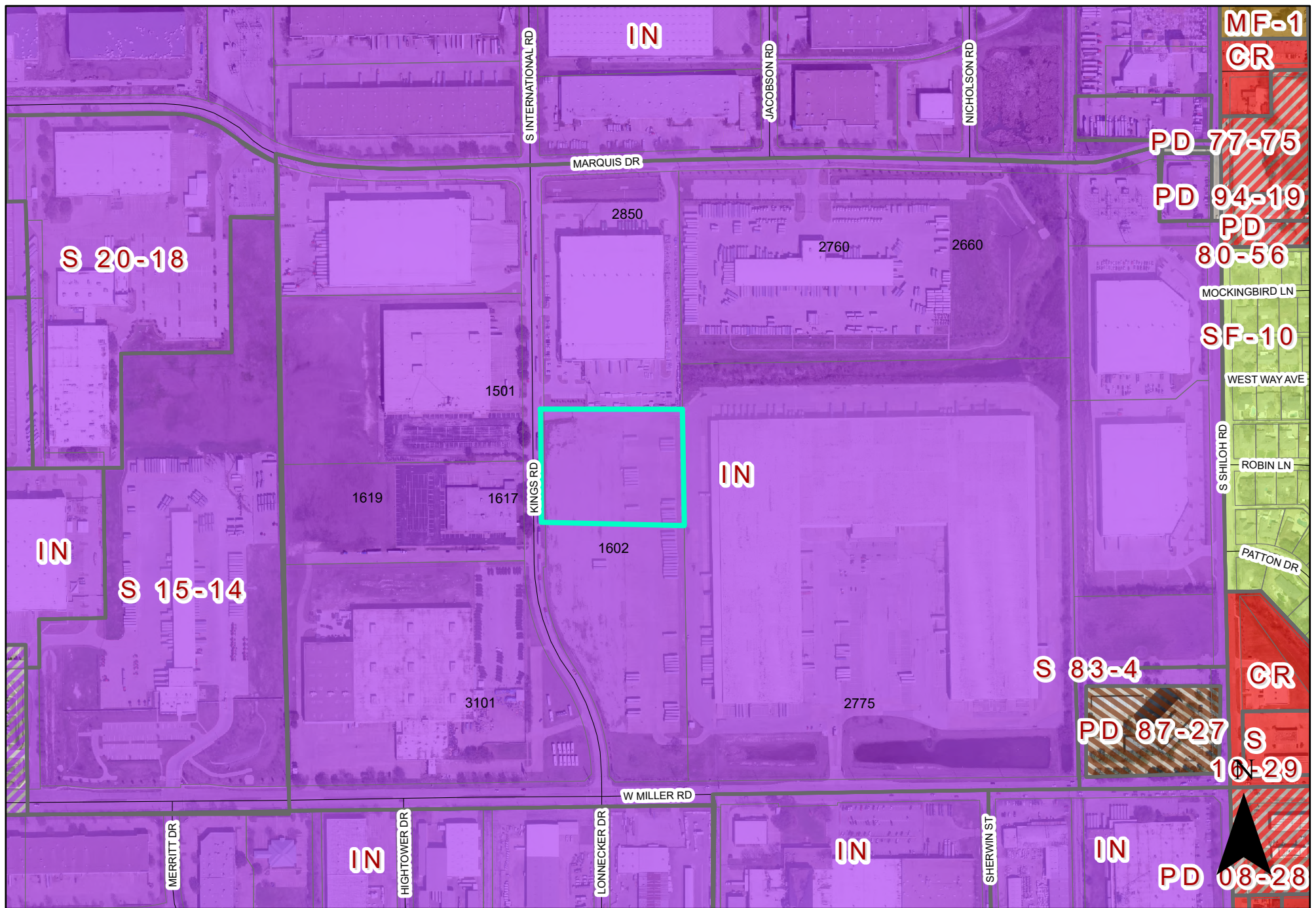
Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are entirely zoned Industrial (IN) District and contain uses such as warehousing, distribution centers, manufacturing, and other various industrial uses that are allowed by right within the district.

