GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
May 16, 2023
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.

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

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

(2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.

(3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person.

Sec. 551.073, Tex. Gov't Code.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. **Consider approval of the minutes of the May 2, 2023, Regular Meeting.**

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

a. **Chaha Road - IH 30 to Lake Ray Hubbard Parkway** **Bid No. 0987-22**

Tri-Con Services, Inc.		**$3,039,915.00**
Optional Contingency		**304,000.00**
	TOTAL:	**$3,343,915.00**

Consider authorizing a contract for the construction of Chaha Road from IH-30 to Lake Ray Hubbard Parkway. This project consists of the demolition and disposal of existing asphalt pavement and the construction of approximately 1,640 linear feet of two-lane concrete curb and gutter, roadway paving, sidewalks, drainage, water, and wastewater improvements. Additionally, the project includes 3,755 linear feet of paved hike and bike trail along Lake Ray Hubbard Parkway to the Lake Ray Hubbard Greenbelt parking lot. An optional contingency is included for any additional work that may be required.

b. **Truck and Trailers** **Bid No. 0602-23**

Cleveland Mack Sales, Inc. dba Performance Truck		**$123,516.38**
TSE International, Inc.		**245,108.00**
	TOTAL:	**$368,624.38**

Consider authorizing a contract with Cleveland Mack Sales, Inc. and TSE International, Inc. for the purchase of one (1) replacement refuse transfer trailer to be utilized by the Sanitation Department and one (1) replacement turret reel trailer to be utilized by GP&L.

c. **Roll-Off Trucks** **Bid No. 0783-23**

Lonestar Freightliner Group, LLC dba Lonestar Truck Group Waco	**TOTAL:**	**$387,962.00**

Consider authorizing a contract with Lonestar Freightliner Group, LLC for the purchase of one (1) new and one (1) replacement roll-off truck to be utilized by the Sanitation Department.

d. **Brush Collections Trucks** **Bid No. 0784-23**

Freightliner Western Star of Austin	**TOTAL:**	**$604,607.00**

Consider authorizing a contract with Freightliner Western Star of Austin for the purchase of three (3) replacement brush collection trucks to be utilized by the Sanitation Department.

e. **Aerial Bucket Trucks** **Bid No. 0773-23**

Altec Industries, Inc.	**TOTAL:**	**$506,980.00**

Consider authorizing a contract with Altec Industries, Inc. for the replacement purchase of two (2) aerial bucket trucks to be utilized by Garland Power and Light.

f. Plumbing Services **Bid No. 0532-23**

United Mechanical		**$150,000.00**
Air Conditioning Innovative Solutions, Inc.		**100,000.00**
	TOTAL:	**$250,000.00**

Consider authorizing a contract with United Mechanical and Air Conditioning Innovative Solutions, Inc. for T plumbing maintenance, repair, and replacement services throughout the City on an as-needed basis. This approval is for a term agreement with four (4) optional renewals.

g. Ambulances **Bid No. 0772-23**

Mac Haik Dodge Chrysler Jeep	**TOTAL:**	**$1,085,287.00**

Consider authorizing a contract with Mac Haik Dodge Chrysler Jeep for the purchase of three (3) replacement ambulances to be used by the Garland Fire Department. The ambulances are more particularly described in the attachment.

h. Implementation of Clariti Software System **Bid No. 0775-23**

Unisys Corporation	**TOTAL:**	**$880,261.00**

Consider authorizing a contract with Unisys Corporation for implementation services of the Clariti system to be performed by Unisys Corporation.

i. Heated Water Piping System for Police Headquarters and Detention Center **Bid No. 0447-23**

United Mechanical	**TOTAL:**	**$825,000.00**

Consider authorizing a contract with United Mechanical to replace the piping for the existing heating system at the Police Headquarters and Detention Center.

j. Acquisition of Land Development, Engineering, Building Inspection, and Code Compliance Software & Implementation Services **Bid No. 0774-23**

Carahsoft Technology Corp **TOTAL: $429,712.80**

Consider authorizing a contract with Carahsoft Technolog Corp. for Clariti software system to improve and enhance the business processes performed by the Planning, Engineering, Code Compliance, and Building Inspection departments. The Clariti software system will provide robust project, permit, case management, and financial capabilities necessary to automate and streamline workflows, decrease processing time, and increase efficiency. Key capabilities of the system include an easy-to-use portal where customers can obtain appropriate services online, process transparency, collaborative communication tools, digital plan review, and robust reporting tools all within a system that is configurable and provides the highest level of security. The Clariti system will eliminate manual processes and existing systems that are reaching the end of useful life. This request is for the initial purchase of Clarity software and includes the annual renewal of the subscription and maintenance agreement as long as the City continues to utilize the software. Implementation services provided by Unisys Corporation will be presented for consideration under a separate Purchasing Report.

k. Jupiter and Kingsley Water and Sanitary Sewer Improvements **Bid No. 0747-23**

Grantham & Associates, Inc. **TOTAL: $344,045.00**

Consider authorizing a contract with Grantham & Associates, Inc. to obtain engineering, surveying, geotechnical, and subsurface utility engineering services for Jupiter and Kingsley water and sanitary sewer improvements. These improvements will enable Garland to assume ownership from Dallas of water and sanitary sewer services to the properties located at the southwest corner of the Kingsley and Jupiter intersection.

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. Z 22-80, Jerry Handy (District 7)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 21-01 to allow Elder-Care Independent Living based in the Multi-Family-0 (MF-0) District and 2) a Detail Plan for Elder Care-Independent Living on a 12.787-acre tract of land located at 2055 Arapaho 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.

b. Z 23-03, Wier & Associates, Inc. (District 3)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Financial Institution, Drive-Through Service Use on a 0.685-acre tract of land located at 3150 Broadway Boulevard zoned Community Retail (CR) District; 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. Z 23-10, Vasquez Engineering, LLC (District 3)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Agricultural (AG) District to Single-Family-Estate (SF-E) District on a 0.760-acre tract of land located at 6401 Lyons 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. Name change recommendation for the Boneyard Skate Park

Consider and take appropriate action on the renaming of the Boneyard Skate Park.

5. Consider a lease renewal with Dallas County Hospital District dba Parkland Health for property located at 802 Hopkins Street

In September of 1993, the Garland City Council approved a 30-year land lease with Dallas County Hospital District dba as Parkland Health at the Carver Multipurpose Complex for a health clinic. The lease is an interlocal agreement. The address of the property is 802 Hopkins Road, Garland Texas. The terms of the lease are only for the land, Parkland Health is responsible for any facility on the property including construction and maintenance.

6. Acquisition of Property Located at 1317 Blanco Lane Through the CDBG Funded GREAT Homes Program

Consider and take appropriate action to approve the purchase the property located at 1317 Blanco Lane and authorizing the City Manager to execute all legal documents regarding the purchase of the property for the accepted offer price of $335,000. Funding for the project will be provided through the Community Development Block Grant GREAT Homes Program. The program's mission is to provide safe and affordable housing for income-qualified buyers.

This item was reviewed by City Council at the May 1, 2023, Work Session.

7. TxDOT Click It or Ticket Grant May 2023

Consider and take appropriate action to adopt a resolution authorizing the City Manager to accept a Texas Department of Transportation (TXDOT) Selective Traffic Enforcement Program (STEP) CIOT (Click It or Ticket) Grant for May 2023.

8. Consider a Funding Resolution or the 20% local match (approximately $5 million) for the Harbor Point Shoreline Trail as part of the 2023 TxDOT TA Call for Projects.

This is a proposed trail and boardwalk amenity that aims to create an extraordinary lakefront experience along Lake Ray Hubbard that improves safety, access, and modal optionality for bicyclists and pedestrians. Additionally, the project will enhance the quality of life for people of all ages and abilities and catalyze significant, positive economic growth and tourism in Garland. The HPST is a shared use path (SUP) that is part of a regional trail network identified on the NCTCOG Regional Veloweb, is identified as a priority linkage in the City of Garland's 2021 Trails and Bikeways Master Plan, and will connect to proposed bicycle and pedestrian facilities with the IH-30 expansion project. This grant provides Garland with the opportunity to partner with State and Federal agencies to construct a unique amenity that will be a regional hub for multi-modal transportation in the D/FW Metroplex. Garland is applying under the "Large Scale Active Transportation Infrastructure" category, which is made available through the Infrastructure Investment and Jobs Act (IIJA), also known as the "Bipartisan Infrastructure Law". The target funding amounts within this category range between $5 million to $25 million per project. The City of Garland is applying for the maximum amount available in this category, and the local match requirement is 20% with the Federal match being 80%, which calculates to approximately $5 million for the local match. As part of the grant application, the project sponsor (City of Garland) is required to include a Funding Resolution that expresses the commitment for the project once awarded.

9. Consider a resolution pursuing a Cultural District designation from the Texas Commission on the Arts for an approximately 1.5 mile square area located in central Garland. The application is due on June 15, 2023, and information about the Cultural District process was shared at on Monday, May 1, 2023 Council Work Session.

Cultural Districts are special zones designated by the Texas Commission on the Arts that harness the power of cultural resources to stimulate economic development and community revitalization. These districts can become focal points for generating business, attracting tourists, stimulating cultural development and fostering civic pride. Currently, there are 52 recognized Cultural

Districts in Texas. A letter of intent was issued from the City Manager's Office on January 26, 2023 in support of Garland's application.

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.

10. Consider an ordinance canvassing the results of an election for Mayor and a General Election for the purpose of electing candidates to the Office of City Council of the City of Garland, Texas, for an election having been held on May 6, 2023; declaring the results of that election; and providing an effective date.

Formal canvassing of the returns and declaring the results of the May 6, 2023 General Election held for the purpose of electing a Mayor and candidates to the Office of the City Council of the City of Garland for Districts 3, 6, 7 and 8.

Conduct the swearing in of Mayor and Council Members for District 3, 6, 7, and 8.

11. Hold public hearing on:

a. Consider a Zoning request by Modern TH, LLC to construct fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66 in District 2.

Consideration of the application of Modern TH, LLC., requesting approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached. This property is located at 1951 and 1975 State Highway 66. (File Z 22-48, District 2)

b. Consider a Detail Plan request by Modern TH, LLC to construct fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66 in District 2.

Consideration of the application of Modern TH, LLC., requesting approval of a Detail Plan for a Single-Family Attached (SFA) development. This property is located at 1951 and 1975 State Highway 66. (File Z 22-48, District 2)

c. Consider a Zoning request by McGinnis Development to construct eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, and 402, 502, and 698 East Kingsley Road in District 5.

Consideration of the application of McGinnis Development, requesting approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses. This property is located at 417 East Centerville Road, and 402, 502, and 698 East Kingsley Road. (File Z 22-59, District 5)

d. Consider a Detail Plan request by McGinnis Development to construct eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, and 402, 502, and 698 East Kingsley Road in District 5.

Consideration of the application of McGinnis Development, requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 417 East Centerville Road, and 402, 502, and 698 East Kingsley Road. (File Z 22-59, District 5)

e. Consider a Plan request by Pape-Dawson Engineers, Inc. to construct a coffee shop with a drive-through [Starbucks Coffee]. The site is located at 6002 North Garland Avenue in District 1.

Consideration of the application Pape-Dawson Engineers, Inc., requesting approval of a Plan for a Restaurant, Drive-Through Use. This property is located at 6002 North Garland Avenue. (File Z 23-01, District 1)

f. Consider a Specific Use Provision request by Pape-Dawson Engineers, Inc. to construct a coffee shop with a drive-through [Starbucks Coffee]. The site is located at 6002 North Garland Avenue in District 1.

Consideration of the application of Pape-Dawson Engineers, Inc., requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District. This property is located at 6002 North Garland Avenue. (File Z 23-01, District 1)

12. 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.

13. 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: 05/16/2023

Item Title: Minutes May 2

Submitted For: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the May 2, 2023, Regular Meeting.

Attachments

Minutes May 2

D R A F T

GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 2, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present:	Mayor Pro Tem Deborah Morris
	Deputy Mayor Pro Tem Robert John Smith
	Council Member Jeff Bass
	Council Member Ed Moore
	Council Member B.J. Williams
	Council Member Margaret Lucht
	Council Member Robert Vera
	Council Member Dylan Hedrick
Absent:	Mayor Scott LeMay
Staff Present:	City Manager Judson Rex
	Deputy City Manager Mitch Bates
	Assistant City Manager Andy Hesser
	Assistant City Manager Crystal Owens
	Assistant City Manager Phillip Urrutia
	City Attorney Brian England
	City Secretary Eloyce René Dowl

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Crystal Lazo, Adoption Specialist, Animal Services, presented the Pet of the Month.

Mayor Pro Tem Morris presented the proclamation to Judson Rex, City Manager, for Public Service Recognition Week, honoring the more than 2,100 employees who serve the City of Garland.

Mayor Pro Tem Morris presented a proclamation to Pastor Kerby Richmon, Lavon Drive Baptist Church, proclamation May 4 as the National Day of Prayer.

Mayor Pro Tem Morris presented a special recognition to Lavon Drive Baptist Church for beautification to their campus.

Mayor Pro Tem Morris presented a Special Recognition to Detective Tony Godwin, his induction into the National Law Enforcement Hall of Fame.

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.

The motion was made by Council Member Bass to approve the Consent Agenda as presented, seconded by Council Member Lucht. The motion carried:

Vote: 8 ayes, 0 nays

1. APPROVED Consider approval and take appropriate action regarding the minutes of the April 18, 2023, Regular Meeting.

2. Consider approval and take appropriate action regarding the following bids:

a. APPROVED Simunitions Training Facility and Range Improvements - Construction Services — Bid No. 0403-23

Gliden Industries, LLC	**$1,769,000.00**
Gliden Industries, LLC	**$1,489,824.00**
TOTAL:	**$3,258,824.00**

Council authorized a contract with Gliden Industries, LLC for the Simunitions Training Facility and Range Improvements - Construction Services associated with the renovations of the former Police Property Room to create a new Reality Based Training Facility (Simunitions). Renovations at the existing gun range include repairs to the earth berms, installing a shade structure over an extended portion of the firing lanes, security upgrades, and construction of a 2,400 square-foot pre-engineered metal building to include a training classroom, restroom, and office space. At the Reality Based Training Facility, the renovated building will include multiple rooms with movable walls that can be configured to provide Simunitions training scenarios, a training classroom, restrooms, and offices. These projects are part of the 2019 Bond Program and were approved in the 2023 CIP.

b. APPROVED **GP&L Boiler Maintenance Services** **Bid No. 0364-20**

Hi-Tech Industrial Services, LLC. **TOTAL: $700,000.00**

Council authorized a contract with Hi-Tech Industrial Services, LLC for GP&L Boiler Maintenance Services associated with the change order for as-needed boiler maintenance and repair services at the GP&L Olinger and Spencer Power Plants. This change order will allow for the continuation of boiler maintenance services while a new contract is procured.

c. APPROVED **GP&L Overhead Distribution Relocations** **Bid No. 0526-23**

kV Power, LP **TOTAL: $628,500.59**

Council authorized a contract with kV Power, LP for GP&L Overhead Distribution Relocations to procure contract labor services for the relocation of overhead GP&L distribution facilities that conflict with City bottleneck construction activities at the Forest Lane and Jupiter Road intersection. Construction services will include the rebuilding of a section of the existing Marquis-3 circuit to accommodate a new Shiloh-1 feeder extension.

d. APPROVED **GP&L Wynn Joyce to Ben Davis 138kV Transmission Line Rebuild Engineering Services** **Bid No. 0722-23**

Burns & McDonnell **TOTAL: $966,650.00**

Council authorized a contract with Burns & McDonnell to obtain electrical engineering design services for all transmission and distribution work associated with the GP&L, Wynn Joyce to Ben Davis 138kV Transmission Line rebuild. Engineering services will support the replacement of approximately 20 wood poles with steel monopole structures, the design for under build on the new steel monopoles, any needed relocation or replacement of intermediate distribution poles in the new design, and the installation of a new distribution conductor. This is part of the approved GP&L Wynn Joyce Pole Replacement CIP project.

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. APPROVED Z 22-57, Mohamed Sharaf – Victron Energy, Inc. (District 1)

Ordinance No. 7421 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 01-23 for Community Office (CO) Uses; 2) a Specific Use Provision for a Drive-Through, Restaurant Use and 3) a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use and Drive-Through, Restaurant Use on a 1.42-acre tract of land located at 6530 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. APPROVED Request for Adoption of Valoris Healthpark Streetscape Masterplan

Council formally adopted the Valoris Healthpark Streetscape Masterplan. Final adjustments and marketing level renderings have been added to the masterplan. Adoption will allow the City to begin planning and phasing the next steps of the improvements for the area with the end goal of attracting a community hospital to the district. Council discussed this item previously during the March 20, 2023, Work Session.

5. APPROVED General Obligation Refunding Bonds, Series 2023

Council approved refunding $50 million of General Obligation Commercial Paper Notes, Series 2021. The purpose of this transaction is to refund a portion of variable rate commercial paper notes used to fund projects included in the voter approved bond programs. This approval confirms the adoption of **Ordinance No. 7422**

6. APPROVED Ordinance No. 7423 approving the sale of Certificates of Obligation, Series 2023

Council approved the sale of Certificates of Obligation in the approximate amount of $31.2 million to fund a portion of the 2023 CIP.

7. APPROVED General Obligation Bonds, Taxable Series 2023

Council approved the sale of approximately $10 million in Taxable General Obligation Bonds. The purpose of this transaction is to fund Economic Development initiatives approved by the voters in the 2019 Bond Program and Council in the 2023 CIP. This item was previously discussed at the March 3, 2023, Work Session. This approval confirms the adoption of **Ordinance No. 7424.**

8. APPROVED Water and Sewer System Revenue Refunding Bonds, Series 2023

Council approved refunding $41 million of Water and Sewer System Commercial Paper Notes, Series 2015 and approximately $9.6 million Water and Sewer System Revenue Bonds, Series 2013 with Water and Sewer System Revenue Refunding Bonds, Series 2023. 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. This approval confirms the adoption of **Ordinance No. 7425.**

9. APPROVED Trusted World Foundation, Inc.

Council approved a ground lease, in the form and substance attached hereto, with the Trusted World, Inc.

10. APPROVED Ordinance No. 7426 Amending Section 25.15 of the Code of Ordinances - Windsurf Bay Park Operations

Council approved the amendment of Section 22.15 of the Code of Ordinances by changing park hours. Subsection (E) of Section 22.15, related to Windsurf Bay Park, was inadvertently deleted from the final version of the Ordinance passed and approved by Council. Council was given a written briefing on this item during the May 1, 2023, Work Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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11. Hold public hearings on:

a. APPROVED Consider a Zoning Change by Vasquez Engineering, LLC from Agricultural (AG) District to Single Family-Estate (SF-E) District, to allow a single-family home. The site is located at 6401 Lyons Road in District 3.

