



AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, May 17, 2022
7:00 p.m.

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

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the May 3, 2022 Regular Meeting.
2. Consider approval of the following bids:
 - a. **Evaluation and Restoration of Concrete Ground Storage Tanks** **Bid No. 0578-22**
DN Tanks, LLC **\$576,000.00**
This request is to provide cleaning and repair services for the five concrete ground storage tanks located at the Apollo Road, Broadway and Firewheel pump stations.
 - b. **Windridge Lift Station Wet Well Rehabilitation** **Bid No. 0715-22**
Insituform Technologies, LLC **\$177,335.00**
This request is for the rehabilitation and relining of the Windridge Lift Station Wet Well located at 2101 E. Oates Road.

- c. GP&L Lookout Substation Static VAR Installation and Commissioning Services** **Bid No. 0445-21**
- | | |
|--|--------------------------|
| Hitachi ABB Enterprise Software | \$6,639,855.00 |
| Optional Contingency | <u>995,978.25</u> |
| TOTAL: | \$7,635,833.25 |

This request is for the procurement and installation of equipment for the Static VAR at the Lookout Substation. An Optional Contingency is included for any additional services or materials that may be required.

- d. GP&L Oakland 69kV Substation Upgrade Engineering Services** **Bid No. 0724-22**
- | | |
|------------------------------|-----------------------|
| GAI Consultants, Inc. | \$1,279,000.00 |
|------------------------------|-----------------------|

This request is to obtain civil and structural engineering services for the upgrade of the GP&L Oakland 69/13.2kV Substation.

- e. GP&L Naaman Substation Upgrade Materials** **Bid No. 0650-22**
- | | |
|--|-------------------------|
| Texas Electric Cooperatives, Inc. | \$137,727.50 |
| Optional Contingency | <u>27,545.50</u> |
| TOTAL: | \$165,273.00 |

This request is for the purchase of materials for the rebuild of the Naaman Substation. An Optional Contingency is included for any additional materials that may be required.

- f. HVAC Services at Various City Buildings** **Bid No. 0535-22**
- | | |
|---|--------------------------|
| Denali Construction Services (Primary) | \$350,000.00 |
| United Mechanical (Secondary) | <u>250,000.00</u> |
| TOTAL: | \$600,000.00 |

This request is for as-needed HVAC (heating, ventilation, and air conditioning) services for the repair and replacement of HVAC equipment at various City of Garland facilities. This approval is for a Term Agreement with four optional renewals.

- g. Plumbing Services at Various City Buildings** **Bid No. 0534-22**
- | | |
|-------------------------------------|---------------------|
| Denali Construction Services | \$250,000.00 |
|-------------------------------------|---------------------|

This request is for as-needed plumbing services for the repair and replacement of plumbing systems at various City of Garland facilities. This approval is for a Term Agreement with four optional renewals.

- h. Traffic Signal Cabinets** **Bid No. 0731-22**
Consolidated Traffic Controls, Inc. **\$482,482.00**

This request is for the purchase of traffic signal cabinets for Warehouse inventory.

- i. Three-Phase Transformers** **Bid No. 0614-22**
Anixter, Inc. **\$369,587.00**

This request is for the purchase of three-phase transformers for Warehouse inventory.

- j. Chlorine and Sulfur Dioxide** **Bid No. 0574-22**
DPC Industries, Inc. **\$1,054,132.00**

This request is to provide liquid chlorine and sulfur dioxide (1-ton cylinders) for the City of Garland's Rowlett and Duck Creek Wastewater Treatment Plants. This approval is for a Term Agreement with four optional renewals.

- k. GP&L Olinger Unit 3 Boiler Feed Pump 3A & 3B Repairs** **Bid No. 0592-22**
AW Chesterton **\$136,410.00**

This request is to provide repair services on two GP&L Olinger Unit 3 Boiler Feed Pump seals.

- l. GP&L Spencer Unit 5 Circulating Water Pump Motor Rebuild** **Bid No. 0332-22**
Brandon & Clark, Inc. **\$255,401.98**

This request is for the rebuild of the GP&L Spencer Unit 5 Circulating Water Pump motor.

- m. Water Utilities Building** **Bid No. 0840-21**
Hill & Wilkinson Construction **\$1,909,681.00**

This request is for the purchase of structural steel and roofing materials for the Water Utilities building.

n. Aluminum Sign Blanks

Bid No. 0776-19

Vulcan, Inc.

\$30,572.45

This request is to approve a Change Order for a price increase to the aluminum sign blank Term Agreement.

- 3. A public hearing was previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.**

a. Zoning File No. Z 22-01, ClayMoore Engineering (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Detail Plan for a Multi-Tenant Retail/Restaurant building, including a Restaurant, Drive-Through Use on a 1.348-acre tract of land located at 5345 North President George Bush Turnpike; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

- 4. Consider a resolution authorizing the acceptance of a Texas Department of Transportation Selective Traffic Enforcement Program Operation Slowdown Grant in the amount of \$6,262.15; and providing an effective date.**

At the May 16, 2022 Work Session, Council considered accepting the TxDOT Selective Traffic Enforcement Program (STEP) Operation Slowdown grant in the amount of \$6,262.15. The purpose of this grant is to increase effective enforcement and adjudication of traffic safety-related laws to reduce fatal and serious injury crashes, as well as public information and education efforts during the enforcement period of June 4, 2022 to June June 24, 2022. The grant requires the City to provide \$1,266.82 in matching funds. This will be accomplished in part through fringe benefits expenditures and directs costs. Consequently, the City can satisfy the contractual match requirements without expending any additional funds.

- 5. Texas Department of State Health Services (DSHS) Public Health Immunization Grant**

Consider authorizing the City Manager or his designee to execute the DSHS Immunization Grant that would operate an immunization program for children, adolescents and adults with special emphasis on improving immunization coverage for children 3 years and younger. This grant amendment provides continued funding of \$481,929 through August 31, 2023.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

6. **Consider an ordinance canvassing the results of a General Election for the purpose of electing Council Members to Districts 1, 2, 4, and 5 of the City of Garland, Texas; declaring the results of that election; and providing an effective date.**

Council is requested to adopt the ordinance canvassing the May 7, 2022 election results.

7. **Conduct the swearing in of Council Members for Districts 1, 2, and 4.**

Conduct the swearing in of Council Members for Districts 1, 2, and 4.

8. **Hold public hearings on:**

- a. **Consider a Variance request by Garland Hawaiian Falls Holdings LLC to allow alcoholic beverages to be sold from a proposed bar area at Hawaiian Falls, closer than the required distance of 300 feet to a public school. The site is located at 4550 North Garland Avenue in District 8.**

Consideration of a variance to Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code regarding the distance to a church, public school, or public hospital from an establishment that sells or serves alcoholic beverages. This property is located at 4550 North Garland Avenue. (File BW 22-01, District 8)

- b. **Consider a Specific Use Provision request by Turn Compost, LLC to operate a compost facility. The site is located at 196 South International Road in District 6.**

Consideration of the application of Turn Compost, LLC, requesting approval of a Specific Use Provision for Bulk Material Sales & Storage (retail or wholesale) on a property zoned Industrial (IN) District. This property is located at 196 South International Road. (File Z 21-46, District 6)

- c. **Consider a Site Plan request by Turn Compost, LLC to operate a compost facility. The site is located at 196 South International Road in District 6.**

Consideration of the application of Turn Compost, LLC, requesting approval of a Plan for Bulk Material Sales & Storage (retail or wholesale) on a property zoned Industrial (IN) District. This property is located at 196 South International Road. (File Z 21-46, District 6)

- d. **Consider a Zoning request by Triangle Engineering, LLC for a restaurant (coffee shop) with a drive-through. The site is located at 1943 Northwest Highway in District 5.**

Consideration of the application of Triangle Engineering, LLC, requesting approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses. The property is located at 1943 Northwest Highway (File Z 22-07, District 5)

- e. **Consider a Specific Use Provision request by Triangle Engineering, LLC for a restaurant (coffee shop) with a drive-through. The site is located at 1943 Northwest Highway in District 5.**

Consideration of the application of Triangle Engineering, LLC, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through. The property is located at 1943 Northwest Highway. (File Z 22-07, District 5)

- f. **Consider a Detail Plan request by Triangle Engineering, LLC for a restaurant (coffee shop) with a drive-through. The site is located at 1943 Northwest Highway in District 5.**

Consideration of the application of Triangle Engineering, LLC, requesting approval of a Detail Plan for a property zoned Planned Development (PD) District 94-35 for Community Retail Use. This property is located at 1943 Northwest Highway. (File Z 22-07, District 5)

- g. **Consider a Zoning request by Garland Storage LP for a Self-Storage Facility with Retail and Office Uses. The site is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike in District 1.**

Consideration of the application of Garland Storage LP, requesting approval of an Amendment to Planned Development (PD) District 20-17. The property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (File Z 22-11, District 1)

- h. **Consider a Specific Use Provision request by Garland Storage LP for a Self-Storage Facility with Retail and Office Uses. The site is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike in District 1.**

Consideration of the application of Garland Storage LP, requesting approval of a

Specific Use Provision for a Self-Storage Facility (Mini warehouse). The property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (File Z 22-11, District 1)

- i. Consider a Detail Plan request by Garland Storage LP for a Self-Storage Facility with Retail and Office Uses. The site is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike in District 1.**

Consideration of the application of Garland Storage LP, requesting approval of a Detail Plan for a property Planned Development (PD) District 20-17 for Mixed Uses. The property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (File Z 22-11, District 1)

- j. Consider a Zoning request by Kimley-Horn for a Self-Storage Facility. The site is located at 2200 and 2202 North Jupiter Road in District 7.**

Consideration of the application of Kimley-Horn, requesting approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses. The property is located at 2200 and 2202 North Jupiter Road. (File Z 22-12, District 7)

- k. Consider a Specific Use Provision request by Kimley-Horn for a Self-Storage Facility. The site is located at 2200 and 2202 North Jupiter Road in District 7.**

Consideration of the application of Kimley-Horn, requesting approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse). The property is located at 2200 and 2202 North Jupiter Road. (File Z 22-12, District 7)

- l. Consider a Detail Plan request by Kimley-Horn for a Self-Storage Facility on the subject property. The site is located at 2200 and 2202 North Jupiter Road in District 7.**

Consideration of the application of Kimley-Horn, requesting approval of a Detail Plan for on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses. The property is located at 2200 and 2202 North Jupiter Road. (File Z 22-12, District 7)

9. Citizen comments.

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

10. Adjourn.

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



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 05/17/2022

Item Title: Minutes May 3

Submitted By: Courtney Vanover, Department Coordinator I, City Secretary

Summary:

Consider approval of the minutes of the May 3, 2022 Regular Meeting.

Attachments

5-3-2022 Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 3, 2022, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

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

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

Amy Dunphy, Community Outreach Coordinator, Animal Services, presented Pet of the Month.

Mayor LeMay, along with Elisa Morales, Staff Liaison for the Garland Youth Council, recognized the accomplishments of the Council's graduating seniors. Four members were in attendance: Leah Tharakan, Jotham Simon, Serene Haroon and Victoria Penick. Ms. Morales read the names of the graduating members who were not present: Julian Brown-Griffin, Jair Delgado, Heather Moody, Marione Ogboi and Christian Williams.

Mayor LeMay presented a proclamation to City Manager Bradford for National Public Service Recognition Week, May 1 through 7. Mayor LeMay recognized employees in the Chamber and thanked all City employees for their service and dedication to the citizens of Garland.

Mayor LeMay, along with Council Member Morris, presented a proclamation to the organizers of the 2022 National Day of Prayer. Pastor Kerby Richmon, Associate Pastor, Lavon Drive Baptist Church, presented comments for the group, inviting everyone to attend an event on May 5 at the church.

Mayor LeMay presented a special recognition to Eagle Scout Jonathan Ringo Temple Freeborn. Mr. Freeborn expressed the importance of scouting in his development as a servant leader and encouraged others to participate in scouting.

CONSENT AGENDA

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

Motion was made by Council Member Bass to approve the Consent Agenda as presented, with the exclusion of Item #7, removed for individual consideration, seconded by Council Member Aubin.
Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the April 19, 2022 Regular Meeting.

2. **Consider approval of the following bids:**

a. **APPROVED** **GP&L Elm Grove Substation Expansion Construction Services** **Bid No. 0543-22**

Primoris T&D Services, LLC	\$1,338,172.52
Optional Contingency	<u>133,817.00</u>
TOTAL:	\$1,471,989.52

This request is to provide labor, tools and equipment needed for the expansion of the Elm Grove Substation. An Optional Contingency is included for any additional work that may be required.

b. **APPROVED** **TMPA/ONCOR Interconnection Agreement** **Bid No. 0624-22**

ONCOR Electric Delivery	\$100,834.44
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This request is for approval of the ongoing annual Interconnection Operation & Maintenance Fees per Exhibit C, Item Six, of the TMPA/ONCOR Jointly Owned Facilities contract.

c. **APPROVED** **GP&L Substation Instrument Transformers & Surge Arrestors** **Bid No. 0443-21**

Keasler Sales, LLC	\$900,000.00
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This request is to approve a Change Order for price increases related to instrument transformers and surge arrestors used in GP&L substations.

d. **APPROVED** **GP&L Naaman Substation Rebuild Construction Services** **Bid No. 0515-22**

Primoris T&D Services, LLC	\$607,016.21
Optional Contingency	<u>121,403.24</u>
TOTAL:	\$728,419.45

This request is to provide labor, tools and equipment needed for the rebuild of the GP&L Naaman Substation. An Optional Contingency is included for any additional work that may be required.

- e. **APPROVED** **GP&L Underground Maintenance and Construction** **Bid No. 0554-22**
Villatoro Construction, LLC **\$3,000,000.00**

This request is to provide construction labor to support Garland Power & Light's underground distribution operations. This approval is for a Term Agreement with four optional renewals.

- f. **APPROVED** **GP&L College and Brand Road Substation Terminal Upgrades** **Bid No. 0415-22**
Emerald Electrical Consultants **\$206,884.29**
Optional Contingency **41,376.86**
TOTAL: **\$248,261.15**

This request is to provide construction services for terminal upgrades at the GP&L College and Brand Road Substations. An Optional Contingency is included for any additional work that may be required.

- g. **APPROVED** **TMPA Dansby to Steep Hollow 138kV Transmission Line Rebuild Engineering Services** **Bid No. 0686-22**
M&S Engineering **\$738,755.00**

This request is for engineering services associated with the rebuild of portions of the TMPA Dansby Plant to Steep Hollow segment of the Gibbons Creek to Dansby 138kV Transmission Line.

- h. **APPROVED** **Golf Carts** **Bid No. 0694-22**
EZ-GO Textron **\$1,225,569.08**

This request is for the replacement purchase of 240 golf carts, two beverage carts, two range pickers and a GPS system to be utilized by the Firewheel Golf Park.

- i. **APPROVED** **Shiloh Road (Kingsley to Miller) - Engineering Services** **Bid No. 0727-22**
CP&Y, Inc. **\$2,868,485.00**

This request is for engineering services associated with the Shiloh Road project between W. Kingsley Road and W. Miller Road.

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

a. APPROVED Zoning File No. Z 21-50, Kimley-Horn (District 1)

Ordinance No. 7318 amending the Garland Development Code of the City of Garland, Texas, by approving a Detail Plan for an Automobile Repair, Minor Use on a 1.3504-acre tract of land zoned Planned Development (PD) District 06-28 for Community Retail Uses and located at 2999 North President George Bush Turnpike; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. APPROVED Zoning File No. Z 21-54 Randall Reed's Planet Ford 635 (District 5)

Ordinance No. 7319 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for Automobile Sales, New or Used on a 18.2261-acre tract of land zoned Industrial (IN) District and located at 3601 South Shiloh Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. APPROVED Zoning File No. Z 21-62 Provident Realty Advisors (District 1)

Ordinance No. 7320 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses and 2) a Detail Plan for Multi-family development on a 35.787-acre tract of land located at 3309 Castle Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

d. APPROVED Zoning File No. Z 22-10 Jude Nwachukwu (District 2)

Ordinance No. 7321 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Reception Facility use on a 3.14-acre tract of land zoned Planned Development (PD) District 06-46 for Community Retail Uses and located at 1906 East Miller Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. APPROVED Resolution No. 10544 authorizing the acceptance of a Texas Department of Transportation Selective Traffic Enforcement Program Click it or Ticket Grant in the amount of \$6,264.05; and providing an effective date.

At the May 2, 2022 Work Session, Council considered approving a resolution authorizing the City Manager to accept the State of Texas Department of

Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Click it or Ticket (CIOT) grant for May 21, 2022 to June 9, 2022 in the amount of \$6,264.05.

5. APPROVED Development Agreement regarding Zoning File No. Z 21-62

Council approved an Economic Development Incentive Agreement between Provident Realty Advisors, Inc. and the City of Garland. This Agreement relates to Zoning Case Z 21-62 for a residential development at 3309 Castle Drive.

6. APPROVED Ordinance No. 7322 authorizing an amendment to the 2021-22 Operating Budget ("Budget Amendment No. 3"); providing for supplemental appropriation of funds in the Electric Utility Fund; and providing an effective date.

At the April 18, 2022 Work Session, Council considered an amendment to the 2021-22 Adopted Budget to appropriate funds in the amount of \$1,702,780 in the Electric Utility Fund for GP&L Production to cover additional maintenance and repair costs on the Olinger and Spencer Power Plants and the Lewisville Hydro Plant.

8. APPROVED Ordinance No. 7324 approving Bond Refunding - Water and Sewer System Revenue Refunding Bonds and Commercial Paper Notes

At the February 28, 2022 Work Session, Council considered a refunding of \$42.5 million of Water and Sewer System Commercial Paper Notes, Series 2015 and approximately \$4.7 million Water and Sewer System Revenue Bonds, Series 2012 with Water and Sewer System Revenue Refunding Bonds, Series 2022. The purpose of this transaction is to refund a portion of variable rate commercial paper notes with fixed rate long-term debt and to generate debt service savings.

9. APPROVED Ordinance No. 7327 authorizing the Sale of Certificates of Obligation, Series, 2022 to Fund a Portion of the Approved 2022 CIP

At the February 28, 2022 Work Session, Council considered authorizing the sale of Certificates of Obligation (CO) in the approximate amount of \$31 million to fund a portion of the approved 2022 CIP.

10. APPROVED Ordinance No. 7326 approving the Issuance of General Obligation Bonds, Taxable Series 2022

At the May 2, 2022 Work Session, Council was requested to consider the issuance of \$6.1 million in General Obligation Bonds, Taxable Series 2022. This issuance will fund a portion of the Economic Development projects approved by the voters in the 2019 Bond Program.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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7. **APPROVED Bond Refunding - General Obligation Commercial Paper & Certificates of Obligation (removed from Consent Agenda)**

At the February 28, 2022 Work Session, Council considered a refunding of Commercial Paper Notes and Certificates of Obligation with General Obligation Refunding Bonds. The total amount of variable rate Commercial Paper Notes, series 2021 requested to be refunded is \$50 million. Commercial Paper is used as an interim financing tool to fund the 2004 and 2019 Bond Programs and is refunded periodically into long-term fixed rate General Obligation debt. In addition, approximately \$1.3 million of Combination Tax and Revenue Certificates, Series 2012 is being requested to be refunded in order to secure debt service savings of approximately \$66,000 over the next ten years.

Matt Watson, Director of Finance, provided a briefing to explain the February 28 Bond refunding for \$50M of Commercial Paper Notes, used to fund 2004 and 2019 Bond programs. He further explained there was an opportunity to refinance \$1.3M of Series 2012 Certificates of Obligation for approximately \$66 thousand of savings. However, due to inflation and the Federal Reserve raising interest rates at pricing, it was not beneficial to refinance the \$1.3M, but instead refund the \$50 million of short-term Commercial Paper Notes into General Obligation Bonds, foregoing the refunding of the Certificates of Obligation.

Motion was made by Council Member Bass to approve the Bond Refunding for the General Obligation Paper Note Series 2021 and not refund Certificates of Obligation Series 2012, seconded by Deputy Mayor Pro Tem Williams. Motion carried:

Vote: 9 ayes, 0 nays

11. Hold public hearings on:

- a. APPROVED Consider a Detail Plan request by ClayMoore Engineering to allow a multi-tenant retail/restaurant building, which will include a drive-through. This property is located at 5345 North President George Bush Turnpike in District 1.**

Consideration of the application of ClayMoore Engineering, requesting approval of a Detail Plan for a Multi-tenant Retail/Restaurant building, including a Restaurant with a Drive-Through Use. This item may include amendments to Planned Development (PD) District 19-07 for Community Retail Uses. This property is located at 5345 North President George Bush Turnpike. (File Z 22-01, District 1)

The staff report was presented by William Guerin, Director of Planning and traffic impact questions from the Council were addressed by Paul Luedtke, Director of Transportation. The speaker on this item was Clay Cristy, applicant.

Motion was made by Council Member Bass to approve the Detail Plan request, seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

- b. APPROVED Consider amendments to the Garland Development Code relating to cellular towers and multi-family covered parking.**

Consider amending in part Chapter 2, "Land Use Matrix"; Section 2.64, "Districts Allowed," of Chapter 2, Article 5, "Use Regulations"; and Section 4.24(A), "Multifamily Developments", "Covered Parking, Attached or Detached" of the Garland Development Code. The City Council was briefed by the Development Services Committee during the April 4, 2022 City Council Work Session.

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

There was discussion by the Council. City Attorney England provided information on Federal law, as it relates to the removal of abandoned cell towers.

Motion was made by Council Member Aubin to approve the amendments, seconded by Mayor Pro Tem Hedrick. Motion carried:

Vote: 9 ayes, 0 nays

12.

Consider appointments to Boards and Commissions.

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

Mayor LeMay requested Mayor Pro Tem Hedrick to present the Mayor's nomination of Mitch Carr to the Cultural Arts Commission.

APPOINTMENTS: Mayor Scott LeMay

- Mitch Carr - Cultural Arts Commission

A vote was cast with the following result: 9 ayes, 0 nays

13.

Citizen comments: There were no speakers on this item.

14.

Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:45 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 05/17/2022

Item Title: Evaluation and Restoration of Concrete Ground Storage Tanks

Submitted By: Wes Kucera, Managing Director

Bid Number: 0578-22

Purchase Justification:

This request is to provide cleaning and repair services for the five (5) concrete ground storage tanks located at the Apollo Road, Broadway and Firewheel pump stations. The tanks range in size and capacity from 5 million gallons (MG) to 7.5 million gallons (MG).

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated based on published criteria. DN Tanks, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
DN Tanks, LLC	All	\$576,000.00
TOTAL:		\$576,000.00

Basis for Award: Best Value

Purchase Requisition #: 47039

Fiscal Impact

Total Project/Account: \$5,056,144
Expended/Encumbered to Date: 650,117
Balance: \$4,406,027
This Item: 576,000
Proposed Balance: \$3,830,027
Account #: 220-4049-3019700-7101
Fund/Dept/Project – Description and Comments:

Water CIP / Water Pump Station Rehab

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP, Page 246

Budget Director Approval: Matthew Watson

Approval Date: 05/06/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/29/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 05/17/2022

Item Title: Windridge Lift Station Wet Well Rehabilitation

Submitted By: Wes Kucera, Managing Director

Bid Number: 0715-22

Purchase Justification:

This request is for the rehabilitation and relining of the Windridge Lift Station Wet Well located at 2101 E. Oates Road. The concrete interior has begun to deteriorate due to the hydrogen sulfide gas. The installation of the lining will extend the operation and life cycle of the Wet Well an additional 20 years.

Evaluation:

The rehabilitation is being provided by Insituform Technologies, LLC, through the BuyBoard Cooperative Purchasing Contract 635-21.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Insituform Technologies, LLC	All	\$177,335.00
TOTAL:		\$177,335.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 47232

Fiscal Impact

Total Project/Account: \$443,869
Expended/Encumbered to Date: 221,904
Balance: \$221,965
This Item: 177,335
Proposed Balance: \$44,630
Account #: 230-4149-3215100-9007
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP, Page 267

Budget Director Approval: Matt Watson

Approval Date: 05/06/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/29/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 05/17/2022

Item Title: GP&L Lookout Substation Static VAR Installation and Commissioning Services

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0445-21

Purchase Justification:

This request is for the procurement and installation of equipment for the Static VAR at the Lookout Substation. This request also includes Security Update Management Services (SUMS) to maintain compliance requirements. This is part of the approved Lookout Substation Static VAR CIP project. An Optional Contingency is included for any additional services or materials that may be required.

Evaluation:

Hitachi ABB Enterprise Software was awarded the original Purchase Order 32164 in the amount of \$16,594,744.00 at the August 17, 2021, City Council meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Hitachi ABB Enterprise Software	All	\$6,639,855.00
Optional Contingency		995,978.25
TOTAL:		\$7,635,833.25

Basis for Award: Change Order

Purchase Requisition #: 47215

Fiscal Impact

Total Project/Account:	\$29,488,781
Expended/Encumbered to Date:	21,701,941
Balance:	\$7,786,840
This Item:	7,635,833
Proposed Balance:	\$151,007
Account #:	210-3799-3178301-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 294

Budget Director Approval: Matthew Watson

Approval Date: 05/06/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 05/03/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 05/17/2022

Item Title: GP&L Oakland 69kV Substation Upgrade Engineering Services

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0724-22

Purchase Justification:

This request is to obtain civil and structural engineering services for the upgrade of the GP&L Oakland 69/13.2kV Substation. Services also include: substation protection and controls engineering; transmission and distribution analysis and design services; and bid, construction and project management services. This is part of the approved Oakland Substation Upgrade CIP project.

Evaluation:

GAI Consultants, Inc., was selected as the Most Qualified firm for this project from RFQ 0753-19. GAI Consultants, Inc., is also providing design services at the Firewheel Station and was selected based on their experience in substation outdoor design.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
GAI Consultants, Inc.	All	\$1,279,000.00
TOTAL:		\$1,279,000.00

Basis for Award: Most Qualified

Purchase Requisition #: 47221

Fiscal Impact

Total Project/Account:	\$2,000,000
Expended/Encumbered to Date:	3,852
Balance:	\$1,996,148
This Item:	1,279,000
Proposed Balance:	\$717,148
Account #:	210-3799-3179801-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 294

Budget Director Approval: Matthew Watson

Approval Date: 05/06/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/29/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 05/17/2022

Item Title: GP&L Naaman Substation Upgrade Materials

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0650-22

Purchase Justification:

This request is for the purchase of materials for the rebuild of the Naaman Substation. This is part of the approved Naaman Substation Rebuild project to upgrade the Substation from 69kV to 138kV. An Optional Contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated with Texas Electric Cooperatives, Inc., submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Texas Electric Cooperatives, Inc.	All	\$137,727.50
Optional Contingency		27,545.50
TOTAL:		\$165,273.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 47116

Fiscal Impact

Total Project/Account: \$3,846,897
Expended/Encumbered to Date: 2,010,591
Balance: \$1,836,306
This Item: 165,273
Proposed Balance: \$1,671,033
Account #: 210-3799-3177601-6051
Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 294

Budget Director Approval: Matthew Watson

Approval Date: 05/06/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/29/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 05/17/2022

Item Title: HVAC Services at Various City Buildings

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 0535-22

Purchase Justification:

This request is for as-needed HVAC (heating, ventilation, and air conditioning) services for the repair and replacement of HVAC equipment at various City of Garland facilities. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. Denali Construction Services received the highest evaluated score, offering the Best Value for the City. Denali Construction Services will be the primary contractor for the HVAC services. United Mechanical received the second highest evaluated score and will be the secondary contractor for the HVAC services. With supply chain and labor issues, having a primary and secondary contractor will give Facilities Management the flexibility to maintain continuity of operations.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Denali Construction Services (Primary)	All	\$350,000.00
United Mechanical (Secondary)	All	250,000.00
TOTAL:		\$600,000.00

Basis for Award: Best Value

Purchase Requisition #: 47257 & 47258

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$600,000
Proposed Balance: N/A
Account #: 431-4721-7131 & 692-4749-1603707-9007
Fund/Dept/Project – Description and Comments:
Facilities Management Fund / HVAC Services at Various City Buildings
Municipal Facilities & Misc. Tax Supported CIP / Facilities Management /
HVAC Replacement/Upgrade

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

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2021-22

Document Location: Oper. Budget - Page 307; Prop. CIP - Page 189

Budget Director Approval: Matthew Watson Approval Date: 05/06/2022

Purchasing Director Approval: Gary L. Holcomb Approval Date: 05/03/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 05/17/2022

Item Title: Plumbing Services at Various City Buildings

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 0534-22

Purchase Justification:

This request is for as-needed plumbing services for the repair and replacement of plumbing systems at various City of Garland facilities. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated based on the published criteria. Denali Construction Services received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Denali Construction Services	All	\$250,000.00
TOTAL:		\$250,000.00

Basis for Award: Best Value

Purchase Requisition #: 47259

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$250,000
Proposed Balance: N/A
Account #: 431-4721-7111
Fund/Dept/Project – Description and Comments:

Facilities Management Fund / Plumbing Services at Various City Buildings

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

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 307

Budget Director Approval: Matthew Watson

Approval Date: 05/06/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 05/03/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 05/17/2022

Item Title: Traffic Signal Cabinets

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 0731-22

Purchase Justification:

This request is for the purchase of traffic signal cabinets for Warehouse inventory.

Evaluation:

The traffic signal cabinets are available from Consolidated Traffic Controls, Inc., through the HGACBuy Cooperative Purchasing Contract PE-05-21.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Consolidated Traffic Controls, Inc.	All	\$482,482.00

TOTAL:		\$482,482.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 47262

Fiscal Impact

Total Project/Account: \$3,373,329

Expended/Encumbered to Date: 710,266

Balance: \$2,663,063

This Item: 482,482

Proposed Balance: \$2,180,581

Account #: 451-1300

Fund/Dept/Project – Description and Comments:

The cabinets will be issued to the appropriate Transportation operating and/or Street/Transportation capital account(s) as they are removed from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2021-22

Document Location: Oper. Budget - Page 116; Prop. CIP - Page 119

Budget Director Approval: Matthew Watson Approval Date: 05/06/2022

Purchasing Director Approval: Gary L. Holcomb Approval Date: 05/03/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 05/17/2022

Item Title: Three-Phase Transformers

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 0614-22

Purchase Justification:

This request is for the purchase of three-phase transformers for Warehouse inventory.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated. Consolidated Electrical Distributors quoted an unapproved manufacturer and was, therefore, considered nonresponsive. Anixter, Inc., submitted the Lowest Responsible Bid meeting all requirements of the specifications.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Anixter, Inc.	All	\$369,587.00
TOTAL:		\$369,587.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 47089

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$369,587

Proposed Balance: N/A

Account #: 451-1300

Fund/Dept/Project – Description and Comments:

Expenses will be charged to Electric CIP and/or Operations accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2021-22

Document Location: Oper. Budget - Page 235; Prop. CIP - Page 283

Budget Director Approval: Matthew Watson Approval Date: 05/06/2022

Purchasing Director Approval: Gary L. Holcomb Approval Date: 05/03/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 05/17/2022

Item Title: Chlorine and Sulfur Dioxide

Submitted By: Wes Kucera, Managing Director

Bid Number: 0574-22

Purchase Justification:

This request is to provide liquid chlorine and sulfur dioxide (1-ton cylinders) for the City of Garland's Rowlett and Duck Creek Wastewater Treatment Plants. Continuous chlorination is required to reduce the number of pathogenic microorganisms and to maintain the Texas Commission on Environmental Quality (TCEQ) minimum chlorine residual requirements. Before discharge into the receiving stream, effluent from the wastewater treatment plants must be dechlorinated using sulfur dioxide to protect downstream aquatic life. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated with DPC Industries, Inc., submitting the Straight Low Bid.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	DPC Industries, Inc.	All	\$1,054,132.00
		TOTAL:	\$1,054,132.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 47024

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	\$1,054,132
Proposed Balance:	N/A
Account #:	451-6999

Fund/Dept/Project – Description and Comments:**Wastewater Utility Fund / Wastewater Treatment / Chemicals**

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

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 250

Budget Director Approval: Matthew Watson

Approval Date: 05/06/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 05/03/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 05/17/2022

Item Title: GP&L Olinger Unit 3 Boiler Feed Pump 3A & 3B Repairs

Submitted By: Dan Bailey, GP&L Energy Services Director

Bid Number: 0592-22

Purchase Justification:

This request is to provide repair services on two (2) GP&L Olinger Unit 3 Boiler Feed Pump seals. The services include: disassembling the Boiler Feed Pumps down to the seal housing locations; evaluating the seals, bearings, and related components; and repairing or replacing worn items. This item was approved as part of the FY 2021-22 Operating Budget.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated based on published criteria. AW Chesterton received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
AW Chesterton		All	\$136,410.00
TOTAL:			\$136,410.00

Basis for Award: Best Value

Purchase Requisition #: 46793

Fiscal Impact

Total Project/Account: \$4,302,567
Expended/Encumbered to Date: 3,338,132
Balance: \$964,435
This Item: 136,410
Proposed Balance: \$828,025
Account #: 211-3433-6051
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Op. - Page 235

Budget Director Approval: Matthew Watson

Approval Date: 05/06/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 05/03/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. I.

Meeting Date: 05/17/2022

Item Title: GP&L Spencer Unit 5 Circulating Water Pump Motor Rebuild

Submitted By: Dan Bailey, GP&L Energy Services Director

Bid Number: 0332-22

Purchase Justification:

This request is for the rebuild of the GP&L Spencer Unit 5 Circulating Water Pump motor. This is part of the approved Spencer 5 CWP Motor Rebuild CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received. Shermco Industries did not provide a bid for all the items and was, therefore, considered nonresponsive. Brandon & Clark, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Brandon & Clark, Inc.	All	\$255,401.98
TOTAL:		\$255,401.98

Basis for Award:

Purchase Requisition #: 46614

Fiscal Impact

Total Project/Account: \$255,402
Expended/Encumbered to Date: 0
Balance: \$255,402
This Item: 255,402
Proposed Balance: \$0
Account #: 215-3449-3161301-7111
Fund/Dept/Project – Description and Comments:

Electric CIP / Production Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type:

Fiscal Year:

Document Location:

Budget Director Approval:

Approval Date: 05/09/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 05/06/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. m.

Meeting Date: 05/17/2022

Item Title: Water Utilities Building

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 0840-21

Purchase Justification:

This request is for the purchase of structural steel and roofing materials for the Water Utilities building. Due to the long lead time in procuring these items, a materials order is being placed in advance of the remainder of the project to ensure material availability when the building construction is ready to begin. In the future, a separate construction award for the remainder of the project will be presented to City Council for consideration and approval. This project is part of the Water and Wastewater CIP programs.

Evaluation:

A request for proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. Three (3) proposals were received and evaluated based on the published criteria. Hill & Wilkinson Construction received the highest evaluated score, offering the Best Value to the City. They have submitted a Guaranteed Maximum Price of \$1,909,681.00 for this portion of the project.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Hill & Wilkinson Construction	All	\$1,909,681.00
TOTAL:		\$1,909,681.00

Basis for Award: Best Value

Purchase Requisition #: 47293

Fiscal Impact

Total Project/Account: \$14,088,000
Expended/Encumbered to Date: 2,857,403
Balance: \$11,230,597

This Item: 1,909,681
Proposed Balance: \$9,320,916
Account #: 220-4049-3023800-9002 & 230-4149-3218800-9002
Fund/Dept/Project – Description and Comments:

Water CIP / Field Operations Center	\$ 954,841
Wastewater CIP / Field Operations Center	954,840
Total	\$1,909,681

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP, Pages 254 & 273

Budget Director Approval: Allyson Bell Steadman

Approval Date: 05/09/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 05/06/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. n.

Meeting Date: 05/17/2022

Item Title: Aluminum Sign Blanks

Submitted By: Paul Luedtke, Transportation Director

Bid Number: 0776-19

Purchase Justification:

This request is to approve a Change Order for a price increase to the aluminum sign blank Term Agreement. Due to current and ongoing market conditions, the vendor has requested a 50 percent price increase effective upon renewal. Based on information available from the Bureau of Labor and Statistics Producer Price Index, the requested price increase is justifiable.

Evaluation:

Vulcan, Inc., was awarded the original BL 7628 in the amount of \$61,144.90 as a Term Agreement with four (4) optional renewals on May 8, 2019.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Vulcan, Inc.	All	\$30,572.45
	TOTAL:	\$30,572.45

Basis for Award: Change Order

Purchase Requisition #: 46994

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$30,572
Proposed Balance: N/A
Account #: 451-6999
Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Transportation Operating accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 116

Budget Director Approval: Allyson Bell Steadman

Approval Date: 05/11/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 05/11/2022

BUYER: D. Gamero

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



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 05/17/2022

Item Title: Z 22-01 ClayMoore Engineering (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-01 ClayMoore Engineering

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-01 Ordinance

Z 22-01 Exhibit A

Z 22-01 Exhibit B

Z 22-01 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A DETAIL PLAN FOR A MULTI-TENANT RETAIL/RESTAURANT BUILDING, INCLUDING A RESTAURANT, DRIVE-THROUGH USE ON A 1.348-ACRE TRACT OF LAND LOCATED AT 5345 NORTH PRESIDENT GEORGE BUSH TURNPIKE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 11th day of April, 2022, the Plan Commission did consider and make recommendations on a certain request for a Detail Plan for a for a Multi-tenant Retail/Restaurant building, including a Restaurant, Drive-Through Use made by **ClayMoore Engineering**; and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

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

Section 1

The Garland Development Code is hereby amended by approving a Detail Plan for a Multi-tenant Retail/Restaurant building, including a Restaurant, Drive-Through Use on a 1.348-acre tract of land located at 5345 North President George Bush Turnpike and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

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

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

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

PASSED AND APPROVED this _____ day of _____, 2022.

FILE NO. Z 22-01

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

ZONING FILE NUMBER Z 22-01

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-01

Being a 1.348-acre tract of land in all of Lot 3, Block 1,
190 @ N Garland Addition an Addition to the city of Garland,
Dallas County, Texas According to the plat thereof recorded
in instrument No. 202000153328, of the official public
records of Dallas County, Texas

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-01

5345 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for a Multi-tenant Building including a Restaurant, Drive-Through.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 19-07 and 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:**

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

V. Specific Conditions:

A. Permitted Uses:

Land Uses are permitted as in Planned Development (PD) District 19-07 for Community Retail Uses.

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: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

D. Maintenance requirements:

- (1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance

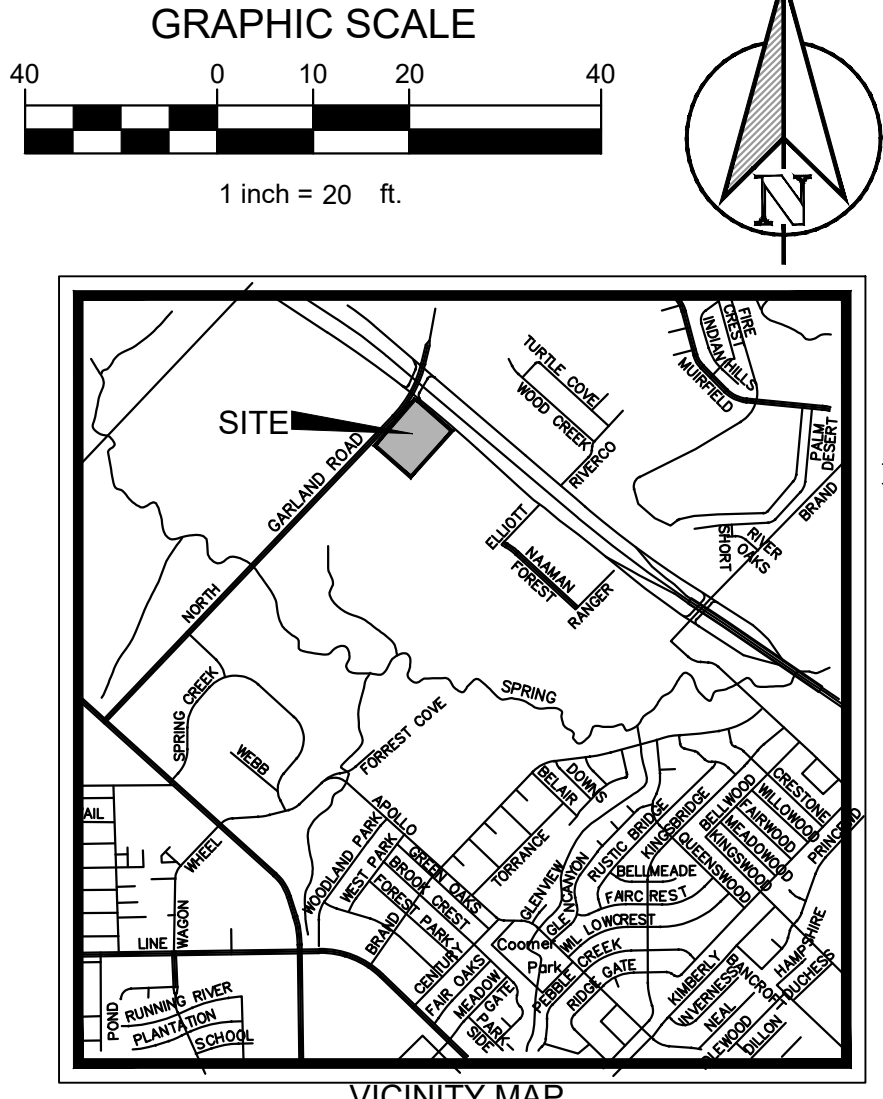
with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as 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 travel center.

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.



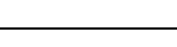
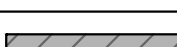
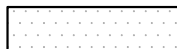
IMPERVIOUS CALCULATIONS	
TOTAL SITE AREA	1.348 AC (58,718 SF)
EXISTING IMPERVIOUS AREA	14,228 SF
EXISTING IMPERVIOUS PERCENTAGE	24.2%
PROPOSED IMPERVIOUS AREA ADDED	41,751 SF
TOTAL IMPERVIOUS AREA	55,979 SF
TOTAL IMPERVIOUS PERCENTAGE	95.3%

PARKING INFORMATION	
REQUIRED PARKING	
PATIO AREA (682 SF) (1/ 100) SF	7 SPACES
BUILDING AREA 4,914 SF (1/ 100 SF)	50 SPACES
TOTAL BUILDING AND PATIO AREA 5,596 SF (1/100 SF)	56 SPACES (3 ADA)
PROPOSED PARKING	
PARKING SPACES	56 SPACES
ADA PARKING	3 ADA
TOTAL PROPOSED PARKING	59 SPACES

DEVELOPMENT DETAILS	
BUILDING AREA	4,914 SF
PATIO AREA	682 SF
TOTAL BUILDING AND PATIO AREA	5,596 SF
BUILDING LOT COVERAGE	9.5%
BUILDING HEIGHT	27'-8"
NUMBER OF STORIES	1 STORY
PROPOSED USE	RESTAURANTS

ZONING INFORMATION	
ZONING	PD 19-07
SETBACK	
FRONT	30' BUILDING LINE
SIDES	20' BUILDING LINE
REAR	20' SETBACK

LANDSCAPE BUFFER	
FRONT	15' LANDSCAPE BUFFER
SIDES	10' LANDSCAPE BUFFER

- | LEGEND | |
|--|--|
|  | PROPOSED CONCRETE CURB AND GUTTER |
|  | PARKING COUNT |
|  | PROPOSED FULL DEPTH SAWCUT |
|  | FIRE LANE |
|  | PROPERTY LINE |
|  | PROPOSED HEAVY DUTY CONCRETE PAVING |
|  | PROPOSED DUMPSTER DUTY CONCRETE PAVEMENT |
|  | PROPOSED CONCRETE SIDEWALK |
|  | PROPOSED LIGHT DUTY CONCRETE PAVEMENT |

- | CONSTRUCTION SCHEDULE | |
|-----------------------|---|
| ① | PROPOSED ADA RAMPS |
| ② | PROPOSED HANDICAP SYMBOL |
| ③ | PROPOSED PAVEMENT STRIPING |
| ④ | PROPOSED HANDICAP SIGN |
| ⑤ | PROPOSED 4" PARKING STALL STRIPING COLOR: WHITE (TYP) |
| ⑥ | PROPOSED SIDEWALK |
| ⑦ | PROPOSED CURB AND GUTTER |
| ⑧ | FULL DEAPTH SAWCUTT |

NOTES:	
1.	ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2.	REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3.	NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.
4.	OWNER AND CONTRACTOR SHALL ENSURE ALL UNDERGROUND FUEL STORAGE TANKS ARE REMOVED FROM THE SITE IN COMPLIANCE WITH TCEQ.

LEGAL DESCRIPTION:
 .348 AC OF LOT 3 BLOCK 1 OF 190 @ N. GARLAND ADDITION
 TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS,
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
 INSTRUMENT NO. 202000153328, MAP RECORDS DALLAS
 COUNTY TEXAS.
 CITY CASE #: 211202-2

SITE PLAN

RYAN NOLES 660 OFFICE PARKWAY CREVE COEUR, MO 63141	<u>OWNER:</u>
---	---------------

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

SURVEYOR:
WINDROSE
1955 LAKEWAY DR. SUIT 220

LEWISVILLE, TX 75057
PH: 214.217.2544

COUNTY:	CITY:	STATE:
DALLAS	CITY OF GARLAND	TEXAS

BENCHMARKS:

BENCHMARK #1:
BEING A CUT "X" SET ON CONCRETE CURB, APPROX. 149'
NORTHEAST OF CENTER OF A SANITARY SEWER MANHOLE AND APPROX. 13 FEET
WEST OF THE NORTHERNMOST NORTHWEST CORNER OF THE SUBJECT TRACT AND
APPROX. 69' NORTHEAST OF THE NORTH CORNER OF A DUMPSTER BRICK WALL.
ELEVATION: 548.42'

BENCHMARK #2:
BEING A CUT "X" SET ON THE SOUTH CORNER OF A CONCRETE GRATE INLET, NEAR
THE SOUTH CORNER OF THE SUBJECT PROPERTY, APPROX. 28' SOUTHEAST OF A
STORM SEWER MANHOLE AND APPROX. 54 FEET SOUTHEAST OF THE CENTER OF A
SANITARY SEWER MANHOLE.
ELEVATION: 545.64'

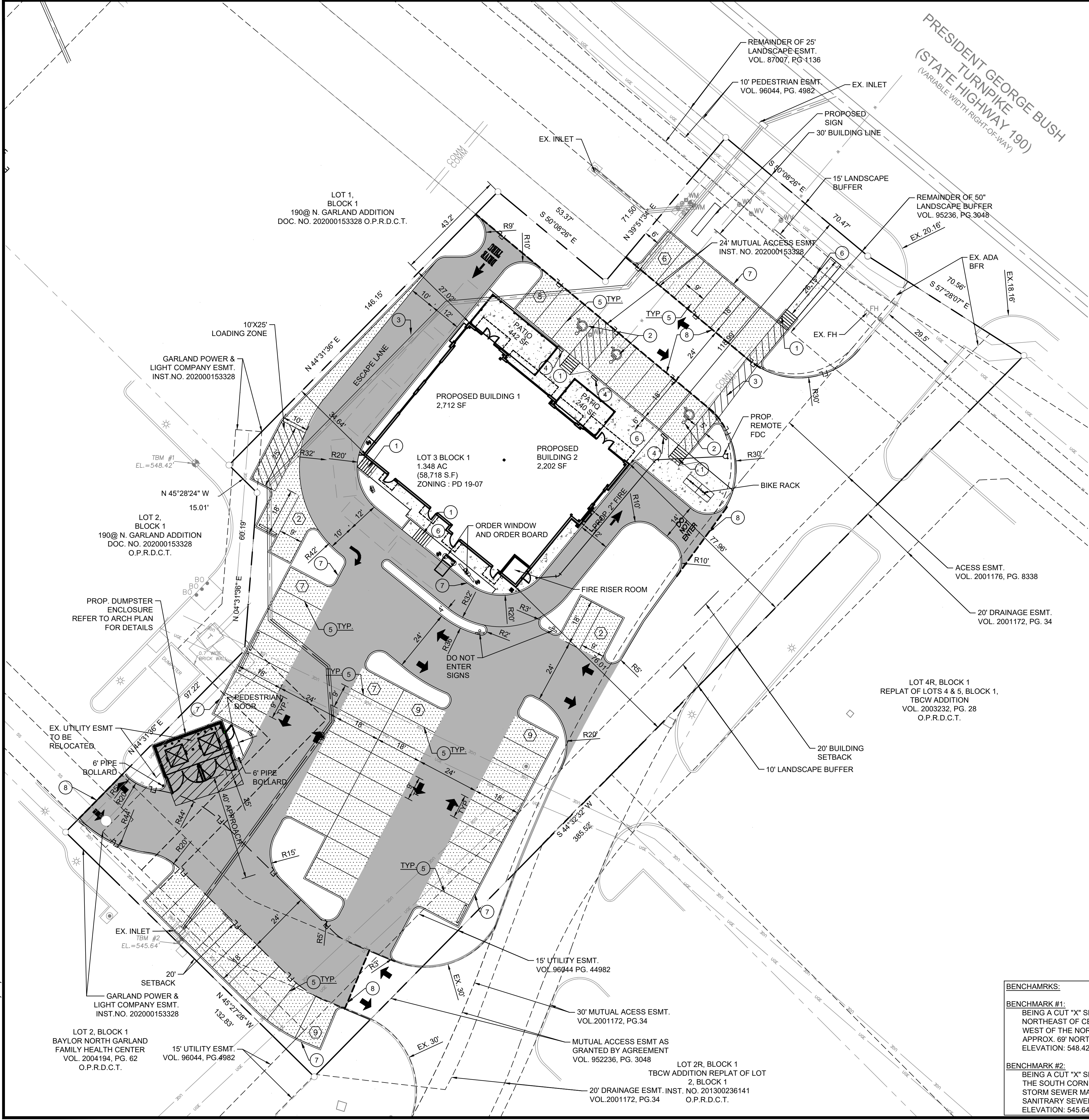
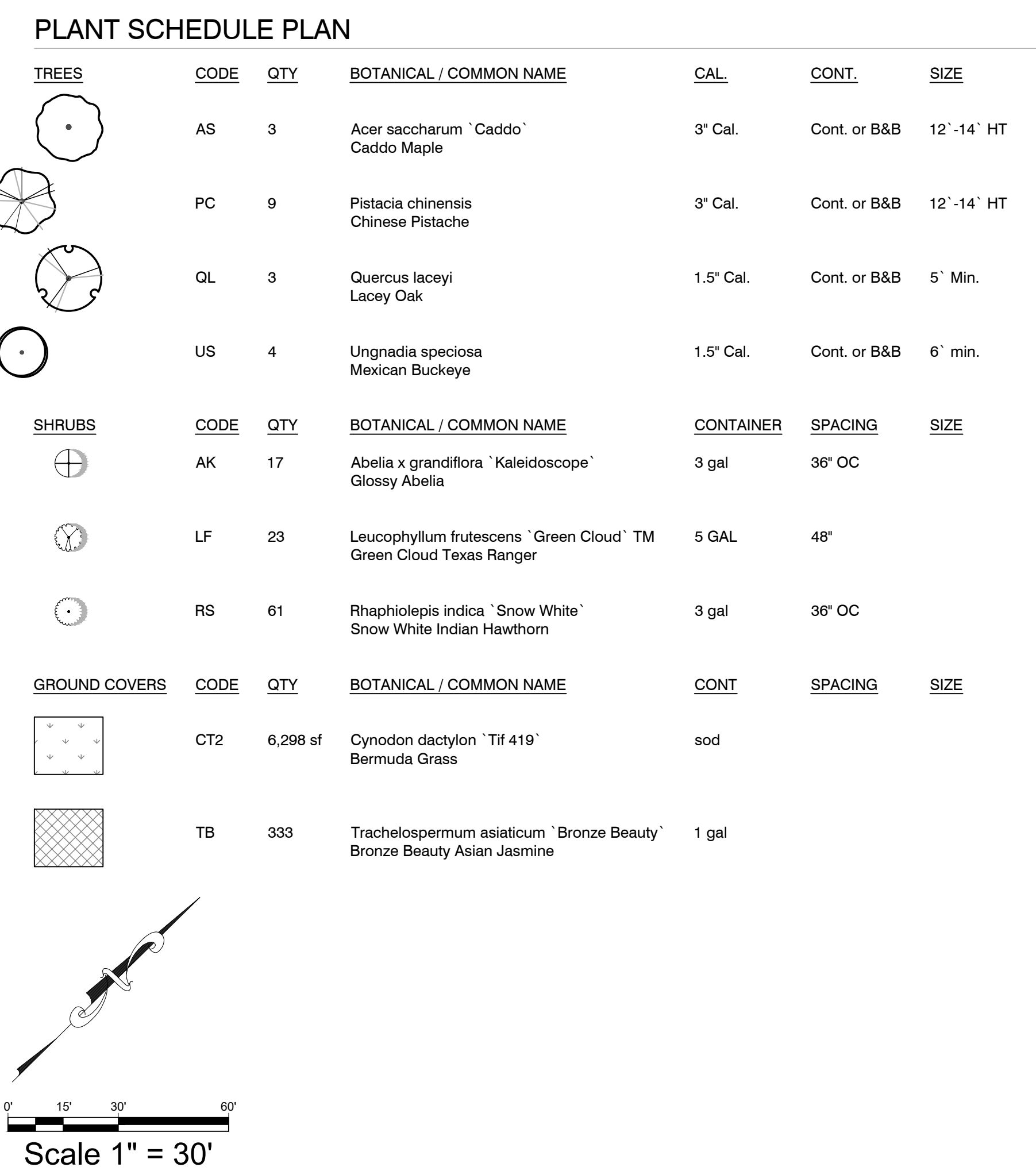


EXHIBIT C

PLOTTED BY: JOEL VALDEZ
 PLOT DATE: 3/10/2022 2:48 PM
 LOCATION: Z:\PROJECTS\PROJE
 LAST SAVED: 3/10/2022 2:45 PM



TOTAL SITE AREA:	58,718 SF (1.34 ACRES)
LANDSCAPE AREA REQUIRED:	5,871 SF (10% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	12,162 SF (20.1% OF SITE AREA)

STREET TREES
 STATE HWY 190 FRONTAGE: 141 LF
 STREET TREES REQUIRED: 5 TREES (1 PER 30 LF OF FRONTAGE)
 STREET TREES PROVIDED: 2 EXISTING TREES, 3 NEW TREES

SHRUBS REQUIRED: 33 SHRUBS (7 PER 30 LF OF FRONTAGE)
SHRUBS PROVIDED: 34 SHRUBS

<u>PARKING LOT</u>	
PARKING LOT AREA:	28,872 SF
LANDSCAPE AREA REQUIRED:	1,443 SF (5% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	5,256 SF (18.2%)

TREES REQUIRED: 6 TREES (1 TREE PER 10 SPACES)
 TREES PROVIDED: 11 TREES
 TREES AT TERMINUS: PROVIDED WHERE NO CONFLICTS WITH EASEMENT EXIST
 TREE WITHIN 65' OF EACH SPACE: PROVIDED

PERIMETER SCREENING	N/A
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NOTE:

NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT.

PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIER SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDING THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

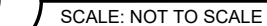
1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
4. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
5. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM PLANTING AREAS. MAINTAIN POSITIVE DRAINAGE ON AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
6. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
7. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER ROOTING OF PLANTS. MAINTAIN FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
8. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
9. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
10. ALL PLANT LOCATIONS AND PLANTING METHODS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
11. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
12. a. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT, IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (Via PROPER CHANNELS).
13. b. THE LANDSCAPE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE A LIST OF PLANTS TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
14. 5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE DURING THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
15. 6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

GENERAL

- ## PRODUCTS

- ## METHODS

-
- Know what's below.
Call before you dig.**



- NOTE

- 1 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- 2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3 FINISH GRADE.
- 4 ROOT BALL.
- 5 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6 UNDISTURBED NATIVE SOIL.
- 7 3" HIGH EARTHEN WATERING BASIN.
- 8 WEED FABRIC UNDER MULCH.



03/15/2022

**NOLES GARLAND
45 N GEORGE BUSH HWY
GARLAND, TX**

				Nº	DEVISIÓN	DV

LANDSCAPE DETAILS
AND SPECIFICATIONS

Case# 211202-2



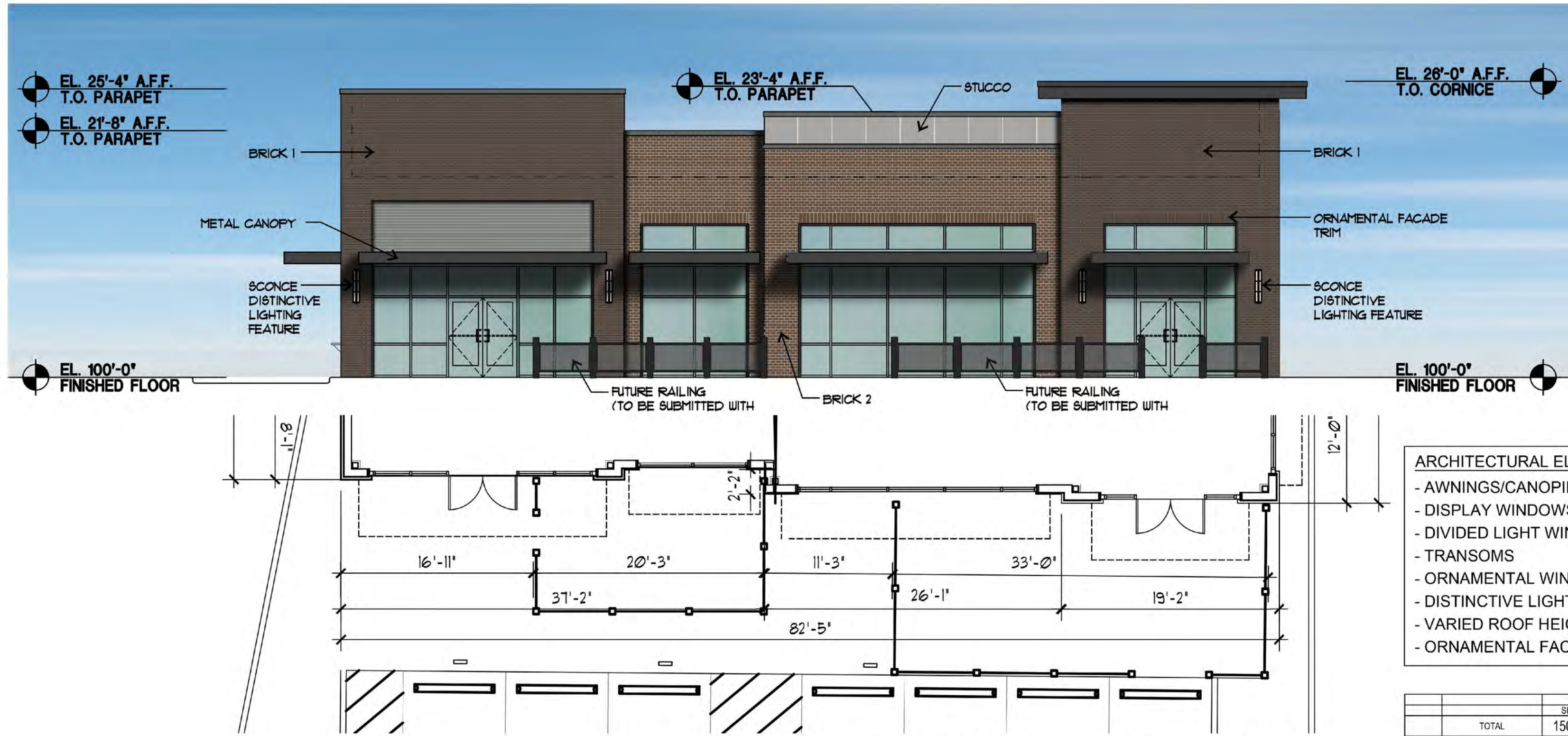
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

DESIGN:	EM
DRAWN:	EM
CHECKED:	RM
DATE:	3/15/2023

SHEET

LP-2

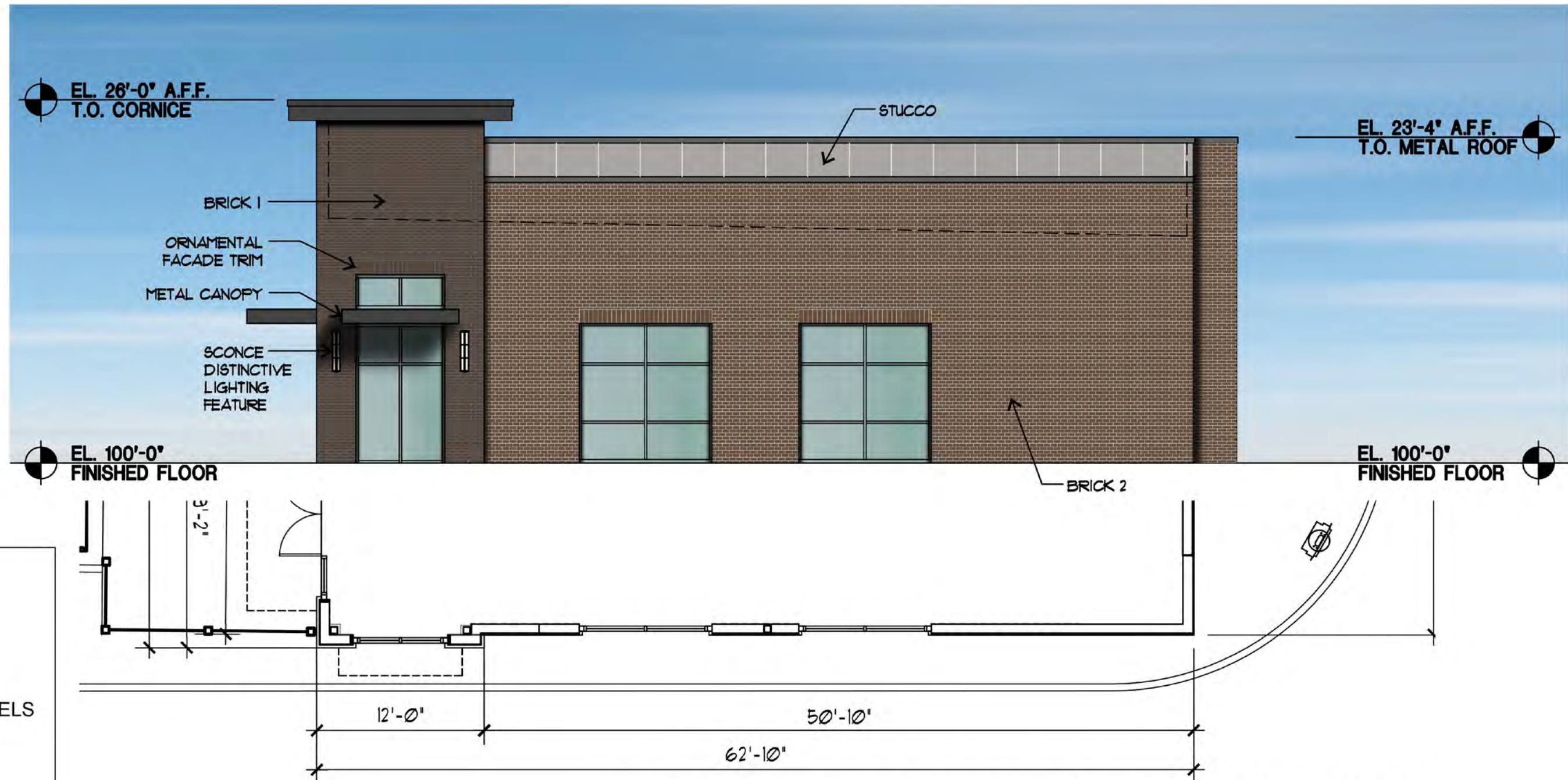
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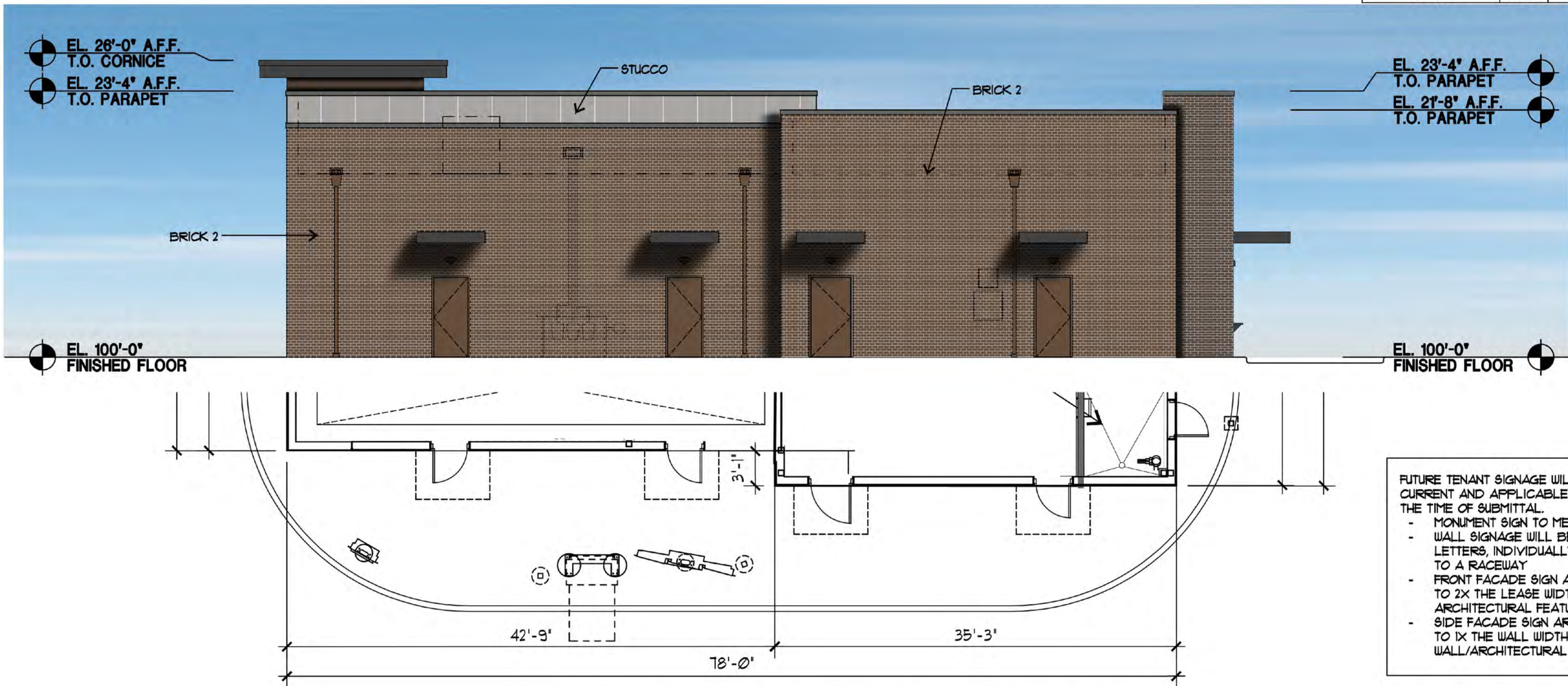
04 NORTH ELEVATION & PARTIAL PLAN
1/8"=1'-0"

- ARCHITECTURAL ELEMENTS
- AWNINGS/CANOPIES
 - DISPLAY WINDOWS
 - DIVIDED LIGHT WINDOWS
 - TRANSOMS
 - ORNAMENTAL WINDOW HEADERS/LINTELS
 - DISTINCTIVE LIGHTING FEATURE
 - VARIED ROOF HEIGHTS
 - ORNAMENTAL FACADE TRIMS

		WEST		SOUTH		NORTH		EAST	
	SF	%	SF	%	SF	%	SF	%	
TOTAL	1504		1767		2009		1450		
WINDOWS & DOORS	270		100		721		120		
TOTAL LESS WINDOWS & DOORS	1234.0		1667		1288		1330		
PRIMARY MASONRY	BRICK	1037	84.04	1482	88.90	995	77.25	1295	97.37
	STONE	0	0.00	0	0.00				
	STUCCO	123	9.97	109	6.54	63	4.89	0	0.00
	PRIMARY MASONRY TOTAL (MIN. 80%)	1160.0	94.0	1591.0	95.4	1058.0	82.1	1295.0	97.4
SECONDARY	METAL	8	0.65	24	1.44	157	12.19	8	0.60
	EFS	66	5.35	52	3.12	73	5.67	27	2.03
	SECONDARY TOTAL (MAX. 20%)	74.0	6.0	76.0	4.6	230.0	17.9	35.0	2.6
	TOTAL	1234.0	100	1667.0	100	1288.0	100	1330.0	100

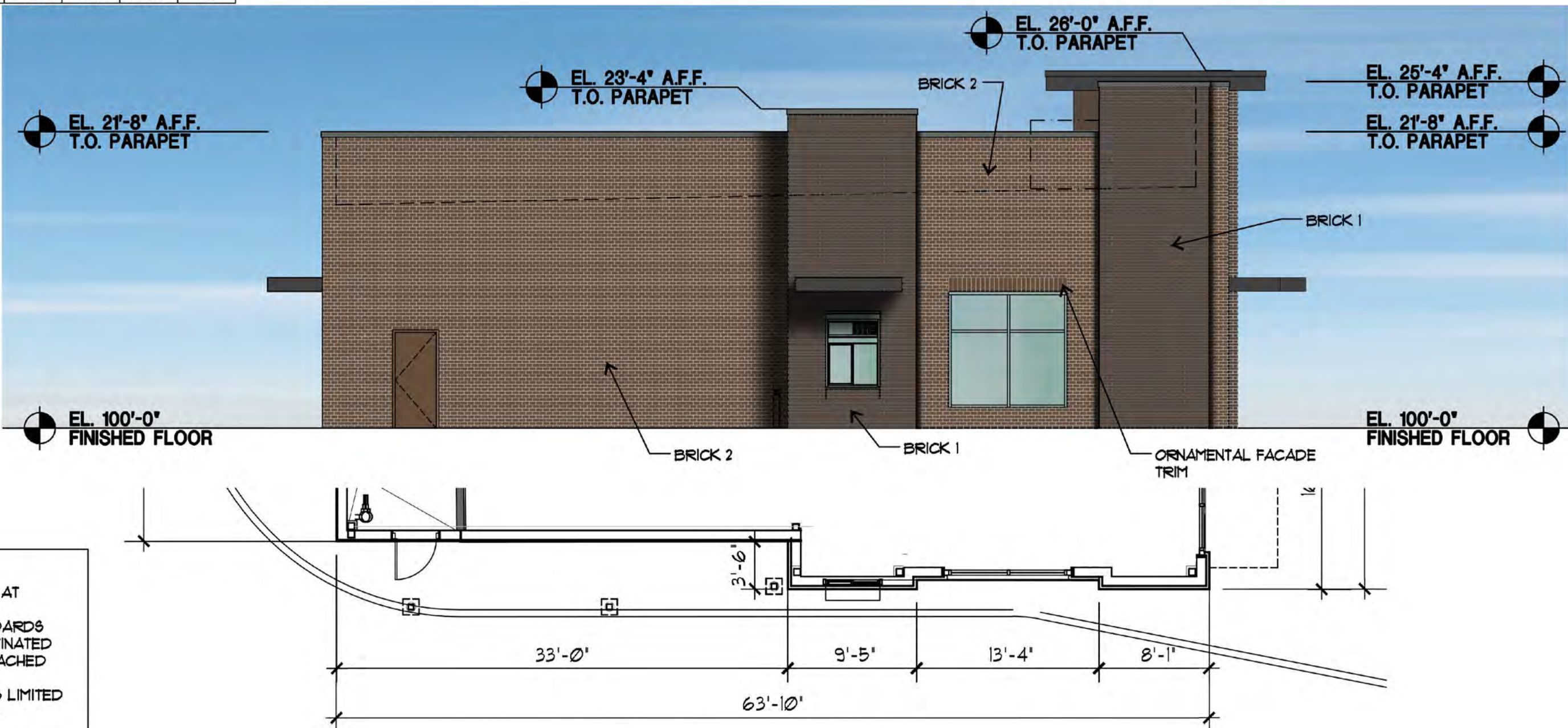


03 WEST ELEVATION & PARTIAL PLAN
1/8"=1'-0"



02 SOUTH ELEVATION & PARTIAL PLAN
1/8"=1'-0"

- FUTURE TENANT SIGNAGE WILL COMPLY WITH CURRENT AND APPLICABLE SIGN REGULATIONS AT THE TIME OF SUBMITTAL.
- MONUMENT SIGN TO MEET CITY SIGN STANDARDS
 - WALL SIGNAGE WILL BE INTERNALLY ILLUMINATED LETTERS, INDIVIDUALLY MOUNTED OR ATTACHED TO A RACEWAY
 - FRONT FACADE SIGN AREA PER TENANT IS LIMITED TO 2X THE LEASE WIDTH, AND 15% OF THE ARCHITECTURAL FEATURE
 - SIDE FACADE SIGN AREA PER TENANT IS LIMITED TO 1X THE WALL WIDTH, AND 15% OF THE WALL/ARCHITECTURAL FEATURE



01 EAST ELEVATION & PARTIAL PLAN
1/8"=1'-0"



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 05/17/2022

Item Title: TxDOT Selective Traffic Enforcement Program (STEP) Operation Slowdown Grant
June 2022

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Operation Slowdown grant, consisting of conducting directive speed enforcement in the amount of \$6,262.15. The required enforcement period will be from June 4, 2022, to June 24, 2022. The grant will be utilized to provide a greater level of traffic safety for the citizenry of the City of Garland by potentially changing the driving habits of those who violate the laws related to vehicle speeding.

This item was considered by Council at the May 16, 2022, Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Operation Slowdown grant for June 4, to June 24, 2022, in the amount of \$6,262.15.

Attachments

Operation Slowdown Resolution

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A TEXAS DEPARTMENT OF TRANSPORTATION SELECTIVE TRAFFIC ENFORCEMENT PROGRAM OPERATION SLOWDOWN GRANT IN THE AMOUNT OF \$6,262.15; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City of Garland Police Department, by and through Police Chief Jeff Bryan, is hereby authorized to accept a Texas Department of Transportation Selective Traffic Enforcement Program Operation Slowdown Grant in the amount of \$6,262.15, for the purpose of speed enforcement during the period from June 4, 2022 through June 24, 2022.

Section 2

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

PASSED AND APPROVED this the _____ day of _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 05/17/2022

Item Title: Texas DSHS Public Health Immunization Grant

Submitted By: Jason Chessher, Managing Director

Summary of Request/Problem

The Public Health Department receives ongoing grant funding in the form of an Immunization Grant from the Texas Department of State Health Services. The purpose of this grant is to operate an immunization program for children, adolescents and adults with special emphasis on improving immunization coverage for children 3 years and younger. This grant pays for medical staff who provide routine immunizations as well as one Epidemiologist. Grant priorities include public education, administering vaccines, assisting and educating local medical providers who participate in the Texas Vaccines for Children Program, and communicable disease surveillance and prevention.

This grant amendment provides continued funding of \$481,929 through August 31, 2023. This is a reimbursement grant which means that all grant approved expenses will be fully reimbursed up to the authorized grant amount.

This item was included on the May 2, 2022 City Council Work Session Agenda.

Recommendation/Action Requested and Justification

Authorize the City Manager or his designee to execute the DSHS Immunization Grant.

Attachments

DSHS Immunization Grant



Texas Department of State Health Services

John Hellerstedt, M.D.
Commissioner

Kent Manton, Public Health Manager
City of Garland Health Department
206 Carver Street
Garland, Texas 75040

Subject: IMM/LOCALS
Contract Number: HHS000105000001, Amendment No. 4
Contract Amount: \$2,594,011.00
Contract Term: September 1, 2018 through August 31, 2023

Dear Mr. Manton:

Enclosed is Amendment No. 4 to the IMM/LOCALS contract between the Department of State Health Services and City of Garland Health Department.

The purpose of this contract is to implement and operate an immunization program for children, adolescents, and adults, with special emphasis on accelerating interventions to improve the immunization coverage of children three (3) years of age or younger (birth to 35 months of age).

This amendment increases the contract by \$481,929.00 for FY 2023 and extends the end of the contract term to August 31, 2023.

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

Sincerely,

Holly Zoerner, CTCM
Contract Manager
Holly.Zoerner@dshs.texas.gov

**DEPARTMENT OF STATE HEALTH SERVICES
CONTRACT NO. HHS000105000001
AMENDMENT NO. 4**

The **DEPARTMENT OF STATE HEALTH SERVICES** (DSHS or System Agency) and **CITY OF GARLAND HEALTH DEPARTMENT** (Grantee), Parties to that certain Immunization/Locals Grant Program Contract, effective September 1, 2018, and denominated DSHS Contract No. HHS000105000001 (the Contract), as amended, now want to further amend the Contract.

WHEREAS, DSHS wants to exercise its option to extend the Contract term for an additional year, representing the fourth and final extension option (“Fourth and Final Extension Option”);

WHEREAS, DSHS wants to add funds to the Contract to pay for services provided during the extended term;

WHEREAS, DSHS wants to revise **ATTACHMENT A, STATEMENT OF WORK** and **ATTACHMENT H-2, IMMUNIZATION/LOCALS PROGRAM GUIDANCE DOCUMENT**.

NOW, THEREFORE, the Parties agree as follows:

1. The Contract is extended in accordance with **SECTION III, DURATION**, for an additional year. The Fourth and Final Extension Option shall begin September 1, 2022 and end August 31, 2023, unless terminated sooner.
2. **SECTION IV, BUDGET**, of the Contract, is amended to increase funding in the amount of **\$481,929.00** for State Fiscal Year 2023 (“FY 2023”). The total not-to-exceed amount of this Contract is increased to **\$2,594,011.00**. All expenditures of the additional funds must conform with **ATTACHMENT B-4, FY 2023 BUDGET**.
3. **ATTACHMENT A-1, REVISED STATEMENT OF WORK**, of the Contract, is deleted and replaced in its entirety with **ATTACHMENT A-2, FY 2023 STATEMENT OF WORK**.
4. **ATTACHMENT B-3, REVISED BUDGET**, of the Contract, is supplemented with the addition of **ATTACHMENT B-4, FY 2023 BUDGET**.
5. **ATTACHMENT H-2, IMMUNIZATION/LOCALS PROGRAM GUIDANCE DOCUMENT** is deleted and replaced in its entirety with **ATTACHMENT H-3, IMMUNIZATION/LOCALS PROGRAM GUIDANCE DOCUMENT**.
6. This Amendment shall be effective September 1, 2022.
7. Except as modified by this Amendment, all terms and conditions of the Contract, as amended, shall remain in full force and effect.