Attachments

Z 24-23 Location Map
Z 24-23 SUP Conditions
Z 24-23 Exhibits
Z 24-23 R&M
Z 24-23 Responses
Z 24-23 Staff Presentation



0 500 1,000 Feet

ZONING MAP Z 24-23

INDICATES AREA OF REQUEST

1602 Kings Road (northern parcel)

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 24-23

1602 Kings Road (Northern Parcel)

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a truck repair facility and truck storage use.

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

III. General Regulations: All regulations of the Industrial (IN) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

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

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

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

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

VI. Specific Regulations:

A. Time Period: The Specific Use Provision shall have a thirty-five (35) year time period.

B. Concept Plan: Development shall be in general conformance with the concept plan labeled Exhibit C.

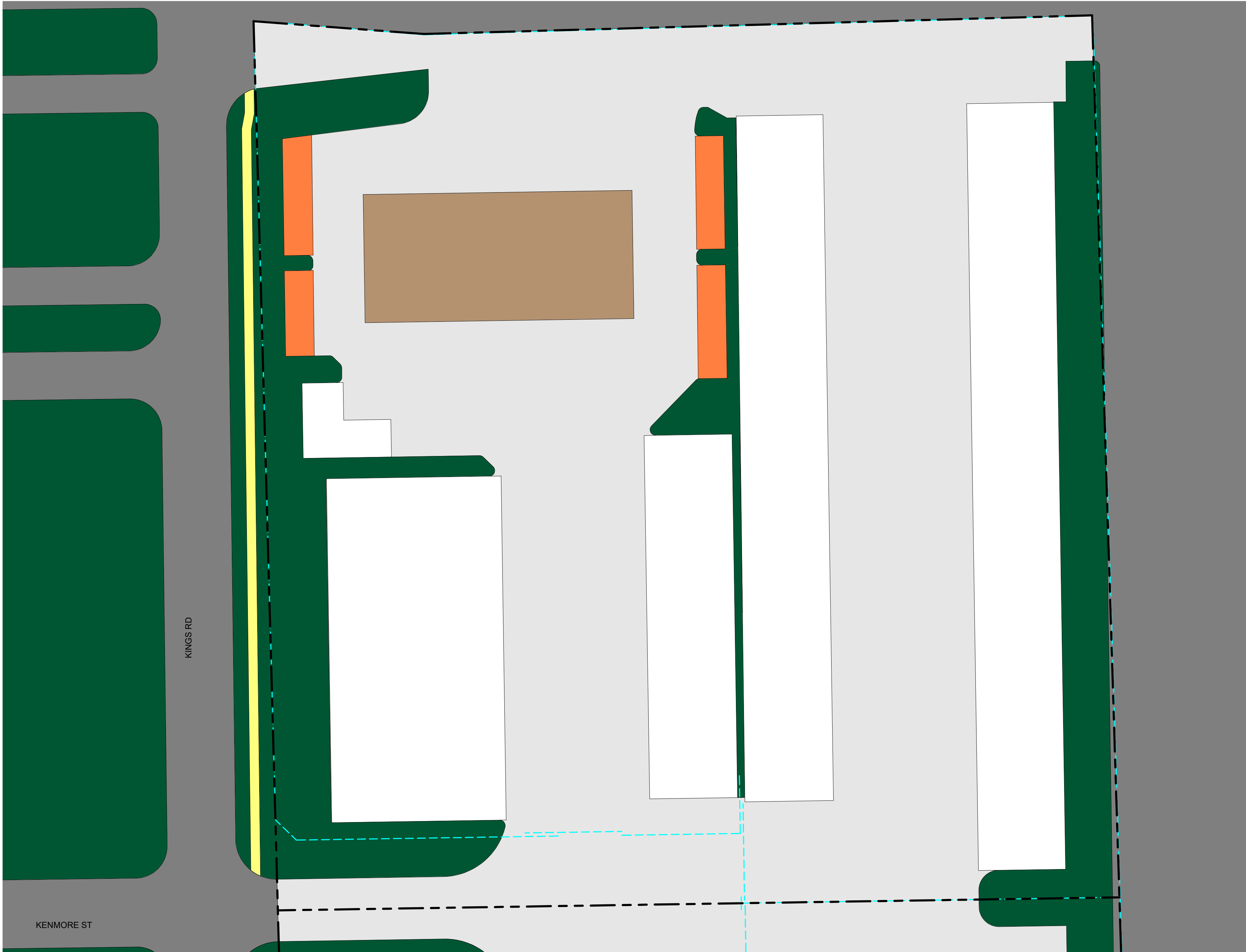
C. Maintenance requirements:

(1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this 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 landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces 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.

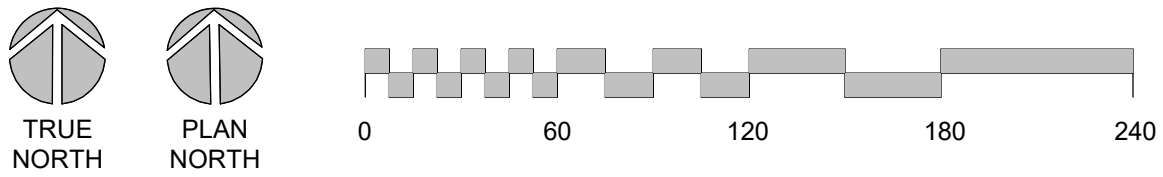
(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty 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 and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

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1 Preliminary Site Plan
1" = 40'-0"



CONSTRUCTION • ARCHITECTURE

PARKWAY

1000 Civic Circle Lewisville, TX 75067
parkwayconstruction.com (972) 221-1979



Concept Plan - North

Outour Storage Investments
1602 Kings Road
Garland, Texas 75041

A1-1 v1

Project Information

Land Use: Industrial (IN)
Site Area for the North Lot: 6.644 Acres

Owner / Client:
OSI Group LLC
800 Brickell Ave.
Suite 904
Miami, FL 33131
Contact: Andrew T. Smith
eMail: asmith@outourstorage.com
Tel: 618.713.3391

Architect:
Parkway C&A
1000 Civic Circle
Lewisville, TX 75067
Contact: Chris A. Rutledge, AIA
eMail: crutledge@pkwycon.com
Tel: 469.704.3459

Engineer:
Halff
1201 N Bowser Rd.
Richardson, TX 75081
Contact: Jose I. Garcia, Jr.
eMail: jgarcia@halff.com
Tel: 214.346.6200