Consideration of the application of Vasquez Engineering, LLC., requesting approval of a Change in Zoning from Agricultural (AG) District to Single Family-Estate (SF-E) District. This property is located at 6401 Lyons Road. (File Z 23-10, District 3)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Julian Castillo, Vasquez Engineering, LLC., for the applicant.

The motion was made by Council Member Moore to approve the request, seconded by Council Member Williams. The motion carried:

Vote: 8 ayes, 0 nays

b. APPROVED Consider a Planned Development Amendment request by Jerry Handy for 110 units for a senior independent living development. This is Phase 2 of the Preserve at Spring Creek Senior Living. The site is located at 2055 Arapaho Road in District 7.

Consideration of the application of Jerry Handy, requesting approval of an Amendment to Planned Development (PD) District 21-01 to allow an Elder Care-Independent Living Use based in the Multi-Family-0 (MF-0) District. This property is located at 2055 Arapaho Road. (File Z 22-80, District 7)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Steven Balliet, architect of record, on behalf of the applicant.

There was discussion by the Council.

The motion was made by Council Member Hedrick to approve the Planned Development Amendment (Item 11b) and the Detail Plan (Item 11c), with removal of the future designation for the amphitheater and pickle ball amenities seconded by Deputy Mayor Pro Tem Smith. The motion carried:

Vote: 8 ayes, 0 nays

c. APPROVED Consider a Detail Plan request by Jerry Handy for 110 units for a senior independent living development. This is Phase 2 of the Preserve at Spring Creek Senior Living. The site is located at 2055 Arapaho Road in District 7.

Consideration of the application of Jerry Handy, requesting approval of a Detail Plan for an Elder Care – Independent Living development. This property is located at 2055 Arapaho Road. (File Z 22-80, District 7)

d. APPROVED Consider a Specific Use Provision request by Wier & Associates, Inc. for a bank with a drive-through (Frost Bank). The site is located at 3150 Broadway Boulevard in District 3.

Consideration of the application of Wier & Associates, Inc., requesting approval of a Specific Use Provision for a Financial Institution, Drive-Through Service Use on a property zoned Community Retail (CR) District. This property is located at 3150 Broadway Boulevard. (File Z 23-03, District 3)

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were: Priya Acharya, Weir & associates and Bobby Goudge, Frost Bank.

There was discussion by the Council.

The motion was made by Council Member Moore to approve the Specific Use Provision (Item 11d) for 25 years and the Plan (Item 11e), seconded by Council Member Bass.

Council Member Hedrick requested further discussion on the motion.

A friendly amendment was made by Council Member Hedrick to allow for no expiration on the Specific Use Provision (Item 11d), seconded by Council Member Lucht. The friendly motion carried:

Vote: 8 ayes, 0 nays

The main motion, with acceptance of the friendly amendment, was made by Council Member Moore, approving the Specific Use Provision (Item 11d), with no expiration and the Plan (Item 11e), seconded by Council Member Bass. The motion carried:

Vote: 8 ayes, 0 nays

e. APPROVED **Consider a Plan request by Wier & Associates, Inc. for a bank with a drive-through (Frost Bank). The site is located at 3150 Broadway Boulevard in District 3.**

Consideration of the application of Wier & Associates, Inc., requesting approval of a Plan for a Financial Institution, Drive-Through Use. This property is located at 3150 Broadway Boulevard. (File Z 23-03, District 3)

12. **Citizen comments:** There were no speakers on this item.

13. **Adjourn:** There being no further business to come before the City Council, Mayor Pro Tem Morris adjourned the meeting at 8:13 p.m.

Submitted By:

_____

Scott LeMay, Mayor

_____

Eloyce René Dowl, City Secretary

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. a.**

Meeting Date: 05/16/2023
Item Title: Chaha Road - IH 30 to Lake Ray Hubbard Parkway
Submitted By: Michael Polocek, Engineering Director
Bid Number: 0987-22

Purchase Justification:

This request is for the construction of Chaha Road from IH-30 to Lake Ray Hubbard Parkway. This project consists of the demolition and disposal of existing asphalt pavement and the construction of approximately 1,640 linear feet of two-lane concrete curb and gutter, roadway paving, sidewalks, drainage, water, and wastewater improvements. Additionally, the project includes 3,755 linear feet of paved hike and bike trail along Lake Ray Hubbard Parkway to the Lake Ray Hubbard Greenbelt parking lot. An optional contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued per Purchasing procedures. Five (5) bids were received and evaluated Tri-Con Services, Inc. submitting the Straight Low Bid.

Award Recommendation:

Vendor	*Item*	*Amount*
Tri-Con Services, Inc.	All	$3,039,915.00
Optional Contingency		304,000.00
	TOTAL:	**$3,343,915.00**

Basis for Award: Straight Low Bid
Purchase Requisition #: 48039

Fiscal Impact

Total Project/Account:	$3,873,403
Expended/Encumbered to Date:	$363,021
Balance:	$3,510,382
This Item:	$3,343,915

Proposed Balance:	$166,467
Account #:	661-1409-1426600-9011; 624-1409-1426604-9011

Fund/Dept/Project – Description and Comments:

Street/Transportation CIP / Chaha Rd. - I.H. 30 to Lake Ray Hubbard Pkwy.

Attachments

Bid Recap

Chaha Rd Location Map

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2023
Document Location:	Page 92

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 05/04/2023
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 05/03/2023

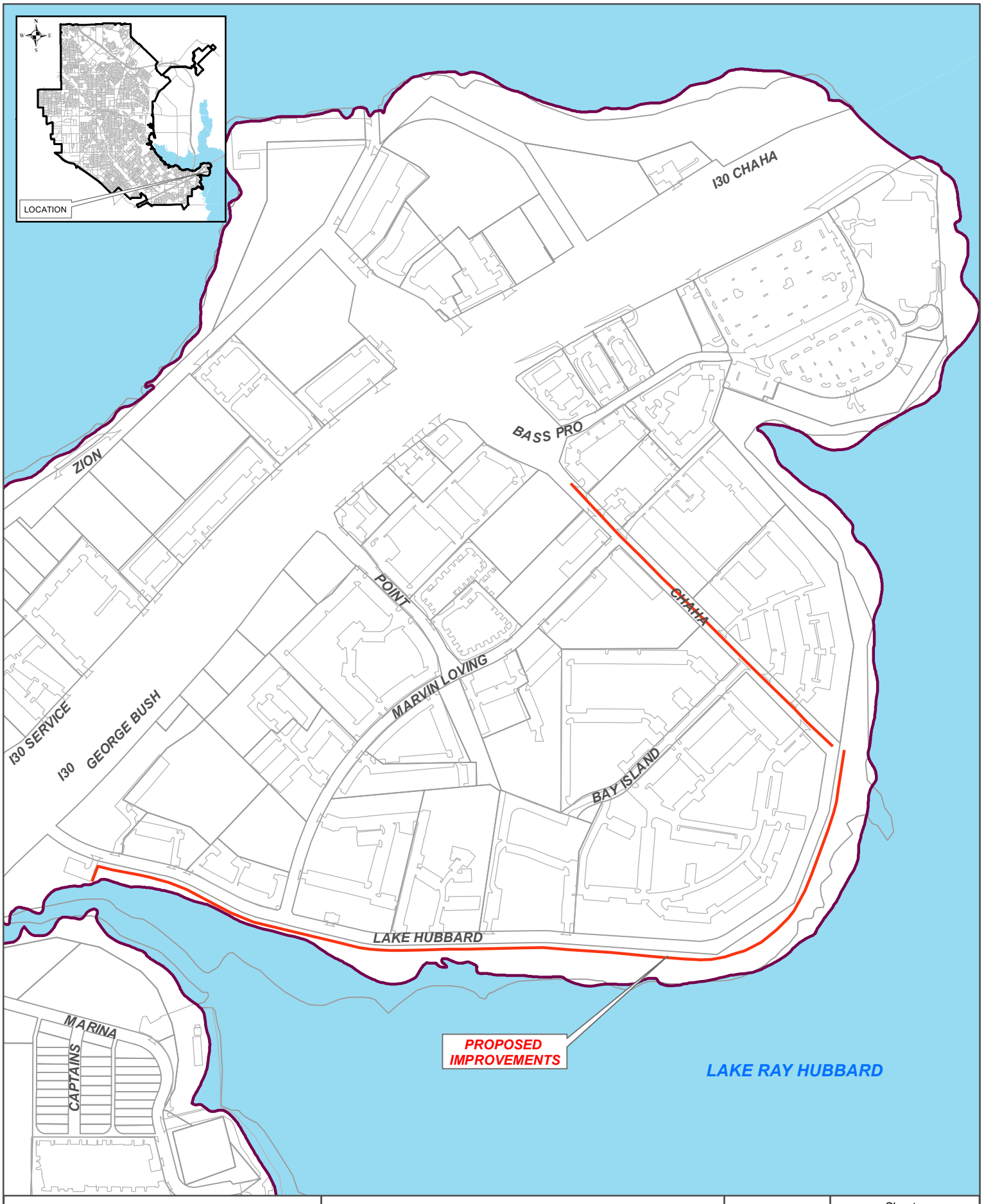
CITY OF GARLAND - BID RECAP SHEET
OPENED: 04/06/2023
REQ. NO 48039
BID NO. 0987-22
PAGE: 1 of 1
BUYER: L. Segura

ITEM	QTY	UNIT	DESCRIPTION	Tri-Con Services, Inc. UNIT PRICE	Tri-Con Services, Inc. TOTAL	DDM Construction Corp. UNIT PRICE	DDM Construction Corp. TOTAL	The Fain Group, Inc. UNIT PRICE	The Fain Group, Inc. TOTAL	SEMA Construction, Inc. UNIT PRICE	SEMA Construction, Inc. TOTAL	Axis Contracting, Inc. UNIT PRICE	Axis Contracting, Inc. TOTAL
1	1	1	Chaha Road - IH 30 to Lake Ray Hubbard Parkway (Includes Optional Contingency)		$3,343,915.00		$3,364,941.00		$3,481,413.00		$3,554,331.00		$3,753,022.00
			TOTAL GROSS PRICE		$3,343,915.00		$3,364,941.00		$3,481,413.00		$3,554,331.00		$3,753,022.00
			CASH DISCOUNT										
			TOTAL NET PRICE		$3,343,915.00		$3,364,941.00		$3,481,413.00		$3,554,331.00		$3,753,022.00
			F.O.B.		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY										

NEXT LOW: **$3,364,941.00**
LOW: **$3,343,915.00**
SAVINGS: **$21,026.00**

840 # IonWave Notifications
144 # IonWave HUBS
0 # Direct Contact HUBS
1 # HUBS Responded

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



GARLAND
ENGINEERING

CHAHA ROAD AND LAKE HUBBARD PKWY TRAIL IMPROVEMENTS

Scale: NTS
Date: 9/14/2022
Drawn: JW
File: ChahaRd.mxd

Sheet 1 of 1

N

Not to Scale

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. b.**

Meeting Date: 05/16/2023
Item Title: Trailers
Submitted By: Garth Sanich, Director of Fleet Services
Bid Number: 0602-23

Purchase Justification:

This request is for the purchase of one (1) replacement refuse transfer trailer to be utilized by the Sanitation Department and one (1) replacement turret reel trailer to be utilized by GP&L.

Evaluation:

A request for bids was issued per Purchasing procedures. Two (2) bids were received and evaluated for the refuse transfer trailer with Cleveland Mack Sales dba Performance Truck submitting the Straight Low Bid. Four (4) bids were received and evaluated for the turret reel trailer. The three (3) bids received from Sauber Mfg. Co., Texas Electric Cooperatives, and Technology International, Inc. were considered non-responsive due to not meeting all requirements of the specifications. TSE International, Inc. was the Lowest Responsible Bidder meeting all requirements of the specifications.

Award Recommendation:

Vendor	*Item*	*Amount*
Cleveland Mack Sales, Inc. dba Performance Truck	1	$123,516.38
TSE International, Inc.	2	$245,108.00
	TOTAL:	**$368,624.38**

Basis for Award: Lowest Responsible Bid
Purchase Requisition #: 48988

Fiscal Impact

Total Project/Account: $2,254,955
Expended/Encumbered to Date: $1,220,981
Balance: $1,033,974

This Item: $368,624
Proposed Balance: $665,350
Account #: 215-3299-3190001-9007; 692-1609-1715500-9009
Fund/Dept/Project – Description and Comments:

CIP Section	CIP Project	Amount
Landfill / Transfer Station	Replacement of Transfer Station Equipment	$245,108
Electric	Various Improvements	$123,516
	Total	**$368,624**

Attachments

Bid Recap
Trailers

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2023
Document Location: Pages 221 & 277

Budget Director Approval: Allyson Bell Steadman Approval Date: 05/08/2023
Purchasing Director Approval: Gary L. Holcomb Approval Date: 05/04/2023

CITY OF GARLAND - BID RECAP SHEET
OPENED: 4/06/2023
REQ. NO PR 48988
BID NO. 0602-23
PAGE: 1 of 1
BUYER: S. Slover

ITEM	QTY	UNIT	DESCRIPTION	Cleveland Mack Sales, Inc. dba Performance Truck		Warren Truck and Trailer, LLC.		TSE International, Inc.		Technology International, Inc.		Sauber Mfg, Co.		Texas Electric Cooperatives, Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea	New, 2023 Transfer Refuge Trailer	$123,516.38	$123,516.38	$138,000.00	$138,000.00								
2	1	ea	New, 2023 Turrett Reel Carrier Trailer					$245,108.00	$245,108.00	$160,700.00	$160,700.00	$178,451.00	$178,451.00	$178,811.00	$178,811.00
											Non-Responsive		Non-Responsive		Non-Responsive
			TOTAL GROSS PRICE		$123,516.38		$138,000.00		$245,108.00		$160,700.00		$178,451.00		$178,811.00
			CASH DISCOUNT												
			TOTAL NET PRICE		$123,516.38		$138,000.00		$245,108.00		$160,700.00		$178,451.00		$178,811.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY												

NEXT LOW: $138,000.00
LOW: $123,516.38
SAVINGS: $14,483.62

165 # IonWave Notifications
22 # IonWave HUBS
3 # Direct Contact HUBS
0 # HUBS Responded

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

Equipment #	Year	Make	Model	Vehicle Description	Meter 1	Meter 1 Units	Age
320239	1998	Commercial Body	TRC10	Wire Reel Trailer		None	25 Years
1600149	2013	Travis Trailer	S-102	Transfer Trailer		None	10 Years

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. c.**

Meeting Date: 05/16/2023
Item Title: Roll-Off Trucks
Submitted By: Garth Sanich, Director of Fleet Services
Bid Number: 0783-23

Purchase Justification:
This request is for the purchase of one (1) new and one (1) replacement roll-off truck to be utilized by the Sanitation Department.

Evaluation:
The trucks are available from Lonestar Freightliner Group, LLC dba Lonestar Truck Group Waco through the TIPS Cooperative Purchasing Contract 221001. As this was not competitively bid, a Bid Recap is not included.

Award Recommendation:

Vendor	*Item*	*Amount*
Lonestar Freightliner Group, LLC dba Lonestar Truck Group Waco	All	$387,962.00
	TOTAL:	**$387,962.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 48994

Fiscal Impact

Total Project/Account:	$810,686
Expended/Encumbered to Date:	$168,000
Balance:	$642,686
This Item:	$387,962
Proposed Balance:	$254,724

Account #: 246-4319-2108100-9007, 246-4319-2109221-9007

Fund/Dept/Project – Description and Comments:

Miscellaneous Revenue Supported and Internal Service / Sanitation / Replacement of Commercial Roll-Off Trucks - $193,981.00, Replaces unit 430-0197.
Miscellaneous Revenue Supported and Internal Service / Sanitation / Replacement of Commercial Roll-Off Trucks - $193,981.00, New unit.

Attachments

2013 Roll-Off Truck

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2023
Document Location:	Pages 208 & 211

Budget Director Approval:	Matthew Watson	Approval Date: 05/05/2023
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 05/03/2023

Equipment #	Year	Make	Model	Vehicle Description	Meter 1	Meter 1 Units	Age
430-0197	2013	Mack	GU713	Roll-Off Truck	14,424	Hours	10 years

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. d.**

Meeting Date: 05/16/2023
Item Title: Brush Collection Trucks
Submitted By: Garth Sanich, Director of Fleet Services
Bid Number: 0784-23

Purchase Justification:

This request is for the purchase of three (3) replacement brush collection trucks to be utilized by the Sanitation Department.

Evaluation:

The trucks are available from Freightliner Western Star of Austin through the TIPS Purchasing Cooperative Purchasing Contract 200802. As this was not competitively bid, a Bid Recap is not included.

Award Recommendation:

Vendor	*Item*	*Amount*
Freightliner Western Star of Austin	All	$604,607.00
	TOTAL:	**$604,607.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 49169

Fiscal Impact

Total Project/Account:	$6,723,262
Expended/Encumbered to Date:	$1,968,550
Balance:	$4,754,712
This Item:	$604,607
Proposed Balance:	$4,150,105
Account #:	246-4319-2107300-9007, 246-4319-2107800-9007

Fund/Dept/Project – Description and Comments:

Miscellaneous Revenue Supported and Internal Service / Sanitation / Replacement Of Brush Tractor Trucks/Trailers - $111,967.00, Replaces unit 430-0162.
Miscellaneous Revenue Supported and Internal Service / Sanitation / Replacement Of Knuckle Boom Trucks - $492,640.00 @ $246,320.00 each, Replaces units 430-1798 and 430-1799.

Attachments

Replacement Trucks for Brush Collection

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2023
Document Location:	Pages 207 & 212

Budget Director Approval:	Matthew Watson	Approval Date: 05/05/2023
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 05/03/2023

Equipment ID	Model year	Manufacturer ID	Equipment description	Meter	Meter Units	Age
4300162	2013	INTERNATIONAL	TRUCK-TRACTOR 5TH WHEEL	10,424	Hours	10 year
4301798	2018	FREIGHTLINER	KNUCKEBOOM	8,660	Hours	5 years
4301799	2018	FREIGHTLINER	KNUCKEBOOM	8,186	Hours	5 years

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. e.**

Meeting Date: 05/16/2023
Item Title: Aerial Bucket Trucks
Submitted By: Garth Sanich, Director of Fleet Services
Bid Number: 0773-23

Purchase Justification:

This request is for the replacement purchase of two (2) aerial bucket trucks to be utilized by Garland Power and Light.