8. Any further revisions to the Contract shall be by written agreement of the Parties.

SIGNATURE PAGE FOLLOWS

**SIGNATURE PAGE FOR AMENDMENT NO. 4
DSHS CONTRACT NO. HHS000105000001**

**DEPARTMENT OF STATE HEALTH
SERVICES**

CITY OF GARLAND HEALTH DEPARTMENT

By: _____

By: _____

Date of Signature: _____

Date of Signature _____

**THE FOLLOWING DOCUMENTS ARE ATTACHED TO THIS AMENDMENT AND THEIR TERMS ARE
INCORPORATED INTO THE CONTRACT BY REFERENCE:**

**ATTACHMENT A-2 – FY 2023 STATEMENT OF WORK
ATTACHMENT B-4 - FY 2023 BUDGET
ATTACHMENT F-4 - FEDERAL FUNDING ACCOUNTABILITY AND
TRANSPARENCY ACT (FFATA)
ATTACHMENT H-3 - IMMUNIZATION/LOCALS PROGRAM GUIDANCE
DOCUMENT**

ATTACHMENTS FOLLOW

ATTACHMENT A-2 FY 2023 STATEMENT OF WORK

I. GRANTEE RESPONSIBILITIES

Grantee will:

- A. Implement and operate an immunization program for children, adolescents, and adults, with special emphasis on accelerating interventions to improve the immunization coverage of children three (3) years of age or younger (birth to 35 months of age). Grantee shall incorporate traditional and non-traditional systematic approaches designed to eliminate barriers, expand immunization capacity, and establish uniform operating policies, as described herein.
- B. Be enrolled as a provider in the Texas Vaccines for Children (TVFC) and the Adult Safety Net (ASN) Programs by the effective date of this Contract. This includes a signed *Deputization Addendum Form (EF11-13999)*.
- C. Comply with written policies and procedures provided by DSHS in managing vaccines supplied through the ASN and TVFC Programs, including guidelines for proper storage, handling, and safeguarding of vaccines in the event of natural disaster.
- D. Adhere to DSHS Immunization updated guidance according to Attachment H-3, Immunization/Locals Program Guidance Document.
- E. Maintain staffing levels to meet required activities of the Contract and ensure staff funded by this Contract attend required training.
- F. Report all notifiable conditions as specified in Texas Administrative Code (TAC) Title 25, Part I §§ 97.1-97.6, as amended, and as otherwise required by law.
- G. Report all vaccine adverse event occurrences in accordance with the 1986 National Childhood Vaccine Injury Act (NCVIA) 42 U.S.C. § 300aa-25 (located at <http://vaers.hhs.gov/> or 1-800-822-7967), as amended.
- H. Sustain a network of TVFC/ASN providers to administer vaccines to program-eligible populations by conducting the following activities:
 - 1. Ensuring New Provider Checklist is completed;
 - 2. Conducting quality assurance reviews;
 - 3. Ensuring annual influenza pre-book survey is completed;
 - 4. Conducting compliance site-visits;
 - 5. Conducting unannounced storage and handling visits; and
 - 6. Ensuring providers adhere to the vaccine borrowing procedure.
- I. Participate in audits and assessments through the following activities:

1. Completing and submitting through Child Health Reporting System (CHRS) all audits and assessments conducted on childcare facilities and Head Start Centers;
 2. Completing audits, assessments and retrospective surveys of public and private schools;
 3. Reviewing monthly reports to ensure data quality;
 4. Reviewing the monthly Provider Activity Reports;
 5. Reviewing the quarterly Consent Accepted Rate Evaluations; and
 6. Conducting quality improvement assessments of Texas Immunization Registry organizations.
- J. Provide education and outreach activities regarding vaccines and vaccine-preventable diseases, Texas Immunization Registry, and TVFC and ASN Programs to the following:
1. American Indian Tribes;
 2. Schools and childcare facilities;
 3. Healthcare workers; and
 4. Community and general public.
- K. Not deny vaccinations to recipients because they do not reside within Grantee's jurisdiction or because of an inability to pay an administration fee.
- L. Be responsible for identification and case management of all hepatitis B surface antigen (HBsAg)-positive pregnant women. Grantee shall ensure timely newborn post-exposure prophylaxis (PEP) with hepatitis B vaccine and hepatitis B immune globulin (HBIG), timely completion of doses two and three of hepatitis B vaccine, and timely completion of post-vaccination serologic testing (PVST).
- M. Be responsible for assessing and/or auditing coverage rates and/or compliance with vaccine requirements at assigned schools and childcare facilities in accordance with the Population Assessment Manual, which is distributed annually from DSHS.
- N. Transfer (which may include shipping) overstocked vaccines and vaccines approaching expiration to alternate providers for immediate use when instructed to do so by the DSHS Public Health Region (PHR) Immunization Program Manager to avoid vaccine waste. Grantee is responsible for covering the cost to ship overstocked vaccines and vaccines approaching expiration.
- O. Receive written approval from DSHS before varying from applicable policies, procedures, protocols, and/or work plans, and must update and disseminate its implementation documentation to its staff involved in activities under this Contract within forty-eight (48) hours of making approved changes.
- P. Review monthly Contract funding expenditures and salary savings from any Contract-paid staff vacancies and revise spending plan to ensure that all funds will be properly expended under this Contract before the end of the Contract term.

- Q. Submit out-of-state travel requests to the Immunization Section for approval when utilizing Contract funds or program income.
- R. Report the number of doses administered to underinsured children monthly, as directed by DSHS.
- S. Report the number of unduplicated underinsured clients served, as directed by DSHS.
- T. Complete and submit Immunization Inter-Local Agreement (ILA) Quarterly Report form, utilizing the format provided by the DSHS Immunization Section and available at <https://dshs.texas.gov/immunize/lhd.shtm>, by the report due date. If the due date falls on a weekend or state approved holiday, the report is due the next business day.

Report Type	Reporting Period	Report Due Date
Programmatic	09/1/2022 to 11/30/2022	12/31/2022
Programmatic	12/1/2022 to 02/28/2023	03/31/2023
Programmatic	03/1/2023 to 05/30/2023	06/30/2023
Programmatic	06/1/2023 to 08/31/2023	09/30/2023

Submit quarterly reports electronically through an online tool according to the timeframes stated above. DSHS Immunization Section will provide instructions at the beginning of each state fiscal year through CMS. Supplemental report documents (PEAR and AFIX reports, vacancy letters, etc.) should be sent to dshsimmunizationcontracts@dshs.texas.gov.

II. PERFORMANCE MEASURES

- A. The System Agency will monitor the Grantee's performance of the requirements in this Attachment A-2 and compliance with the Contract's terms and conditions.

III. INVOICE AND PAYMENT

- A. Grantee shall request monthly payments using the State of Texas Purchase Voucher (Form B-13) at <http://www.dshs.texas.gov/grants/forms.shtm> and submitting acceptable supporting documentation for reimbursement of the required services/deliverables. Vouchers and supporting documentation shall be submitted to System Agency no later than thirty (30) days after the last day of each month. Documentation shall be submitted in a format approved by DSHS Immunization Section.

At a minimum vouchers should include:

1. Grantee name, address, email address, vendor identification number, and telephone number;

2. DSHS Contract or Purchase Order number;
 3. Dates services were completed and/or products were delivered;
 4. The total invoice amount; and
 5. DSHS Supporting documentation.
- B. Voucher and supporting documentation shall be mailed or submitted by fax or electronic mail to DSHS Claims Processing Unit at the address/number below, and to the Immunization Section at DSHSImmunizationContracts@dshs.texas.gov.

Department of State Health Services
Claims Processing Unit, MC 1940
1100 West 49th Street
P.O. Box 149347
Austin, TX 78714-9347
FAX: (512) 458-7442
EMAIL: invoices@dshs.texas.gov and to CMSinvoices@dshs.texas.gov

Grantee will be paid on a cost reimbursement basis and in accordance with the Budget in Attachment B-4, FY 2023 Budget of this Contract.

ATTACHMENT B-4
FY 2023 BUDGET

Organization Name: City of Garland Health Department

Program ID: IMM/LOCALS

Contract Number: HHS000105000001

Budget Categories	Budget for FY 2023 September 1, 2022 - August 31, 2023
Personnel	\$311,784.00
Fringe	\$118,478.00
Travel	\$3,575.00
Supplies	\$15,257.00
Equipment	\$0.00
Other	\$17,515.00
Total Direct	\$466,609.00
Indirect	\$15,320.00
Total	\$481,929.00

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Fiscal Federal Funding Accountability and Transparency Act (FFATA) CERTIFICATION

As the duly authorized representative (Signor) of the Contractor, I hereby certify that the statements made by me in this certification form are true, complete and correct to the best of my knowledge.

Did your organization have a gross income, from all sources, of less than \$300,000 in your previous tax year? ☐ Yes ☐ No

If your answer is "Yes", skip questions "A", "B", and "C" and finish the certification.

If your answer is "No", answer questions "A" and "B".

A. Certification Regarding % of Annual Gross from Federal Awards.

Did your organization receive 80% or more of its annual gross revenue from federal awards during the preceding fiscal year? ☐ Yes ☐ No

B. Certification Regarding Amount of Annual Gross from Federal Awards.

Did your organization receive \$25 million or more in annual gross revenues from federal awards in the preceding fiscal year? ☐ Yes ☐ No

If your answer is "Yes" to both question "A" and "B", you must answer question "C".

If your answer is "No" to either question "A" or "B", skip question "C" and finish the certification.

C. Certification Regarding Public Access to Compensation Information.

Does the public have access to information about the compensation of the senior executives in your business or organization (including parent organization, all branches, and all affiliates worldwide) through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986? ☐ Yes ☐ No

If your answer is "Yes" to this question, where can this information be accessed?

If your answer is "No" to this question, you must provide the names and total compensation of the top five highly compensated officers below.

Provide compensation information here:

ATTACHMENT H-3
IMMUNIZATION/LOCALS PROGRAM GUIDANCE DOCUMENT
GRANTEE RESPONSIBILITIES

1. PROGRAM & CONTRACT MANAGEMENT

1.1. PROGRAM MANAGEMENT

1.1.01	Implement and operate an Immunization Program as a Responsible Entity	Standard (Universal)
1.1.02	Identify at least one individual to act as the program contact in the following areas: 1. Immunization Program Manager; 2. RE Contract Coordinators; 3. RE School Compliance Coordinators; 4. RE Perinatal Hepatitis B Case Manager; 5. RE Disease Surveillance Coordinators; 6. RE Clinical Coordinators; 7. RE Texas Immunization Registry Coordinators; 8. RE TVFC & ASN Coordinators; and 9. RE Coalition Coordinators	Required Activity
1.1.03	Attend all required trainings for each Area of Work as specified in the Immunization Program Contractor's Guide. Ensure that the Immunization Program Manager and TVFC and ASN Coordinator attend the annual Immunization Unit mandatory in-person meeting	Required Activity
1.1.04	Comply with the DSHS Immunization Contractor's Guide for Local Health Departments which includes all immunization grant objectives and required activities. The Immunization Contractor's Guide is Attachment A of the ILA and will be attached to the executed contract	Standard (Universal)
1.1.05	Annually complete one LHD Deputization Addendum Form (EF11-13999) for all Provider Identification Numbers (PIN) associated with the LHD Grantee to ensure eligibility to provide immunization services to underinsured children	Required Activity
1.1.06	Maintain staffing levels adequate to meet the required activities of this contract and to assure expenditure of all contract funds	Standard (Universal)

1.1.07	Develop and implement an employee immunization policy for Grantee's immunization program staff according to CDC recommendations	Required Activity
1.1.08	Maintain a record of orientation (new staff) and ongoing training for existing contract-funded staff involved in the provision of immunization services	Required Activity
1.1.09	Inform DSHS (in writing) of any changes (both departures and arrivals) in LHD Medical Director, Immunization Program Manager and all other positions listed under activity 1.1.02 within 30 days of staffing changes	Required Activity
1.1.10	Submit a written notification for contract-funded staff positions that remain vacant more than 90 days	Required Activity
1.1.11	Have a standard method to document all work time spent performing immunization activities for staff who are partially funded with immunization contract funds	Standard (Universal)
1.1.12	Use the results of the community assessment conducted in activity 4.7.01 to review and address an immunization need within the LHD jurisdiction	Suggested Activity

1.2. PROGRAM COMPLIANCE

1.2.01	Comply with all applicable federal and state regulations and statutes as amended, including, but not limited to: 1. Texas Human Resources Code §42.043; 2. Texas Education Code §§38.001-38.002; 3. Texas Health and Safety Code §§12.032-12.033, 81.023, and 161.001-161.009; 4. Texas Administrative Code (TAC) Title 25, Chapter 97; 5. TAC Title 25, Chapter 96; 6. TAC Title 25, Chapter 100; 7. 42 USC §§247b and 300aa-25; 8. Omnibus Budget Reconciliation Act of 1993; and 9. 26 USC §4980B	Standard (Universal)
1.2.02	Ensure compliance with Health and Human Services (HHS) Deputization Guidance. Activities under this requirement shall be conducted in accordance with the DSHS Immunization Contractor's Guide for Local Health Departments	Standard (Universal)

1.3. FINANCIAL MANAGEMENT

1.3.01	Agree DSHS reserves the right, where allowed by legal authority, to redirect funds in the event of financial shortfalls	Standard (Universal)
1.3.02	Submit monthly invoices with appropriate supplemental documentation and request monthly payments using the State of Texas Purchase Voucher (Form B-13) and in accordance with the DSHS Immunization Contractor's Guide for Local Health Departments	Required Activity
1.3.03	Agree DSHS will pay Grantee on a cost reimbursement basis	Standard (Universal)
1.3.04	Adhere to travel rates set by the State of Texas TexTravel unless the LHD has their own travel policy.	Standard (Universal)
1.3.05	Review monthly contract funding expenditures to ensure that all funds will be properly expended before the end of the contract period	Standard (Universal)
1.3.06	Lapse no more than 5 percent of total funded amount of the contract	Required Activity
1.3.07	Submit requests to move more than 25% of the total contract amount between direct budget categories in writing to the DSHS Contract Management Section (CMS) in Austin and obtain approval before monies can be transferred	Standard (When Applicable)
1.3.08	Expend funds consistently throughout the contract term, approximately 25% per quarter	Suggested Activity

1.4. CONTRACT MANAGEMENT

1.4.01	Initiate the purchase of approved equipment purchases in the first quarter of the Contract term. Requests to purchase previously approved equipment after the first quarter must be submitted to the contract manager. Changes to the approved equipment budget category must be approved by DSHS prior to the purchase of equipment. If a Grantee would like to deviate from the approved equipment budget, a written request to amend the budget is required	Standard (When Applicable)
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1.5. CONTRACT QUALITY ASSURANCE

1.5.01	Participate in remote and on-site technical assistance	Required Activity
1.5.02	Participate in on-site contract evaluation visits	Required Activity

1.6. CONTRACT ACCOUNTABILITY

1.6.01	Submit Corrective Action Plan (CAP) letter to Public Health Region Program Manager and DSHS Contract Management Section (CMS) within 30 days after the date of the written notification from DSHS CMS of the on-site evaluation findings (if applicable)	Required Activity
1.6.02	Maintain property records for property and equipment funded or property provided by grant funds	Standard (Universal)

1.7. REQUIRED REPORTING

1.7.01	Complete and submit Immunization Inter-Local Agreement (ILA) Quarterly Report and supplemental documents according to the formats, mechanisms, and timeframes specified in the DSHS Immunization Contractor's Guide for Local Health Departments	Required Activity
1.7.02	Report program income (PI) generated as a result of the DSHS immunization contract activities on the quarterly financial status report (FSR)	Required Activity
1.7.03	Ensure all program income (PI) generated as a result of the DSHS immunization contract activities is expended in accordance with the DSHS Immunization Contractor's Guide for Local Health Departments	Standard (Universal)
1.7.04	Submit quarterly FSRs to Accounts Payable by the last business day of the month following the end of each quarter for review and financial assessment. Submit the final FSR no later than forty-five (45) calendar days following the end of the applicable term	Required Activity

2. FACILITY IMMUNIZATION ASSESSMENTS**2.1. CHILDCARE & SCHOOL COMPLIANCE**

2.1.01	Assess compliance with vaccine requirements at assigned schools and childcare facilities	Standard (Universal)
2.1.02	Complete 100% of assigned childcare facility audits/assessments. By July 15 of contract year, local health department staff will complete 100% of assigned childcare audits and submit into the Child Health Reporting System (CHRS)	Required Activity

2.1.03	Complete 100% of assigned public and private school audits, assessments, and/or validation/retrospective surveys in accordance with the DSHS Immunization Contractor's Guide for Local Health Departments by June 15 of contract year, local health department staff will complete 100% of assigned school audits and submit electronically (Alchemer, possibly via email)	Required Activity
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2.2. CHILDCARE & SCHOOL COMPLIANCE QA

2.2.01	Provide education to school and childcare facilities with high provisional, delinquency, and/or exemption rates at time of audit or when noncompliant records are identified. Report education provided to school or childcare staff in accordance with the DSHS Immunization Contractor's Guide for Local Health Departments	Required Activity
2.2.02	Provide feedback to DSHS ACE Group regarding trends/issues for vaccine requirements in accordance with the DSHS Immunization Contractor's Guide for Local Health Departments	Required Activity
2.2.03	Contact schools/districts to remind them to report during the Annual School Survey reporting period in accordance with the DSHS Immunization Contractor's Guide for Local Health Departments	Required Activity

2.3. FIRST RESPONDER IMMUNIZATION ASSESSMENTS

2.3.01	Educate and inform first responder facilities on the use of the Texas Immunization Registry to assess first responder immunization records and forecast any future immunization needs. Use the First Responder Immunization Toolkit (FRIT) to drive these activities	Suggested Activity
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3. MANAGING TVFC AND ASN PROVIDERS

3.1. PROVIDER RECRUITMENT

3.1.01	Recruit additional TVFC providers to administer vaccines to program-eligible populations. The goal is to increase each local health department's provider enrollment by 5%	Suggested Activity
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3.1.02	Ensure New Enrollment Checklist (11-15016) is completed for all clinics that join the TVFC/ASN Program	Required Activity
3.1.03	Collaborate with medical societies and/or local health provider organizations to identify providers to recruit and enroll	Suggested Activity

3.2. PROVIDER RETENTION

3.2.01	Sustain a network (through re-enrollment) of TVFC providers to administer vaccines to program-eligible populations	Required Activity
3.2.02	Promote TVFC and ASN Provider achievements: - Implement incentives for provider sites that reach vaccination coverage rate goals; and - Implement incentives to recognize sites during national observances (i.e. NIIW, NIAM, and NIVW)	Suggested Activity

3.3. PROVIDER EDUCATION

3.3.01	Provide a training for TVFC and ASN providers within the LHD Grantee's jurisdiction on the policies outlined in the TVFC and ASN Provider Manual and recommended procedures for implementing them. These include: - procedures for following storage and handling guidelines; - procedures for vaccine management; - procedures for using the DSHS vaccine management system (VAOS); - procedures for vaccine borrowing; - procedures for other compliance guidelines; - appropriate reporting of vaccine adverse events; - appropriate routine and emergency vaccine storage and handling plans; and - meeting the federal requirement that the most current Vaccine Information Statements (VIS) available at https://www.cdc.gov/vaccines/hcp/vis/index.html distributed to patients prior to patient vaccination	Suggested Activity
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3.3.02	Notify providers of TVFC and ASN updates and changes to program policies and procedures. Notify TVFC/ASN providers of the following: - CDC and DSHS Announcements; - TVFC/ASN Trainings; - Vaccine storage and handling policy updates; - Vaccine ordering changes; and - Vaccine choice	Standard (Universal)
3.3.03	Educate and assist TVFC and ASN providers on a quarterly basis with Provider Choice, as necessary	Standard (Universal)
3.3.04	Inform TVFC and ASN providers of the most up-to-date, DSHS-produced immunization information for their offices	Standard (Universal)
3.3.05	Identify TVFC and ASN providers experiencing high volumes of vaccine loss and develop process improvements/trainings aimed at reducing the amount of vaccine loss (including wasted and expired) in their clinics	Required Activity

3.4. PROVIDER VACCINE MANAGEMENT

3.4.01	Utilize the DSHS Vaccine Allocation and Ordering System (VAOS) reports and other provider submitted reports to perform 100% of quality assurance reviews on the following TVFC and ASN: - monthly biological reports (doses administered and current inventory); - vaccine orders; - temperature log; and - clinic hours of operation from TVFC and ASN providers in LHD Grantee's jurisdiction. Address all issues identified during review	Required Activity
3.4.02	Transfer vaccines that cannot be stored within provider offices (ex. accidental large orders) and vaccines approaching expiration between providers in LHD Grantee's jurisdiction for immediate use	Standard (Universal)

3.4.03	Ensure provider participation in vaccine ordering and inventory management using the Vaccine Allocation and Ordering System (VAOS): - Educate providers regarding vaccine ordering policies; and - Train providers to use VAOS for inventory and order entry	Standard (Universal)
3.4.04	Assist TVFC and ASN providers in LHD Grantee's jurisdiction on the maintenance of appropriate vaccine stock levels. Activities under this requirement shall be conducted in accordance with the DSHS Immunization Contractor's Guide for Local Health Departments and the current TVFC and ASN Program Operations Manual for Responsible Entities	Standard (Universal)
3.4.05	Train TVFC and ASN providers within LHD Grantee's jurisdiction to ensure that expired and spoiled/wasted vaccines are appropriately identified and entered into the Vaccine Allocation and Ordering System (VAOS). Train providers to complete returns to CDC's centralized distributor within six months of product expiration	Standard (Universal)
3.4.06	Ensure that 100% of TVFC providers within the LHD Grantee's jurisdiction complete the annual influenza pre-book survey	Required Activity

3.5. PROVIDER QUALITY ASSURANCE

3.5.01	Utilize the CDC Provider Education Assessment and Reporting (PEAR) system and CDC Immunization Quality Improvement for Providers (IQIP) database to document TVFC compliance and IQIP site visits for all subcontracted clinics and non-LHD Grantee's clinics (as applicable)	Required Activity
3.5.02	Utilize the CDC PEAR system and directly enter data into PEAR to document TVFC unannounced storage and handling visits to a minimum of 10% of providers within the LHD Grantee's jurisdiction	Required Activity
3.5.03	Utilize the CDC PEAR system and directly enter data into PEAR to document TVFC Unannounced Storage and Handling Visits, Compliance Visits and other visits conducted at TVFC provider offices	Required Activity
3.5.04	Complete and document 100% of the follow-up activities for TVFC quality assurance visits within required timeframes	Required Activity

3.5.05	Utilize Texas Immunization Registry or DSHS-provided coverage rates to assess immunization practices and coverage rates for all subcontracted entities and non-LHD Grantee's clinics (as applicable)	Required Activity
3.5.06	Review 100% of re-enrollment applications from TVFC and ASN providers in your jurisdiction by the DSHS specified deadline	Required Activity
3.5.07	Ensure that expired, wasted, and unaccounted-for vaccines (excluding flu) do not exceed 5% in TVFC provider clinics within the LHD Grantee's jurisdiction	Standard (Universal)
3.5.08	Review monthly reports to ensure data quality. This includes: - Identify sites that have not administered or ordered vaccine in the previous six months. Conduct a discussion and develop a plan of action; - Identify sites that are suspended to ensure 90 days is not exceeded; and - Ensure enrollment and withdrawal forms are submitted correctly and on time to the PHR staff	Required Activity
3.5.09	Review submitted reports to ensure data quality. This includes: - Quarterly, review 25% of enrolled sites to ensure contacts are listed correctly in Syntropi; and - Quarterly, review 25% of enrolled sites and provide education for the Vaccine borrowing and Vaccine transfer forms	Suggested Activity
3.5.10	Review monthly data logger reports for 25% of providers in LHD Grantee's jurisdiction to validate the accuracy of provider-submitted monthly temperature reporting forms	Suggested Activity
3.5.11	Review monthly data logger reports to validate the accuracy of provider-submitted monthly temperature reporting forms for all providers within LHD Grantee's jurisdiction who experience a vaccine loss as a result of temperature excursions	Standard (Conditional)
3.5.12	Conduct a monthly review of 10% of randomly selected providers in LHD Grantee's jurisdiction to identify vaccine loss report forms that were completed in VAOS but were not submitted	Suggested Activity
3.5.13	Conduct a quarterly review of 25% of providers in LHD Grantee's jurisdiction to identify those that have adjusted more than 10% of their vaccine inventory	Suggested Activity
3.5.14	Conduct a quarterly review of 25% of providers in LHD Grantee's jurisdiction to ensure the reported patient population matches the number of doses ordered	Suggested Activity

3.5.15	Utilize the CDC IQIP database and directly enter data to document IQIP follow-ups visits conducted at TVFC provider offices	Required Activity
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3.6. PROVIDER ACCOUNTABILITY

3.6.01	Track, report and follow up on vaccine fraud and abuse cases	Standard (Universal)
3.6.02	Complete program evaluation activities with TVFC and ASN providers to address issues identified as noncompliance issues For all TVFC providers, document corrective action plans in the CDC PEAR system as a contact	Required Activity

3.7. RE STAFF EDUCATION

3.7.01	Train LHD Grantee's staff to follow the policies and procedures outlined in the TVFC & ASN Program Operations Manual for Responsible Entities. Provide training on TVFC and ASN requirements and updates (as described in the TVFC & ASN Program Operations Manual for Responsible Entities) annually at a minimum	Required Activity
3.7.02	For personnel identified by DSHS, attend and/or complete the following trainings: - CDC Immunization Trainings; - TVFC/ASN Annual Trainings; - Annual Responsible Entity Training; and - Public Health Region (PHR) Trainings	Required Activity
3.7.03	Ensure that the TVFC & ASN Coordinator conducts quality assurance on 10% of the temperature recording logs that were reviewed by their staff each quarter	Suggested Activity

3.8. RE COMPLIANCE

3.8.01	Comply with the current DSHS Immunization Contractor's Guide for Local Health Departments and the TVFC and ASN Operations Manual for Responsible Entities	Standard (Universal)
3.8.02	Receive regional approval for any vaccine transfers and document those transfers in VAOS within 24 hours of the transfer occurring	Standard (Universal)

3.8.03	Address general inquiries by providers about the TVFC/ASN Program, and ensure timely follow-up on requests for information	Standard (Universal)
3.8.04	Ensure that providers within LHD Grantee's jurisdiction are adhering to the vaccine borrowing procedures outlined in the TVFC and ASN Provider Manual Report the number of borrowing forms submitted by quarter in the Immunization Inter-Local Agreement (ILA) Quarterly Report	Required Activity

3.9. RE EMERGENCY RESPONSE

3.9.01	Communicate the importance of an Emergency Vaccine Storage and Handling Plan to all clinics in the LHD Grantee's jurisdiction. Provide technical assistance to support the successful activation of each clinic's <i>Emergency Vaccine Storage and Handling Plan</i>	Standard (Universal)
3.9.02	Transfer, accept, and store TVFC and ASN vaccines from clinics in the LHD Grantee's jurisdiction if there is a failure in the clinic's <i>Emergency Vaccine Storage and Handling Plan</i>	Standard (Universal)
3.9.03	Be prepared to pack and ship vaccine to other sites, as directed by the DSHS Immunization Unit	Required Activity

4. EPIDEMIOLOGY & SURVEILLANCE

4.1. PERINATAL HEPATITIS B CASE IDENTIFICATION

4.1.01	Conduct identification and case management of perinatal hepatitis B cases	Standard (Universal)
4.1.02	Determine the number of newborns that do not receive the first dose of the hepatitis B vaccine and/or HBIG and work with those facilities to ensure all at-risk infants receive the hepatitis B vaccine series and HBIG within 12 hours of birth	Required Activity
4.1.03	Ensure timely follow-up and reporting of case status of possible moms as reported by DSHS within 2 weeks of receipt of report	Required Activity

4.2. PERINATAL HEPATITIS B CASE MANAGEMENT

4.2.01	Contact and provide case management to 100% of hepatitis B surface antigen-positive pregnant women identified, along with their infants and contacts	Required Activity
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4.3. PERINATAL HEPATITIS B REPORTING

4.3.01	For all cases documented as 'lost-to-follow-up' on the Perinatal Hepatitis B case management form, report the number and types of attempted activities performed in locating the mother or guardian of the infant to the DSHS Immunization Unit on the Perinatal Hepatitis B case management form	Required Activity
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4.4. PERINATAL HEPATITIS B EDUCATION

4.4.01	Require Perinatal Hepatitis B Case Manager to attend the biannual conference	Required Activity
4.4.02	Conduct educational training for hospitals, prenatal care providers, pediatricians, birthing facilities, and other healthcare providers/facilities within the Grantee's jurisdiction, to increase identification, timely reporting, and appropriate case management of pregnant woman with hepatitis and their infants and contacts.	Required Activity
4.4.03	Work with partners, as appropriate, to ensure coordination of activities aimed at preventing perinatal hepatitis B transmission	Standard (Universal)

4.5. DISEASE SURVEILLANCE

4.5.01	Complete investigation and document at least 90% of confirmed or probable reportable vaccine-preventable disease (VPD) cases within thirty (30) days of initial report to public health	Required Activity
4.5.02	Adhere to the DSHS Emerging and Acute Infectious Disease Guidelines and current Epi Case Criteria Guide in conducting all activities	Standard (Universal)

4.5.03	Ensure all new VPD surveillance staff attend 'Introduction Required Activity to NBS' training and complete the certification process in order to gain access to the NBS system	
4.5.04	Complete all data entry into the Texas National Electronic Standard (Universal) Disease Surveillance System (NEDSS) Base System (NBS) following the NBS Data Entry Guidelines	
4.5.05	Routinely review and follow up on all VPD laboratory reports received, including electronic lab reports (ELRs) generated through NBS in a timely fashion	Standard (Universal)
4.5.06	Verify and enter complete vaccination history in NBS on all VPD investigations with case status of confirmed or probable. Complete vaccination history can be assessed through the Texas Immunization Registry, provider offices, school records, and/or patient records	Required Activity
4.5.07	Initiate vaccine-based disease control activities by identifying population in need of a vaccination response and requesting vaccination services for that population by contacting the DSHS Vaccine-Preventable Disease (VPD) Surveillance Team Lead	Standard (Universal)

4.6. DISEASE SURVEILLANCE EDUCATION

4.6.01	Educate physicians, laboratories, hospitals, schools, child-care staff, and other health providers on VPD reporting requirements	Suggested Activity
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4.7. NEEDS ASSESSMENT

4.7.01	Conduct a community needs assessment to identify gaps in coverage rates or “pockets of need” for immunization activities. · Select an area of focus from the list of measurements provided in the Metrix or obtain approval from Immunization Unit epis for an alternate area of focus. · Create an assessment plan, collect data, gather stakeholder feedback, and analyze the information	Required Activity
4.7.02	Design an intervention to address the need identified in 4.7.01	Suggested Activity

5. PROVIDING A VACCINE SAFETY NET

5.1. CLINIC ENROLLMENT

5.1.01	Enroll all eligible LHD clinics into the TVFC and ASN Programs as providers	Required Activity
5.1.02	Provide immunization services according to national standards for immunization practices for infants, children, adolescents, adults, and healthcare workers. LHD clinics will comply with the National Childhood Vaccine Injury Act of 1986	Standard (Universal)

5.2. CLINIC STAFF TRAINING

5.2.01	Train all clinic staff on the policies outlined in the TVFC and ASN Provider Manual and LHD procedures for implementing them. These include: - procedures for following storage and handling guidelines; - procedures for vaccine management; and - procedures for using the DSHS vaccine management system (VAOS) procedures for other compliance guidelines	Required Activity
5.2.02	Develop clinic staff education requirements. Ensure that persons who administer vaccines and staff that are involved in the vaccine administration process (including those who screen immunization records and administer vaccines) to follow Advisory Committee on Immunization Practices (ACIP) standards for children and adults and are knowledgeable on immunizations and immunization practices This can be accomplished by having staff complete the most current CDC Pink Book (Epidemiology and the Prevention of Vaccine Preventable Diseases) training and appropriate Vaccine Education Online (VEO) modules	Required Activity
5.2.03	Develop eligibility screening and documentation policy for all LHD clinics. Provide training to all staff on appropriate screening and documentation for TVFC eligibility to ensure TVFC vaccine is administered only to TVFC-eligible children. Implement policy and plan for routine adherence to eligibility policies	Required Activity

5.2.04	Develop and implement a policy on the use of the Texas Immunization Registry. Train LHD staff on conducting client searches in the Texas Immunization Registry and how to effectively enter client demographic and immunization information	Required Activity
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5.3. CLINIC IMMUNIZATION PRACTICES

5.3.01	Comply with current applicable state and federal standards, policies and guidelines for clinics	Standard (Universal)
5.3.02	Provide vaccines regardless of residency or ability to pay	Standard (Universal)
5.3.03	Adhere to clinical records retention schedule	Standard (Universal)
5.3.04	Explain the benefits of a “medical home” and assist the parent/guardian in obtaining or identifying the child’s medical home	Standard (Universal)
5.3.05	Discuss the next ACIP-recommended vaccines and refer the client to a medical home to complete the vaccination series	Standard (Universal)
5.3.06	Maintain a list of current providers within the LHD’s jurisdiction who accept children on Medicaid or CHIP and make this list available to clinic clients and families as needed	Standard (Universal)
5.3.07	Refer uninsured clients to Medicaid or the Children’s Health Insurance Program (CHIP) as appropriate	Standard (Universal)
5.3.08	Ensure that all ACIP-recommended vaccines are routinely available and offered to TVFC patients	Standard (Universal)
5.3.09	Ensure that all vaccines listed on the ASN vaccine formulary are available and offered to eligible adult patients	Standard (Universal)
5.3.10	Establish “standing orders” for vaccination in LHD Grantee’s clinics that are consistent with legal requirements for standing orders (including, but not limited to, those found in the Texas Medical Practice Act)	Required Activity
5.3.11	Search for the client's immunization history at every client encounter. Compare all immunization histories (Texas Immunization Registry, TWICES or EMR system, validated patient-held records, clinic medical record) and enter into the Texas Immunization Registry all historical immunizations not in the Registry at every client encounter. Review the client’s record for vaccines due and overdue according to the CDC recommended schedules at: https://www.cdc.gov/vaccines/schedules/index.html	Standard (Universal)

5.3.12	Offer updated Immunization History Report to the client or client's parent or guardian at every client encounter	Standard (Universal)
5.3.13	Follow and explain recommended guidelines for obtaining and submitting ImmTrac2 consent forms according to the instructions found at http://www.dshs.texas.gov/immunize/immtrac/forms.shtm	Standard (Universal)
5.3.14	Report to the Texas Immunization Registry all immunizations administered to consented children (younger than 18 years of age) and consented adults in LHD Grantee's clinics, either by entering data directly into the Registry or through electronic data exchange via TWICES or an electronic medical record (EMR) system	Standard (Universal)
5.3.15	Verbally and with DSHS-produced literature, inform parents at LHD Grantee's clinics about the Texas Immunization Registry, the benefits of inclusion in the Registry, and the importance of maintaining a complete immunization history in the Registry	Standard (Universal)
5.3.16	Update all demographic information, including address, email, and telephone number, at every client encounter in EMR and the Texas Immunization Registry	Standard (Universal)
5.3.17	Verbally educate patients and parents/guardians about the benefits and risks of vaccination and distribute DSHS educational materials, as applicable, as part of this conversation	Standard (Universal)
5.3.18	Follow only medically supportable contraindications to vaccination	Standard (Universal)
5.3.19	Provide immunization services at times other than 8 am to 5 pm, Monday through Friday, at least once per month	Required Activity
5.3.20	Institute infection control practices, including effective hand washing and management of hazardous waste	Standard (Universal)
5.3.21	Maintain confidentiality of client information	Standard (Universal)
5.3.22	Recommend the simultaneous administration of all needed vaccines for the patient	Standard (Universal)
5.3.23	Implement clinic policy on screening and documentation of eligibility for TVFC vaccines. The policy must be consistent with the TVFC requirements outlined in the current TVFC and ASN Provider Manual	Standard (Universal)
5.3.24	Participate in public health emergencies and exercises that may require vaccine administration to the public or first responders	Suggested Activity

5.3.25	Conduct outreach activities to raise the immunization coverage levels of uninsured adults by visiting sites such as homeless shelters, halfway houses, day labor sites or other locations	Suggested Activity
5.3.26	Coordinate with community vaccinators to conduct annual employee-based vaccination clinics for influenza vaccine administration	Suggested Activity

5.4. CLINIC VACCINE MANAGEMENT

5.4.01	Ensure that all expired and spoiled/wasted vaccines are appropriately identified and entered into the Vaccine Allocation and Ordering System (VAOS) for the LHD Grantee's clinics	Required Activity
5.4.02	Submit returns for all vaccines distributed via CDC's centralized distributor back to the centralized distributor for returns processing	Standard (Universal)

5.5. CLINIC QUALITY ASSURANCE

5.5.01	Ensure that appropriate routine and emergency vaccine storage and handling plans are in place at each of the LHD Grantee clinic locations	Required Activity
5.5.02	Ensure that expired, wasted, and unaccounted-for vaccines (excluding flu) do not exceed 5 percent in LHD Grantee's clinics	Standard (Universal)

5.6. CLINIC REPORTING

5.6.01	Conduct timely reporting of monthly clinic activities by recording vaccine inventory, doses administered, temperature logs and other reportable activities by the 5 th of each month as described in the TVFC/ASN Provider Manual	Required Activity
5.6.02	Report all notifiable conditions as specified in the DSHS Immunization Contractor's Guide for Local Health Departments	Standard (Universal)
5.6.03	Report all vaccine adverse events as specified in the DSHS Immunization Contractor's Guide for Local Health Departments	Standard (Universal)

5.6.04	Report the number of unduplicated underinsured clients and the number of doses administered to underinsured children monthly as specified in the DSHS Immunization Contractor's Guide for Local Health Departments	Required Activity
5.6.05	Conduct monthly reporting of doses administered to women veterans, as required in the ASN Program	Required Activity

6. INCREASING USE OF THE TEXAS IMMUNIZATION REGISTRY

6.1. TEXAS IMMUNIZATION REGISTRY OUTREACH FOR IMMUNIZATION RECORDS

6.1.01	Conduct Texas Immunization Registry outreach to organizations regarding missing vaccinations for children and adults for whom consent has been granted but who do not have complete immunization records	Suggested Activity
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6.2. TEXAS IMMUNIZATION REGISTRY OUTREACH FOR PATIENT CONSENTS

6.2.01	Conduct activities aimed at increasing the consent rate for all age groups, including adults and individuals identified as recently moved in-state	Suggested Activity
6.2.02	Conduct at least twelve (12) outreach and educational activities focused on 18-year-olds in high schools and colleges/universities in LHD Grantee's jurisdiction	Required Activity

6.3. TEXAS IMMUNIZATION REGISTRY OUTREACH TO USERS

6.3.01	Conduct outreach to existing Registry users who have not logged into the Registry in the last 90 days	Required Activity
6.3.02	Provide orientation to all new Texas Immunization Registry organizations within the LHD Grantee's jurisdiction at least once a year and maintain documentation of all technical assistance provided (e.g., telephone logs) Provide education and training on the effective use of the Texas Immunization Registry according to the Guidelines for Increasing the Use of the Texas Immunization Registry Identify and assist newly registered providers and new users reporting to the Texas Immunization Registry	Suggested Activity

6.4. TEXAS IMMUNIZATION REGISTRY USER EDUCATION

6.4.01	Provide education, training, and technical assistance to promote the effective use of the Texas Immunization Registry by organizations	Suggested Activity
6.4.02	Identify and assist providers to establish electronic affirmation of consent	Required Activity

6.5. TEXAS IMMUNIZATION REGISTRY PROMOTION

6.5.01	Promote the use of the Texas Immunization Registry to organizations within the LHD Grantee's jurisdiction that are not currently enrolled in the Registry. Identify all providers who administer vaccine in awardee's jurisdiction, including both pediatric and adult immunization providers. Educate them on their statutory requirement to report immunizations and on the enrollment process	Required Activity
6.5.02	Provide education and technical assistance to birth registrars on the effective use of the Texas Immunization Registry	Suggested Activity
6.5.03	Collaborate with prenatal healthcare providers, birth registrars, hospital staff, pediatricians, and other entities to educate parents, expectant parents, and providers about the Texas Immunization Registry and the benefits of participation. This includes the dissemination of DSHS educational materials as appropriate	Suggested Activity

6.6. TEXAS IMMUNIZATION REGISTRY PROGRAM QUALITY IMPROVEMENT

6.6.01	Review the monthly Provider Activity Report (PAR) to identify organizations who are inactive or not routinely submitting immunization data or adding consented clients. Prioritize these organizations for outreach activities	Required Activity
6.6.02	Review the quarterly Consent Accepted Rate Evaluation (CARE) report to target organizations with largest client volume and/or lowest consent acceptance rate. Prioritize these organizations for outreach activities	Required Activity

6.6.03	Conduct a minimum of 60 Texas Immunization Registry organization quality improvement assessments per FTE each year as described in the Guidelines for Increasing the Use of the Texas Immunization Registry. (For jurisdictions with less than 60 orgs, conduct quality improvement assessment visits to 100% of your orgs)	Required Activity
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7. EDUCATION AND PARTNERSHIPS

7.1 PUBLIC EDUCATION

7.1.01	Inform and educate the public about vaccines and vaccine-preventable diseases	Required Activity
7.1.02	Inform the general public about the TVFC and ASN Programs and the eligibility criteria for qualifying for the programs	Required Activity

7.2 PROVIDER EDUCATION

7.2.01	Educate and update providers on the most current ACIP recommendations for all age groups	Suggested Activity
7.2.02	Inform and highly recommend to the medical community and local providers within the LHD Grantee's jurisdiction the most current Centers for Disease Control and Prevention (CDC) Epidemiology and Prevention of Vaccine-Preventable Disease (EPI-VAC) training (https://www.cdc.gov/vaccines/ed/webinar-epv/index.html). The most current "Pink Book," titled <u>Epidemiology and Prevention of Vaccine-Preventable Diseases</u>, can be found on the CDC website at http://www.cdc.gov/vaccines/pubs/pinkbook/index.html	Suggested Activity
7.2.03	Provide information to community healthcare employers (hospitals, clinics, doctor offices, long-term care facilities) about the importance of vaccination of healthcare workers	Suggested Activity
7.2.04	Provide training relating to Standards for Child and Adolescent Immunization Practices and Standards for Adult Immunization Practices to all immunization providers within LHD Grantee's jurisdiction	Suggested Activity

7.2.05	Provide training opportunities and/or resources to assist immunization providers in communicating with patients and/or parents (e.g., making a strong recommendation, addressing vaccine hesitancy, etc.)	Required Activity
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7.3 STAFF EDUCATION

7.3.01	Work to ensure that all Immunization Program Grantee staff are knowledgeable about vaccines and VPDs	Standard (Universal)
7.3.02	Develop and implement a written communications and customer service plan for Grantee's staff to ensure customers receive consistent, correct immunization information and services in a courteous and friendly manner on a timely basis	Required Activity
7.3.03	Educate healthcare workers on the importance of keeping themselves up-to-date with the vaccine schedule	Required Activity

7.4 COALITION BUILDING

7.4.01	Appoint an immunization coalition coordinator	Required Activity
7.4.02	Attend and participate in required coalition trainings sponsored by DSHS	Required Activity
7.4.03	Develop and maintain a planning group with the goal of sustaining a coalition	Suggested Activity
7.4.04	Engage and recruit community groups and immunization stakeholders into a coalition	Suggested Activity
7.4.05	Facilitate and host coalition meetings	Suggested Activity
7.4.06	Participate in monthly calls to provide updates on coalition collaboration activities	Required Activity
7.4.07	Provide signed letters of agreement and other documentation of commitment to participate in coalition	Suggested Activity
7.4.08	Document communications, group meetings, and planning of activities that promote the best practices identified in contract agreement (documents are to be accessible during site visits)	Required Activity

7.5 COMMUNITY PARTNERSHIP

7.5.01	Plan and implement community education activities and partnerships aimed at improving and sustaining immunization coverage levels	Required Activity
7.5.02	Conduct outreach and collaborative activities with American Indian tribes, if applicable	Required Activity
7.5.03	Participate in at least one collaborative meeting concerning tribal health issues, concerns, or needs with American Indian tribal members, if applicable	Required Activity
7.5.04	Coordinate educational and other activities with local Women, Infants, and Children (WIC) programs to ensure that children participating in WIC are screened and referred to their “medical home” for vaccination using a documented immunization history in accordance with the Standards for Child and Adolescent Immunization Practices	Suggested Activity
7.5.05	Offer educational opportunities to all WIC Programs in the service area, including information about online and satellite-broadcast continuing education opportunities from the CDC Continuing Education website at https://www.cdc.gov/vaccines/ed/index.html	Suggested Activity
7.5.06	Engage in education and partnerships aimed at reducing or eliminating coverage disparities by race, ethnicity, and socioeconomic status	Required Activity
7.5.07	Maintain a contact list of providers, hospitals, schools, child-care facilities, social service agencies, and community groups involved in promoting immunizations and reducing vaccine-preventable diseases	Required Activity
7.5.08	Participate in special initiatives as directed by the DSHS Immunization Unit	Required Activity
7.5.09	Implement the DSHS Immunization Ambassador Program throughout Grantee’s jurisdiction	Required Activity

7.6 STAKEHOLDER ENGAGEMENT

7.6.01	Attend all Texas Immunizers and Stakeholders Working Groups (TISWG) and other designated stakeholder meetings (these meetings can be attended remotely)	Required Activity
7.6.02	Host at least 1 immunization stakeholder meeting per quarter (4 per contract year)	Suggested Activity

7.7 MEDIA CAMPAIGNS

7.7.01	Distribute ASN information and educational materials at venues and clinics that serve eligible adults	Required Activity
7.7.02	Distribute TVFC information and educational materials at venues that parents of TVFC-eligible children might frequent	Required Activity
7.7.03	Participate, when directed, in statewide media campaigns by distributing DSHS-developed and produced public service announcements and materials to local television and radio stations, newspapers, parent publications, university newspapers, high school newspapers, and neighborhood newspapers	Required Activity
7.7.04	Promote www.ImmunizeTexas.com , the Immunization Unit's website; and any other Immunization Unit newsletters to providers in the LHD Grantee's jurisdiction	Required Activity
7.7.05	Use national immunization observances as opportunities to conduct specific education and promotional activities to give emphasis to the importance and benefits of vaccines: National Infant Immunization Week (NIIW), National Immunization Awareness Month (NIAM), and National Influenza Immunization Week (NIIW)	Required Activity
7.7.06	Share available federal, state, and/or local adolescent vaccination coverage and/or vaccine-uptake-related data with partner organizations, adolescent immunization providers, and other stakeholders	Required Activity

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: alison.joffrion@hhsc.state.tx.us

To advise DSHS Contract Management Section of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at alison.joffrion@hhsc.state.tx.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

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- Until or unless you notify DSHS Contract Management Section as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by DSHS Contract Management Section during the course of your relationship with DSHS Contract Management Section.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 05/17/2022

Item Title: General Election Canvass

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Council is requested to consider an ordinance canvassing the results of a General Election held for the purpose of electing candidates to the Office of the City Council of the City of Garland, Texas, for an election that was held on May 7, 2022 and declaring the results of that election. The numbers in the ordinance posted in this agenda may change when the ordinance is submitted for approval on Tuesday, May 17, 2022.

Formal canvassing of the returns and declaring the results of the May 7, 2022 General Election held for the purpose of electing candidates to the Office of the City Council of the City of Garland for Districts 1,2, 4, and 5.

Recommendation/Action Requested and Justification

Council is requested to adopt the ordinance canvassing the May 7, 2022 election results.

Attachments

May 7 2022 Election Ordinance

ORDINANCE NO.

AN ORDINANCE CANVASSING THE RESULTS OF A GENERAL ELECTION FOR THE PURPOSE OF ELECTING COUNCILMEMBERS TO DISTRICTS 2 and 5 OF THE CITY OF GARLAND, TEXAS; DECLARING THE RESULTS OF THAT ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 17th of May, 2022, such date being within the time prescribed by law for the canvassing of election results at an election called by a municipality, the City Council canvassed the results of the general election for the purpose of electing Councilmembers to Districts 2 and 5 of the City of Garland, Texas for an election having been held on the 7th of May, 2022; such election having been duly ordered by the City Council under the authority of the Constitution and laws of the State; and

WHEREAS, in accordance with the Texas Election Code and pursuant to Ordinance No. 7297, the City Council cancelled the election to be held May 7, 2022 for unopposed candidates for City Council Districts 1 and 4 and declared the unopposed candidates within those districts elected to office as follows:

Councilmember District 1: Jeff Bass

Councilmember District 4: B.J. Williams

WHEREAS, the City Council has determined that the election officials of the voting districts of the City have, in compliance with the law, made returns to the City Council in the time and manner required; and the City Council having canvassed the votes from each of those districts does find the total number of votes cast for each candidate was as follows:

NAME OF CANDIDATE	TOTAL VOTES	PERCENTAGE OF VOTES
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COUNCILMEMBER, DISTRICT 2

Trayc Claybrook	64	11.57%
Koni Ramos-Kaiwi	103	18.63%
Deborah S. Morris	368	69.80%

COUNCILMEMBER, DISTRICT 5

Cle D. Kimble	132	18.94%
---------------	-----	--------

Margaret A. Lucht	347	49.78%
Jon Dehn	218	31.28%

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

Section 1

That, having canvassed the results of the election, the City Council determines:

(1) that the following candidate was elected to the following positions and is hereby declared elected to office, subject to the taking of the oath of office as prescribed by the Texas Constitution:

COUNCILMEMBER DISTRICT 2

Deborah S. Morris, and

(2) as provided in the notice of election and election order for the foregoing election, a run-off election shall be held in District 5 between Margaret A. Lucht and Jon Dehn, there being no candidate in that district who obtained a majority of the votes.

Section 2

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

PASSED AND APPROVED this 17th day of May, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 05/17/2022

Item Title: Conduct the swearing in of Council Members for Districts 1, 2 and 4

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Conduct the swearing in of Council Members for Districts 1, 2, and 4.

Recommendation/Action Requested and Justification

Conduct the swearing in of Council Members for Districts 1, 2, and 4.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. a.

Meeting Date: 05/17/2022

Item Title: BW 22-01 Garland Hawaiian Falls Holdings LLC (District 8)

Submitted By: Will Guerin, Planning Director

REQUEST

Variance to reduce the minimum separation requirement between an establishment that sells or serves alcoholic beverages and a public school.

LOCATION

4550 North Garland Avenue

BACKGROUND

Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet of a church, public school or public hospital. However, Section 2.55(C) allows for a variance process through the City Council. The applicant, representing Hawaiian Falls Garland located at 4550 North Garland Avenue, requests a variance to allow the sales of beer and wine for on-premise consumption. There is an existing public school [Spring Creek Elementary School] to the south of the subject property, across Spring Creek Drive, approximately 60 feet away. In order for the prospective owner to receive a permit from the Texas Alcoholic Beverage Commission (TABC), the City of Garland must first give approval.

SITE DATA

The overall subject property contains approximately 77.48 acres while the water park fronts approximately 500 lineal feet along Spring Creek Drive, approximately 700 feet along Spring Creek Way, and approximately 530 feet along North Garland Avenue. The subject property is zoned Agricultural (AG) District.

CONSIDERATIONS

1. The subject property is developed with the Hawaiian Falls Garland water park. The applicant requests to add a bar area near the wave pool, serving beer and wine-based frozen beverages. The applicant states that the bar would not be open during operating hours of Spring Creek Elementary School.
2. As mentioned above, Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located

nearer than 300 feet to a church, public school or public hospital. There is an existing school [Spring Creek Elementary School] less than 300 feet from the subject property. Per the GDC guidelines, the measurement between public schools and alcohol-selling establishments is in a direct line from property line to property line; the subject property and the Spring Creek Elementary School property are approximately 60 feet apart.

There is an additional public school [Webb Middle School] to the south; however, it is greater than 300 feet away.

3. Chapter 2, Article 5, Section 2.55(C) of the Garland Development Code (GDC) states that “The City Council may grant a variance to the distance regulations provided by this Section if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety and welfare of the public and the equities of the situation, determines is in the best interest of the community.”

Attachments

BW 22-01 Location Map

BW 22-01 Applicant Letter

BW 22-01 Responses

BW 22-01 Staff Presentation



Dear City Council Members,

April 21st, 2022

Thank you for considering our request for a variance for distance regulations for our new planned bar area. The area will be located on our wave pool deck which had been a food venue in the past. Pictured is the exact location and what the venue looks like currently with renderings of the proposed new look.

The bar would not be open during operating hours of Spring Creek Elementary. Hawaiian Falls Garland doesn't open for fulltime operations until after the last day of the school calendar.

The plan is to obtain a Beer & Wine permit as we did last summer at our Colony location. We will serve only wine based frozen drinks as well as draft beer and plastic or aluminum canned beers. There will be no spirits related beverages being sold at the new bar. In addition, this will allow us to open an additional food venue at the park to accommodate our guest by also selling ICEE products and some prepackaged food items.

Premier Parks LLC plans are to revive a large area that is currently under-utilized at the park. With the upgrades of this food venue, the new LED screen and having electricity at the cabanas in this area will all contribute to bring more of our guest to this large area. This will alleviate the feel of a heavy crowd in the other areas of the park.

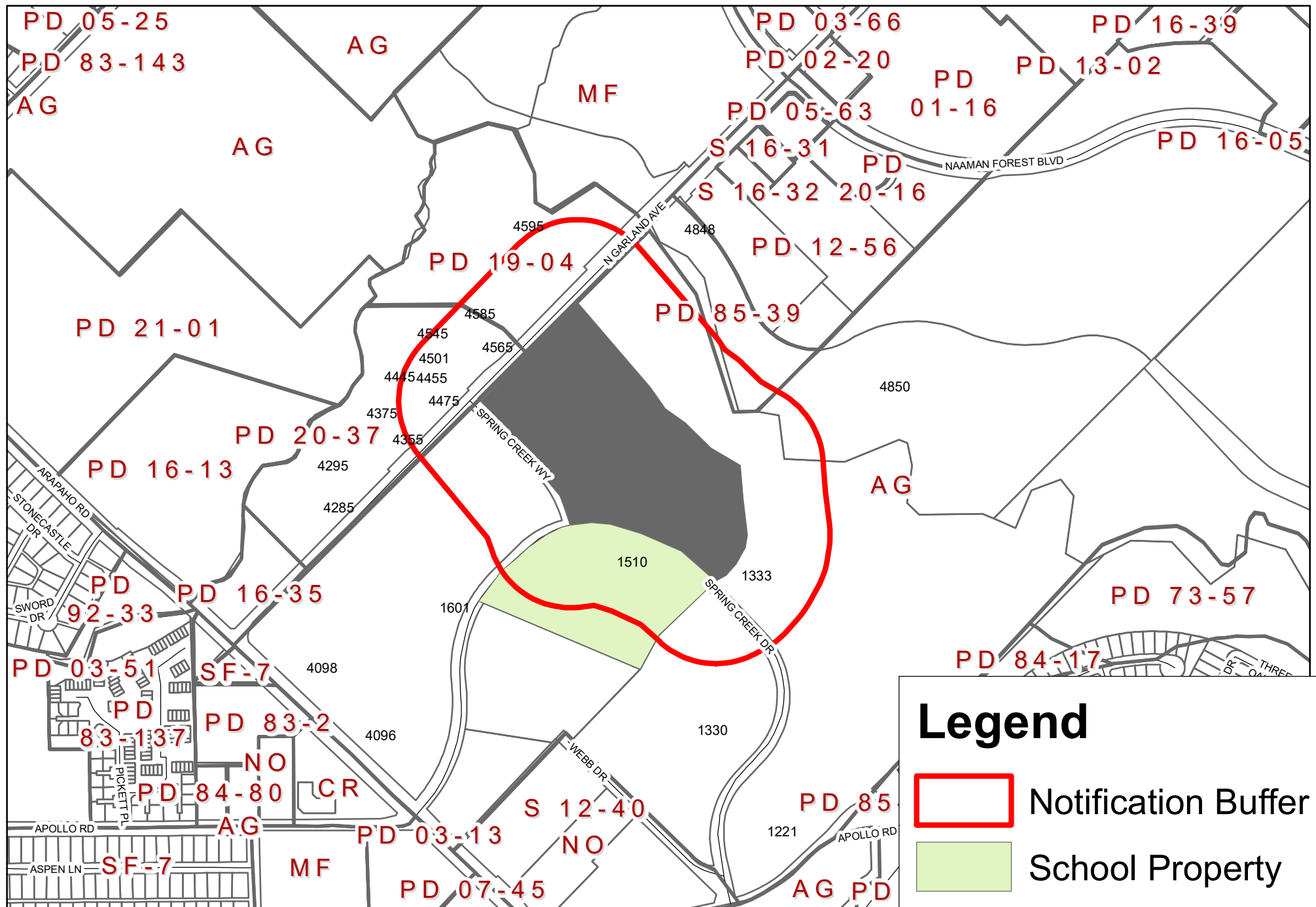
Thanks again for the consideration of our request.

Chris Shillcutt

General Manager Hawaiian Falls Garland/The Colony

cshillcutt@hfallswaterpark

501-515-3855



0 400 800 Feet
1 inch = 609 feet

B & W 22-01

Legend

-  Notification Buffer
-  School Property
-  Subject Property

4550 North Garland Avenue

We have not received any responses for this case.

BW 20-01

The applicant requests a variance regarding the distance to a school from an establishment that sells or serves alcoholic beverages. A bar area serving beer and wine-based frozen drinks is proposed at Hawaiian Falls.

[Approval of a variance to Section 2.55 of the Garland Development Code regarding the distance to a church, public school, or public hospital from an establishment that sells or serves alcoholic beverages.]



GARLAND

TEXAS MADE HERE

**City Council Meeting
May 17, 2022**

Case Information

Location: 4550 North Garland Avenue

Applicant: Garland Hawaiian Falls Holdings LLC

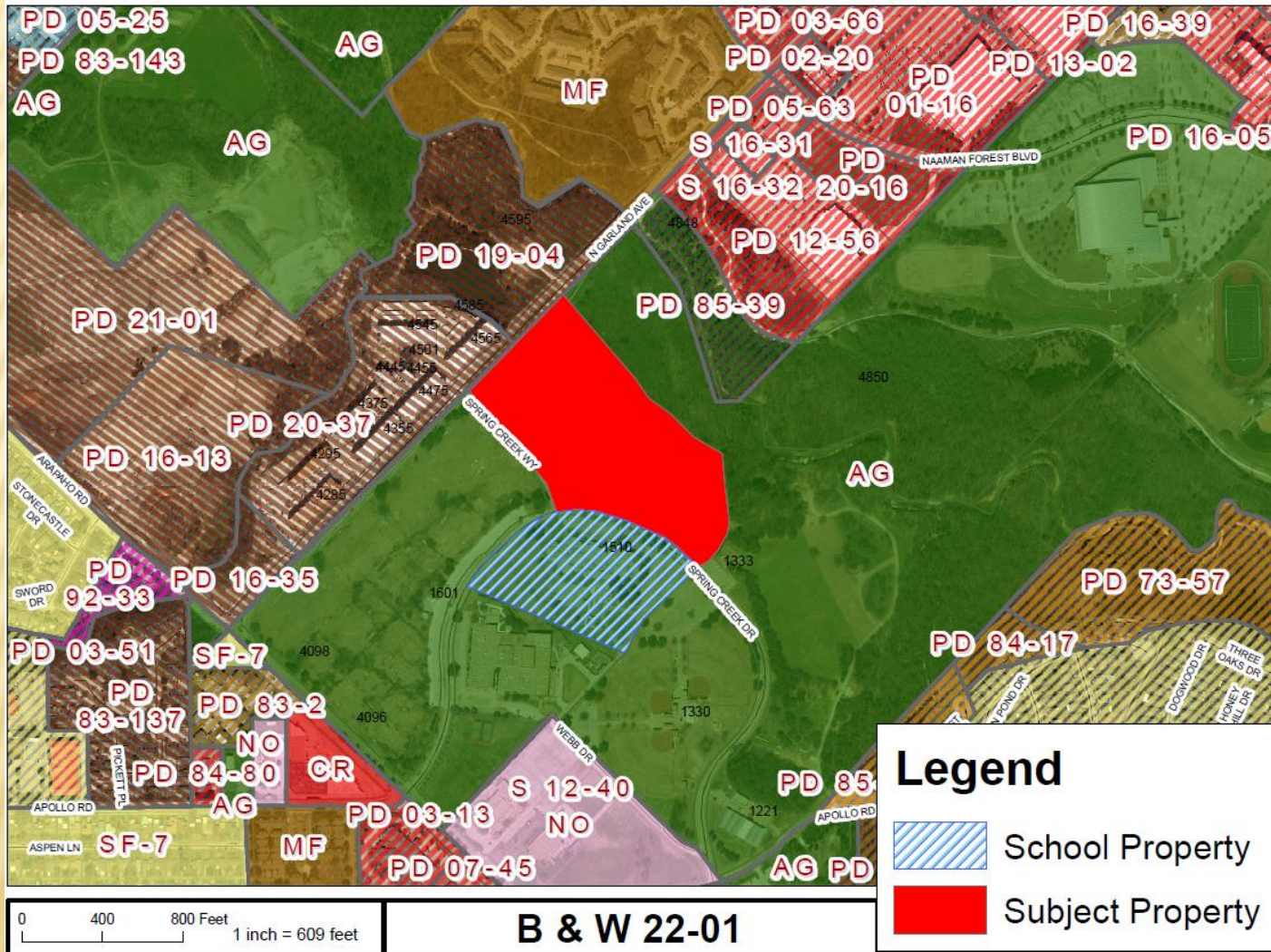
Owner: City of Garland

Zoning: Agricultural (AG) District

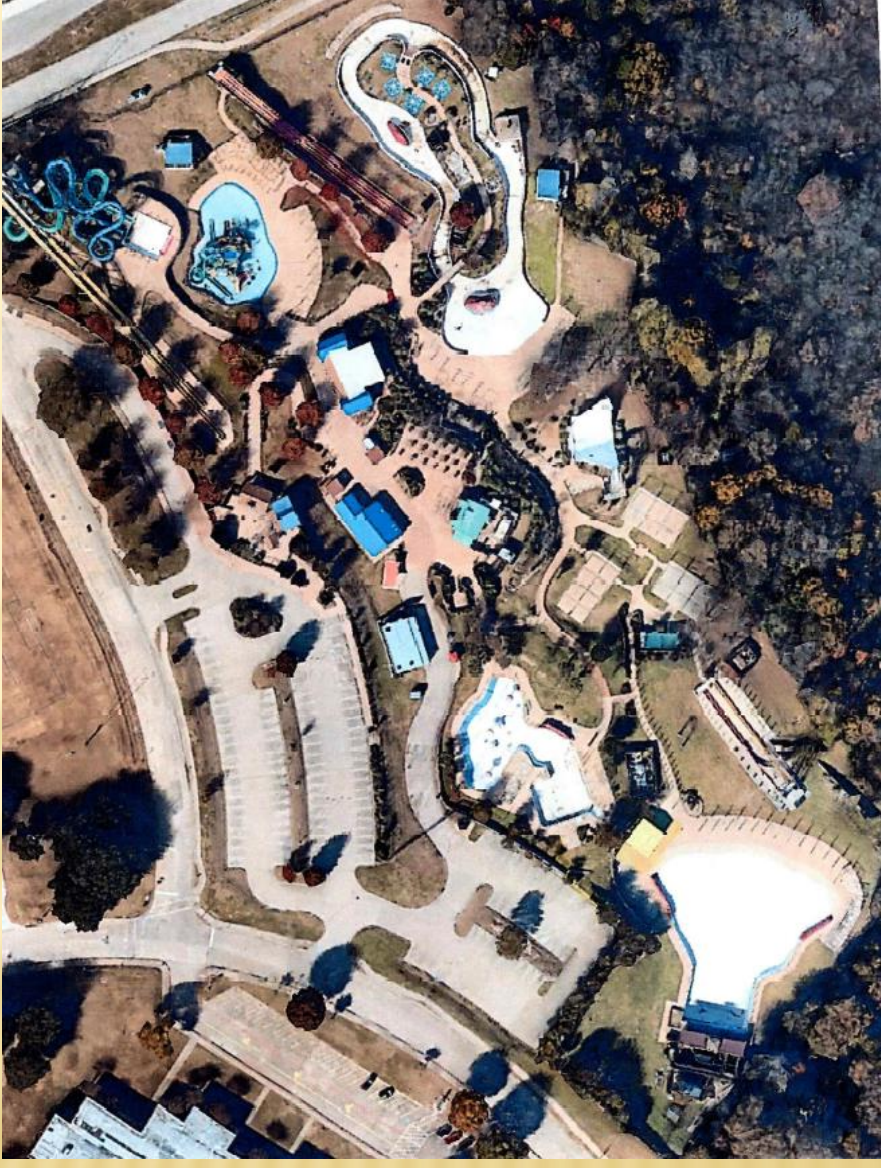


GARLAND
TEXAS MADE HERE

Location Map











Existing Structure, see concept next page

EXISTING



Colored Festoon Lighting



2'x10 Surfboard Tables w 8' umbrella



Digital Printed Banner Backwall



Purchase 16' Canoe for Ice Bath
Have Randy Baublett add
Hawaiian End Caps, paint and graphics

Add surfboards, rope and colored stains



March 2022

Hawaiian Falls Garland Tiki Bar Concept



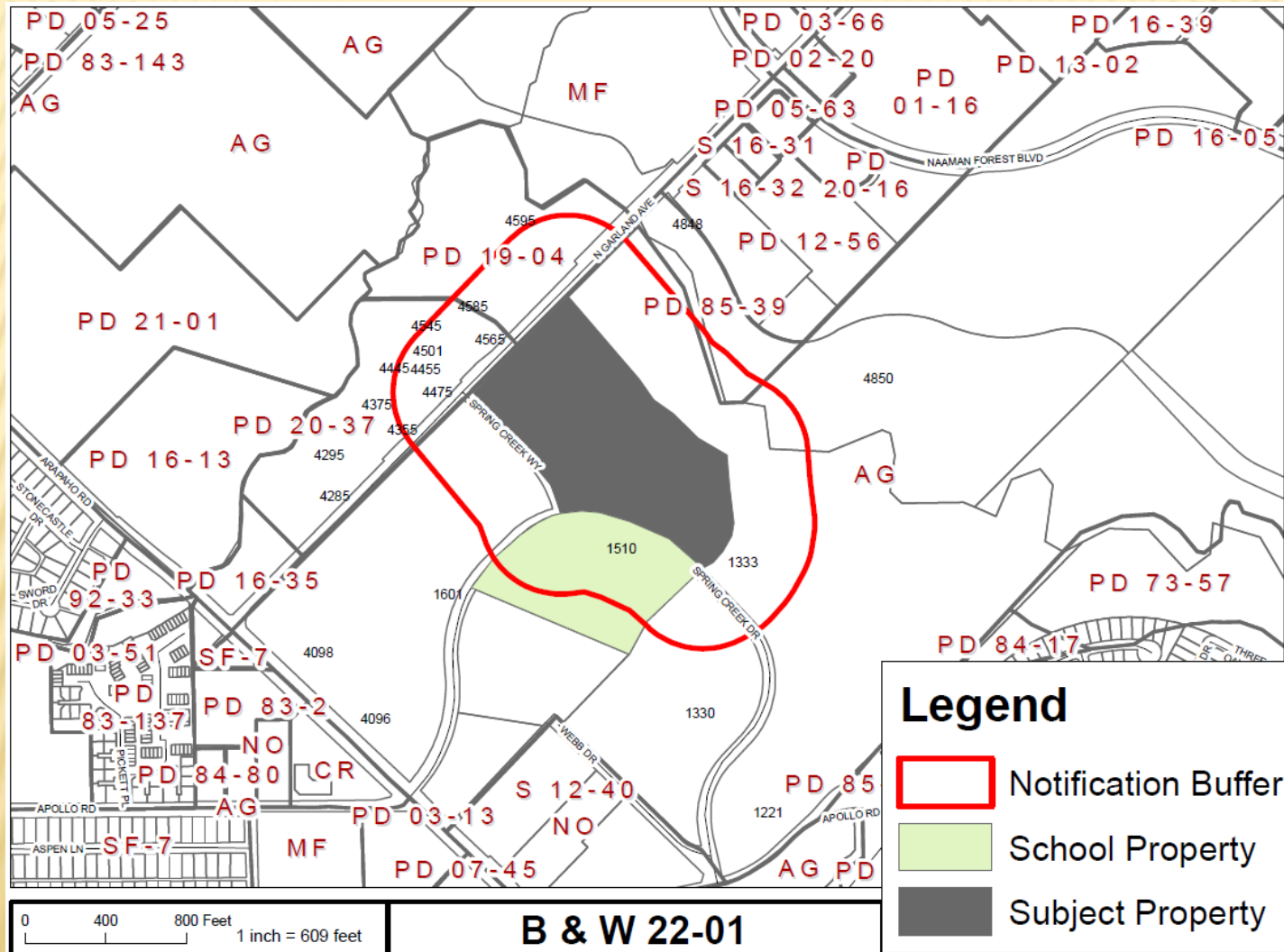
PROPOSED





GARLAND
TEXAS MADE HERE

Location Map



BW 22-01



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. b.

Meeting Date: 05/17/2022

Item Title: Z 21-46 Turn Compost, LLC - Specific Use Provision (District 6)

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

REQUEST

Approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) and 2) a Plan on a property zoned Industrial (IN) District.

LOCATION

196 South International Road

OWNER

Ash Real Estate Holdings, LLC

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) for a period of ten (10) years and 2) a Plan as requested by the applicant.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) and 2) a Plan as requested by the applicant.

BACKGROUND

The property is developed with one (1) office building and two (2) warehouses located in back [eastern] portion of the site; the outside area in the back is used for firewood, mulch, nightly truck and equipment storage. The property is and will continue to be occupied by Texas Tree Surgeons, a company that provides tree care services that includes tree trimming, tree health management and occasionally tree removal. The resulting byproduct of these services is waste wood that is either chipped into mulch or sold as firewood. Most of the resulting mulch is stored on the property.

The applicant, Turn Compost, LLC, plans to lease a portion of the outdoor area on the property to produce compost by adding organic matter to the existing outdoor mulch piles produced by Texas Tree Surgeons. However, the applicant does not plan to occupy any of the existing buildings.

SITE DATA

The site contains 2.51 acres with approximately 338 lineal feet of frontage along South International Road.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District provides for a wide array of industrial uses which generate few objectionable conditions. Such uses include manufacturing, processing, assembling, research and development, warehousing and distribution. A Specific Use Provision is required for Bulk Material Sales & Storage (retail or wholesale) in the Industrial (IN) District.

CONSIDERATIONS

1. The applicant is proposing to lease 29,680 square feet of outdoor area to produce compost by adding mostly organic vegetative material to the pre-existing mulch piles; the applicant would then deliver this compost to its customers. All storage and processing of the compost would be performed in the outdoor areas designated on the Site Plan (Exhibit C). The composting process would be managed by two (2) or three (3) employees. The following is a list of materials that would be used in the compost process:

- Mulch
- Vegetables and fruit scraps
- Coffee and tea grounds
- Dry pasta and grains
- Egg shells
- Shredded paper
- Leaves
- Beans, nuts, seeds

The composting facility would operate Monday through Sunday from 8:00 a.m. to 5:00 p.m. with no on-site sales.

2. Screening and Landscaping: The applicant is not proposing any new construction on the site; therefore, with the exception of the outside storage screening requirement and landscaping for required parking (considerations No. 3 & 5), this application does not trigger any other screening or landscaping requirements.
3. The property is currently surrounded by a six (6)-foot solid metal fence. Per the applicant, the piles would be no higher than six (6) feet.
4. Signage: The applicant is not requesting any deviations from the signage standards of the Garland Development Code (GDC).
5. Parking: Under this application, review and compliance with the parking requirement is triggered by and solely applied to the proposed composting facility, not the existing facility (Texas Tree Surgeons). The Garland Development Code (GDC) establishes a parking requirement for the proposed composting facility of one (1) parking space for every 1,000 square feet of gross floor area or one (1) parking space for every 1,000 square feet of outdoor area (whichever is greater). This ratio along with the proposed outdoor leasing area yields a quantitative requirement of thirty (30) parking spaces for the proposed

composting facility.

The applicant requests a waiver of the parking requirement applied to the proposed composting facility. The applicant contends that the proposed composting operation will only add two (2) or three (3) on-site employees to the current two (2) or three (3) on-site employees typically working for Texas Tree Surgeons, and with no on-site compost sales any increase in vehicles traffic will be negligible and accommodated by the current site layout.

6. The applicant is requesting approval of a ten (10)-year Specific Use Provision.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Comprehensive Plan recommends Business Center for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type developments, that cumulatively employs large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Supporting land uses within Business Centers includes retail, services, restaurants, meeting facilities, and entertainment.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

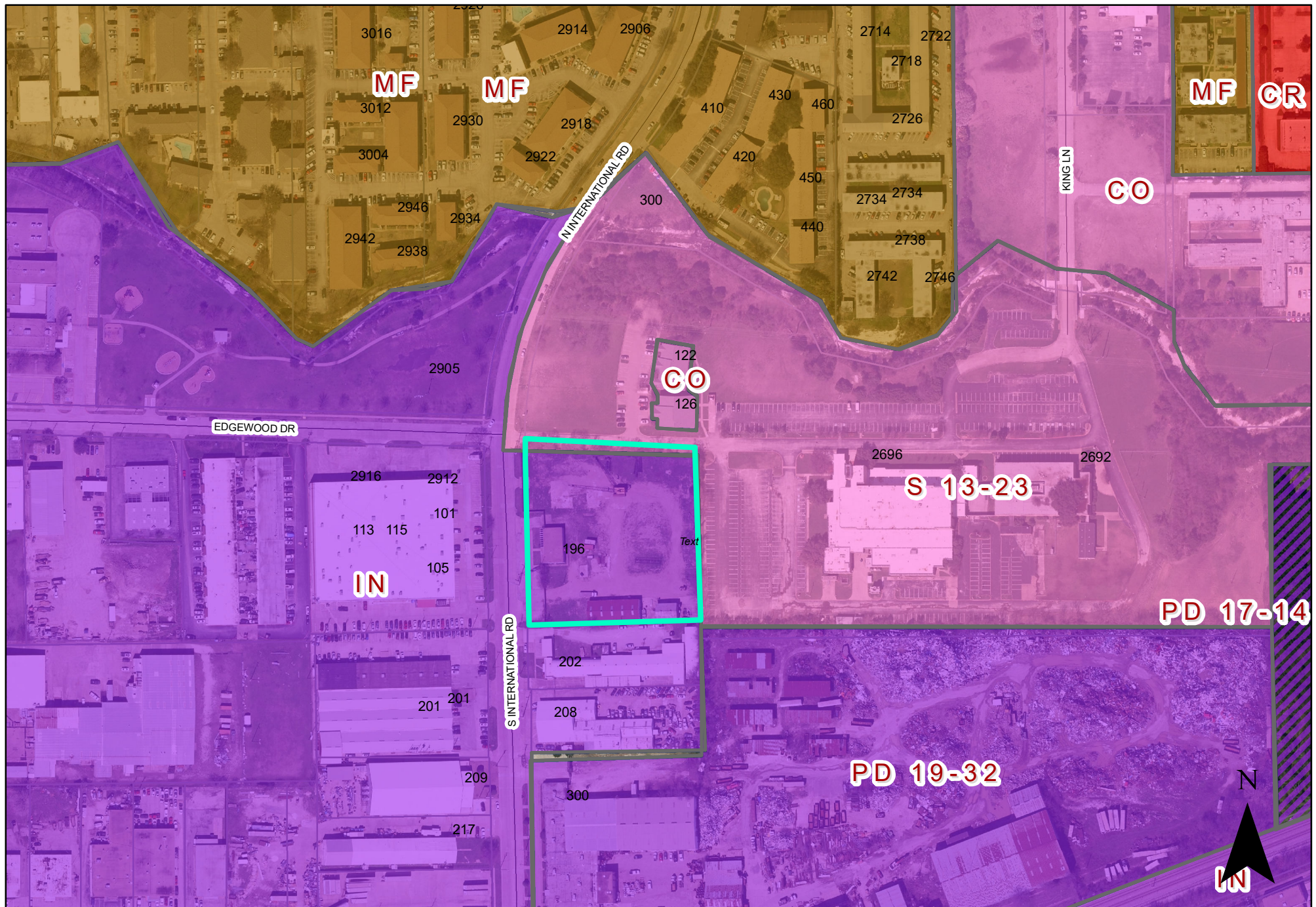
The property to the north is zoned Community Office (CO) District; these properties are developed with medical offices. Further to the north is zoned Multi-Family (MF) District and developed with apartments. The property to the east is zoned Community Office (CO) District and is developed with medical offices. The properties to the south are zoned Industrial (IN) and Planned Development (PD) 19-32 for Industrial Uses Districts; these properties are developed with industrial and heavy commercial uses. The properties to the west are zoned Industrial (IN) District and are developed with industrial and heavy commercial uses.

Attachments

Z 21-46 Turn Compost, LLC (Specific Use Provision)

Z 21-46 Responses

Z 21-46 Turn Compost, LLC Staff Presentation



0 160 320 Feet
1 inch = 244 feet

ZONING MAP Z 21-46

196 South International Road



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-46

196 South International Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a compost facility classified as a Bulk Material Sales & Storage (retail or wholesale) land use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations in Planned Development (PD) District 03-47 and Special Standards for Bulk Material Sales & Storage (retail or wholesale) as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:** Development is to be in general conformance with the approved Site Plan on Exhibit C. In the event of conflict between the conditions and development plan, the conditions listed below are to apply.
- V. Conditions:**
- A. Time Period: The Specific Use Provision shall be in effect for a period of ten (10) years.
- B. Compost Facility Area: Compost facility, including windrows (piles), shall generally comply with and be limited to the layout depicted on Exhibit C.
- C. Windrows: Windrows shall not exceed a height of six (6) feet and shall be screened from the view of public streets.

REPORT & MINUTES

P.C. Meeting, April 25, 2022

Consideration of the application of **Turn Compost, LLC** requesting approval of a Specific Use Provision for Bulk Material Sales & Storage (retail or wholesale) on a property zoned Industrial (IN) District This property is located at 196 South International Road. (District 6) (File Z 21-46 – Specific Use Provision)

Representing the applicant Peter Kavanagh, 1620 Hanley Drive, Dallas, Texas, provided a brief overview of the request.

The applicant, Lauren Clarke, P.O. Box 141224, Dallas, Texas provided information regarding the composting process and remained available for questions.

There were no questions of this applicant.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nay**



196 South International Road

Comment Form

Case Z 21-46

Z 21-46 Turn Compost, LLC. The applicant proposes to operate a compost facility from this property. The property is located at 196 South International Road. (District 6)

Z 21-46 Turn Compost, LLC. El solicitante propone operar una instalación de compostaje en esta propiedad. La propiedad está ubicada en 196 South International Road. (Distrito 6)

Z 21-46 Turn Compost, LLC. Người nộp đơn đề xuất vận hành một cơ sở làm phân trộn từ tài sản này. Nơi nghỉ này tọa lạc tại số 196 South International Road. (Quận 6)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Angelo Panaras CEO Perimeter Behavioral Hospital of Dallas

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.)