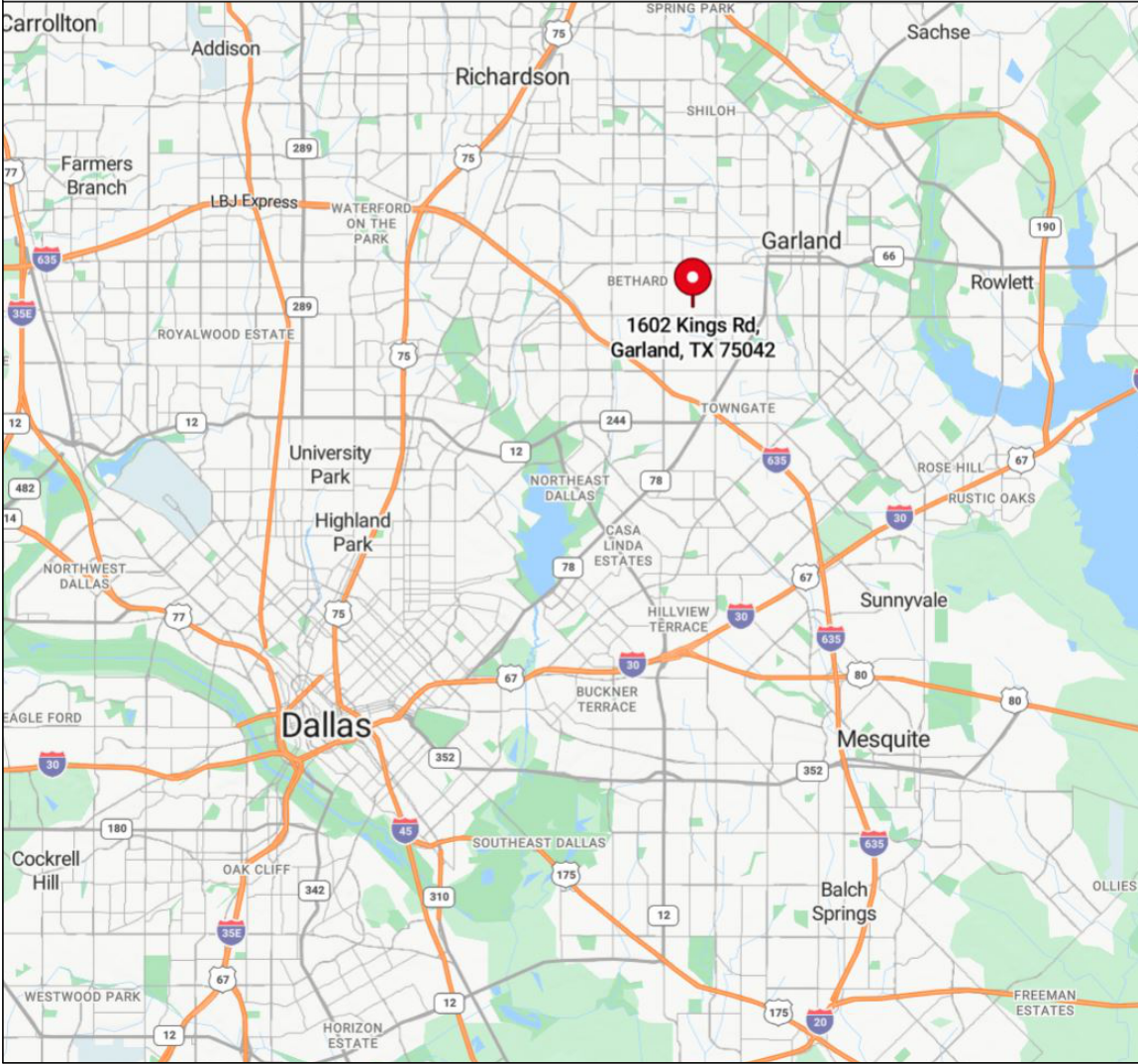
FIT Case Number: 24013-1
Case: Z24-23

Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD.

North Site Plan Legend

- Site Pavement
- Existing Road / Adjacent Lot
- Proposed Building
- Landscaping
- Proposed Truck Parking
- Proposed Car Parking
- Proposed Sidewalk
- Property Separation Line
- Proposed Fence Line

Vicinity Plan



REPORT & MINUTES

P.C. Meeting, June 10, 2024

3e. APPROVED Consideration of the application of **OSI 1602 Kings Rd, LLC.**, requesting approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Repair Use & Truck/Bus Storage Use on a property zoned Industrial (IN) District and 2) a Concept Plan for a Truck/Bus Repair Use & Truck/Bus Storage Use and 3) a Development Variance for a complete waiver of a landscaping provision preventing fencing from being in the landscape buffer. This property is located at 1602 Kings Road. (District 6) (File Z 24-23)

The applicant, Maxwell Fisher, 2502 Grandview Drive, Richardson, TX, provided an overview of the request and remained available for questions.