Evaluation:

The aerial bucket trucks are available from Altec Industries, Inc. through the Sourcewell Cooperative Purchasing Contract 110421-ALT. The purchase includes $93,033 in unpublished options that are being provided and installed by Altec Industriec, Inc. during assembly. As this was not competitively bid, a Bid Recap is not included.

Award Recommendation:

Vendor	*Item*	*Amount*
Altec Industries, Inc.	All	$506,980.00
	TOTAL:	**$506,980.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 49168

Fiscal Impact

Total Project/Account:	$2,279,540
Expended/Encumbered to Date:	1,663,937
Balance:	$615,603
This Item:	506,980
Proposed Balance:	$108,623

Account #: 444-3226-9009

Fund/Dept/Project – Description and Comments:

Two replacement aerial bucket trucks for GP&L

GP&L / Equipment Replacement Fund, units 320-1251 & 320-1295

Attachments

Replacement Bucket Trucks

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2022-23
Document Location:	Adopted Oper. Budget - page 295

Budget Director Approval:	Matthew Watson	Approval Date: 05/05/2023
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 05/03/2023

Equipment ID	Model year	Manufacturer ID	Model ID	Equipment description	Meter	Meter Units	Age
3201251	2015	DODGE	RAM 5500	ALTEC BUCKET TRUCK	12,788	HOURS	8
3201295	2015	DODGE	RAM 5500	BUCKET TRUCK ALTEC AT40M	11,698	HOURS	8

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. f.**

Meeting Date: 05/16/2023
Item Title: Plumbing Services
Submitted By: Amanda Harris, Business Operations Supervisor
Bid Number: 0532-23

Purchase Justification:

This request is to provide plumbing maintenance, repair, and replacement services throughout the City on an as-needed basis. This approval is for a term agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued per Purchasing procedures. Three (3) bids were received and evaluated. Ashcraft Company, Inc. failed to submit the pricing and is therefore non-responsive. United Mechanical is recommended as the primary contractor and Air Conditioning Innovative Solutions, Inc. is recommended as the secondary contractor, offering the Best Value for the City.

Award Recommendation:

Vendor	*Item*	*Amount*
United Mechanical	Primary	$150,000.00
Air Conditioning Innovative Solutions, Inc.	Secondary	$100,000.00
	TOTAL:	**$250,000.00**

Basis for Award: Best Value
Purchase Requisition #: 48899

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 and various other departments' accounts

Fund/Dept/Project – Description and Comments:

FY 2023-24 Operating Budget / Other Outside Services / Facilities Management Department

Term contract that does not commit funds. Expenses will be charged to Facilities Management operating account as incurred

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2023
Document Location:	N/A

Budget Director Approval:	Matthew Watson	Approval Date: 05/05/2023
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 05/04/2023

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/23/2023
REQ. NO PR 48899
BID NO 0532-23
PAGE: 1 of 1
BUYER: C. Sanders

ITEM	QTY	UNIT	DESCRIPTION	Air Condtioning Innovative Solutions, Inc.		United Mechanical		Aschcraft Company, Inc.			
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Bid Price for Evaluation		$1,100.00		$1,115.00		No price submitted		
			Evaluation Criteria:								
			Price	Maximum = 40	30.00		29.60		0.00		
			Qualifications	Maximum = 20	15.00		20.00		0.00		
			Experience	Maximum = 20	13.80		20.00		0.00		
			Work Order Proces	Maximum = 10	10.00		10.00		0.00		
			References	Maximum = 10	6.00		10.00		0.00		
			Service Call Expectations	Maximum = 10	10.00		10.00				
			Total Score:	Maximum = 100	84.80		99.60		0.00		
			TOTAL GROSS PRICE		$1,100.00		$1,115.00		No price submitted		$0.00
			CASH DISCOUNT								
			TOTAL NET PRICE		$1,100.00		$1,115.00		$0.00		
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:	**$1,115.00**
LOW:	**$1,100.00**
SAVINGS:	**$15.00**

365	# IonWave Notifications
66	# IonWave HUBS
2	# Direct Contact HUBS
0	# HUBS Responded

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

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. g.**

Meeting Date: 05/16/2023
Item Title: Ambulances
Submitted By: Garth Sanich, Director of Fleet Services
Bid Number: 0772-23

Purchase Justification:

This request is for the purchase of three (3) replacement ambulances to be used by the Garland Fire Department. The ambulances are more particularly described in the attachment.

Evaluation:

The ambulances are available from Mac Haik Dodge Chrysler Jeep through the Houston Galveston Area Council (HGAC) Cooperative Purchasing Contract AM10-20. As this was not competitively bid, a Bid Recap is not included.

Award Recommendation:

Vendor	*Item*	*Amount*
Mac Haik Dodge Chrysler Jeep	All	$1,085,287.00
	TOTAL:	**$1,085,287.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 49171

Fiscal Impact

Total Project/Account:	$5,533,905
Expended/Encumbered to Date:	$2,549,022
Balance:	$2,984,883
This Item:	$1,085,287
Proposed Balance:	$1,899,596
Account #:	691-1399-1210723-9009

Fund/Dept/Project – Description and Comments:
Public Safety CIP / Ambulance Replacement

Attachments

Replacement Ambulances

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2023
Document Location:	Page 161

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 05/03/2023
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 04/28/2023

Equipment #	Year	Make	Model	Vehicle Description	Meter 1	Meter 1 Units	Meter 2	Meter 2 Units	Age
130-0820	2017	Ram	4500	Ambulance	5,416	hours	102,374	miles	6 years
130-0821	2017	Ram	4500	Ambulance	6,462	hours	105,992	miles	6 years
130-0822	2017	Ram	4500	Ambulance	7,092	hours	110,201	miles	6 years

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. h.**

Meeting Date: 05/16/2023

Item Title: Implementation of Clariti Software System

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0775-23

Purchase Justification:

This request is for implementation services of the Clariti system to be performed by Unisys Corporation.

Evaluation:

Clariti Software partners with Unisys Corporation for implementation and support services. The services will be awarded through the Texas Department of Information Resources Cooperative Purchasing Contract DIR TSO-4327. As this was not competitively bid, a Bid Recap is not included.

Award Recommendation:

Vendor	*Item*	*Amount*
Unisys Corporation	All	$880,261.00
	TOTAL:	**$880,261.00**

Basis for Award: Cooperative Purchase

Purchase Requisition #: PR TBD

Fiscal Impact

Total Project/Account:	$1,405,000
Expended/Encumbered to Date:	$429,713
Balance:	$975,287
This Item:	$880,261
Proposed Balance:	$95,026

Account #: 415-4599-2348223-9029

Fund/Dept/Project – Description and Comments:

IT Project Fund / Land Development, Engineering, Building Inspection, and Code Compliance Software & Implementation Services

* If Council approves, funding for this project will be appropriated in the FY 2022-23 Revised Budget utilizing excess fund balance reserves.

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2022-23
Document Location:	Page 325

Budget Director Approval:	Matthew Watson	Approval Date: 05/05/2023
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 05/03/2023

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. i.**

Meeting Date: 05/16/2023

Item Title: Heated Water Piping System for Police Headquarters and Detention Center

Submitted By: Amanda Harris, Business Operations Supervisor

Bid Number: 0447-23

Purchase Justification:

This request is to replace the piping for the existing heating system at the Police Headquarters and Detention Center.

Evaluation:

The piping for the heating system will be replaced by United Mechanical through an Interlocal Agreement with Forney Independent School District. As this was not competitively bid, a Bid Recap is not included.

Award Recommendation:

Vendor	*Item*	*Amount*
United Mechanical	All	$825,000.00
	TOTAL:	---------- **$825,000.00**

Basis for Award: Interlocal Agreement

Purchase Requisition #: 48772

Fiscal Impact

Total Project/Account:	$825,000
Expended/Encumbered to Date:	$0
Balance:	$825,000
This Item:	$825,000
Proposed Balance:	$0
Account #:	692-4749-1608922-9002

Fund/Dept/Project – Description and Comments:
Public Safety CIP / Replacement of Hot Water Lines at the Justice Complex

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2023
Document Location:	Page 187

Budget Director Approval:	Matthew Watson	Approval Date: 05/05/2023
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 05/03/2023

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. j.**

Meeting Date: 05/16/2023

Item Title: Acquisition of Land Development, Engineering, Building Inspection, and Code Compliance Software & Implementation Services

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0774-23

Purchase Justification:

This request is for the purchase of the Clariti software system to improve and enhance the business processes performed by the Planning, Engineering, Code Compliance, and Building Inspection departments. The Clariti software system will provide robust project, permit, case management, and financial capabilities necessary to automate and streamline workflows, decrease processing time, and increase efficiency. Key capabilities of the system include an easy-to-use portal where customers can obtain appropriate services online, process transparency, collaborative communication tools, digital plan review, and robust reporting tools all within a system that is configurable and provides the highest level of security. The Clariti system will eliminate manual processes and existing systems that are reaching the end of useful life. This request is for the initial purchase of Clarity software and includes the annual renewal of the subscription and maintenance agreement as long as the City continues to utilize the software. Implementation services provided by Unisys Corporation will be presented for consideration under a separate Purchasing Report.

Evaluation:

A multi-departmental project team was assembled in Q3 of 2022 to research and examine enterprise-class solutions which would serve the needs of Garland's residents, businesses, contractors, and City staff. An evaluation and IT technical review were performed, and three software systems were identified as potential providers. After more than a dozen demonstrations, significant research, and evaluation, the team selected Clariti as the best choice for immediate and future needs, with the potential to be used for additional city services and functions as well. The Clariti software system will be provided by reseller Carahsoft Technology through the Texas Department of Information Resources Cooperative Purchasing Contract DIR-TSO-4288. As this was not competitively bid, a Bid Recap is not included.

Award Recommendation:

Vendor	*Item*	*Amount*
Carahsoft Technology Corp		$429,712.80

	TOTAL:	**---------- $429,712.80**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 49266

Fiscal Impact

Total Project/Account:	$1,405,000
Expended/Encumbered to Date:	$0
Balance:	$1,405,000
This Item:	$429,713
Proposed Balance:	$975,287
Account #:	415-4599-2348223-9029

Fund/Dept/Project – Description and Comments:

IT Project Fund/Land Development, Engineering, Building Inspection, and Code Compliance Software & Implementation Services

* If approved by Council, funding for this project will be appropriated in the FY 2022-23 Revised Budget utilizing excess fund balance reserves.

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2022-23
Document Location:	Page 325

Budget Director Approval:	Matthew Watson	Approval Date: 05/05/2023
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 05/03/2023

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. k.**

Meeting Date: 05/16/2023
Item Title: Jupiter and Kingsley Water and Sanitary Sewer Improvements
Submitted By: Mamun Yusuf, Water Operations Capital Program Director
Bid Number: 0747-23

Purchase Justification:

This request is to obtain engineering, surveying, geotechnical, and subsurface utility engineering services for Jupiter and Kingsley water and sanitary sewer improvements. These improvements will enable Garland to assume ownership from Dallas of water and sanitary sewer services to the properties located at the southwest corner of the Kingsley and Jupiter intersection. These improvements are more particularly described below.

1. Install approximately 650’ linear feet of 8” water line across Jupiter Road to connect to the Garland 24” water line. Disconnect from the Dallas 16” line on the west side of Jupiter. Install an 8” water line from the northwest corner of Kingsley to connect to the Garland 24” water in Jupiter. Disconnect from the Dallas 16” line on the west side of Jupiter.

2. Install approximately 9,000’ linear feet of 8”/10”/12” sewer main. Install an 8” sewer line north of Jupiter to Kingsley. Install 8”/10”/12” sewer main east along Kingsley from Jupiter to a 90-degree turn north into the existing sewer; extend north from Kingsley Road in an easement, then east until the new and existing sewer flow lines intersect.

Evaluation:

Grantham & Associates, Inc. was selected as the Most Qualified firm for this project from RFQ 0212-19 based on previous experience on Kingsbridge Channel wastewater main rehabilitation project with similar scope and magnitude. As this was not competitively bid, a Bid Recap is not included.

Award Recommendation:

Vendor	*Item*	*Amount*
Grantham & Associates, Inc.	All	$344,045.00
	TOTAL:	**$344,045.00**

Basis for Award: Most Qualified
Purchase Requisition #: 49252

Fiscal Impact

Total Project/Account:	$41,582,765
Expended/Encumbered to Date:	$26,113,790
Balance:	$15,468,975
This Item:	$344,045
Proposed Balance:	$15,124,930
Account #:	220-4049-3019000-7101, 230-4149-3214900-7101, & 235-4149-3214900-7101

Fund/Dept/Project – Description and Comments:

Water CIP / Transmission Mains (16-Inch and Above) Program	$34,405
Wastewater CIP / Collection Mains Program	$309,640
Total	**$344,405**

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2023
Document Location: Pages 229 & 248

Budget Director Approval: Allyson Bell Steadman Approval Date: 05/04/2023
Purchasing Director Approval: Gary L. Holcomb Approval Date: 04/28/2023

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3. a.**

Meeting Date: 05/16/2023

Item Title: Z 22-80 Jerry Handy (Distrct 7)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-80 Jerry Handy

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-80 Ordinance
Z 22-80 Exhibit A
Z 22-80 Exhibit B
Z 22-80 Exhibits C-E

ZONING FILE NO. Z 22-80

ORDINANCE NO._____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 21-01 TO ALLOW ELDER CARE-INDEPENDENT LIVING BASED IN THE MULTI-FAMILY-0 (MF-0) DISTRICT AND 2) A DETAIL PLAN FOR ELDER CARE-INDEPENDENT LIVING ON A 12.787-ACRE TRACT OF LAND LOCATED AT 2055 ARAPAHO ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 10th day of April, 2022, the Plan Commission did consider and make recommendations on a certain request for 1) an Amendment to Planned Development (PD) District 21-01 to allow Elder Care- Independent Living based in the Multi-Family-0 (MF-0) District and 2) a Detail Plan for Elder Care- Independent Living by **Jerry Handy**; 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 1) an Amendment to Planned Development (PD) District 21-01 to allow Elder Care- Independent Living based in the Multi-Family-0 (MF-0) District and 2) a Detail Plan for Elder Care- Independent Living on a 12.787-acre tract of land located at 2055 Arapaho Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 22-80

PASSED AND APPROVED this_____ day of _____, 2023.

THE CITY OF GARLAND, TEXAS

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-80

BEING a 12.787-acre tract of land situated a portion of Lot 1, Block 1, Woodlands Arapaho Addition, an addition to the City of Garland, Dallas County, Texas as recorded in Instrument Number 201900194914, Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with a red plastic cap stamped "KHA" found at the most northerly northeast corner of said Lot 1;

THENCE South 45'51 '58" East, with the east line of said Lot 1, a distance of 578.37 feet to the POINT OF BEGINNING;

THENCE South 45"51 '58" East, continuing with the east line of said Lot 1, a distance of 150.1 O feet to a 5/8 inch iron rod with a red plastic cap stamped "KHA" found in the "L" corner of said Lot 1, for corner;

THENCE North 44'08'37" East, with the north line of said Lot 1, a distance of 431.38 feet to a 1 /2 inch iron rod found with a plastic cap stamped "3941 ", said iron rod being the northeast corner of said Lot 1, for corner;

THENCE South 45'51 '58" East, with the east line of said Lot 1, a distance of 763.95 feet to a point, for corner;

THENCE South 44'08'02" West, departing the east line of said Lot 1, a distance of 284.04 feet to the beginning of a curve to the right;

THENCE westerly with said curve to the right, having a radius of 65.00 feet, a central angle of 90'00'00" and a chord that bears South 89'08'02" West a distance of 91.92 feet, for an arc distance of 102.10 feet to the end of said curve;

THENCE North 45°51 '58" West, a distance of 236.22 feet, to a point, for corner;

THENCE South 44'13'25" West, at a distance of 176.45 feet passing through a 1/2 inch iron rod found, said iron rod in an "L" corner of said Lot 1, continuing with the south line of Lot 1, for a total distance of 496.44 feet to a point, for corner;

THENCE North 45' 46'35" West, departing the south line of said Lot 1, a distance of 611.25 feet to a point, for corner;

THENCE North 44°00'48" East, a distance of 413.14 feet, to the POINT OF BEGINNING, containing a calculated area of 12.787 acres (556,995 square feet) of land.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-80

2055 Arapaho Road

I. Statement of Purpose: The purpose of this Planned Development is to approve an Elder Care-Independent Living development.

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

III. General Regulations: All regulations of the Multi-Family-0 (MF-0) District and Special Standards of the Elder Care Living Facilities and Elder Care- Assisted Living as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 21-01 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. Future Development on the subject property shall require Detail Plan approval.

V. Specific Conditions:

A. Permitted Uses: Only an Elder Care – Independent Living use shall be permitted on the subject property.

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

C. Dwelling Units: A total of 110 dwelling units shall be permitted.

EXHIBIT B

D. Amenities: Amenities shall be provided as shown on the Exhibits C and D.

E. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D. In addition, a six (6)-foot ornamental fence with masonry columns along with the evergreen high-level screening shrubs shall be provided.

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

G. Waste Disposal Restrictions:

1. On the development's residential waste collection day appointed by the City of Garland, residents of cottage units 15 and 31 shall place the unit's waste disposal can alongside the neighboring unit's waste disposal can, being units 14 and 30 respectively.

2. Waste disposal cans shall be placed along the curb at the edge of the driveway as to not block access to any cottage unit driveway.