2696 W. Walnut street, Garland TX

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Qhính

Angelo Panaras

Signature / Firma / Chữ ký

5/10/22

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-46

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

Perimeter Behavioral Hospital of Dallas is a 100 Bed psychiatric facility (80 for child/Adolescent & 20 for Geriatric). We opened in June of 2019 and currently run at 90% occupancy. Aside from objectionable odors that will no doubt effect patient's shift perception and satisfaction, we have concerns about potential infection control exposures. Compost can be a breeding ground for dangerous aerosolized pathogens including Aspergilliosis, Farmer's Lung, Histoplasmosis, & Legionnaire's Disease. Additionally compost can attract unwanted pest and larger predatory critters due to the smell. Compost is also highly flammable and pose additional risks to the surrounding areas. Our geriatric program treats patients that may be immunocompromized and otherwise sensitive to aerosolized pathogens and odors. A composting center directly adjacent to an established hospital would have significant negative outcomes for our business. We respectfully request this request for rezoning be denied, in deference to our patient populations needs.

Comment Form

Case Z 21-46

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Jessica Perez Manager

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

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3020 W. Walnut St

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

3/20/2022

Signature / Firma / Chữ ký

04/21/2022

Date / Fecha / Ngày

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

Comment Form

Case Z 21-46

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Jessica Munoz / Assistant Manager

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

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3020 W. Walnut St Garland TX 75042

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

Garland TX 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

May 09, 2022

Date / Fecha / Ngày

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

Comment Form

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J. Rene As Maintenance and 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.)

2918 W. Walnut St #140

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

Garland TX.

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

J. Rene As

Signature / Firma / Chữ ký

5-5-2022

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-46

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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

desde mi opinion las fabricas fertilizadoras
producen malos olores los quimicos que
usan asta pueden ser explosivos seria
un olor desagradable constante para el
area

Response translation from Spanish to English:

"In my opinion, the fertilization factories produce bad odors, the chemicals they use can even be explosive, it would be a constant unpleasant odor for the area"

Z 21-46

The applicant requests approval of a Specific Use Provision to allow the operation of a composting facility.

Approval of 1) a Specific Use Provision for Bulk Material Sales & Storage (retail or wholesale) and 2) a Plan on a property zoned Industrial (IN) District.

**City Council Meeting
May 17, 2022**



GARLAND

TEXAS MADE HERE

Location: 196 South International Road

Applicant: Turn Compost, LLC

Owner: Ash Real Estate Holdings, LLC

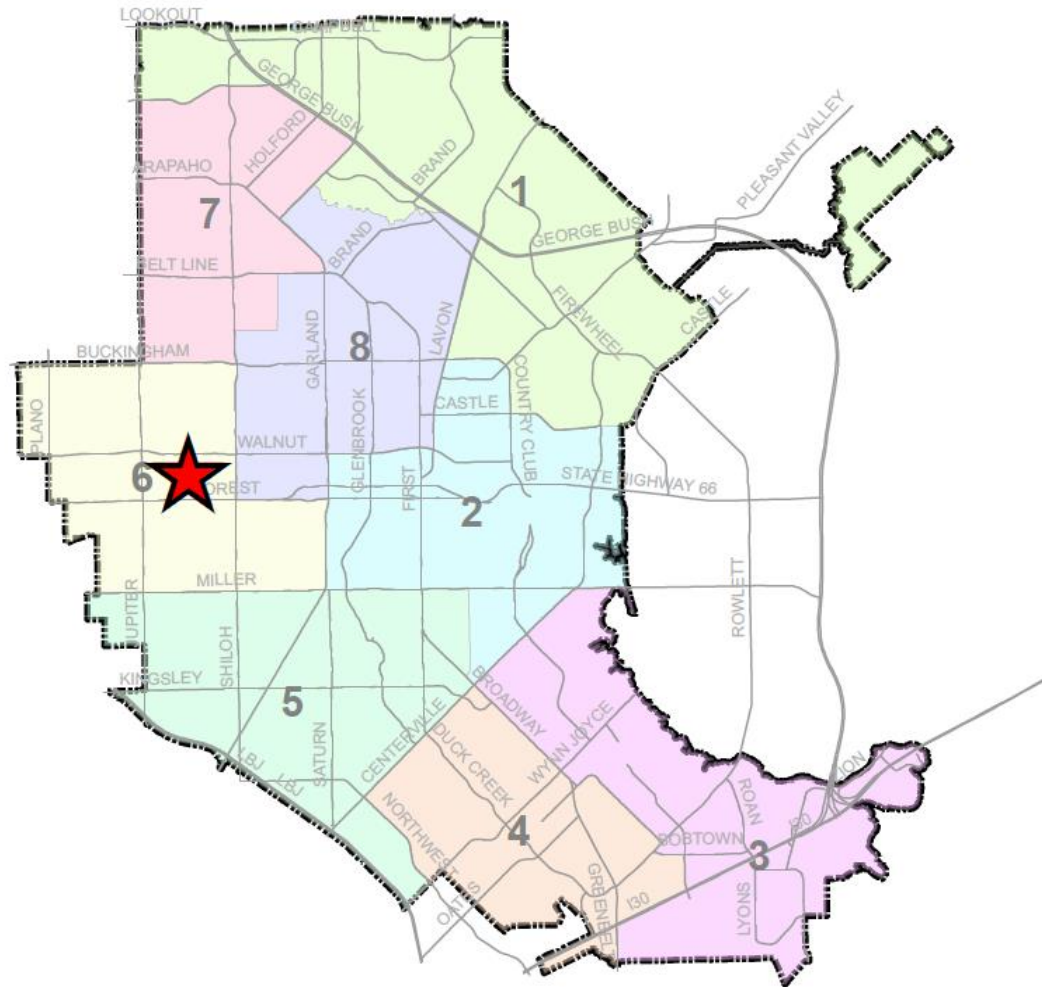
Acreage: 2.51 acres (subject property); 29,680 square feet (proposed leasing area)

Zoning: Industrial (IN) District where Bulk Material Sales & Storage (retail or wholesale) is permitted only by SUP



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP



0 1 2 Miles

1 in = 2 miles

ZONING MAP Z 21-46



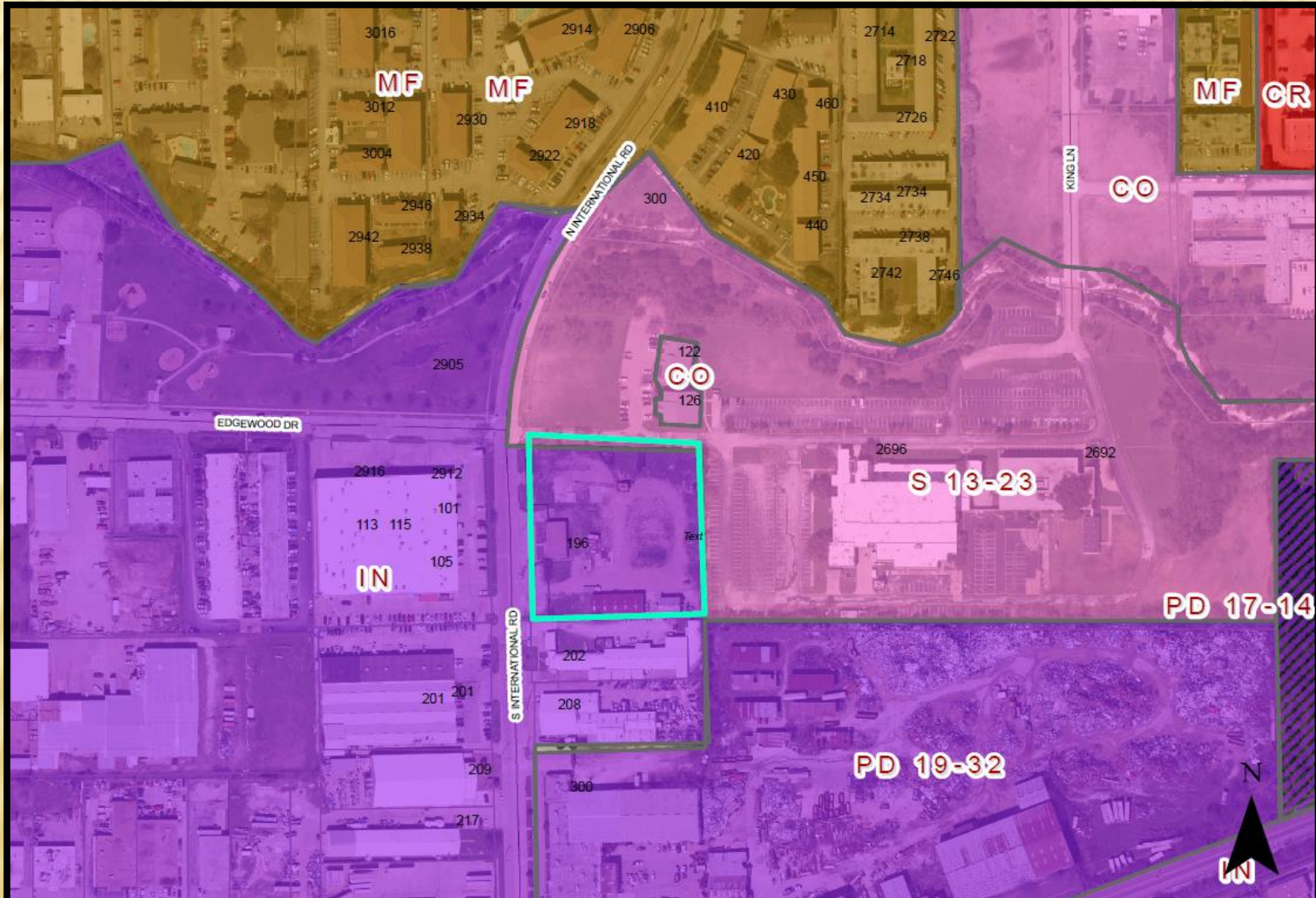
INDICATES AREA
OF REQUEST

Z 21-46



GARLAND
TEXAS MADE HERE

LOCATION MAP



0 160 320 Feet
1 inch = 244 feet

ZONING MAP Z 21-46



INDICATES AREA
OF REQUEST

Z 21-46



GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



EMPLOYMENT CENTER BUILDING BLOCK

 Business



View of subject property from S. International Rd.



View of subject property from S. International Rd.



Looking across S. International Rd. from subject property.



Looking north from subject property



Looking south from subject property.

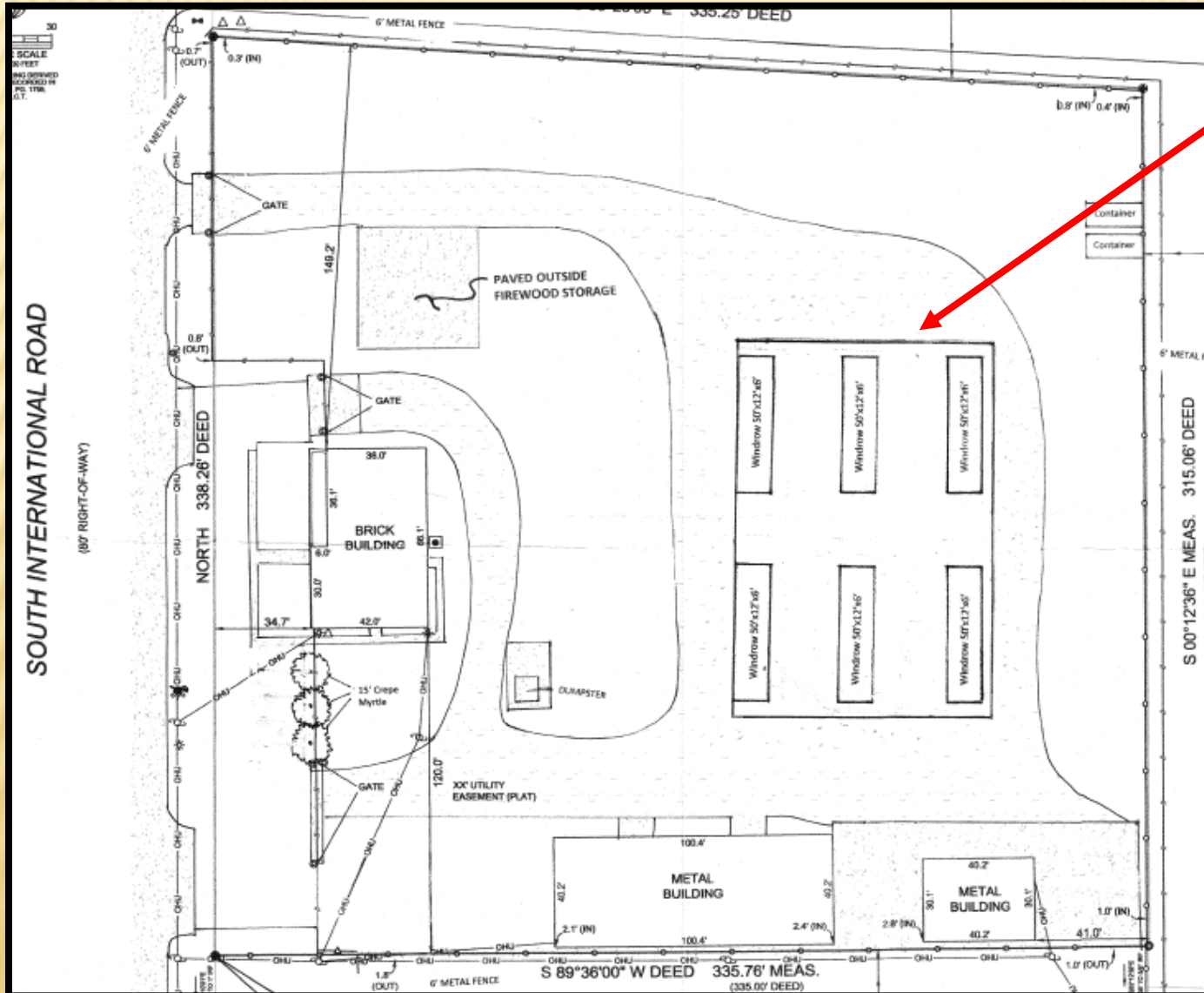
BACKGROUND

The property is developed with one (1) office building and two (2) warehouses located in back; the outside area in the back is used for firewood, mulch, nightly truck and equipment storage. The property is and will continue to be occupied by Texas Tree Surgeons, a company that provides tree care services that includes tree trimming, tree health management and occasionally tree removal. The resulting byproduct of these services is waste wood that is either chipped into mulch or sold as firewood. Most of the resulting mulch is stored on the property.

The applicant, Turn Compost, LLC, plans to lease a portion of the outdoor area on the property to produce compost by adding organic matter to the existing outdoor mulch piles produced by Texas Tree Surgeons. However, the applicant does not plan to occupy any of the existing buildings.



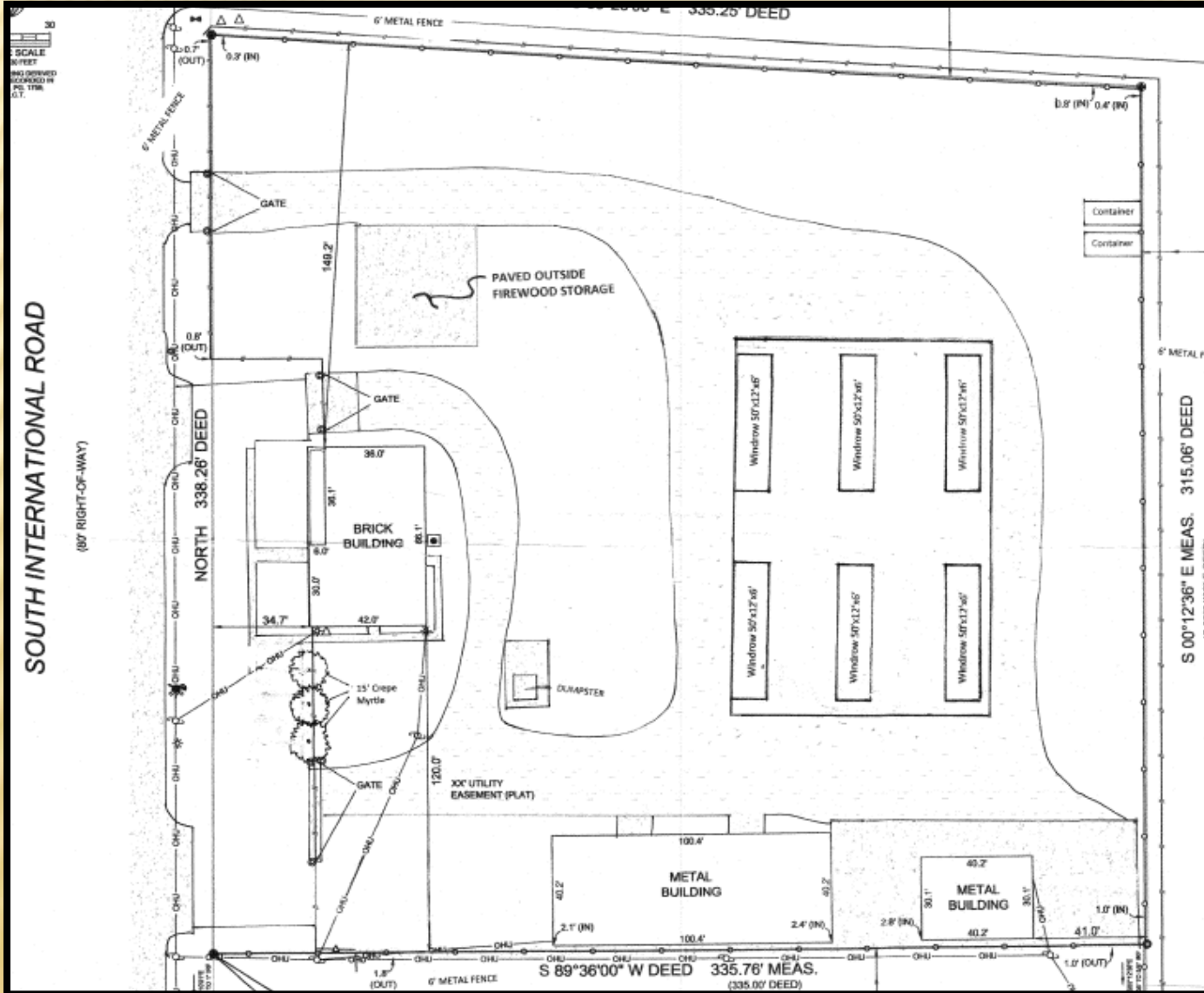
CONSIDERATIONS (SITE PLAN)



- 29,680 sq.ft. leasing area and layout of windrows
- All storage/processing of the compost would be outdoors
- No on-site sales
- 2-3 employees to manage composting operations
- Monday through Sunday from 8:00 a.m. to 5:00 p.m.



CONSIDERATIONS (SITE PLAN)



- Mulch
- Vegetables and fruit scraps
- Coffee and tea grounds
- Dry pasta and grains
- Egg shells
- Shredded paper
- Leaves
- Beans, nuts, seeds

Z 21-46

CONSIDERATIONS (SITE PLAN)

GDC requires outside storage to be screened at a min. height of 6 ft.

Option:

Coated chain-link fencing with slats; or

Wood fence; or

An alternative equivalent screening may be approved

Property is surrounded by a 6-foot tall solid metal fence

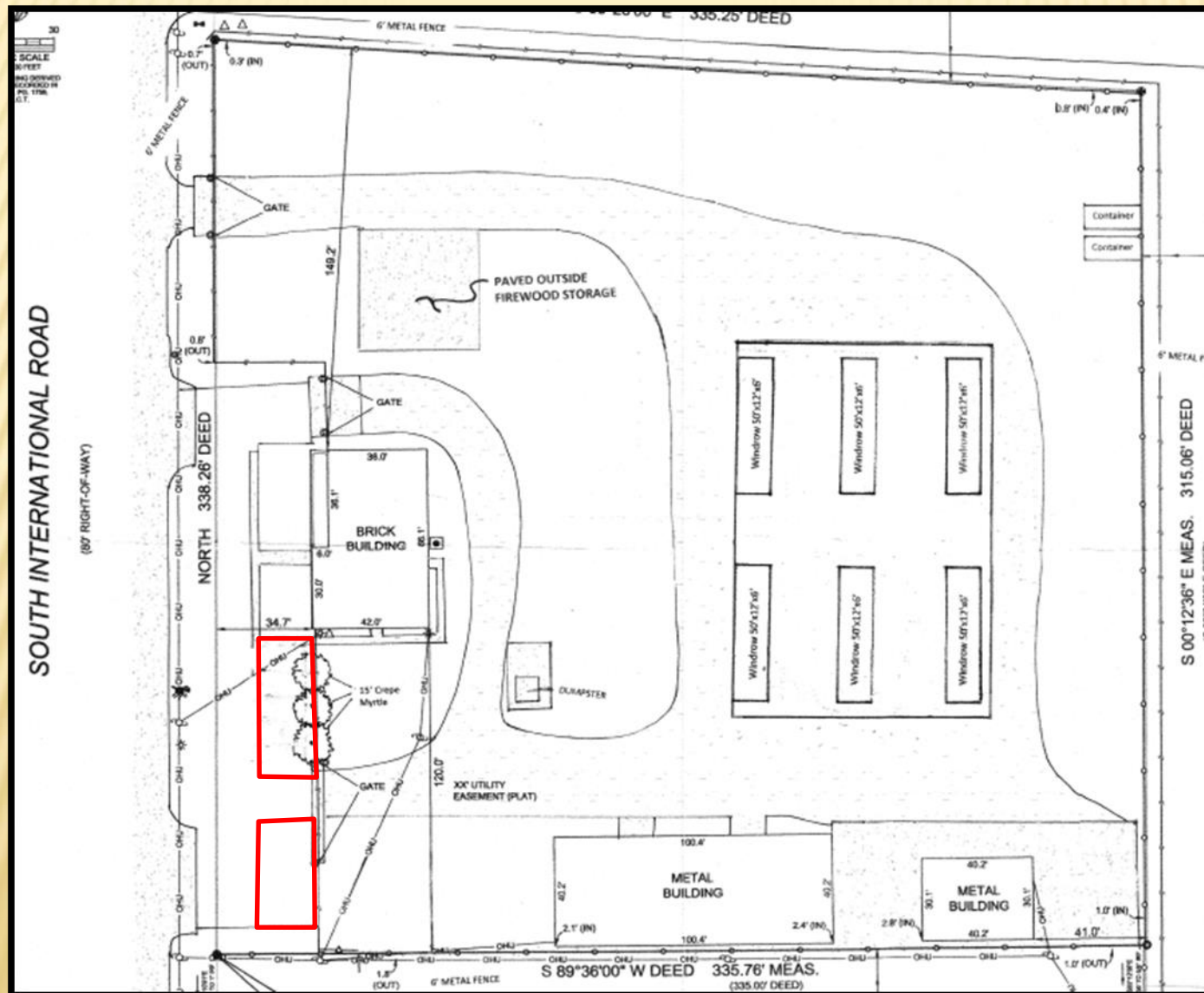
Per applicant windrows will not exceed 6 feet in height

Z 21-46





CONSIDERATIONS



Existing parking
areas

CONSIDERATIONS (SUP)

The applicant is requesting approval of a Specific Use Provision for a period of ten (10) years.



STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) for a period of ten (10) years and 2) a Plan as requested by the applicant.



PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) for a period of ten (10) years and 2) a Plan as requested by the applicant.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. c.

Meeting Date: 05/17/2022

Item Title: Z 21-46 Turn Compost, LLC - Plan (District 6)

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

REQUEST

Approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) and 2) a Plan on a property zoned Industrial (IN) District.

LOCATION

196 South International Road

OWNER

Ash Real Estate Holdings, LLC

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) for a period of ten (10) years and 2) a Plan as requested by the applicant.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) and 2) a Plan as requested by the applicant.

BACKGROUND

The property is developed with one (1) office building and two (2) warehouses located in back [eastern] portion of the site; the outside area in the back is used for firewood, mulch, nightly truck and equipment storage. The property is and will continue to be occupied by Texas Tree Surgeons, a company that provides tree care services that includes tree trimming, tree health management and occasionally tree removal. The resulting byproduct of these services is waste wood that is either chipped into mulch or sold as firewood. Most of the resulting mulch is stored on the property.

The applicant, Turn Compost, LLC, plans to lease a portion of the outdoor area on the property to produce compost by adding organic matter to the existing outdoor mulch piles produced by Texas Tree Surgeons. However, the applicant does not plan to occupy any of the existing buildings.

SITE DATA

The site contains 2.51 acres with approximately 338 lineal feet of frontage along South International Road.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District provides for a wide array of industrial uses which generate few objectionable conditions. Such uses include manufacturing, processing, assembling, research and development, warehousing and distribution. A Specific Use Provision is required for Bulk Material Sales & Storage (retail or wholesale) in the Industrial (IN) District.

CONSIDERATIONS

1. The applicant is proposing to lease 29,680 square feet of outdoor area to produce compost by adding mostly organic vegetative material to the pre-existing mulch piles; the applicant would then deliver this compost to its customers. All storage and processing of the compost would be performed in the outdoor areas designated on the Site Plan (Exhibit C). The composting process would be managed by two (2) or three (3) employees. The following is a list of materials that would be used in the compost process:

- Mulch
- Vegetables and fruit scraps
- Coffee and tea grounds
- Dry pasta and grains
- Egg shells
- Shredded paper
- Leaves
- Beans, nuts, seeds

The composting facility would operate Monday through Sunday from 8:00 a.m. to 5:00 p.m. with no on-site sales.

2. Screening and Landscaping: The applicant is not proposing any new construction on the site; therefore, with the exception of the outside storage screening requirement and landscaping for required parking (considerations No. 3 & 5), this application does not trigger any other screening or landscaping requirements.
3. The property is currently surrounded by a six (6)-foot solid metal fence. Per the applicant, the piles would be no higher than six (6) feet.
4. Signage: The applicant is not requesting any deviations from the signage standards of the Garland Development Code (GDC).
5. Parking: Under this application, review and compliance with the parking requirement is triggered by and solely applied to the proposed composting facility, not the existing facility (Texas Tree Surgeons). The Garland Development Code (GDC) establishes a parking requirement for the proposed composting facility of one (1) parking space for every 1,000 square feet of gross floor area or one (1) parking space for every 1,000 square feet of outdoor area (whichever is greater). This ratio along with the proposed outdoor leasing area yields a quantitative requirement of thirty (30) parking spaces for the proposed

composting facility.

The applicant requests a waiver of the parking requirement applied to the proposed composting facility. The applicant contends that the proposed composting operation will only add two (2) or three (3) on-site employees to the current two (2) or three (3) on-site employees typically working for Texas Tree Surgeons, and with no on-site compost sales any increase in vehicles traffic will be negligible and accommodated by the current site layout.

6. The applicant is requesting approval of a ten (10)-year Specific Use Provision.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Comprehensive Plan recommends Business Center for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type developments, that cumulatively employs large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Supporting land uses within Business Centers includes retail, services, restaurants, meeting facilities, and entertainment.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

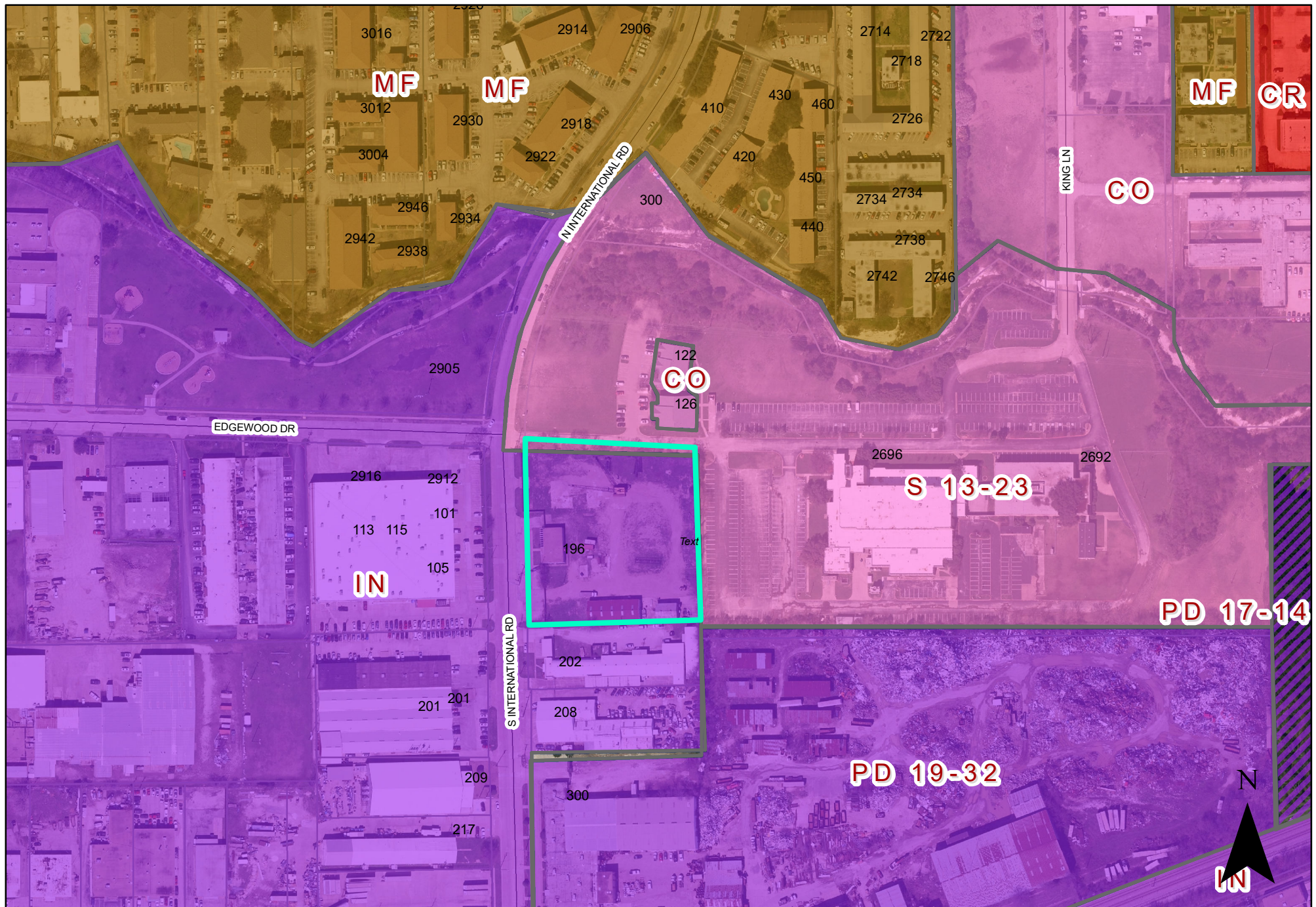
The property to the north is zoned Community Office (CO) District; these properties are developed with medical offices. Further to the north is zoned Multi-Family (MF) District and developed with apartments. The property to the east is zoned Community Office (CO) District and is developed with medical offices. The properties to the south are zoned Industrial (IN) and Planned Development (PD) 19-32 for Industrial Uses Districts; these properties are developed with industrial and heavy commercial uses. The properties to the west are zoned Industrial (IN) District and are developed with industrial and heavy commercial uses.

Attachments

Z 21-46 Turn Compost, LLC (Plan)

Z 21-46 Responses

Z 21-46 Turn Compost, LLC Staff Presentation



0 160 320 Feet
1 inch = 244 feet

ZONING MAP Z 21-46

196 South International Road



INDICATES AREA
OF REQUEST

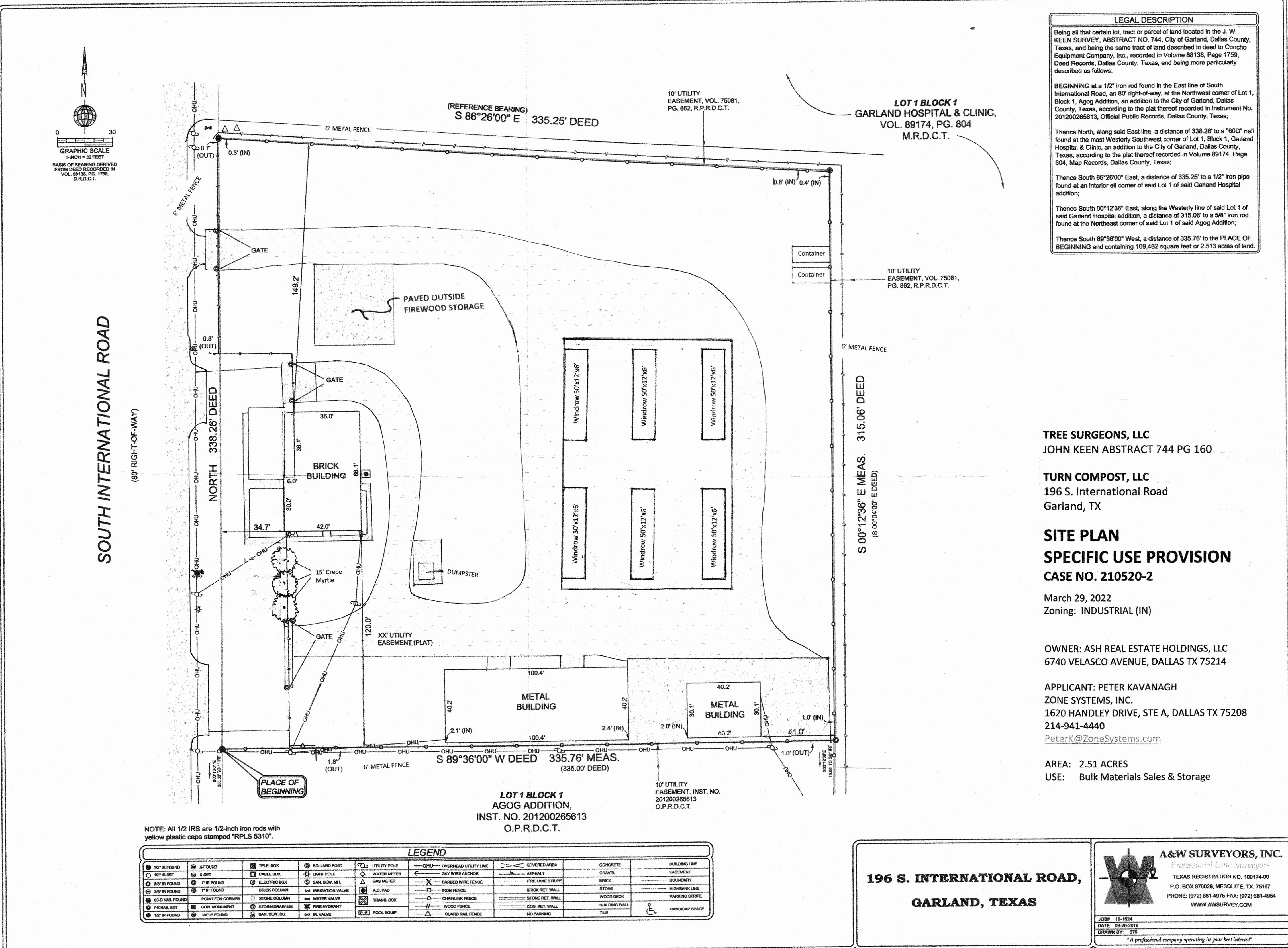
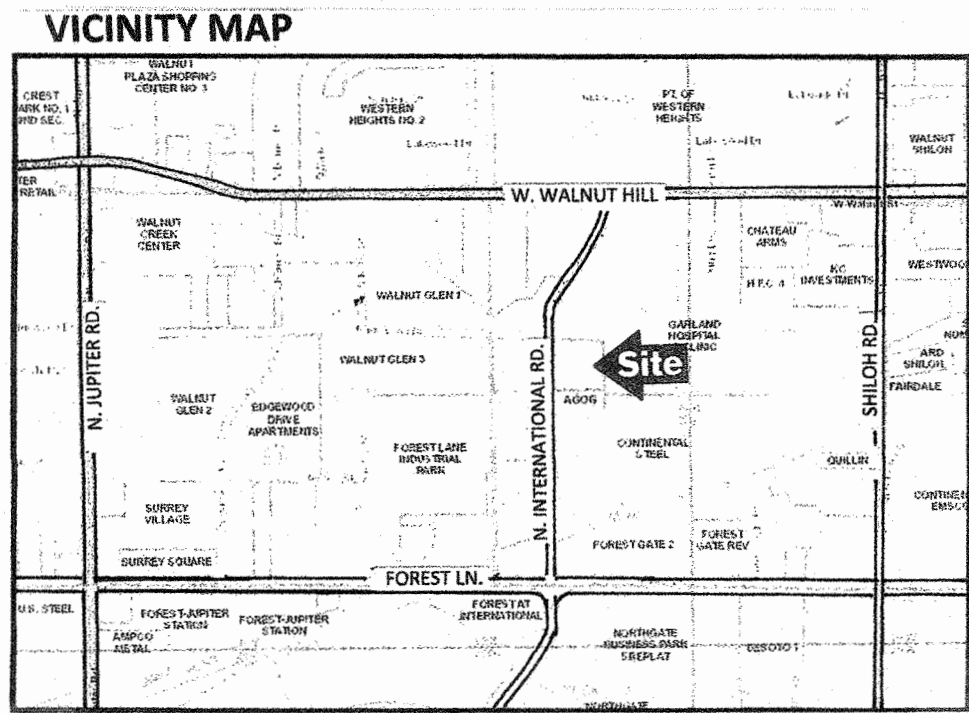


Exhibit C

REPORT & MINUTES

P.C. Meeting, April 25, 2022

Consideration of the application of Turn Compost, LLC requesting approval of a Plan for Bulk Material Sales & Storage (retail or wholesale) on a property zoned Industrial (IN) District This property is located at 196 South International Road. (District 6) (File Z 21-46 - Plan)

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nay.**



196 South International Road

Comment Form

Case Z 21-46

Z 21-46 Turn Compost, LLC. The applicant proposes to operate a compost facility from this property. The property is located at 196 South International Road. (District 6)

Z 21-46 Turn Compost, LLC. El solicitante propone operar una instalación de compostaje en esta propiedad. La propiedad está ubicada en 196 South International Road. (Distrito 6)

Z 21-46 Turn Compost, LLC. Người nộp đơn đề xuất vận hành một cơ sở làm phân trộn từ tài sản này. Nơi nghỉ này tọa lạc tại số 196 South International Road. (Quận 6)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Angelo Pananas CEO Perimeter Behavioral Hospital of Dallas

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.)

2696 W. Walnut street, Garland TX

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Qhính

Angelo Pananas

Signature / Firma / Chữ ký

5/10/22

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-46

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

Perimeter Behavioral Hospital of Dallas is a 100 Bed psychiatric facility (80 for child/Adolescent & 20 for Geriatric). We opened in June of 2019 and currently run at 90% occupancy. Aside from objectionable odors that will no doubt effect patient & staff perception and satisfaction, we have concerns about potential infection control exposures. Compost can be a breeding ground for dangerous aerosolized pathogens including Aspergilliosis, Farmer's Lung, Histoplasmosis, & Legionnaire's Disease. Additionally compost can attract unwanted pest and larger predatory critters due to the smell. Compost is also highly flammable and pose additional risks to the surrounding areas. Our geriatric program treats patients that may be immunocompromized and otherwise sensitive to aerosolized pathogens and odors. A composting center directly adjacent to an established hospital would have significant negative outcomes for our business. We respectfully request this request for rezoning be denied, in deference to our patient populations needs.

Comment Form

Case Z 21-46

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Jessica Perez Manager

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

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3020 W. Walnut St

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

3/20/2022

Signature / Firma / Chữ ký

04/21/2022

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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Jessica Munoz / Assistant Manager

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3020 W. Walnut St Garland TX 75042

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Garland TX 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

May 09, 2022

Date / Fecha / Ngày

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J. Rene As Maintenance and Tenant

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

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2918 W. Walnut St #140

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

Garland TX.

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

J. Rene As

Signature / Firma / Chữ ký

5-5-2022

Date / Fecha / Ngày

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Z 21-46

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**City Council Meeting
May 17, 2022**



GARLAND

TEXAS MADE HERE

Location: 196 South International Road

Applicant: Turn Compost, LLC

Owner: Ash Real Estate Holdings, LLC

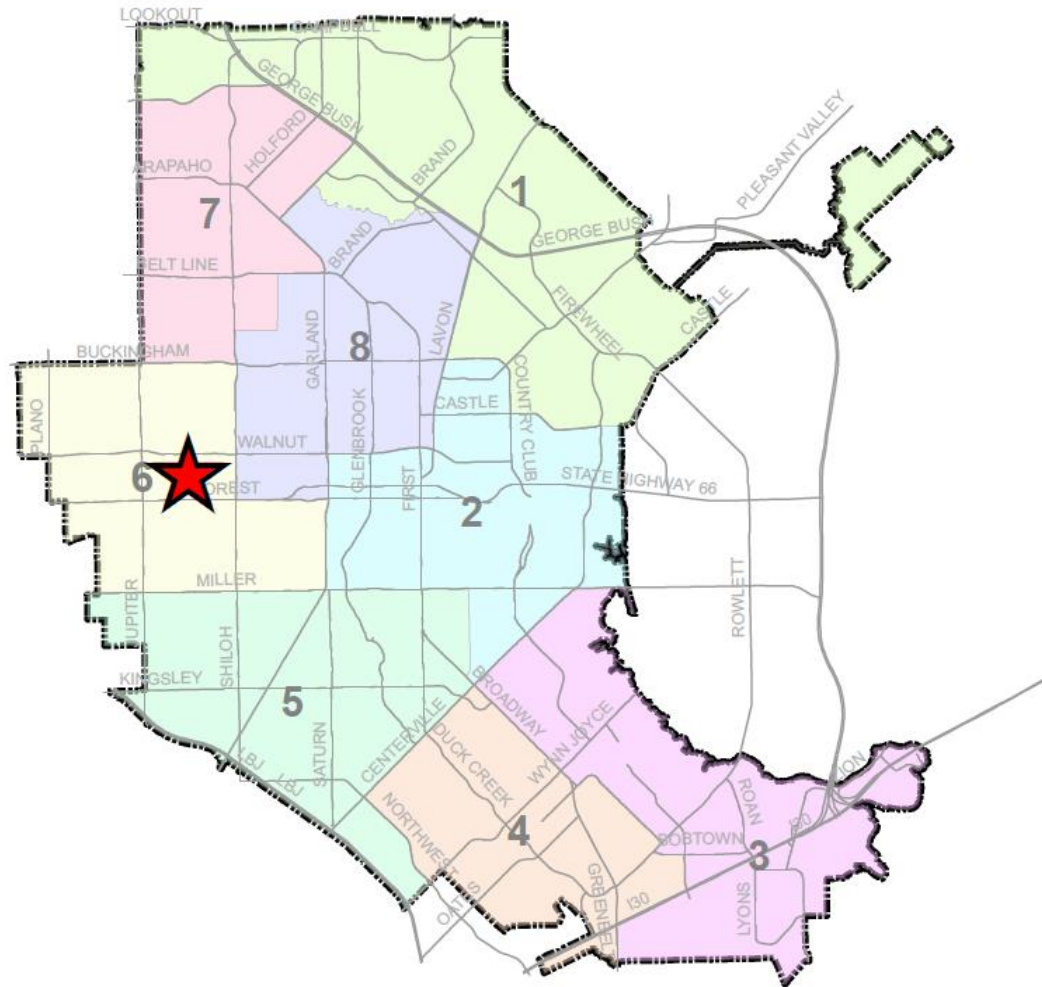
Acreage: 2.51 acres (subject property); 29,680 square feet (proposed leasing area)

Zoning: Industrial (IN) District where Bulk Material Sales & Storage (retail or wholesale) is permitted only by SUP



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP



0 1 2 Miles

1 in = 2 miles

ZONING MAP Z 21-46

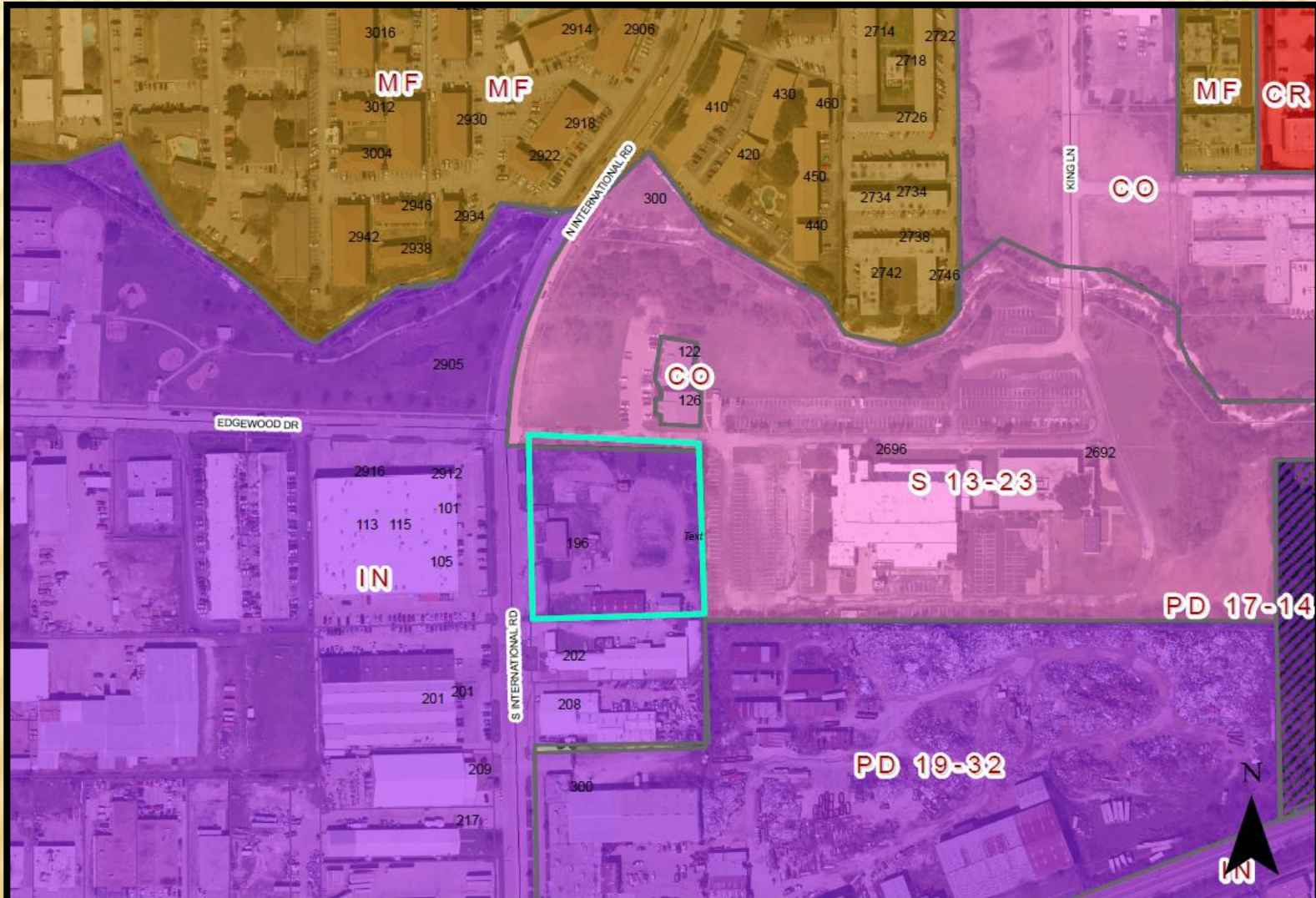
 INDICATES AREA
OF REQUEST

Z 21-46



GARLAND
TEXAS MADE HERE

LOCATION MAP



0 160 320 Feet
1 inch = 244 feet

ZONING MAP Z 21-46



INDICATES AREA
OF REQUEST

Z 21-46



GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



EMPLOYMENT CENTER BUILDING BLOCK

 Business



View of subject property from S. International Rd.



View of subject property from S. International Rd.



Looking across S. International Rd. from subject property.



Looking north from subject property



Looking south from subject property.

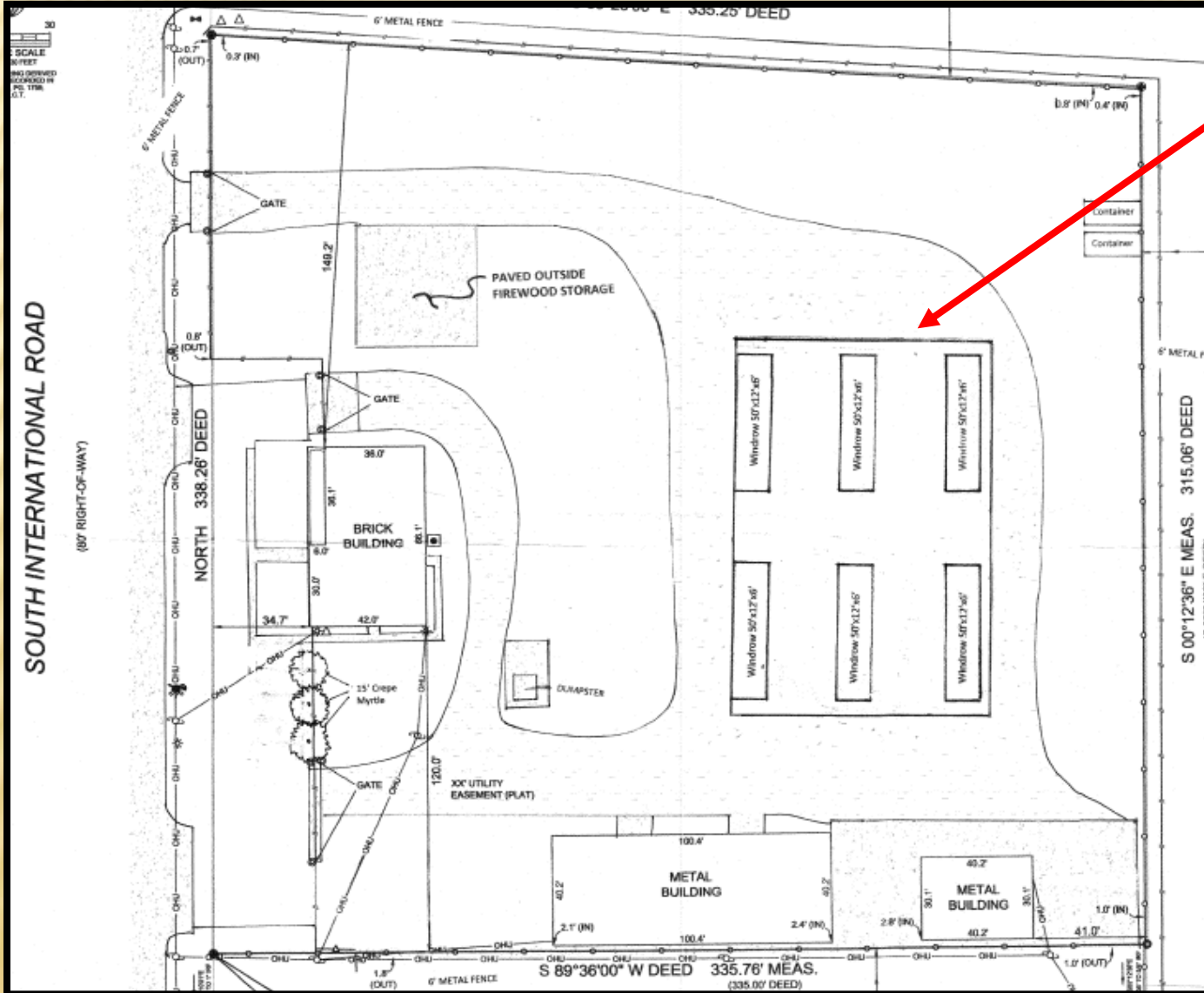
BACKGROUND

The property is developed with one (1) office building and two (2) warehouses located in back; the outside area in the back is used for firewood, mulch, nightly truck and equipment storage. The property is and will continue to be occupied by Texas Tree Surgeons, a company that provides tree care services that includes tree trimming, tree health management and occasionally tree removal. The resulting byproduct of these services is waste wood that is either chipped into mulch or sold as firewood. Most of the resulting mulch is stored on the property.

The applicant, Turn Compost, LLC, plans to lease a portion of the outdoor area on the property to produce compost by adding organic matter to the existing outdoor mulch piles produced by Texas Tree Surgeons. However, the applicant does not plan to occupy any of the existing buildings.



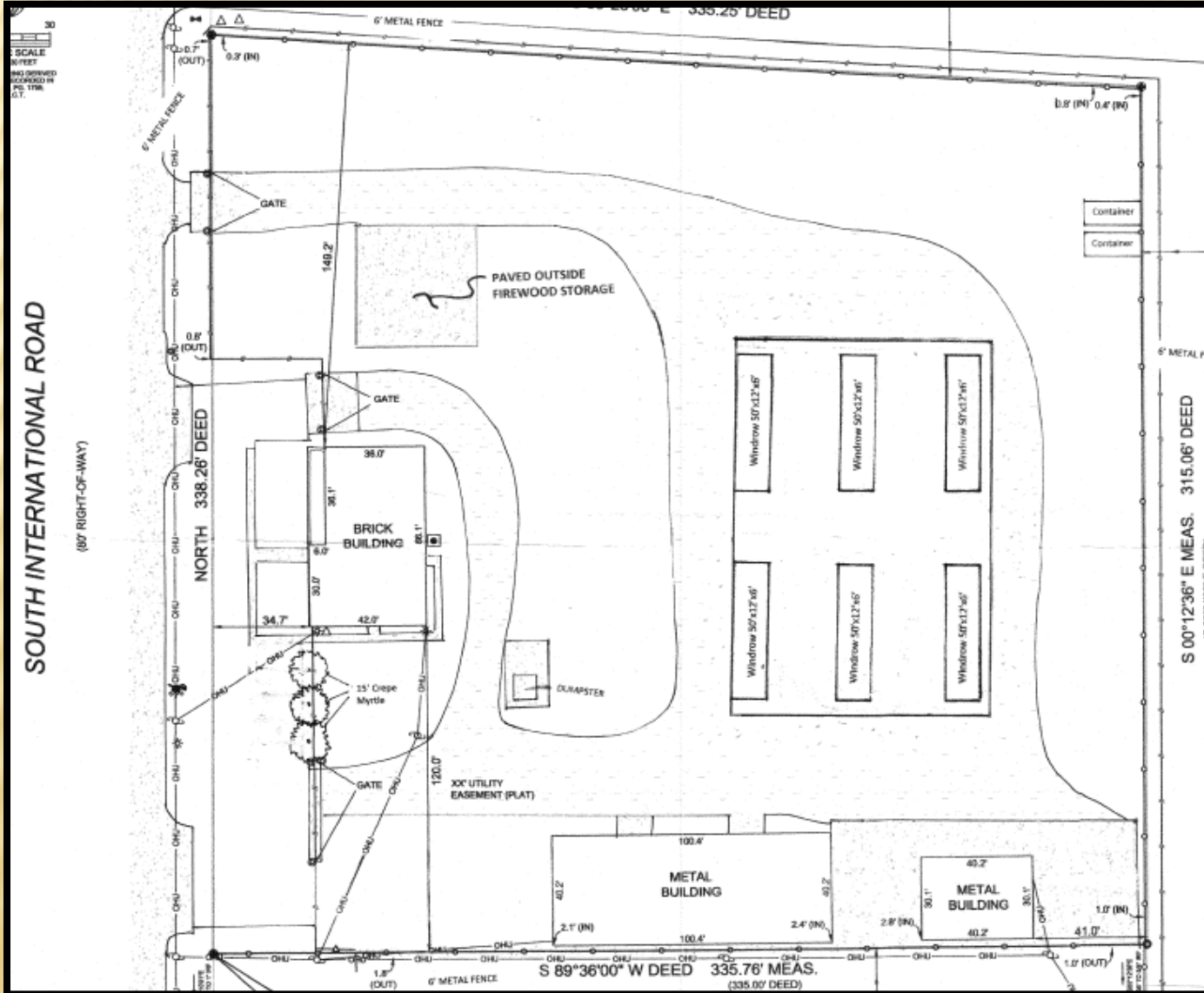
CONSIDERATIONS (SITE PLAN)



- 29,680 sq.ft. leasing area and layout of windrows
- All storage/processing of the compost would be outdoors
- No on-site sales
- 2-3 employees to manage composting operations
- Monday through Sunday from 8:00 a.m. to 5:00 p.m.



CONSIDERATIONS (SITE PLAN)



- Mulch
- Vegetables and fruit scraps
- Coffee and tea grounds
- Dry pasta and grains
- Egg shells
- Shredded paper
- Leaves
- Beans, nuts, seeds

Z 21-46

CONSIDERATIONS (SITE PLAN)

GDC requires outside storage to be screened at a min. height of 6 ft.

Option:

Coated chain-link fencing with slats; or

Wood fence; or

An alternative equivalent screening may be approved

Property is surrounded by a 6-foot tall solid metal fence

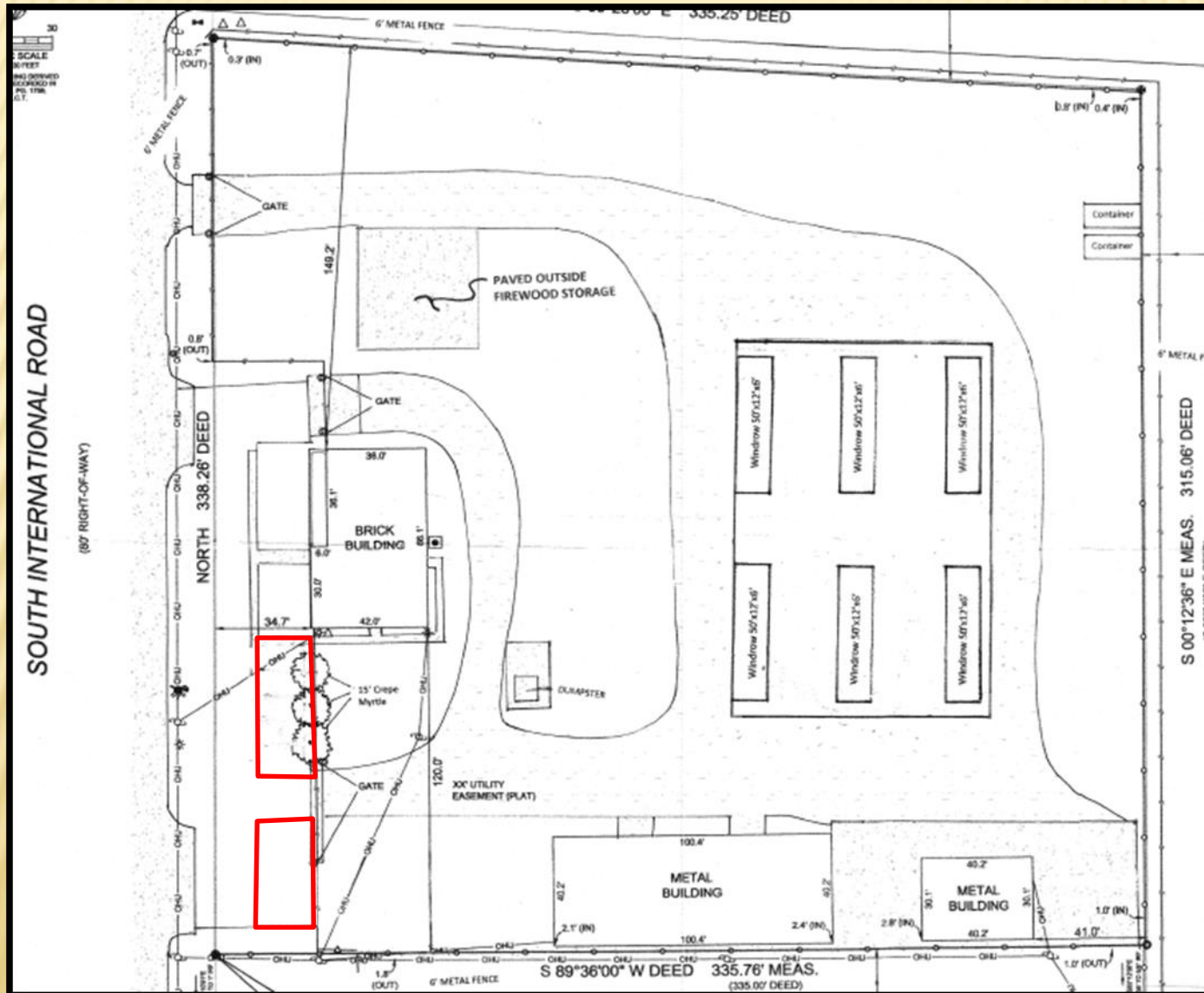
Per applicant windrows will not exceed 6 feet in height

Z 21-46





CONSIDERATIONS



Existing parking areas

Z 21-46

CONSIDERATIONS (SUP)

The applicant is requesting approval of a Specific Use Provision for a period of ten (10) years.



STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) for a period of ten (10) years and 2) a Plan as requested by the applicant.



PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) for a period of ten (10) years and 2) a Plan as requested by the applicant.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. d.

Meeting Date: 05/17/2022

Item Title: Z 22-07 Triangle Engineering, LLC. - Zoning (District 5)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

LOCATION

1943 Northwest Highway

OWNER

1901 W Northwest Hwy, LLC

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

BACKGROUND

The subject property (overall site), a five-acre lot, is developed with a shopping center and two (2) stand-alone restaurants. The applicant proposes to lease a 0.335-acre area of the subject property and develop it with a Restaurant, Drive-Through (coffee shop).

SITE DATA

The lease area is approximately 0.335 acres. The lease area has approximately 103 feet of linear street frontage along Northwest Highway.

USE OF PROPERTY UNDER CURRENT ZONING

The lease area is zoned Planned Development (PD) District 94-35 for Community Retail Use. Planned Development (PD) District 94-35 includes a list of specific uses. A Restaurant, Drive-Through Use is not permitted. The GDC allows a Restaurant, Drive-Through Use by a Specific Use Provision in the Community Retail (CR) District. Therefore, the applicant requests to allow the Restaurant, Drive-Through use in Planned Development (PD) District 94-35 by a Specific Use Provision.

CONSIDERATIONS

1. The applicant proposes to lease a 0.335-acre area within the shopping center to propose a 664 square-foot drive-through restaurant (coffee shop) use.
2. The site plan (Exhibit C) shows the lease area contains forty-four (44) parking spaces that will be removed. However, the overall site still complies with the parking requirements.

Planned Development (PD) District 94-35 requires a parking ratio of one (1) space per every seventy-five (75) square feet of gross floor area. Based on the calculation, the lease area requires nine (9) spaces. The site plan (Exhibit C) shows a total of seven (7) parking spaces within the lease area. However, patrons can use the parking spaces within the shopping center. In addition, the GDC requires a parking ratio of one (1) space per every 100 square feet, which calculates to seven (7) parking spaces.

3. The applicant is providing vegetation within the lease area as shown in the landscape plan and complies accordingly (Exhibit D).
4. The design of the building (Exhibit E) complies with the building design standards per the GDC.
5. A Specific Use Provision for twenty-five (25) years is requested by the applicant which aligns with the SUP time period guide.
6. No deviations have been requested regarding the signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

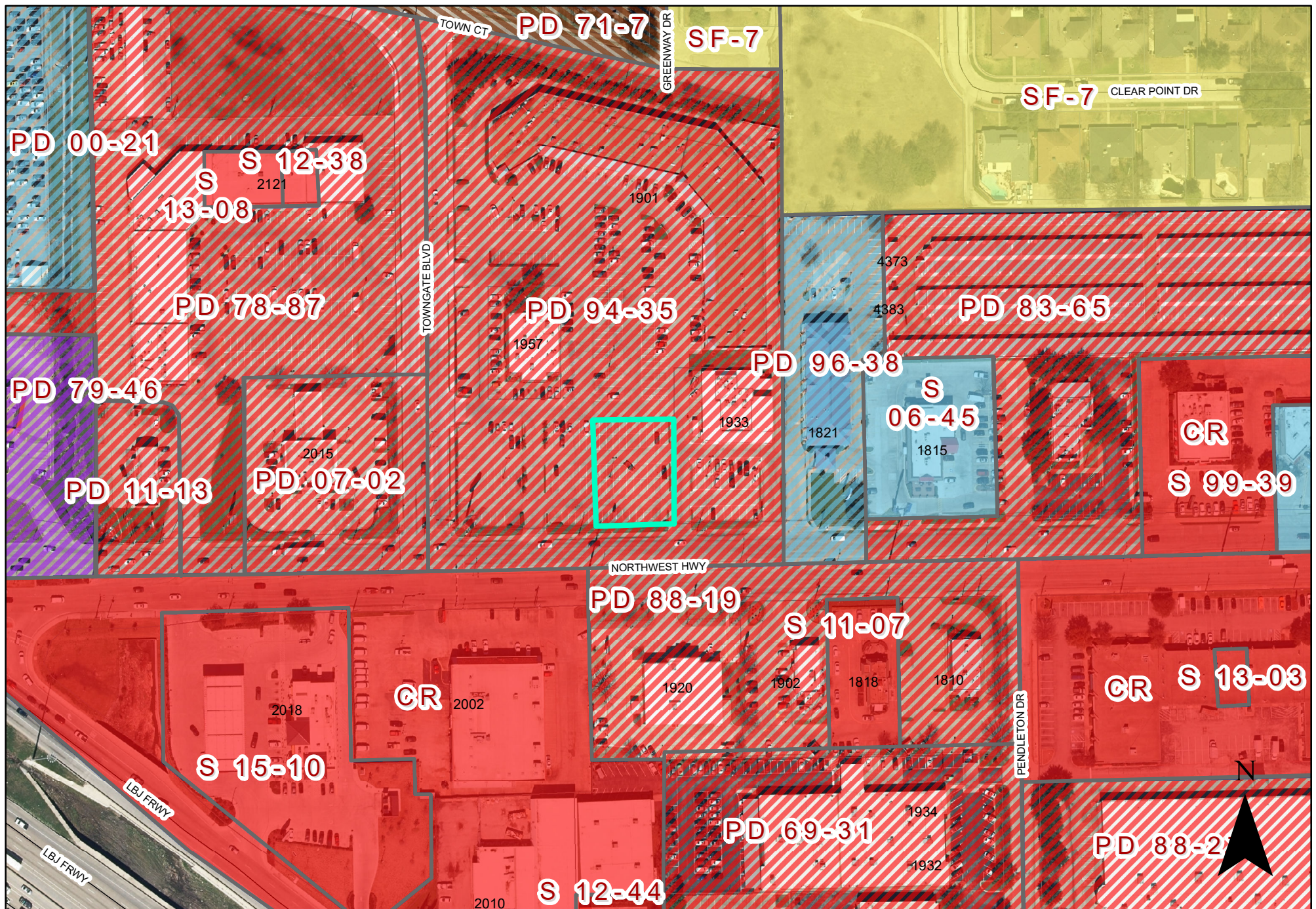
The proposed use contributes and is supportive to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property directly to the north of the overall shopping center are zoned Single-Family-7 (SF-7) District and Planned Development (PD) District 71-7 for Mixed Uses; these properties are developed with townhouses and single-family properties. The properties to the east of the overall shopping center are zoned Single-Family-7 (SF-7) District and Planned Development (PD) District 96-38 for Light Commercial Uses; these properties are developed with single-family homes and a hotel/motel use. The properties to the south, across Northwest Highway, are zoned Community Retail (CR) District and Planned Development (PD) District 88-19 for Community Retail Uses; these properties are developed with a restaurant, tire shop and a bank. The properties to the west are zoned Planned Development (PD) District 78-87 for Community Retail Uses and Planned Development (PD) District 07-02 for Community Retail Uses; these properties are developed with a shopping center and a bank.

Attachments

Z 22-07 Location Map
Z 22-07 Exhibit B
Z 22-07 R&M - Zoning
Z 22-07 Triangle Engineering, LLC. Responses
Z 22-07 Triangle Engineering, LLC. Staff Presentation



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-07

1943 Northwest Highway

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Restaurant, Drive-Through use by a Specific Use Provision
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 94-35 and the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-07

1943 Northwest Highway

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 94-35 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall be valid for twenty-five (25) years.

REPORT & MINUTES

P.C. Meeting, April 25, 2022

Consideration of the application of **Triangle Engineering, LLC**, requesting approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses. This property is located at 1943 Northwest Highway. (District 5) (File Z 22-07 – Zoning)

Terry Kaliney, 1933 Northwest Highway, Garland, TX and Henry Davis, are not opposed to the request, but raised concerns regarding the amount of and speed at which traffic cuts through the property, and a Reciprocal Easement Agreement (REA).

Commissioner Dalton spoke against adding an unnecessary burden on the applicant relating to an issue that existed prior to the applicant's request.

Representing the applicant Hailey Weimer, 1611 North Highland Avenue, Sherman, TX was available for questions.

There were no questions of this applicant.

There were discussions between the Plan Commission and staff regarding ownership of the parking lot, and ability to mandate off-site improvements.

Motion was made by Commissioner Rose to close the public hearing and open for discussion. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nay.**

There was discussion among the Plan Commission on how to address and forward the issues that were raised to City Council without creating a hardship on the applicant for issues existing prior to their request. It was requested staff review the concerns prior to the applicant's scheduled City Council meeting.

Motion was made by Commissioner Dalton to **approve** the request as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nay.**



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-07

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

1901 Northwest Highway

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

Z 22-07

The applicant proposes to build a restaurant/coffee shop with a drive-through.

[Planned Development, Specific Use Provision, and a Detail Plan for a Restaurant with Drive-Through]

**City Council Meeting
May 17, 2022**



GARLAND

TEXAS MADE HERE

Location: 1943 Northwest Highway

Applicant: Triangle Engineering, LLC.

Owner: 1901 W Northwest Hwy, LLC

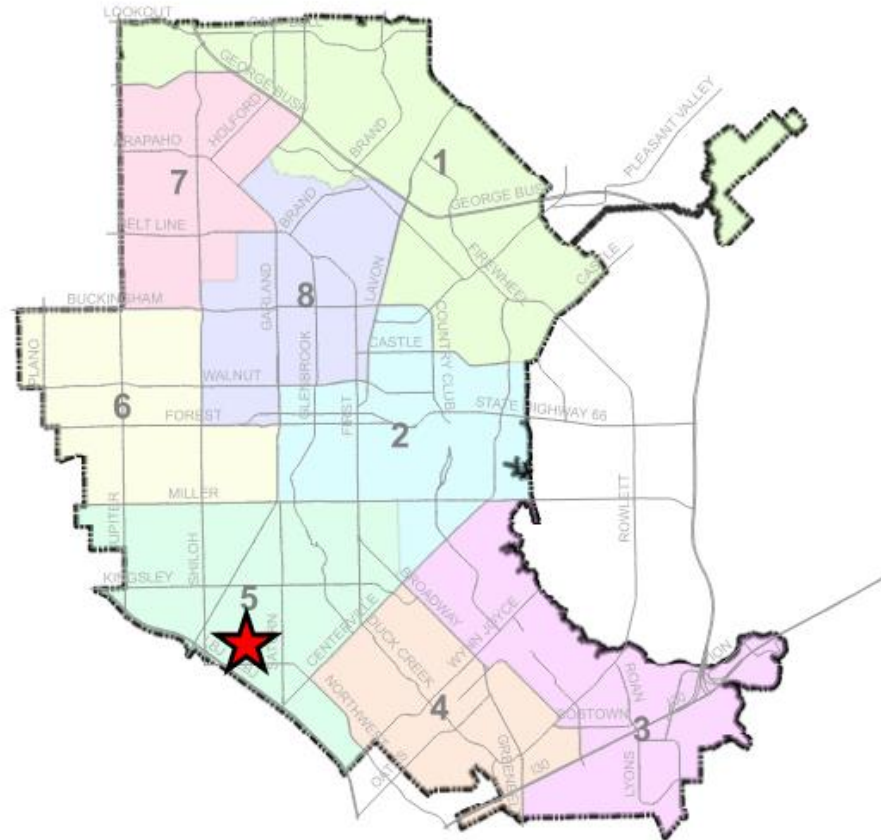
Acreage: 0.335 (lease area)

Zoning: Planned Development (PD) District 94-35 for
Community Retail Uses



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP



0 1 2 Miles

1 in = 2 miles

ZONING MAP Z 22-07



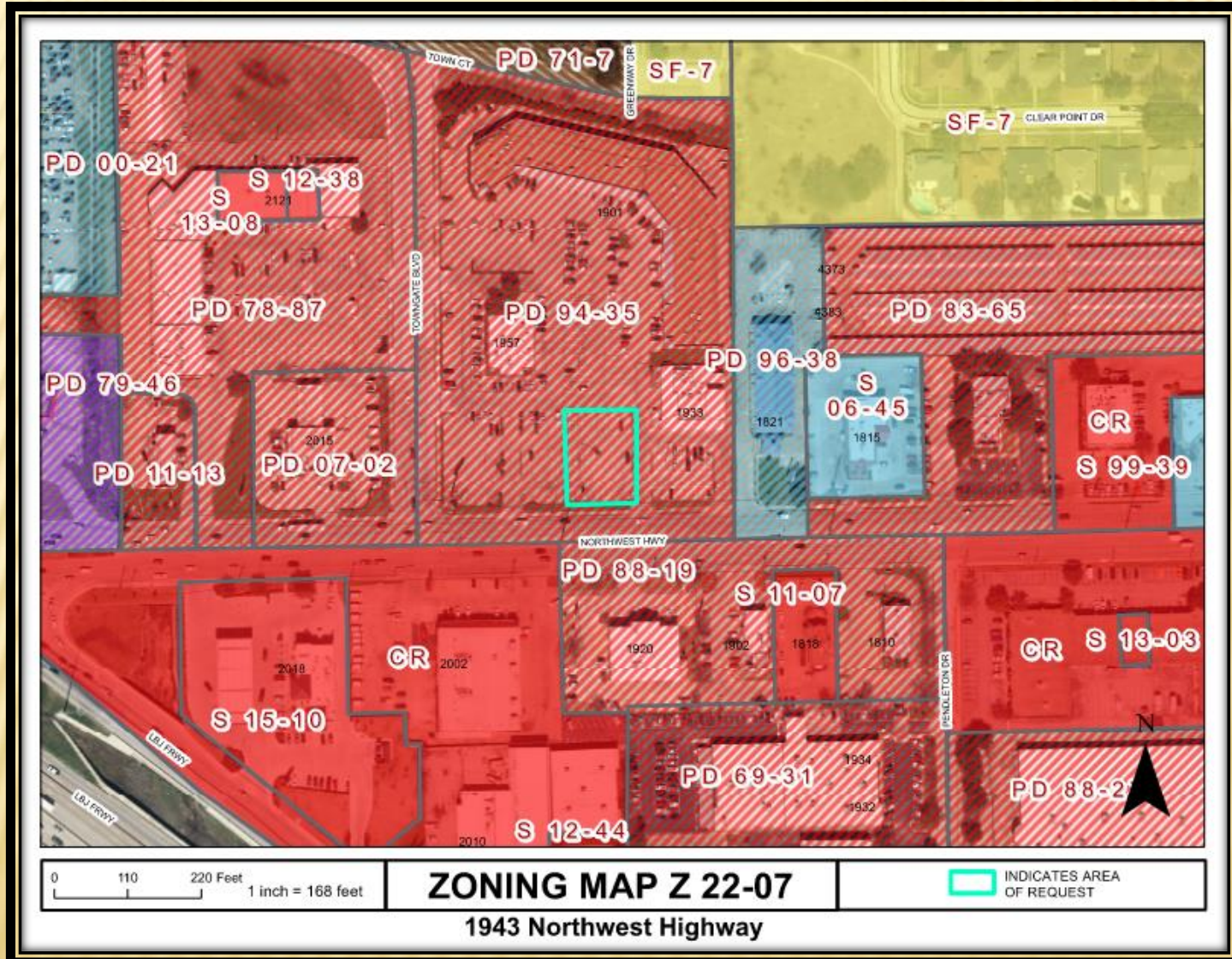
INDICATES AREA
OF REQUEST

Z 22-07



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LOCATION MAP

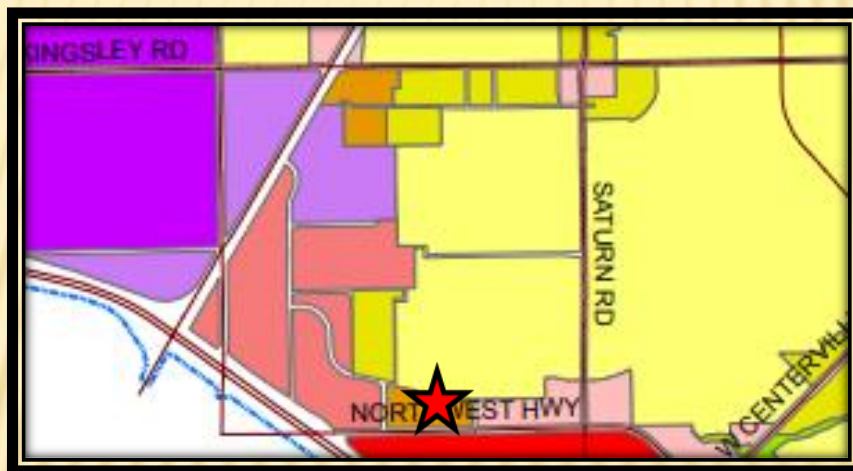


Z 22-07

COMPREHENSIVE PLAN



Urban Neighborhoods



The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use contributes and is supportive to the surrounding area.