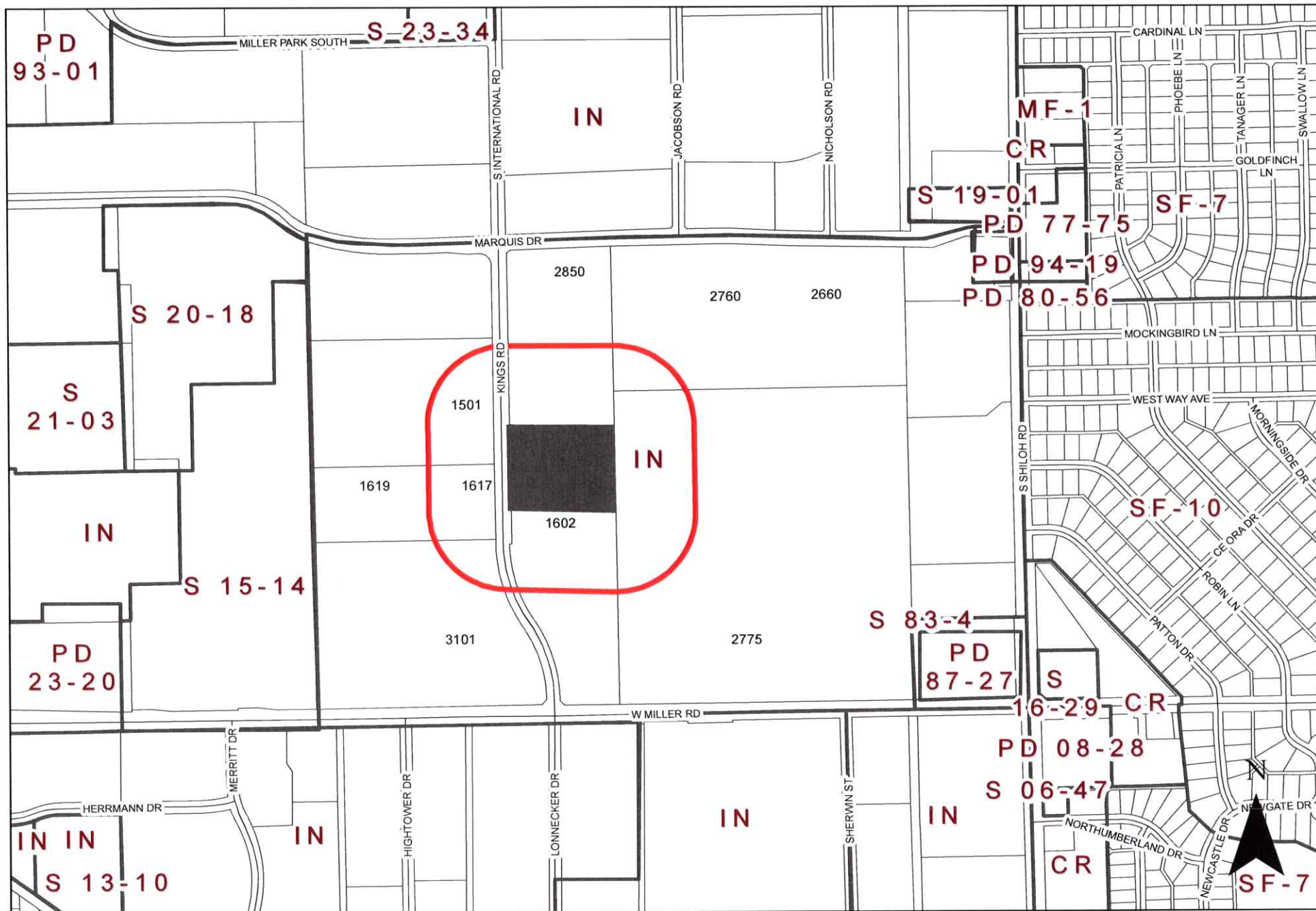
Commissioner Jenkins asked the applicant regarding staff's recommendations on a shorter SUP and limitation on hours of operation.

The applicant responded that regarding the request for the length of the SUP, it aligns with the criteria for getting a loan approved for a new development. Regarding the hours of operation, currently the operator has not been selected but it will most likely be business hours seven days per week.

Commissioner Aubin asked the applicant to confirm if the trailers would be parked on the street if they had to wait for the business to open.

The applicant confirmed the trailers would be parked on the street.