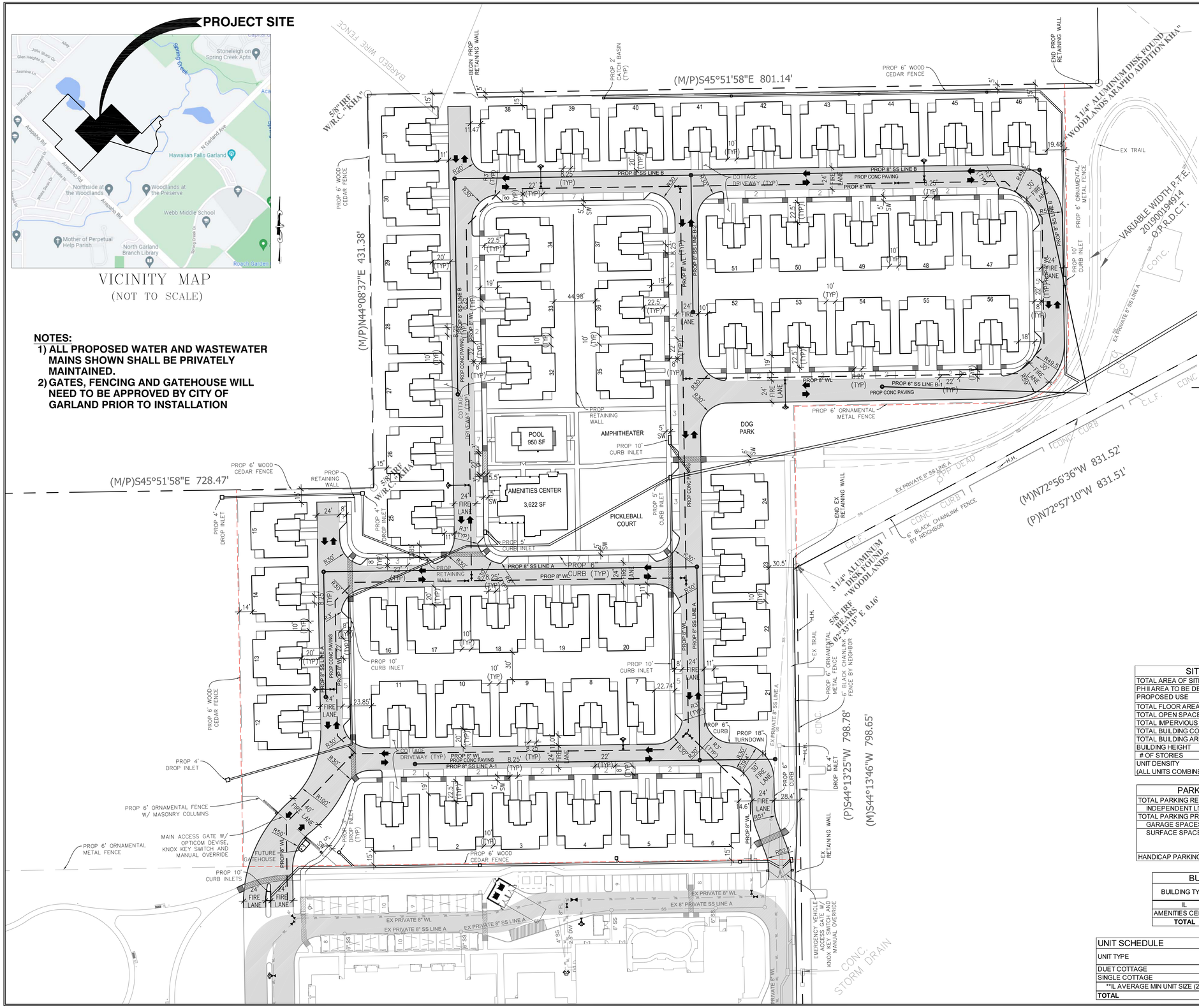
3. Waste disposal cans shall be placed far enough before a change in direction of the waste disposal truck's path to prevent the truck from backing up to collect the waste disposal can.

    a. The City of Garland Sanitation Department guidelines prohibit the waste disposal truck from backing up when collecting residential waste in this development.

EXHIBIT C

VICINITY MAP
(NOT TO SCALE)

NOTES:
1) **ALL PROPOSED WATER AND WASTEWATER MAINS SHOWN SHALL BE PRIVATELY MAINTAINED.**
2) **GATES, FENCING AND GATEHOUSE WILL NEED TO BE APPROVED BY CITY OF GARLAND PRIOR TO INSTALLATION**



LEGEND

- FIRELANE
- TRAFFIC FLOW DIRECTION
- H.H. — EXISTING HAND HOLE UTILITY BOX
- PROPOSED RETAINING WALL
- PROPOSED PERIMETER FENCE
- PROPERTY LINE
- PH II ZONING BOUNDARY
- WATER VALVE
- FIRE HYDRANT
- PROPOSED WASTEWATER MANHOLE

CASE # 221103-2
ZONING - MF-0

OWNER

SPRING CREEK SENIOR LIVING LLC
BRADY GIDDENS
14114 N DALLAS PKWY, STE 240
DALLAS, TX 75254
214-729-5755
BRADY@JAMPRE.COM

SITE DATA SUMMARY TABLE	
TOTAL AREA OF SITE	34.5 ACRES (1,502,562 SF)
PH II AREA TO BE DEVELOPED	12.8 ACRES (556,969 SF)
PROPOSED USE	INDEPENDENT SENIOR LIVING
TOTAL FLOOR AREA RATIO	31.3% (60% MAX)
TOTAL OPEN SPACE (PH I & II)	913,696 SF (60.8%) [40% MIN]
TOTAL IMPERVIOUS AREA (PH I & II)	588,866SF (39.2%)
TOTAL BUILDING COVERAGE	174,570 SF (31.3%)
TOTAL BUILDING AREA	174,570 SF (31.3%)
BUILDING HEIGHT	17'-9" (Cottage) / 21'-6" (Club)
# OF STORIES	1
UNIT DENSITY (ALL UNITS COMBINED / TOTAL AREA)	(PH II) 8.60 UNITS / ACRE (PH I & II) 6.67 UNITS / ACRE

PARKING DATA SUMMARY TABLE	
TOTAL PARKING REQUIRED	110 SPACES
INDEPENDENT LIVING (110 UNITS)	110 SPACES
TOTAL PARKING PROVIDED	300 SPACES
GARAGE SPACES PROVIDED	110 SPACES
SURFACE SPACES PROVIDED	110 DRIVEWAY SPACES
	80 PARALLEL SPACES ALONG FIRE LANE
HANDICAP PARKING PROVIDED	1 PARALLEL SPACE

BUILDING SUMMARY TABLE		
BUILDING TYPE	TOTAL GROSS AREA	FINISHED FLOOR ELEVATION
IL	170,940	VARIES
AMENITIES CENTER	3,622	553.00
TOTAL	**174,562**	

UNIT SCHEDULE					
UNIT TYPE	COUNT	SF / UNIT	MIN AREA (SF)	%	TOTAL GROSS AREA
DUET COTTAGE	108	1245	775	98.2%	134,460
SINGLE COTTAGE	2	1245	775	1.8%	2,490
IL AVERAGE MIN UNIT SIZE (2BR)	110	1245	600	--	--
TOTAL	**110**	--	--	**100.0%**	**136,950**

5000 SOUTH LAKE FOREST DR.
SUITE 300
McKINNEY, TX 75070
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723
CIVIL POINT ENGINEERS

PROJECT NAME:
Preserve at Spring Creek
PHASE II
Garland, TX

SHEET TITLE:
SITE PLAN

Case No. 221103-2

PRELIMINARY
NOT FOR CONSTRUCTION

JOHN H BEZNER
PE # 98469

DATE	5-3-23
SCALE	1"=50'
SHEET	4
OF	30

EXHIBIT D

LANDSCAPE CALCULATIONS

SITE INFORMATION:

ZONING: CR DISTRICT
TOTAL LOT AREA: 556,960 S.F. (12.78 ACRES)
PROPOSED USE: MULTIFAMILY COTTAGES

LANDSCAPE AREA:

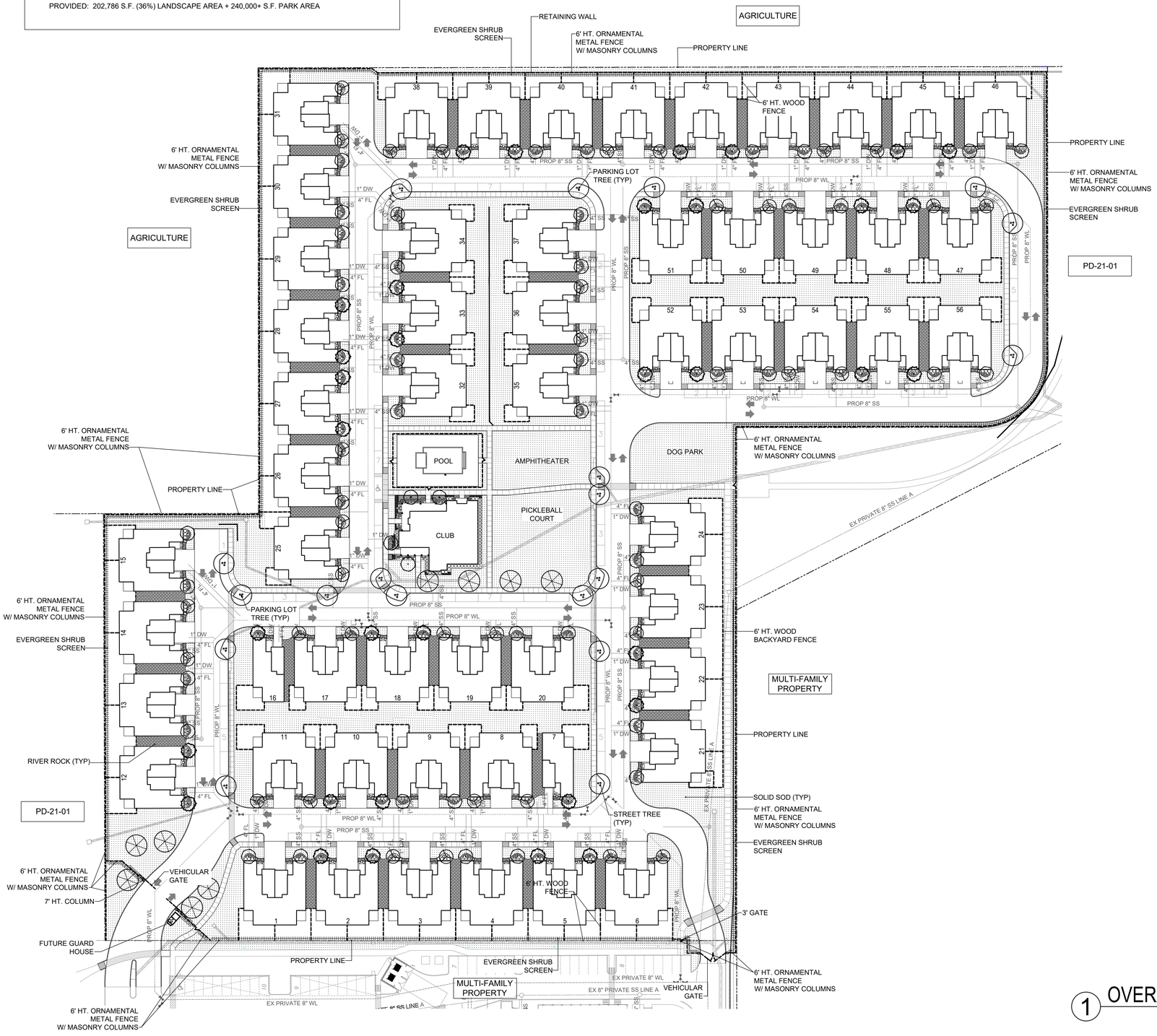
REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE
556,960 S.F. X 40% = 222,784 S.F. LANDSCAPE AREA

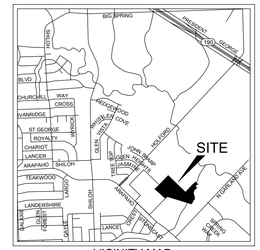
PROVIDED: 202,786 S.F. (36%) LANDSCAPE AREA + 240,000+ S.F. PARK AREA

PARKING LOT:

REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (33 SPACES / 10 = 4 TREES)
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (6,466 X 5% = 324 S.F.)

PROVIDED: (11) SHADE TREES + 325+ S.F. LANDSCAPE AREA





VICINITY MAP
NTS

PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
	LARGE CANOPY TREES				
CE	Ulmus crassifolia	Cedar Elm	19	3" Cal.	12'-14' Ht.
LO	Quercus virginia	Live Oak	09	3" Cal.	12'-14' Ht.
	SMALL ORNAMENTAL TREES				
CM	Lagerstroemia Indica 'Natchez'	Crepe Myrtle 'Natchez'	42	1.5" Cal.	8' to 10' Ht., 4' - 5' spread, 30 gal.
CH	Vitex agnus-castus	Chaste Tree	34	1.5" Cal.	8' to 10' Ht., 4' - 5' spread, 30 gal.
YH	Ilex vomitoria	Yaupon Holly	38	1.5" Cal.	8' to 10' Ht., 4' - 5' spread, 30 gal.
	LOW LEVEL SCREENING SHRUBS				
AB	Abelia grandiflora 'Edward Goucher'	Abelia	94	5 gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
DB	Ilex cornuta 'Burfordii'	Dwarf Burford Holly	139	5 gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
DY	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	212	3 gal.	Plant 24" O.C.
MG	Miscanthus sinensis 'Gracillimus'	'Morning Light' Miscanthus	10	5 gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
PD	Lorapetalum chinense 'Plum Delight'	Purple Fringe Flower	178	5 gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
TS	Leucophyllum frutescens	Texas Sage	100	5 gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
AS	Ligustrum lucidum	Autumn Sage	347	3 gal.	Plant 24" O.C.
DI	Raphiolepis indica 'nana'	Dwarf Indian Hawthorn	439	3 gal.	Plant 24" O.C.
MF	Yucca recurvifolia	Mexican Feather Grass	80	3 gal.	Plant 24" O.C.
	GROUNDCOVERS				
LIR	Liriope muscari	Liriope 'Big Blue'	1,575	4" pots	12" O.C. Spacing
SS	Cynodon spp.	Common Bermuda		161,000 S.F.	Solid sod/hydromulch
RR	Color: Brown/Earth tone Size: 1.5" - 3" Dia.	River Rock		22,000 S.F.	Min. 4" depth., Install over filter fabric/weed barrier

LANDSCAPE INSTALLATION & MAINTENANCE

1. TREES AND LANDSCAPE MATERIALS THAT ARE PLANTED PURSUANT TO THIS ARTICLE 3 (FROM THE CITY'S APPROVED PLANT LIST, DIVISION 7 OF THIS ARTICLE 3) MUST BE INSTALLED IN ACCORDANCE WITH PROFESSIONAL INSTALLATION STANDARDS.
2. THE PROPERTY OWNER MUST SUFFICIENTLY MAINTAIN TREES AND LANDSCAPE MATERIALS SO THAT THEY REMAIN IN A HEALTH, LIVING, GROWING, AND THRIVING CONDITION.
3. PROPERTY OWNERS MAY BE REQUIRE TO REPLACE TREES AND LANDSCAPE MATERIALS THAT ARE NOT HEALTHY OR WHICH HAVE DIED.
4. IRRIGATION SYSTEMS.
   A. ALL IRRIGATION SYSTEMS MUST BE MAINTAINED AND KEPT FULLY OPERABLE.
   B. ANY LEAKS IN THE IRRIGATION SYSTEM, WHETHER ABOVE OR BELOW GROUND, MUST BE PROMPTLY REPAIRED.
   C. IRRIGATION SYSTEMS MUST HAVE FREEZE AND MOISTURE SENSORS.
   D. IRRIGATION SYSTEMS MUST BE CALIBRATED AND SET TO PROVIDE PERIODIC WATERING IN AN AMOUNT SUFFICIENT TO MAINTAIN ALL TREES AND LANDSCAPE MATERIALS.

NO LANDSCAPING SUCH AS TREES, SHRUBS, 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.

LANDSCAPE ARCHITECT

MEEKS DESIGN GROUP, INC.
BRANDON BOOHER
1755 NORTH COLLINS BLVD, STE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER

JAMP ENTERPRISES, LLC
14114 N. DALLAS PARKWAY
SUITE 265
DALLAS, TX 75254

1 OVERALL LANDSCAPE PLAN
SCALE: 1"=50'-0"

0 50 100
GRAPHIC SCALE IN FEET

ISSUES:
1 10-24-22 SITE PLAN SUBMITTAL

REVISIONS:
1 12-28-22 PER CITY COMMENTS
2 01-11-23 PER CITY COMMENTS
3 02-15-23 PER CITY COMMENTS
4 03-15-23 PER CITY COMMENTS

CLIENT:
JAMP Enterprises LLC
1414 N. Dallas Parkway
Suite 265
Dallas, TX 75254

THE PRESERVE AT SPRING CREEK
(PHASE II)
GARLAND, TEXAS
CASE NO: 221103-2

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

BRANDON H. BOOHER 2485 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
03-15-23

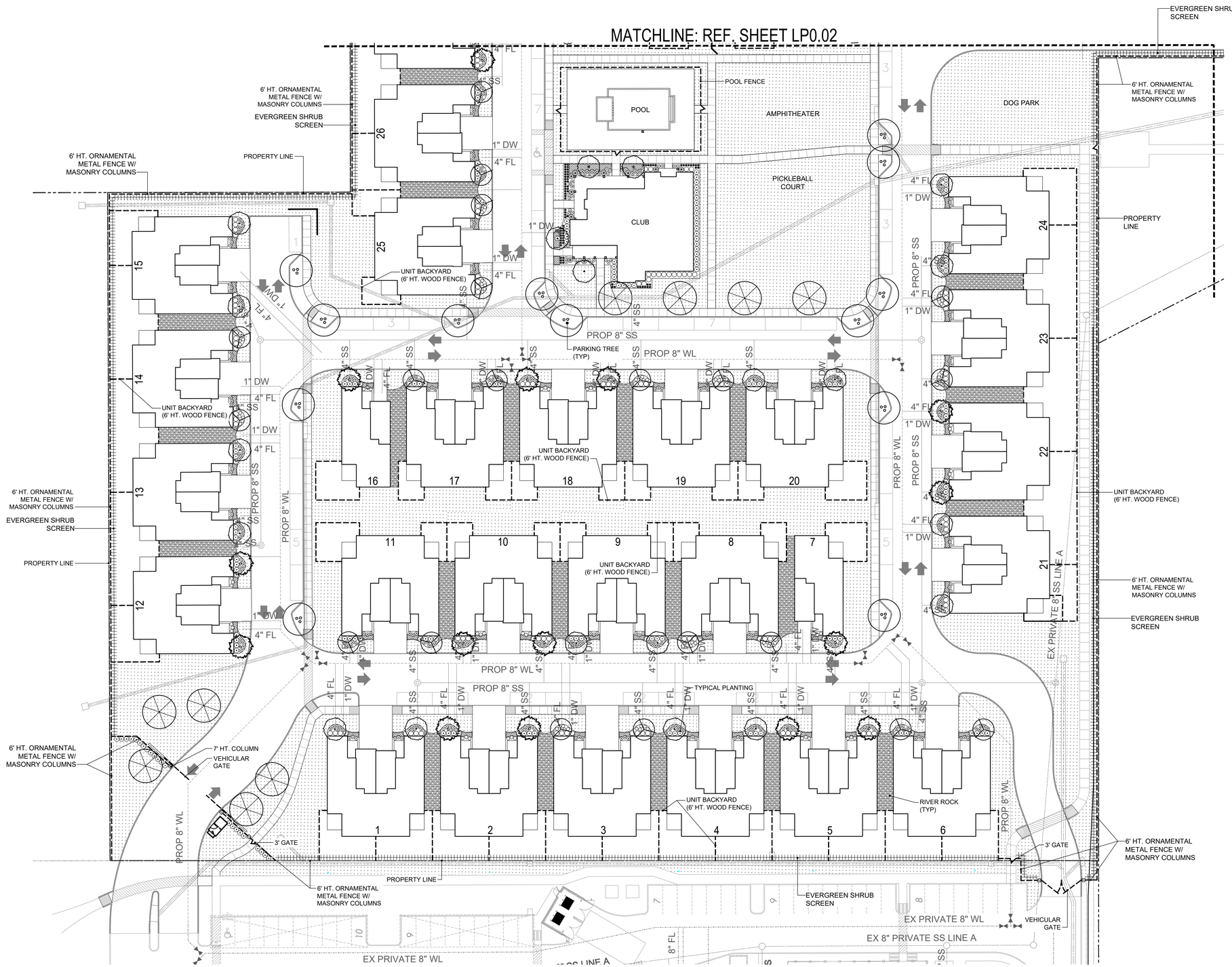
SITE PLAN SUBMITTAL

THE PRESERVE AT SPRING CREEK
GARLAND, TEXAS
JOB NUMBER: JAM-2101

OVERALL LANDSCAPE PLAN

LP0.00

EXHIBIT D



1 LANDSCAPE PLAN

SCALE: 1"=30'-0"