PHOTOS



Looking at the subject property from Northwest Highway



Looking south of the subject property



Looking west of the subject property



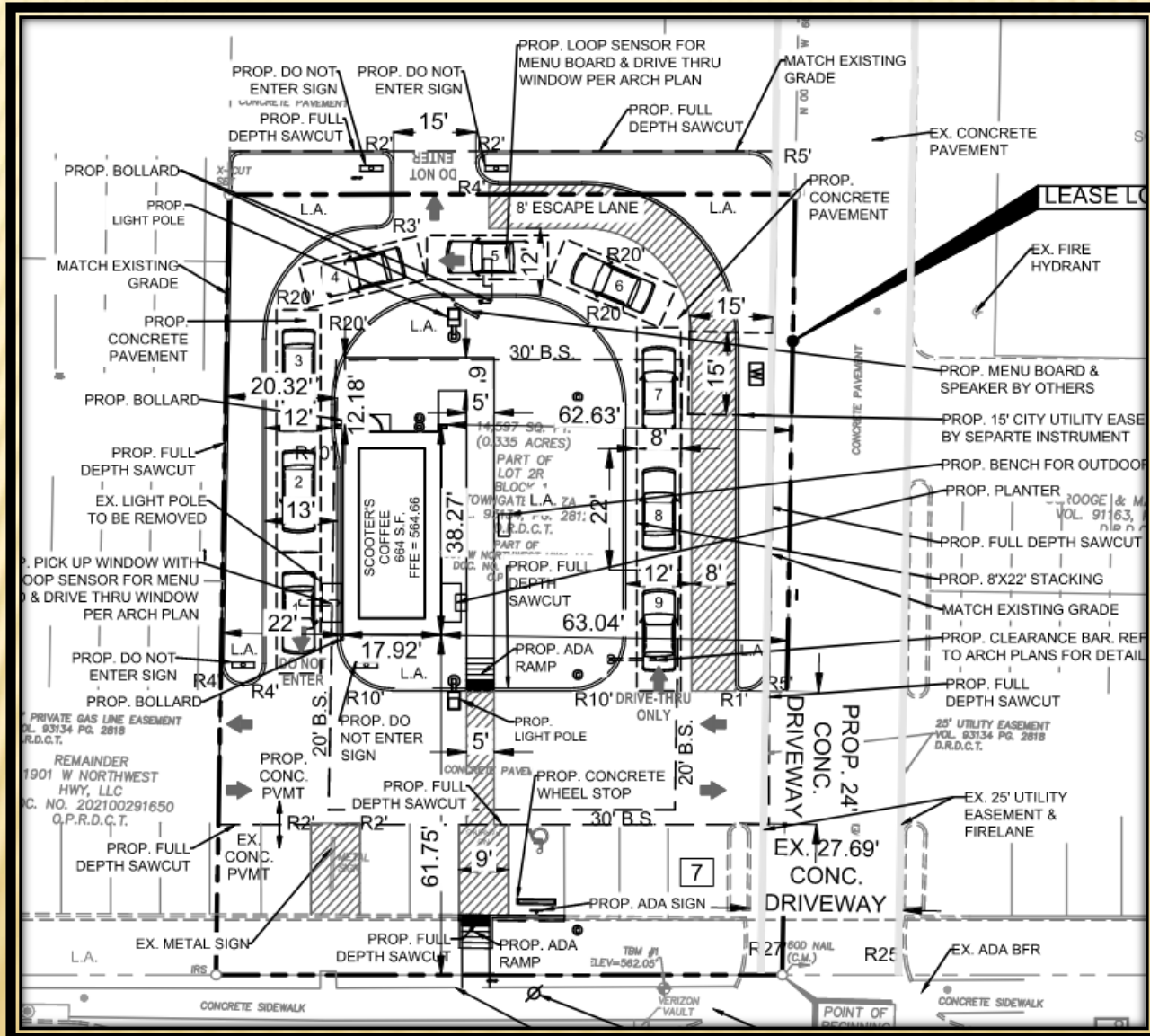
Looking east of subject site from North Jupiter Road





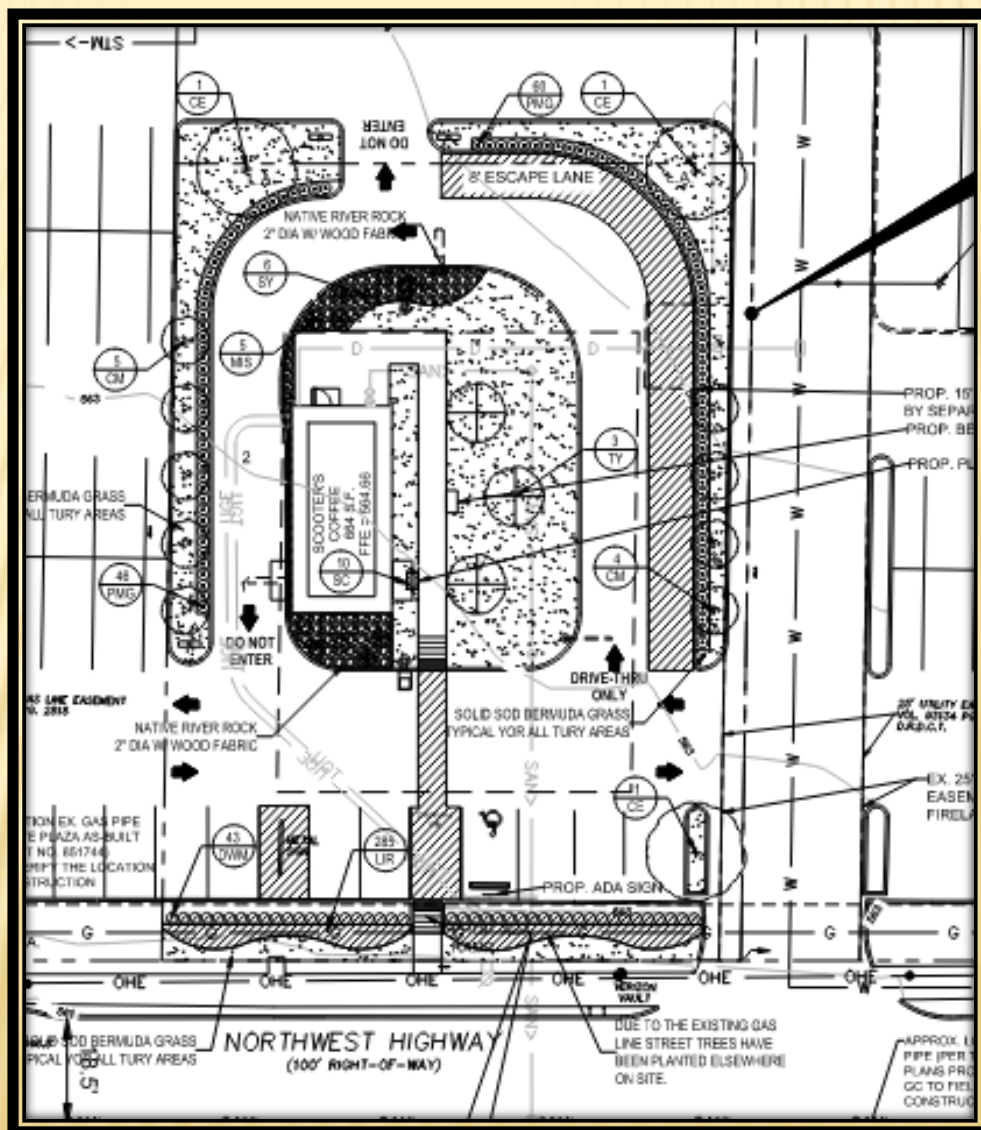
GARLAND
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SITE PLAN



Z 22-07

LANDSCAPE PLAN



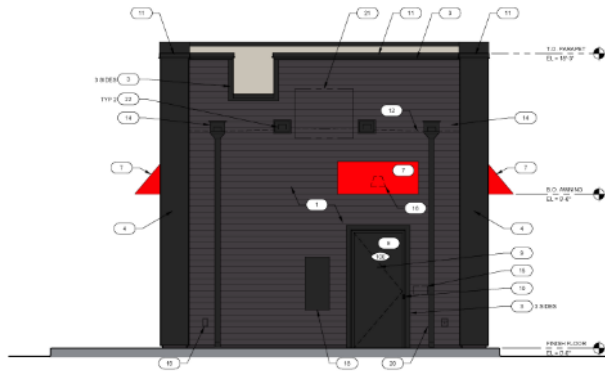


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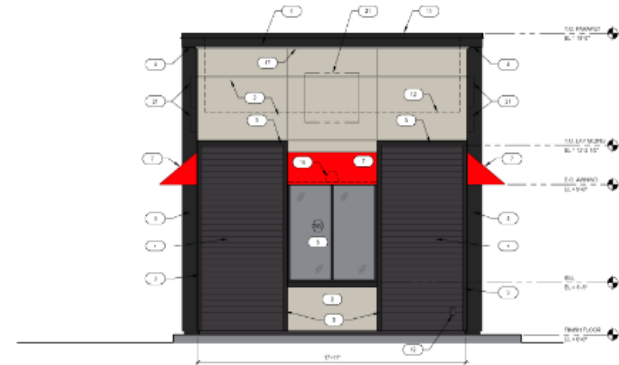
CONSIDERATIONS (DETAIL PLAN)



2 EXTERIOR ELEVATION - WEST
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
SCALE: 3/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH	
FINISH	NOTES
1. CONCRETE	1.0
2. BRICK	2.0
3. STUCCO	3.0
4. STUCCO	4.0
5. STUCCO	5.0
6. STUCCO	6.0
7. STUCCO	7.0
8. STUCCO	8.0
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97. STUCCO	97.0
98. STUCCO	98.0
99. STUCCO	99.0
100. STUCCO	100.0

CONSIDERATIONS (SUP)

A Specific Use Provision for twenty-five (25) years is requested by the applicant which aligns with the SUP time period guide.



GARLAND
TEXAS MADE HERE

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. e.

Meeting Date: 05/17/2022

Item Title: Z 22-07 Triangle Engineering, LLC. - Specific Use Provision (District 5)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

LOCATION

1943 Northwest Highway

OWNER

1901 W Northwest Hwy, LLC

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through.

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STAFF RECOMMENDATION

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Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

BACKGROUND

The subject property (overall site), a five-acre lot, is developed with a shopping center and two (2) stand-alone restaurants. The applicant proposes to lease a 0.335-acre area of the subject property and develop it with a Restaurant, Drive-Through (coffee shop).

SITE DATA

The lease area is approximately 0.335 acres. The lease area has approximately 103 feet of linear street frontage along Northwest Highway.

USE OF PROPERTY UNDER CURRENT ZONING

The lease area is zoned Planned Development (PD) District 94-35 for Community Retail Use. Planned Development (PD) District 94-35 includes a list of specific uses. A Restaurant, Drive-Through Use is not permitted. The GDC allows a Restaurant, Drive-Through Use by a Specific Use Provision in the Community Retail (CR) District. Therefore, the applicant requests to allow the Restaurant, Drive-Through use in Planned Development (PD) District 94-35 by a Specific Use Provision.

CONSIDERATIONS

1. The applicant proposes to lease a 0.335-acre area within the shopping center to propose a 664 square-foot drive-through restaurant (coffee shop) use.
2. The site plan (Exhibit C) shows the lease area contains forty-four (44) parking spaces that will be removed. However, the overall site still complies with the parking requirements.

Planned Development (PD) District 94-35 requires a parking ratio of one (1) space per every seventy-five (75) square feet of gross floor area. Based on the calculation, the lease area requires nine (9) spaces. The site plan (Exhibit C) shows a total of seven (7) parking spaces within the lease area. However, patrons can use the parking spaces within the shopping center. In addition, the GDC requires a parking ratio of one (1) space per every 100 square feet, which calculates to seven (7) parking spaces.

3. The applicant is providing vegetation within the lease area as shown in the landscape plan and complies accordingly (Exhibit D).
4. The design of the building (Exhibit E) complies with the building design standards per the GDC.
5. A Specific Use Provision for twenty-five (25) years is requested by the applicant which aligns with the SUP time period guide.
6. No deviations have been requested regarding the signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use contributes and is supportive to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

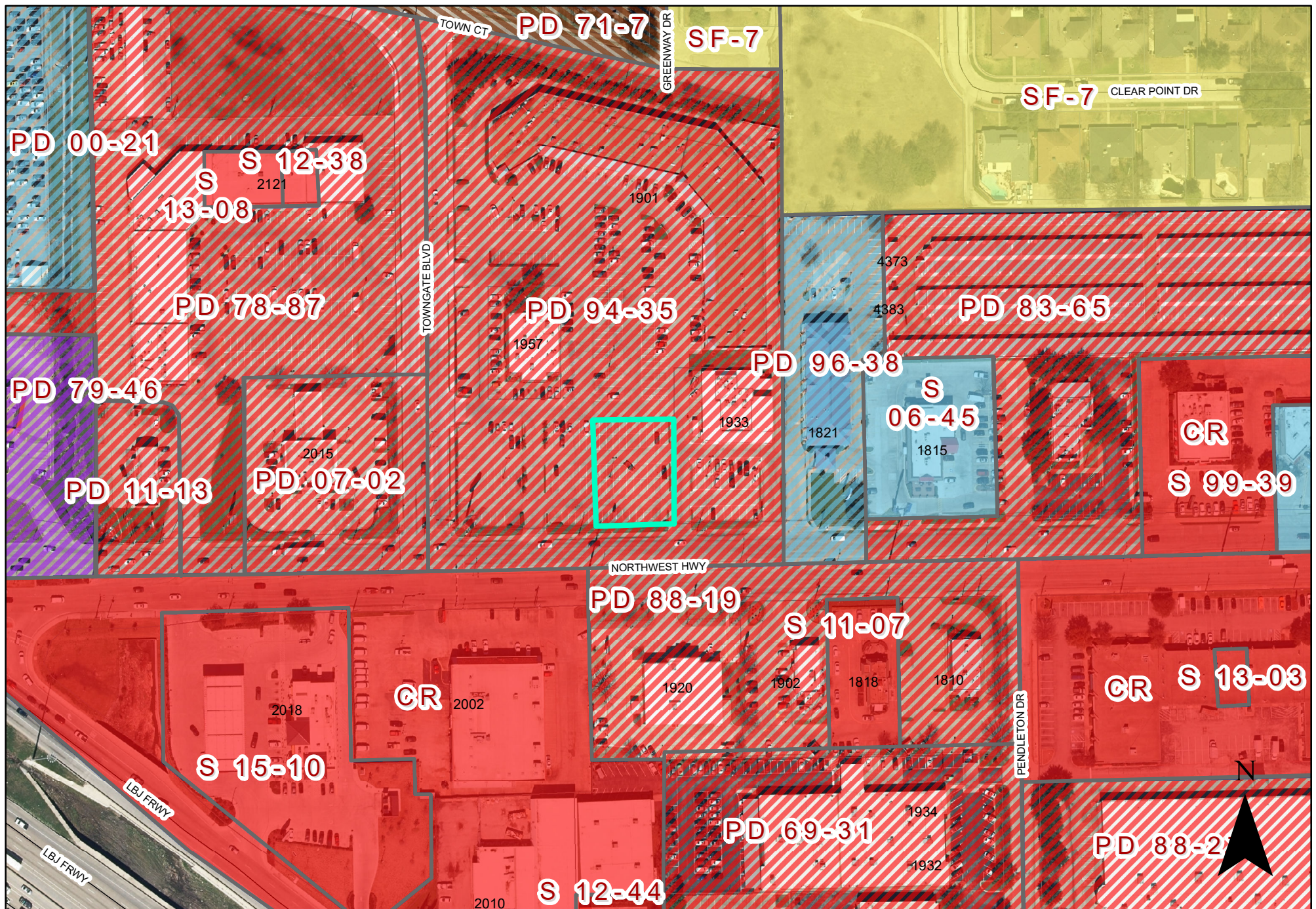
The property directly to the north of the overall shopping center are zoned Single-Family-7 (SF-7) District and Planned Development (PD) District 71-7 for Mixed Uses; these properties are developed with townhouses and single-family properties. The properties to the east of the overall shopping center are zoned Single-Family-7 (SF-7) District and Planned Development (PD) District 96-38 for Light Commercial Uses; these properties are developed with single-family homes and a hotel/motel use. The properties to the south, across Northwest Highway, are zoned Community Retail (CR) District and Planned Development (PD) District 88-19 for Community Retail Uses; these properties are developed with a restaurant, tire shop and a bank. The properties to the west are zoned Planned Development (PD) District 78-87 for Community Retail Uses and Planned Development (PD) District 07-02 for Community Retail Uses; these properties are developed with a shopping center and a bank.

Attachments

Z 22-07 Triangle Engineering, LLC Attachments (Specific Use Provision)

Z 22-07 Triangle Engineering, LLC. Responses

Z 22-07 Triangle Engineering, LLC. Staff Presentation



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-07

1943 Northwest Highway

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Restaurant, Drive-Through use by a Specific Use Provision
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
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- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-07

1943 Northwest Highway

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- 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.
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- IV. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall be valid for twenty-five (25) years.

REPORT & MINUTES

P.C. Meeting, April 25, 2022

Consideration of the application of Triangle Engineering, LLC, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through. This property is located at 1943 Northwest Highway. (District 5) (File Z 22-07 – Specific Use Provision)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Paris.
Motion carried: 7 Ayes, 0 Nay.



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-07

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

1901 Northwest Highway

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

Z 22-07

The applicant proposes to build a restaurant/coffee shop with a drive-through.

[Planned Development, Specific Use Provision, and a Detail Plan for a Restaurant with Drive-Through]

**City Council Meeting
May 17, 2022**



GARLAND

TEXAS MADE HERE

Location: 1943 Northwest Highway

Applicant: Triangle Engineering, LLC.

Owner: 1901 W Northwest Hwy, LLC

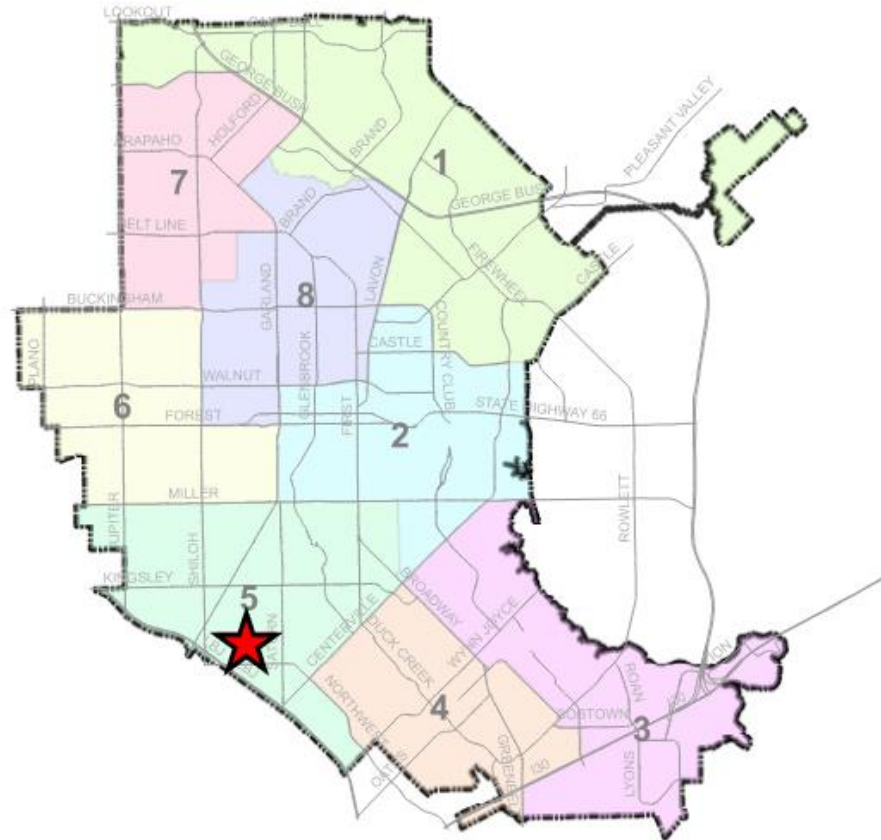
Acreage: 0.335 (lease area)

Zoning: Planned Development (PD) District 94-35 for
Community Retail Uses



GARLAND
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CITYWIDE LOCATION MAP



0 1 2 Miles

1 in = 2 miles

ZONING MAP Z 22-07

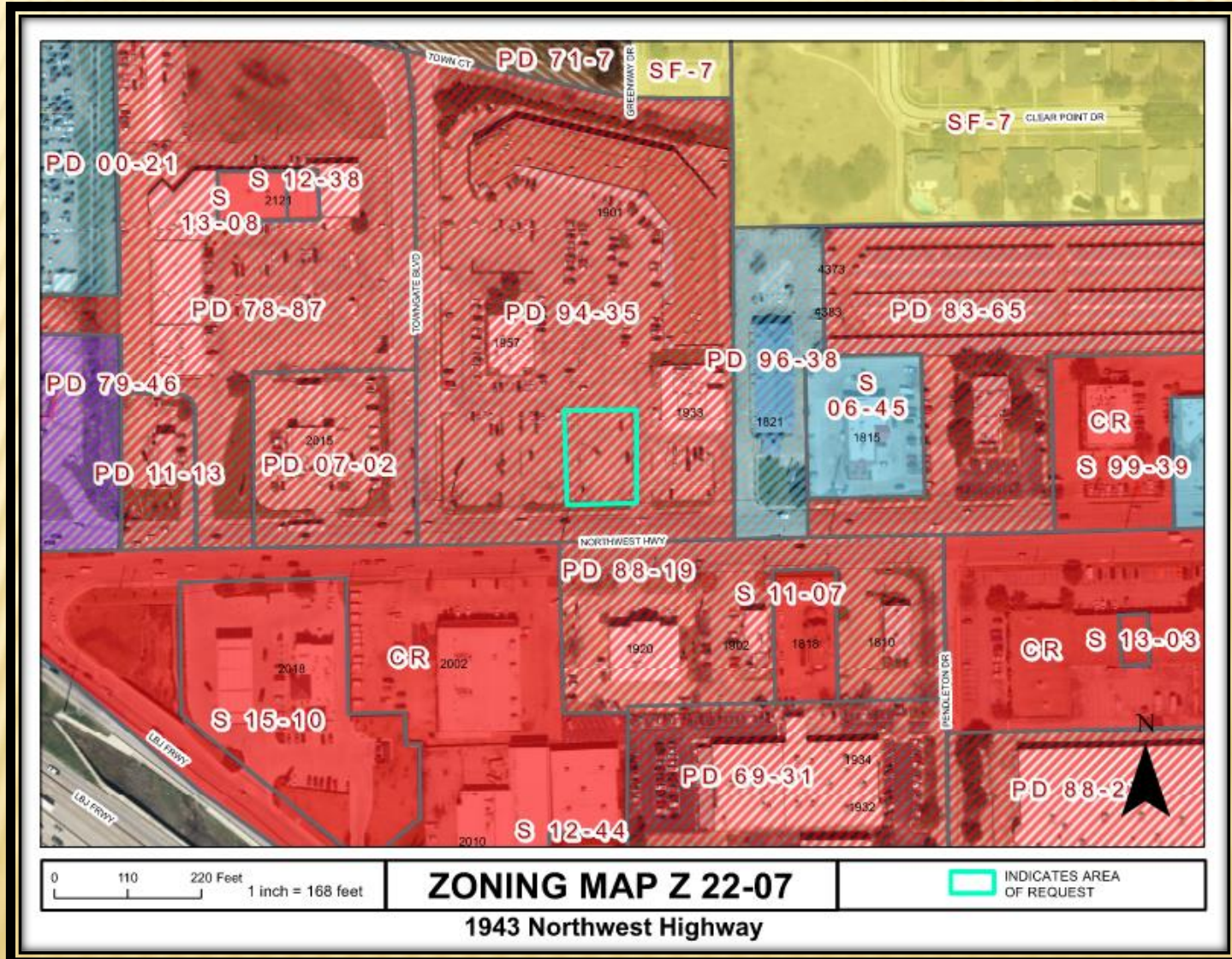
 INDICATES AREA OF REQUEST

Z 22-07



GARLAND
TEXAS MADE HERE

LOCATION MAP

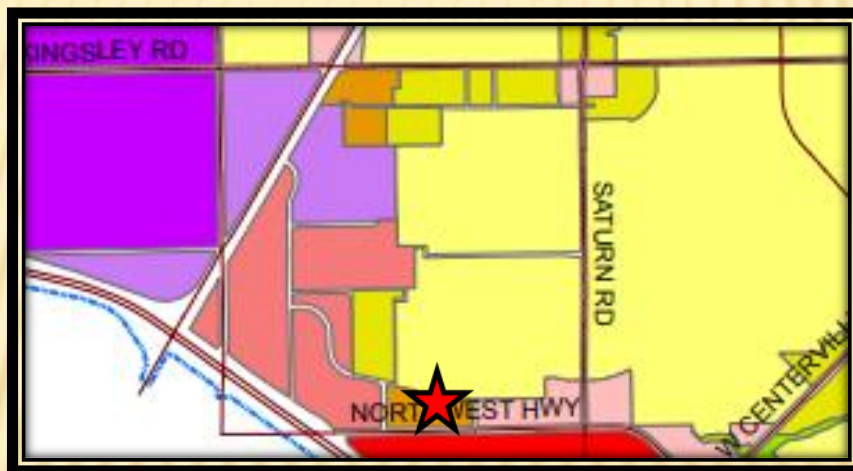


Z 22-07

COMPREHENSIVE PLAN



Urban Neighborhoods



The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use contributes and is supportive to the surrounding area.

PHOTOS



Looking at the subject property from Northwest Highway



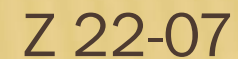
Looking south of the subject property



Looking west of the subject property



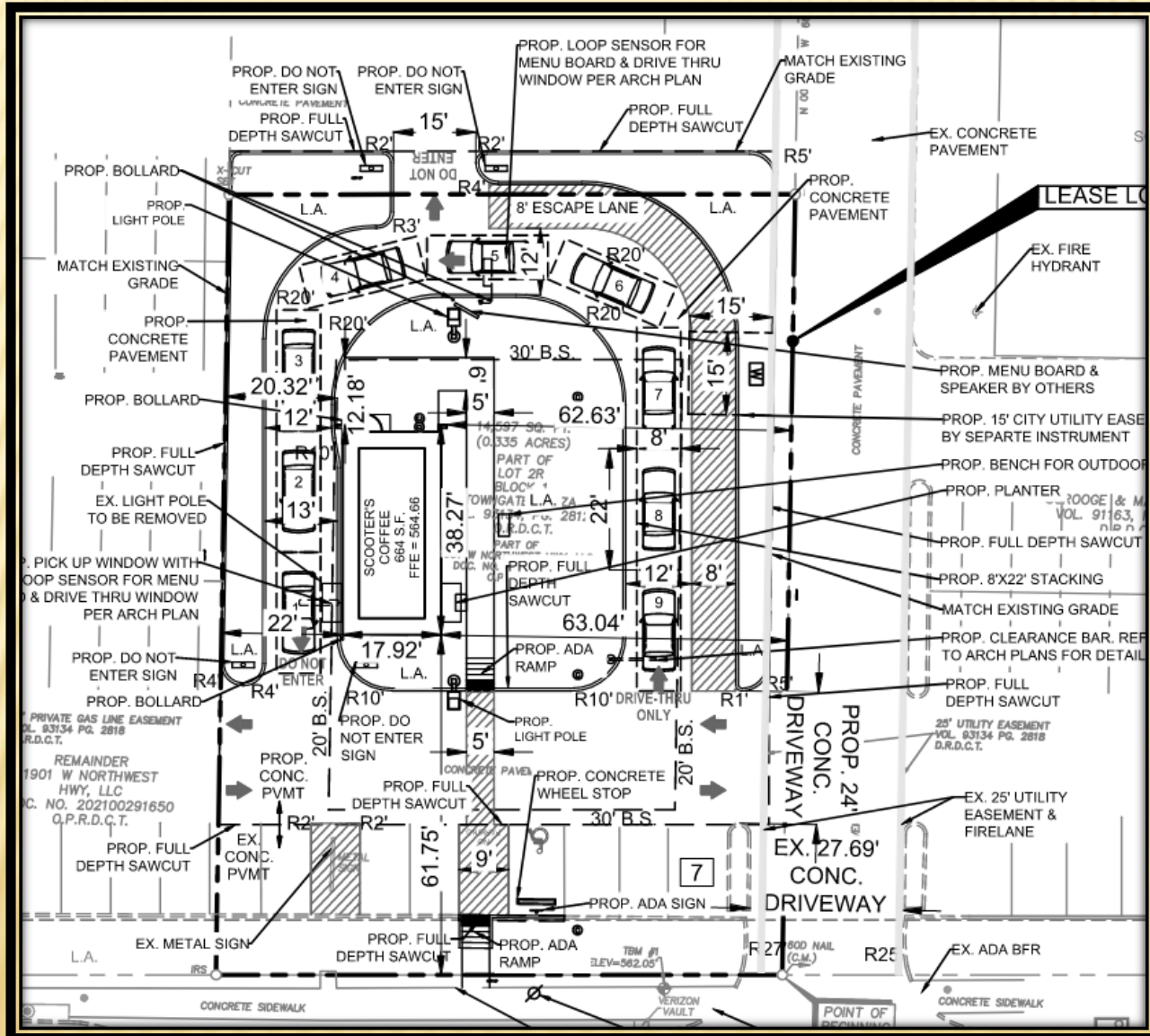
Looking east of subject site from North Jupiter Road





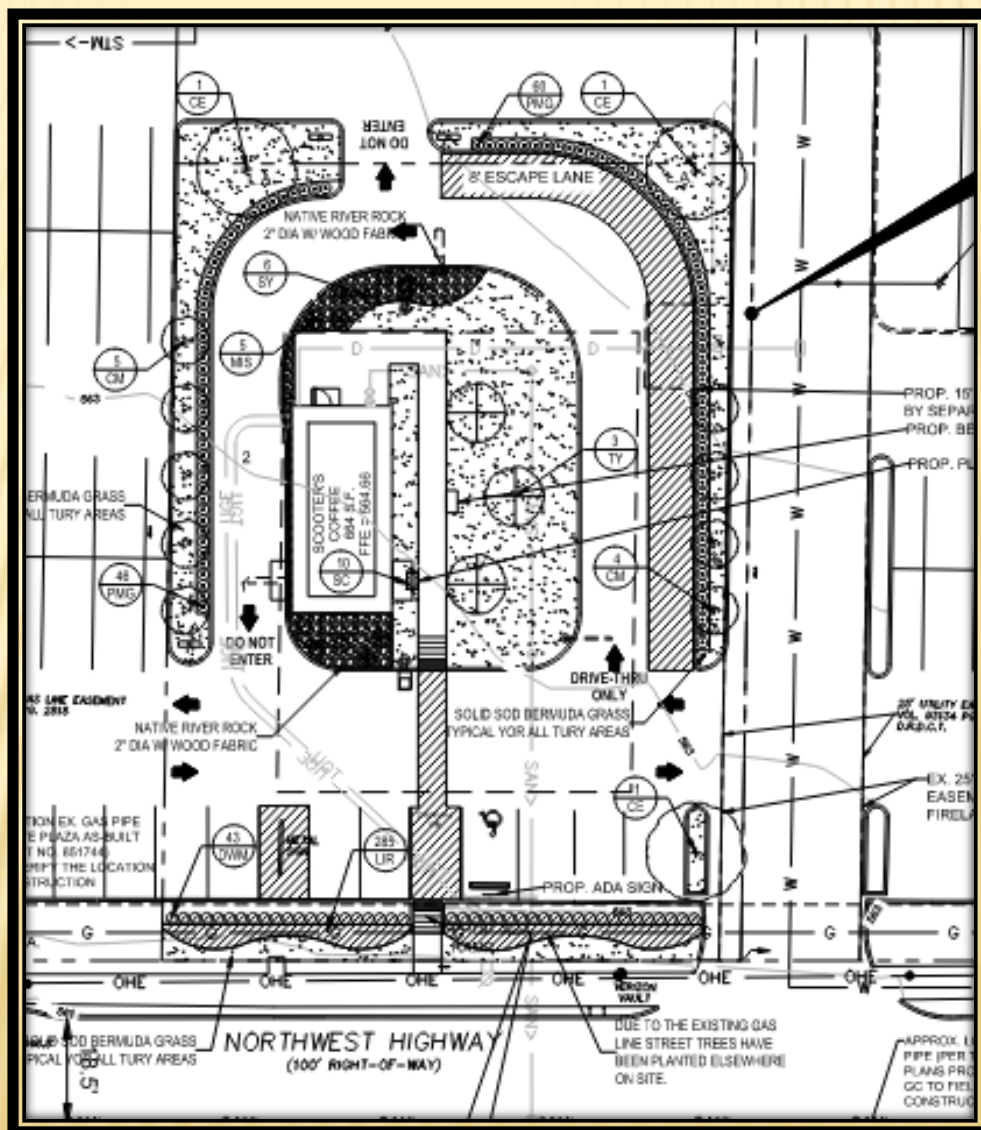
GARLAND
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SITE PLAN



Z 22-07

LANDSCAPE PLAN



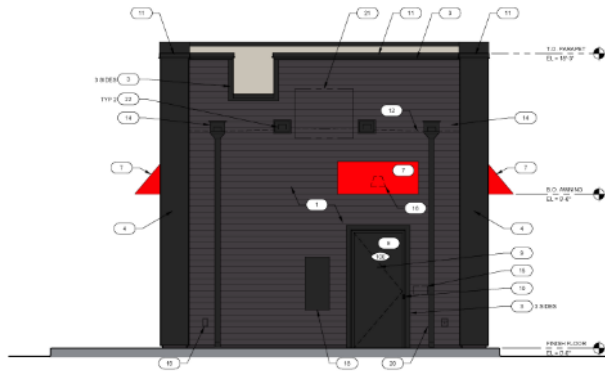


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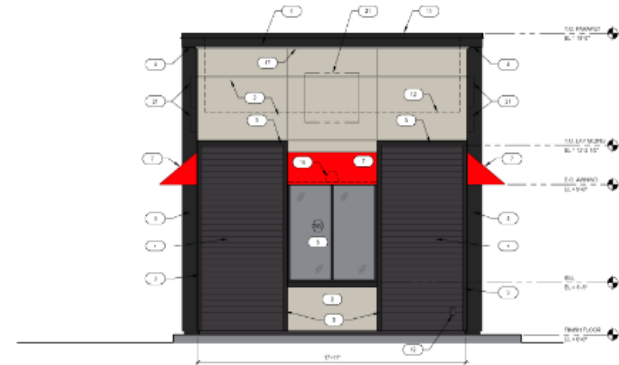
CONSIDERATIONS (DETAIL PLAN)



2 EXTERIOR ELEVATION - WEST
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
SCALE: 3/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH	
ITEM	FINISH
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2	BRICK
3	BRICK
4	BRICK
5	BRICK
6	BRICK
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100	BRICK

CONSIDERATIONS (SUP)

A Specific Use Provision for twenty-five (25) years is requested by the applicant which aligns with the SUP time period guide.



GARLAND
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STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. f.

Meeting Date: 05/17/2022

Item Title: Z 22-07 Triangle Engineering, LLC. - Detail Plan (District 5)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

LOCATION

1943 Northwest Highway

OWNER

1901 W Northwest Hwy, LLC

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through.

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STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

BACKGROUND

The subject property (overall site), a five-acre lot, is developed with a shopping center and two (2) stand-alone restaurants. The applicant proposes to lease a 0.335-acre area of the subject property and develop it with a Restaurant, Drive-Through (coffee shop).

SITE DATA

The lease area is approximately 0.335 acres. The lease area has approximately 103 feet of linear street frontage along Northwest Highway.

USE OF PROPERTY UNDER CURRENT ZONING

The lease area is zoned Planned Development (PD) District 94-35 for Community Retail Use. Planned Development (PD) District 94-35 includes a list of specific uses. A Restaurant, Drive-Through Use is not permitted. The GDC allows a Restaurant, Drive-Through Use by a Specific Use Provision in the Community Retail (CR) District. Therefore, the applicant requests to allow the Restaurant, Drive-Through use in Planned Development (PD) District 94-35 by a Specific Use Provision.

CONSIDERATIONS

1. The applicant proposes to lease a 0.335-acre area within the shopping center to propose a 664 square-foot drive-through restaurant (coffee shop) use.
2. The site plan (Exhibit C) shows the lease area contains forty-four (44) parking spaces that will be removed. However, the overall site still complies with the parking requirements.

Planned Development (PD) District 94-35 requires a parking ratio of one (1) space per every seventy-five (75) square feet of gross floor area. Based on the calculation, the lease area requires nine (9) spaces. The site plan (Exhibit C) shows a total of seven (7) parking spaces within the lease area. However, patrons can use the parking spaces within the shopping center. In addition, the GDC requires a parking ratio of one (1) space per every 100 square feet, which calculates to seven (7) parking spaces.

3. The applicant is providing vegetation within the lease area as shown in the landscape plan and complies accordingly (Exhibit D).
4. The design of the building (Exhibit E) complies with the building design standards per the GDC.
5. A Specific Use Provision for twenty-five (25) years is requested by the applicant which aligns with the SUP time period guide.
6. No deviations have been requested regarding the signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use contributes and is supportive to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

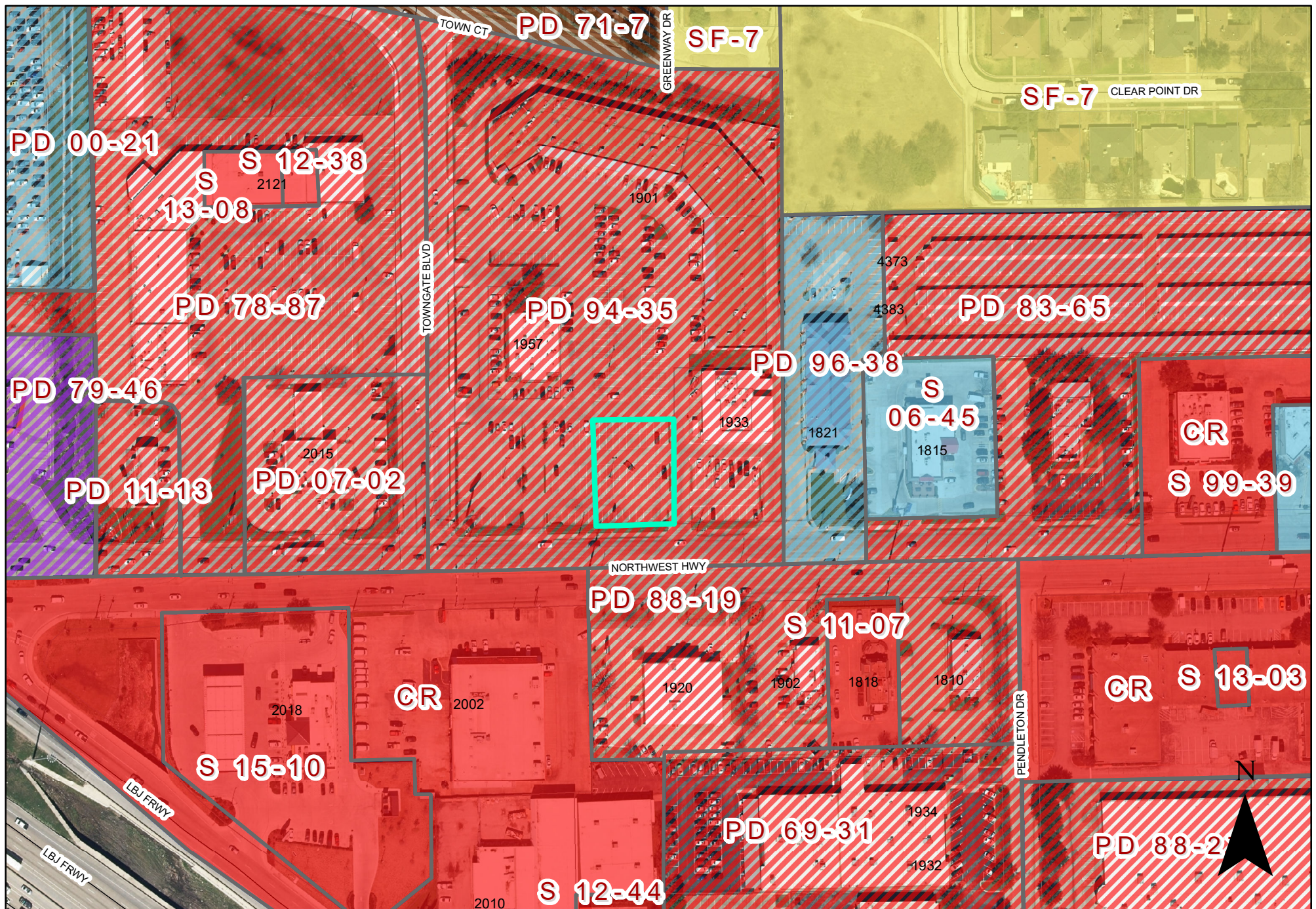
The property directly to the north of the overall shopping center are zoned Single-Family-7 (SF-7) District and Planned Development (PD) District 71-7 for Mixed Uses; these properties are developed with townhouses and single-family properties. The properties to the east of the overall shopping center are zoned Single-Family-7 (SF-7) District and Planned Development (PD) District 96-38 for Light Commercial Uses; these properties are developed with single-family homes and a hotel/motel use. The properties to the south, across Northwest Highway, are zoned Community Retail (CR) District and Planned Development (PD) District 88-19 for Community Retail Uses; these properties are developed with a restaurant, tire shop and a bank. The properties to the west are zoned Planned Development (PD) District 78-87 for Community Retail Uses and Planned Development (PD) District 07-02 for Community Retail Uses; these properties are developed with a shopping center and a bank.

Attachments

Z 22-07 Triangle Engineering, LLC. Attachments (Detail Plan)

Z 22-07 Triangle Engineering, LLC. Responses

Z 22-07 Triangle Engineering, LLC. Staff Presentation



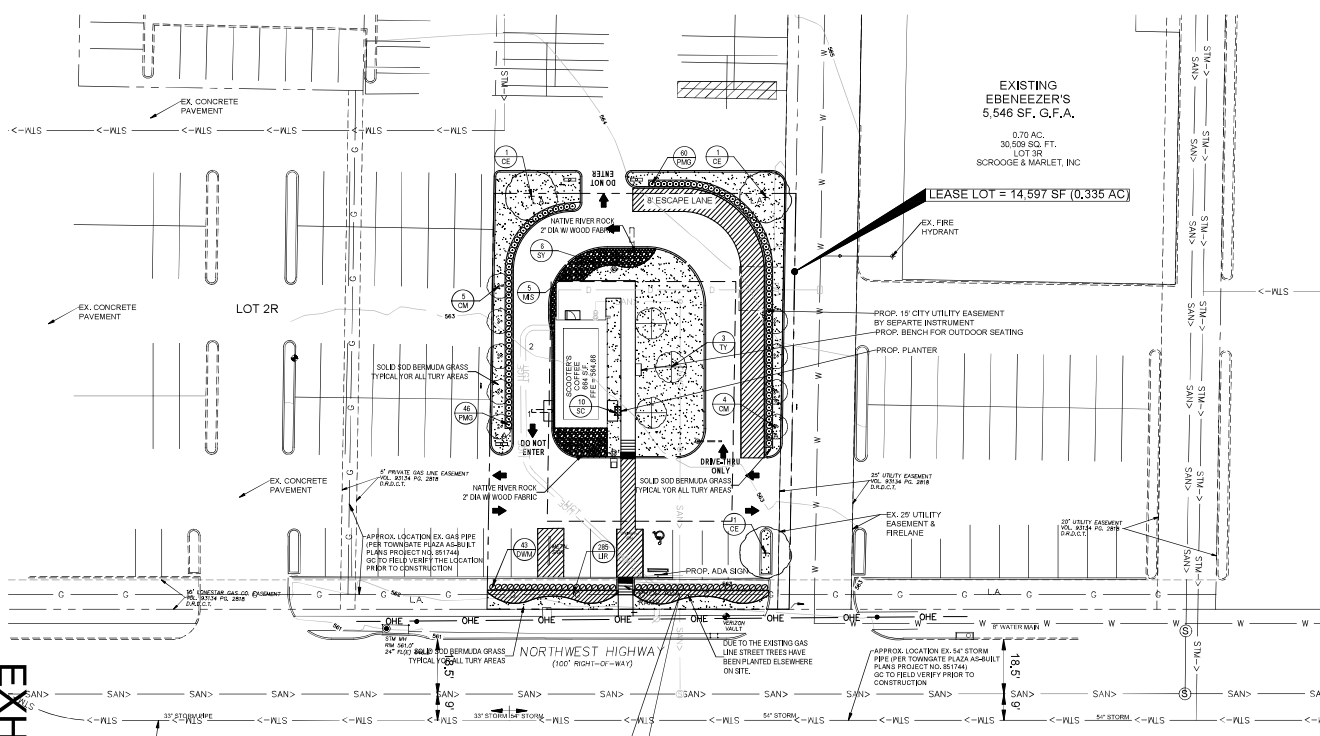
0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-07

1943 Northwest Highway

INDICATES AREA
OF REQUEST

EXHIBIT D



EXISTING EBENEZER'S 5.546 SF, G.F.A., 0.70 AC, 30,509 SQ. FT. LOT 3R SCROOGE & MARLET, INC

LEASE LOT = 14,597 SF (0.335 AC)

CAUTION UNDERGROUND UTILITIES

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	3	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 12' ht, 5' spread, 5' clear straight trunk
CM	9	Crape Myrtle	Lagerflorba indica	3" cal.	container, 6' ht, 3 trunks, tree form
CM	3	Yaupon Holly	Ilex vomitoria	3" cal.	container, 6' ht, 3 trunks, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
MBS	5	Miscanthus	Miscanthus sinensis	5 gal.	container full, well rooted
DWM	43	Dwarf Wax Myrtle	Myrica pauciflora	5 gal.	container, 20" ht, 20" spread
PMG	105	Pink Muhly Grass	Muhlenbergia capillaris	5 gal.	container full, well rooted, 24" o.c.
SY	5	Soft Leaf Yucca	Yucca rostrata	5 gal.	container, 24" ht, 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	285	Liriope	Liriope muscari	4" pots	container full, well rooted 12" o.c.
SC	10	Seasonal Color 419	Cynodon dactylon 419	4" pots	solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE REQUIREMENTS

Total Landscape Area
Requirement: Minimum of 90% of site to be devoted to landscape area.
(Site Area: 14,597 sq. ft.)
Provided: 14,597 sq. ft.
Requirement: 5% of total parking area to be landscaped.
Trees located at the ends of each parking row. All parking spots to be within 65 ft. of tree. 1 tree per 100 parking spots.
(Parking Area: 4,132 sq. ft.)
(Parking Spaces: 8 Spaces)
Requirement: 200 sq. ft. of turf
Provided: 45 sq. ft.
1 tree
Northwest HWY
Requirement: 15' wide landscape buffer along major thoroughfare.
1 large canopy tree and 7 shrubs per 30 ft.
Maximum 75% of buffer can be turf, 25% to be groundcover.
(Street Frontage: 102 ft. 11 in., Landscape buffer area: 1508 sq. ft.)
Requirement: 4 trees
20 shrubs
705 sq. ft. of turf allowed (75%)
Provided: 12 ornamental trees planted elsewhere on site due to gas easement
45 shrubs
285 sq. ft. of turf proposed (30%)

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGERS. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMDGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL PLANTING AREAS THAT ARE TO RECEIVE MULCH SHALL BE MULCHED WITH 4 INCHES OF DOUBLE SHREDDED HARDWOOD MULCH.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM FLOUNDERING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVERSEEDED WITH WINTER RYEGRASS, AT A RATE OF 16 POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

CITY NOTES

- 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 OF CITY'S LICENSE AGREEMENT.



CITY OF GARLAND
(Case Number #22XX-X)

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(409) 369-4448
CHRS@STUDIOGREENSPOT.COM



03.23.2022

SCOOTER'S COFFEE
NORTHWEST HIGHWAY
GARLAND, TEXAS

ISSUE:

FOR APPROVAL:	02.04.2022
CITY COMMENTS:	03.02.2022
CITY COMMENTS:	03.23.2022

DATE:

03.23.2022

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

L.1

PART 1- GENERAL

Refer to bidding requirements, special provisions, and schedules for additional requirements.

Work included: Furnish all supervision, labor, materials, etc. required to complete the work covered in conjunction with specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

4. American Standard for Nursery Stock published by American Association of Nurserymen.

3. American Joint Committee on Horticultural Nomenclature Plant Names.
4. Texas Association of Nurserymen, Grades and Standards.

A. The Contractor shall, within ten(10) days fol

- Architect/Owner of the sourced plant materials and bed preparation required for the project.
3. **Sample:** Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Architect before use on project.
4. **Product Data:** Submit complete product data and specifications in all other specified materials.
5. **Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval.** When approved, tag, install, and maintain ten representative samples for three installed plant materials.
6. **File Certificates of Inspection** on plant material by state, county, and federal authorities with Architect, if required.
7. **Soil Analysis:** Provide sandy loam soil analysis if requested by the Architect.

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas free (3" inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

Maintenance:

- The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
- Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, pruning, fertilizing, mowing of grass, cleaning up and all other work necessary of maintenance.
- Written notice requesting final inspection and acceptance shall be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance. If final acceptance is not given, then, the Landscape Contractor will not be required to do any of the above listed work.

- 6. Guarantee:**
1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, that are found to be dead or dying due to any asymmetry has been damaged, planted, shall be considered subject to replacement. In such case, the expense of the replacement shall be borne by the Contractor.
- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including roots in lawn or on driveway, caused as a result of planting replacements shall be immediately repaired.
- b. As directed by the Owner, plants may be replaced at the start of the next growing or planting season. In such case, the Contractor shall be responsible for the premises immediately.
- c. When plant replacements are made, plants, soil, mulch, fertilizers and such, as authorized as originally specified and inspected for full compliance with Contract requirements. All replacements are to be included under "Work of the section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of proof for all work areas. At this time, the Owner will assume maintenance on the accepted work.
- Repairs. Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice. After permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

A. General: Comply with applicable Federal, State, County and Local regulations governing

- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full-time supervision by a qualified farmer acceptable to Landscape Architect.
- C. Selection of Plant Material:
1. Meet contact with suppliers immediately upon obtaining notice of contract acceptance and select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and/or exceed project specifications.
 2. Determine Architect will provide a key identifying each tree location on site. Written verification will be required to confirm material selection, source and delivery schedule.
 3. Owner and Architect shall inspect all plant materials when reasonable at the place of growth for compliance with requirements for genus, species, cultivar, size and quality.
 4. Owner and Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, and diseases.
 5. Owner and Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants delivered in transit at or after site shall be rejected.

A. Preparation:

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

- A. Delivery:
 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
 3. Protect root balls by heaving in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 4. Protect plants during delivery to prevent damage to root balls and decimation of leaves.
 5. Keep plants moist at all times. Cover all materials during transport.
 6. Notify Architect of delivery schedule 72 hours in advance so plant materials may be observed upon arrival at job site.
 7. Remove rejected plant material immediately from site.
 8. If there is damage or loss, the contractor shall move duplicate plants, or otherwise make/replace plants by trunk or order.

2.1 PLANTS

- [illegible]

A. Sandy Loam

- | | |
|---|---|
| A | 1. Friable, felsic, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign growth. Loan samples for analysis of nutrients and pH shall be collected.
2. Physical properties to follow:
Clay - between 1-27 percent
Silt - between 11-25 percent
Sand - less than 52 percent
3. Organic matter shall be 3%-10% total dry weight.
4. The supplier shall provide a written analysis conducted by an approved soil laboratory verifying that sand meets the above requirements. |
| B | 1. Commercial Material: Compost with a mixture of 60% vegetative matter and 20% animal waste, preferably sold by a supplier of organic fertilizers. |
| C | 1. Premixed leading Soil as supplied by Vail Earth Resources, Glendale, Texas.
2. Premixed leading Soil as supplied by Living Earth Technology, Dallas, Texas or equal. The supplier shall provide a written analysis conducted by an approved soil laboratory verifying that sand meets the above requirements. |
| D | 1. Sheep Sand: Sheep sand shall be free of silt, soil particles and weeds. |
| E | 1. Much: Deep Unmixed Hardwood Mulch, partially decomposed, dark brown, Living Earth Technologies or approved equal. |
| F | 1. Organic Fertilizer: Fertilizer, Organic or Green Source or equal as recommended for use in the project. Fertilizer shall be delivered to the site in original unopened containers each bearing the manufacturer's guaranteed statement of analysis. |
| G | 1. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% urea, 10% ammonium sulfate (NH ₄ or UF) with a minimum 8% sulphur and 10% micronutrients. |

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

- B. Staking Material for Shade Trees:
1. Post: Studded T-Post, #1 Armoac with anchor plate, 6'-0" length, paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lottland Co. (214)631-5250 or approved equal.

3.1 BED PREPARATION & FERTILIZATION

- B. Landscape Contractors to inspect all mixing conditions and report any deficiencies to the Owner.**
- All planting areas shall be conditioned as follows:**
1. Prepare new planting beds by scraping away existing grass and weeds as necessary.
 2. Apply a 2" depth of topsoil to all areas 12" or greater prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add twelve (12) cubic yards of topsoil to all areas 12" or greater. Add 10 cubic yards of compost to all existing facilities such as Statues in Greenhouse and all the rest of twenty (20) percent one thousand (1,000) square feet.
 3. All planting areas shall receive a 2" (2") inch layer of specified mulch.
 4. Backfill for tree pits shall be as follows: Use existing top soil on site (imported mulch) backfill for tree pits (imported mulch), dunes, caliche, subsoils, etc., place a 2" (2") inch layer of mulch in the ground.
- C. Grass Areas:**
- Areas to be Seeded Soil Bermudagrass: Blocks of seed should be laid flat to joint, with the joints (seams) after settling the ground. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of seed should be filled with jointing compound. The joints should be watered and rolled again, then the grass should be watered.
- Areas to be Hydroseeded Compost Bermudagrass: Hydroseeded with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet with 2" of a 2" layer of topsoil.

A. Maintenance of plant materials shall begin immediately after each plant is delivered to

- B. Plant materials shall be delivered to the site only after the beds are prepared and are ready for planting. All shipments of nursery materials shall be thoroughly inspected and accepted by the City prior to delivery. All plants shall be free of insects and diseases. After delivery to the site, shall be well protected against the possibility of drying by wind and sun. Half of each of 10 & 15 plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of the size that when closed will allow the plants to be planted at the same level as the relationship to the finish grade as it laid to surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") incl in diameter. Plants should be thoroughly moist before removing containers.

- [illegible]

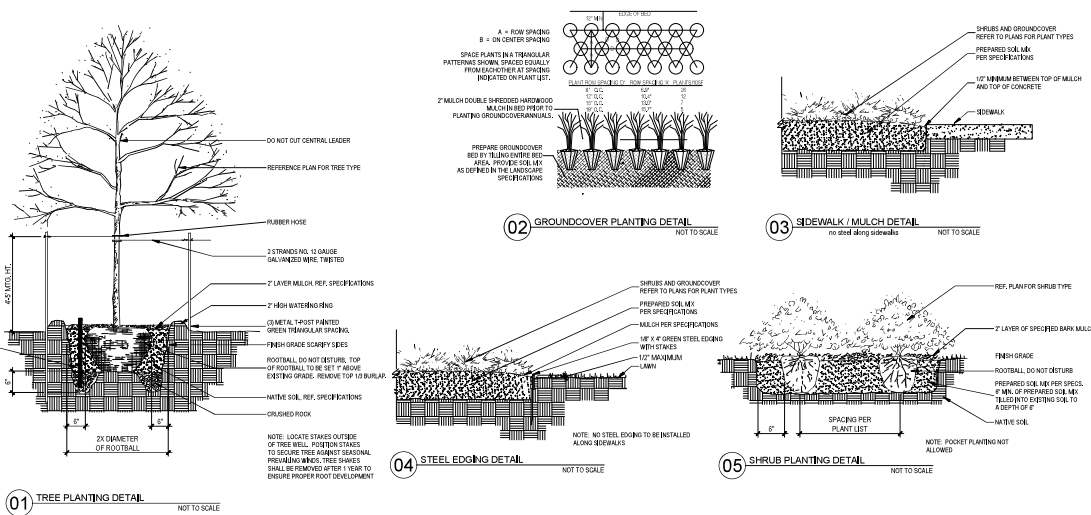
A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Strong measures for all materials shall be so organized that they, too, are neat and orderly.

All trash and debris still be removed from the areas clean by sweeping or hosing at end of each day.

END OF SECTION

04 TREE PLANTING DETAIL

NOT TO SCALE



CITY OF GARLAND
(Case Number #22XXX-X)

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 363-4448
CHRIS@STUDIOGREENSPOT.COM



02.04.2022

SCOOTER'S COFFEE
NORTHWEST HIGHWAY
GARLAND, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022

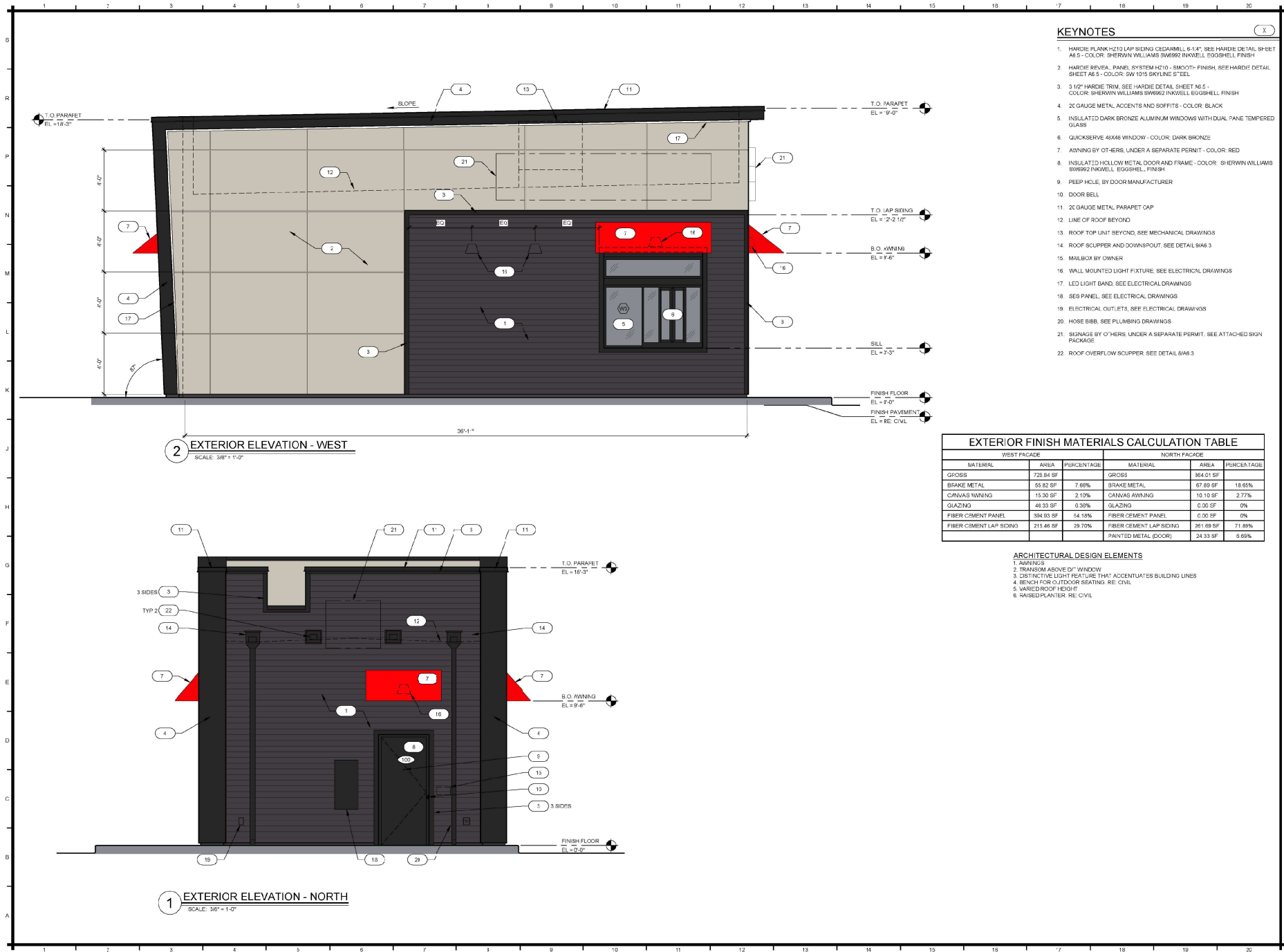
DATE:
03.04.2022

SHEET NAME:
LANDSCAPE SPECIFICATIONS

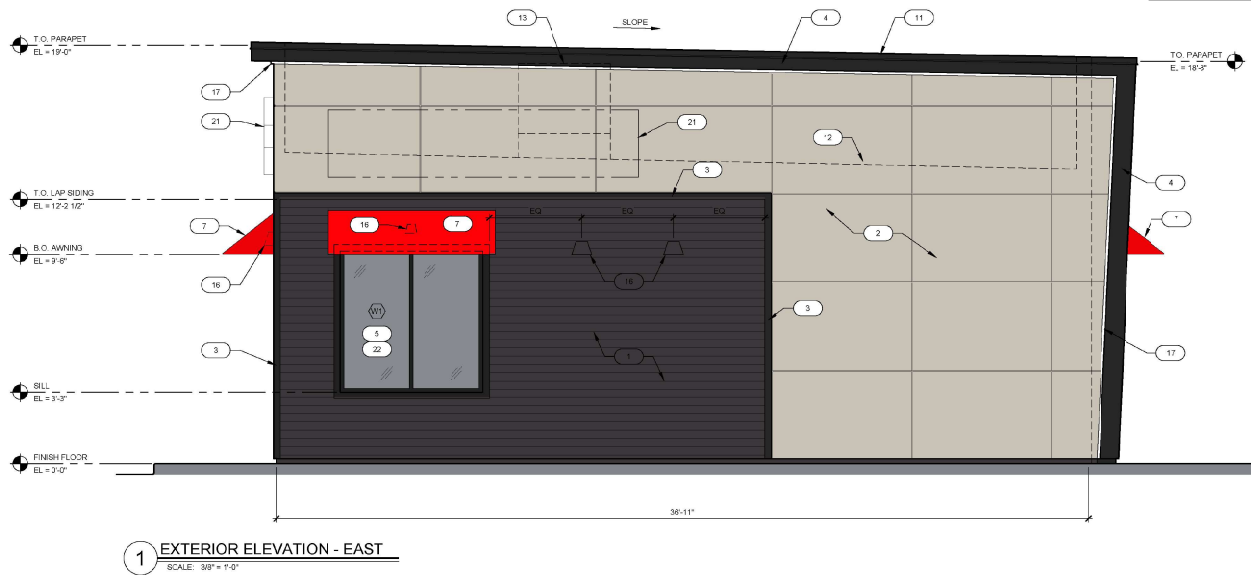
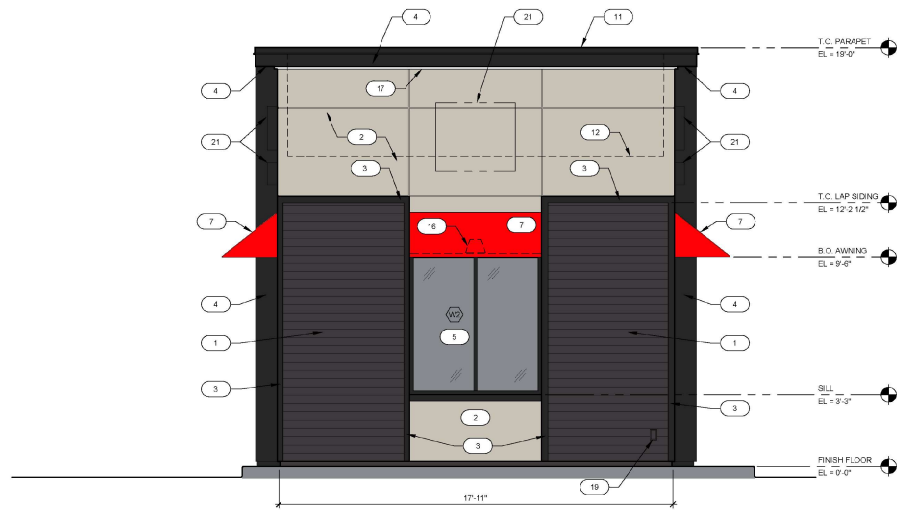
SHEET NUMBER-

L.2

1000



2 EXTERIOR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 3/8" = 1'-0"

KEYNOTES

1. HARDE PLANK 1/2" LAP SIDING CEDAR M.L.L. 6-1/4". SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW692 INKVELL EGG-SHELL FINISH
2. HARDE PLANK 1/2" LAP SIDING CEDAR M.L.L. 6-1/4". SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW692 INKVELL EGG-SHELL FINISH
3. 3/4" HARDE TRIM. SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW692 INKVELL EGG-SHELL FINISH
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DOUBLE PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS, UNDER A SEPARATE PERMIT - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW692 INKVELL EGG-SHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT. SEE DETAIL S46.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT. SEE ATTACHED SIGN PACKAGE
22. SPANDREL GLASS

EXTERIOR FINISH MATERIALS CALCULATION TABLE

SOUTH FACADE			EAST FACADE		
MATERIAL	AREA	PERCENTAGE	MATERIAL	AREA	PERCENTAGE
GROSS	345.37 SF		GROSS	729.64 SF	
BRASS METL	19.0' SF	5.53%	BRASS METAL	59.82 SF	7.98%
CANVAS AWNING	12.27 SF	3.55%	CANVAS AWNING	15.30 SF	2.10%
GLAZING	37.38 SF	10.92%	GLAZING	46.93 SF	6.39%
FIBER CEMENT PANEL	126.20 SF	37.15%	FIBER CEMENT PANEL	334.93 SF	46.18%
FIBER CEMENT LAP SIDING	146.03 SF	42.35%	FIBER CEMENT LAP SIDING	716.46 SF	98.70%

ARCHITECTURAL DESIGN ELEMENTS

1. AWNINGS
2. TRANSOM ABOVE DOOR WINDOW
3. DISTINCTIVE LIGHT FEATURE THAT ACCENTUATES BUILDING LINES
4. BENCH FOR OUTDOOR SEATING. RE: CIVIL
5. VARIOUS ROOF HEIGHT
6. RAISED PLANTER. RE: CIVIL

REPORT & MINUTES

P.C. Meeting, April 25, 2022

Consideration of the application of Triangle Engineering, LLC, requesting approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 94-35 for Community Retail Use. This property is located at 1943 Northwest Highway. (District 5) (File Z 22-07 – Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nay.**



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-07

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

1901 Northwest Highway

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

Z 22-07

The applicant proposes to build a restaurant/coffee shop with a drive-through.

[Planned Development, Specific Use Provision, and a Detail Plan for a Restaurant with Drive-Through]

**City Council Meeting
May 17, 2022**



GARLAND

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Location: 1943 Northwest Highway

Applicant: Triangle Engineering, LLC.

Owner: 1901 W Northwest Hwy, LLC

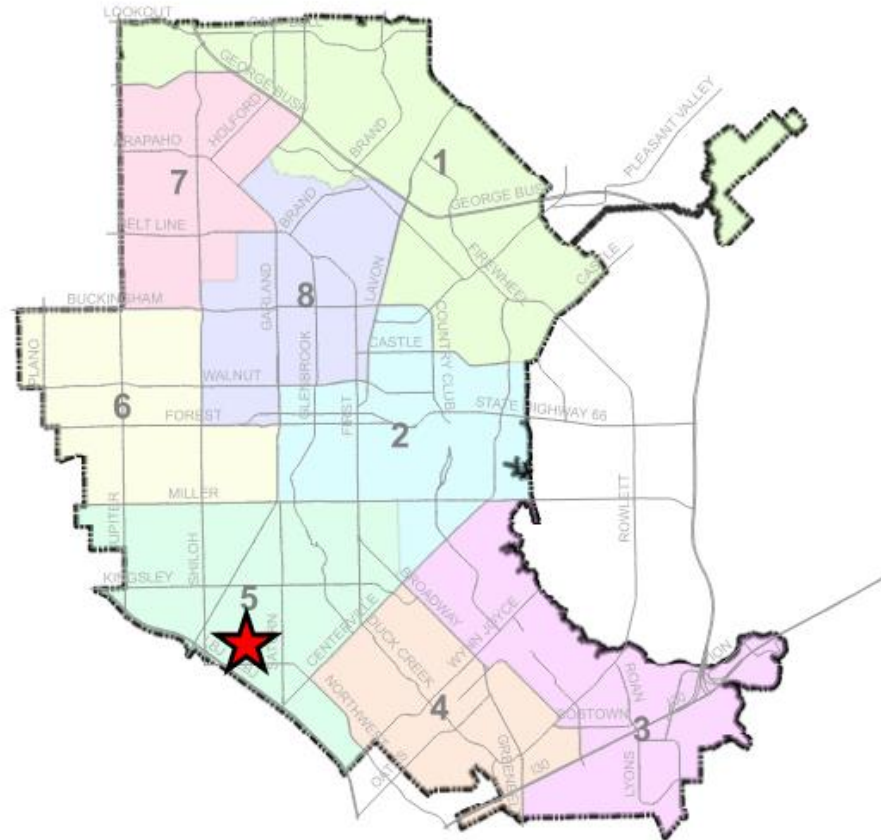
Acreage: 0.335 (lease area)

Zoning: Planned Development (PD) District 94-35 for
Community Retail Uses



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CITYWIDE LOCATION MAP



0 1 2 Miles

1 in = 2 miles

ZONING MAP Z 22-07



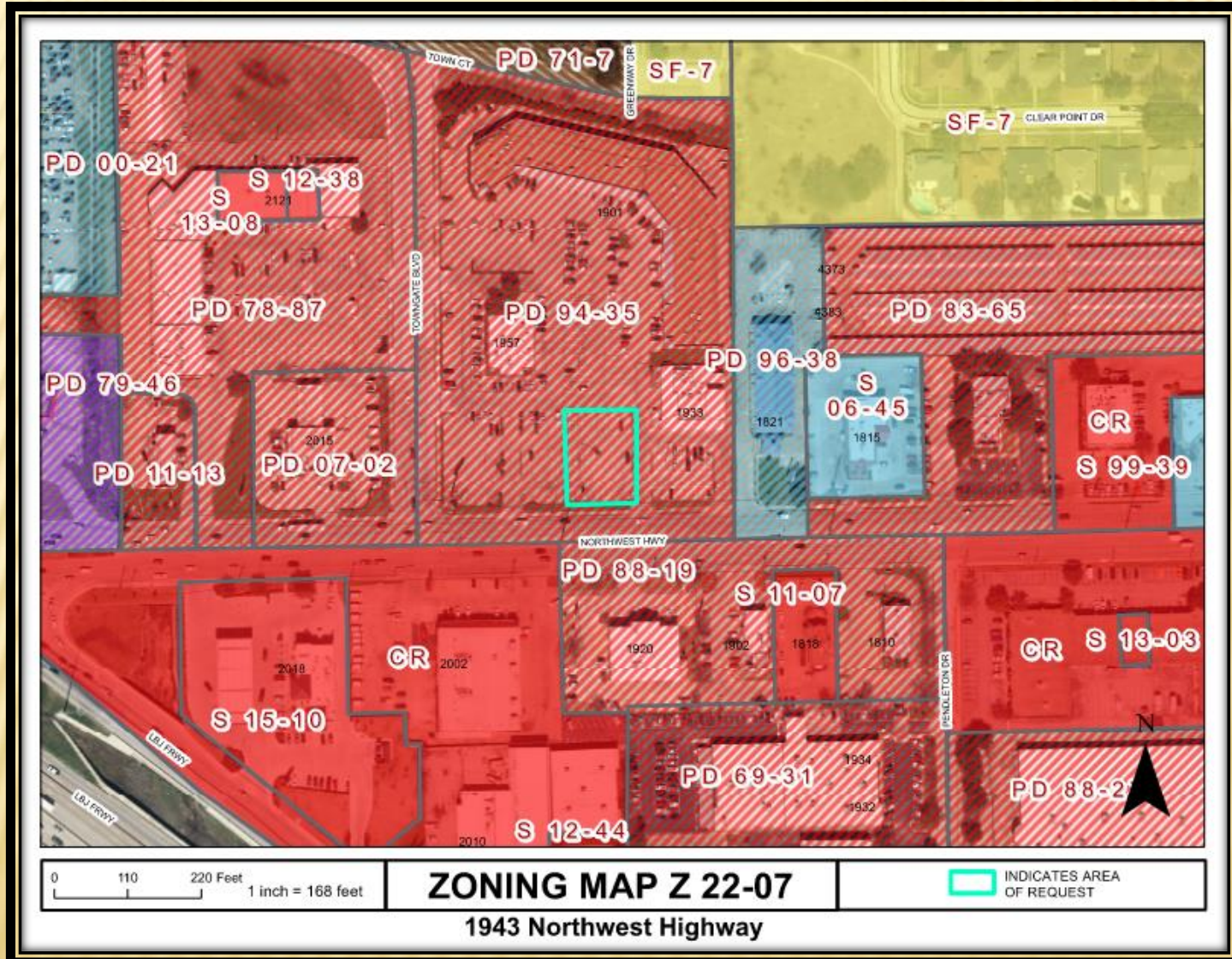
INDICATES AREA
OF REQUEST

Z 22-07



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LOCATION MAP

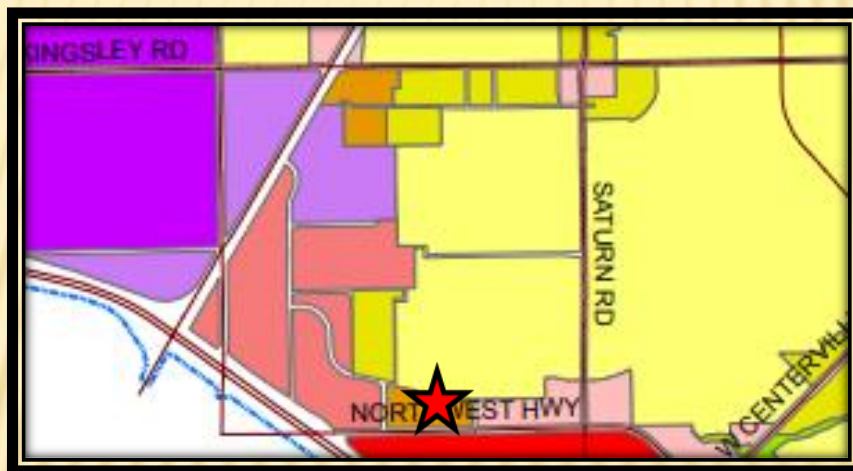


Z 22-07

COMPREHENSIVE PLAN



Urban Neighborhoods



The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use contributes and is supportive to the surrounding area.

PHOTOS



Looking at the subject property from Northwest Highway



Looking south of the subject property



Looking west of the subject property



Looking east of subject site from North Jupiter Road

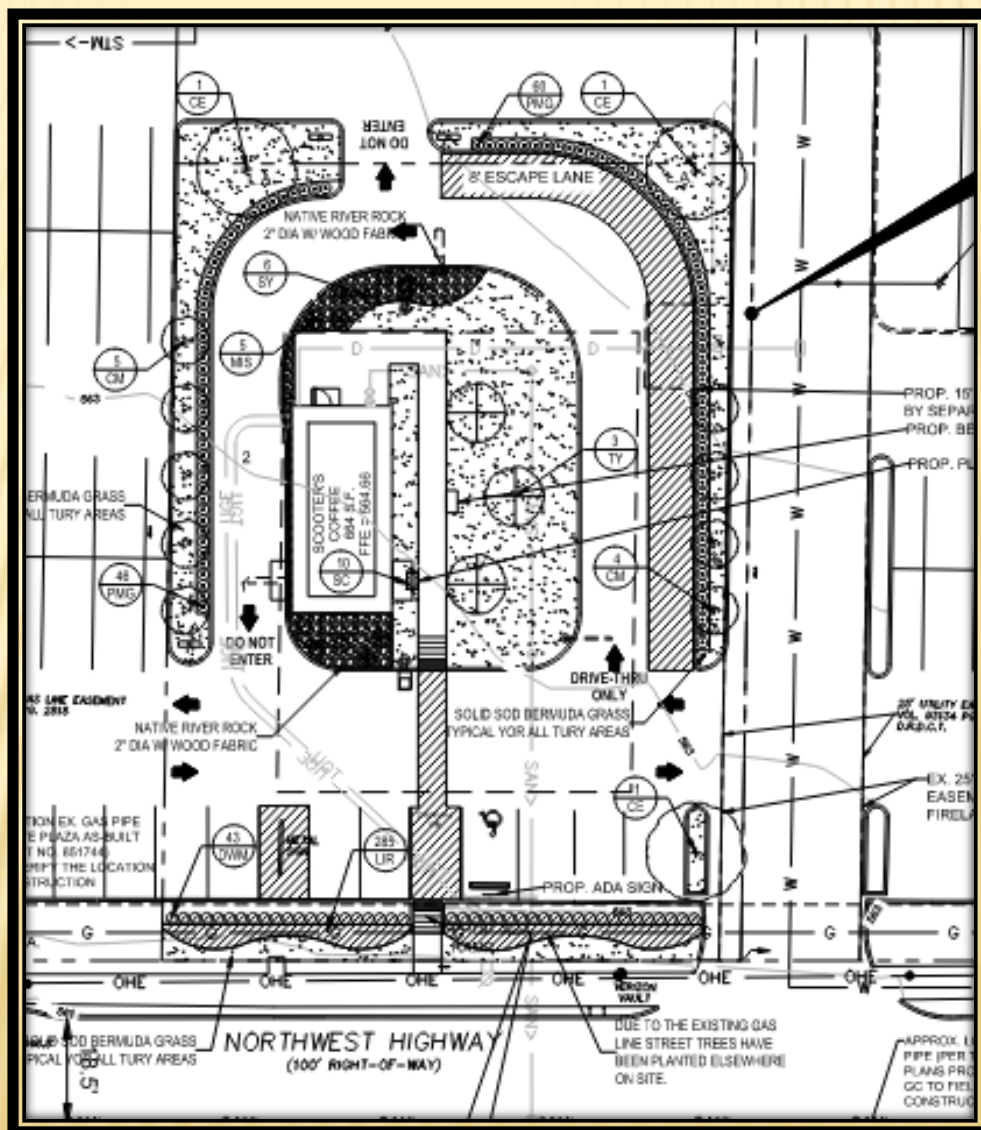




SITE PLAN



LANDSCAPE PLAN



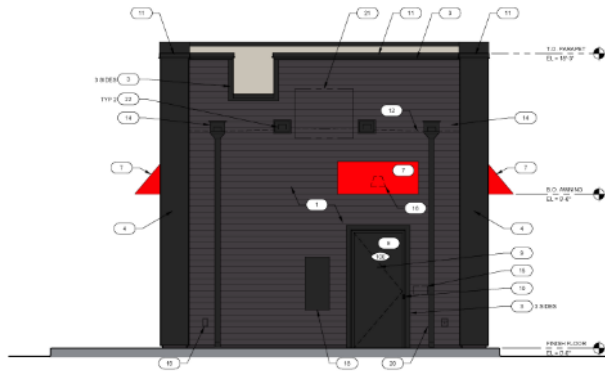


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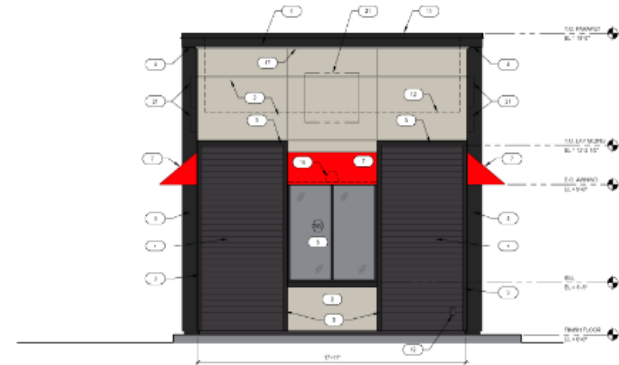
CONSIDERATIONS (DETAIL PLAN)



2 EXTERIOR ELEVATION - WEST
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
SCALE: 3/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH	
ITEM	FINISH
1	BRICK
2	BRICK
3	BRICK
4	BRICK
5	BRICK
6	BRICK
7	BRICK
8	BRICK
9	BRICK
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99	BRICK
100	BRICK

CONSIDERATIONS (SUP)

A Specific Use Provision for twenty-five (25) years is requested by the applicant which aligns with the SUP time period guide.



GARLAND
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STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. g.

Meeting Date: 05/17/2022

Item Title: Z 22-11 Garland Storage LP - Zoning (District 1)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 20-17.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

LOCATION

1601 Ferris Road

6320 and 6330 North President George Bush Turnpike

OWNER

F & L LLP

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended 1) approval of an Amendment to Planned Development (PD) District 20-17 and 2) a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 20-17.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

BACKGROUND

In 2015, City Council approved a zoning change from Agricultural (AG) District to Planned Development (PD) District 15-20 for Mixed Uses.