Motion was made by Commissioner Aubin to close the public hearing and **approve** the application for the 35 year SUP per the applicant's request. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays.**



0 420 840 Feet
1 inch = 635 feet

ZONING MAP Z 24-23

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

1602 Kings Road (northern parcel)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-23	June 10, 2024	July 2, 2024	Matthew Wolverton

OSI 1602 Kings Rd, LLC. The applicant proposes Truck Repair and Truck Storage Uses on the subject property. The site is located at 1602 Kings Road (District 6)

Bill Warburton

Against

6/4/2024
5:05:15 PM

1017 Carriagehouse Ln

Garland

Texas

United States

75040

Outside the Notification Area

This property is one of the few larger areas in the industrial area left. It shouldn't be used to park trucks. There are better options available. Truck storage does not seem to generate jobs or taxable value to the community. And, just like other "storage" uses it will likely never change once it is allowed unless it gets zoned out somehow because overhead costs on storage businesses are incredibly low and parking fees are almost purely profit. For someone to change it, they would basically have to purchase the property for the price of the cashflow because almost no other city within the nearby area would allow something similar. So, there would likely be nowhere for the business to relocate. There is also no guarantee that the trucks stored at this facility will be working or in good shape. Since this is also paired with truck repair, I would be highly concerned that there would be non-operating trucks sitting on the lots for months at a time. (Copied from other case)



GARLAND
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The applicant proposes to use the subject property for truck repair and storage

City Council Meeting

July 2, 2024

Z 24-23

CASE INFORMATION

Location: 1602 Kings Road (North Parcel)