GRAPHIC SCALE IN FEET 0 30 60

ISSUES:

1	10-24-22	SITE PLAN SUBMITTAL

REVISIONS:

1	12-28-22	PER CITY COMMENTS
2	01-11-23	PER CITY COMMENTS
3	02-15-23	PER CITY COMMENTS
4	03-15-23	PER CITY COMMENTS

CLIENT:

JAMP Enterprises LLC
14114 N. Dallas Parkway
Suite 265
Dallas, TX 75254

THE PRESERVE AT SPRING CREEK
(PHASE II)
GARLAND, TEXAS
CASE NO: 221103-2

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

REGISTERED LANDSCAPE ARCHITECT
BRANDON H. BOOHER
2485
STATE OF TEXAS
03-15-23

LANDSCAPE ARCHITECT

MEEKS DESIGN GROUP, INC.
BRANDON BOOHER
1755 NORTH COLLINS BLVD, STE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER

JAMP ENTERPRISES, LLC
14114 N. DALLAS PARKWAY
SUITE 265
DALLAS, TX 75254

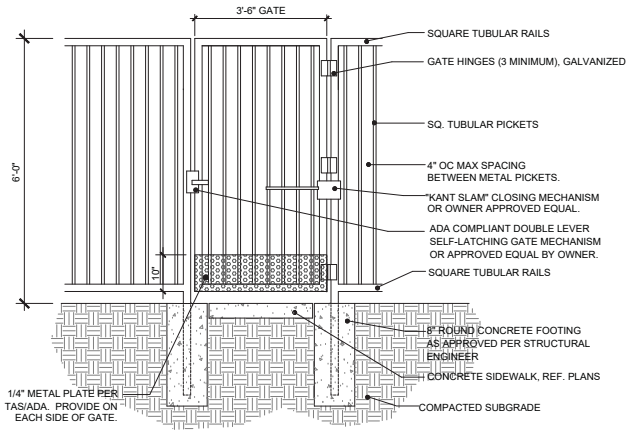
SITE PLAN SUBMITTAL

THE PRESERVE AT SPRING CREEK
GARLAND, TEXAS
JOB NUMBER: JAM-2101

LANDSCAPE PLAN

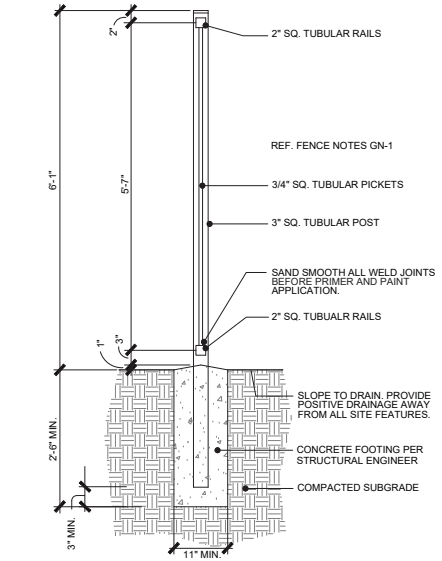
LP0.01

EXHIBIT D

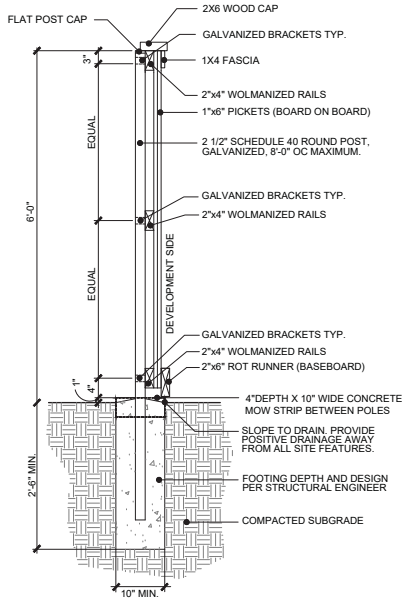


6 6' HT. METAL GATE DETAIL
SCALE: 3/4"=1'-0"

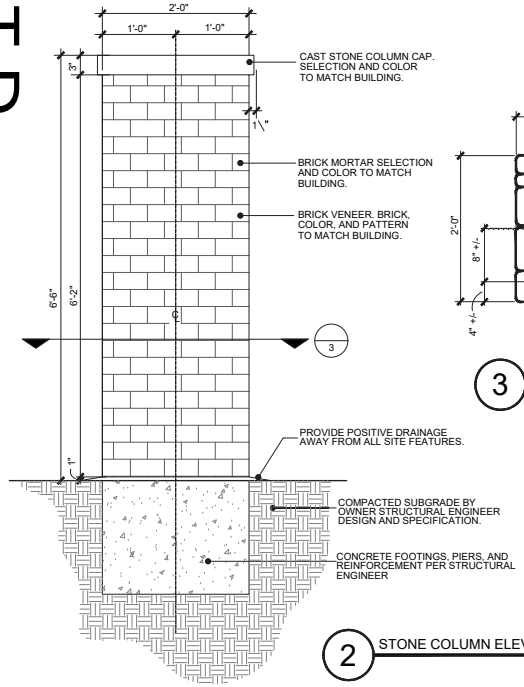
NOTE: GATE TO HAVE MAX. 5LB. PRESSURE OPENING REQUIREMENT & 3 SECOND RETURN TIME (FROM 70 OPENING ANGLE)



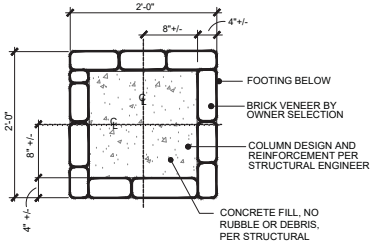
5 6'-0" HT. METAL PERIMETER FENCE SECTION
SCALE: 1"=1'-0"



4 6' HT. WOOD FENCE (UNIT BACKYARDS)
SCALE: 1"=1'-0"



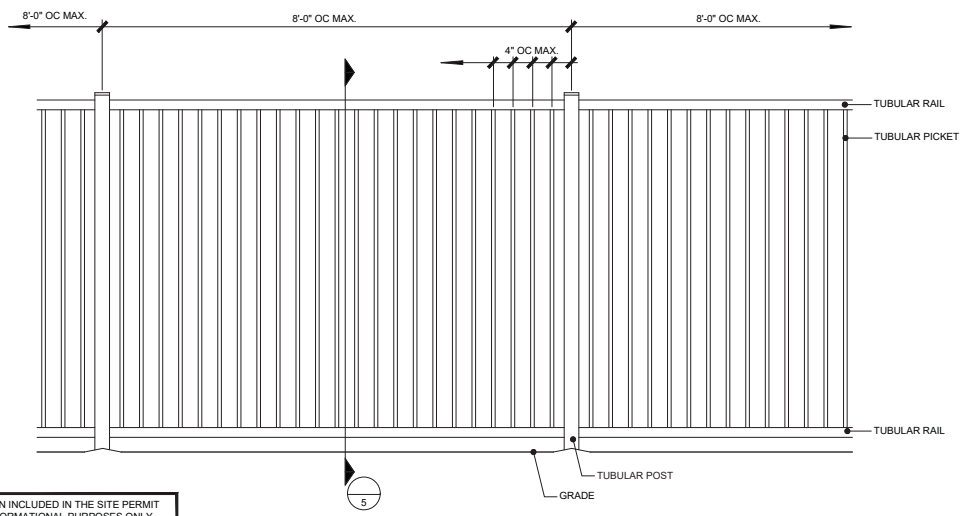
2 STONE COLUMN ELEVATION
SCALE: 1"=1'-0"



3 BRICK COLUMN SECTION
1"=1'-0"

STRUCTURAL ENGINEERING REQUIREMENTS AND DESIGN FOR ALL DETAILS, SHALL BE PROVIDED BY OWNER'S STRUCTURAL ENGINEER OR PROVIDED BY PARTICULAR TRADES' STRUCTURAL ENGINEER, WITH SEALED STRUCTURAL ENGINEERING DRAWINGS SUBMITTED FOR REVIEW.

THIS PLAN SHEET HAS BEEN INCLUDED IN THE SITE PERMIT CONSTRUCTION PLANS INFORMATIONAL PURPOSES ONLY. PRIOR TO CONSTRUCTION, A SEPARATE SUBMITTAL, REVIEW AND PERMIT MAY BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT. CONTACT THE BUILDING INSPECTION DEPARTMENT AT 972-205-2300 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



1 6'-0" HT. METAL PERIMETER FENCE ELEVATION
SCALE: 1"=1'-0"

ISSUES:
- 10-24-22 SITE PLAN SUBMITTAL

REVISIONS:
- 12-28-22 PER CITY COMMENTS
- 01-11-23 PER CITY COMMENTS
- 02-15-23 PER CITY COMMENTS
- 03-15-23 PER CITY COMMENTS

CLIENT:
JAMP Enterprises LLC
14114 N. Dallas Parkway
Suite 265
Dallas, TX 75254

THE PRESERVE AT SPRING CREEK
(PHASE II)
GARLAND, TEXAS
CASE NO: 221103-2

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

REGISTERED LANDSCAPE ARCHITECT — BRENT M. BEALL — 2485 — STATE OF TEXAS — 03-15-23

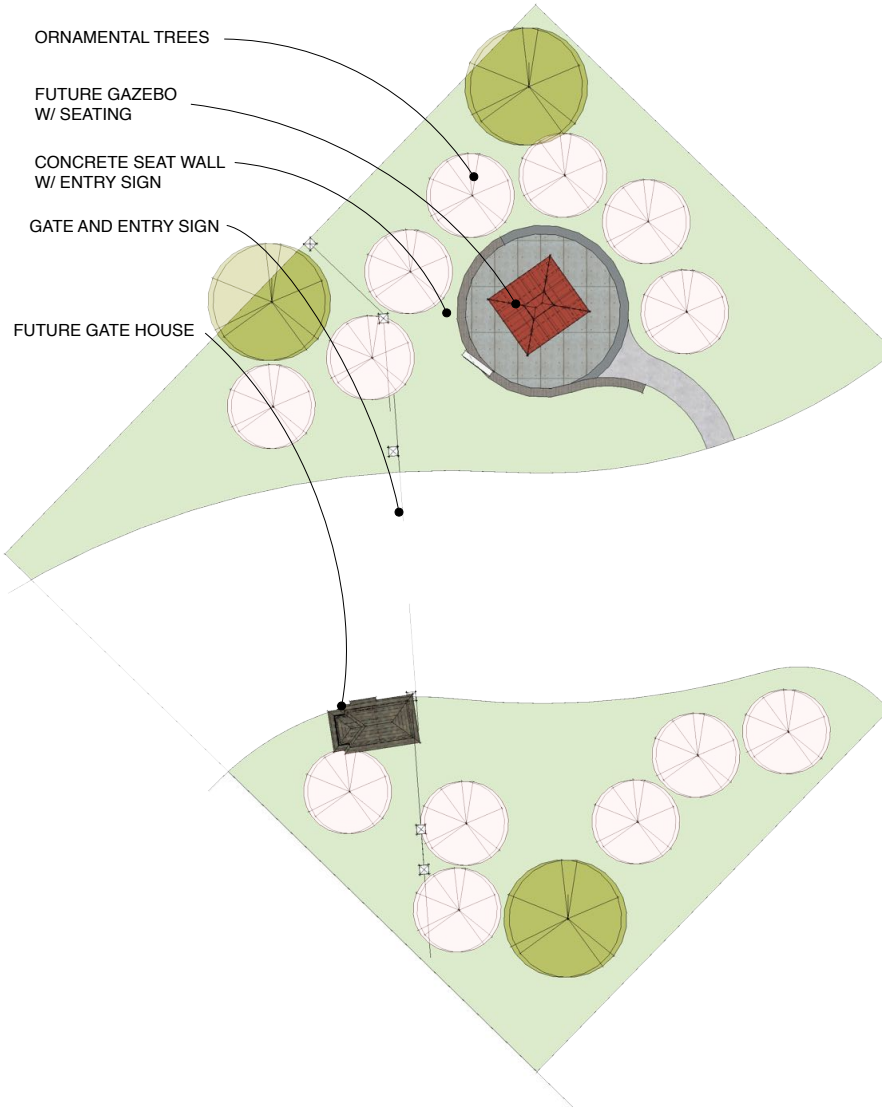
SITE PLAN SUBMITTAL

THE PRESERVE AT SPRING CREEK
GARLAND, TEXAS
JOB NUMBER: JAM-2101

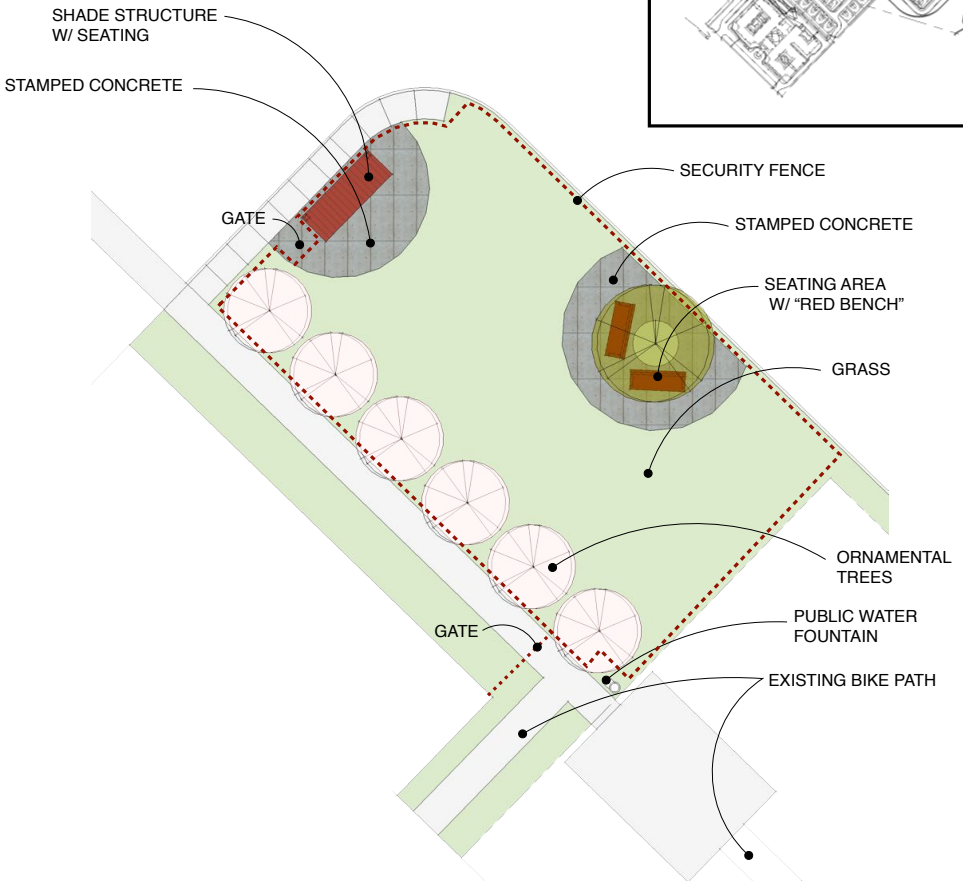
DETAILS

LP0.03

EXHIBIT D



ENTRY PARK & SIGNAGE



DOG PARK

PROGRESS SET

JAMP ENTERPRISES

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

CASE NUMBER: 221103-2

© 2004 - 2021 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC CONCEPT | SECONDARY AMENITY AREAS

NORTH SCALE: 1" = 10'-0" (0, 5, 10, 20)