The PD 20-17 Zoning Framework Plan includes five (5) Character Zones, each zone implements specific aspects of the vision for a regional mixed-use destination with significant employment and residential uses. The following districts within the PD are: Employment Mixed Use Zone (EMU), Retail Mixed Use Zone (RMU), Mixed Use-Mixed Residential Zone (MU-MR), Mixed Use-Mixed Residential Zone (MU-MR), and Transitional Zone (T). The proposed project is located within the Retail Mixed Use Zone (RMU).

The applicant requests approval of an amendment to Planned Development (PD) District 20-17 to allow a Self-Storage Facility (Mini warehouse). As per Planned Development (PD) District 20-17, a Self-Storage Facility (Mini warehouse) Use requires a Specific Use Provision (SUP) in the Retail Mixed Use (RMU) Zone. In addition to the Self-Storage Facility (Mini warehouse), the applicant is proposing retail and office uses which are allowed by right in the Retail Mixed Use (RMU) Zone. The retail use is within the ground floor commercial zone of Planned Development (PD) District 20-17.

SITE DATA

The proposed Detail Plan portion of the site is approximately 3.58 acres with 276 linear feet of frontage along North President George Bush Turnpike and 216 linear feet along Ferris Road. The property can be accessed from North President George Bush Turnpike and Ferris Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-17 and within the Retail Mixed Use (RMU) character zone. The Retail Mixed Use (RMU) Zone is adjacent to SH 190 with access conducive to destination and regional retail uses. This area shall contain design and development standards that allow for retail and office use; but also encourage connections and transitional uses with the adjacent development.

In 2017, City Council approved an amendment to Planned Development (PD) District 15-20 for Mixed Use to remove the Transition Zone located at the southwest corner of Campbell Road and Lookout Drive and Rezone to Mixed Use-Mixed Residential. In 2020, City Council approved an amendment to Planned Development (PD) District 17-3537 for Mixed Use to 1) remove Dwelling, Multi-Family Use and Elder Care Independent Living Use from several character zones; 2) change the character zones of certain properties; and 3) remove the Concept Plan and require Detail Plans through a public hearing.

CONSIDERATIONS

1. The subject property is currently undeveloped. The applicant proposes two (2) buildings on the subject site; consisting of Self-Storage, Storage Office, Retail and Office Uses. The building footprints are as follows:
 - ▣ Building A: Three (3) story 155,745 square-foot building footprint.
 - Retail: 5,260 square-feet
 - Storage Office: 750 square feet
 - Self-Storage: 149,735 square feet (including 2,046 square feet Living Quarters)
 - ▣ Building B: One (1) story Office Use with 4,940 square-foot building footprint.

The storage facility would provide 1,000 storage units on the proposed site.

2. The applicant requests to deviate from Section 2.52 (A)(16)(a) of the Garland Development Code (GDC). The table below indicates the deviation proposed.

Development Standards	Required	Proposed	Analysis
Special Standards: Self-Storage Screening	Section 2.52 (A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates and either a management personnel living on the premises at all times or continuous video surveillance of all indoor and outdoor common areas of the premises.	The applicant proposes to eliminate the perimeter-fencing requirement.	As per Section 2.52 (16)(b) Self-Storage Facility exterior walls can serve as perimeter screening from the adjacent properties only if the walls are solid, among other conditions. There are windows and canopies on the exterior wall. Further, the applicant states a perimeter fence or gate is not needed since the self-storage is entirely internalized with only two points of entry for storage access.

3. The applicant meets all landscaping requirements for the site except for the screening requirement.
4. The site plan (Exhibit C) meets the GDC parking requirement.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail).

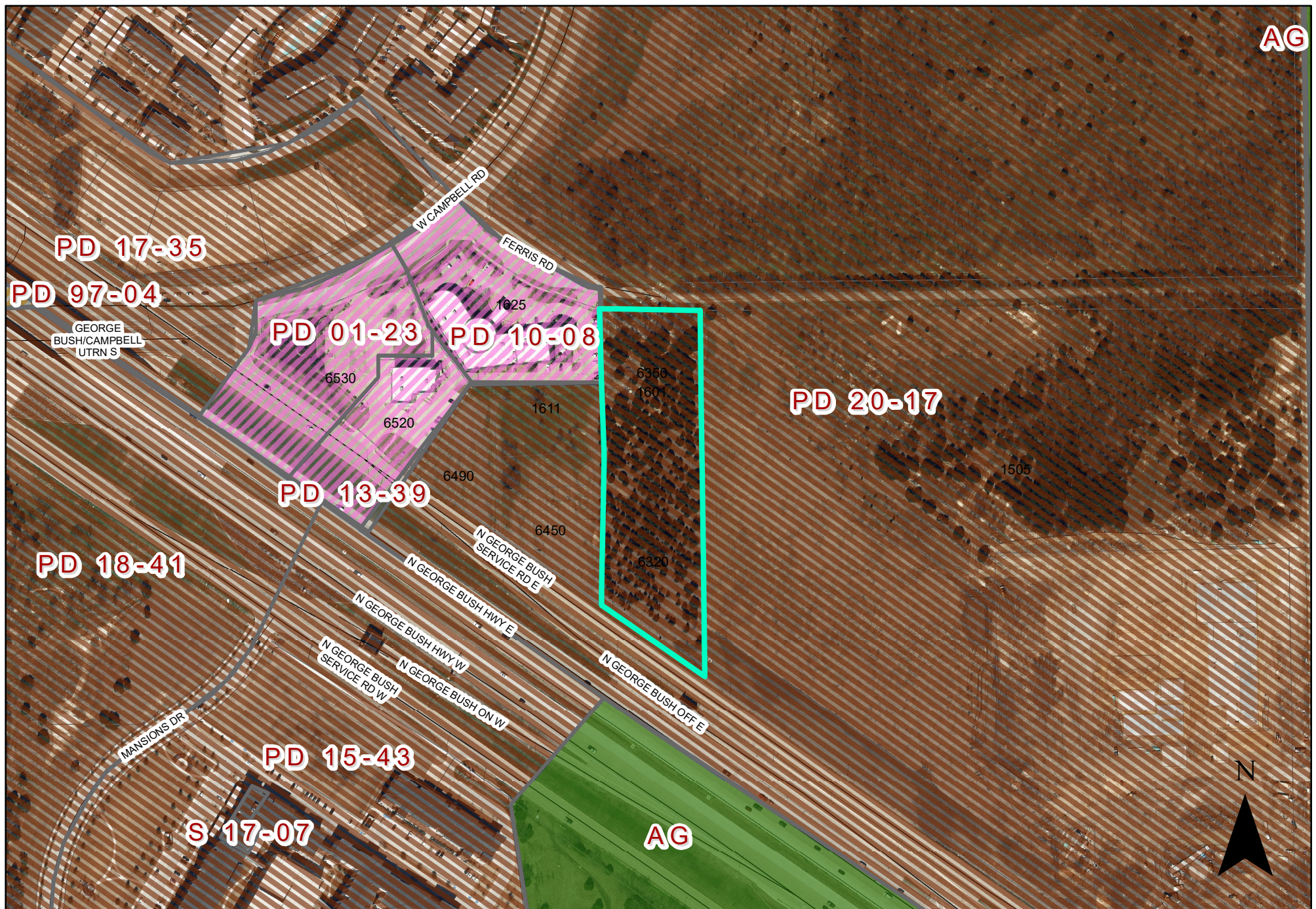
Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, west and east are zoned Planned Development (PD) District 20-17 for Mixed Uses and is currently undeveloped. The property further east is zoned Planned Development (PD) District 20-17 for Mixed Uses and is developed with an entertainment complex (Strike + Reel). The properties further west is zoned Planned Development (PD) District 01-23 and Planned Development (PD) District 10-08. The Planned Development (PD) District 01-23 is developed with an urgent care and the Planned Development (PD) 10-08 is developed with a school. The properties to the south across North President George Bush Turnpike are zoned Planned Development (PD) District 15-43 for Mixed Uses and Agricultural (AG) District and include an apartment complex.

Attachments

Z 22-11 Garland Storage LP Attachments (Zoning)
Z 22-11 Exhibit B
Z 22-11 Garland Storage LP Responses
Z 22-11 Garland Storage LP Staff Presentation



0 175 350 Feet
1 inch = 268 feet

ZONING MAP Z 22-11

1601 E Ferris Rd

INDICATES AREA
OF REQUEST

REPORT & MINUTES

P.C. Meeting, April 25, 2022

Consideration of the application of **Garland Storage LP**, requesting approval of an amendment to Planned Development (PD) District 20-17. This property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (District 1) (File Z 22-11 – Zoning)

Representing the applicant Maxwell Fisher, 2595 Dallas Parkway, Frisco, Texas, provided an overview of the request and elaborated on the additional traffic as a result of this project, and the requested deviations regarding screening.

There was discussion between the Plan Commission and Mr. Fisher regarding the increase of traffic and the screening deviation.

Motion was made by Commissioner Dalton to close the public hearing and approve the request as presented. Seconded by Commissioner Jenkins. Motion carried: 7 Ayes, 0 Nay.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-11

**1601 East Ferris Road
6320 and 6330 North President George Bush Turnpike**

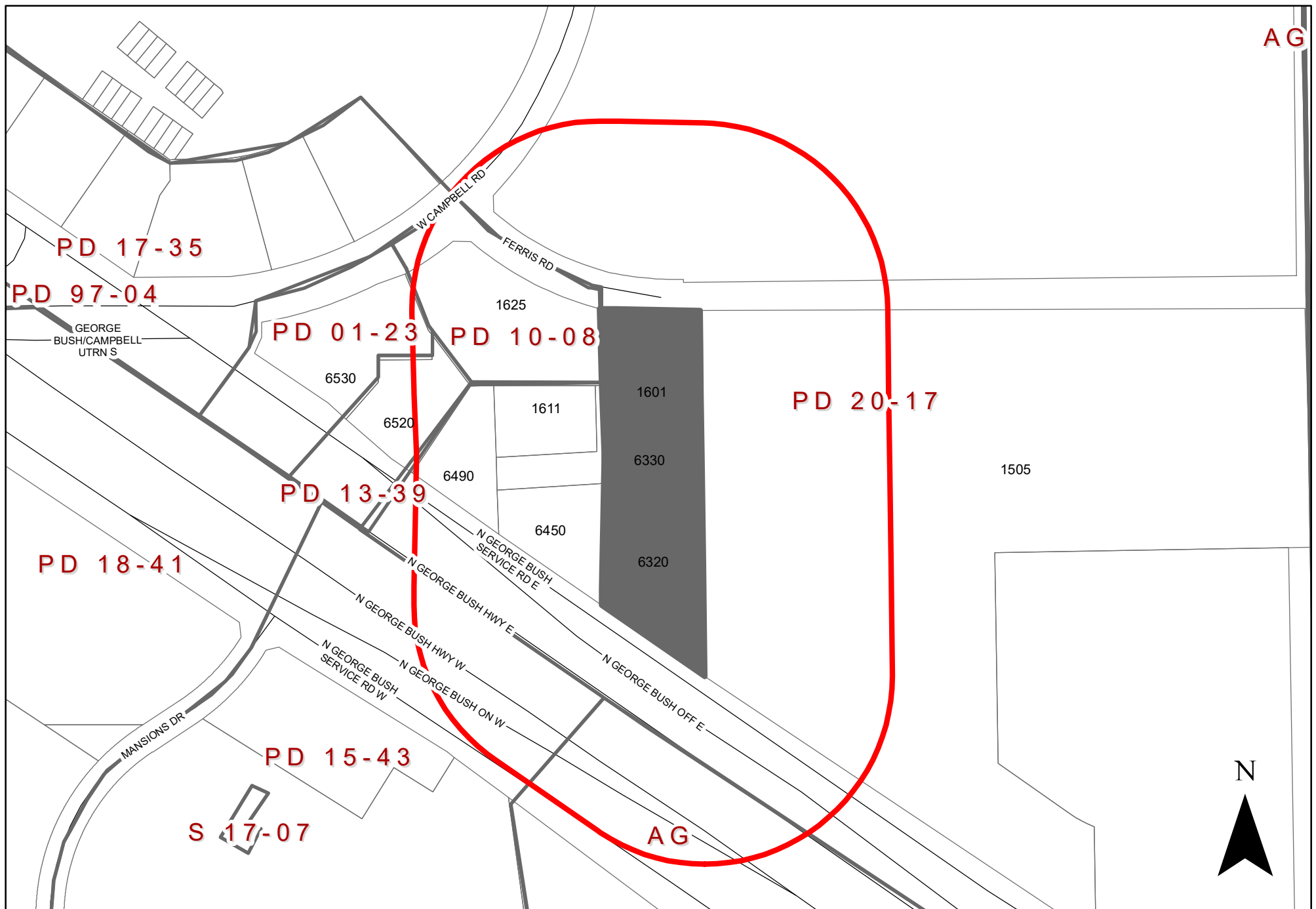
- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 20-17 to allow a Self-Storage Facility (Mini Warehouse) by Specific Use Provision only and approve a Detail Plan.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 20-17, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 20-17 and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D, Exhibit E, and Exhibit F. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The development shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and Screening shall be in conformance with Exhibit D.
- C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-11

**1601 East Ferris Road
6320 and 6330 North President George Bush Turnpike**

- II. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Self-Storage Facility (Mini Warehouse) 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 and Planned Development (PD) District 20-17, as amended prior to adoption of this ordinance, except as specifically provided herein.
- VI. General Regulations:** All regulations of the Planned Development (PD) District 20-17 and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- VII. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Self-Storage Facility (Mini warehouse) shall be in effect for a period of twenty (40) years.



0 175 350 Feet
1 inch = 268 feet

ZONING MAP Z 22-11

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike

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

Z 22-11

The applicant proposes a Self-Storage Facility (mini warehouse) with Retail and Office Uses on the subject property.

[Approval of an Amendment to Planned Development (PD) District 20-17

Approval of an Specific Use Provision for a Self-Storage Facility (mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.]



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**City Council Meeting
May 17, 2022**

Location: 1601 East Ferris Road and
6320 and 6330 North PGBT

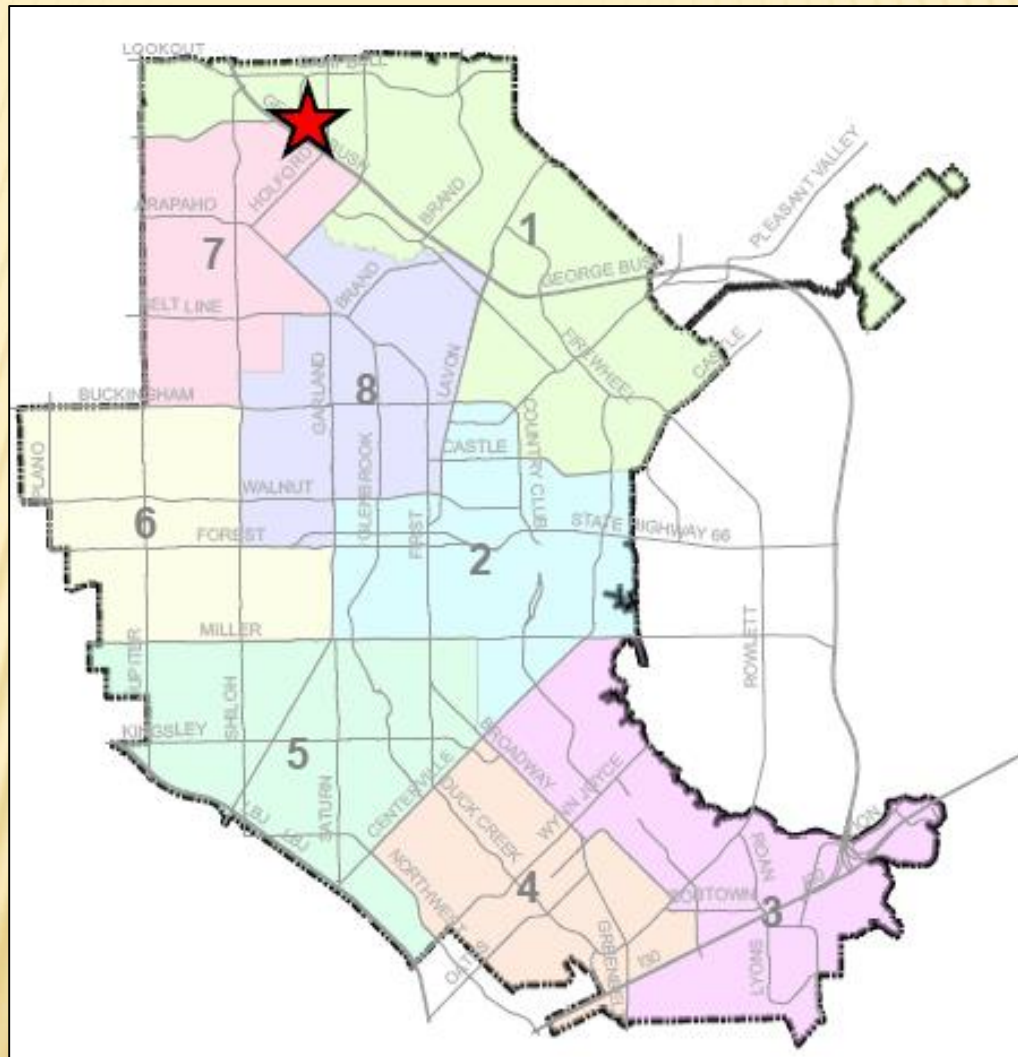
Applicant: Garland Storage LP

Owner: F&L LLP

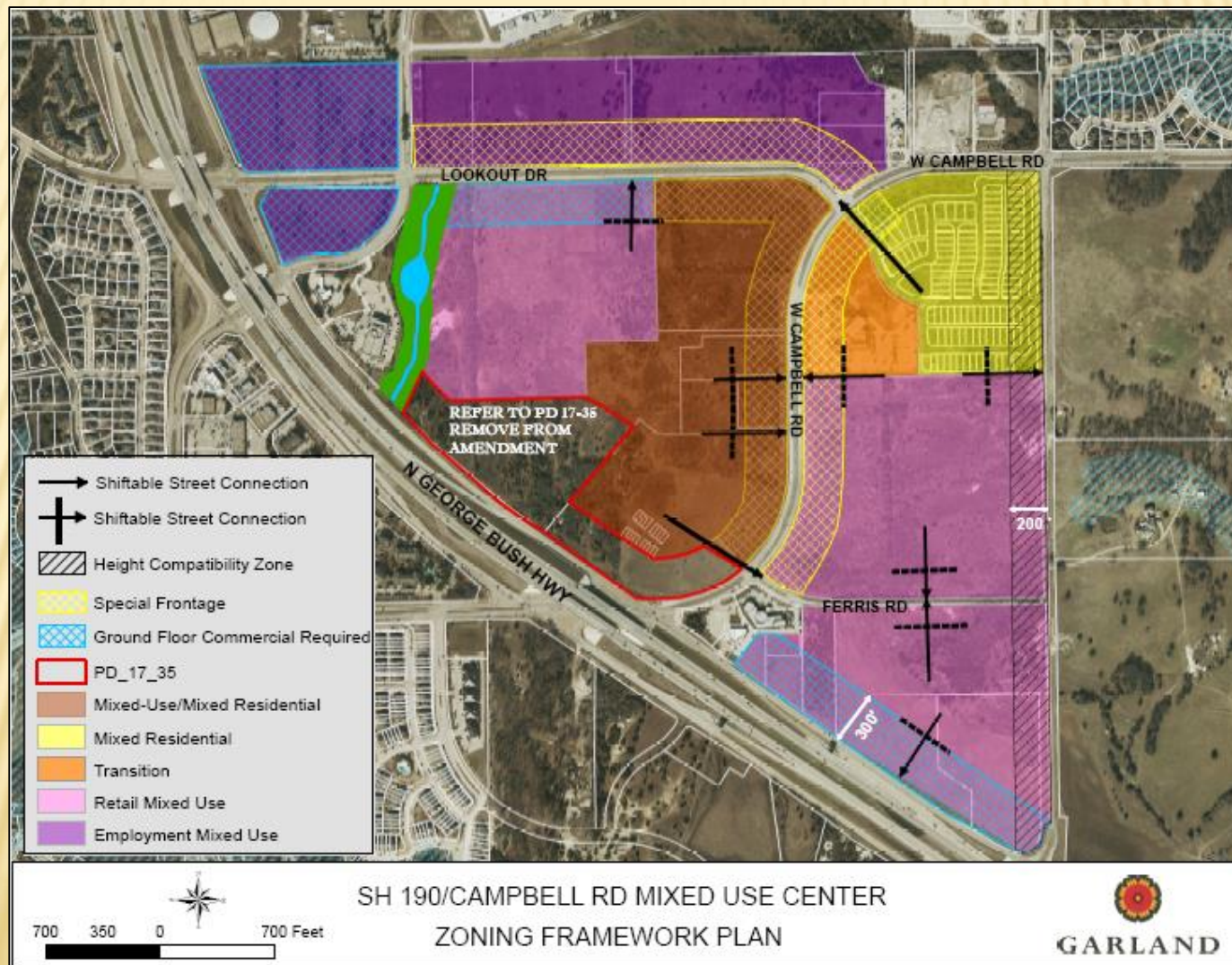
Acreage: 3.58 acres

Zoning: Planned Development (PD) District 20-17

CITYWIDE LOCATION MAP



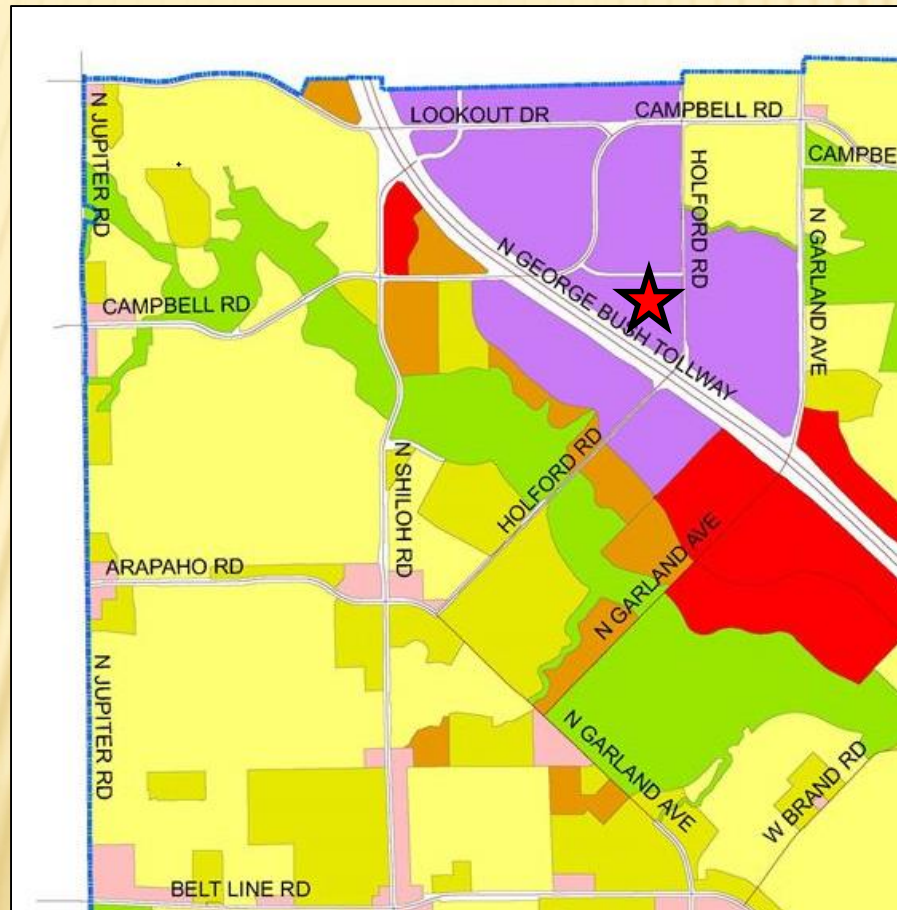
SH 190/CAMPBELL ROAD MIXED USE CENTER



LOCATION MAP



COMPREHENSIVE PLAN





GARLAND
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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.



GARLAND
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PHOTOS



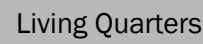
Z 22-11

PHOTOS





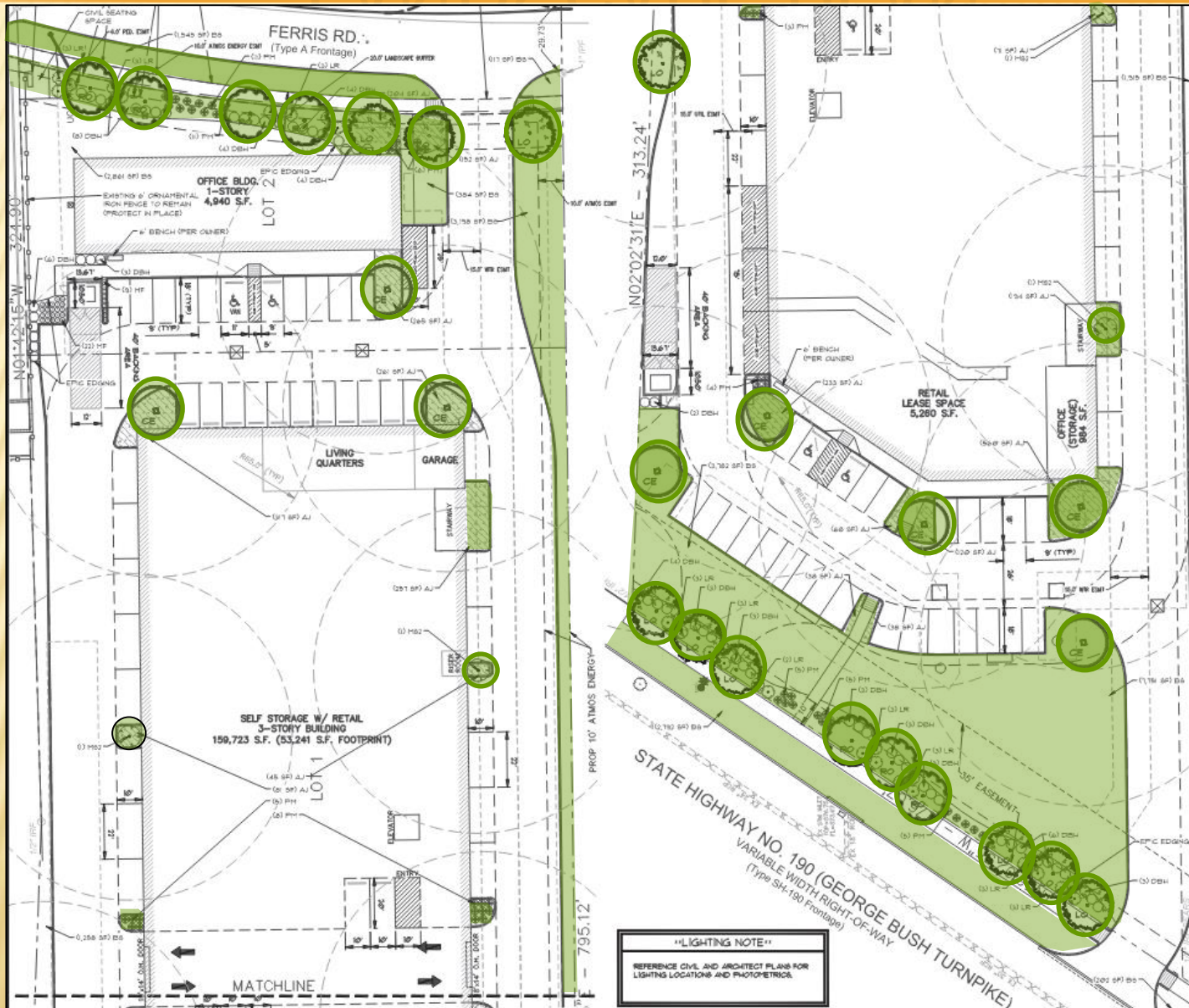
SITE PLAN



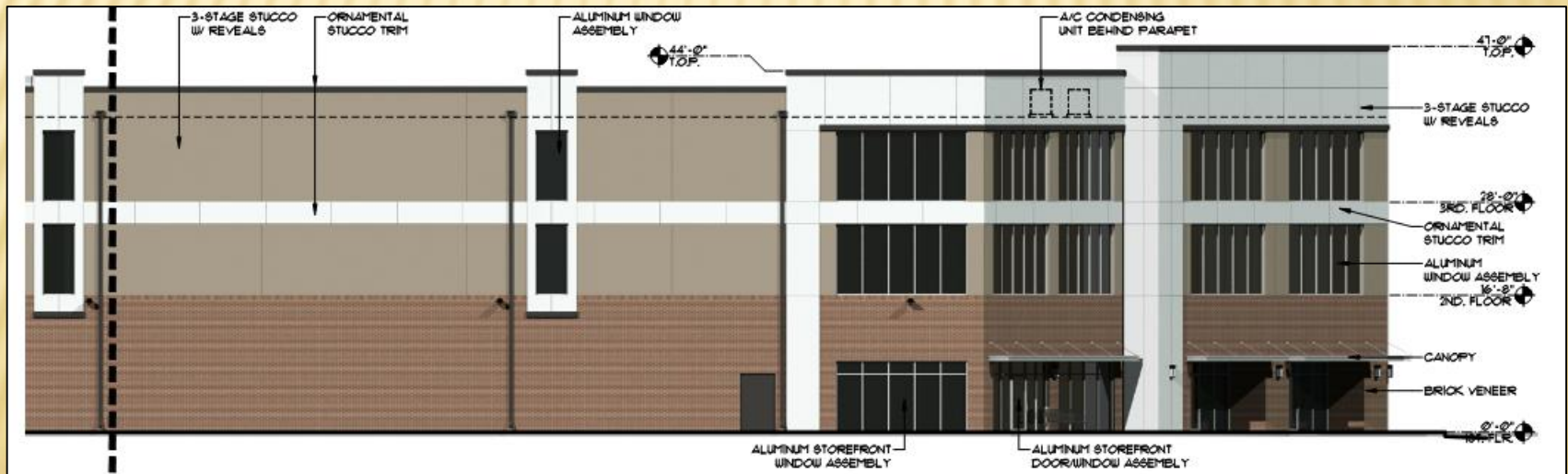
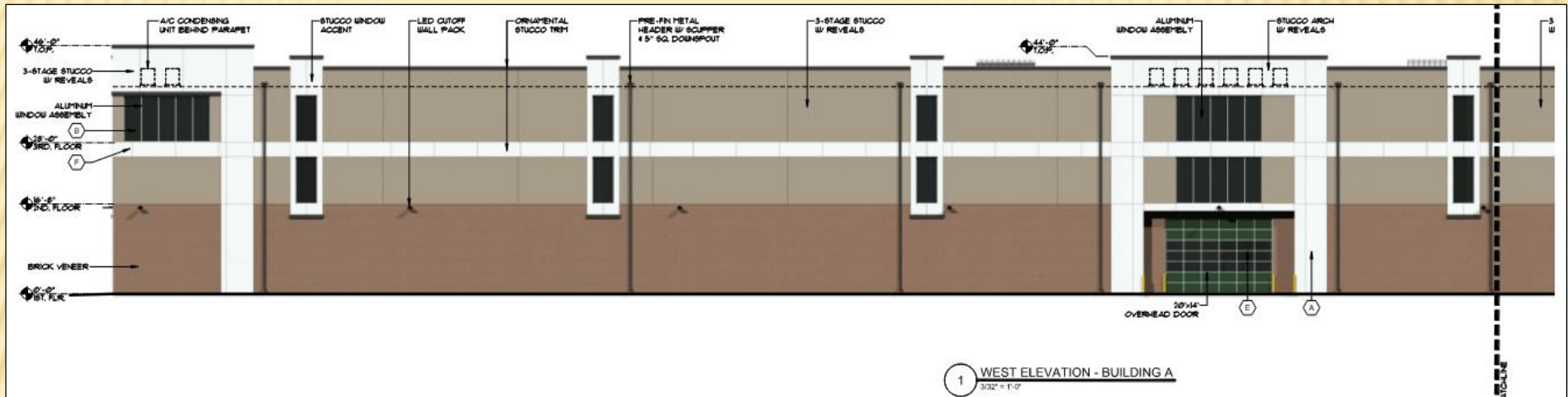


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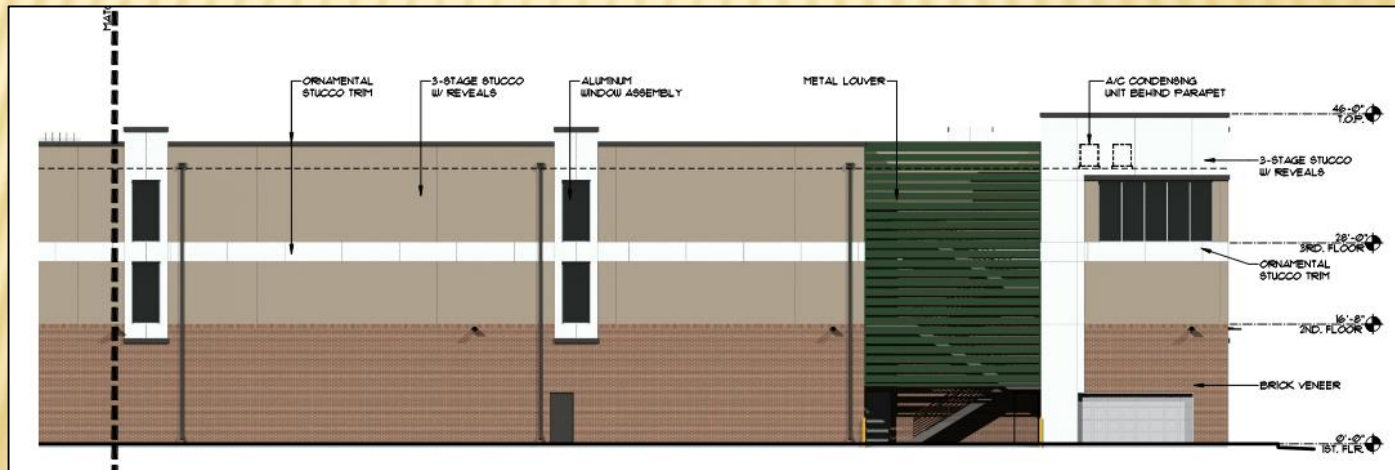
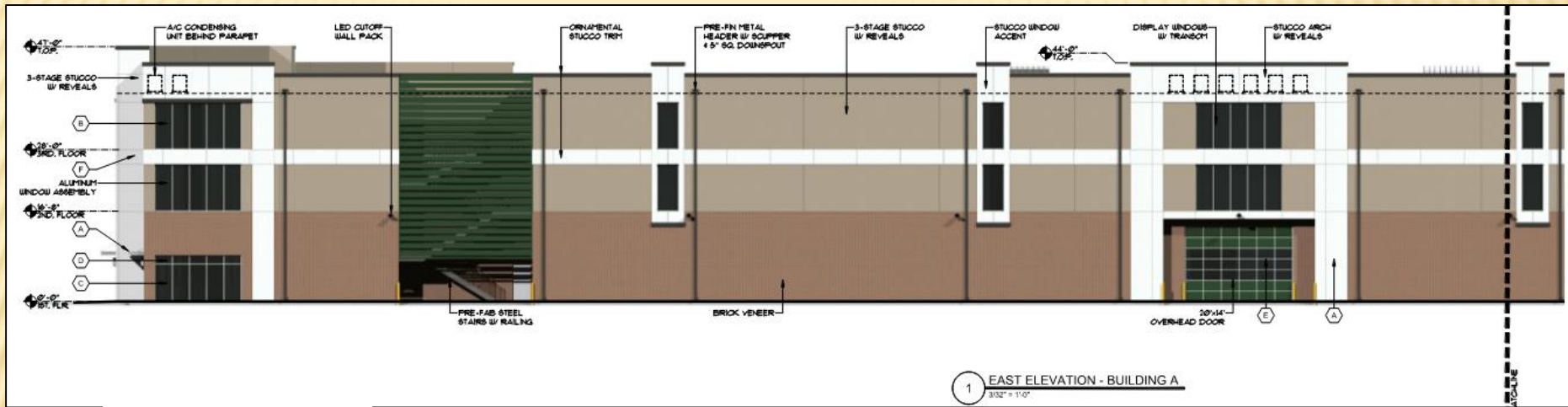
LANDSCAPE PLAN



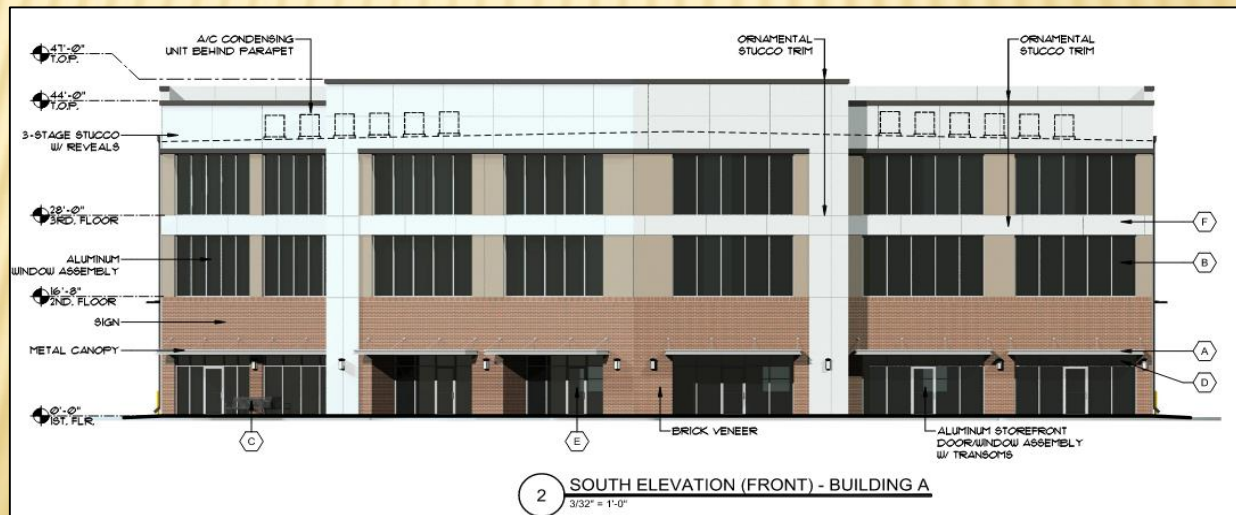
BUILDING A ELEVATIONS



BUILDING A ELEVATIONS



BUILDING A ELEVATIONS





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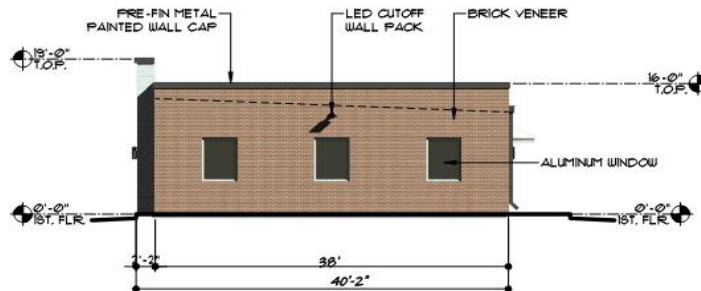
BUILDING B ELEVATIONS



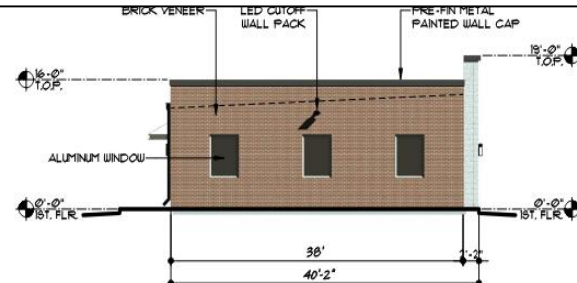
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NORTH ELEVATION (FRONT) - BUILDING B

3/32" = 1'-0"



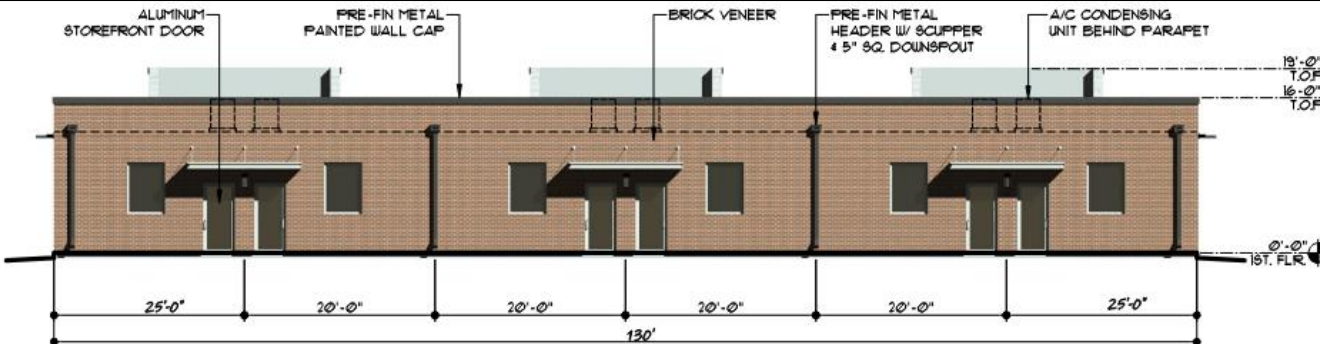
WEST ELEVATION - BUILDING B



4

EAST ELEVATION - BUILDING B

3/32" = 1'-0"



2

SOUTH ELEVATION - BUILDING B

3/32" = 1'-0"

Z 22-11

3D RENDERINGS





SUMMARY OF DEVIATIONS

Development Standards	Required	Proposed	Analysis
Special Standards: Self-Storage Screening	Section 2.52 (A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates and either a management personnel living on the premises at all times or continuous video surveillance of all indoor and outdoor common areas of the premises.	The applicant proposes to eliminate the perimeter fencing requirement.	As per Section 2.52 (16)(b) Self-Storage Facility exterior walls can serve as perimeter screening from the adjacent properties only if the walls are solid, among other conditions. There are windows and canopies on the exterior wall. Further, the applicant states a perimeter fence or gate is not needed since the self-storage is entirely internalized with only two points of entry for storage access.

CONSIDERATION

The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

Approval of an Amendment to Planned Development (PD) District 20-17.

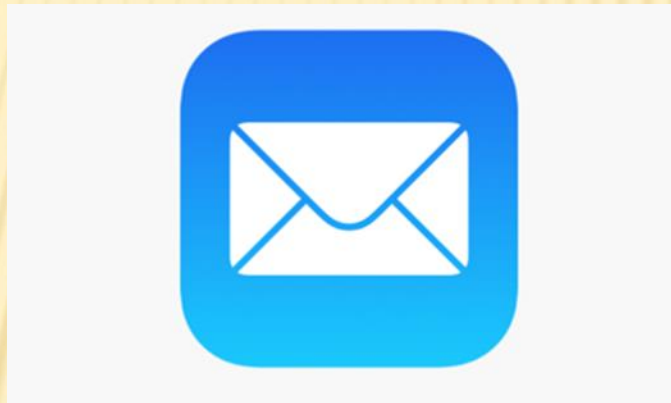
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Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 20-17 and 2) a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.





GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. h.

Meeting Date: 05/17/2022

Item Title: Z 22-11 Garland Storage LP - Specific Use Provision (District 1)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 20-17.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

LOCATION

1601 Ferris Road

6320 and 6330 North President George Bush Turnpike

OWNER

F & L LLP

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended 1) approval of an Amendment to Planned Development (PD) District 20-17 and 2) a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 20-17.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

BACKGROUND

In 2015, City Council approved a zoning change from Agricultural (AG) District to Planned Development (PD) District 15-20 for Mixed Uses.

The PD 20-17 Zoning Framework Plan includes five (5) Character Zones, each zone implements specific aspects of the vision for a regional mixed-use destination with significant employment and residential uses. The following districts within the PD are: Employment Mixed Use Zone (EMU), Retail Mixed Use Zone (RMU), Mixed Use-Mixed Residential Zone (MU-MR), Mixed Use-Mixed Residential Zone (MU-MR), and Transitional Zone (T). The proposed project is located within the Retail Mixed Use Zone (RMU).

The applicant requests approval of an amendment to Planned Development (PD) District 20-17 to allow a Self-Storage Facility (Mini warehouse). As per Planned Development (PD) District 20-17, a Self-Storage Facility (Mini warehouse) Use requires a Specific Use Provision (SUP) in the Retail Mixed Use (RMU) Zone. In addition to the Self-Storage Facility (Mini warehouse), the applicant is proposing retail and office uses which are allowed by right in the Retail Mixed Use (RMU) Zone. The retail use is within the ground floor commercial zone of Planned Development (PD) District 20-17.

SITE DATA

The proposed Detail Plan portion of the site is approximately 3.58 acres with 276 linear feet of frontage along North President George Bush Turnpike and 216 linear feet along Ferris Road. The property can be accessed from North President George Bush Turnpike and Ferris Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-17 and within the Retail Mixed Use (RMU) character zone. The Retail Mixed Use (RMU) Zone is adjacent to SH 190 with access conducive to destination and regional retail uses. This area shall contain design and development standards that allow for retail and office use; but also encourage connections and transitional uses with the adjacent development.

In 2017, City Council approved an amendment to Planned Development (PD) District 15-20 for Mixed Use to remove the Transition Zone located at the southwest corner of Campbell Road and Lookout Drive and Rezone to Mixed Use-Mixed Residential. In 2020, City Council approved an amendment to Planned Development (PD) District 17-3537 for Mixed Use to 1) remove Dwelling, Multi-Family Use and Elder Care Independent Living Use from several character zones; 2) change the character zones of certain properties; and 3) remove the Concept Plan and require Detail Plans through a public hearing.

CONSIDERATIONS

1. The subject property is currently undeveloped. The applicant proposes two (2) buildings on the subject site; consisting of Self-Storage, Storage Office, Retail and Office Uses. The building footprints are as follows:
 - ▣ Building A: Three (3) story 155,745 square-foot building footprint.
 - Retail: 5,260 square-feet
 - Storage Office: 750 square feet
 - Self-Storage: 149,735 square feet (including 2,046 square feet Living Quarters)
 - ▣ Building B: One (1) story Office Use with 4,940 square-foot building footprint.

The storage facility would provide 1,000 storage units on the proposed site.

2. The applicant requests to deviate from Section 2.52 (A)(16)(a) of the Garland Development Code (GDC). The table below indicates the deviations proposed.

Development Standards	Required	Proposed	Analysis
Special Standards: Self-Storage Screening	Section 2.52 (A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates and either a management personnel living on the premises at all times or continuous video surveillance of all indoor and outdoor common areas of the premises.	The applicant proposes to eliminate the perimeter-fencing requirement.	As per Section 2.52 (16)(b) Self-Storage Facility exterior walls can serve as perimeter screening from the adjacent properties only if the walls are solid, among other conditions. There are windows and canopies on the exterior wall. Further, the applicant states a perimeter fence or gate is not needed since the self-storage is entirely internalized with only two points of entry for storage access.

3. The applicant meets all landscaping requirements for the site except for the screening requirement.
4. The site plan (Exhibit C) meets the GDC parking requirement.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail).

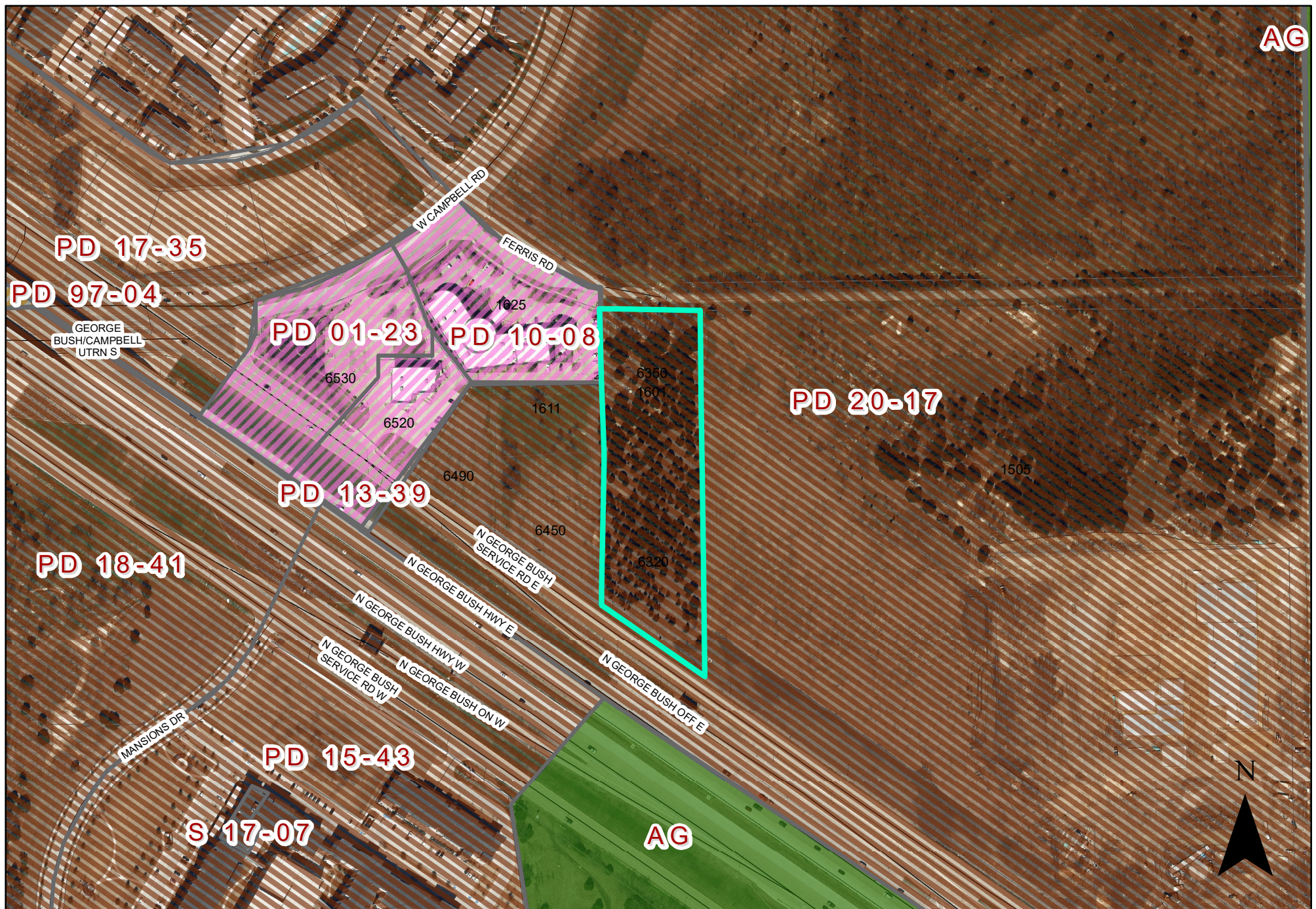
Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, west and east are zoned Planned Development (PD) District 20-17 for Mixed Uses and is currently undeveloped. The property further east is zoned Planned Development (PD) District 20-17 for Mixed Uses and is developed with an entertainment complex (Strike + Reel). The properties further west is zoned Planned Development (PD) District 01-23 and Planned Development (PD) District 10-08. The Planned Development (PD) District 01-23 is developed with an urgent care and the Planned Development (PD) 10-08 is developed with a school. The properties to the south across North President George Bush Turnpike are zoned Planned Development (PD) District 15-43 for Mixed Uses and Agricultural (AG) District and include an apartment complex.

Attachments

Z 22-11 Garland Storage LP Attachments (Specific Use Provision)
Z 22-11 Garland Storage LP Responses
Z 22-11 Garland Storage LP Staff Presentation



0 175 350 Feet
1 inch = 268 feet

ZONING MAP Z 22-11

1601 E Ferris Rd

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-11

**1601 East Ferris Road
6320 and 6330 North President George Bush Turnpike**

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 20-17 to allow a Self-Storage Facility (Mini Warehouse) by Specific Use Provision only and approve a Detail Plan.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 20-17, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 20-17 and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D, Exhibit E, and Exhibit F. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The development shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and Screening shall be in conformance with Exhibit D.
- C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-11

**1601 East Ferris Road
6320 and 6330 North President George Bush Turnpike**

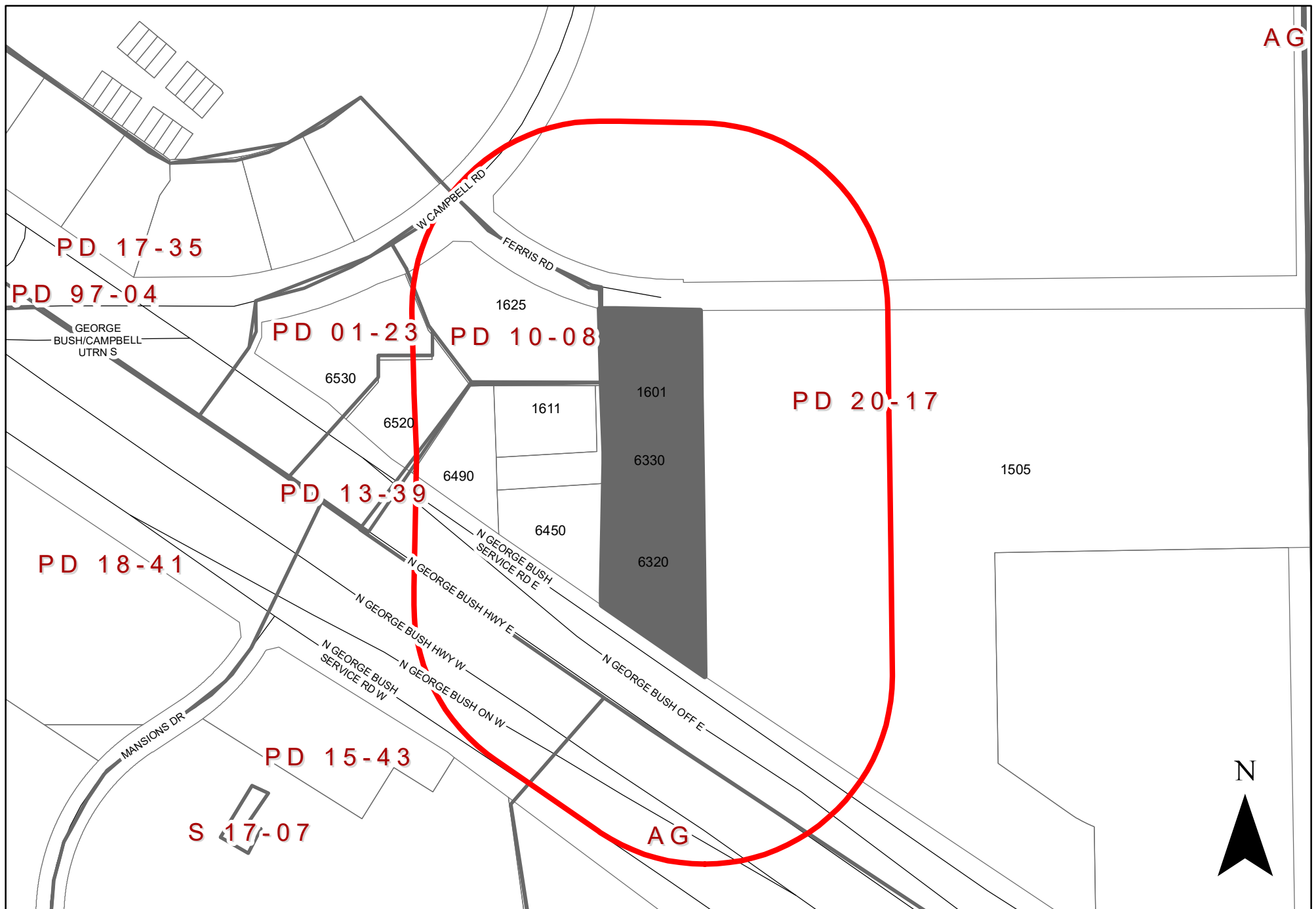
- II. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Self-Storage Facility (Mini Warehouse) subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 20-17, as amended prior to adoption of this ordinance, except as specifically provided herein.
- VI. General Regulations:** All regulations of the Planned Development (PD) District 20-17 and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- VII. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Self-Storage Facility (Mini warehouse) shall be in effect for a period of twenty (40) years.

REPORT & MINUTES

P.C. Meeting, April 25, 2022

Consideration of the application of **Garland Storage LP**, requesting approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse). This property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (District 1) (File Z 22-11 – Specific Use Provision)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nay.**



ZONING MAP Z 22-11

1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike

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

Z 22-11

The applicant proposes a Self-Storage Facility (mini warehouse) with Retail and Office Uses on the subject property.

[Approval of an Amendment to Planned Development (PD) District 20-17

Approval of an Specific Use Provision for a Self-Storage Facility (mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.]



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**City Council Meeting
May 17, 2022**

Location: 1601 East Ferris Road and
6320 and 6330 North PGBT

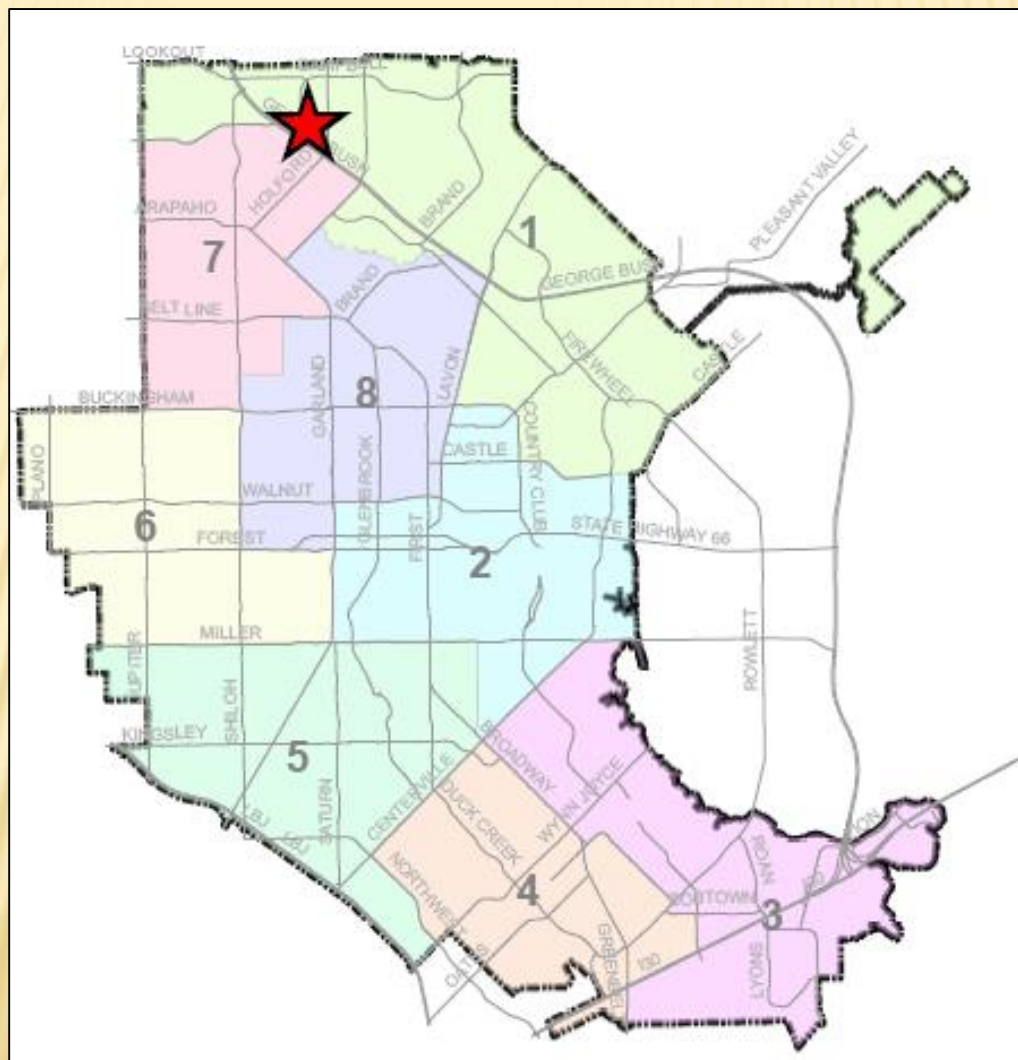
Applicant: Garland Storage LP

Owner: F&L LLP

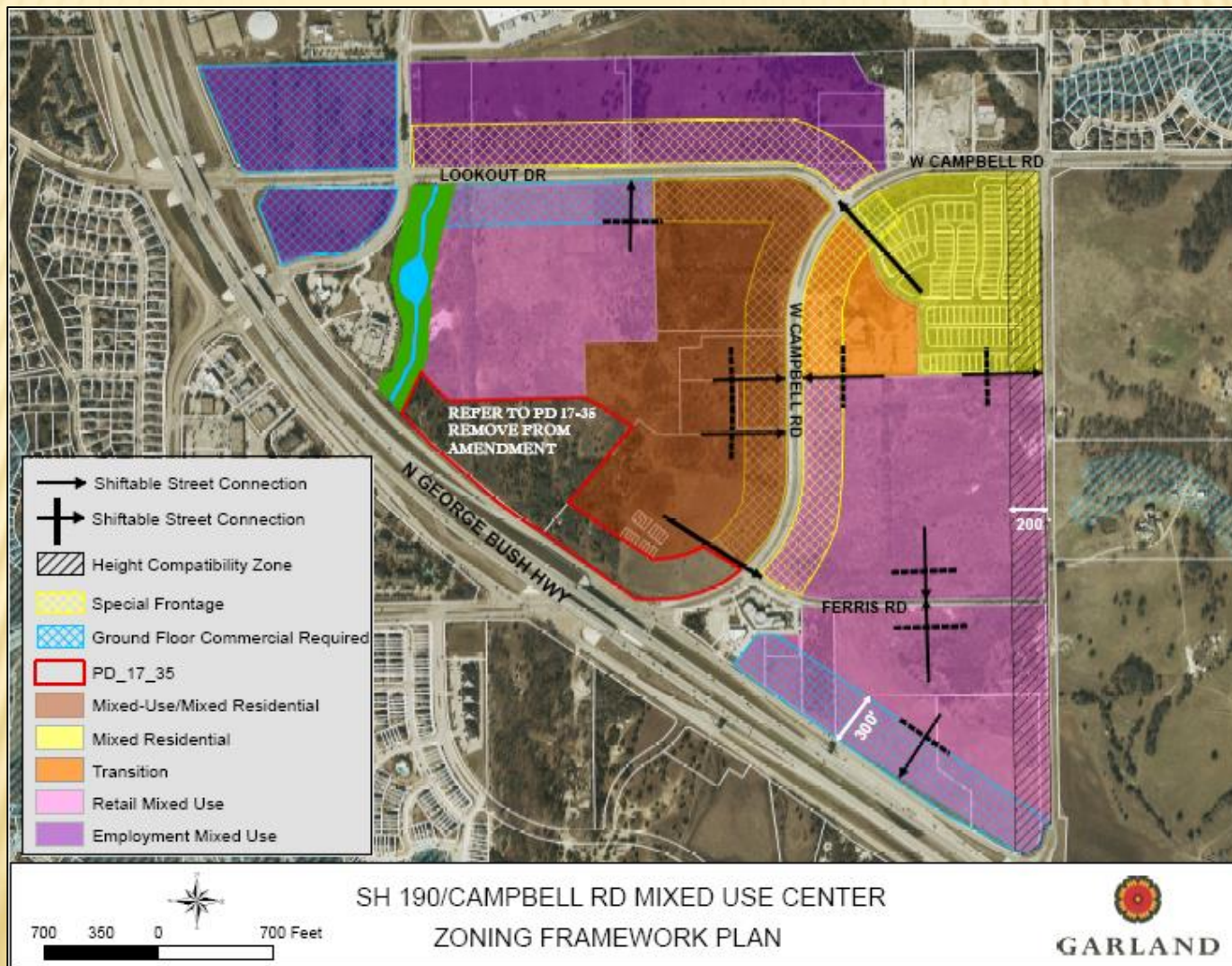
Acreage: 3.58 acres

Zoning: Planned Development (PD) District 20-17

CITYWIDE LOCATION MAP



SH 190/CAMPBELL ROAD MIXED USE CENTER



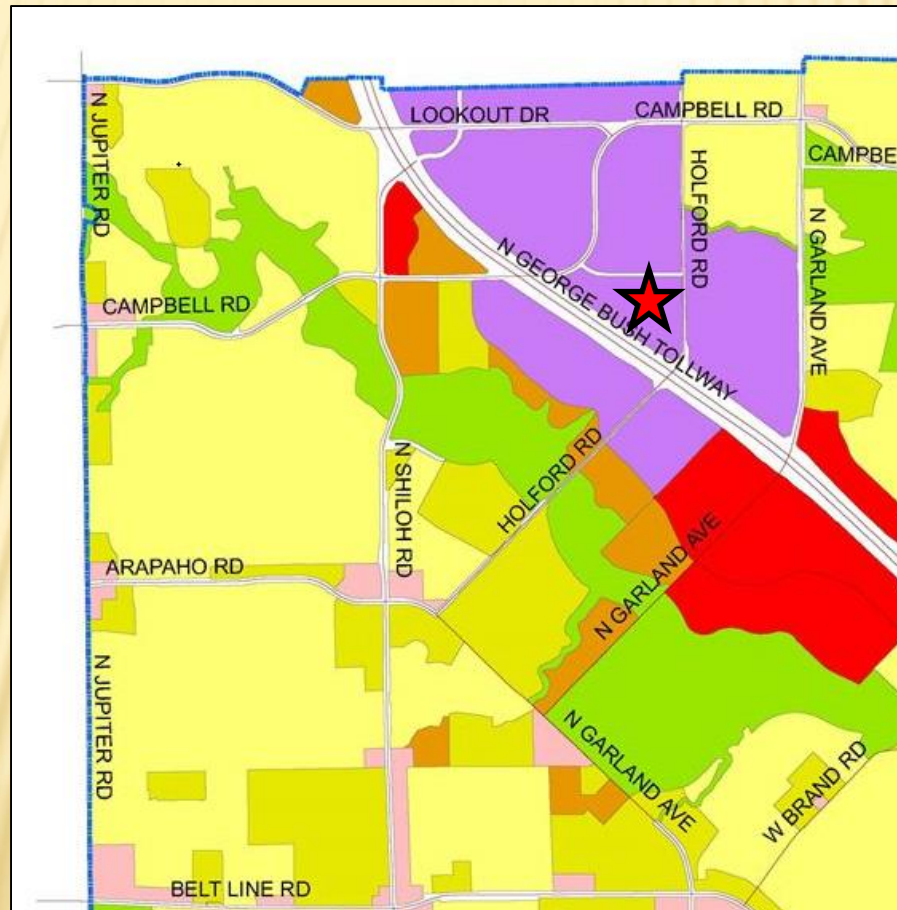


LOCATION MAP



Z 22-11

COMPREHENSIVE PLAN





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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.



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PHOTOS



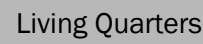
Z 22-11

PHOTOS





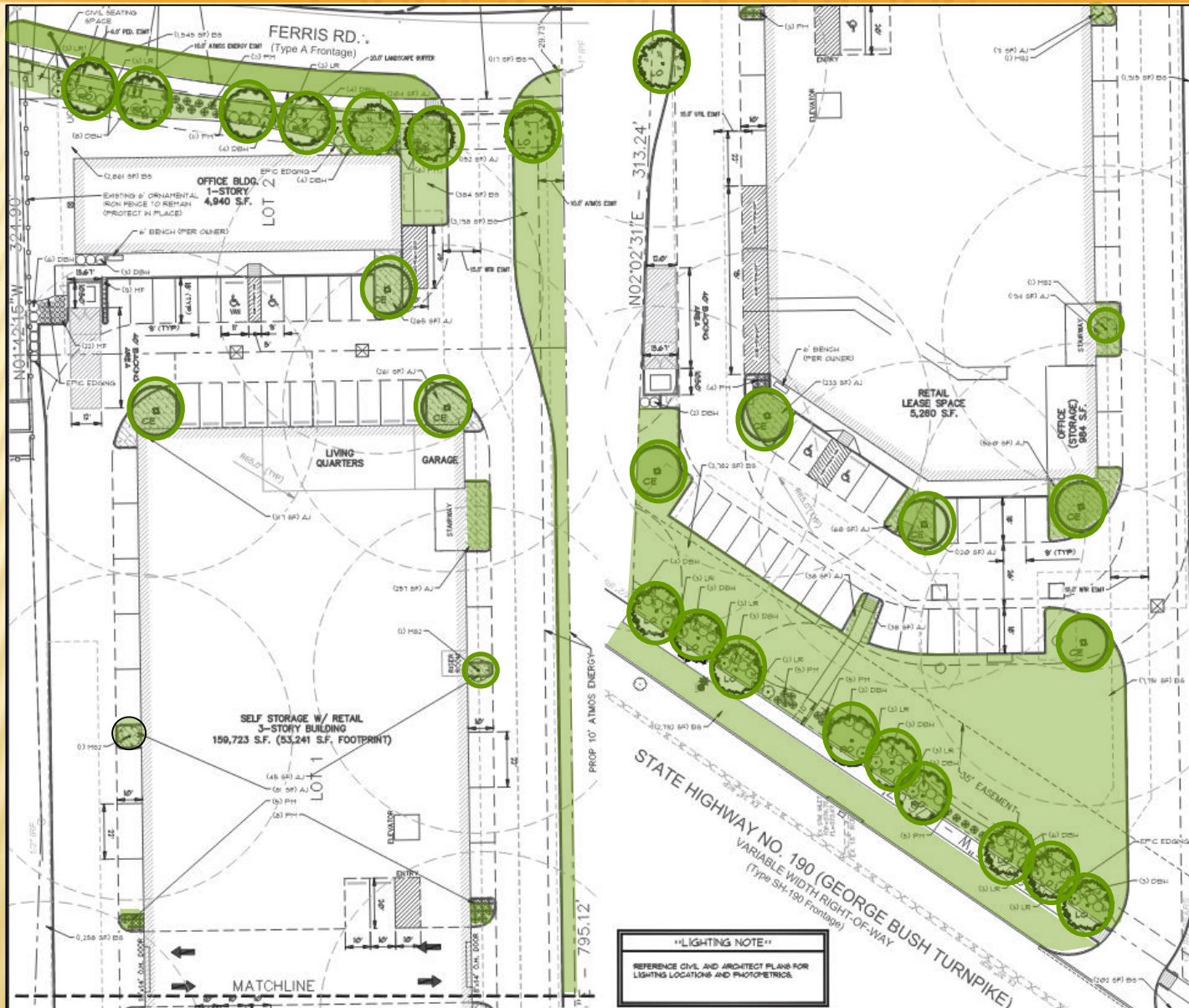
SITE PLAN



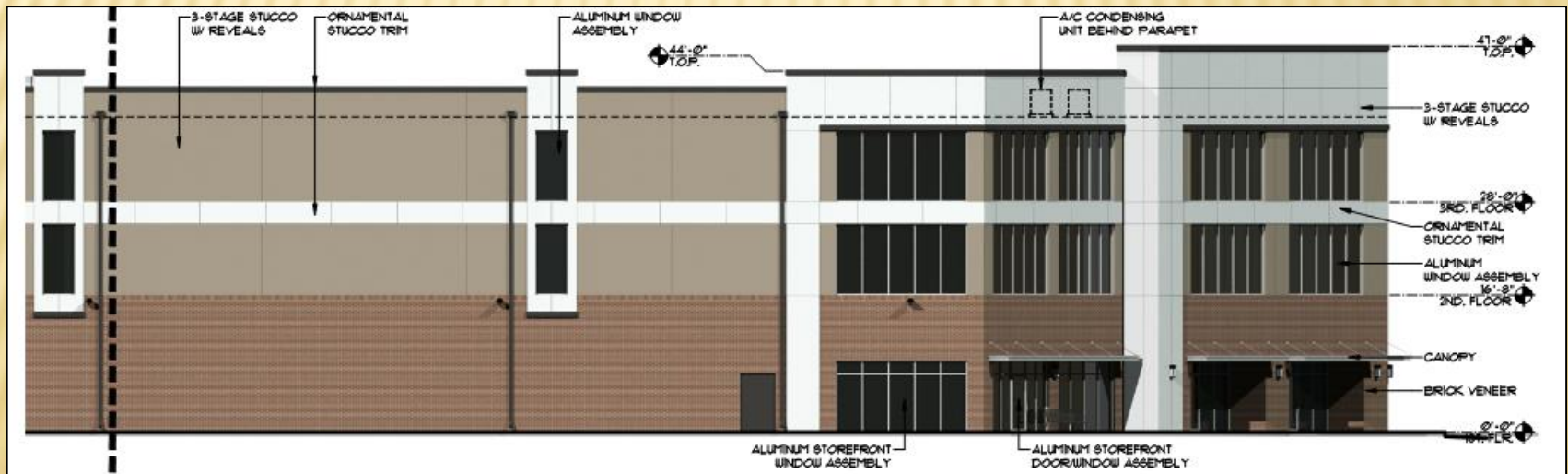
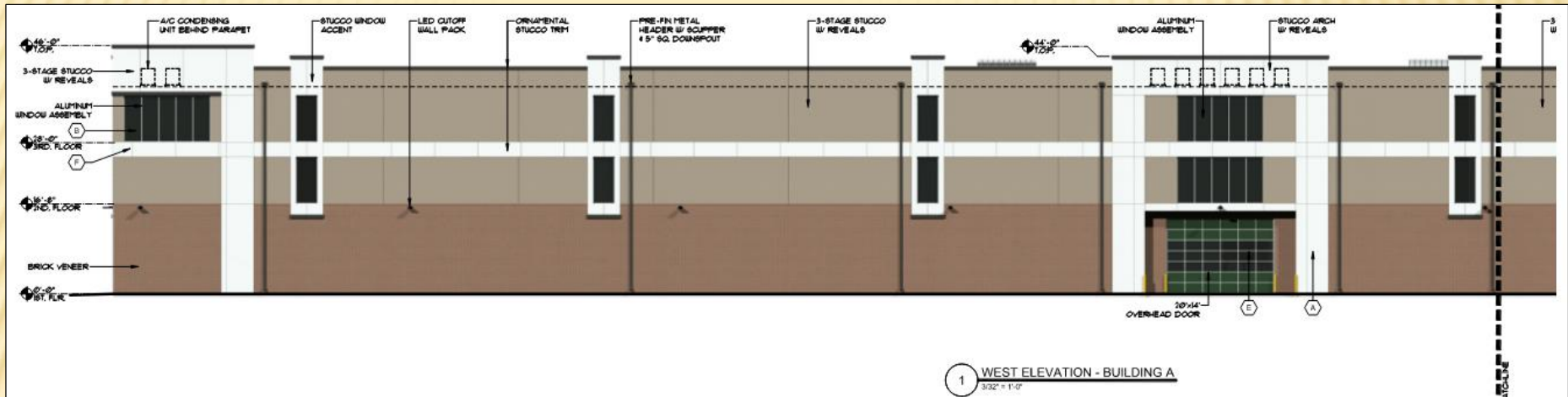


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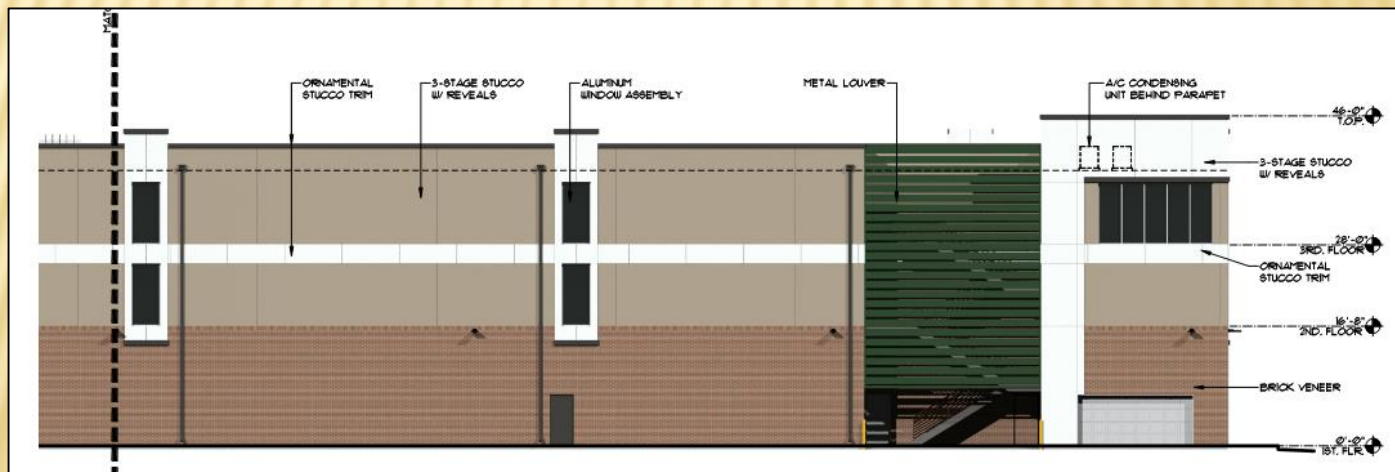
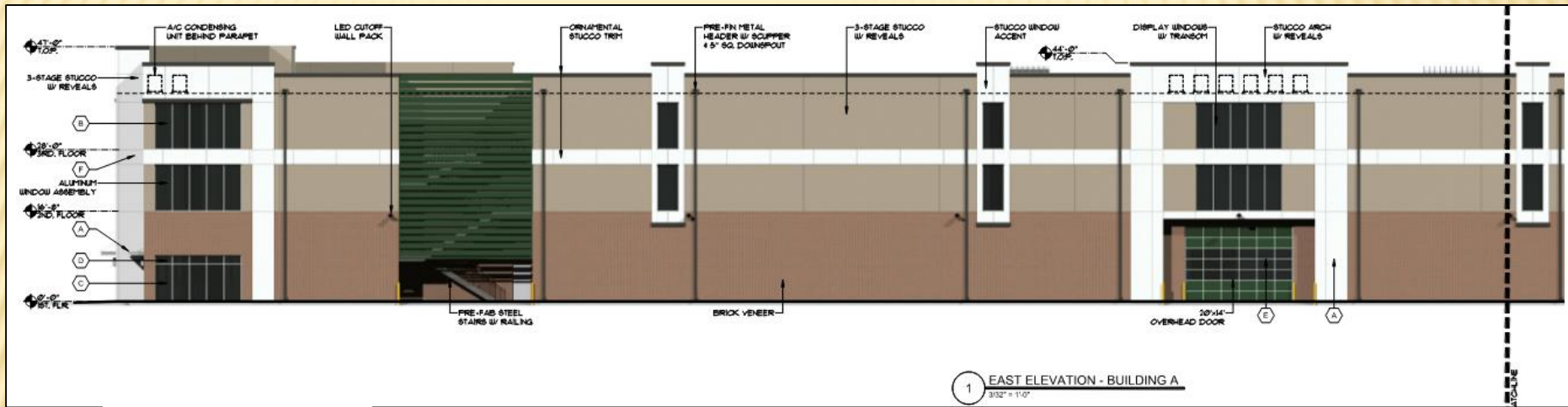
LANDSCAPE PLAN



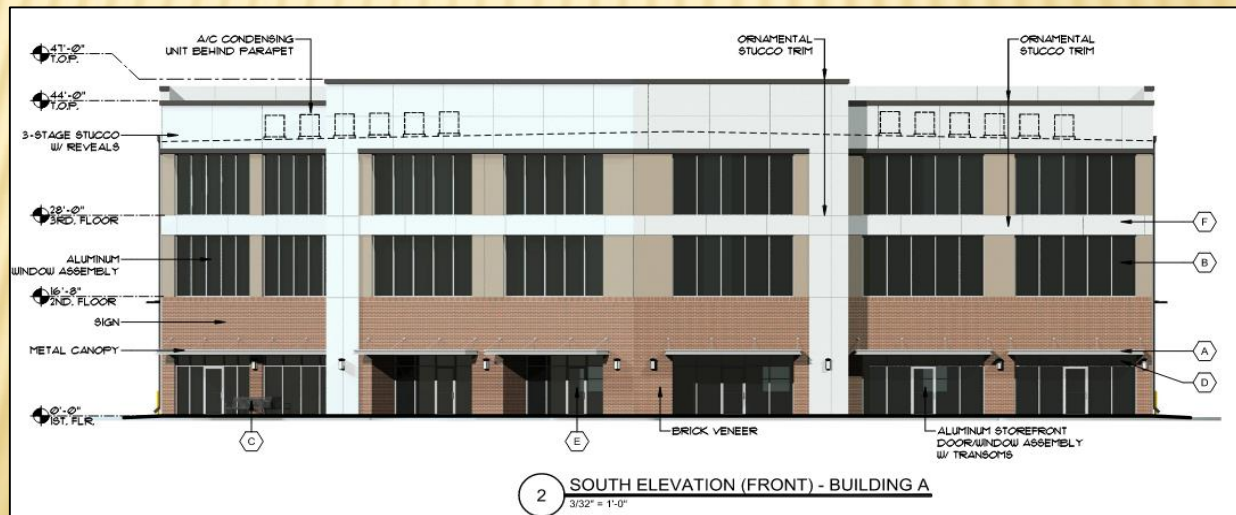
BUILDING A ELEVATIONS



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BUILDING A ELEVATIONS





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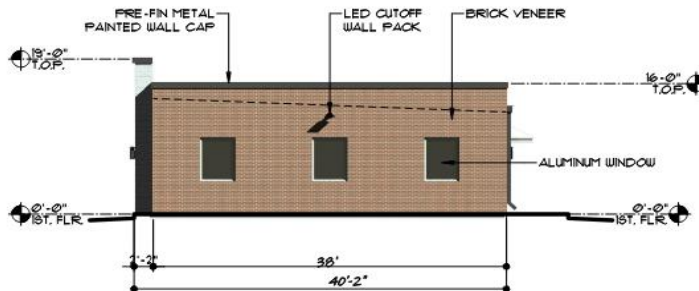
BUILDING B ELEVATIONS



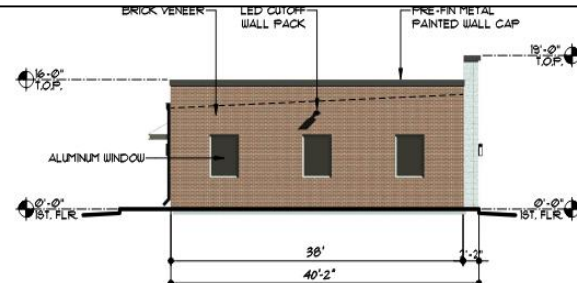
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NORTH ELEVATION (FRONT) - BUILDING B

3/32" = 1'-0"



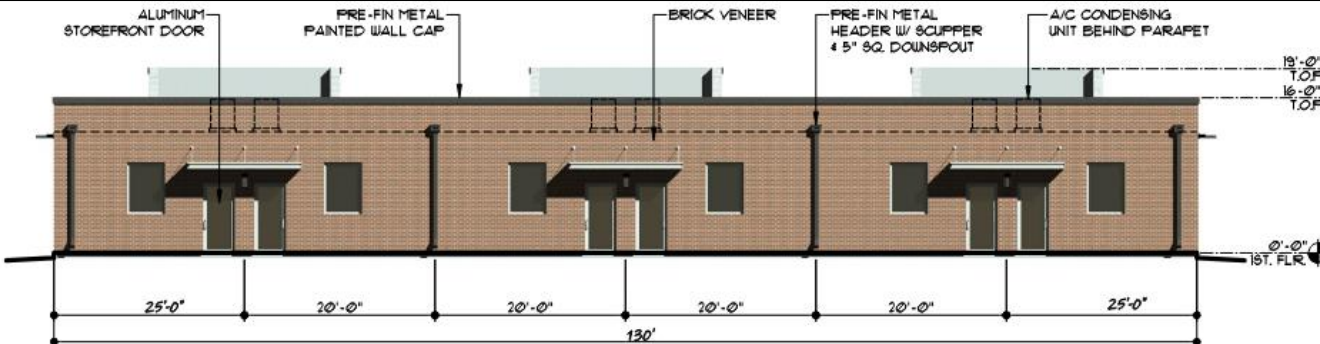
WEST ELEVATION - BUILDING B



4

EAST ELEVATION - BUILDING B

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2

SOUTH ELEVATION - BUILDING B

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Z 22-11

3D RENDERINGS





SUMMARY OF DEVIATIONS

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CONSIDERATION

The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

Approval of an Amendment to Planned Development (PD) District 20-17.