Applicant: OSI 1602 Kings Rd, LLC

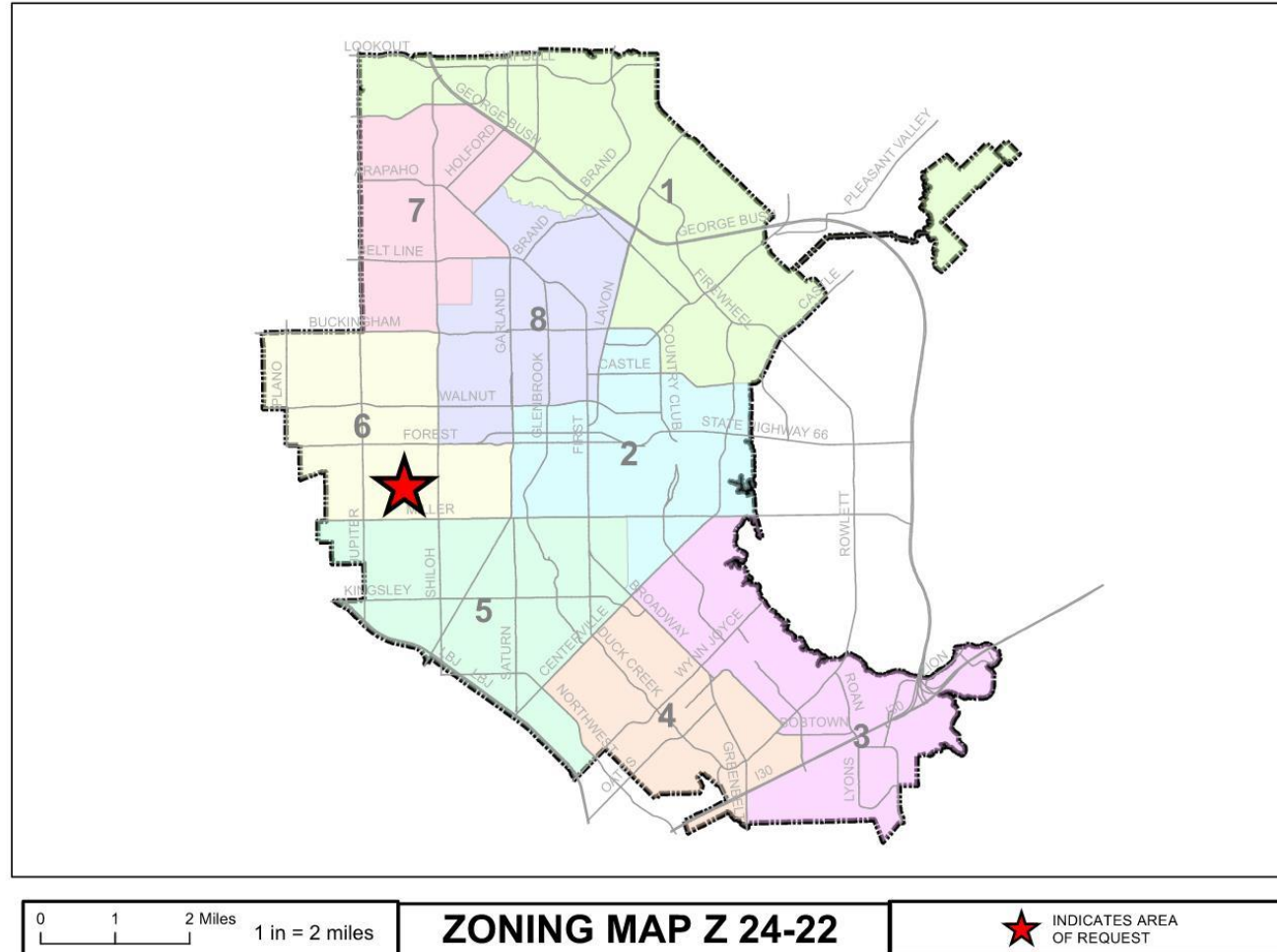
Owner: OSI 1602 Kings Rd, LLC

Acreage: 6.644 acres

Zoning: Industrial (IN) District



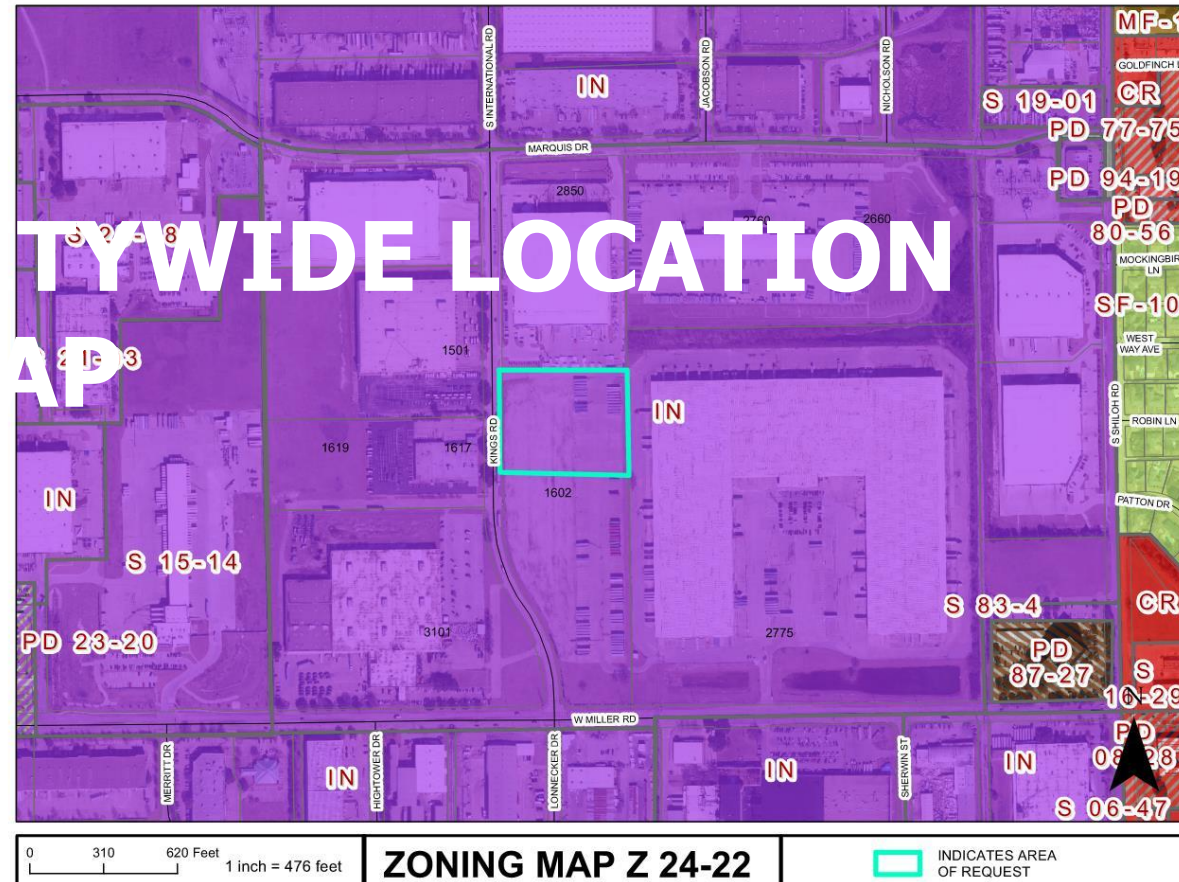
CITYWIDE LOCATION MAP





GARLAND
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LOCATION MAP



1602 Kings Road (northern parcel)

Z 24-23

PHOTOS



Looking East from Kings Road toward the subject site



Looking West across Kings Road

PHOTOS



Looking South down Kings Road

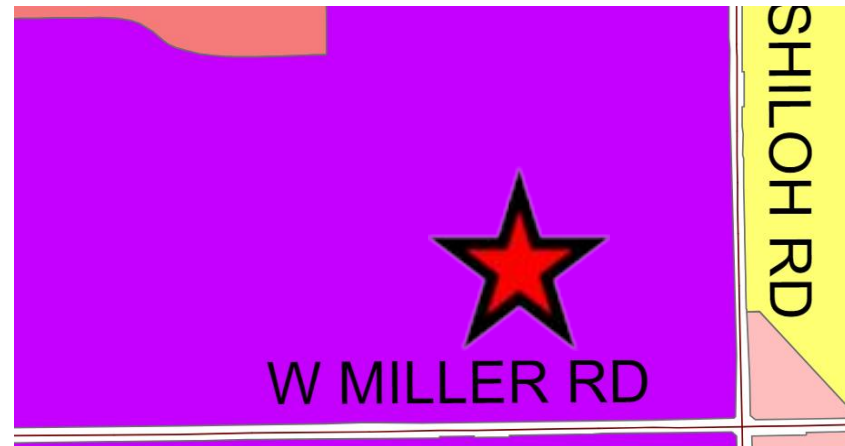


Looking North up Kings Road



GARLAND
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COMPREHENSIVE PLAN



Z 24-23



COMPREHENSIVE PLAN

Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.



GARLAND
TEXAS MADE HERE

CONCEPT PLAN



Z 24-23

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to construct a truck storage site and truck repair building with an office in the Northern parcel, meeting the GDC requirements.
2. Landscaping will exceed the applicable screening and landscaping standards per the GDC to increase perimeter landscape buffers for improved screening of parking areas and within the site to improve aesthetics, as conveyed through the Concept Plan.
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6. The hours of operation will be all day each day of the week.



PLAN COMMISSION

On June 10, 2024, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Storage Use and 2) a Concept Plan for a Truck/Bus Storage Use.

Plan Commission also approved a Development Variance for a complete waiver of a landscaping provision preventing fencing from being in the landscape buffer.



STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Truck/Bus Repair Use & Truck/Bus Storage Use on a property zoned Industrial (IN) District and 2) a Concept Plan for a Truck/Bus Repair Use & Truck/Bus Storage Use.

However, staff also recommends that a shorter SUP time period be given than the requested 35 years. A time period of twenty (20) to twenty-five (25) years is suggested, which follows the SUP Time Period Guide. In addition, it is recommended that the hours of operation be shortened to more standard business hours for each SUP.



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