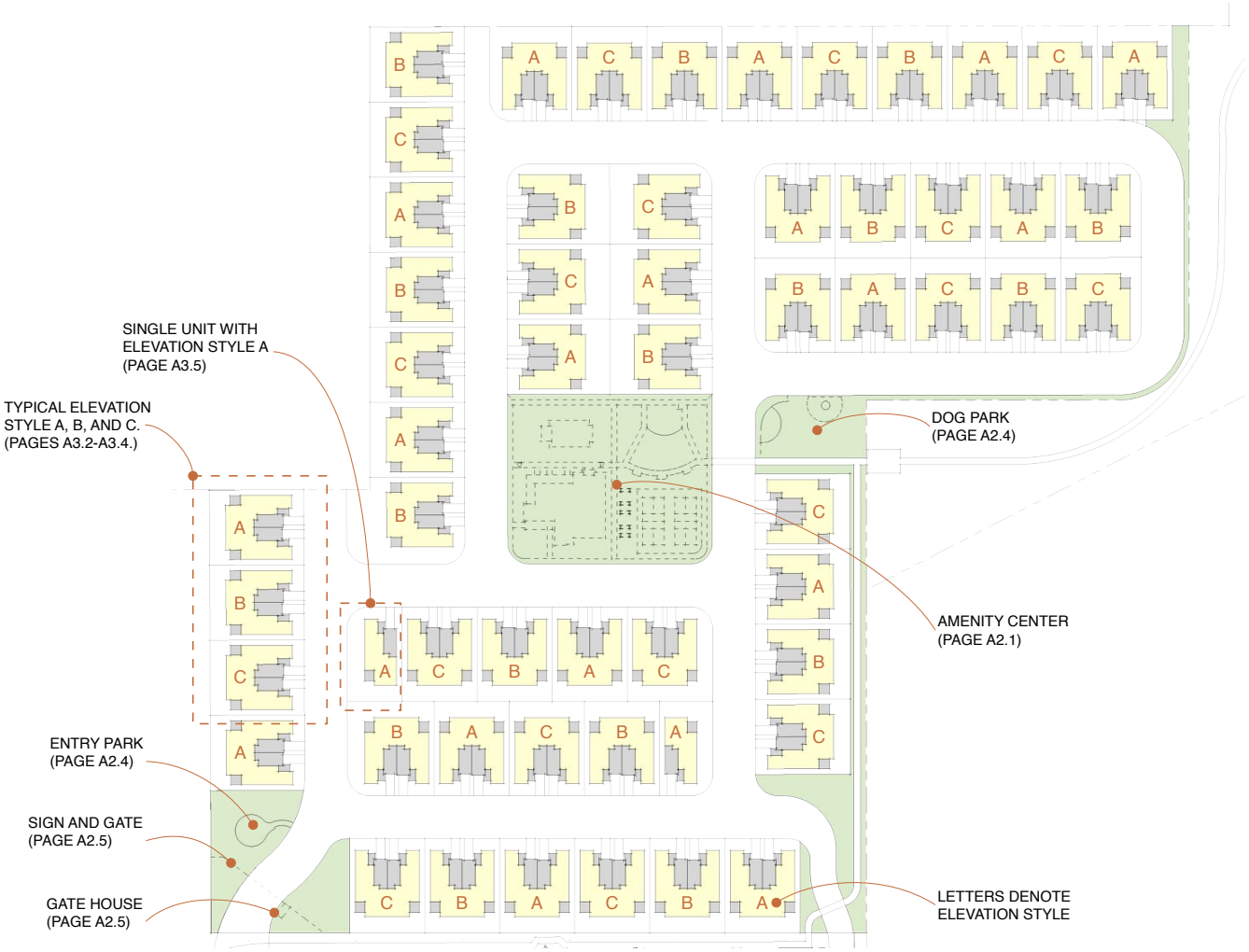
5905 GRANITE LAKE DRIVE | SUITE 140 | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 21048
DATE: 02.14.2023

A2.4

EXHIBIT D



PROGRESS SET

JAMP ENTERPRISES

THE PRESERVE AT SPRING CREEK COTTAGES

CITY OF GARLAND, TEXAS

CASE NUMBER: 221103-2

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SCHEMATIC SITE | PRE PLOT PLAN

NORTH

SCALE: 1" = 50'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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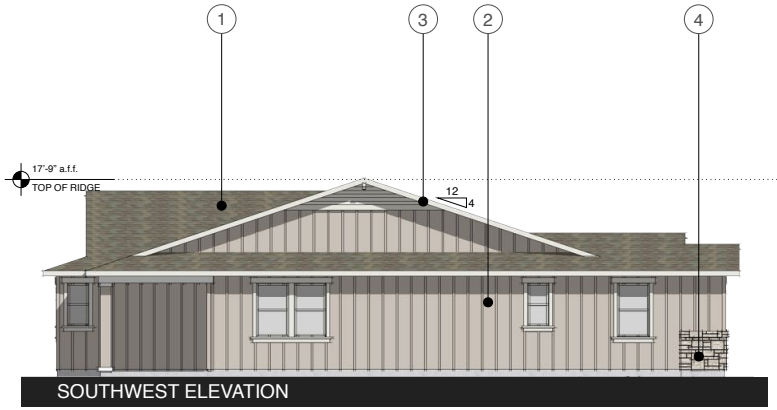
JD+A JOB NUMBER: 21048
DATE: 02.14.2023

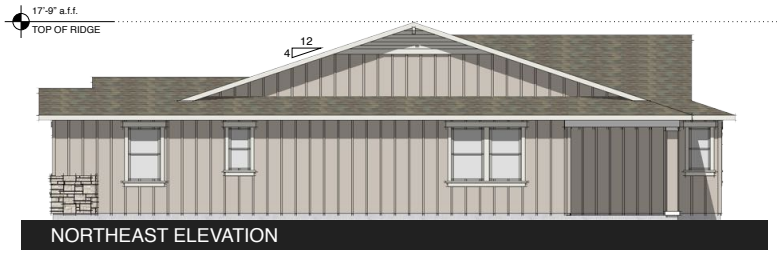
A1.4

EXHIBIT E



SOUTHWEST ELEVATION

SOUTHEAST ELEVATION I STYLE A



NORTHEAST ELEVATION

NORTHWEST ELEVATION

SOUTHEAST ELEVATION

MATERIAL	SQ.FT	PERCENTAGE
DOOR + WINDOW	206	38%
SIDING	341.38	62%
TOTAL	547.38	100%

SHEET NOTES

PLAN PER UNIT

SQUARE FOOTAGE	=	1,245 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

1. COMPOSITION ROOF
   CERTIANTEED (or equivalent)
   LANDMARK SOLARIS | WEATHERED WOOD
2. SIDING + TRIM
   JAMES HARDIE (or equivalent)
   VERTICAL SIDING | BOARD + BATTEN
   2" BATTEN, 16" O.C.
3. SIDING + TRIM
   JAMES HARDIE (or equivalent)
   HORIZONTAL SIDING | LAP | 4" EXPOSURE
4. STONE VENEER
   CORONADO STONE | FREEDOM BUILDING
   ALAMO SANDS
4. DECORATIVE CORBEL

ARCHITECTURAL DESIGN ELEMENTS

- A — MIN. 8:12 PITCH
- B — FRONT PORCH: 40 S.F. MIN.
- C — DIVIDED LIGHT WINDOWS
- D — SPLIT GARAGE DOORS FOR EACH BAY

PROGRESS SET

JAMP ENTERPRISES

THE PRESERVE AT SPRING CREEK COTTAGES

CITY OF GARLAND, TEXAS

CASE NUMBER: 221103-2

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SCHEMATIC ELEVATIONS | DUETS | STYLE A

SCALE: 3/16" = 1'

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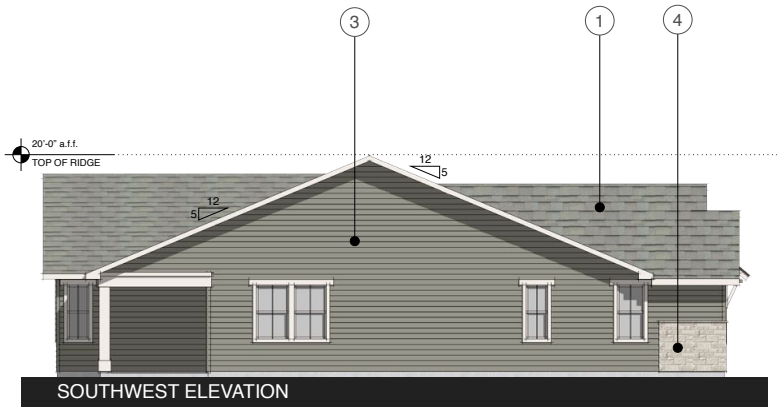
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

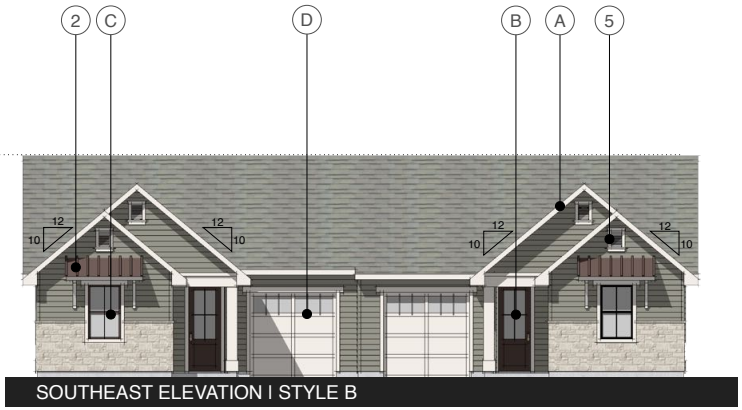
JD+A JOB NUMBER: 21048
DATE: 02.14.2023

A3.2

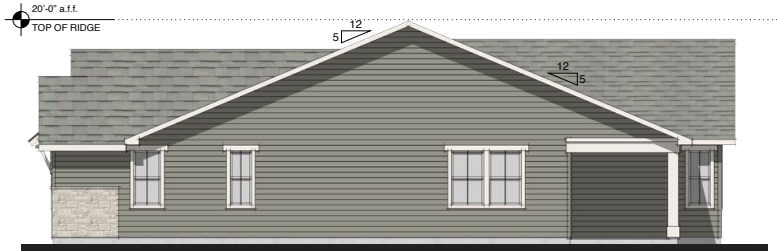
EXHIBIT E



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION I STYLE B



NORTHEAST ELEVATION

NORTHWEST ELEVATION

SOUTHEAST ELEVATION

MATERIAL	SQ.FT	PERCENTAGE
DOOR + WINDOW	206	33%
SIDING	427.1	67%
TOTAL	633.1	100%

SHEET NOTES

PLAN PER UNIT

SQUARE FOOTAGE	=	1,245 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

1. COMPOSITION ROOF
   CERTIANTEED (or equivalent)
   LANDMARK SOLARIS | AGED CEDAR
2. METAL ROOF
   STANDING SEAM
3. SIDING + TRIM
   JAMES HARDIE (or equivalent)
   HORIZONTAL SIDING | LAP | 6" EXPOSURE
4. STONE VENEER
   CORONADO STONE | FREEDOM BUILDING
   ALAMO SANDS
5. DECORATIVE LOUVER

ARCHITECTURAL DESIGN ELEMENTS

- A. MIN. 8:12 PITCH
- B. FRONT PORCH: 40 S.F. MIN.
- C. DIVIDED LIGHT WINDOWS
- D. SPLIT GARAGE DOORS FOR EACH BAY

PROGRESS SET

JAMP ENTERPRISES

THE PRESERVE AT SPRING CREEK COTTAGES

CITY OF GARLAND, TEXAS

CASE NUMBER: 221103-2

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SCHEMATIC ELEVATIONS | DUETS | STYLE B

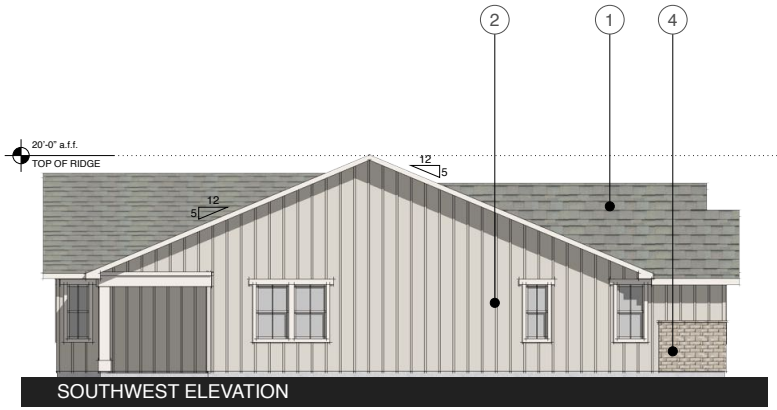
SCALE: 3/16" = 1'

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS
5905 GRANITE LAKE DRIVE | SUITE 140 | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

JD+A JOB NUMBER: 21048
DATE: 02.14.2023

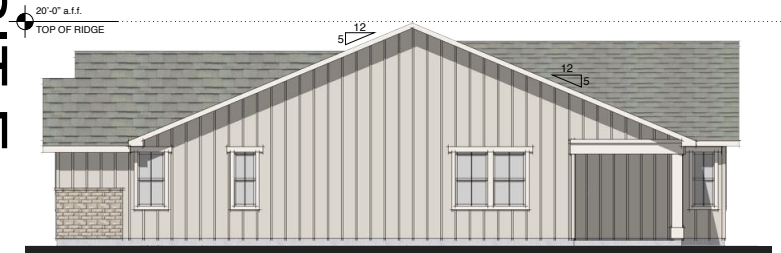
A3.3

EXHIBIT E

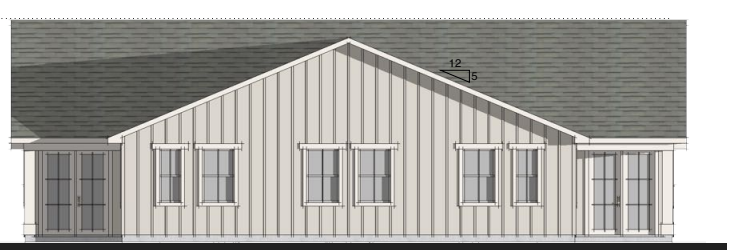


SOUTHWEST ELEVATION

SOUTHEAST ELEVATION I STYLE C



NORTHEAST ELEVATION



NORTHWEST ELEVATION

SOUTHEAST ELEVATION

MATERIAL	SQ.FT	PERCENTAGE
DOOR + WINDOW	206	33%
SIDING	427.1	67%
TOTAL	633.1	100%

SHEET NOTES

PLAN PER UNIT

SQUARE FOOTAGE	=	1,245 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

1. COMPOSITION ROOF
   CERTIANTEED (or equivalent)
   LANDMARK SOLARIS | AGED CEDAR
2. SIDING + TRIM
   JAMES HARDIE (or equivalent)
   VERTICAL SIDING
   BOARD + BATTEN | 2" BATTEN, 16" O.C.
3. GABLE DETAIL
   JAMES HARDIE (or equivalent)
   BOARD + BATTEN | 1.5" BATTEN, 4" O.C.
4. STONE VENEER
   CORONADO STONE | SAND MOLD BRICKS
   COTTONWOOD

ARCHITECTURAL DESIGN ELEMENTS

- A MIN. 8:12 PITCH
- B FRONT PORCH: 40 S.F. MIN.
- C DIVIDED LIGHT WINDOWS
- D SPLIT GARAGE DOORS FOR EACH BAY

PROGRESS SET

JAMP ENTERPRISES

THE PRESERVE AT SPRING CREEK COTTAGES

CITY OF GARLAND, TEXAS

CASE NUMBER: 221103-2

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SCHEMATIC ELEVATIONS | DUETS | STYLE C

SCALE: 3/16" = 1'

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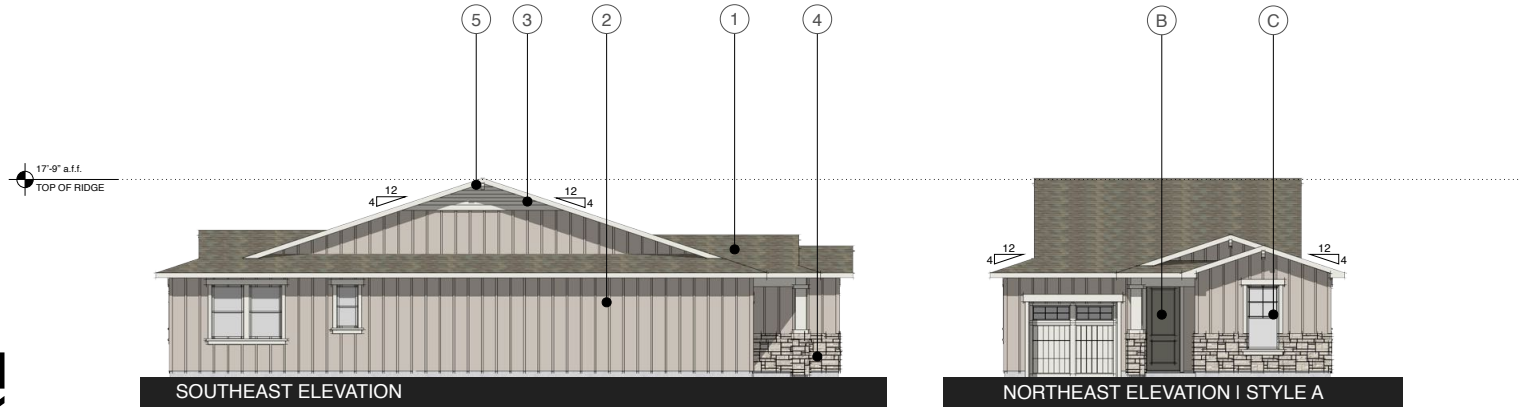
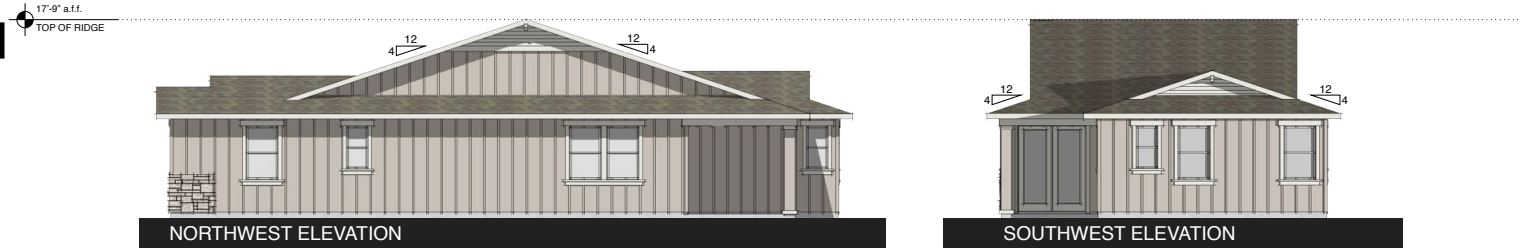
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 21048
DATE: 02.14.2023

A3.4

EXHIBIT E





NORTHEAST ELEVATION

MATERIAL	SQ.FT	PERCENTAGE
DOOR + WINDOW	103	38%
SIDING	170.69	62%
TOTAL	273.69	100%

SHEET NOTES

PLAN PER UNIT

SQUARE FOOTAGE	=	1,245 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

1. COMPOSITION ROOF
   CERTIANTEED (or equivalent)
   LANDMARK SOLARIS | WEATHERED WOOD
2. SIDING + TRIM
   JAMES HARDIE (or equivalent)
   VERTICAL SIDING | BOARD + BATTEN
   2" BATTEN, 16" O.C.
3. SIDING + TRIM
   JAMES HARDIE (or equivalent)
   HORIZONTAL SIDING | LAP | 4" EXPOSURE
4. STONE VENEER
   CORONADO STONE | FREEDOM BUILDING
   ALAMO SANDS
5. DECORATIVE CORBEL

ARCHITECTURAL DESIGN ELEMENTS

- A MIN. 8:12 PITCH
- B FRONT PORCH: 40 S.F. MIN.
- C DIVIDED LIGHT WINDOWS
- D SPLIT GARAGE DOORS FOR EACH BAY

PROGRESS SET

JAMP ENTERPRISES

THE PRESERVE AT SPRING CREEK COTTAGES

CITY OF GARLAND, TEXAS

CASE NUMBER: 221103-2

SCHEMATIC ELEVATIONS | SINGLE UNIT | STYLE A

SCALE: 3/16" = 1'