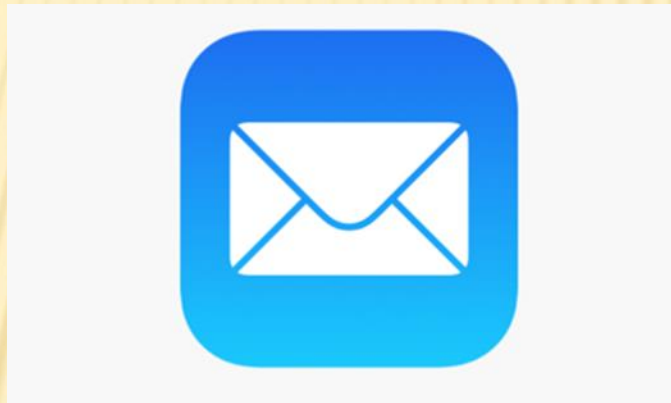
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GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. i.

Meeting Date: 05/17/2022

Item Title: Z 22-11 Garland Storage LP - Detail Plan (District 1)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 20-17.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

LOCATION

1601 Ferris Road

6320 and 6330 North President George Bush Turnpike

OWNER

F & L LLP

PLAN COMMISSION RECOMMENDATION

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STAFF RECOMMENDATION

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BACKGROUND

In 2015, City Council approved a zoning change from Agricultural (AG) District to Planned Development (PD) District 15-20 for Mixed Uses.

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The applicant requests approval of an amendment to Planned Development (PD) District 20-17 to allow a Self-Storage Facility (Mini warehouse). As per Planned Development (PD) District 20-17, a Self-Storage Facility (Mini warehouse) Use requires a Specific Use Provision (SUP) in the Retail Mixed Use (RMU) Zone. In addition to the Self-Storage Facility (Mini warehouse), the applicant is proposing retail and office uses which are allowed by right in the Retail Mixed Use (RMU) Zone. The retail use is within the ground floor commercial zone of Planned Development (PD) District 20-17.

SITE DATA

The proposed Detail Plan portion of the site is approximately 3.58 acres with 276 linear feet of frontage along North President George Bush Turnpike and 216 linear feet along Ferris Road. The property can be accessed from North President George Bush Turnpike and Ferris Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-17 and within the Retail Mixed Use (RMU) character zone. The Retail Mixed Use (RMU) Zone is adjacent to SH 190 with access conducive to destination and regional retail uses. This area shall contain design and development standards that allow for retail and office use; but also encourage connections and transitional uses with the adjacent development.

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CONSIDERATIONS

1. The subject property is currently undeveloped. The applicant proposes two (2) buildings on the subject site; consisting of Self-Storage, Storage Office, Retail and Office Uses. The building footprints are as follows:
 - ▣ Building A: Three (3) story 155,745 square-foot building footprint.
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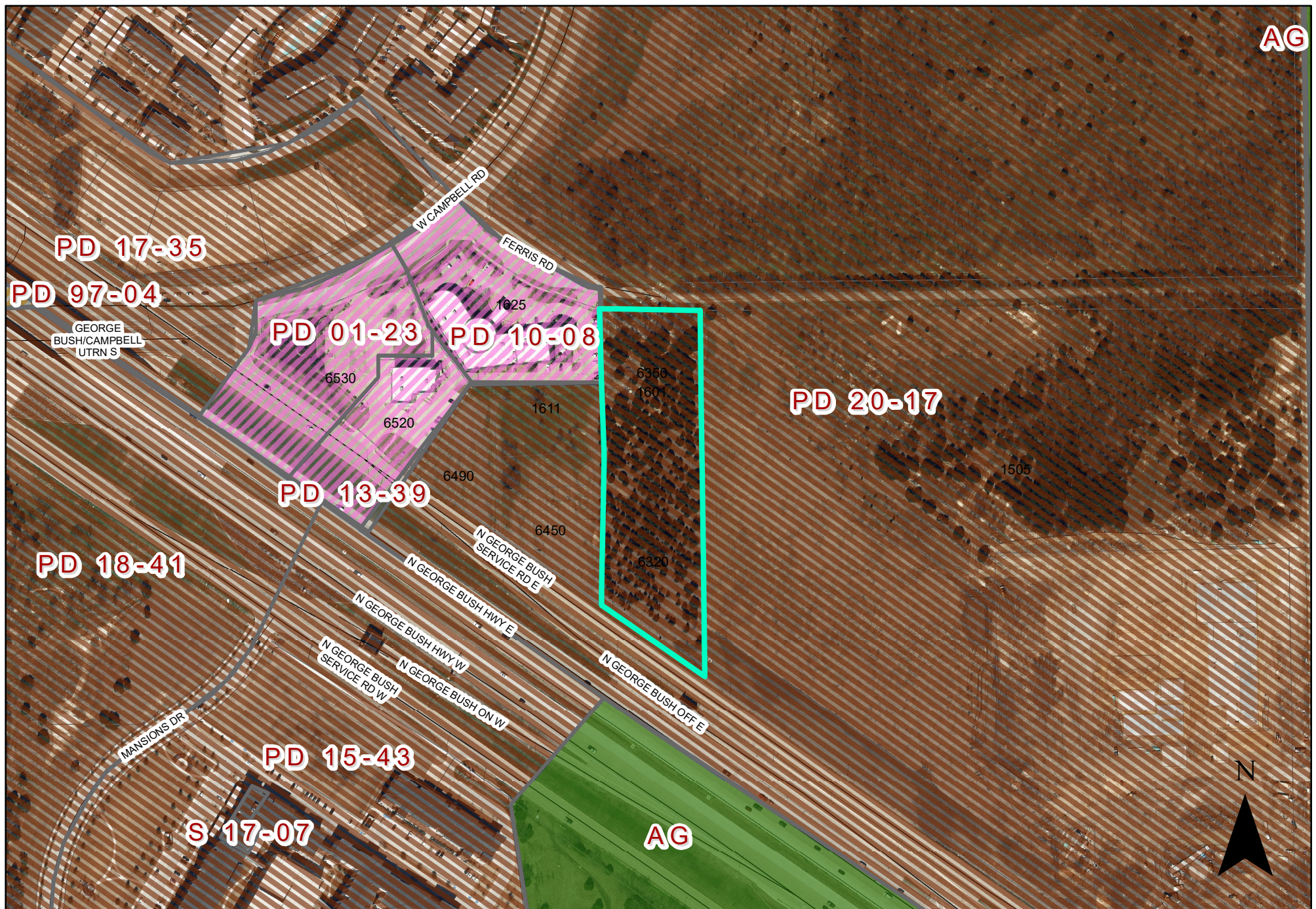
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COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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Attachments

Z 22-11 Garland Storage LP Attachments (Detail Plan)
Z 22-11 Garland Storage LP Responses
Z 22-11 Garland Storage LP Staff Presentation



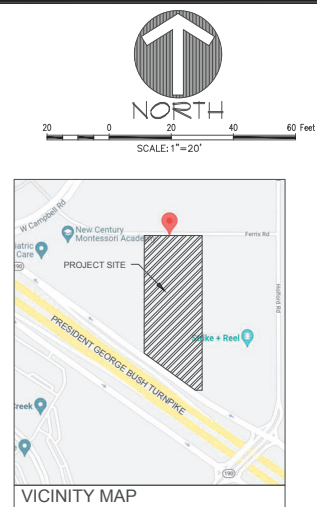
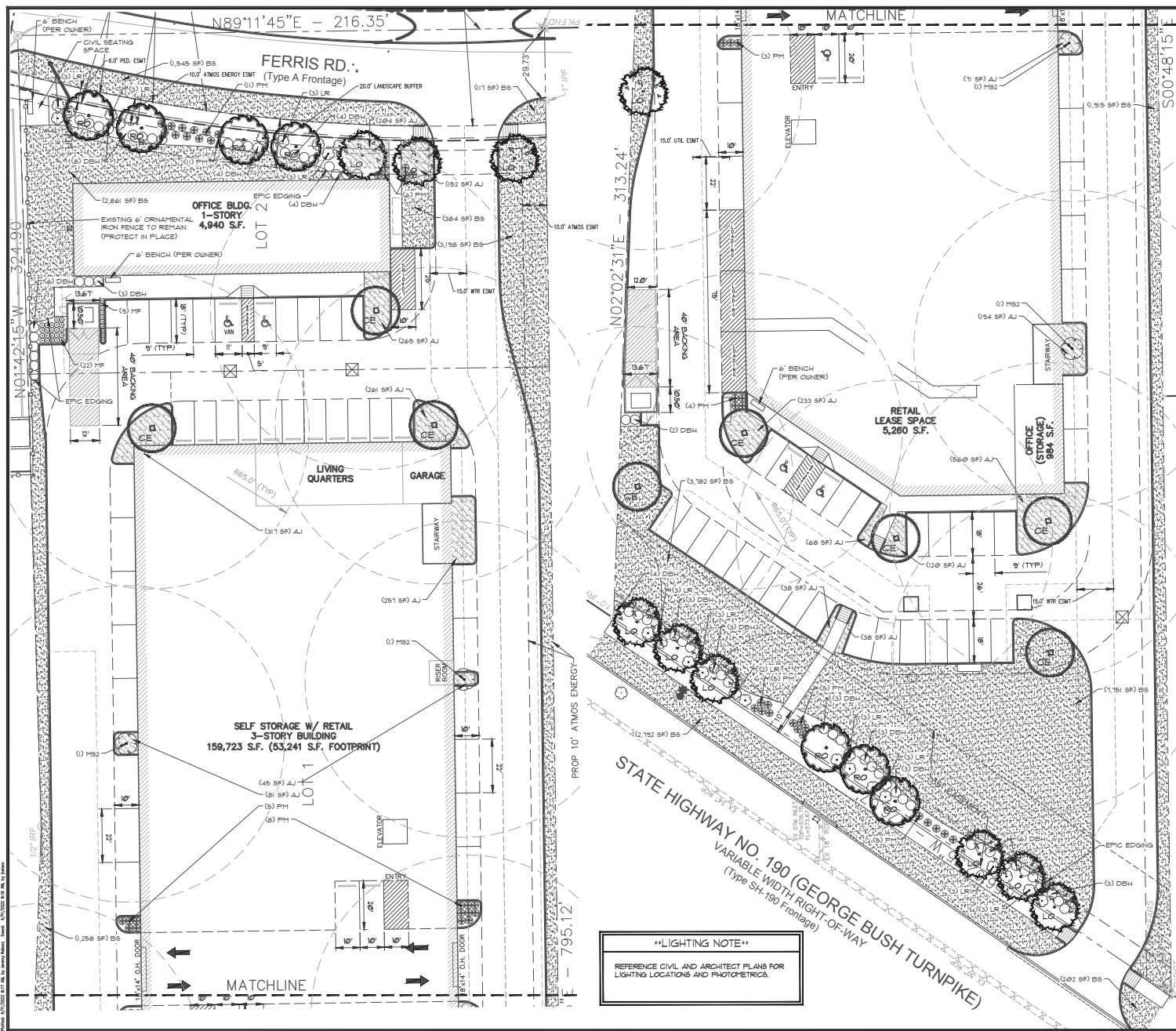
0 175 350 Feet
1 inch = 268 feet

ZONING MAP Z 22-11

1601 E Ferris Rd

 INDICATES AREA OF REQUEST





PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME
(Symbol)	4	Atta Southern Magnolia <i>Magnolia grandiflora</i> 'Atta' TM
(Symbol)	7	Shumard Red Oak <i>Quercus shumardi</i>
(Symbol)	10	Southern Live Oak <i>Quercus virginiana</i>
(Symbol)	8	Cedar Elm <i>Ulmus crassifolia</i>
SHRUBS	QTY	COMMON / BOTANICAL NAME
(Symbol)	59	Dwarf Burford Holly <i>Ilex cornuta</i> 'Burfordii Nana'
(Symbol)	32	Ruby Fringe Flower <i>Loropetalum chinense rubrum</i> 'Ruby'
(Symbol)	52	Pink Mubly <i>Muhlenbergia capillans</i>
(Symbol)	31	Mexican Feathergrass <i>Nassella tenuissima</i>
GROUND COVERS	QTY	COMMON / BOTANICAL NAME
(Symbol)	25,805 sf	Bermuda Grass <i>Cynodon dactylon</i>
(Symbol)	2,904 sf	Asian Jasmine <i>Trachelospermum asiaticum</i>

****IMPORTANT NOTE****
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 FROM CITY'S LICENSE AGREEMENT.

****LIGHTING NOTE****
REFERENCE CIVIL AND ARCHITECT PLANS FOR LIGHTING LOCATIONS AND PHOTOMETRICS.

The John C. McAdams Company, Inc.
2500 Century Center Blvd., #10
Irving, Texas 75039
Tel: 972.235.2712
Fax: 972.235.2713
www.mcadams.com

McADAMS

GARLAND STORAGE
1801 Ferris Road
Garland, TX 75044
DALLAS COUNTY, TEXAS

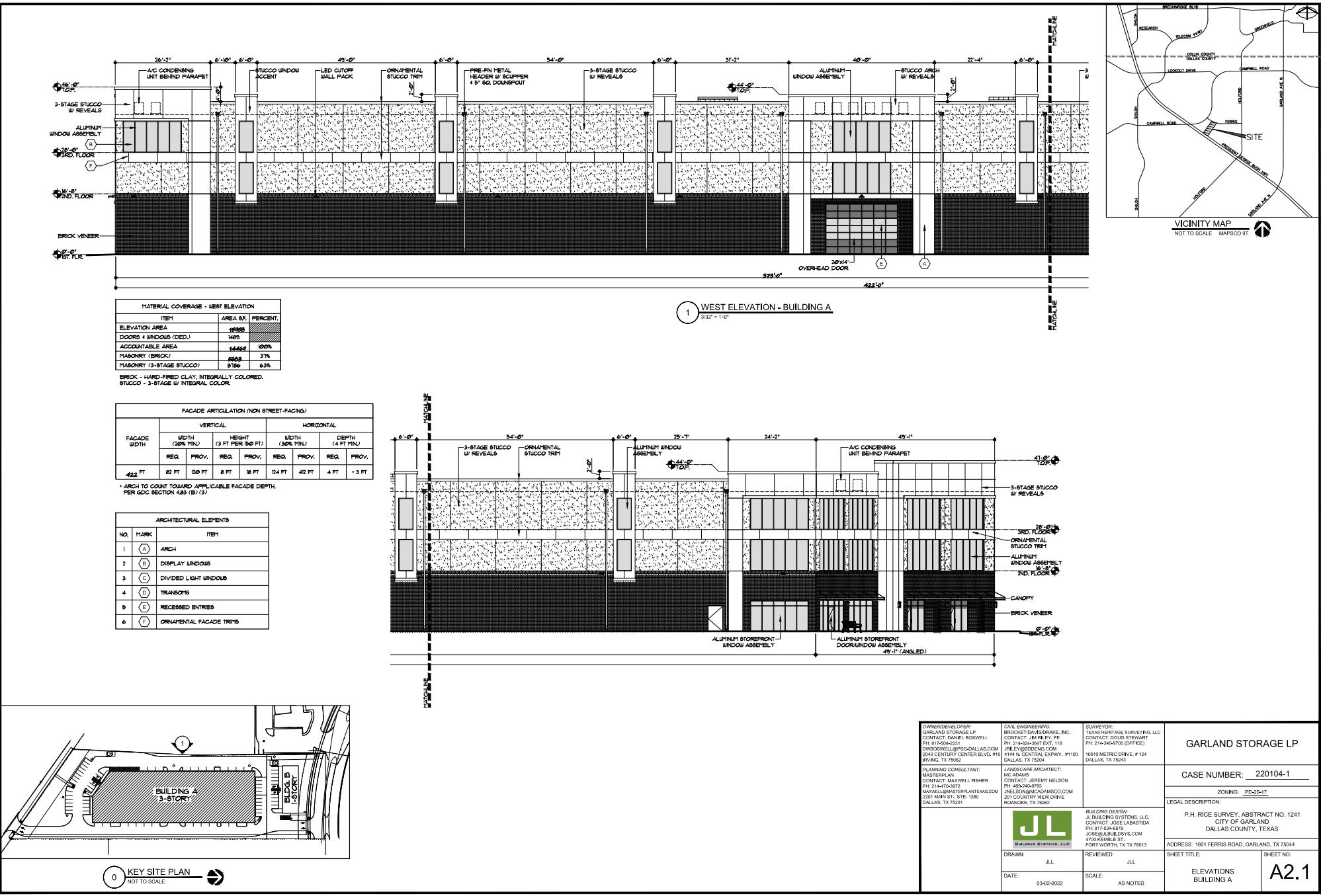
LANDSCAPE PLAN

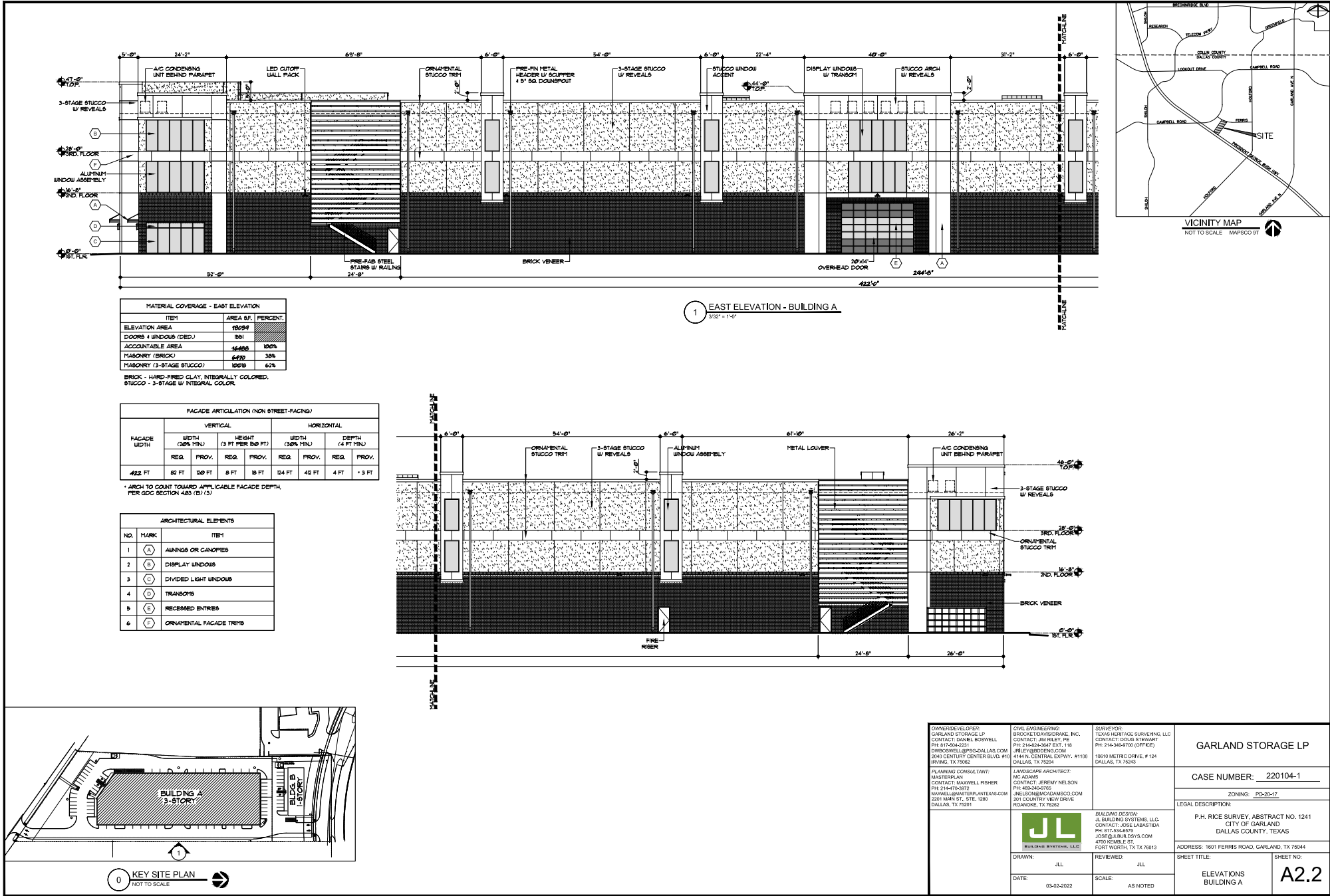
04/11/2022

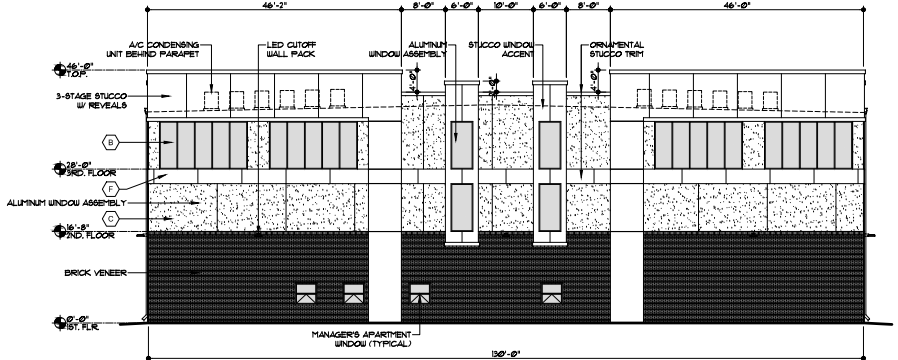
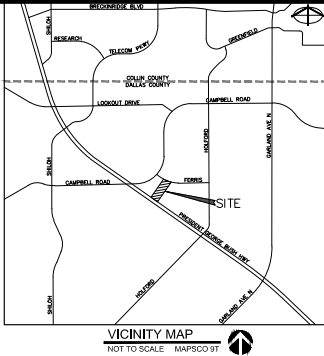
Drawn By: JH
Date: 04/11/2022
Scale: 1"=20'
Revisions:

PSG22002

L2.00







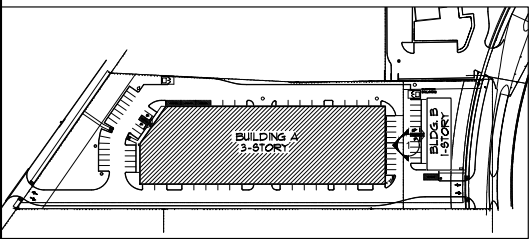
1 NORTH ELEVATION - BUILDING A
3/32" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA G.F.	PERCENT
ELEVATION AREA	5856	
DOORS & WINDOWS (DED.)	248	
ACCOUNTABLE AREA	4608	100%
MASONRY (BRICK)	7861	43%
MASONRY (3-STAGE STUCCO)	2641	57%

BRICK - HAND-FIRED CLAY, INTERIALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.

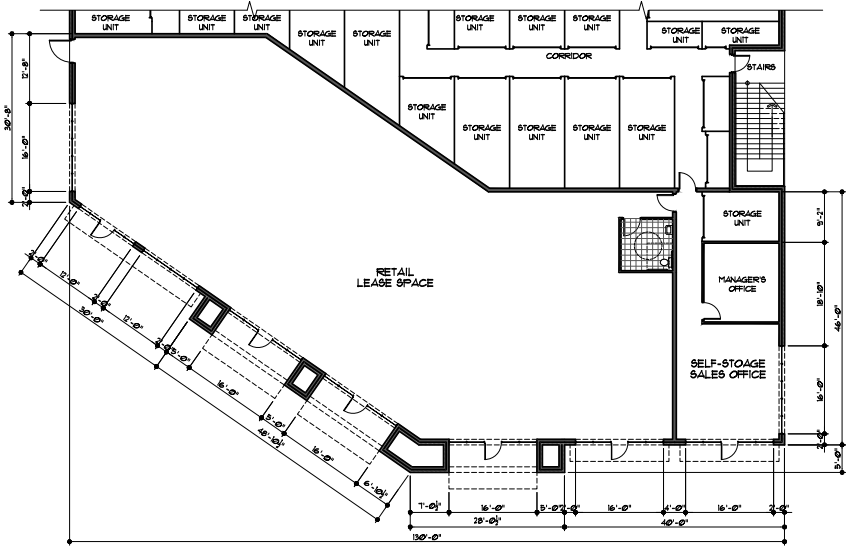
FACADE ARTICULATION (NON STREET-FACING)							
FACADE WIDTH	VERTICAL				HORIZONTAL		
	WIDTH (75% MIN.)		HEIGHT (3 FT PER 50 FT)		WIDTH (30% MIN.)		DEPTH (4 FT MIN.)
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.
150 FT	26 FT	69 FT	3 FT	12 FT	39 FT	N/A	4 FT

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

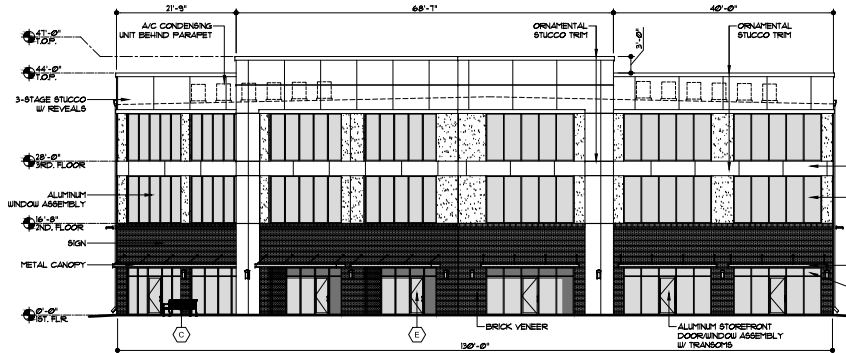
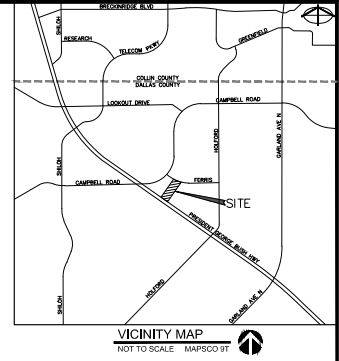


0 KEY SITE PLAN
NOT TO SCALE

OWNER/DEVELOPER: GARLAND STORAGE LP CONTACT: DANIEL BOSWELL PH: 817-556-2221 DWBOSWELL@SPS-DALLAS.COM 2540 CENTURY CENTER BLVD, #110 IRVING, TX 75062		CIVIL ENGINEERING: BROOKSTOWN/SCORPAC, INC. CONTACT: JIM RILEY, PE PH: 214-643-5447 EXT. 118 JRILEY@BRODENG.COM 4144 N. CENTRAL EXPWAY, #1100 DALLAS, TX 75204		SURVEYOR: TEXAS HERITAGE SURVEYING, LLC CONTACT: DOUG STEWART PH: 214-643-9700 (OFFICE) 10610 METRIC DRIVE, # 124 DALLAS, TX 75243		GARLAND STORAGE LP	
PLANNING CONSULTANT: MASTERSPLAN CONTACT: MAXWELL FISHER PH: 214-475-7572 MAXWELL@MASTERSPLANTEXAS.COM 2201 MAIN ST., STE. 1200 DALLAS, TX 75201		LANDSCAPE ARCHITECT: MCADAM CONTACT: JEREMY NELSON PH: 469-646-0705 JNELSON@MCADAMSCO.COM 201 COUNTRY VIEW DRIVE IRVING, TX 75061				CASE NUMBER: 220104-1	
						ZONING: PD-20-17	
						LEGAL DESCRIPTION:	
						P.H. RICE SURVEY, ABSTRACT NO. 1241 CITY OF GARLAND DALLAS COUNTY, TEXAS	
						ADDRESS: 1601 FARRIS ROAD, GARLAND, TX 75044	
						SHEET TITLE:	
						ELEVATION BUILDING A	
						SHEET NO.	
						A2.3	



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



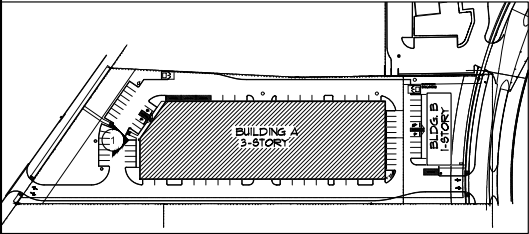
1 SOUTH ELEVATION (FRONT) - BUILDING A
3/32" = 1'-0"

ARCHITECTURAL ELEMENTS	
NO.	ITEM
1	AWINGS OR CANOPIES
2	DISPLAY WINDOWS
3	BENCH
4	TRANSOMS
5	RECESSED ENTRIES
6	ORNAMENTAL FACADE TRIMS

MATERIAL COVERAGE		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	5103	100%
DOORS & WINDOWS (CED.)	2189	43%
ACCOUNTABLE AREA	2340	46%
MASONRY (BRICK)	1164	23%
MASONRY (3-STAGE STUCCO)	1164	23%

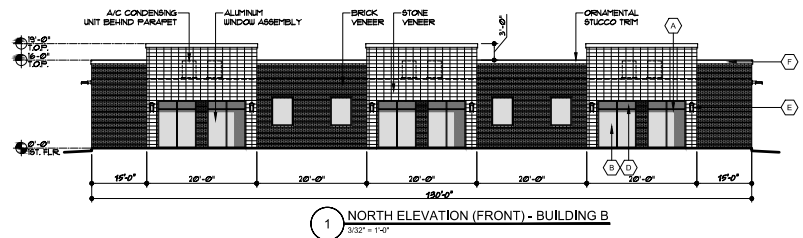
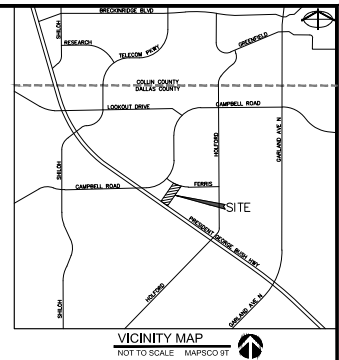
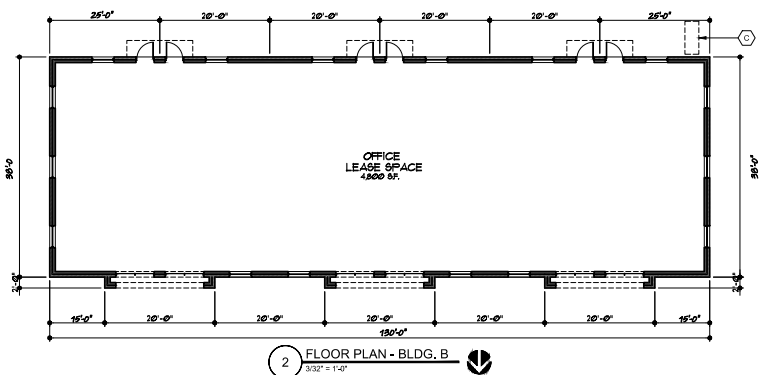
BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.

FACADE ARTICULATION (STREET-FACING)							
FACADE WIDTH	VERTICAL				HORIZONTAL		
	WIDTH (36" MIN.)		HEIGHT (3 FT PER 160 FT)		WIDTH (36" MIN.)		DEPTH (4 FT MIN.)
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.
130 FT	26 FT	6/9 FT	3 FT	3 FT	39 FT	6/9 FT	4 FT



0 KEY SITE PLAN
NOT TO SCALE

OWNER/DEVELOPER: GARLAND STORAGE LP CONTACT: DANIEL BOSWELL PH: 817-556-0221 DWBOSWELL@SPS-DALLAS.COM 2540 CENTURY CENTER BLVD, #10 IRVING, TX 75062		CIVIL ENGINEERING: BROOKSTOWN ENGINEERING, INC. CONTACT: JIM RILEY, PE PH: 214-643-5417 EXT. 118 JIRILEY@BROOKSTOWNENGINEERING.COM 4144 N. CENTRAL EXPWAY, #1100 DALLAS, TX 75204		SURVEYOR: TEXAS HERITAGE SURVEYING, LLC CONTACT: DOUG STEWART PH: 214-643-7700 (OFFICE) 10610 METRIC DRIVE, # 124 DALLAS, TX 75243		GARLAND STORAGE LP	
PLANNING CONSULTANT: MASTERSPLAN CONTACT: MAXWELL FISHER PH: 214-747-7572 MAXWELL@MASTERSPLANTEXAS.COM 2201 MAIN ST., STE. 1200 DALLAS, TX 75201		LANDSCAPE ARCHITECT: MCADAM CONTACT: JEREMY NELSON PH: 469-646-9705 JNELSON@MCADAMCO.COM 201 COUNTRY VIEW DRIVE IRVING, TX 75062				CASE NUMBER: 220104-1	
		JL BUILDINGS & INTERIORS, LLC		BUILDING DESIGN: JL BUILDING SYSTEMS, LLC CONTACT: JOSE LABASTIDA PH: 817-556-0221 JOSE@JLBUILDINGS.COM 4700 KEMBLE ST. FORT WORTH, TX 76113		LEGAL DESCRIPTION: P.H. RICE SURVEY, ABSTRACT NO. 1241 CITY OF GARLAND DALLAS COUNTY, TEXAS	
DRAWN: DATE: JLL 03-02-2022		REVIEWED: SCALE: JLL AS NOTED		SHEET TITLE: ELEVATION & PARTIAL PLAN BUILDING A		SHEET NO.: A2.4	



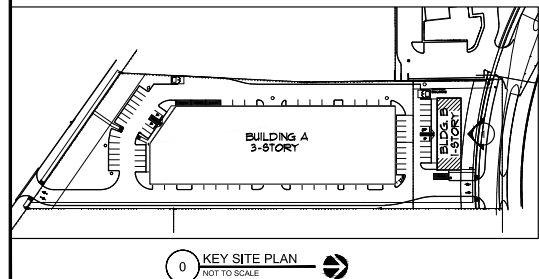
MATERIAL COVERAGE		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	2269	
DOORS & WINDOWS (DED.)	449	
ACCOUNTABLE AREA	1814	100%
MASONRY (BRICK)	1014	52%
STONE	799	48%

BRICK - HAND-FIRED CLAY, INTEGRALLY COLORED.
STONE - NATURAL TILE PATTERN

FACADE ARTICULATION (STREET-FACING)								
FACADE WIDTH	VERTICAL				HORIZONTAL			
	WIDTH (30% MIN.)		HEIGHT (3 FT PER 150 FT)		WIDTH (30% MIN.)		DEPTH (4 FT MIN.)	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
	150 FT	24 FT	61 FT	2 FT	3 FT	36 FT	61 FT	4 FT

* ARCH TO COUNT TOWARD APPLICABLE FACADE DEPTH.
PER GDC SECTION 4.83 (B) (3)

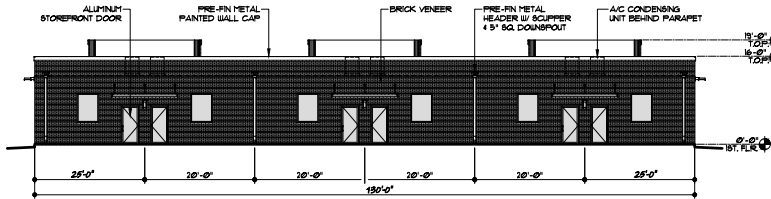
ARCHITECTURAL ELEMENTS		
NO.	MARK	ITEM
1	(A)	RECESSED ENTRY (PAUX)
2	(B)	DISPLAY WINDOWS
3	(C)	BENCH (SHOWN ON SITE PLAN)
4	(D)	TRANSOMS
5	(E)	DISTINCTIVE LIGHTING FIXTURE
6	(F)	ORNAMENTAL FACADE TRIMS



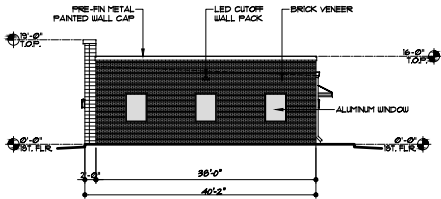
OWNER/DEVELOPER: GARLAND STORAGE LP CONTACT: DANIEL BOSWELL PH: 817-558-2221 DWBOSWELL@SPS-DALLAS.COM 2540 CENTURY CENTER BLVD, #110 IRVING, TX 75062	CIVIL ENGINEERING: BROOKSTOWN/ESCRIBE, INC. CONTACT: JIM RILEY, PE PH: 214-643-5467 EXT. 118 JIRILEY@BDOENG.COM 4144 N. CENTRAL EXPWAY, #1100 DALLAS, TX 75204	SURVEYOR: TEXAS HERITAGE SURVEYING, LLC CONTACT: DOUG STEWART PH: 214-643-9700 (OFFICE) 10610 METRIC DRIVE, # 124 DALLAS, TX 75243	GARLAND STORAGE LP
PLANNING CONSULTANT: MASTERSPLAN CONTACT: MAXWELL FISHER PH: 214-747-3572 MAXWELL@MASTERSPLANTEXAS.COM 2201 MAIN ST., STE. 1200 DALLAS, TX 75201	LANDSCAPE ARCHITECT: MCADAMER CONTACT: JEREMY NELSON PH: 469-646-0705 JNELSON@MCADAMISCO.COM 201 COUNTRY VIEW DRIVE IRVING, TX 75062		CASE NUMBER: 220104-1
			ZONING: PD-20-17
			LEGAL DESCRIPTION: P.H. RICE SURVEY, ABSTRACT NO. 1241 CITY OF GARLAND DALLAS COUNTY, TEXAS
			ADDRESS: 1601 FERRIS ROAD, GARLAND, TX 75044
			SHEET TITLE: ELEVATION & FLOOR PLAN BUILDING B
			SHEET NO: A2.5

MATERIAL COVERAGE		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	2080	
DOORS & WINDOWS (DED.)	211	
ACCOUNTABLE AREA	1869	100%
MASONRY (BRICK)	1869	100%

BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.



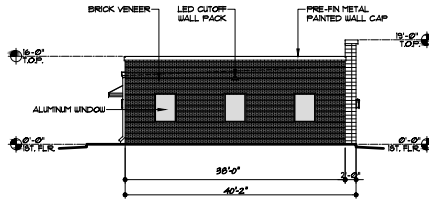
1 SOUTH ELEVATION - BUILDING B
3/32" = 1'-0"



2 WEST ELEVATION - BUILDING B
3/32" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	662	
DOORS & WINDOWS (DED.)	64	
ACCOUNTABLE AREA	598	100%
MASONRY (BRICK)	544	91%
STONE	44	7%

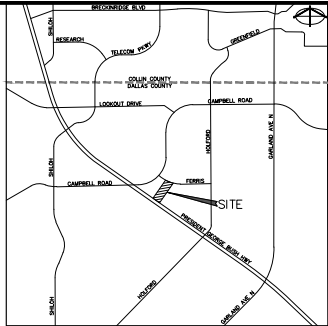
BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STONE - NATURAL TILE PATTERN



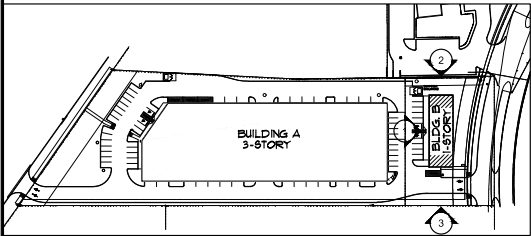
3 EAST ELEVATION - BUILDING B
3/32" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	662	
DOORS & WINDOWS (DED.)	64	
ACCOUNTABLE AREA	598	100%
MASONRY (BRICK)	544	91%
STONE	44	7%

BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STONE - NATURAL TILE PATTERN

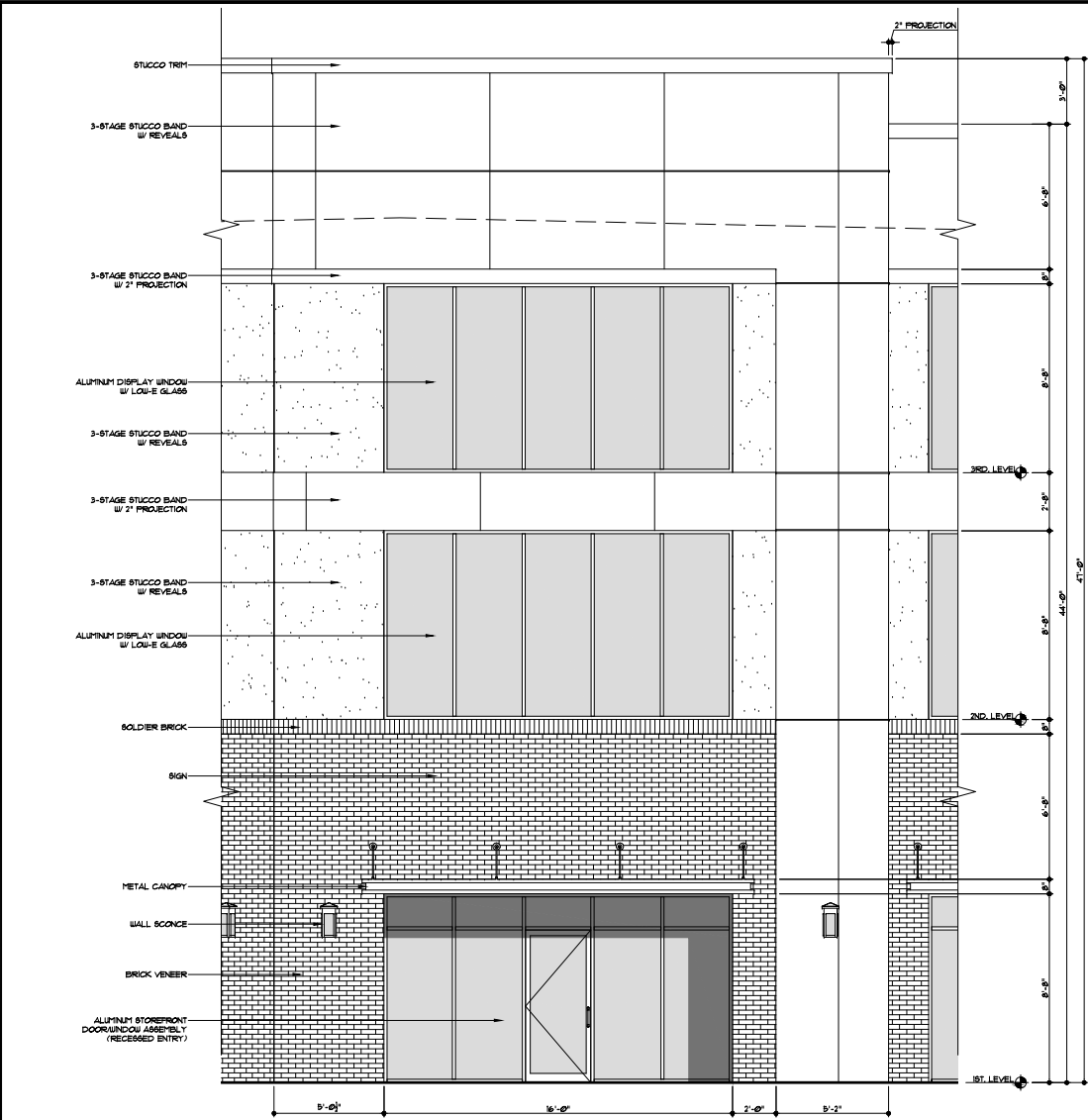


VICINITY MAP
NOT TO SCALE MAPSCO UT

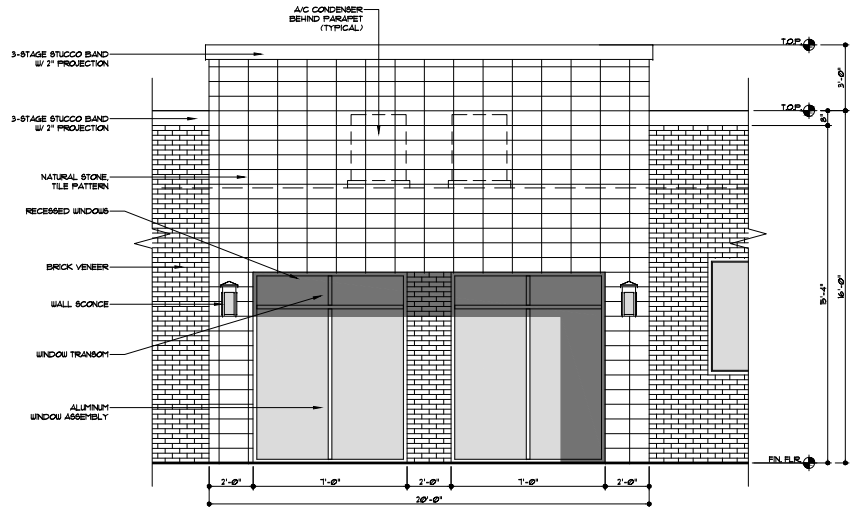


0 KEY SITE PLAN
NOT TO SCALE

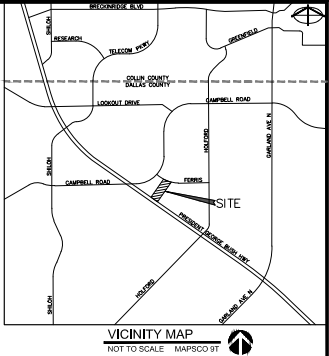
OWNER/DEVELOPER: GARLAND STORAGE LP CONTACT: DANIEL BOSWELL PH: 817-556-2221 DWBOSWELL@SPSS-DALLAS.COM 2540 CENTURY CENTER BLVD, #110 IRVING, TX 75062		CIVIL ENGINEERING: BROOKSTOWN/BERKRAE, INC. CONTACT: JIM RILEY, PE PH: 214-643-6437 EXT. 118 JRILEY@BROOKSTOWN.COM 4144 N. CENTRAL EXPWAY, #1100 DALLAS, TX 75204		SURVEYOR: TEXAS HERITAGE SURVEYING, LLC CONTACT: DOUG STEWART PH: 214-643-7700 (OFFICE) 10610 METRIC DRIVE, # 124 DALLAS, TX 75243		GARLAND STORAGE LP	
PLANNING CONSULTANT: MASTERSPLAN CONTACT: MAXWELL FISHER PH: 214-475-3572 MAXWELL@MASTERSPLANTEXAS.COM 2201 MAIN ST., STE. 1202 DALLAS, TX 75201		LANDSCAPE ARCHITECT: MCADAMIS CONTACT: JEREMY NELSON PH: 469-646-0705 JNELSON@MCADAMIS.COM 201 COUNTRY VIEW DRIVE ROCKFORD, TX 76082		CASE NUMBER: 220104-1		ZONING: PD-20-17	
		BUILDING DESIGN: JL BUILDING SYSTEMS, LLC CONTACT: JOSE LABASTIDA PH: 817-534-8570 JOSE@JLBUILDINGS.COM 4700 KIMBLE ST. FORT WORTH, TX 76113		LEGAL DESCRIPTION: P.H. RICE SURVEY, ABSTRACT NO. 1241 CITY OF GARLAND DALLAS COUNTY, TEXAS ADDRESS: 1601 FERRIS ROAD, GARLAND, TX 75044			
DRAWN: JLL DATE: 03-02-2022		REVIEWED: JLL SCALE: AS NOTED		SHEET TITLE: ELEVATIONS BUILDING B		SHEET NO: A2.6	



1 PARTIAL SOUTH ELEVATION (FRONT) - BLDG. A
3/8" = 1'-0"



2 PARTIAL NORTH ELEVATION (FRONT) - BLDG. B
3/8" = 1'-0"

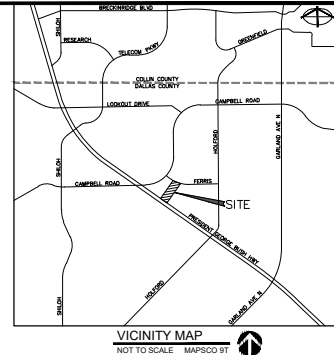


OWNER/DEVELOPER: GARLAND STORAGE LP CONTACT: DANIEL BOSWELL PH: 817-558-6221 DWBOSWELL@SPS-DALLAS.COM 2540 CENTURY CENTER BLVD, #10 IRVING, TX 75062		CIVIL ENGINEERING: BROOKSTON/BERKRAKE, INC. CONTACT: JIM RILEY, PE PH: 214-634-5617 EXT. 118 JRILEY@BRODENG.COM 4144 N. CENTRAL EXPWAY, #1100 DALLAS, TX 75204		SURVEYOR: TEXAS HERITAGE SURVEYING, LLC CONTACT: DOUG STEWART PH: 214-634-9700 (OFFICE) 10610 METRIC DRIVE, # 124 DALLAS, TX 75243		GARLAND STORAGE LP	
PLANNING CONSULTANT: MASTERSPLAN CONTACT: MAXWELL FISHER PH: 214-475-3572 MAXWELL@MASTERSPLANTEXAS.COM 2201 MAIN ST., STE. 1200 DALLAS, TX 75201		LANDSCAPE ARCHITECT: MCADAMER CONTACT: JEREMY NELSON PH: 469-634-0700 JNELSON@MCADAMISCO.COM 201 COUNTRY VIEW DRIVE ROCKFORD, TX 76086		BUILDING DESIGN: J.L. BUILDING SYSTEMS, LLC CONTACT: JOSE LABASTIDA PH: 817-334-8570 JOSE@JLBUILDINGS.COM 4700 KIMBLE ST. FORT WORTH, TX 76113		CASE NUMBER: 220104-1	
DRAWN: JLL		REVIEWED: JLL		DATE: 03-02-2022		SHEET TITLE: ELEVATION DETAILS	
DATE: 03-02-2022		SCALE: AS NOTED		SHEET NO. A2.7		LEGAL DESCRIPTION: P.H. RICE SURVEY, ABSTRACT NO. 1241 CITY OF GARLAND DALLAS COUNTY, TEXAS ADDRESS: 1601 FERRIS ROAD, GARLAND, TX 75044	

OUTDOOR ILLUMINATION SUMMARY	
ITEM	QTY
TOTAL LUMINARIES	44
TOTAL KW LOAD	1.2
CALCULATION POINTS	2,730
AVERAGE FOOT-CANDLE	0.3
MAXIMUM FOOT-CANDLE	8.1

NOTES:

1. OUTDOOR LIGHTING SHALL BE PROVIDED WITH PROGRAMMABLE TIME CLOCK AND PHOTOCELL CONTROLLERS PER INTERNATIONAL ENERGY CONSERVATION CODE.
2. POINT-TO-POINT CALCULATION VALUES SHOWN ON PLAN ARE FOOT-CANDLE UNITS.
3. ELECTRICAL CONTRACTOR SHALL VERIFY ILLUMINATION LEVELS AFTER INSTALLATION AND SHALL ADJUST LUMINAIRES AS NECESSARY.



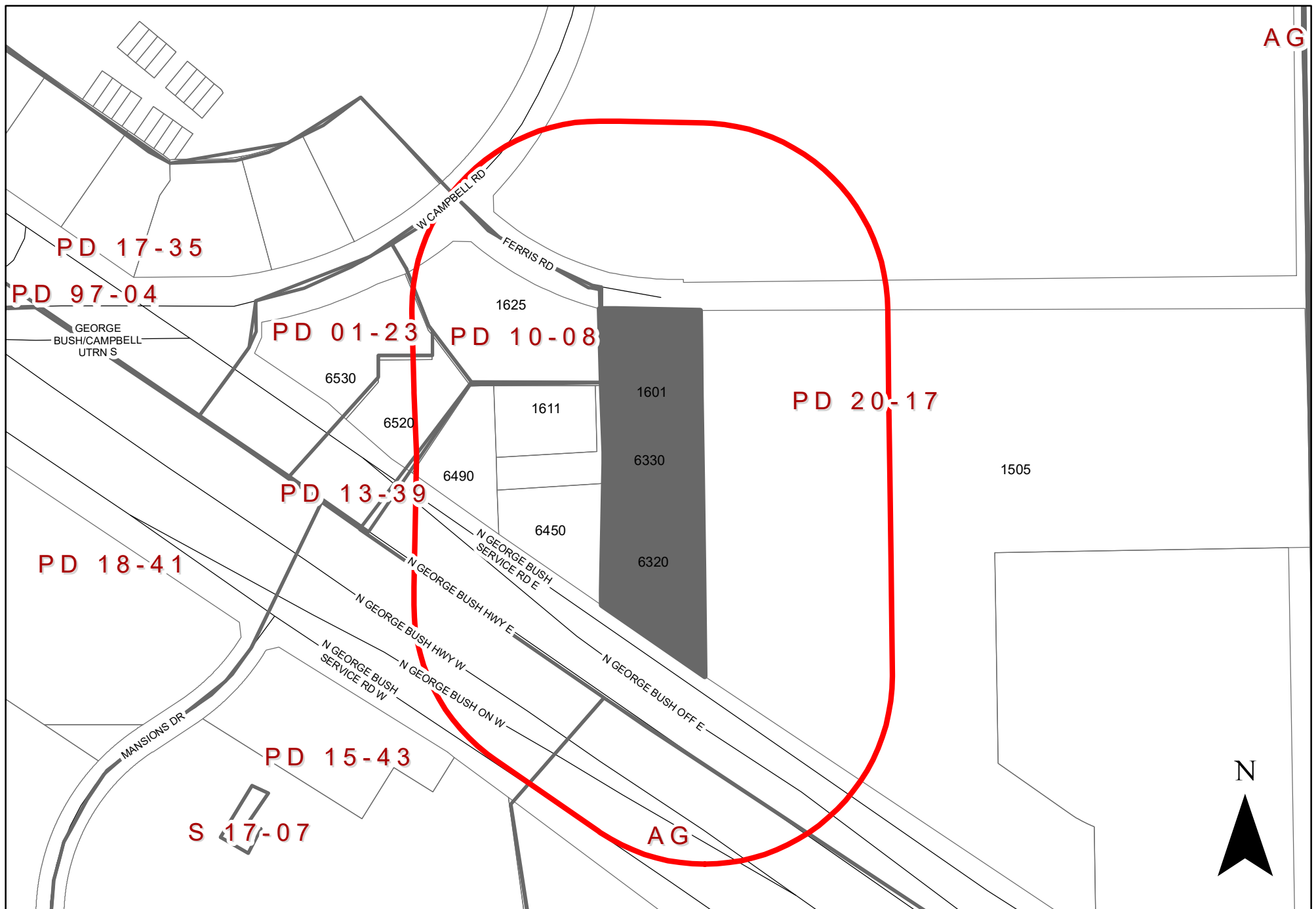
OWNER: GARLAND STORAGE LP CONTRACT: DANIEL BOWSELL PN 174-00-2219 DBOBOWSELL@PDS-DALLAS.COM 204 CERVINT CENTER BLVD. #110 DALLAS, TX 75052		CIVIL ENGINEERING SPROCKET ENGINEERING, INC. CONTACT: JIM RILEY PE PN 174-00-2219 EXT. 118 JIMRILEY@ECEDCON.COM 414 N. CENTRAL EXPRESSWAY, #1100 DALLAS, TX 75204		SURVEYOR TOLAND HERITAGE SURVEYING, LLC CONTACT: ODUS STEWART PN 174-00-2219 (OFFICE) 10510 METTIC CIRCLE, #124 DALLAS, TX 75243	
PLANNING CONSULTANT: MATTERLEY AN CONTACT: MAXWELL FISHER PN 174-00-2219 MAXWELLFISHER@ATEKALX.COM 221 MAIN ST., STE. 1280 DALLAS, TX 75201		LANDSCAPE ARCHITECT MC ADAMS CONTACT: JEREMY NELSON PN 174-00-2219 JENELSON@MCADAMS.COM 2010 GORDON ROAD ROANOKE, TX 76262		GARLAND STORAGE LP CASE NUMBER: <u>220104</u>	
				ZONING: <u>PD-20-17</u>	
DRAWN: <u>J.L.</u>		REVIEWED: <u>J.L.</u>		LEGAL DESCRIPTION: P.H. RICE SURVEY, ABSTRACT NO. 1241 CITY OF GARLAND DALLAS COUNTY, TEXAS	
DATE: <u>03-02-2022</u>		SCALE: <u>AS NOTED</u>		ADDRESS: 1601 FERRIS ROAD, GARLAND, TX 75044 SHEET TITLE: _____ SHEET NO: _____	
03/02/22		03-02-2022		E1.1	

REPORT & MINUTES

P.C. Meeting, April 25, 2022

Consideration of the application of **Garland Storage LP**, requesting approval of a Detail Plan for Self-Storage Facility (mini-warehouse), Retail and Office Uses on a property zoned Planned Development (PD) District 20-17 for Mixed Uses. This property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (District 1) (File Z 22-11 – Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nay.**



0 175 350 Feet
1 inch = 268 feet

ZONING MAP Z 22-11

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike

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

Z 22-11

The applicant proposes a Self-Storage Facility (mini warehouse) with Retail and Office Uses on the subject property.

[Approval of an Amendment to Planned Development (PD) District 20-17

Approval of an Specific Use Provision for a Self-Storage Facility (mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.]



GARLAND
TEXAS MADE HERE

**City Council Meeting
May 17, 2022**

Location: 1601 East Ferris Road and
6320 and 6330 North PGBT

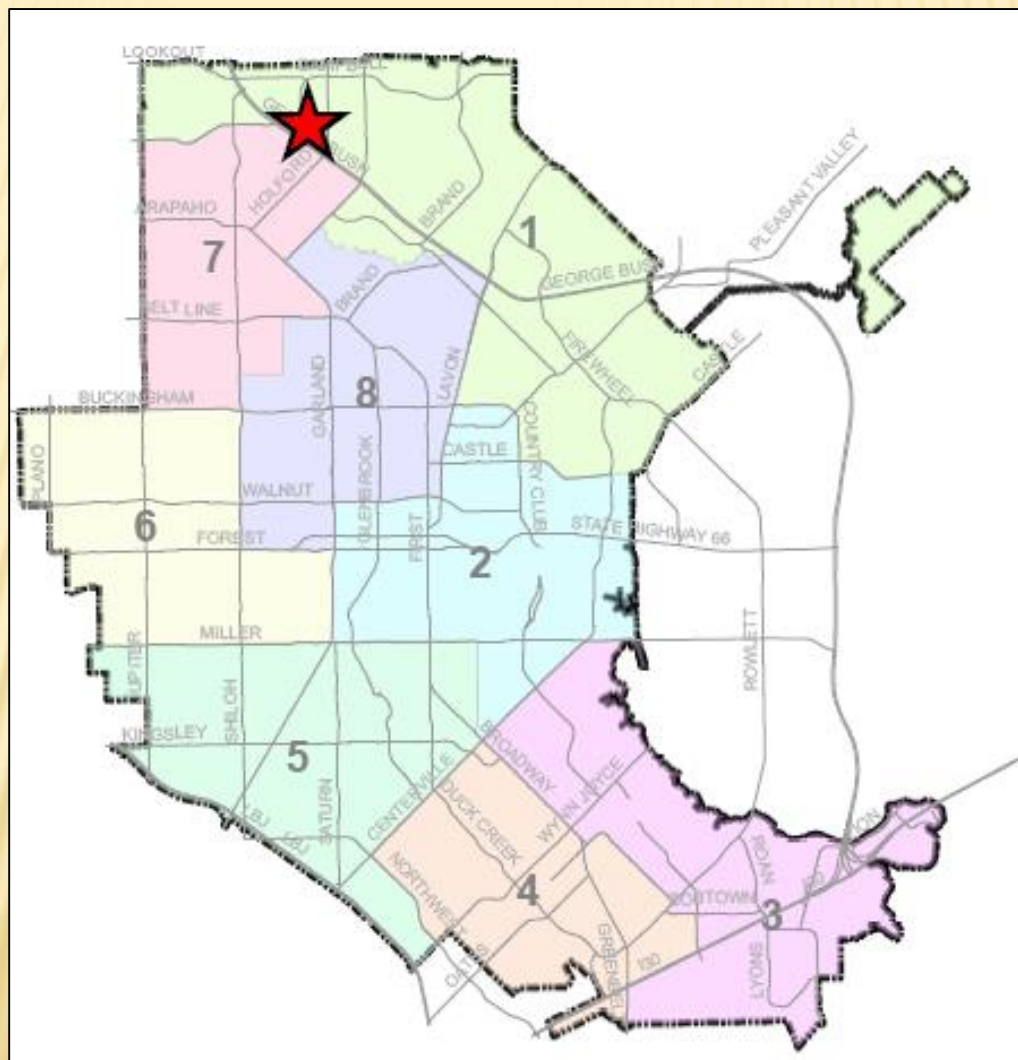
Applicant: Garland Storage LP

Owner: F&L LLP

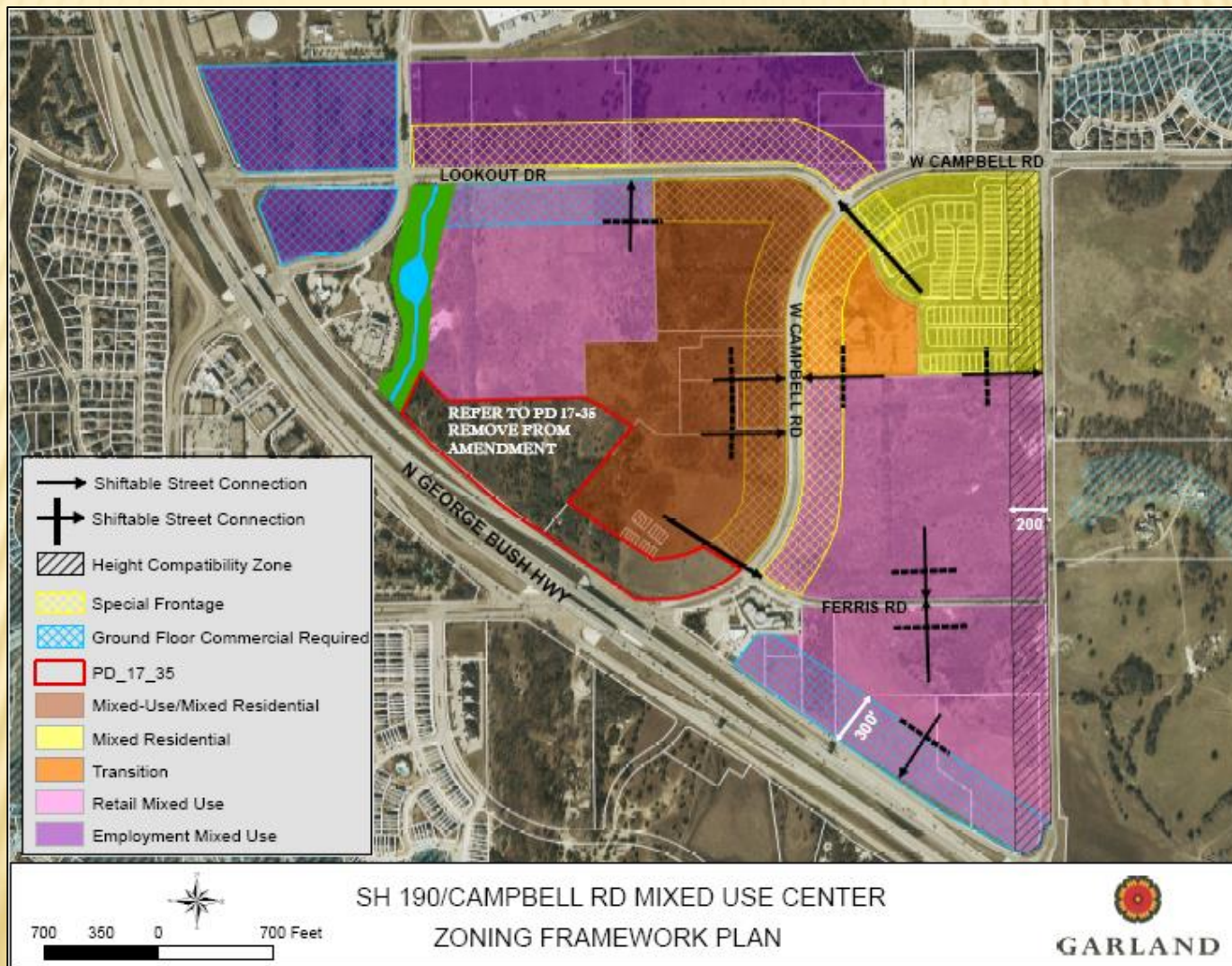
Acreage: 3.58 acres

Zoning: Planned Development (PD) District 20-17

CITYWIDE LOCATION MAP



SH 190/CAMPBELL ROAD MIXED USE CENTER



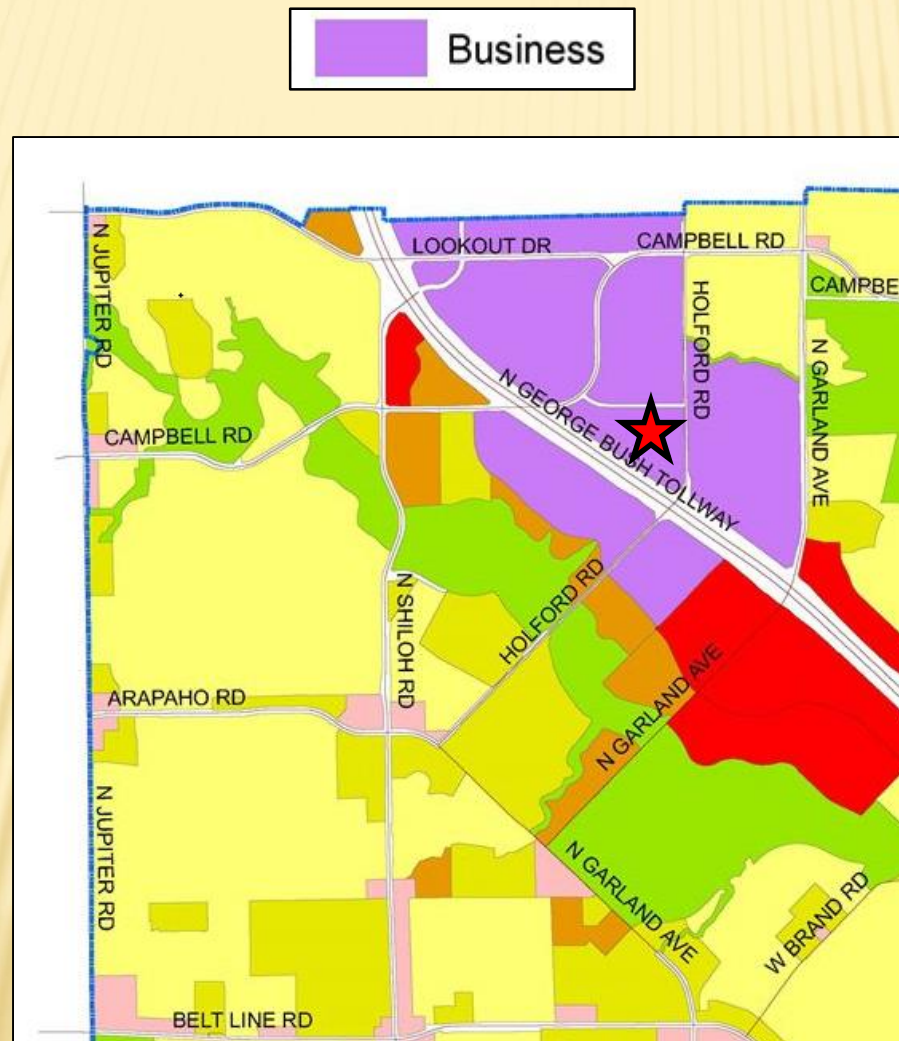


LOCATION MAP



Z 22-11

COMPREHENSIVE PLAN





GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.