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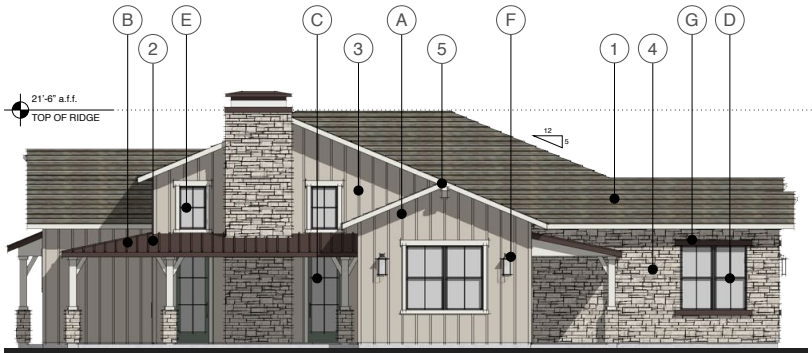
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 21048
DATE: 02.14.2023

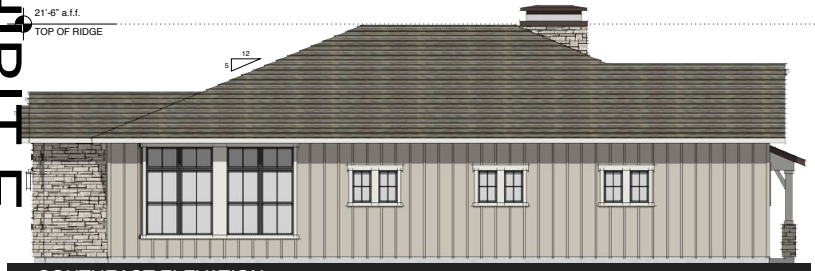
A3.5

EXHIBIT E



NORTHWEST ELEVATION I STREET FACING

SOUTHWEST ELEVATION I STREET FACING (MAIN ENTRY)



SOUTHEAST ELEVATION

NORTHEAST ELEVATION

NORTHWEST ELEVATION

MATERIAL	SQ.FT	PERCENTAGE
BORAD + BATTEN	467.21	48%
STONE VENEER	350.78	36%
DOOR + WINDOW	154	16%
TOTAL	971.98	100%

SOUTHEAST ELEVATION

MATERIAL	SQ.FT	PERCENTAGE
BORAD + BATTEN	562.89	72%
STONE VENEER	88.44	11%
DOOR + WINDOW	132.22	17%
TOTAL	783.55	100%

SOUTHWEST ELEVATION

MATERIAL	SQ.FT	PERCENTAGE
BORAD + BATTEN	427.08	46%
STONE VENEER	215.29	23%
DOOR + WINDOW	292.08	31%
TOTAL	934.45	100%

NORTHEAST ELEVATION

MATERIAL	SQ.FT	PERCENTAGE
BORAD + BATTEN	776.96	67%
STONE VENEER	41.82	4%
DOOR + WINDOW	334	29%
TOTAL	1152.78	100%

ROOF
CERTAINTEED
LANDMARK SOLARIS
WEATHERED WOOD

STONE VENEER
CORONADO STONE
FREEDOM BUILDING
ALAMO SANDS

FASCIA + TRIM 1
SHERWIN WILLIAMS
7001 MARSHMELLOW

BOARD + BATTEN
SHERWIN WILLIAMS
7044 AMAZING GRAY

METAL ROOF + TRIM 2
SHERWIN WILLIAMS
6006 BLACK BEAN

ENTRY DOORS
SHERWIN WILLIAMS
6194 BASIL

SHEET NOTES

MATERIALS

1. COMPOSITION ROOF
   CERTIANTEED (or equivalent)
   LANDMARK SOLARIS | WEATHERED WOOD
2. METAL ROOF
   CERTIANTEED (or equivalent)
   LANDMARK SOLARIS | WEATHERED WOOD
3. SIDING + TRIM
   JAMES HARDIE (or equivalent)
   VERTICAL SIDING | BOARD + BATTEN
   2" BATTEN, 16" O.C.
4. STONE VENEER
   CORONADO STONE | FREEDOM BUILDING
   ALAMO SANDS
5. DECORATIVE CORBEL

ARCHITECTURAL DESIGN ELEMENTS

- A VARIED ROOF HEIGHTS
- B AWNING/CANOPY
- C ALCOVES
- D DIVIDED LIGHT WINDOWS
- E TRANSOMS
- F DISTINCTIVE LIGHTING
- G ORNAMENTAL WINDOW HEADERS AND LINTELS

PROGRESS SET

JAMP ENTERPRISES

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

CASE NUMBER: 221103-2

© 2004 - 2021 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | CLUBHOUSE

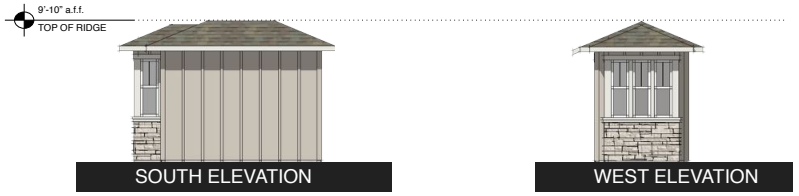
SCALE: 3/16" = 1'

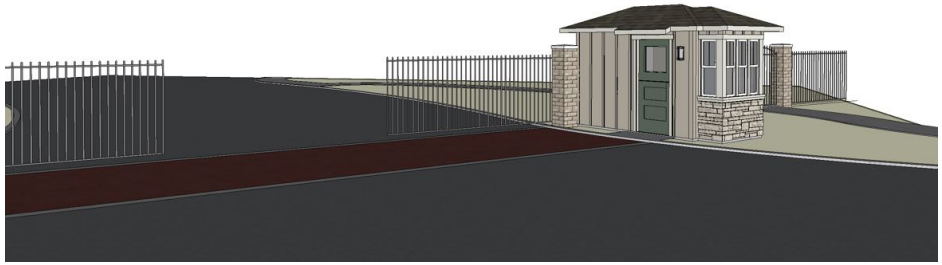
JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS
5905 GRANITE LAKE DRIVE | SUITE 140 | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

JD+A JOB NUMBER: 21048
DATE: 02.14.2023

A2.3

EXHIBIT E





PROGRESS SET

JAMP ENTERPRISES

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

CASE NUMBER: 221103-2

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SCHEMATIC FUTURE GATEHOUSE | COTTAGES ENTRY

0 5 10 20

SCALE: 1" = 10'-0"

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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 21048
DATE: 02.14.2023

A2.5

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3. b.**

Meeting Date: 05/16/2023

Item Title: Z 23-03 Wier & Associates, Inc. (District 3)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 23-03 Wier & Associates, Inc.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 23-03 Ordinance
Z 23-03 Exhibit A
Z 23-03 Exhibit B
Z 23-03 Exhibits C-E

ZONING FILE NO. Z 23-03

ORDINANCE NO._____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A FINANCIAL INSTITUTION, DRIVE-THROUGH SERVICE USE ON A 0.685-ACRE TRACT OF LAND LOCATED AT 3150 BROADWAY BOULEVARD ZONED COMMUNITY RETAIL (CR) DISTRICT; 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 10th day of April, 2023, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for a Financial Institution, Drive-Through Service Use on a property zoned Community Retail (CR) District, by **Wier & Associates, Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Financial Institution, Drive-Through Service Use on a property zoned Community Retail (CR) District and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 23-03

PASSED AND APPROVED this_____ day of _____, 2023.

THE CITY OF GARLAND, TEXAS

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-03

Being a tract of land located in the John Little survey, abstract no. 761, Dallas county, Texas, being a portion of lot 1, block 1, Centerville Plaza Shopping Center, an addition to the City of Garland, Dallas county, Texas, according to the plat recorded in volume 72201, page 706, deed records, Dallas County, Texas (d.r.d.c.t.), and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Southwest line of said lot 1 and the Northeast right-of-way line of Broadway boulevard (a called 100' right-of-way), from which the South corner of said lot 1 bears s 44°59'28" e, 86.50 feet, and also from which a 5/8" iron rod found bears s 45°03'44" e, 137.61 feet, said iron rod being the West corner of lot 1, Southern bank, an addition to the City of Garland, Dallas County, Texas, according to the plat recorded in volume 71052, page 2206, d.r.d.c.t., and the intersection of the Northeast right-of-way line of said Broadway boulevard with the Southeast right-of-way line of William A. Taylor avenue (a called 50' right-of-way);

THENCE N 44°59'28" W, along the Southwest line of said lot 1 and the Northeast right-of-way line of said Broadway boulevard, 131.00 feet to a point;

THENCE N 44°48'32" E, departing the Southwest line of said lot 1 and the Northeast right-of-way line of said Broadway boulevard, 227.70 feet to a point, from which a 1/2" iron rod found with a cap stamped "rpls 3688" bears n 83°08'25" E, 358.09 feet, said iron rod being the east corner of said lot 1, block 1, Centerville plaza shopping center, and the intersection of the northwest right-of-way line of said William A. Taylor avenue with the Southwest right-of-way line of Southern drive (a called 50' right-of-way);

THENCE S 44°59'28" E, 131.00 feet to a point, from which a 5/8" iron rod found bears n 72°37'27" e, 301.91 feet, said iron rod being the North corner of said lot 1, Southern

bank, and the intersection of the Southeast right-of-way line of said William A. Taylor avenue with the Southwest right-of-way line of said Southern drive;

THENCE S 44°48'32" W, 227.70 feet to the place of beginning and containing 0.685 acres (29,829 square feet) of land, more or less.

EXHIBIT A

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-03

3150 Broadway Boulevard

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Financial Institution, Drive-Through Service Use.

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

III. General Regulations: All regulations of the 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:

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

V. Abandonment: In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

VI. Specific Regulations:

A. Time Period: The Specific Use Provision shall have no expiration date.

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

Exhibit C

PRINTED: 3/28/2023 STB FILE: WIER-PAVING.STB LAST SAVED: 3/8/2023 11:59 AM SAVED BY: CHRISTIET FILE: CITY-SITE-PLAN-22080.DWG

MATCH LINE "A" SEE THIS SHEET

COUNTY OF DALLAS
VOL. 3690, PG. 492
D.R.D.C.T.

LOT 1, BLOCK 1
MRS. SAM SHIPLEY
VOL. 73001, PG. 79
D.R.D.C.T.

MARY LOU SHIPLEY
VOL. 92210, PG. 2712
D.R.D.C.T.

PROP. 15' PUBLIC SEWER EASEMENT

EX. SITE TO REMAIN UNDISTURBED

235'± TO E. CENTERVILLE ROAD

BROADWAY BLVD
(CALLED 100' RIGHT-OF-WAY)

CONC. RETAINING WALL

EX. DRIVEWAY TO REMAIN

EX. FIRE LANE

PROP. 6' RAISED ISLANDS W/ BANK EQUIPMENT & BOLLARDS. NO CURB.

PROP. SANITARY SEWER MANHOLE

N44°48'32"E 227.70'

PROP. LIGHT POLE

PROP. TRENCH DRAIN

PROP. GRATE INLET

PROP. WHEEL STOP

PROP. SANITARY SEWER CLEANOUT

10' PEDESTRIAN & UTILITY EASEMENT

6' LS BUFFER

DO NOT ENTER

BYPASS LANE

PROP. DOUBLE SANITARY SEWER CLEANOUT

PROP. MECHANICAL YARD

PROP. FLAG POLES

PROP. FIRE LANE

EX. FIRE LANE

EX. STORM DRAIN MANHOLE

EX. CURB INLET

EX. FIBER OPTIC VAULT

PROP. 1" IRR. METER & BACKFLOW DEVICE

PROP. 2" DOM. METER & BACKFLOW DEVICE

EX. POWER POLE

EX. TELEPHONE PEDESTAL

COUNTY OF DALLAS
VOL. 3642, PG. 479
D.R.D.C.T.

N44°59'28"W 131.00'

S44°48'32"W 227.70'

N44°59'28"W 131.00'

50' CENTERLINE ROW

100' ROW

78'± TO WILLIAM A. TAYLOR AVE.

EX. SITE TO REMAIN UNDISTURBED

WILLIAM A. TAYLOR AVE
(CALLED 50' RIGHT-OF-WAY)
VOL. 71052, PG. 2206
D.R.D.C.T.

50' ROW

EX. FIRE HYDRANT

E CENTERVILLE RD
(VARIABLE WIDTH RIGHT-OF-WAY)

EX. WATER MANHOLE

10' SANITARY SEWER EASEMENT
VOL. 73001, PG. 79
D.R.D.C.T.

EX. 8" SEWER LINE

EX. SEWER MANHOLE

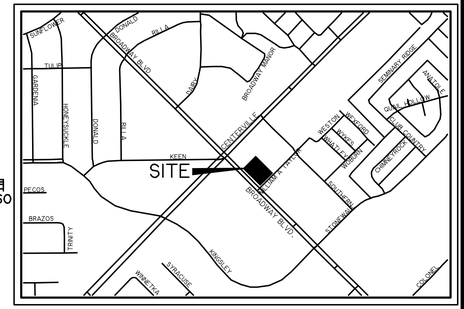
PROP. 15' PUBLIC SEWER EASEMENT

MATCH LINE "A" SEE THIS SHEET

SCALE: 1" = 20
0 20 40 60

* LEGEND *

ASPH.	ASPHALT
BOL	BOLLARD
CONC.	CONCRETE
FDC'S	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GUY W/	GUY WIRE
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SN "D"	SIGN
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
WM	WATER METER
WMH	WATER MANHOLE
OE	OVERHEAD ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS



VICINITY MAP
NOT TO SCALE

LEGEND

W	PROPOSED WATER LINE
SS	PROPOSED SEWER LINE
SD	PROPOSED STORM DRAIN
	PROPOSED HANDICAP PARKING STALL
W	EXISTING WATER LINE
SS	EXISTING SEWER LINE
	EXISTING STORM DRAIN
BFR	BARRIER FREE RAMP
L/D	LOADING DELIVERY SPACE
	PROP. SIDEWALK
	8'x22' STACKING SPACE

SITE DATA TABLE	
SITE ADDRESS	3150 BROADWAY BLVD. GARLAND, TX 75043
ZONING	COMMUNITY RETAIL
TOTAL SITE AREA	29,829 S.F. (0.685 ACRES)
TOTAL FLOOR AREA RATIO	0.12:1
TOTAL IMPERVIOUS COVER	26,212 S.F. (87%)
TOTAL BUILDING COVERAGE	3,710 S.F. BLDG + 659 S.F. CANOPY = 14.6%
PARKING CALCULATION	S.F./300 (13 TOTAL SPACES REQUIRED)
PARKING PROVIDED	15
LOADING CALCULATION	1 SPACE REQUIRED
LOADING PROVIDED	1 LOADING SPACE PROVIDED
OPEN SPACE REQUIRED	2,982.90 S.F.
OPEN SPACE PROVIDED	4,067.00 S.F.
BUILDING HEIGHT PERMITTED	35 FT
BUILDING HEIGHT PROPOSED	30.3 FT
NUMBER OF STORIES PERMITTED	1
NUMBER OF STORIES PROPOSED	1
GROSS SQUARE FOOTAGE	3,710 S.F.
PROPOSED USE	BANK/FINANCIAL INSTITUTION WITH DRIVE-THROUGH
GROSS SQUARE FOOTAGE PER USE	3,710 S.F.
GROSS SQUARE FOOTAGE PER FLOOR	3,710 S.F.

NOTES:
1. ALL DIMENSIONS ARE B/C TO B/C UNLESS OTHER NOTED.
2. DEVELOPER ACKNOWLEDGES RESPONSIBILITY TO OBTAIN OFF-SITE SEWER TO SERVE PROPERTY.
3. PROPOSED LOT IS NOT ADJACENT TO A RESIDENTIAL DISTRICT.

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: PRIYA ACHARYA, P.E.
EMAIL: PRIYAA@WierAssociates.com
PH: (817) 467-7700
FAX: (817) 467-7713

OWNER
GRAM CENTERVILLE PLAZA LLC
8150 N. CENTRAL EXPWY, SUITE 1435
DALLAS, TX 75206

DEVELOPER
FROST BANK
3838 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROSS WOOD
EMAIL: ROSS.WOOD@FROSTBANK.COM
PH: (210) 220-5842

*** BENCHMARKS ***

BM A - AN 'X' CUT ON TOP OF CURB AT THE EAST CORNER OF THE PARKING LOT OF 3102 BROADWAY BLVD, +/-60 FT NORTHEAST OF THE NORTHEAST BACK OF CURB OF BROADWAY BLVD AND +/-195 FT SOUTHEAST OF THE SOUTHEAST BACK OF CURB OF CENTERVILLE RD.
ELEVATION = 539.60 FT.

BM B - AN 'X' CUT ON THE SOUTHEAST CURB OF WILLIAM A. TAYLOR AVE, +/- 285 FT NORTHEAST OF THE NORTHEAST BACK OF CURB OF BROADWAY BLVD.
ELEVATION = 538.52 FT.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

NO.	DATE	DESCRIPTION	BY

FROST BANK
CENTERVILLE PLAZA
SHOPPING CENTER
3150 BROADWAY BLVD
GARLAND, TEXAS

FROST BANK SOUTH GARLAND
SITE PLAN
CASE # 221129-2

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Priya Acharya, PE
Texas Registration No. 110146 On Date Shown Below.