GARLAND
TEXAS MADE HERE

PHOTOS



Z 22-11

PHOTOS



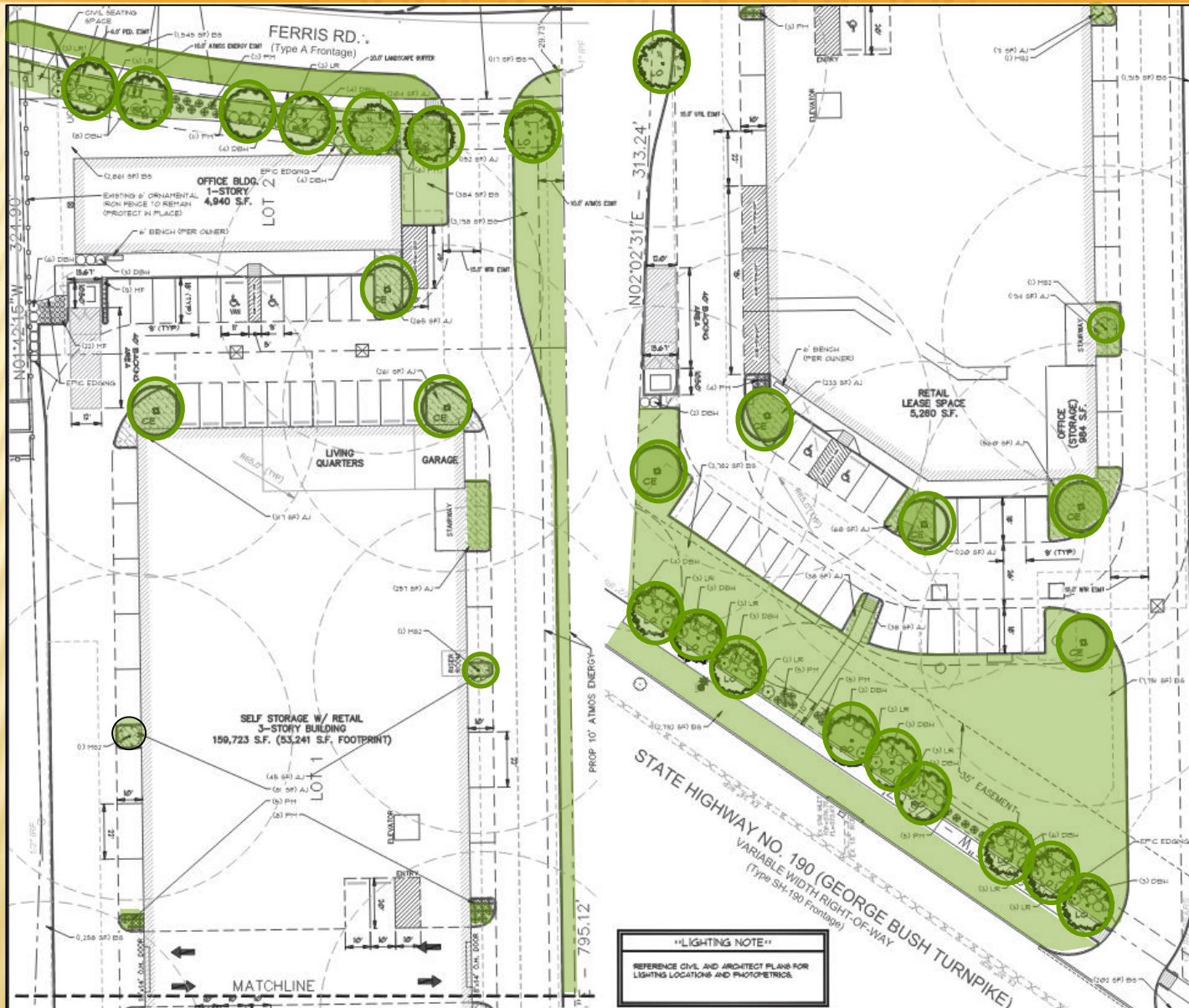


Z 22-11

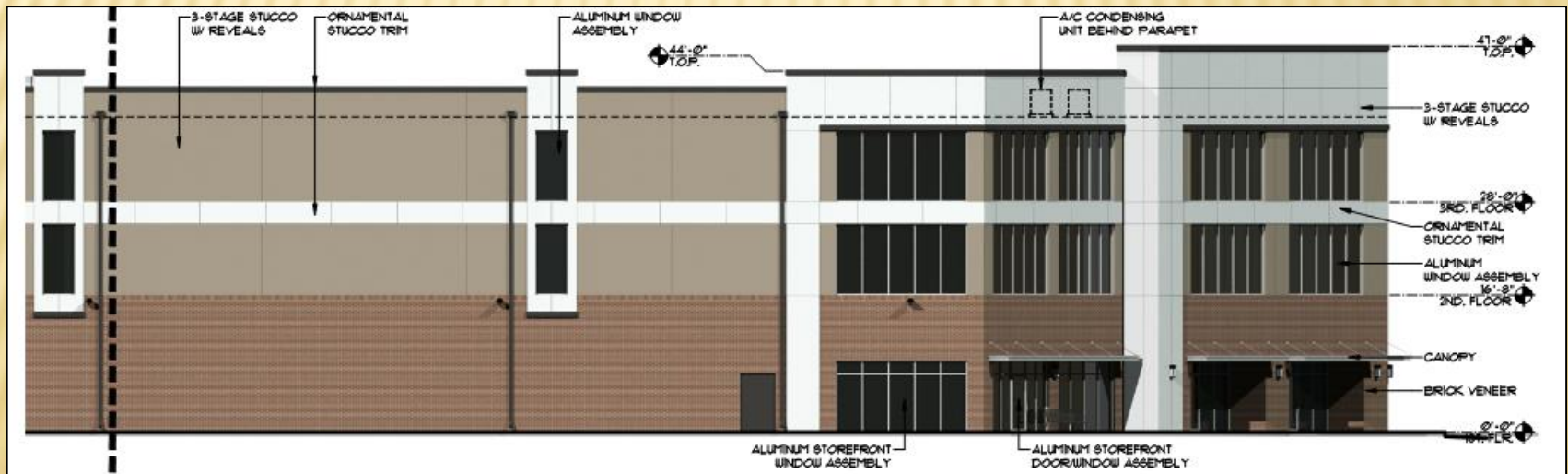
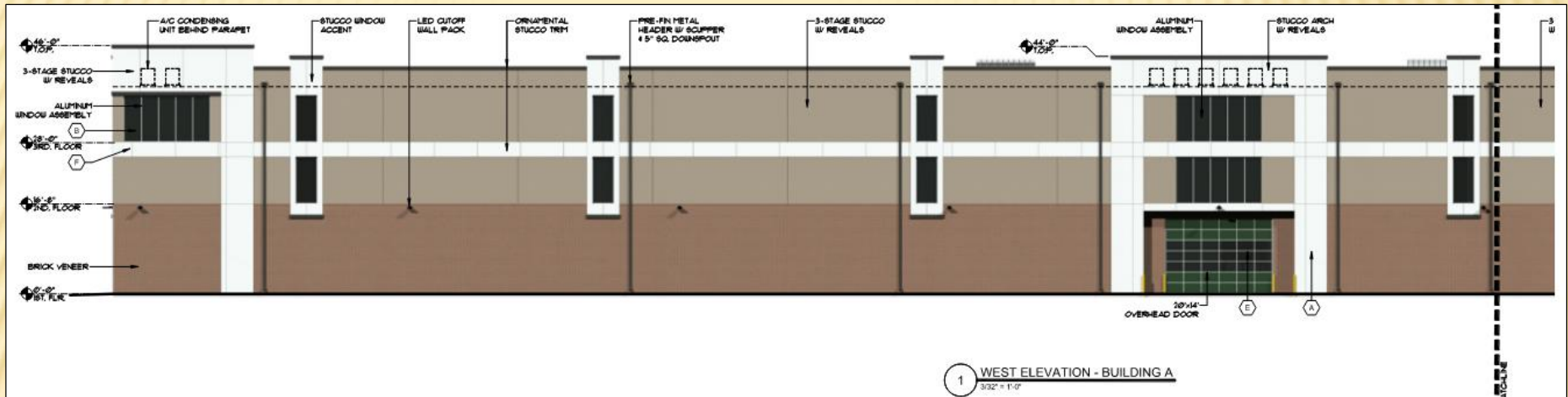


GARLAND
TEXAS MADE HERE

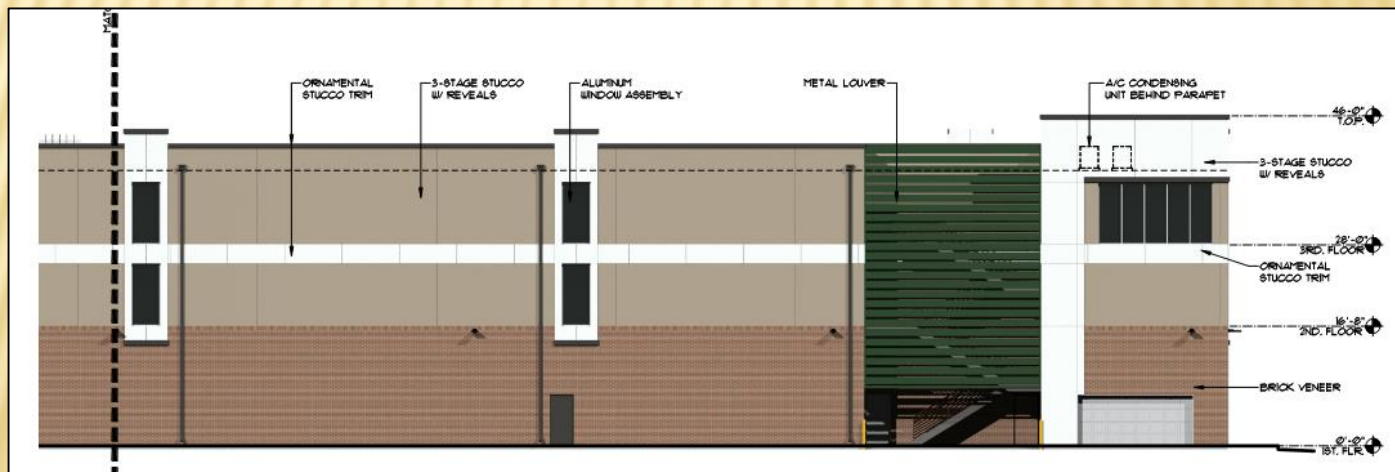
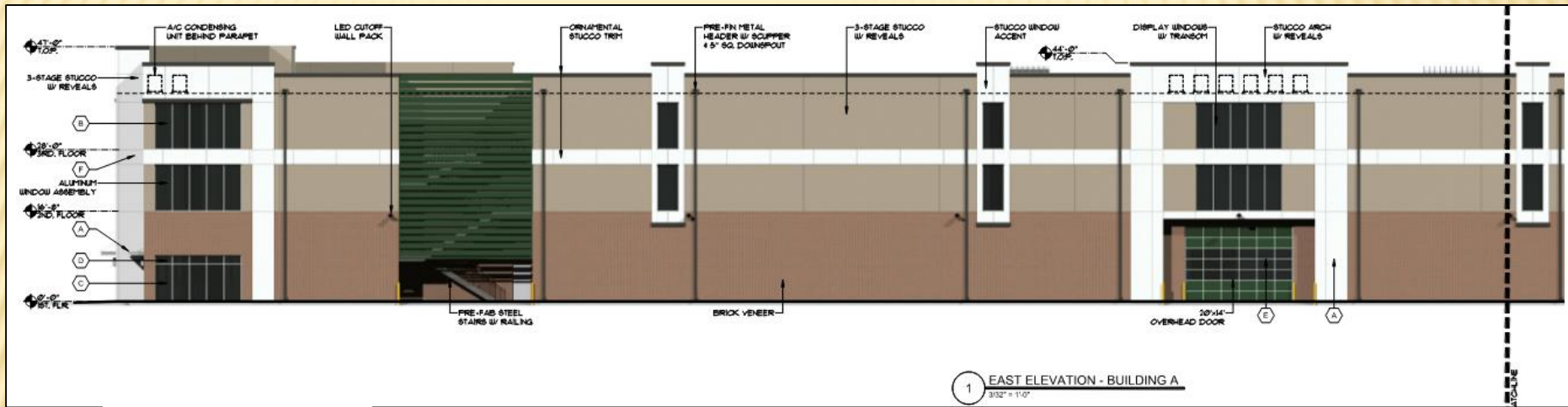
LANDSCAPE PLAN



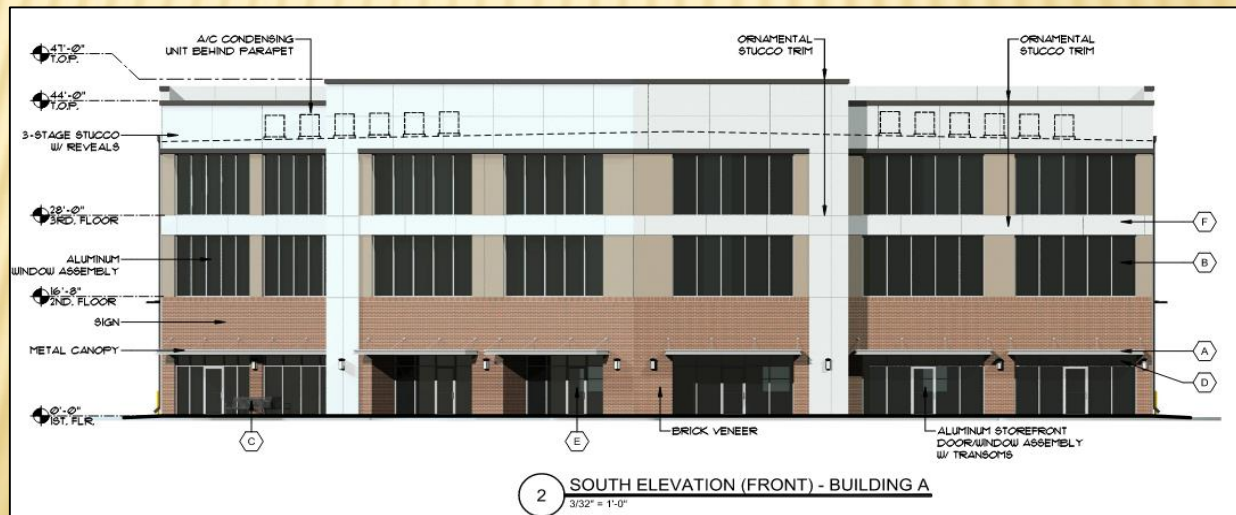
BUILDING A ELEVATIONS



BUILDING A ELEVATIONS



BUILDING A ELEVATIONS





GARLAND
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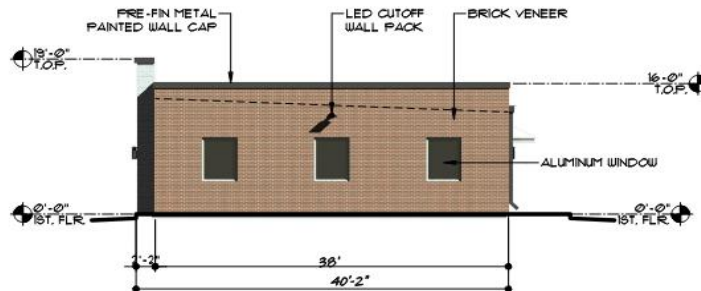
BUILDING B ELEVATIONS



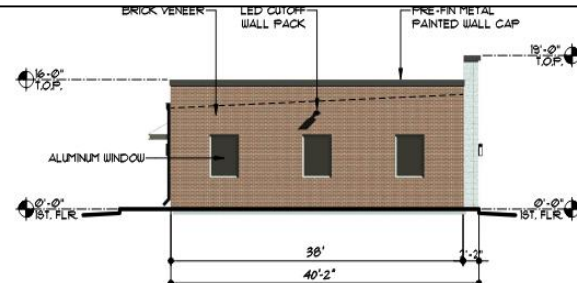
1

NORTH ELEVATION (FRONT) - BUILDING B

3/32" = 1'-0"



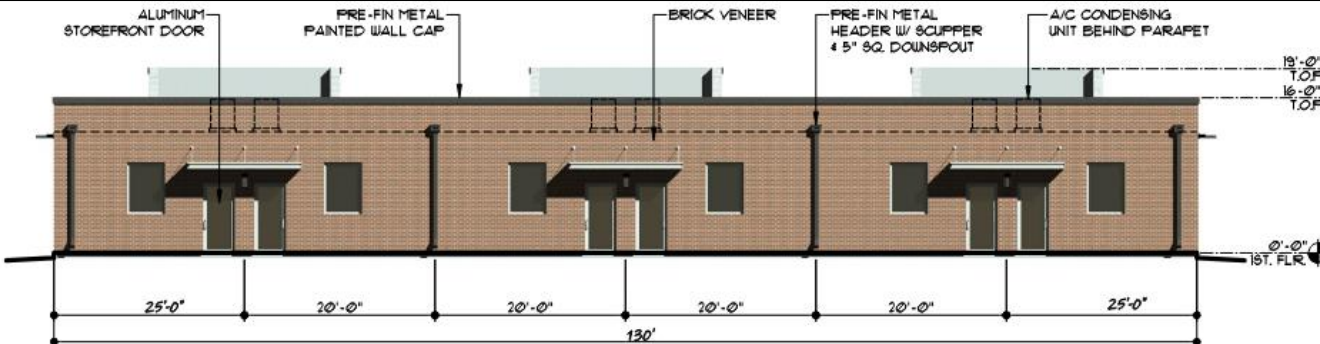
WEST ELEVATION - BUILDING B



4

EAST ELEVATION - BUILDING B

3/32" = 1'-0"



2

SOUTH ELEVATION - BUILDING B

3/32" = 1'-0"

Z 22-11

3D RENDERINGS





SUMMARY OF DEVIATIONS

Development Standards	Required	Proposed	Analysis
Special Standards: Self-Storage Screening	Section 2.52 (A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates and either a management personnel living on the premises at all times or continuous video surveillance of all indoor and outdoor common areas of the premises.	The applicant proposes to eliminate the perimeter fencing requirement.	As per Section 2.52 (16)(b) Self-Storage Facility exterior walls can serve as perimeter screening from the adjacent properties only if the walls are solid, among other conditions. There are windows and canopies on the exterior wall. Further, the applicant states a perimeter fence or gate is not needed since the self-storage is entirely internalized with only two points of entry for storage access.

CONSIDERATION

The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

Approval of an Amendment to Planned Development (PD) District 20-17.

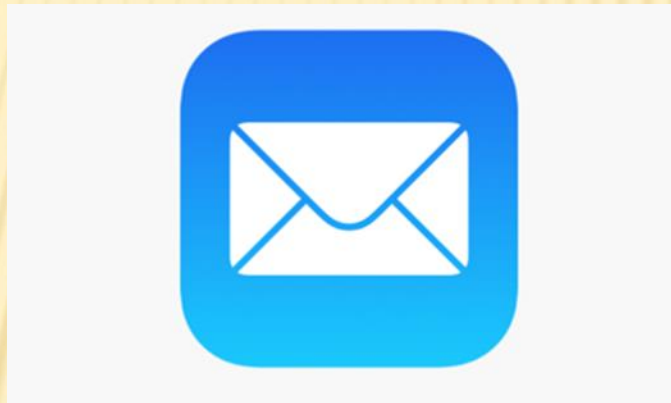
Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 20-17 and 2) a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.





GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. j.

Meeting Date: 05/17/2022

Item Title: Z 22-12 Kimley-Horn - Zoning (District 7)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

LOCATION

2200 and 2202 North Jupiter Road

OWNER

Avalon Buckingham, LLC

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

BACKGROUND

The subject property is currently unimproved. The applicant proposes a self-storage facility (mini-warehouse) use.

SITE DATA

The site area is approximately 2.58 acres. The site can be accessed from North Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 02-11 and Planned Development (PD) District 05-57 for Community Retail Uses.

Planned Development (PD) District 02-11 was approved for a Fuel Pumps, Retail Use. However, it was never constructed.

Planned Development (PD) District 05-57 was approved for a multi-tenant retail building, but it was never constructed.

The GDC requires a Specific Use Provision for a Self-Storage Facility (mini-warehouse) Use in the Community Retail (CR) District.

CONSIDERATIONS

1. The applicant proposes two (2) self-storage buildings on the subject property. Building 1 will be a 1-story consisting of 4,437 square feet and Building 2 will be a 3-story building consisting of 36,250 square feet of floor area. A total of 796 storage units are proposed.
2. A total of thirty-seven (37) parking spaces are required for this development and the site plan (Exhibit C) complies with the parking requirement.
3. The GDC Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates. The applicant proposes an eight (8)-foot tall brick wall on along the northern property line adjacent to the single-family properties and an eight (8) foot tall ornamental fence is proposed along the southern and western perimeter of Building 2 and an eight (8) foot tall masonry screening wall is existing along the eastern perimeter adjacent to the substation.

However, the applicant is not proposing any screening along the northern and southern perimeter of Building 1. The GDC allows the exterior solid walls of the building to be used as a screening method. The northern and southern facades of Building 1 consist of

multiple materials and articulations. Hence, the applicants requests a deviation to not allow screening along the northern and southern perimeter lines of Building 1.

4. The landscape plan (Exhibit D) complies with the landscaping standards per the Garland Development Code.
5. The design of the building (Exhibit E) complies with the building design standards per the GDC.
6. The applicant requests the Specific Use Provision for the Self-Storage Facility (mini-warehouse) to be valid for forty (40) years, which aligns with the SUP time period guide.
7. No deviations have been requested regarding the signage.
8. Deviation:

<u>Development Standards</u>	<u>Required</u>	<u>Proposed</u>	<u>Justification</u>
Perimeter screening for Self-Storage Facilities.	The GDC Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates.	The applicant is not proposing any screening along the northern and southern perimeter of Building 1. The reminder of the property will be screened.	The drive in front of the parking to the north of Building 1 is a shared access drive to be open access. Building 1 contains the office which requires ungated access for new clients. The applicant proposes an on-site surveillance system throughout the property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 82-82 for single-family uses and Planned Development (PD) District 97-15 for Community Retail Uses; these properties are developed with single-family homes and a bank. The property to the east is zoned Agricultural (AG) District; this property is developed with an electrical substation. The properties to the south are zoned Planned Development (PD) District 14-05 for Community Retail Uses and Community Retail (CR) District; these properties are developed two (2) restaurants with drive-throughs and a home improvement center. The properties to the west, across North Jupiter Road, are single-family homes in the City of Richardson.

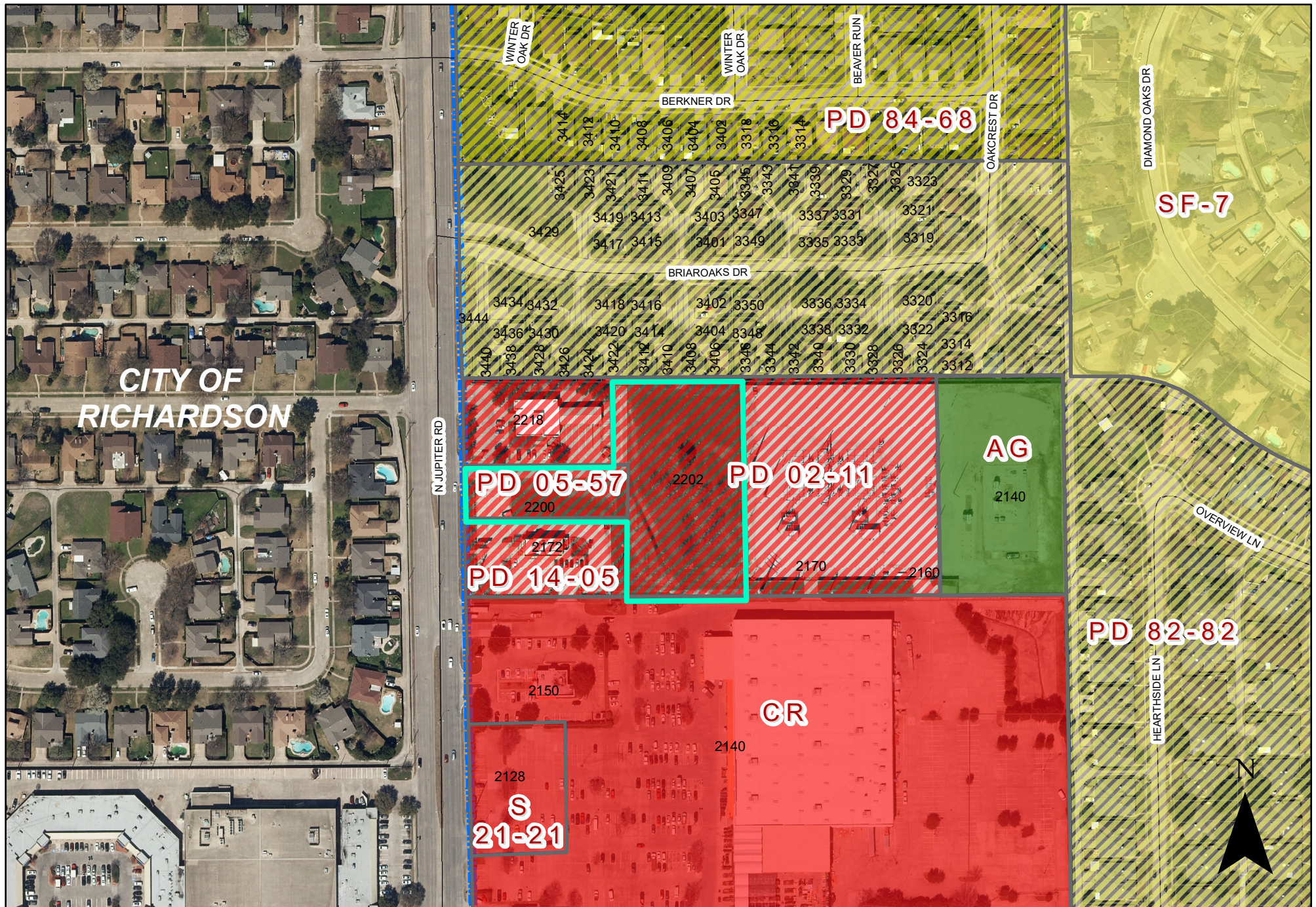
Attachments

Z 22-12 Kimley-Horn (Zoning) Attachments

Z 22-12 Exhibit B

Z 22-12 Kimley-Horn Responses

Z 22-12 Kimley-Horn Staff Presentation



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-12

2200 North Jupiter Rd

REPORT & MINUTES

P.C. Meeting, April 25, 2022

Consideration of the application of **Kimley-Horn**, requesting approval of an amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses. This property is located at 2200 and 2202 North Jupiter Road. (District 7) (File Z 22-12 – Zoning)

Representing the applicant Maxwell Fisher, 2595 Dallas Parkway, Frisco, Texas, provided an overview of the request and elaborated on the design and articulation of the building, the requested deviation, and security and staff times.

There was additional discussion between the Plan Commission and Mr. Fisher regarding building articulation, deviation request, and staffing times.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nay.**

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-12

2200 and 2202 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of Self-Storage Facility (mini-warehouse) land use by Specific Use Provision.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 02-11, Planned Development (PD) District 05-57 and the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C to Exhibit F. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

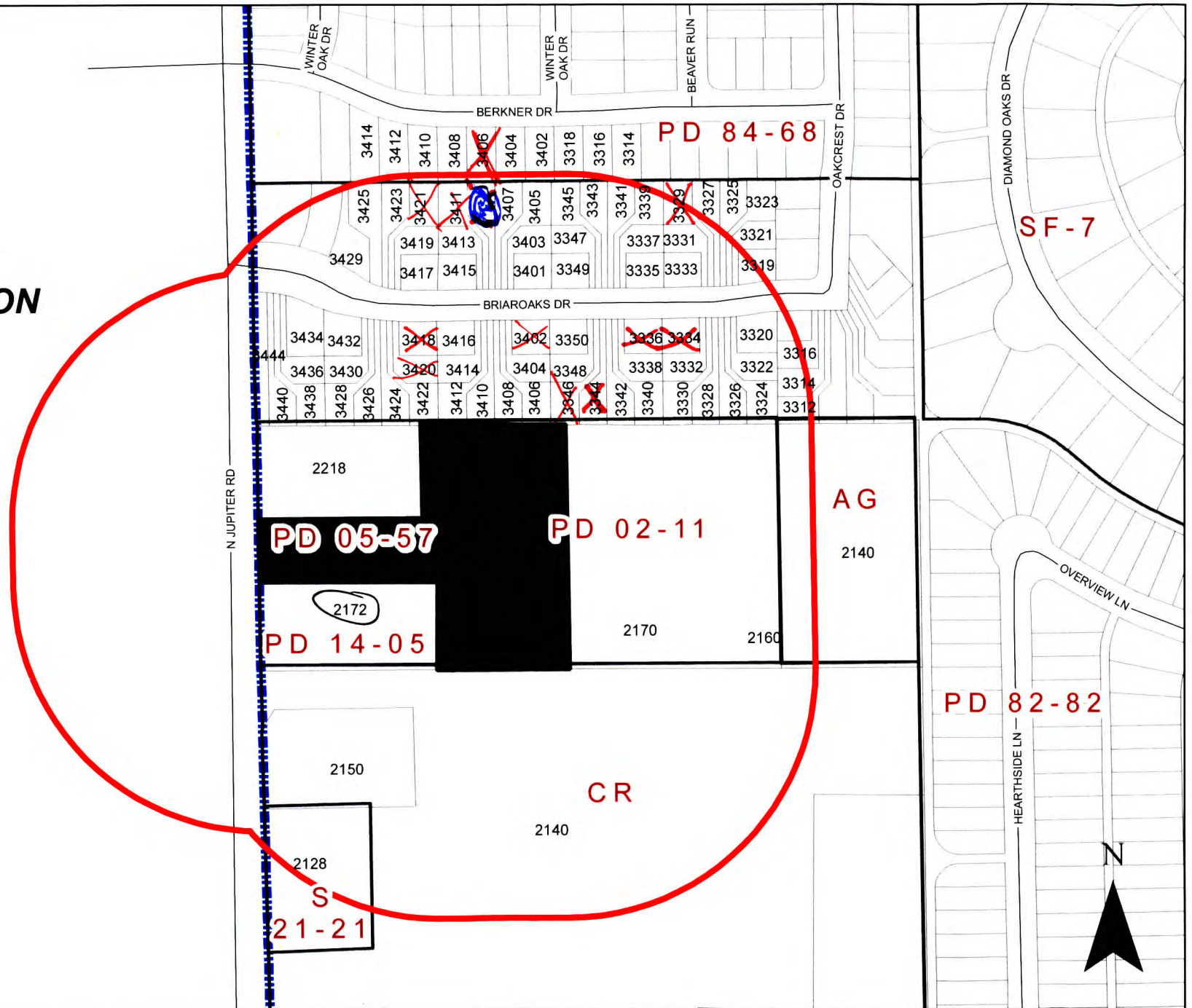
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-12

2200 And 2202 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Self-Storage Facility (mini-warehouse)
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 02-11, Planned Development (PD) District 05-57 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall be valid for a time period of forty (40) years.

CITY OF RICHARDSON



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-12

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

2200 and 2202 North Jupiter Rd

Comment Form

Case Z 22-12

Z 22-12 Kimley-Horn. The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Z 22-12 Kimley-Horn. El solicitante propone una instalación de self-storage. El sitio está ubicado en 2200 y 2202 North Jupiter Road. (Distrito 7)

Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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

☐

For / A Favor / Đồng

☒

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.

Yvette Sedlewicz - owner, property

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.)

3329 Briar Oaks Dr

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Yvette Sedlewicz

Signature / Firma / Chữ ký

4/15/22

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.)

Case Z 22-12

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. Traffic 24 hrs a day close to homes

2. Noise & air pollution close to homes
24 hrs a day from cars & Trucks.

3. 3 story Building will Block Sunlight from houses.

Will 'Loom' over houses.

4. Increased Traffic

5. increased crime

6. These types of businesses usually
NOT ADJACENT to homes.

★ 7. Will decrease home values
due to NUISANCE & SIZE ★

8. NOISE pollution due to cars

& Trucks, ~~the~~ idling(su), facility &

car doors opening & closing 24 h/day

NO -

SITE IT ELSEWHERE!

Allmendinger, Tracy

From: Vicki Tumulty <vicki.tumulty@goodsamofgarland.org>
Sent: Monday, April 25, 2022 8:31 AM
To: Planning Group
Subject: [EXTERNAL] Case Z 22-12
Attachments: Case Z 22-12.pdf

3334 Bransaks
Drive

Against!!

Vicki Tumulty
Operations Manager
Good Samaritans of Garland
972-276-2263

Comment Form

Case Z 22-12

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Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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

☐

For / A Favor / Đúng

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PAULINE T. NEWTON, PH.D. ^{PROPERTY} owner

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

3421 BRIAR OAKS DR. GARLAND, TX 75044

City, State / Estado de la Ciudad / Thành bang

GARLAND, TX 75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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Comment Form Continued – Case Z 22-12

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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 proposed self-storage facility abuts a residential area.
Residents will be disturbed by traffic and safety concerns arise for residents.
Please find a location that is not 400 feet from a quiet residential area. Thank
you.

From: [Melony Hernandez](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Comment Form Case Z 22-12
Date: Tuesday, May 3, 2022 6:09:35 PM

We are against the storage facility.

Get [Outlook for iOS](#)

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Comment Form

Case Z 22-12

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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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Roberto Hernandez

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

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3402 Briar Oaks Drive

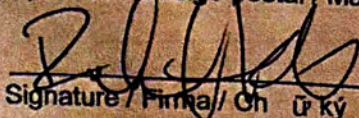
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland Tx 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

May 3, 2022

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 22-12

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

We do not want a huge commercial facility disrupting our neighborhood.

This will cause alot of noise and lights that will affect 1/2 the neighbors privacy

Also it will lead to lower property values.

Comment Form

Case Z 22-12

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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.

Eric Muladi

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.)

3344 Briarclark Dr

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

Garland TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

4/18/22

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.)

APR 25 '22 PM 1:48

Comment Form Continued – Case Z 22-12

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

Ø MAX 2 story Building

Allmendinger, Tracy

From: Ahmed, Nabiha
Sent: Friday, April 22, 2022 2:43 PM
To: Allmendinger, Tracy
Subject: FW: [EXTERNAL] zoning case Z22-12

-----Original Message-----

From: joyce pettit <jpettig@gmail.com>
Sent: Friday, April 22, 2022 2:43 PM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Subject: [EXTERNAL] zoning case Z22-12

NO is my vote for building storage facility located at 2200- 2202 north Jupiter road.

Joyce Goode Pettit
3336 Briaroaks Dr.
Garland, Texas 75047359
972-530-9109

Comment Form

Case Z 22-12

Z 22-12 Kimley-Horn. The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Z 22-12 Kimley-Horn. El solicitante propone una instalación de self-storage. El sitio está ubicado en 2200 y 2202 North Jupiter Road. (Distrito 7)

Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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.

Pamela Mohammed ASST. MANAGER

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

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

2172 N. JUPITER RD.

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Pamela A. Mohammed

Signature / Firma / Chữ ký

4-21-22

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.)

APR 27 '22 PM 1:34

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-12	April 25, 2022	May 17, 2022	Nabiha Ahmed

The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Kyle Davey	Against
5/4/2022 11:05:58 PM	3420 Briaroaks Dr Garland Texas United States <null>

Kyle Davey	Against
5/4/2022 11:05:57 PM	3420 Briaroaks Dr Garland Texas United States <null>

Brandon Lee	Against
5/4/2022 4:02:50 AM	1711 W Campbell Rd Garland TX United States 75044

Outside the Notification Area

Anna M Plote	Against
---------------------	----------------

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-12	April 25, 2022	May 17, 2022	Nabiha Ahmed

5/4/2022
4:01:01 AM

1711 W Campbell Rd
Garland
TX
United States
75044

anna.m.plote@gmail.com

9154942577

**David A
Guerrero**
4/18/2022
9:19:40 PM

Against

3418 Briaroaks drive
Garland
TX
United States
75044

emaildavidguerrero@gmail.com

214-604-2457

This is too close to residential property. It will affect the value of the property in a negative way and the quality of life. (Light pollution, noise, traffic, and safety)

Comment Form

Case Z 22-12

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Z 22-12 Kimley-Horn. El solicitante propone una instalación de self-storage. El sitio está ubicado en 2200 y 2202 North Jupiter Road. (Distrito 7)

Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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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BRENDA HENNI'S

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.)

3346 BRINROAKS DR

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

GARLAND, TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Brenda Hennis

Signature / Firma / Chữ ký

4/30/22

Date / Fecha / Ngày

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

Comment Form

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

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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.)

DOROTHEA CHILDS, PROPERTY OWNER
3411 BRIAR OAKS GARLAND, TX 75044

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

3411 BRIAR OAKS GARLAND, TX 75044

City, State / Estado de la Ciudad / Thành bang

GARLAND, TX

Zip Code / Código postal / Mã B u Chính

75044

Signature / Firma / Ch ữ ký

Dorothea Childs

Date / Fecha / Ngày

4-22-22

(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.)

APR 27 '22 PM 1:34

Comment Form

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

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Garry Yakubov Jacobson

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.)

3406 Berkner Dr

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / 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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For / A Favor / Đúng



Against / En Contra / Không

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Angela Howerton 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.)

3409 Briar Oaks Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Angela Howerton

Signature / Firma / Chữ ký

4-22-22

Date / Fecha / Ngày

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

**Comment Form Continued –
Case Z 22-12**

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

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

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

In favor as long as the business
is secure and not easily accessible to
avoid crime

Z 22-12

The applicant proposes to build a self-storage facility.

[Planned Development, Specific Use Provision, and a Detail Plan for a Self-Storage Facility (mini-warehouse)]

**City Council Meeting
May 17, 2022**



GARLAND

TEXAS MADE HERE

Location: 2200 and 2202 North Jupiter Road

Applicant: Kimley-Horn

Owner: Avalon Buckingham, LLC.

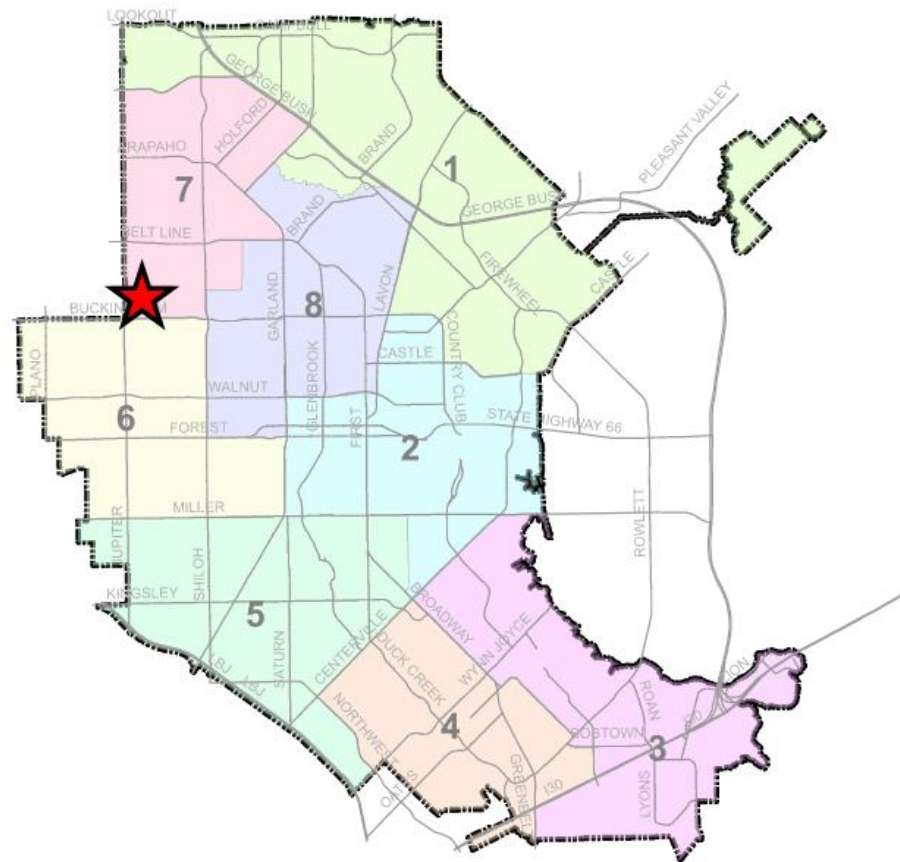
Acreage: 2.58 acres

Zoning: Planned Development (PD) District 02-11 and
Planned Development (PD) District 05-57 for
Community Retail Uses



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP



0 1 2 Miles

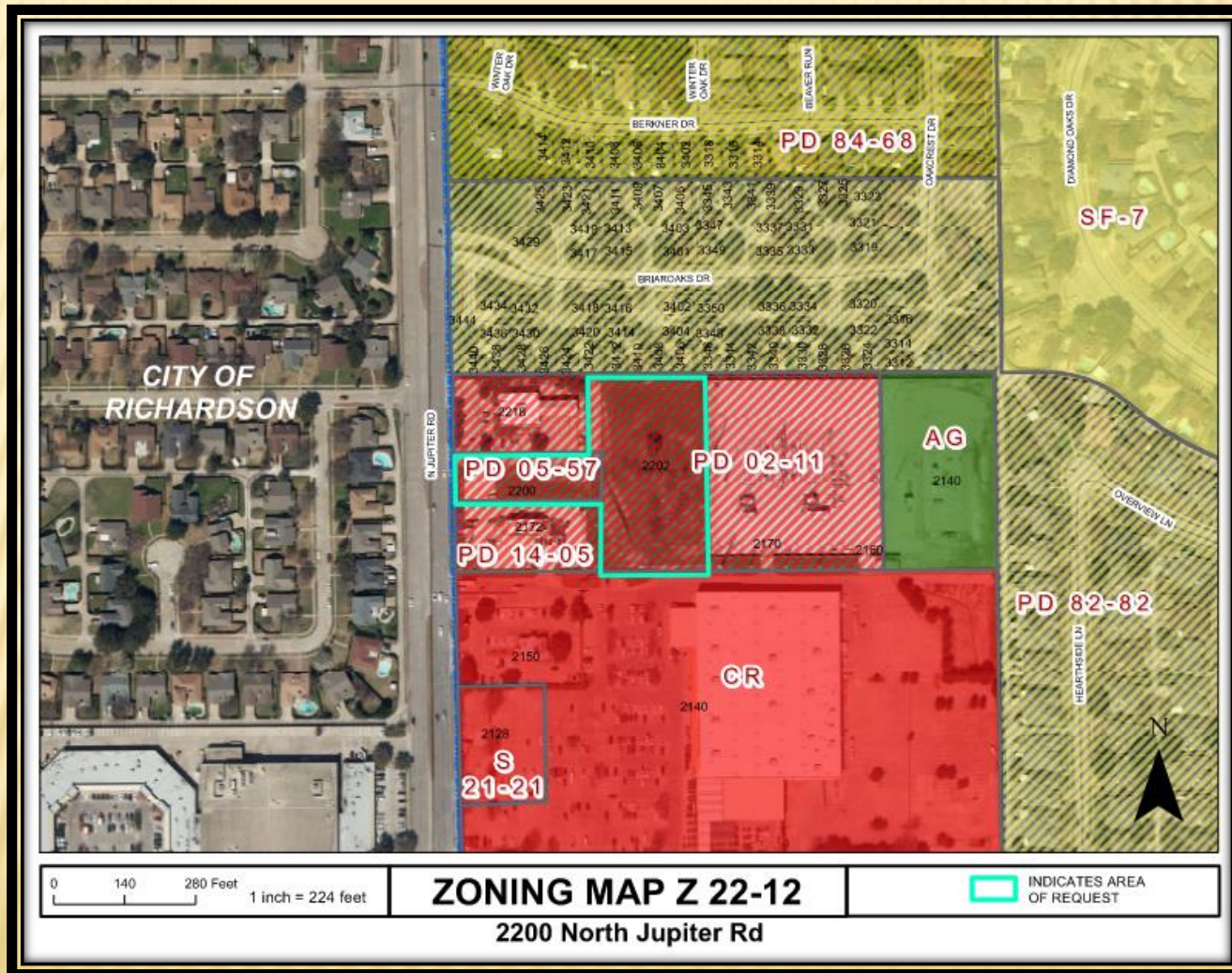
1 in = 2 miles

ZONING MAP Z 22-12

 INDICATES AREA
OF REQUEST

Z 22-12

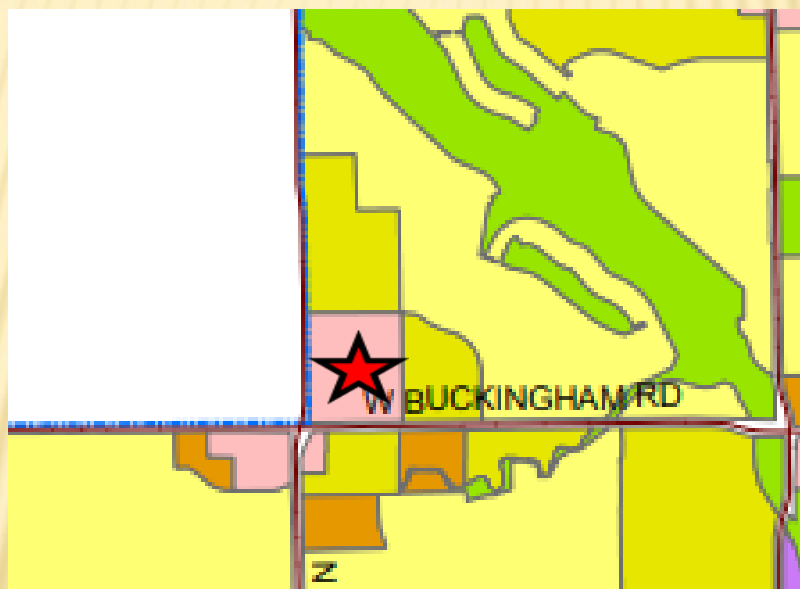
LOCATION MAP



COMPREHENSIVE PLAN



Neighborhood Centers



The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

PHOTOS



View of the subject property for North Jupiter Road



Looking south of subject site from North Jupiter Road



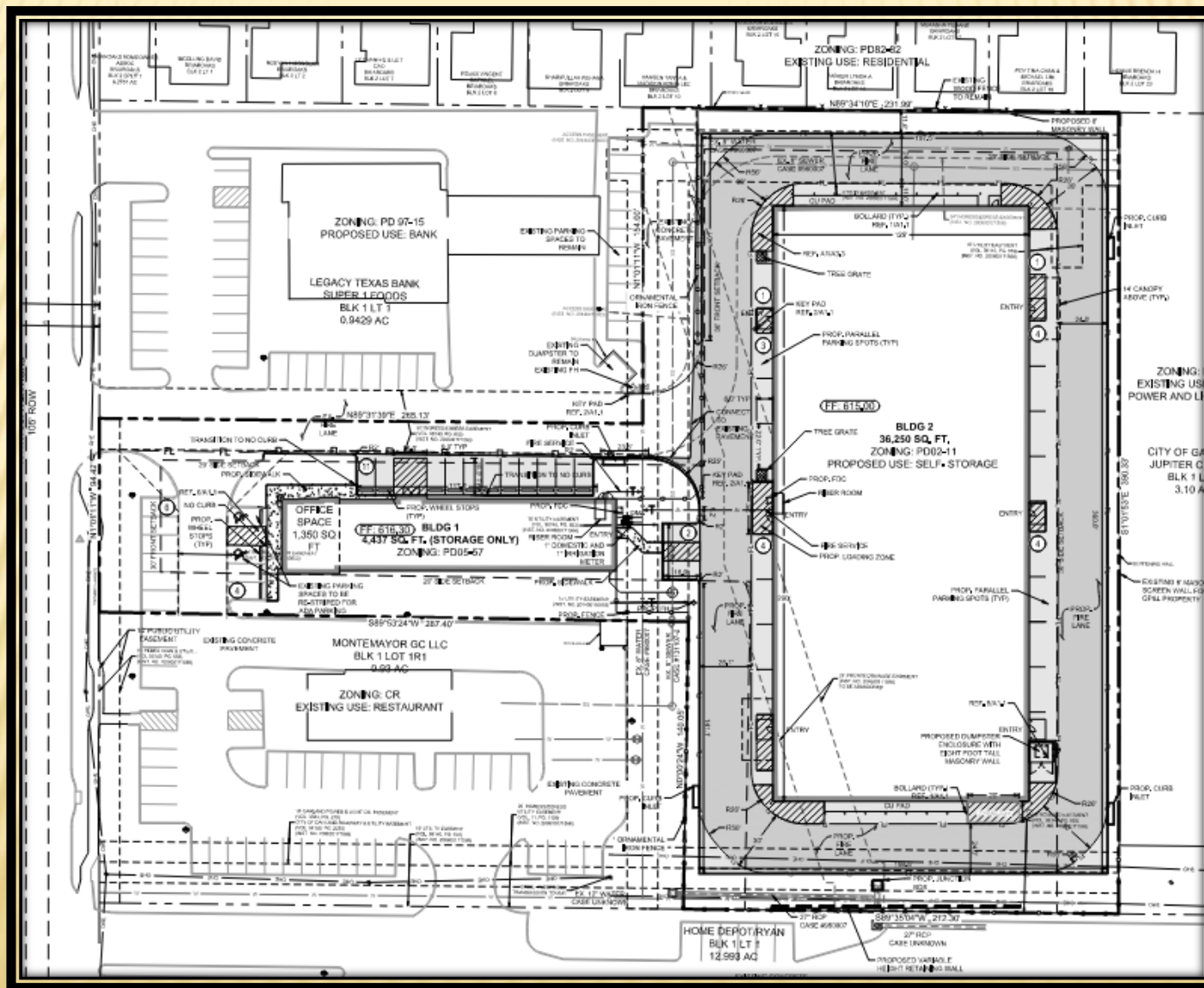
Looking north of subject site from North Jupiter Road.



Looking west of the subject property



Z 22-12



[illegible]

Z 22-12



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



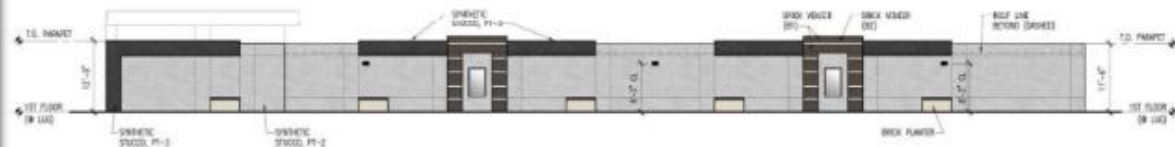
1 BUILDING 1 - WEST ELEVATION (FRONT FACING N JUPITER RD - 100' FROM ROAD)
SCALE: 3/32" = 1'-0"



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



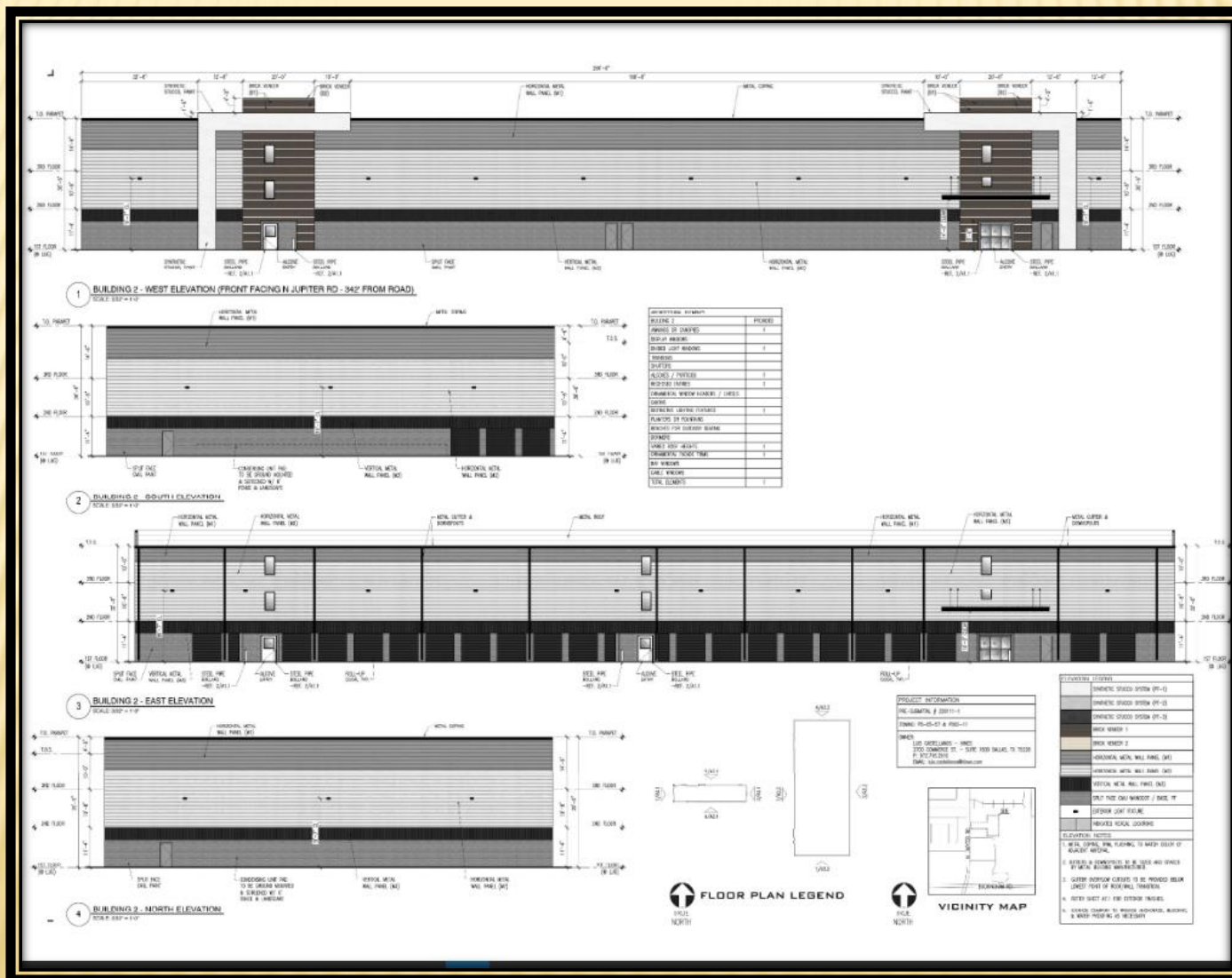
3 BUILDING 1 - EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 BUILDING 1 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING ELEVATIONS



CONSIDERATIONS (SUP)

The applicant requests the Specific Use Provision for the Self-Storage Facility (mini-warehouse) to be valid for forty (40) years, which aligns with the SUP time period guide.

CONSIDERATIONS

<u>Development Standards</u>	<u>Required</u>	<u>Proposed</u>	<u>Justification</u>
Perimeter screening for Self-Storage Facilities.	The GDC Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates.	The applicant is not proposing any screening along the perimeter of Building 1. The remainder of the property will be screened.	The drive in front of the parking to the north of Building 1 is a shared access drive to be open access. Building 1 contains the office which requires ungated access for new clients.



GARLAND
TEXAS MADE HERE

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. k.

Meeting Date: 05/17/2022

Item Title: Z 22-12 Kimley-Horn - Specific Use Provision (District 7)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

LOCATION

2200 and 2202 North Jupiter Road

OWNER

Avalon Buckingham, LLC

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

BACKGROUND

The subject property is currently unimproved. The applicant proposes a self-storage facility (mini-warehouse) use.

SITE DATA

The site area is approximately 2.58 acres. The site can be accessed from North Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 02-11 and Planned Development (PD) District 05-57 for Community Retail Uses.

Planned Development (PD) District 02-11 was approved for a Fuel Pumps, Retail Use. However, it was never constructed.

Planned Development (PD) District 05-57 was approved for a multi-tenant retail building, but it was never constructed.

The GDC requires a Specific Use Provision for a Self-Storage Facility (mini-warehouse) Use in the Community Retail (CR) District.

CONSIDERATIONS

1. The applicant proposes two (2) self-storage buildings on the subject property. Building 1 will be a 1-story consisting of 4,437 square feet and Building 2 will be a 3-story building consisting of 36,250 square feet of floor area. A total of 796 storage units are proposed.
2. A total of thirty-seven (37) parking spaces are required for this development and the site plan (Exhibit C) complies with the parking requirement.
3. The GDC Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates. The applicant proposes an eight (8)-foot tall brick wall on along the northern property line adjacent to the single-family properties and an eight (8) foot tall ornamental fence is proposed along the southern and western perimeter of Building 2 and an eight (8) foot tall masonry screening wall is existing along the eastern perimeter adjacent to the substation.

However, the applicant is not proposing any screening along the northern and southern perimeter of Building 1. The GDC allows the exterior solid walls of the building to be used as a screening method. The northern and southern facades of Building 1 consist of

multiple materials and articulations. Hence, the applicants requests a deviation to not allow screening along the northern and southern perimeter lines of Building 1.

4. The landscape plan (Exhibit D) complies with the landscaping standards per the Garland Development Code.
5. The design of the building (Exhibit E) complies with the building design standards per the GDC.
6. The applicant requests the Specific Use Provision for the Self-Storage Facility (mini-warehouse) to be valid for forty (40) years, which aligns with the SUP time period guide.
7. No deviations have been requested regarding the signage.
8. Deviation:

<u>Development Standards</u>	<u>Required</u>	<u>Proposed</u>	<u>Justification</u>
Perimeter screening for Self-Storage Facilities.	The GDC Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates.	The applicant is not proposing any screening along the northern and southern perimeter of Building 1. The remainder of the property will be screened.	The drive in front of the parking to the north of Building 1 is a shared access drive to be open access. Building 1 contains the office which requires ungated access for new clients. The applicant proposes an on-site surveillance system throughout the property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

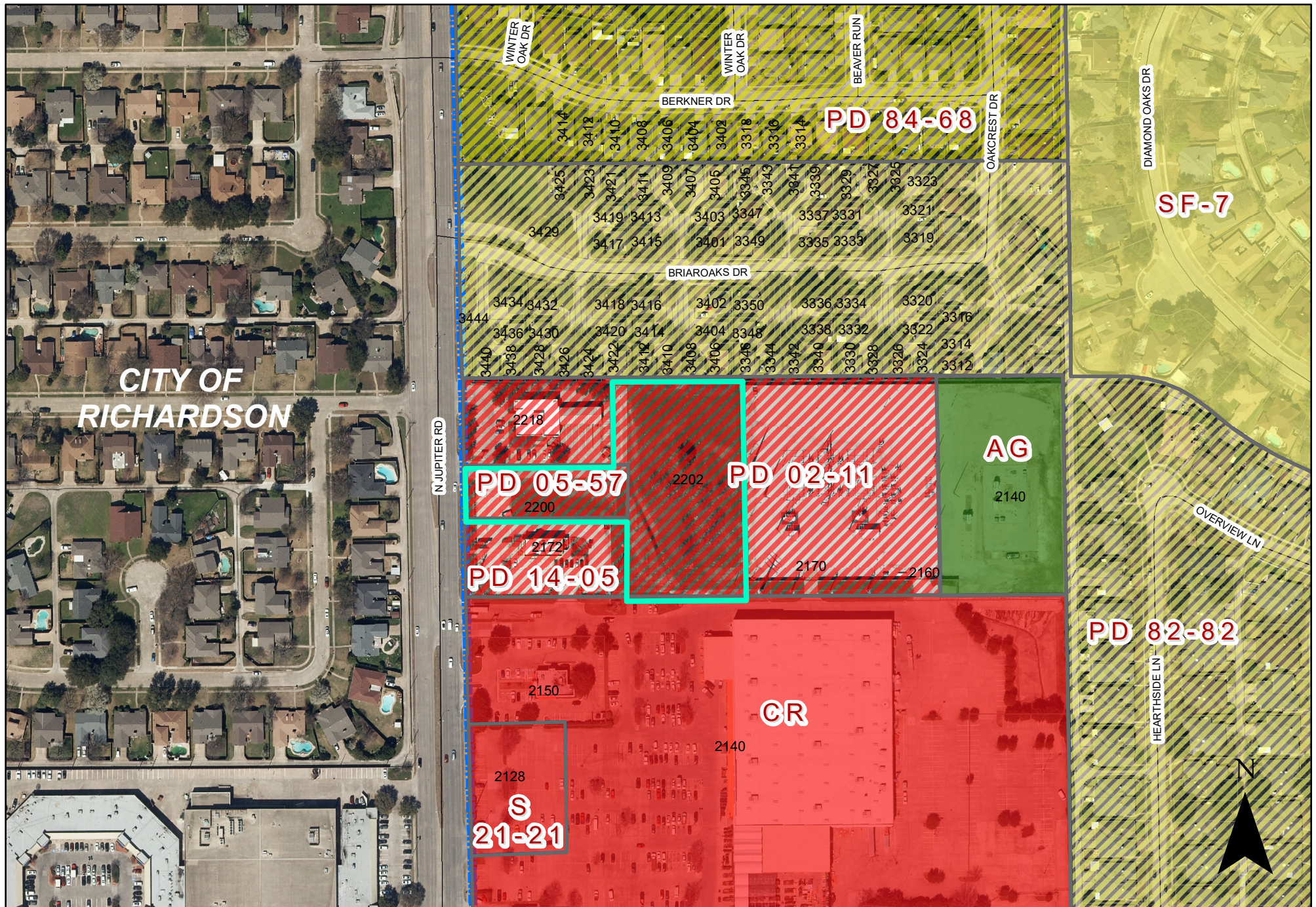
The properties to the north are zoned Planned Development (PD) District 82-82 for single-family uses and Planned Development (PD) District 97-15 for Community Retail Uses; these properties are developed with single-family homes and a bank. The property to the east is zoned Agricultural (AG) District; this property is developed with an electrical substation. The properties to the south are zoned Planned Development (PD) District 14-05 for Community Retail Uses and Community Retail (CR) District; these properties are developed two (2) restaurants with drive-throughs and a home improvement center. The properties to the west, across North Jupiter Road, are single-family homes in the City of Richardson.

Attachments

Z 22-12 Kimley-Horn (Specific Use Provision) Attachments

Z 22-12 Kimley-Horn Responses

Z 22-12 Kimley-Horn Staff Presentation



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-12

2200 North Jupiter Rd

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-12

2200 and 2202 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of Self-Storage Facility (mini-warehouse) land use by Specific Use Provision.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 02-11, Planned Development (PD) District 05-57 and the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C to Exhibit F. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-12

2200 And 2202 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Self-Storage Facility (mini-warehouse)
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 02-11, Planned Development (PD) District 05-57 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Time Period: The Specific Use Provision shall be valid for a time period of forty (40) years.

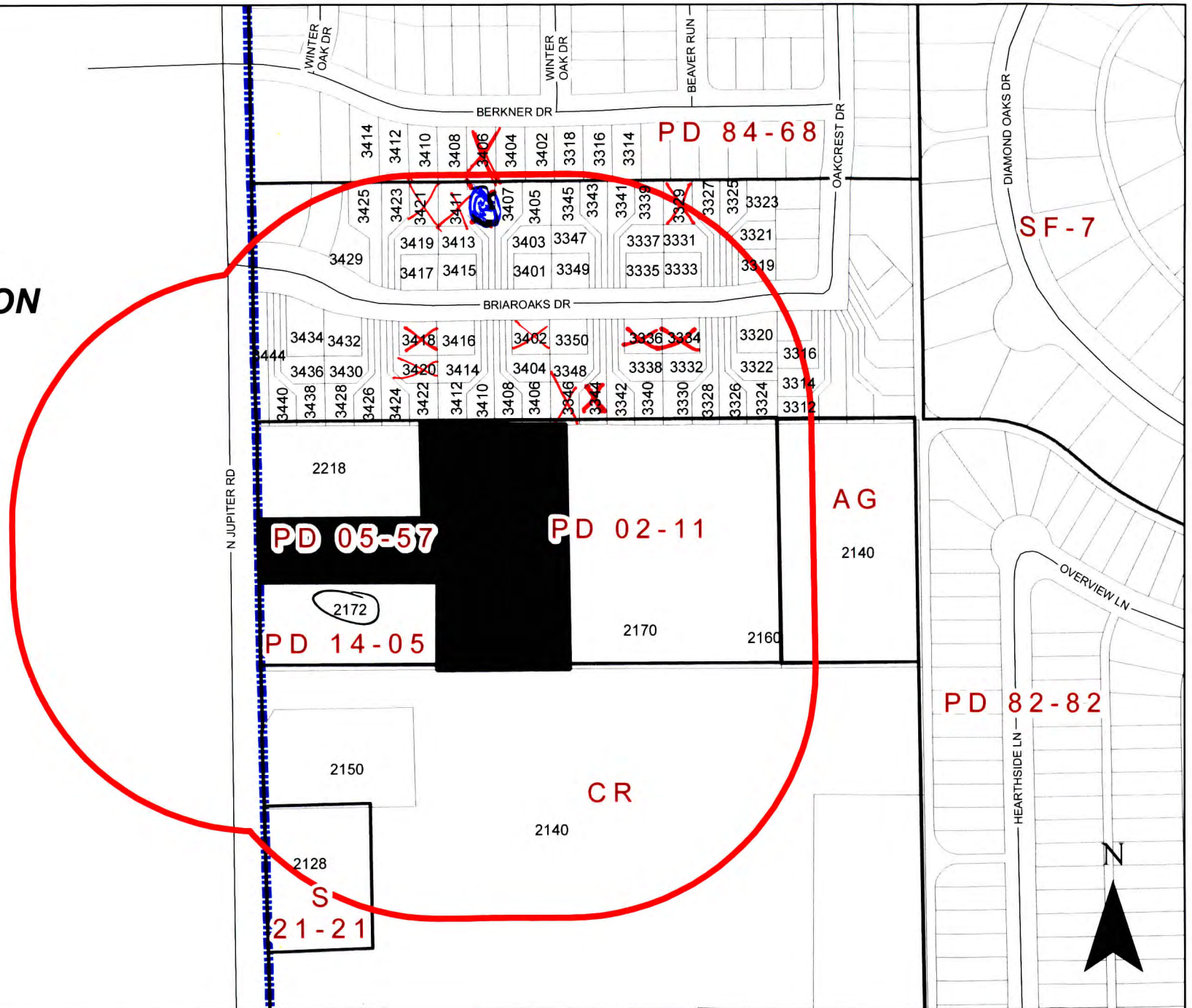
REPORT & MINUTES

P.C. Meeting, April 25, 2022

Consideration of the application of **Kimley-Horn**, requesting approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse). This property is located at 2200 and 2202 North Jupiter Road. (District 7) (File Z 22-12 – Specific Use Provision)

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nay.**

CITY OF RICHARDSON



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-12

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

2200 and 2202 North Jupiter Rd

Comment Form

Case Z 22-12

Z 22-12 Kimley-Horn. The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Z 22-12 Kimley-Horn. El solicitante propone una instalación de self-storage. El sitio está ubicado en 2200 y 2202 North Jupiter Road. (Distrito 7)

Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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

☐

For / A Favor / Đồng

☒

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.

Yvette Sedlewicz - owner, property

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.)

3329 Briar Oaks Dr

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Yvette Sedlewicz

Signature / Firma / Chữ ký

4/15/22

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.)

Case Z 22-12

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. Traffic 24 hrs a day close to homes

2. Noise & air pollution close to homes
24 hrs a day from cars & Trucks.

3. 3 story Building will Block Sunlight
from houses.

Will 'Loom' over houses.

4. Increased Traffic

5. increased crime

6. These types of businesses usually
NOT ADJACENT to homes.

★ 7. Will decrease home values
due to NUISANCE & SIZE ★

8. NOISE pollution due to cars

& Trucks, ~~the~~ idling(su), facility &

car doors opening & closing 24 h/day

NO -

SITE IT ELSEWHERE!

Allmendinger, Tracy

From: Vicki Tumulty <vicki.tumulty@goodsamofgarland.org>
Sent: Monday, April 25, 2022 8:31 AM
To: Planning Group
Subject: [EXTERNAL] Case Z 22-12
Attachments: Case Z 22-12.pdf

3334 Bransaks
Drive

Against!!

Vicki Tumulty
Operations Manager
Good Samaritans of Garland
972-276-2263

Comment Form

Case Z 22-12

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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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PAULINE T. NEWTON, PH.D. ^{PROPERTY} owner

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

3421 BRIAR OAKS DR. GARLAND, TX 75044

City, State / Estado de la Ciudad / Thành bang

GARLAND, TX 75044

Zip Code / Código postal / Mã B u 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.)

Comment Form Continued – Case Z 22-12

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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. The proposed self-storage facility abuts a residential area.
Residents will be disturbed by traffic and safety concerns arise for residents.
Please find a location that is not 400 feet from a quiet residential area. Thank
you.

From: [Melony Hernandez](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Comment Form Case Z 22-12
Date: Tuesday, May 3, 2022 6:09:35 PM

We are against the storage facility.

Get [Outlook for iOS](#)

***** NOTE: This communication and the information contained in this email including any documents, files, and/or previous emails attached to it are for the exclusive use of the addressee and may contain non-public, confidential, legally privileged and non-disclosable information intended for the sole use of the designated recipient(s), and in its entirety is within the scope of the Electronic Communication Privacy Act, 18 USC 2510 and 18 USC 2511. If the recipient of this email is not the addressee, recipient is strictly prohibited from intercepting, reading, photocopying, distributing, or otherwise using this email or its contents in any way. If you are not the intended recipient or have received this communication in error, please contact the sender immediately by phone or via return mail and in either case delete all copies, including attachments, without reading, using, or saving them in anyway. Gateway reserves the right to amend statements made herein in the event of a mistake. Unless expressly stated herein to the contrary, only agreements in writing signed by an authorized officer Gateway may be enforced against it. Interest rates and products are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Borrowers must qualify at closing for all benefits and terms. Gateway Mortgage Group™ is a registered service mark of Gateway First Bank, an Oklahoma state-chartered bank. Gateway First Bank is an Equal Housing Lender, NMLS 7233, 244 South Gateway Place, Jenks, OK 74037 (855) 825-6515. Gateway Mortgage Group holds the following state licenses: Maryland – Mortgage Lender Lic. #19468, New Jersey - Licensed by the NJ Department of Banking and Insurance as Gateway Mortgage Group, LLC, a subsidiary of Gateway First Bank, 1 Holtec Drive, Ste 200, Marlton, NJ 08053. Tel: 856.810.1200. NMLS 1857847. Equal Housing Lender. All loans are subject to program guidelines and final underwriting approval. Contact a local branch for details.

Comment Form

Case Z 22-12

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Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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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Roberto Hernandez

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.)

3402 Briar Oaks Drive

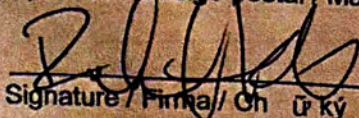
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland Tx 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

May 3, 2022

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 22-12

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

We do not want a huge commercial facility disrupting our neighborhood.

This will cause alot of noise and lights that will affect 1/2 the neighbors privacy

Also it will lead to lower property values.

Comment Form

Case Z 22-12

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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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Eric Muladi

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.)

3344 Briarclark Dr

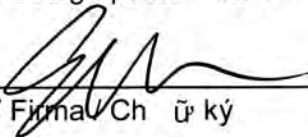
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

4/18/22

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.)

APR 25 '22 PM 1:48

Comment Form Continued – Case Z 22-12

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

Ø MAX 2 story Building

Allmendinger, Tracy

From: Ahmed, Nabiha
Sent: Friday, April 22, 2022 2:43 PM
To: Allmendinger, Tracy
Subject: FW: [EXTERNAL] zoning case Z22-12

-----Original Message-----

From: joyce pettit <jpettig@gmail.com>
Sent: Friday, April 22, 2022 2:43 PM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Subject: [EXTERNAL] zoning case Z22-12

NO is my vote for building storage facility located at 2200- 2202 north Jupiter road.

Joyce Goode Pettit
3336 Briaroaks Dr.
Garland, Texas 75047359
972-530-9109

Comment Form

Case Z 22-12

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☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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Pamela Mohammed ASST. MANAGER

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

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

2172 N. JUPITER RD.

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Pamela A. Mohammed

Signature / Firma / Chữ ký

4-21-22

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.)

APR 27 '22 PM 1:34

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-12	April 25, 2022	May 17, 2022	Nabiha Ahmed

The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Kyle Davey	Against
5/4/2022 11:05:58 PM	3420 Briaroaks Dr Garland Texas United States <null>

Kyle Davey	Against
5/4/2022 11:05:57 PM	3420 Briaroaks Dr Garland Texas United States <null>

Brandon Lee	Against
5/4/2022 4:02:50 AM	1711 W Campbell Rd Garland TX United States 75044

Outside the Notification Area

Anna M Plote	Against
---------------------	----------------

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-12	April 25, 2022	May 17, 2022	Nabiha Ahmed

5/4/2022
4:01:01 AM

1711 W Campbell Rd
Garland
TX
United States
75044

anna.m.plote@gmail.com

9154942577

**David A
Guerrero**
4/18/2022
9:19:40 PM

Against

3418 Briaroaks drive
Garland
TX
United States
75044

emaildavidguerrero@gmail.com

214-604-2457

This is too close to residential property. It will affect the value of the property in a negative way and the quality of life. (Light pollution, noise, traffic, and safety)

Comment Form

Case Z 22-12

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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.

BRENDA HENNI'S

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.)

3346 BRINROAKS DR

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

GARLAND, TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Brenda Hennis

Signature / Firma / Chữ ký

4/30/22

Date / Fecha / Ngày

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

Comment Form

Case Z 22-12

Z 22-12 Kimley-Horn. The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Z 22-12 Kimley-Horn. El solicitante propone una instalación de self-storage. El sitio está ubicado en 2200 y 2202 North Jupiter Road. (Distrito 7)

Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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

(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.)

DOROTHEA CHILDS, PROPERTY OWNER
3411 BRIAR OAKS GARLAND, TX 75044

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

3411 BRIAR OAKS GARLAND, TX 75044

City, State / Estado de la Ciudad / Thành bang

GARLAND, TX

Zip Code / Código postal / Mã B u Chính

75044

Signature / Firma / Ch ữ ký

Dorothea Childs

Date / Fecha / Ngày

4-22-22

(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.)

APR 27 '22 PM 1:34

Comment Form

Case Z 22-12

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

☐

For / A Favor / Đúng

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Garry Yakubov Jacobson

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.)

3406 Berkner Dr

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / 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



For / A Favor / Đúng



Against / En Contra / Không

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Angela Howerton 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.)

3409 Briar Oaks Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Angela Howerton

Signature / Firma / Chữ ký

4-22-22

Date / Fecha / Ngày

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

**Comment Form Continued –
Case Z 22-12**

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

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

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

In favor as long as the business
is secure and not easily accessible to
avoid crime

Z 22-12

The applicant proposes to build a self-storage facility.

[Planned Development, Specific Use Provision, and a Detail Plan for a Self-Storage Facility (mini-warehouse)]

**City Council Meeting
May 17, 2022**



GARLAND

TEXAS MADE HERE

Location: 2200 and 2202 North Jupiter Road

Applicant: Kimley-Horn

Owner: Avalon Buckingham, LLC.

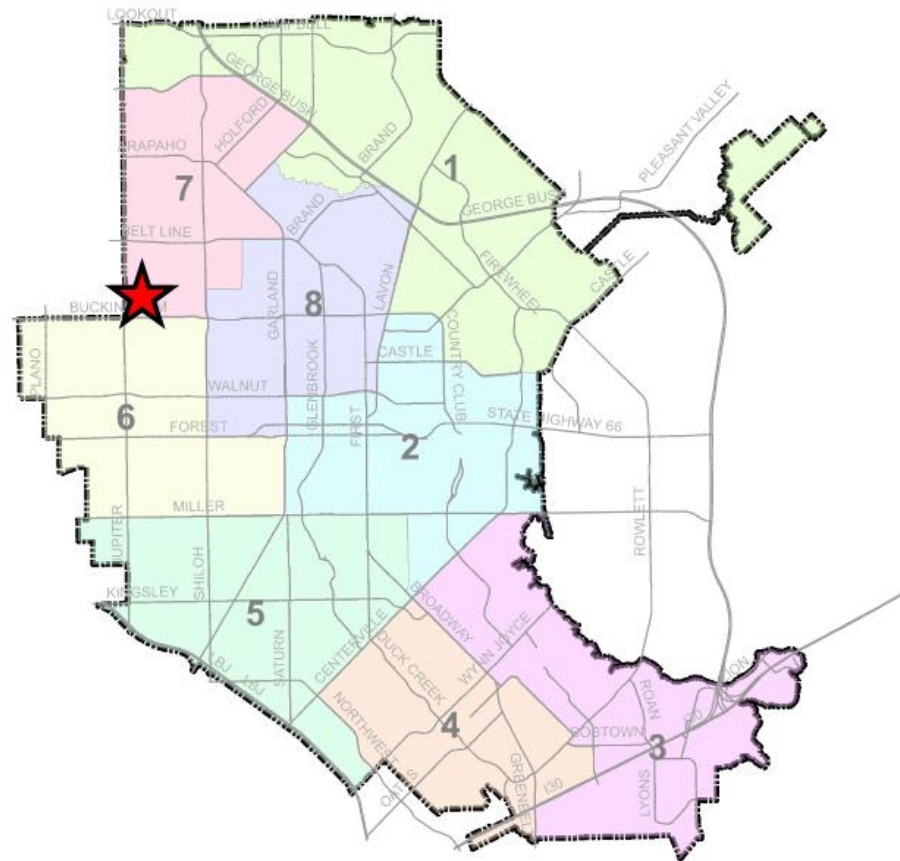
Acreage: 2.58 acres

Zoning: Planned Development (PD) District 02-11 and
Planned Development (PD) District 05-57 for
Community Retail Uses



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP



0 1 2 Miles

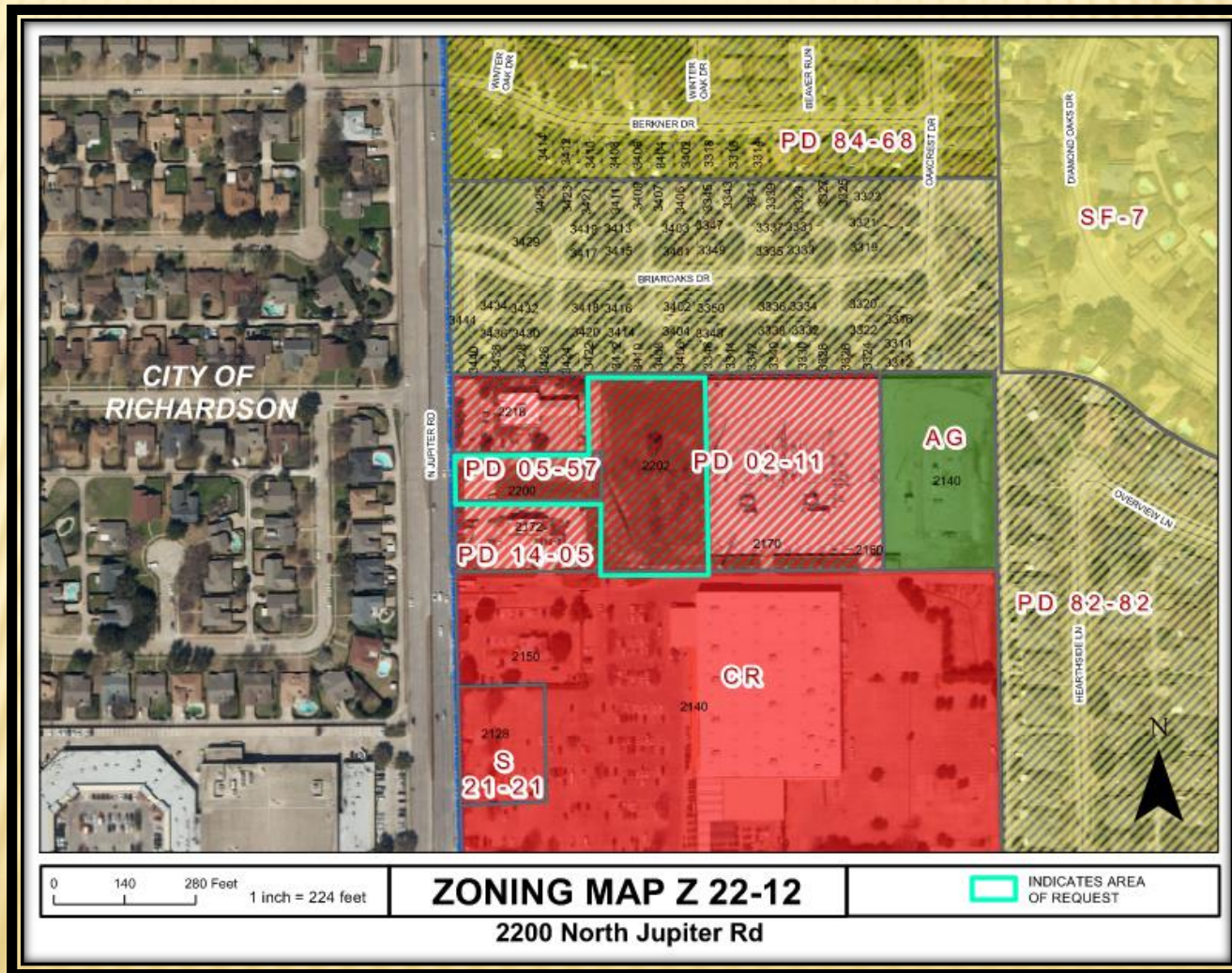
1 in = 2 miles

ZONING MAP Z 22-12

★ INDICATES AREA
OF REQUEST

Z 22-12

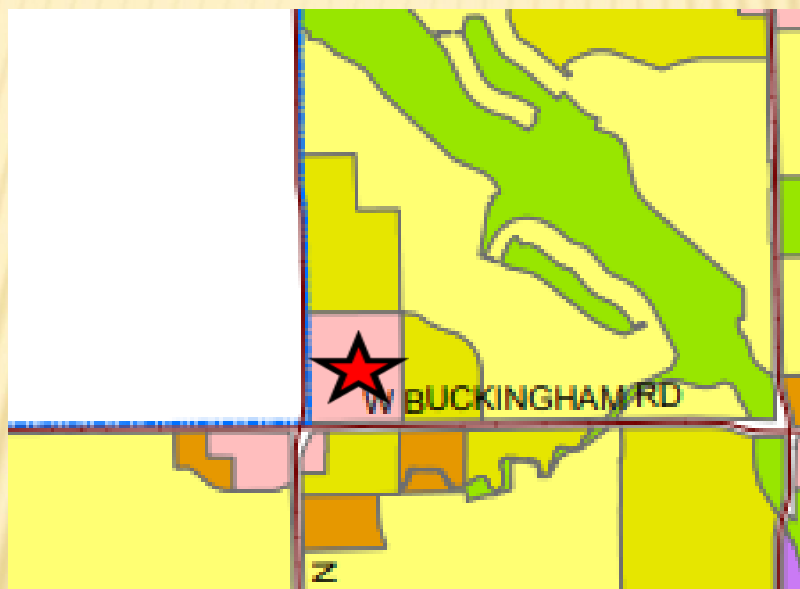
LOCATION MAP



COMPREHENSIVE PLAN



Neighborhood Centers



The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

PHOTOS



View of the subject property for North Jupiter Road



Looking south of subject site from North Jupiter Road



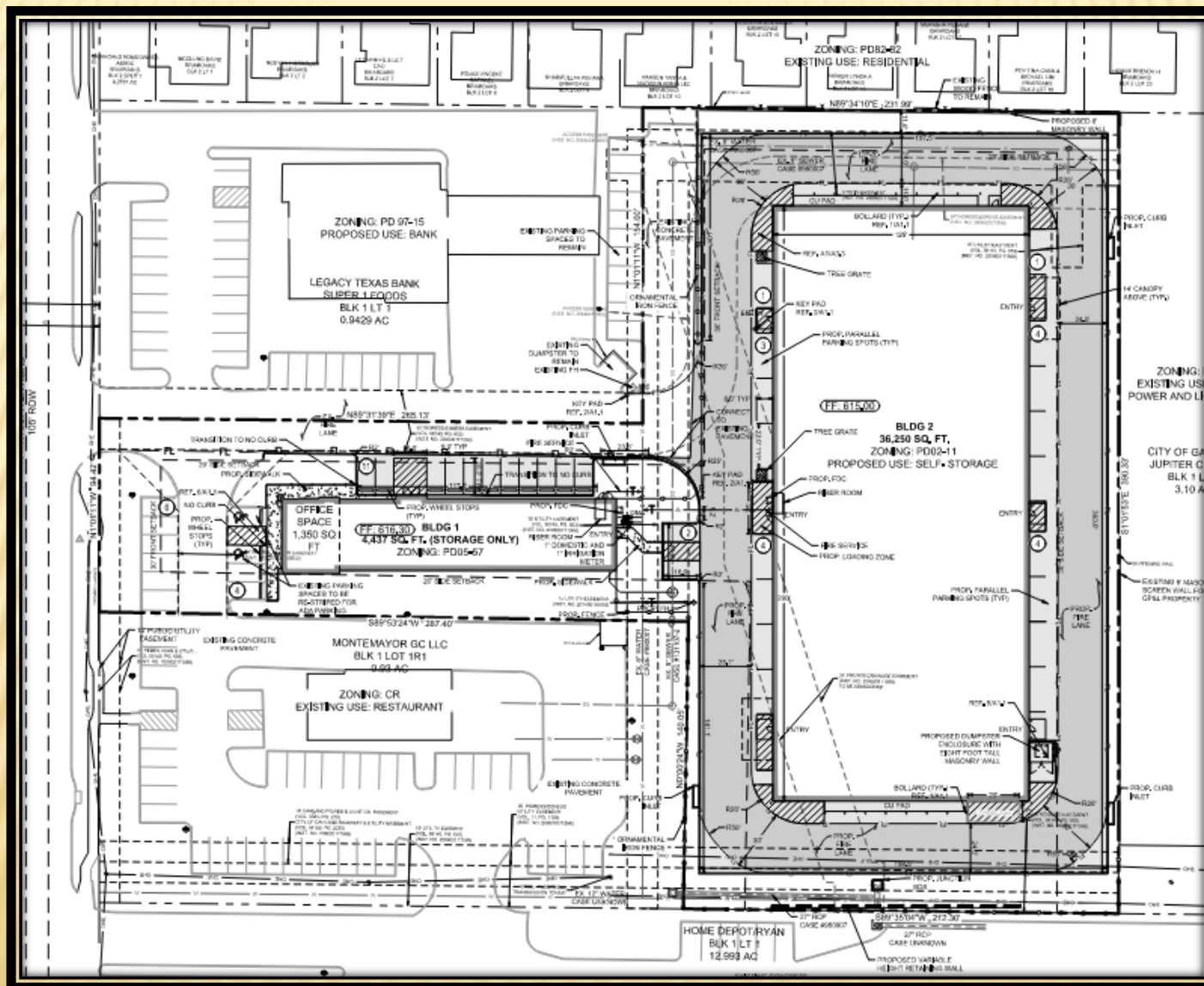
Looking north of subject site from North Jupiter Road.



Looking west of the subject property



Z 22-12





LOT 1, BLOCK 1
SUPER + FOODS ADDITION
(VOL. 56140, PG. 655)
COMMUNITY CREDIT UNION
(VOL. 87135, PG. 4125)

LOT 1R2, BLOCK 1
JUPITER CENTER
(INST. NO. 201400150665)
4,437 SQ. FT. (STORAGE ONLY)

LOT 1R1, BLOCK 1
JUPITER CENTER
(INST. NO. 201400150655)
MONTAGNAVOIR & C. LLC
(INST. NO. 201400150651)

PROPOSED LANDSCAPING
PROPOSED PAVING
PROPOSED UTILITIES

10/20/2019

Z 22-12

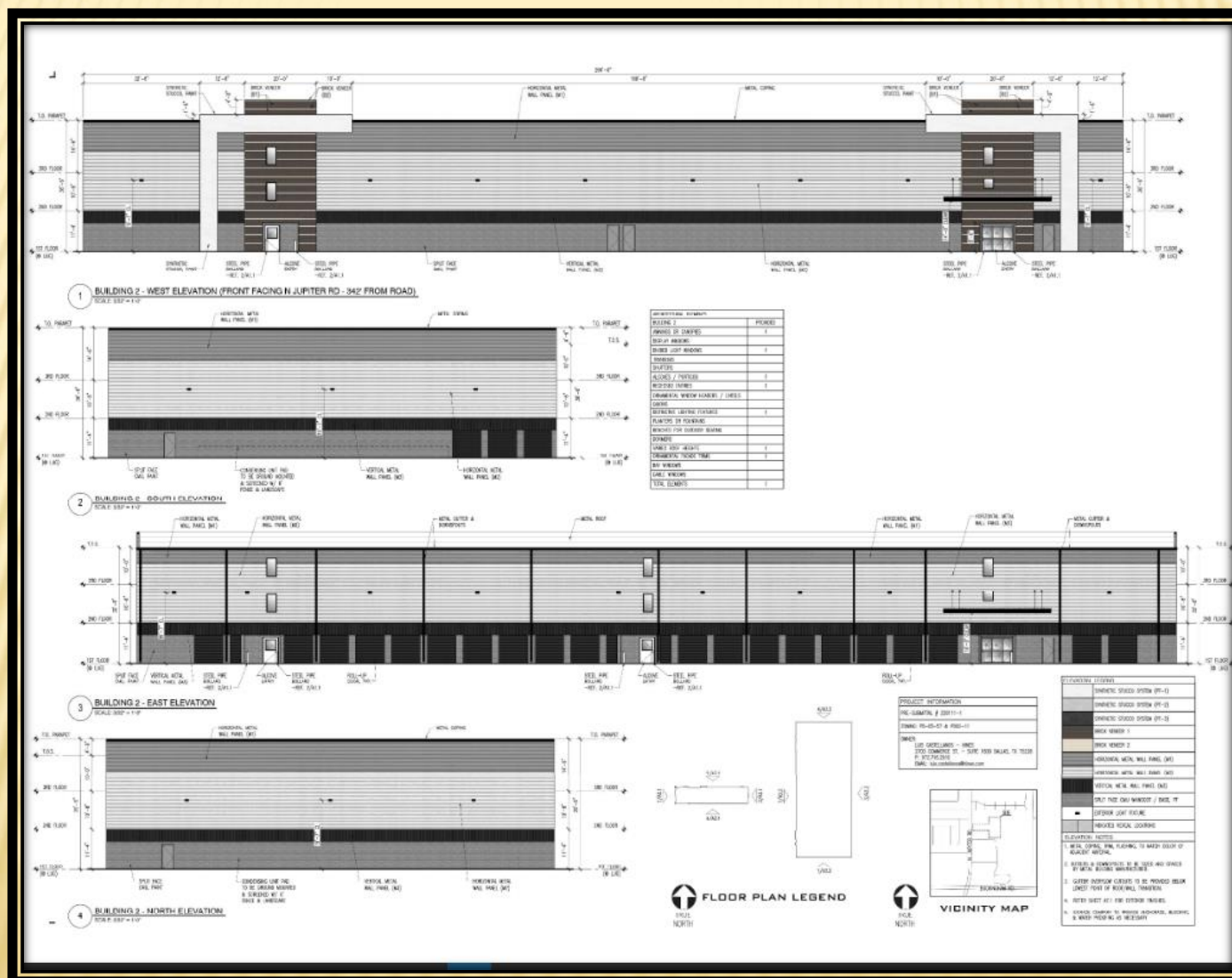


4 BUILDING 1 - WEST ELEVATION (FRONT FACING N JUPITER RD - 100' FROM ROAD)





Z 22-12



CONSIDERATIONS (SUP)

The applicant requests the Specific Use Provision for the Self-Storage Facility (mini-warehouse) to be valid for forty (40) years, which aligns with the SUP time period guide.

CONSIDERATIONS

<u>Development Standards</u>	<u>Required</u>	<u>Proposed</u>	<u>Justification</u>
Perimeter screening for Self-Storage Facilities.	The GDC Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates.	The applicant is not proposing any screening along the perimeter of Building 1. The remainder of the property will be screened.	The drive in front of the parking to the north of Building 1 is a shared access drive to be open access. Building 1 contains the office which requires ungated access for new clients.



GARLAND
TEXAS MADE HERE

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. I.

Meeting Date: 05/17/2022

Item Title: Z 22-12 Kimley-Horn - Detail Plan (District 7)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

LOCATION

2200 and 2202 North Jupiter Road

OWNER

Avalon Buckingham, LLC

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

BACKGROUND

The subject property is currently unimproved. The applicant proposes a self-storage facility (mini-warehouse) use.

SITE DATA

The site area is approximately 2.58 acres. The site can be accessed from North Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 02-11 and Planned Development (PD) District 05-57 for Community Retail Uses.

Planned Development (PD) District 02-11 was approved for a Fuel Pumps, Retail Use. However, it was never constructed.

Planned Development (PD) District 05-57 was approved for a multi-tenant retail building, but it was never constructed.

The GDC requires a Specific Use Provision for a Self-Storage Facility (mini-warehouse) Use in the Community Retail (CR) District.

CONSIDERATIONS

1. The applicant proposes two (2) self-storage buildings on the subject property. Building 1 will be a 1-story consisting of 4,437 square feet and Building 2 will be a 3-story building consisting of 36,250 square feet of floor area. A total of 796 storage units are proposed.
2. A total of thirty-seven (37) parking spaces are required for this development and the site plan (Exhibit C) complies with the parking requirement.
3. The GDC Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates. The applicant proposes an eight (8)-foot tall brick wall on along the northern property line adjacent to the single-family properties and an eight (8) foot tall ornamental fence is proposed along the southern and western perimeter of Building 2 and an eight (8) foot tall masonry screening wall is existing along the eastern perimeter adjacent to the substation.

However, the applicant is not proposing any screening along the northern and southern perimeter of Building 1. The GDC allows the exterior solid walls of the building to be used as a screening method. The northern and southern facades of Building 1 consist of

multiple materials and articulations. Hence, the applicants requests a deviation to not allow screening along the northern and southern perimeter lines of Building 1.

4. The landscape plan (Exhibit D) complies with the landscaping standards per the Garland Development Code.
5. The design of the building (Exhibit E) complies with the building design standards per the GDC.
6. The applicant requests the Specific Use Provision for the Self-Storage Facility (mini-warehouse) to be valid for forty (40) years, which aligns with the SUP time period guide.
7. No deviations have been requested regarding the signage.
8. Deviation:

<u>Development Standards</u>	<u>Required</u>	<u>Proposed</u>	<u>Justification</u>
Perimeter screening for Self-Storage Facilities.	The GDC Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates.	The applicant is not proposing any screening along the northern and southern perimeter of Building 1. The reminder of the property will be screened.	The drive in front of the parking to the north of Building 1 is a shared access drive to be open access. Building 1 contains the office which requires ungated access for new clients. The applicant proposes an on-site surveillance system throughout the property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

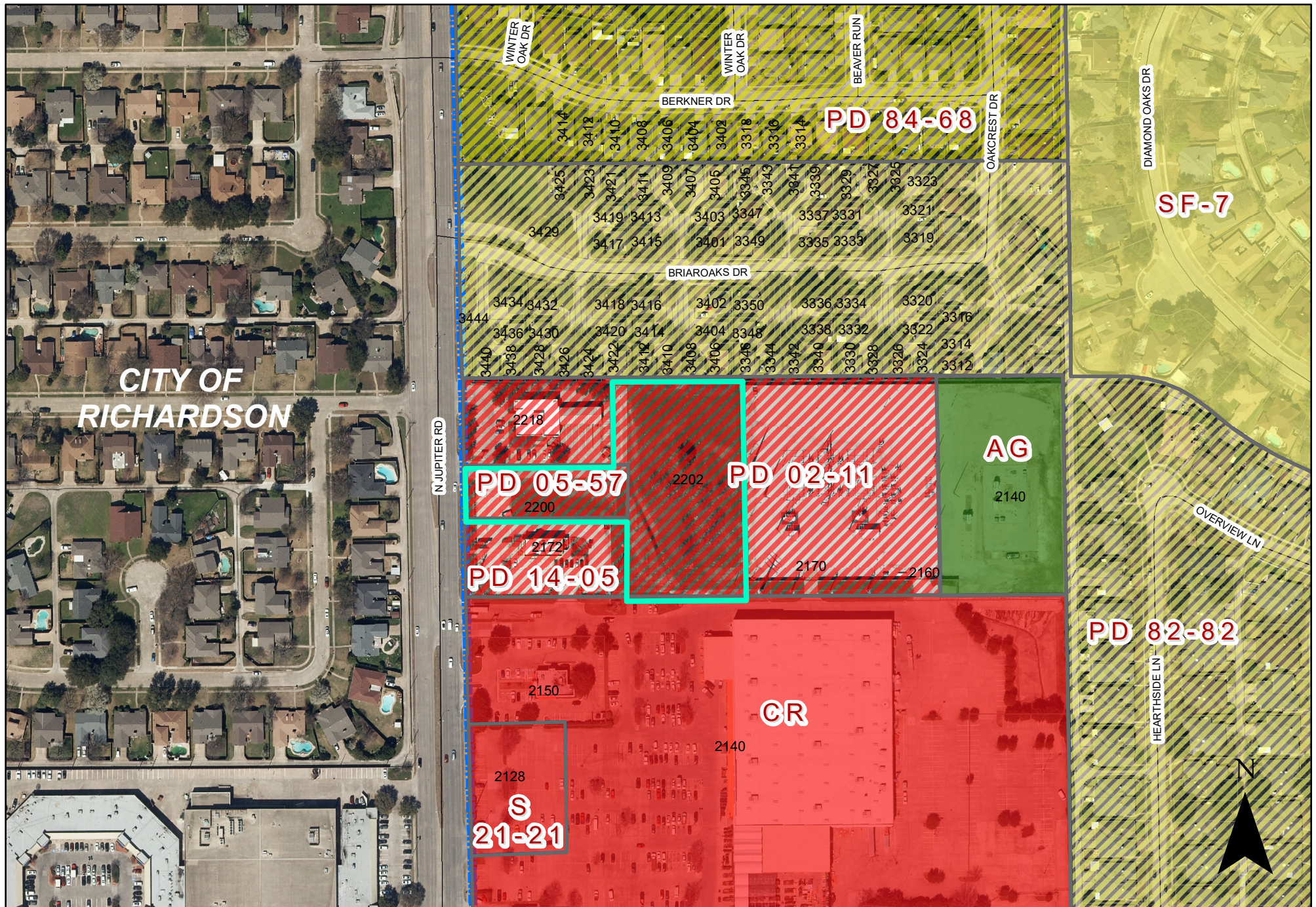
The properties to the north are zoned Planned Development (PD) District 82-82 for single-family uses and Planned Development (PD) District 97-15 for Community Retail Uses; these properties are developed with single-family homes and a bank. The property to the east is zoned Agricultural (AG) District; this property is developed with an electrical substation. The properties to the south are zoned Planned Development (PD) District 14-05 for Community Retail Uses and Community Retail (CR) District; these properties are developed two (2) restaurants with drive-throughs and a home improvement center. The properties to the west, across North Jupiter Road, are single-family homes in the City of Richardson.

Attachments

Z 22-12 Kimley-Horn (Detail Plan) Attachments

Z 22-12 Kimley-Horn Responses

Z 22-12 Kimley-Horn Staff Presentation



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-12

2200 North Jupiter Rd

INDICATES AREA OF REQUEST

SITE DATA TABLE	
ZONING	PD 05-57 & PD 02-11
PROPOSED USE	SELF STORAGE
BUILDING 1 HEIGHT	17'-0"
BUILDING 2 HEIGHT	38'-0"
BUILDING 1 BUILDING AREA	5,787 SF
BUILDING 1 NO. OF STORIES	1 STORY
BUILDING 2 BUILDING AREA	108,750 SF
BUILDING 2 NO. OF STORIES	3 STORIES (36,250 SF EACH)
REQUIRED PARKING RATIO	1/300 OFFICE SF + 1/25 PER STORAGE UNIT
BUILDING 1 STORAGE UNITS	30 UNITS
BUILDING 2 STORAGE UNITS	766 UNITS
OFFICE AREA	1,350 SF
PARKING PROVIDED	40 SPACES
PARKING REQUIRED	37 SPACES
90 DEGREE PARKING, TYP.	5' X 20'
PARALLEL PARKING, TYP.	8' X 22'
LAND AREA	2.58 ACRES
HANDICAP REQUIRED	2 SPACES
HANDICAP PROVIDED	2 SPACES
PROPOSED FINISHED FLOOR ELEVATION	616.30 (BLDG 1) 615.0 (BLDG 2)
COVERAGE	37.40%

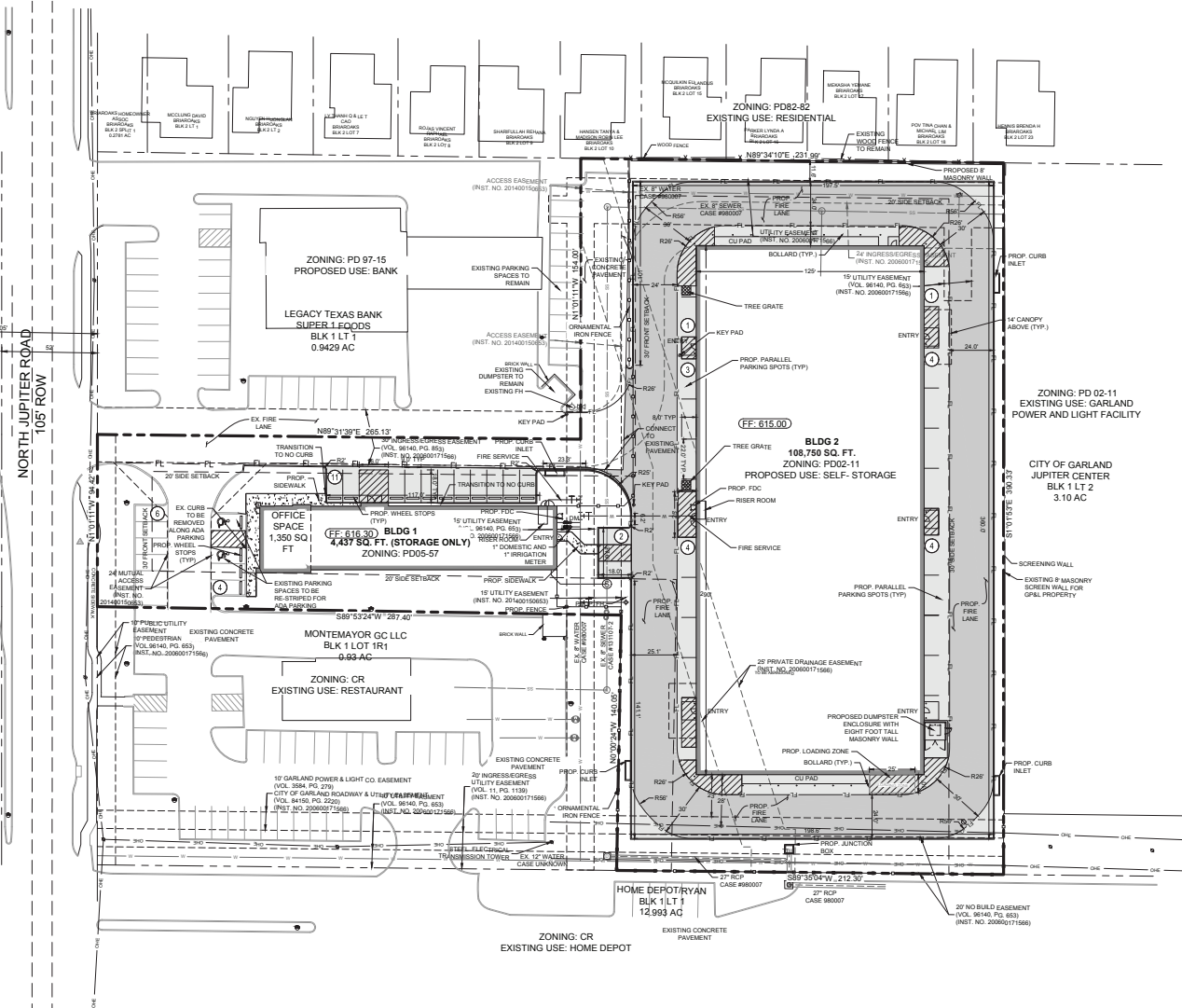
EXHIBIT C



DEVELOPER/OWNER:
Hines
2700 Commerce Street, Suite 1600
Dallas, TX 75226
Tel. No. (972) 716-2910
Contact: Luis Castellanos
Luis.Castellanos@hines.com

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.
michael.doggett@kimley-horn.com

OWNER:
Avalon Development
7333 E Doubletree Ranch Rd, Suite 140
Scottsdale, AZ 85258
Tel. No. (480) 376-8750
Contact: Scott Woiski
swolski@avalondevelopment.com



N
W E
S

0 30' 60'

GRAPHIC SCALE 1" = 30'

LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED LIGHT PAVEMENT
- PROPOSED BUILDING
- PROPOSED ORNAMENTAL FENCE
- PROPOSED AWNING
- PROPOSED CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WATER METER (AND VALVE)
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- TYPICAL (REFERENCE LANDSCAPE)
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- DE DRAINAGE EASEMENT
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- BL BUILDING LINE/SETBACK
- CI CURB INLET
- GI GRATE INLET
- WI WYE INLET
- JUNCTION BOX
- MH MANHOLE
- EX EXISTING

NOTES:

- KNOW KEY SWITCH MUST BE LOCATED ON GATE.

Know what's below.
Call before you dig.

BENCH MARK LIST	
BM#100 MAG NAIL WITH SHINER STAMPED "PP CONTROL" SET IN THE CONCRETE SIDEWALK ON THE EAST SIDE OF N. JUPITER ROAD, 175' NORTH OF THE N. JUPITER ROAD AND W. BUCKINGHAM ROAD INTERSECTION, 6' WEST OF A POWER POLE, AND 50' SOUTH OF A "DART" BUS STOP BENCH.	
N: 7027739.06 E: 2525401.06 ELEV: 611.46	
BM#103 "X" WITH BOX CUT ON THE EAST SIDEWALK OF N. JUPITER ROAD IN FRONT OF GREFF'S HAMBURGERS, 8' SOUTH OF A POWER POLE, AND 17' WEST OF A HIGH VOLTAGE MANHOLE.	
N: 7028294.59 E: 2526387.51 ELEV: 614.63	

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260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PH: 469-301-2580
WWW.KIMLEY-HORN.COM TX-54280

PROJ. SUMMARY

PROJECT NAME: GARLAND SELF STORAGE

DATE: APRIL 2022

SCALE: AS SHOWN

DESIGNED BY: MD

DRAWN BY: MD

CHECKED BY: MD

GARLAND SELF STORAGE

GARLAND, TEXAS

SUP EXHIBIT

CASE #220111-1

SHEET NUMBER

1

A

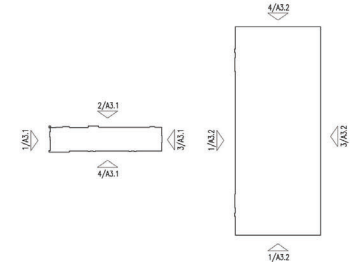
[illegible]

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PROJECT INFORMATION
PRE-SUBMITTAL # 220111-1
ZONING: PD-05-57 & PD02-11
OWNER:
LUIS CASTELLANOS - VINES
2700 COMMERCE ST. - SUITE 1600 DALLAS, TX 75226
P. 972.714.2910
EMAIL: luis.castellanos@vines.com



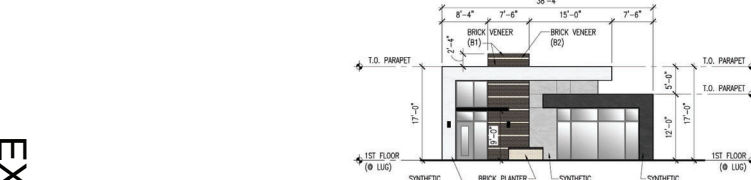
FLOOR PLAN LEGEND



VICINITY MAP

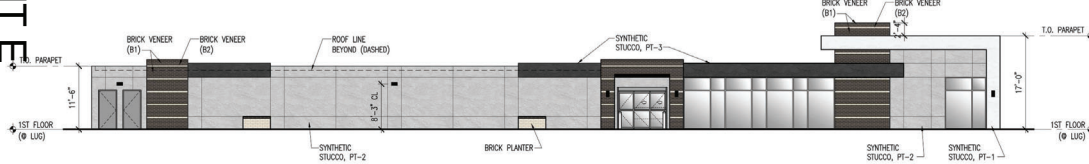
1 BUILDING 1 - WEST ELEVATION (FRONT FACING N JUPITER RD - 100' FROM ROAD)

SCALE: 3/32" = 1'-0"



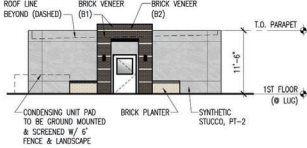
2 BUILDING 1 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



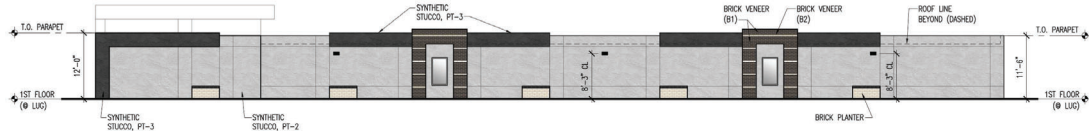
3 BUILDING 1 - EAST ELEVATION

SCALE: 3/32" = 1'-0"



4 BUILDING 1 - SOUTH ELEVATION

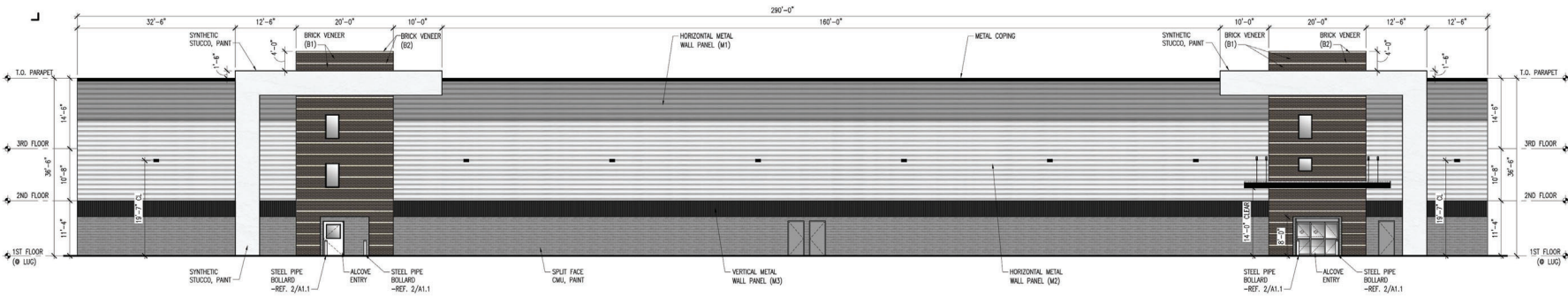
SCALE: 3/32" = 1'-0"



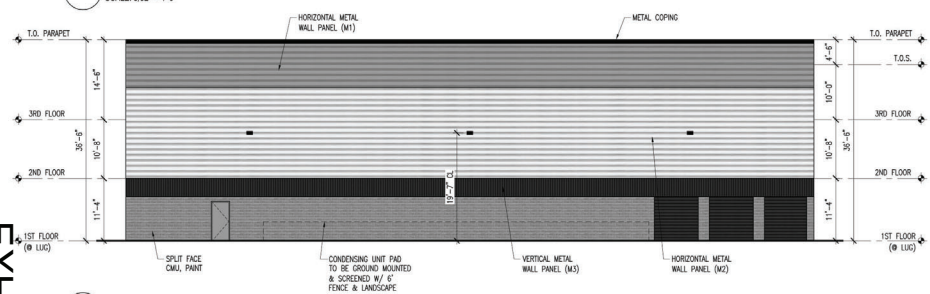
ARCHITECTURAL ELEMENTS	PROVIDED
BUILDING 1	
AWNINGS OR CANOPIES	1
DISPLAY WINDOWS	1
RECESSED DOORS	1
TRANSOMS	
SHUTTERS	
ALCOVES / PORCHES	1
RECESSED DOORS	1
ORNAMENTAL WINDOW HEADERS / LINTELS	1
QUICKS	
DISTINCTIVE LIGHTING FEATURES	1
PLANTERS OR FOUNTAINS	1
BENCHES FOR OUTDOOR SEATING	
DORMERS	
VARIED ROOF HEIGHTS	1
ORNAMENTAL FACADE TRIMS	
BAY WINDOWS	
CABLE WINDOWS	
TOTAL ELEMENTS	9

ELEVATION LEGEND
SYNTHETIC STUCCO SYSTEM (PT-1)
SYNTHETIC STUCCO SYSTEM (PT-2)
SYNTHETIC STUCCO SYSTEM (PT-3)
BRICK VENEER 1
BRICK VENEER 2
HORIZONTAL METAL WALL PANEL (M1)
HORIZONTAL METAL WALL PANEL (M2)
VERTICAL METAL WALL PANEL (M3)
SPLIT FACE CHAU MANSCOTT / BASE, PT
EXTERIOR LIGHT FIXTURE
INDICATES REVEAL LOCATIONS
ELEVATION NOTES
1. METAL CORNICE, TRIM, FLASHING, TO MATCH COLOR OF ADJACENT MATERIAL.
2. GUTTERS & DOWNSPOUTS TO BE SIZED AND SPACED BY METAL BUILDING MANUFACTURER.
3. GUTTER OVERFLOW CUTOUTS TO BE PROVIDED BELOW LOWEST POINT OF ROOF/WALL TRANSITION.
4. REFER SHEET A2.1 FOR EXTERIOR FINISHES.
5. SIGNAGE COMPANY TO PROVIDE ANCHORAGE, BLOCKING, & WATER PROOFING AS NECESSARY

EXHIBIT E

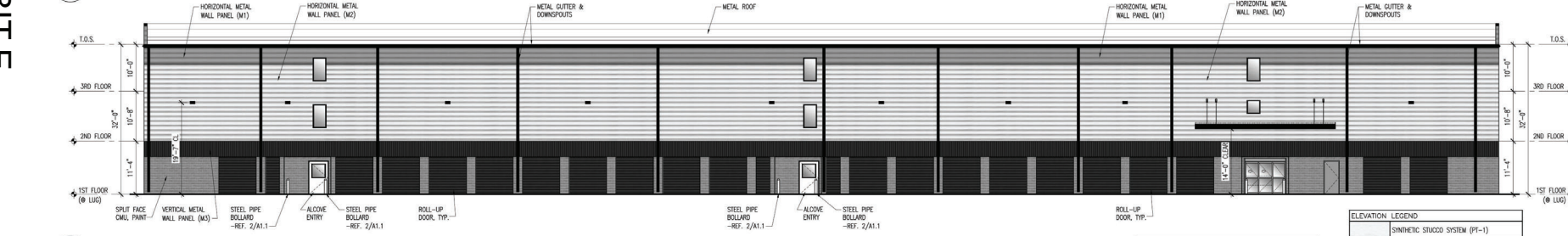


1 BUILDING 2 - WEST ELEVATION (FRONT FACING N JUPITER RD - 342' FROM ROAD)
SCALE: 3/32" = 1'-0"

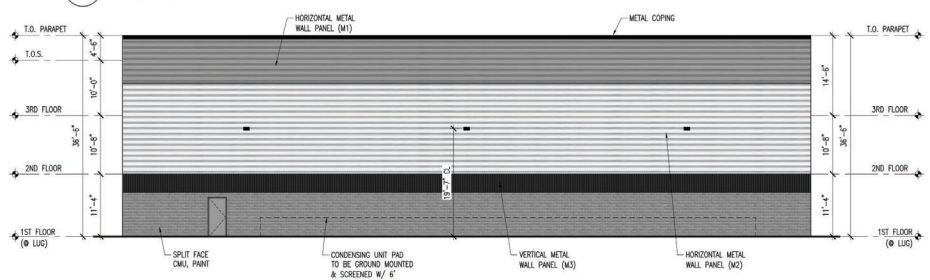


2 BUILDING 2 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

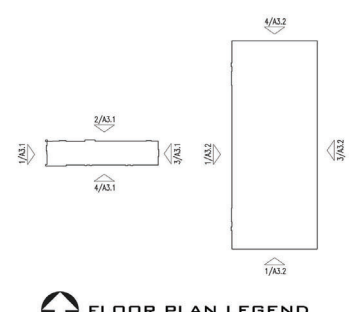
ARCHITECTURAL ELEMENTS	
BUILDING 2	1
AWNINGS OR CANOPIES	1
DISPLAY WINDOWS	1
DIVIDED LIGHT WINDOWS	1
TRANSOMS	1
SHUTTERS	1
ALCOVES / PORTICOS	1
RECESSED ENTRIES	1
ORNAMENTAL WINDOW HEADERS / LINTELS	1
QUICKS	1
DISTINCTIVE LIGHTING FEATURES	1
PLAYERS OR FOUNTAINS	1
BENCHES FOR OUTDOOR SEATING	1
DORMERS	1
VARIED ROOF HEIGHTS	1
ORNAMENTAL FACADE TRIMS	1
BAY WINDOWS	1
CABLE WINDOWS	1
TOTAL ELEMENTS	7



3 BUILDING 2 - EAST ELEVATION
SCALE: 3/32" = 1'-0"

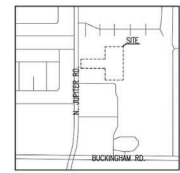


4 BUILDING 2 - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



FLOOR PLAN LEGEND
TRUE NORTH

PROJECT INFORMATION	
PRE-SUBMITAL #	220111-1
ZONING	PD-05-57 & PD02-11
OWNER	LUS CASTELLANOS - HINES 2700 COMMERCE ST. - SUITE 1600 DALLAS, TX 75226 P: 972.715.2910 EMAIL: luis.castellanos@hines.com



TRUE NORTH

ELEVATION LEGEND	
[Pattern]	SYNTHETIC STUCCO SYSTEM (PT-1)
[Pattern]	SYNTHETIC STUCCO SYSTEM (PT-2)
[Pattern]	SYNTHETIC STUCCO SYSTEM (PT-3)
[Pattern]	BRICK VENEER 1
[Pattern]	BRICK VENEER 2
[Pattern]	HORIZONTAL METAL WALL PANEL (M1)
[Pattern]	HORIZONTAL METAL WALL PANEL (M2)
[Pattern]	VERTICAL METAL WALL PANEL (M3)
[Pattern]	SPLIT FACE CMU MANSCOTT / BASE, PT
[Pattern]	EXTERIOR LIGHT FIXTURE
[Pattern]	INDICATES REVEAL LOCATIONS
ELEVATION NOTES	
1. METAL COPING, TRIM, FLASHING, TO MATCH COLOR OF ADJACENT MATERIAL.	
2. GUTTERS & DOWNSPOUTS TO BE SIZED AND SPACED BY METAL BUILDING MANUFACTURER.	
3. GUTTER OVERFLOW CUTOUTS TO BE PROVIDED BELOW LOWEST POINT OF ROOF/WALL TRANSITION.	
4. REFER SHEET A7.1 FOR EXTERIOR FINISHES.	
5. SIGNAGE COMPANY TO PROVIDE ANCHORAGE, BLOCKING, & WATER PROOFING AS NECESSARY.	

DALLENBACH-COLE
ARCHITECTURE
315 NINTH STREET, SUITE 1
DALLAS, TEXAS 75201
WWW.DALLENBACHCOLE.COM
P 214.493.2234



**JUPITER
SELF STORAGE**
2200 N JUPITER RD.
GARLAND, TX - 75004

PROJECT NO. 2179
DATE: 03.23.2022
DRAWN: ASD

REVISIONS:
SUP
REVIEW

EXTERIOR
ELEVATIONS

SHEET NO.
A3.2

BUILDING 1					
VERTICAL ARTICULATION (FOR BUILDING GREATER THAN 50 FEET IN WIDTH): -MINIMUM OF ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BUILDING TOTAL STREET-FACING FACADE WIDTH. -HEIGHT ARTICULATION FOR FLAT ROOFS OF AT LEAST 3' SHALL BE REQUIRED FOR EVERY 50' OF BUILDING FACADE WIDTH. (i.e. - A 150' FRONTAGE REQUIRES AT LEAST 9' OF ARTICULATION).					
	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH ELEVATION	164'-8"	N/A - NOT A STREET FACING FACADE	57'-6" 22'-4" 22'-4" 10'-0"	N/A - NOT A STREET FACING FACADE	6" 1'-2" 5'-0" 7'-4"
SOUTH ELEVATION	164'-8"	N/A - NOT A STREET FACING FACADE	82'-6" 20'-0"	N/A - NOT A STREET FACING FACADE	6" 1'-2"
WEST ELEVATION (N. JUPITER RD.)	35'-4"	N/A - BLDG. LESS THAN 50' IN WIDTH	30'-10" 7'-6"	N/A - BLDG. LESS THAN 50' IN WIDTH	5'-0" 2'-4"
EAST ELEVATION	35'-0"	N/A - NOT A STREET FACING FACADE	10'-0"	N/A - NOT A STREET FACING FACADE	1'-2"

NOTE: REFERENCE 1-4/A3.1

BUILDING 1					
HORIZONTAL ARTICULATION (FOR BUILDING GREATER THAN 80 FEET IN WIDTH): -MINIMUM OF ONE HORIZONTAL ARTICULATION IS REQUIRED THAT IS AT LEAST 30% OF THE BUILDING TOTAL STREET-FACING FACADE LENGTH. -DEPTH ARTICULATION OF AT LEAST 4" SHALL BE REQUIRED FOR AT LEAST 30% OF BUILDING FACADE LENGTH. (i.e. - A 90' FRONTAGE REQUIRES AT LEAST 27' OF THE FRONTAGE TO BE AT LEAST 4" IN DEPTH).					
	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH ELEVATION	164'-8"	N/A - NOT A STREET FACING FACADE	21'-0" + PLANTERS	N/A - NOT A STREET FACING FACADE	8" - 1'-11 1/2" (1'-9")
SOUTH ELEVATION	164'-8"	N/A - NOT A STREET FACING FACADE	40'-0" + PLANTERS	N/A - NOT A STREET FACING FACADE	8" - 1'-7" + PLANTERS (1'-7")
WEST ELEVATION (N. JUPITER RD.)	35'-4"	N/A - BLDG. LESS THAN 50' IN WIDTH	13'-0" + PLANTERS	N/A - BLDG. LESS THAN 50' IN WIDTH	8" - 1'-11 1/2" + PLANTERS (5'-4")
EAST ELEVATION	35'-0"	N/A - NOT A STREET FACING FACADE	10'-0" + PLANTERS	N/A - NOT A STREET FACING FACADE	8" + PLANTERS (2'-4")

NOTE: REFERENCE 2/A3.3

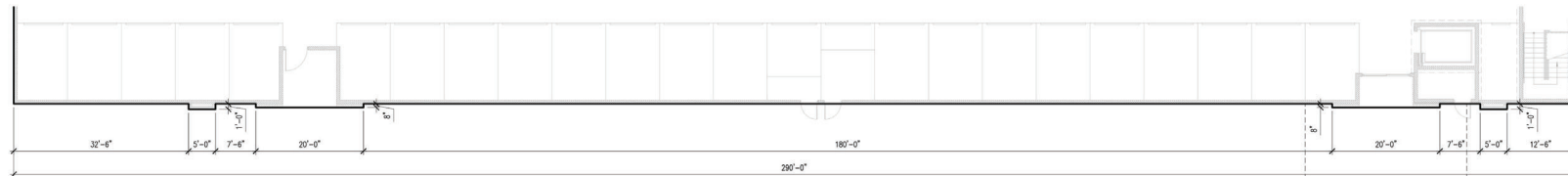
BUILDING 2					
VERTICAL ARTICULATION (FOR BUILDING GREATER THAN 50 FEET IN WIDTH): -MINIMUM OF ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BUILDING TOTAL STREET-FACING FACADE WIDTH. -HEIGHT ARTICULATION FOR FLAT ROOFS OF AT LEAST 3' SHALL BE REQUIRED FOR EVERY 50' OF BUILDING FACADE WIDTH. (i.e. - A 150' FRONTAGE REQUIRES AT LEAST 9' OF ARTICULATION).					
	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH ELEVATION	125'-0"	N/A - NOT A STREET FACING FACADE	NONE	N/A - NOT A STREET FACING FACADE	NONE
SOUTH ELEVATION	125'-0"	N/A - NOT A STREET FACING FACADE	NONE	N/A - NOT A STREET FACING FACADE	NONE
WEST ELEVATION (N. JUPITER RD.)	290'-0"	58" MIN. (290'-0" X 200K)	45'-0" 40'-0"	15" MIN. 290'-0" X 50=5.8 S.B.U.=17.4	1'-6" 5'-6"
EAST ELEVATION	290'-0"	N/A - NOT A STREET FACING FACADE	NONE	N/A - NOT A STREET FACING FACADE	NONE

NOTE: REFERENCE 1-4/A3.2

BUILDING 2					
HORIZONTAL ARTICULATION (FOR BUILDING GREATER THAN 80 FEET IN WIDTH): -MINIMUM OF ONE HORIZONTAL ARTICULATION IS REQUIRED THAT IS AT LEAST 30% OF THE BUILDING TOTAL STREET-FACING FACADE LENGTH. -DEPTH ARTICULATION OF AT LEAST 4" SHALL BE REQUIRED FOR AT LEAST 30% OF BUILDING FACADE LENGTH. (i.e. - A 90' FRONTAGE REQUIRES AT LEAST 27' OF THE FRONTAGE TO BE AT LEAST 4" IN DEPTH).					
	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH ELEVATION	125'-0"	N/A - NOT A STREET FACING FACADE	NONE	N/A - NOT A STREET FACING FACADE	NONE
SOUTH ELEVATION	125'-0"	N/A - NOT A STREET FACING FACADE	NONE	N/A - NOT A STREET FACING FACADE	NONE
WEST ELEVATION (N. JUPITER RD.)	290'-0"	87" MIN. (290'-0" X 300K)	50'-0" 30'-0"	4" MIN.	1'-0" 15'-0"
EAST ELEVATION	290'-0"	N/A - NOT A STREET FACING FACADE	30'-0" CANOPY	N/A - NOT A STREET FACING FACADE	15'-0"

NOTE: BUILDING 2 IS SETBACK +/- 220' FROM WEST PROPERTY LINE & N. JUPITER ROAD.

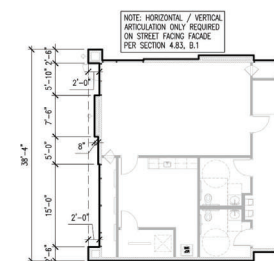
NOTE: REFERENCE 1/A3.3



NOTE: HORIZONTAL / VERTICAL ARTICULATION ONLY REQUIRED ON STREET FACING FACADE. PER SECTION 4.A3, B.1

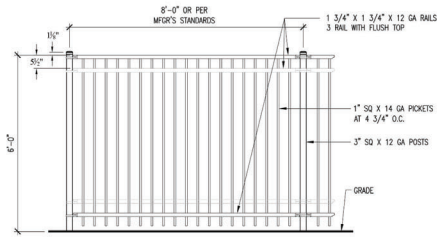
1 BUILDING 2 HORIZONTAL ARTICULATION

SCALE: 3/32" = 1'-0"



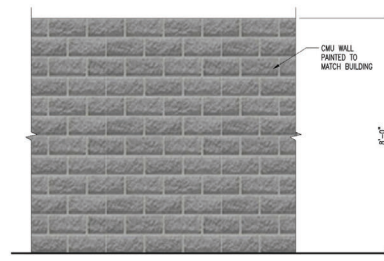
2 BUILDING 1 HORIZONTAL ARTICULATION

SCALE: 3/32" = 1'-0"



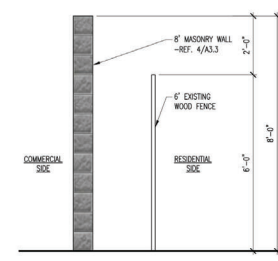
3 BLACK ORNAMENTAL IRON FENCE, TYP.

SCALE: 1/2" = 1'-0"



4 MASONRY SCREENING WALL, TYP.

SCALE: 1/2" = 1'-0"



5 RESIDENTIAL FENCE SECTION

SCALE: 1/2" = 1'-0"

PROJECT INFORMATION	
PRE-SUBMITTAL #	220111-1
ZONING	PD-55-57 & PD02-11
OWNER:	
LUIS CASTELLANOS - HINES	
2700 COMMERCE ST. - SUITE 1600 DALLAS, TX 75226	
P: 972.716.2910	
EMAIL: luis.castellanos@hines.com	

DALLENBACH-COLE
ARCHITECTURE

315 NINTH STREET, SUITE 1
DALLAS, TEXAS 75204
WWW.DALLENBACHCOLE.COM
P: 214.493.2334



JUPITER
SELF STORAGE
2200 N JUPITER RD.
GARLAND, TX - 75004

PROJECT NO. 2179
DATE: 03.23.2022
DRAWN: ASD

REVISIONS:
SUP REVIEW
EXTERIOR ELEVATIONS
SHEET NO.

A3.3

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.9 fc	24.1 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	2.9 fc	21.4 fc	0.5 fc	42.8:1	5.8:1
Behind 8' Wall Calculations	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A



Symbol	Label	Quantity	Manufacturer	Catalog number	Description	Lamp	Number/ Lamp	Fluorescence	Lumens Per Lumen	Light Loss Factor	Wattage
	A	28	Lithonia Lighting	DS091 LED 20C 1000 40K TMR MVOLT	DS091 LED WITH (3) 10 LED LIGHT ENGINES, TYPE TMR OPTIC, 4000K, @ 1000mA	LED	1	DS091, LED, 2 OC, 1000, 40K, TMR, MVOLT, 4	7572	0.95	73.2
	B	6	Lithonia Lighting	CLX LED 5000LM SEF HL, 200000, 4000K, CLX0948	CLX LED L4, 5000LM, Standard Efficiency, Low flicker, Flat optics, MVOLT, Q210, 4000K, SEEF, Paintable white sheet metal, Lume decreasing 4" reflector	LED	1	CLX LED, 5000LM, SEF, HL, 200000, 4000K, CLX, CLX0948 Bases	4650	0.95	34.8
	C	14	V2 Lighting Group, Inc. www.v2lighting-group.com		AQUA 400, 60 degree reflector	Aquato XTH 19mm Lens, 200000, 830CE	1	AQUA 400 200000 60 degree 1903 13	2000	0.95	8.3
	D	3	Lithonia Lighting	LBRE AL02 (1000LM) SWIRL (1500K) AR LSS WD B00C91	6 INCH LMR DOWNLIGHT 1000LM 3500K CLEAR SENSI-SPECIAL WIDE 80 CRI		1	LBRE, AL02, 11 INCH, SWIRL (1500K) AR LSS, WD, B00C91	1237	0.95	12.5

This document was prepared to convey a concept and not detail a working system. Spectrum Lighting, Inc. makes no representation, express or implied, with respect to the use of the information conveyed in this document, regardless of its format or the means of its distribution. Any specific information regarding the installation must be provided by the manufacturer of the equipment. There is no guarantee or representation to the user as to the accuracy, currency, suitability or reliability of this document for any purpose.

The fixture schedule above does not contain the complete fixture nomenclature required for construction purposes. The fixture nomenclature listed is the photometric field of the base fixture. Please contact Spectrum Lighting Inc., San Antonio for a complete fixture schedule.

1 of 1

REPORT & MINUTES

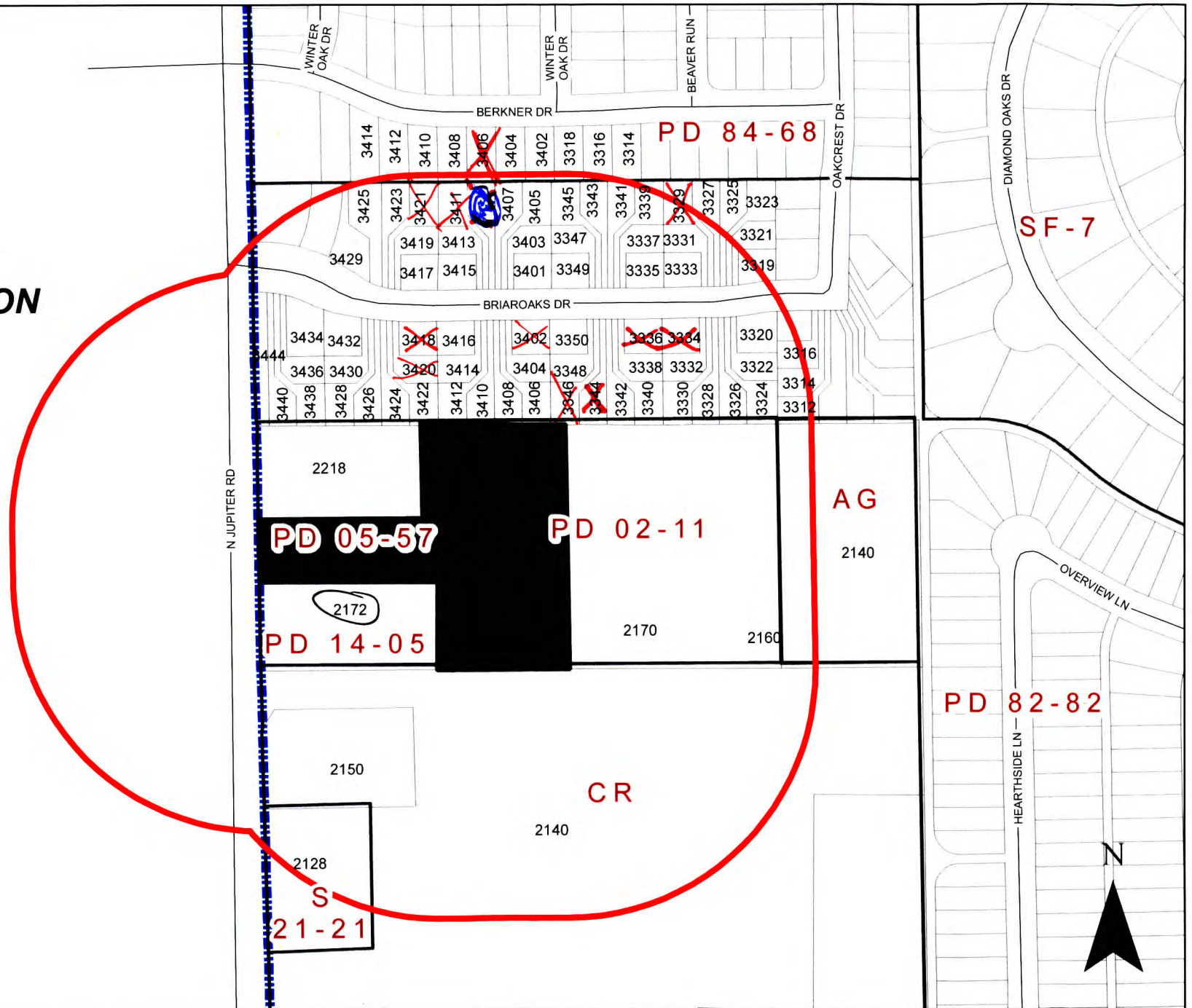
P.C. Meeting, April 25, 2022

Consideration of the application of **Kimley-Horn**, requesting approval of a Detail Plan for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses. This property is located at 2200 and 2202 North Jupiter Road. (District 7) (File Z 22-12 – Detail Plan)

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented.

Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nay.**

CITY OF RICHARDSON



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-12

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

2200 and 2202 North Jupiter Rd

Comment Form

Case Z 22-12

Z 22-12 Kimley-Horn. The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Z 22-12 Kimley-Horn. El solicitante propone una instalación de self-storage. El sitio está ubicado en 2200 y 2202 North Jupiter Road. (Distrito 7)

Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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

☐

For / A Favor / Đồng ý



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.

Yvette Sedlewicz - owner, property

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.)

3329 Briar Oaks Dr

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Yvette Sedlewicz

Signature / Firma / Chữ ký

4/15/22

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.)

Case Z 22-12

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. Traffic 24 hrs a day close to homes

2. Noise & air pollution close to homes
24 hrs a day from cars & Trucks.

3. 3 story Building will Block Sunlight
from houses.

Will 'Loom' over houses.

4. Increased Traffic

5. increased crime

6. These types of businesses usually
NOT ADJACENT to homes.

★ 7. Will decrease home values
due to NUISANCE & SIZE ★

8. NOISE pollution due to cars

& Trucks, ~~the~~ idling(su), facility &

car doors opening & closing 24 h/day

NO -

SITE IT ELSEWHERE!

Allmendinger, Tracy

From: Vicki Tumulty <vicki.tumulty@goodsamofgarland.org>
Sent: Monday, April 25, 2022 8:31 AM
To: Planning Group
Subject: [EXTERNAL] Case Z 22-12
Attachments: Case Z 22-12.pdf

3334 Bransaks
Drive

Against!!

Vicki Tumulty
Operations Manager
Good Samaritans of Garland
972-276-2263

Comment Form

Case Z 22-12

Z 22-12 Kimley-Horn. The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Z 22-12 Kimley-Horn. El solicitante propone una instalación de self-storage. El sitio está ubicado en 2200 y 2202 North Jupiter Road. (Distrito 7)

Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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.

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.)

PAULINE T. NEWTON, PH.D. ^{PROPERTY} owner

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

3421 BRIAR OAKS DR. GARLAND, TX 75044

City, State / Estado de la Ciudad / Thành bang

GARLAND, TX 75044

Zip Code / Código postal / Mã B u 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.)

Comment Form Continued – Case Z 22-12

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 self-storage facility abuts a residential area.
Residents will be disturbed by traffic and safety concerns arise for residents.
Please find a location that is not 400 feet from a quiet residential area. Thank
you.

From: [Melony Hernandez](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Comment Form Case Z 22-12
Date: Tuesday, May 3, 2022 6:09:35 PM

We are against the storage facility.

Get [Outlook for iOS](#)

***** NOTE: This communication and the information contained in this email including any documents, files, and/or previous emails attached to it are for the exclusive use of the addressee and may contain non-public, confidential, legally privileged and non-disclosable information intended for the sole use of the designated recipient(s), and in its entirety is within the scope of the Electronic Communication Privacy Act, 18 USC 2510 and 18 USC 2511. If the recipient of this email is not the addressee, recipient is strictly prohibited from intercepting, reading, photocopying, distributing, or otherwise using this email or its contents in any way. If you are not the intended recipient or have received this communication in error, please contact the sender immediately by phone or via return mail and in either case delete all copies, including attachments, without reading, using, or saving them in anyway. Gateway reserves the right to amend statements made herein in the event of a mistake. Unless expressly stated herein to the contrary, only agreements in writing signed by an authorized officer Gateway may be enforced against it. Interest rates and products are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Borrowers must qualify at closing for all benefits and terms. Gateway Mortgage Group” is a registered service mark of Gateway First Bank, an Oklahoma state-chartered bank. Gateway First Bank is an Equal Housing Lender, NMLS 7233, 244 South Gateway Place, Jenks, OK 74037 (855) 825-6515. Gateway Mortgage Group holds the following state licenses: Maryland – Mortgage Lender Lic. #19468, New Jersey - Licensed by the NJ Department of Banking and Insurance as Gateway Mortgage Group, LLC, a subsidiary of Gateway First Bank, 1 Holtec Drive, Ste 200, Marlton, NJ 08053. Tel: 856.810.1200. NMLS 1857847. Equal Housing Lender. All loans are subject to program guidelines and final underwriting approval. Contact a local branch for details.

Comment Form

Case Z 22-12

Z 22-12 Kimley-Horn. The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

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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.

Roberto Hernandez

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.)

3402 Briar Oaks Drive

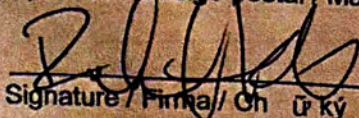
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland Tx 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

May 3, 2022

Date / Fecha / Ngày

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Comment Form Continued – Case Z 22-12

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

We do not want a huge commercial facility disrupting our neighborhood.

This will cause alot of noise and lights that will affect 1/2 the neighbors privacy

Also it will lead to lower property values.

Comment Form

Case Z 22-12

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

☐

For / A Favor / Đúng

☒

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Eric Muladi

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

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3344 Briarclark Dr

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

Garland TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

4/18/22

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.)

APR 25 '22 PM 1:48

Comment Form Continued – Case Z 22-12

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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

Ø MAX 2 story Building

Allmendinger, Tracy

From: Ahmed, Nabiha
Sent: Friday, April 22, 2022 2:43 PM
To: Allmendinger, Tracy
Subject: FW: [EXTERNAL] zoning case Z22-12

-----Original Message-----

From: joyce pettit <jpettig@gmail.com>
Sent: Friday, April 22, 2022 2:43 PM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Subject: [EXTERNAL] zoning case Z22-12

NO is my vote for building storage facility located at 2200- 2202 north Jupiter road.

Joyce Goode Pettit
3336 Briaroaks Dr.
Garland, Texas 75047359
972-530-9109

Comment Form

Case Z 22-12

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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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Pamela Mohammed ASST. MANAGER

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

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

2172 N. JUPITER RD.

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Pamela A. Mohammed

Signature / Firma / Chữ ký

4-21-22

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.)

APR 27 '22 PM 1:34

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-12	April 25, 2022	May 17, 2022	Nabiha Ahmed

The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Kyle Davey

Against

5/4/2022
11:05:58 PM

3420 Briaroaks Dr

Garland
Texas
United States
<null>

Kyle Davey

Against

5/4/2022
11:05:57 PM

3420 Briaroaks Dr

Garland
Texas
United States
<null>

Brandon Lee

Against

5/4/2022
4:02:50 AM

1711 W Campbell Rd

Garland
TX
United States
75044

Outside the Notification Area

Anna M Plote

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-12	April 25, 2022	May 17, 2022	Nabiha Ahmed

5/4/2022
4:01:01 AM

1711 W Campbell Rd
Garland
TX
United States
75044

anna.m.plote@gmail.com

9154942577

**David A
Guerrero**
4/18/2022
9:19:40 PM

Against

3418 Briaroaks drive
Garland
TX
United States
75044

emaildavidguerrero@gmail.com

214-604-2457

This is too close to residential property. It will affect the value of the property in a negative way and the quality of life. (Light pollution, noise, traffic, and safety)

Comment Form

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☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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BRENDA HENNI'S

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.)

3346 BRINROAKS DR

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

GARLAND, TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Brenda Hennis

Signature / Firma / Chữ ký

4/30/22

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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DOROTHEA CHILDS, PROPERTY OWNER
3411 BRIAR OAKS GARLAND, TX 75044

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

3411 BRIAR OAKS GARLAND, TX 75044

City, State / Estado de la Ciudad / Thành bang

GARLAND, TX

Zip Code / Código postal / Mã B u Chính

75044

Signature / Firma / Ch ữ ký

Dorothea Childs

Date / Fecha / Ngày

4-22-22

(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.)

APR 27 '22 PM 1:34

Comment Form

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Garry Yakubov Jacobson

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3406 Berkner Dr

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Ngày

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For / A Favor / Đúng



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Angela Howerton 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.)

3409 Briar Oaks Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Angela Howerton

Signature / Firma / Chữ ký

4-22-22

Date / Fecha / Ngày

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

**Comment Form Continued –
Case Z 22-12**

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

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

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

In favor as long as the business
is secure and not easily accessible to
avoid crime

Z 22-12

The applicant proposes to build a self-storage facility.

[Planned Development, Specific Use Provision, and a Detail Plan for a Self-Storage Facility (mini-warehouse)]

**City Council Meeting
May 17, 2022**



GARLAND

TEXAS MADE HERE

Location: 2200 and 2202 North Jupiter Road

Applicant: Kimley-Horn

Owner: Avalon Buckingham, LLC.

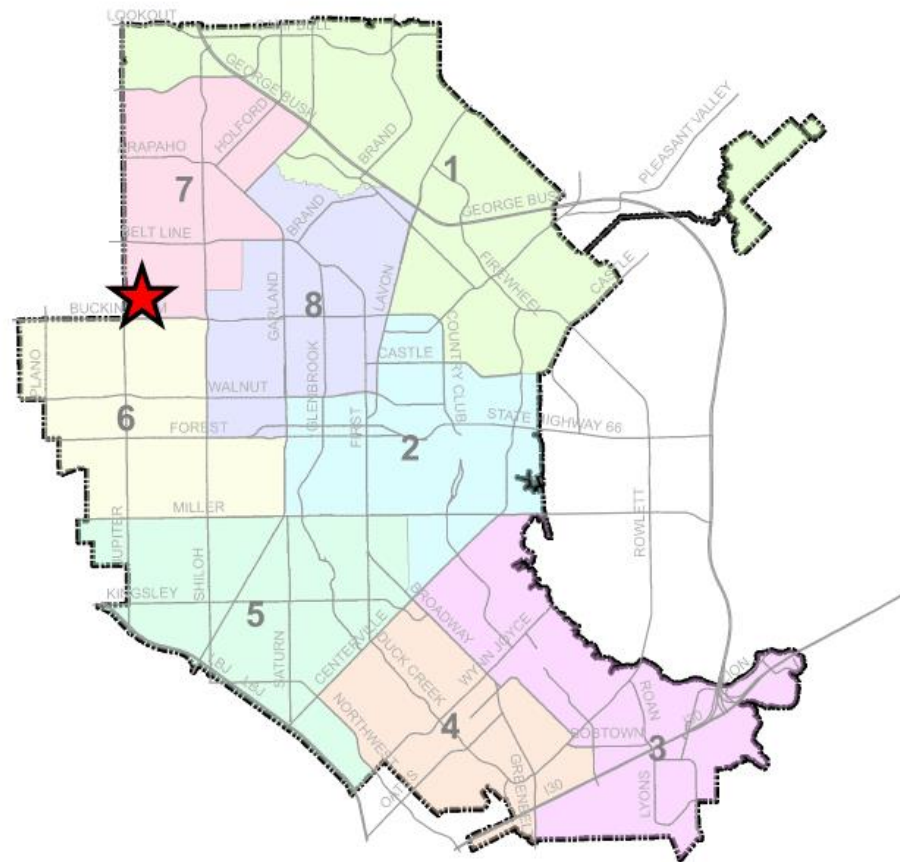
Acreage: 2.58 acres

Zoning: Planned Development (PD) District 02-11 and
Planned Development (PD) District 05-57 for
Community Retail Uses



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP



0 1 2 Miles

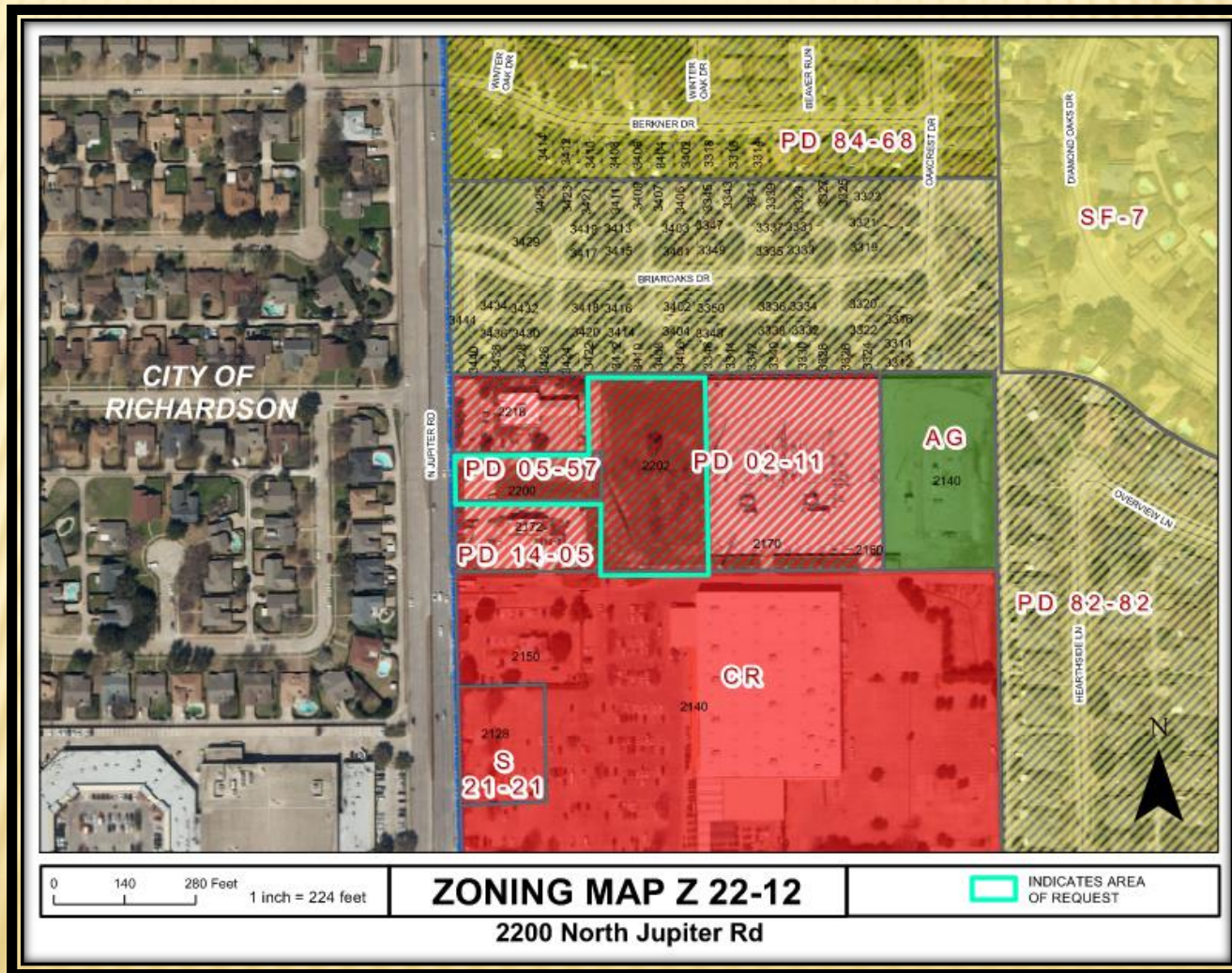
1 in = 2 miles

ZONING MAP Z 22-12

 INDICATES AREA
OF REQUEST

Z 22-12

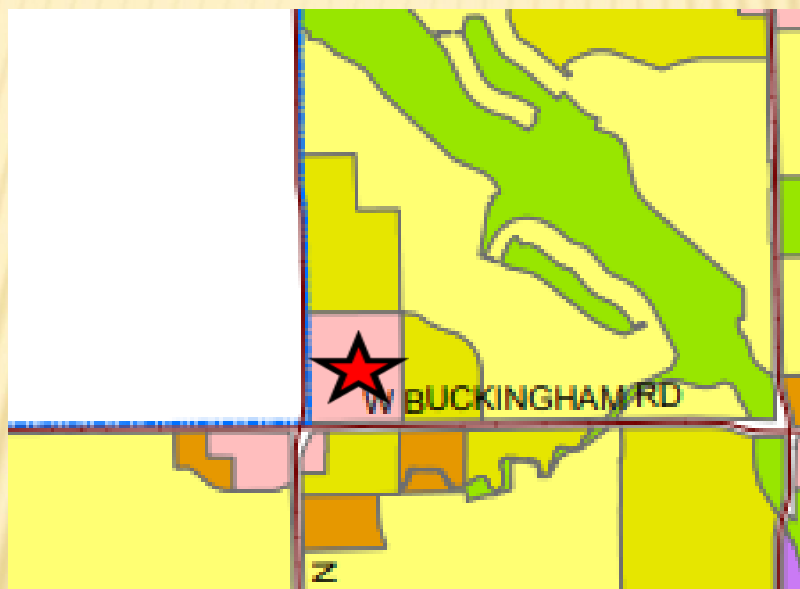
LOCATION MAP



COMPREHENSIVE PLAN



Neighborhood Centers



The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

PHOTOS



View of the subject property for North Jupiter Road



Looking south of subject site from North Jupiter Road



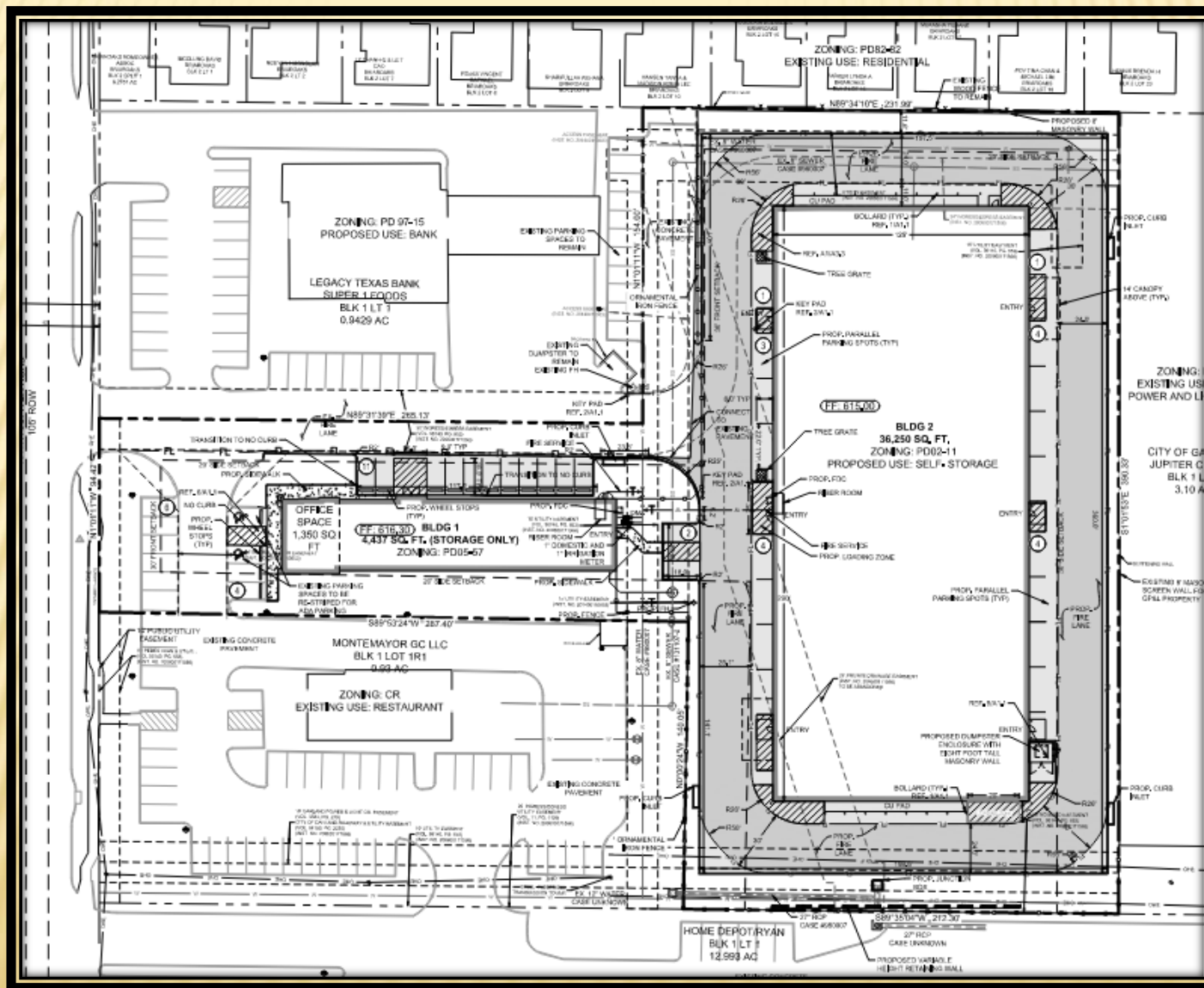
Looking north of subject site from North Jupiter Road.



Looking west of the subject property



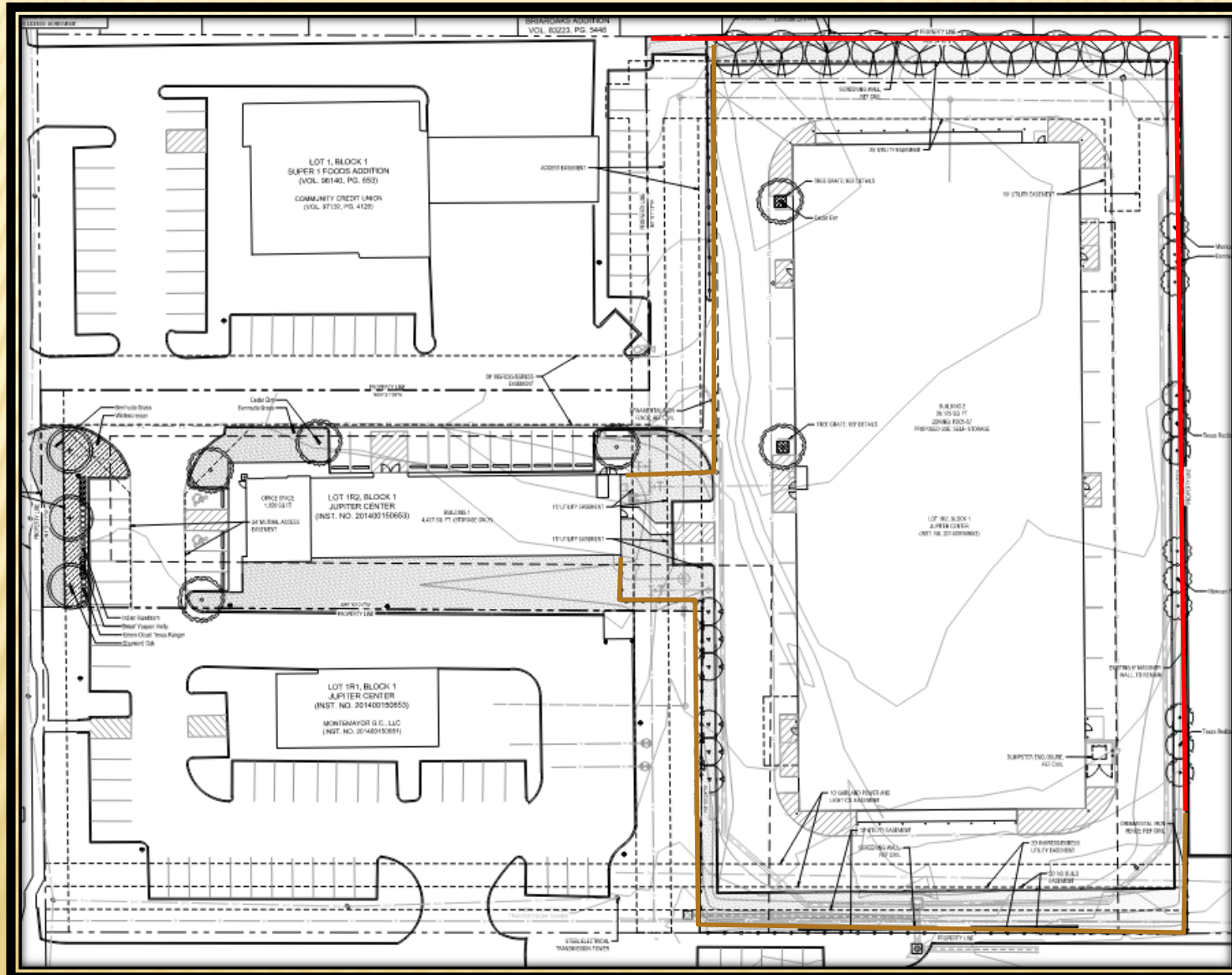
Z 22-12





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LANDSCAPE PLAN



Z 22-12



4 BUILDING 1 - WEST ELEVATION (FRONT FACING N JUPITER RD - 100' FROM ROAD)



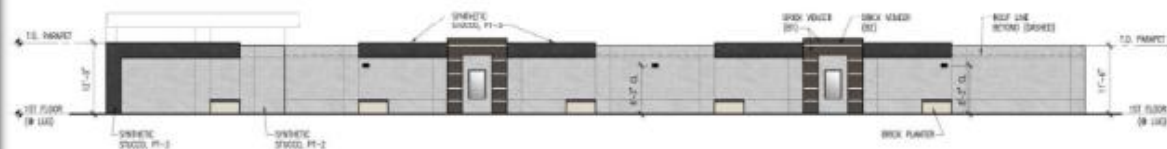
4 BUILDING 1 - WEST ELEVATION (FRONT FACING N JUPITER RD - 100' FROM ROAD)



2 BUILDING 1 - NORTH ELEVATION



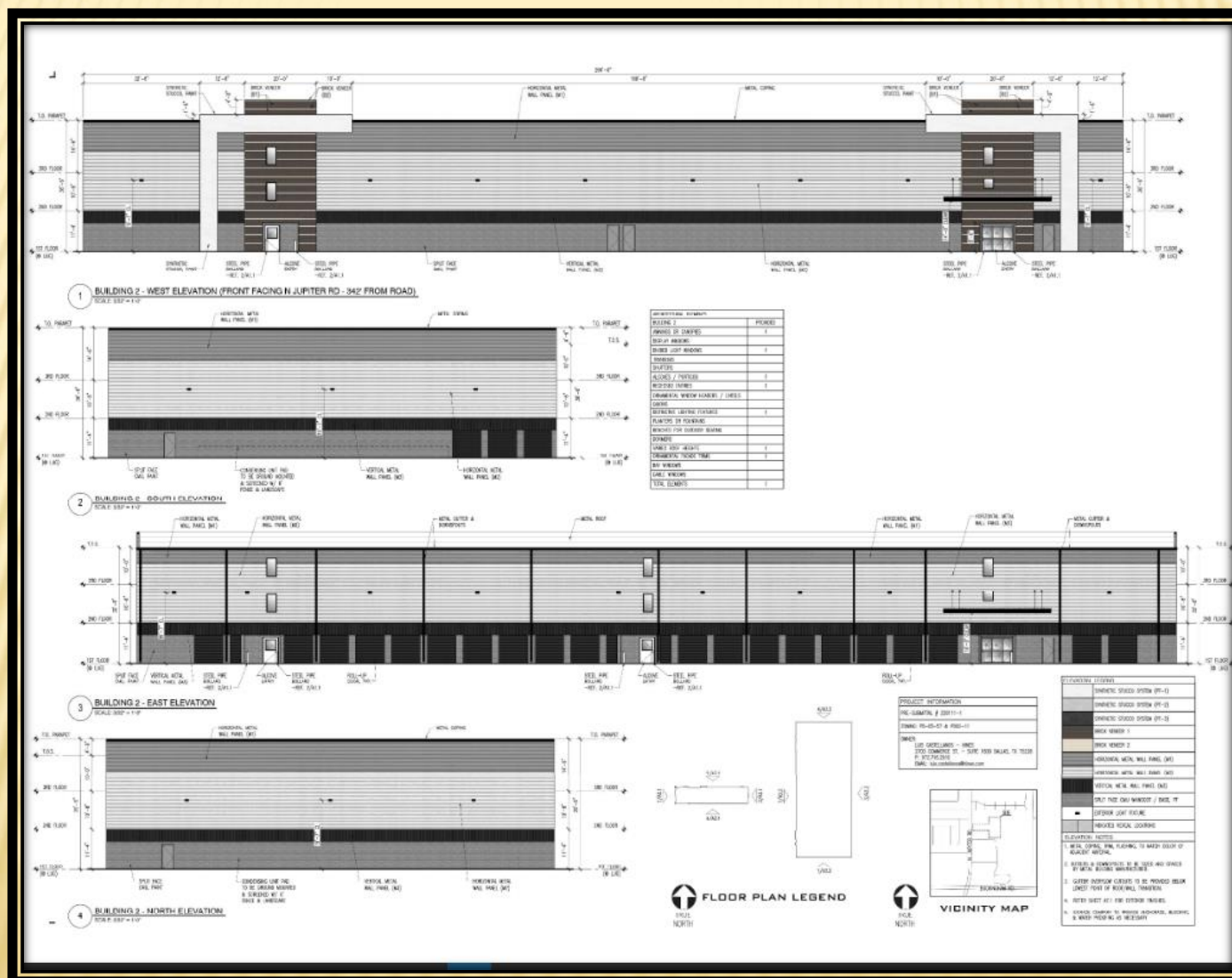
2 BUILDING 1 - EAST ELEVATION



4 BUILDING 1 SOUTH ELEVATION



Z 22-12



CONSIDERATIONS (SUP)

The applicant requests the Specific Use Provision for the Self-Storage Facility (mini-warehouse) to be valid for forty (40) years, which aligns with the SUP time period guide.

CONSIDERATIONS

<u>Development Standards</u>	<u>Required</u>	<u>Proposed</u>	<u>Justification</u>
Perimeter screening for Self-Storage Facilities.	The GDC Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates.	The applicant is not proposing any screening along the perimeter of Building 1. The remainder of the property will be screened.	The drive in front of the parking to the north of Building 1 is a shared access drive to be open access. Building 1 contains the office which requires ungated access for new clients.



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STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

PLAN COMMISSION RECOMMENDATION

On April 25, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