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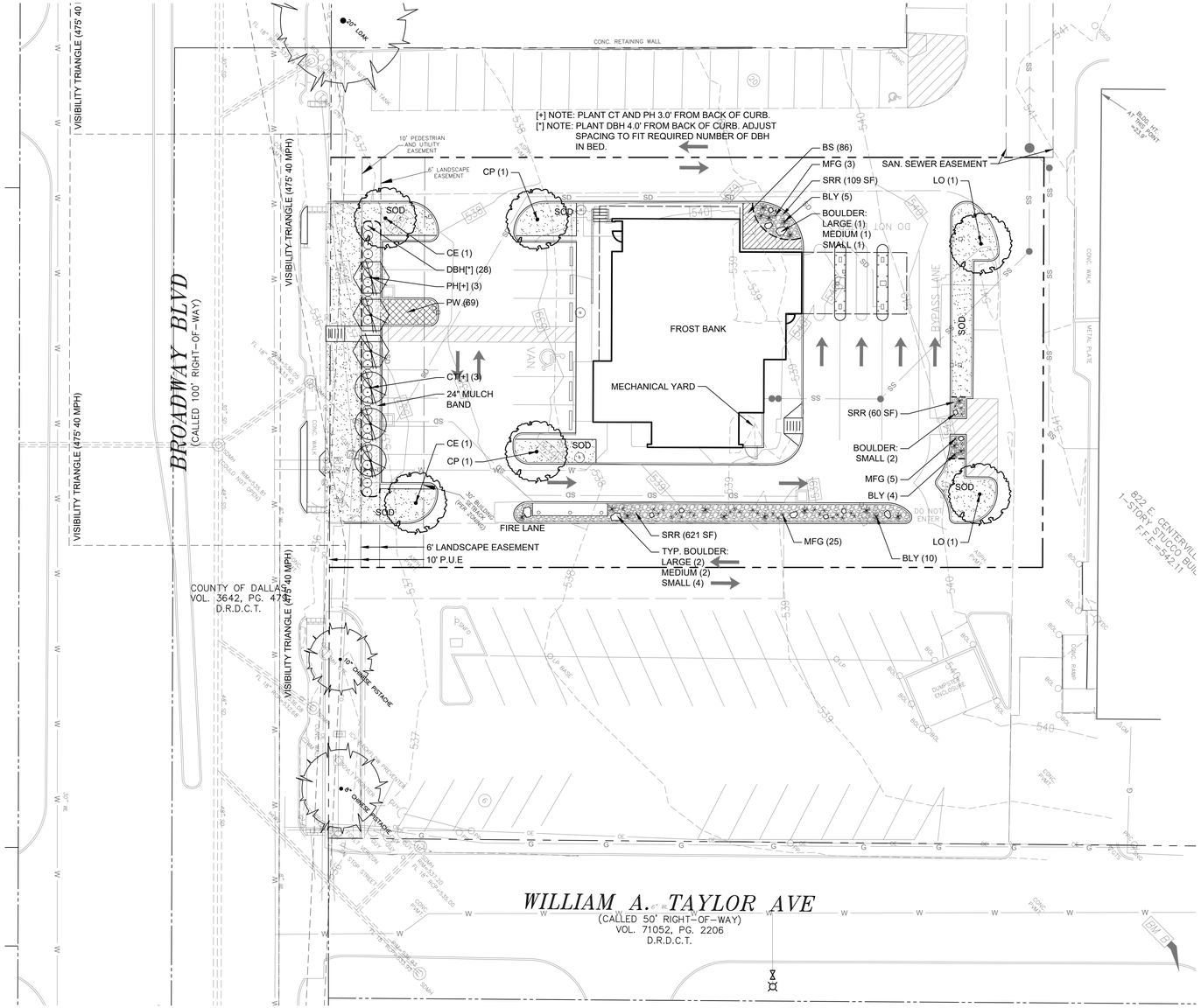
LAST SHEET EDIT
DATE 3/8/2023
WA# 22080

SHEET NO.
C201

Exhibit D



1 LANDSCAPE PLANTING PLAN
1" = 20'-0"

SCALE: 1" = 20'-0"

PLAN NORTH

TRUE NORTH

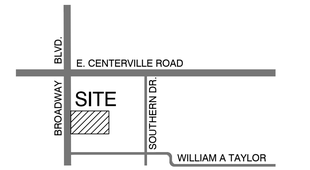
LANDSCAPE PLANTING NOTES

1. FINAL GRADING SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING OR PLANTING LAYOUT.
2. TREES ARE TO BE CENTERED IN EACH TREE PLANTER. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST TREES TO EXACT LOCATION IN FIELD.
3. UNLESS DIMENSIONED ON THE PLAN, ALL PROPOSED TREE LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN THE FIELD USING COLORED FLAGS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
4. SHRUB/PLANT BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO BED PREPARATION. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS ALL SHRUBS AS NOTED IN THE DRAWINGS TO PROVIDE FULL COVERAGE IN BEDS. ALIGNMENT SHALL BE ORIENTED FOR STAGGERED PLACEMENT TO PRIMARY VIEWING DIRECTION.
5. FINISH GRADE OF SHRUB BEDS SHALL BE THREE AND ONE HALF (3 ½ ") INCHES BELOW ADJACENT PAVEMENT OR CURB WHERE TOPDRESSING IS TO BE APPLIED.
6. UNLESS OTHERWISE INDICATED, ALL SHRUB BEDS SHALL BE TOPDRESSED WITH A WEED BARRIER LAYER (1 ITEM) CONSISTING OF 8 LAYERS OF RECYCLED NEWSPRINT PAPER COVERED WITH THREE (3") INCH COMPACTED MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLES OF MULCH TO THE OWNER'S REPRESENTATIVE ALONG WITH SPECIFIC TEST DATA PER THE REQUIREMENTS OF THE SPECIFICATIONS.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
8. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY, CHARACTER, AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
9. CONTRACTOR SHALL MEET OR EXCEED ALL MINIMUM SIZES LISTED IN PLANT SCHEDULE INCLUDING CONTAINER SIZE.
10. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL PLANTER LEAVE-OUTS.
12. EXCESS SOIL FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OFF-SITE BY CONTRACTOR.
13. FINISH GRADES OF TOP OF TREE'S UNCOVERED ROOT FLARE SHALL BE TWO (2") ABOVE THE FINISHED GRADE OF THE PLANTING BED OR TURF AREA. MULCH SHALL BE APPLIED PER THE PLANTING DETAILS.
14. CONTRACTOR SHALL PATCH ALL AREAS OF DISTURBED LAWN WITH SOLID SOD COMMON BERMUDA GRASS - REF. PLANS. NEW SOD SHALL BE FLUSH TO EXISTING TURF.
15. REPLACE DEAD PLANTS WITHIN SEVEN (7) DAYS AFTER DETERMINATION OF CONDITION.

PLANT AND MATERIAL LEGEND

TREES	CODE	COMMON NAME / BOTANICAL NAME
ORNAMENTAL TREES:		
	PH	POSSUMHAW / ILEX DECIDUA 'WARREN'S RED'
	CT	CHASTE TREE / VITEX AGNUS-CASTUS
CANOPY TREES:		
	CE	CEDAR ELM / ULMUS CRASSIFOLIA
	CP	CHINESE PISTACHE / PISTACIA CHINENSIS (MALE ONLY)
	LO	LIVE OAK / QUERCUS VIRGINIANA
SHRUBS/GROUNDCOVER		
	BLY	'BRAKE LIGHTS' RED YUCCA / HESPERALOE PARVIFLORA 'BRAKE LIGHTS' (5 GALLON)
	MFG	MEXICAN FEATHER GRASS / NASELLA TENNUISIMA (1 GALLON)
	BS	BERKELEY SEDGE / CAREX DIVULSA (1 GALLON)
	PW	PURPLELEAF WINTERCREEPER / EUONYMUS FORTUNEI (1 GALLON)
	DBH	DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD' (MIN. 24" HIGH, MIN. 7 GALLON, PLANTED 3' ON CENTER)
GRASSES / TURF	CODE	COMMON NAME / BOTANICAL NAME
	SOD	BERMUDA GRASS / CYNODON DACTYLON 'TIFFWAY 419'
MATERIALS	ITEM	
	SRR	SMALL RIVER ROCK
		LANDSCAPE EDGING
		MULCH - TOPDRESSING
		MOSS BOULDERS SMALL = 12"W x 18"L x 15"T (APPROX.) MEDIUM = 18"W x 24"L x 18"T (APPROX.) LARGE = 24"W x 30"L x 18"T (APPROX.)

VICINITY MAP (NO SCALE)



IRRIGATION:

USE EFFICIENT IRRIGATION FOR ALL PLANTING AREAS:
- TURF AREAS WITH MP ROTATORS WHERE APPLICABLE
- NEW TREES WITH POP-UP STREAM EMITTERS
- PLANTING BEDS TO MEET TCEQ, CITY OF GARLAND CODE - DRIP OR POP-UP STREAM EMITTERS

PLANT AND MATERIALS SCHEDULE:
REFER TO THIS SHEET

CITY ORDINANCE REQUIREMENTS SUMMARY:
REFER TO SHEET L3-2

PLANTING DETAILS:
REFER TO SHEETS L3-2 AND L3-3

SPECIFICATIONS:
32 84 00 - LANDSCAPE IRRIGATION
32 92 00 - TURF AND GRASSES
32 93 00 - LANDSCAPING
33 41 14 - LANDSCAPE DRAINAGE WITH BRIDGING STONE

LANDSCAPE SUBDRAINS:

SUBDRAINS IN PLANT BEDS AND AGGREGATE BEDS: SLOTTED ADS N-12 PIPE IN BEDS AT 0.5% SLOPE WITH SOLID PVC CONNECTION TO STORM DRAIN LINES SHOWN BE CIVIL. PROVIDE CLEANOUTS 20'-25' ON CENTER AS SHOWN. REF. DETAILS & SPEC. SECT. 33 41 14 FOR MATERIALS.

PLANT AND MATERIALS SCHEDULE

QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
MEDIUM AND LARGE TREES				
2	CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CAL MIN	10' - 12' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; MALE ONLY; PLANTED AS SHOWN
2	CP	CHINESE PISTACHE (MALE ONLY) / PISTACIA CHINENSIS	3" CAL MIN	10' - 12' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; MALE ONLY; PLANTED AS SHOWN
2	LO	LIVE OAK / QUERCUS VIRGINIANA	3" CAL MIN	10' - 12' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; PLANTED AS SHOWN
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
SMALL TREES				
3	CT	CHASTE TREE / VITEX AGNUS-CASTUS	2" CAL MIN	6' - 8' HEIGHT; MULTI-TRUNK, FULL, MATCHED CANOPIES, 3-5 CANES; PLANTED AS SHOWN
3	PH	POSSUMHAW / ILEX DECIDUA	2" CAL MIN	6' - 8' HEIGHT; MULTI-TRUNK, FULL, MATCHED CANOPIES, 3-5 CANES; PLANTED AS SHOWN
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
SHRUBS, PERENNIALS, ORNAMENTAL GRASSES				
86	BS	BERKELEY SEDGE / CAREX DIVULSA	1 GAL	15" OC, 0.70 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
33	MFG	MEXICAN FEATHER GRASS / NASELLA TENUISSIMA	1 GAL	18" OC, 0.49 PLANTS/SF, TRIANGULAR SPACING; OR PLANTED AS SHOWN; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
69	PW	PURPLELEAF WINTERCREEPER / EUONYMUS FORTUNEI	1 GAL	18" OC, 0.49 PLANTS/SF, TRIANGULAR SPACING; MIN. 3 SHOOTS, FULL TO BASE, HEAVILY ROOTED
28	DBH	DWARF BURFORD HOLLY / ILEX CORNUTA BURFORDI 'NANA'	7 GAL MIN. 24" MIN. HT.	36" OC, SINGLE ROW, 24" MIN HEIGHT AT PLANTING, FULL TO BASE, HEAVILY ROOTED
19	BLY	BRAKE LIGHTS RED YUCCA / HERSPERALOE PARVIFLORA 'BRAKE LIGHTS'	5 GAL	PLANTED AS SHOWN; 12" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
TURF GRASS				
FIELD VERIFY	SOD	TIFWAY 419 BERMUDAGRASS / CYNODON DACTYLON 'TIFWAY 419'	SOLID SOD	REFER TO SPECS
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
MATERIALS				
FIELD VERIFY	SRR	SMALL NATIVE RIVER ROCK	CY	3-1/2" DEPTH WASHED RIVER ROCK AS PROVIDED BY WHIZ-Q STONE 1-800-648-4551, OR SMALL NATIVE GRAVEL AS PROVIDED BY CUSTOM STONE SUPPLY 1-844-576-1364; WITH TWO LAYERS OF FILTER FABRIC UNDERLAYMENT.
7 = SM 3 = MED 3 = LG		BOULDER	EA	MOSS BOULDER. REFER TO SPECS AND DETAILS. SMALL = 12"W x 18"L x 15"T (APPROX.) MEDIUM = 18"W x 24"L x 18"T (APPROX.) LARGE = 24"W x 30"L x 18"T (APPROX.)
FIELD VERIFY		FILTER FABRIC	SF	2 OVERLAPPING LAYERS UNDER AGGREGATES, TERRATEX N08 AS MANUFACTURED BY WEBTEC, 1(800) 438-0027 AND PROVIDED LOCALLY BY HANES GEO PRODUCTS 1(800) 251-1008. REFER TO SPECS AND DETAILS.
FIELD VERIFY		COMPOST	CY	ORGANIC, WELL-DECOMPOSED, AT TURF AREAS, TREES, AND PLANTING BEDS, REFER TO SPECS AND DETAILS.
FIELD VERIFY		MULCH	CY	TOPDRESSING AT TREES AND PLANTING BEDS, REFER TO SPECS AND DETAILS.
FIELD VERIFY		TOPSOIL	CY	REFER TO SPECS AND DETAILS.
FIELD VERIFY		METAL LANDSCAPE EDGING	LF	COMMERCIAL GRADE, REFER TO SPECS AND DETAILS.

CITY CASE #221129-2

CCA Landscape Architects, Inc.
12700 Hillcrest Road
Suite 149
Dallas, TX 75230
P: 214.739.9105
greg@ccalandscapearch.com

CCA LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT
JACLYN CLARK SZAFRANIEC
3165
STATE OF TEXAS
Jaclyn Clark Szafraniec
03/27/2023

OWNER / APPLICANT:
FROST BANK
3838 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROSS WOOD
ross.wood@frostbank.com
210-220-5842

FROST BANK, GARLAND SOUTH

PART OF LOT LOT 1; BLOCK 1,
CENTERVILLE PLAZA SHOPPING CENTER
VOL. 72201, PG. 706, D.R.D.C.T.

BROADWAY BLVD, GARLAND, TX

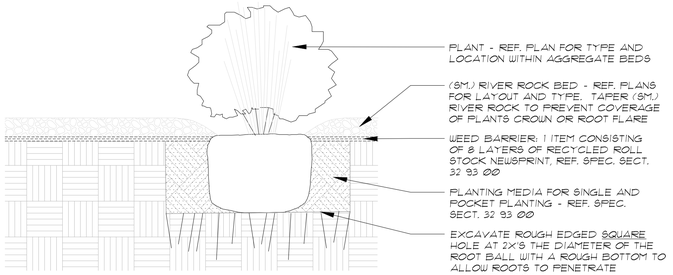
Revisions:

Date: 03-27-2023
Scale: 1" = 20'-0"
Project No: -

LANDSCAPE PLANTING PLAN

SHEET
L3-1
1 OF 3

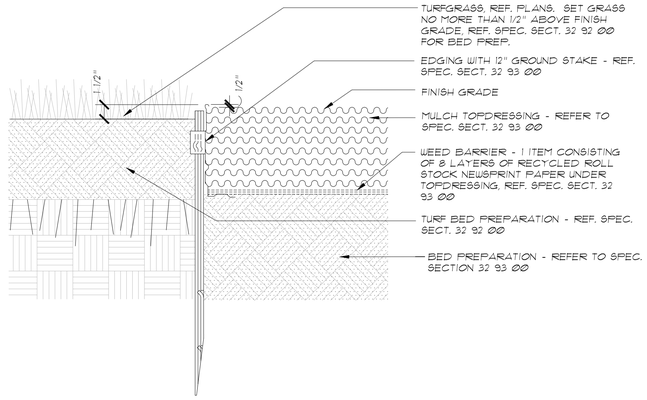
Exhibit D



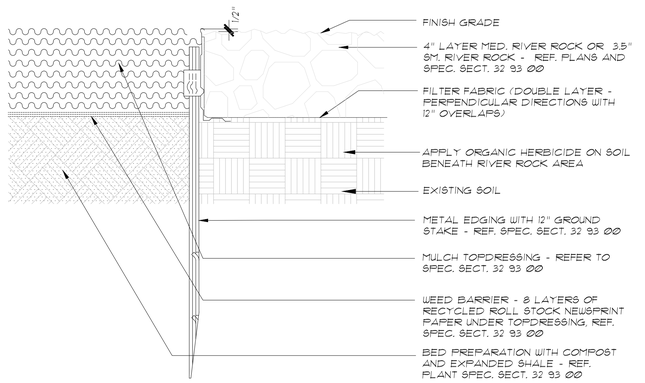
8 SHRUB POCKET PLANTING IN RIVER ROCK - SECT.
NTS

CITY ORDINANCE REQUIREMENTS SUMMARY

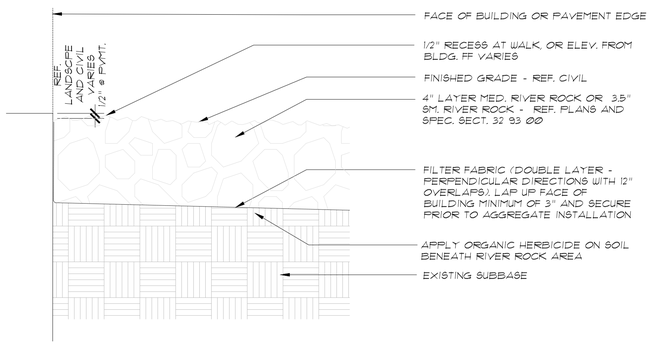
REQUIRED LANDSCAPE PER CITY OF GARLAND - SCREENING AND LANDSCAPE			
TOTAL LANDSCAPE AREA REQUIREMENT	REQUIRED	PROVIDED	Comments
LANDSCAPE MATERIALS MUST COVER A MINIUM OF 10% OF A TOTAL SITE AREA = 29,828.75 SF X 10% = 2,982.90 SF	2,982.90 SF	4,067 SF	
LIVING LANDSCAPE COVERAGE REQUIRED BETWEEN BUILDING AND ANY STREET RIGHT OF WAY (plants, groundcover, turf, etc.)	YES	YES	
LANDSCAPE BUFFERS	REQUIRED	PROVIDED	Comments
BROADWAY BLVD. - THOROUGHFARE TYPE A			
131.00' TOTAL STREET FRONTAGE (DRIVES = 14.05' + 14.05' = 28.10')			
BUFFER WIDTH / LANDSCAPE SETBACK	15 FEET	16 FEET	
LANDSCAPE REQUIREMENT:			
1 SHADE TREE PER 30 LF (3 ORN. = 2 SHADE TREE NEAR OHE) 131.00 / 30 = 4.37 (ROUND TO 4 TREES)	4 SHADE TREES	6 ORNAMENTAL TREES	3 ORNAMENTAL TREES : 2 SHADE TREES NEAR OHE
7 SHRUBS or ORNAMENTAL GRASSES PER 30 LF 4 X 7 = 28 SHRUBS	28 SHRUBS	28 SHRUBS	
TURF GRASS MAXIMUM 75% COVERAGE OF BUFFER (15 X 131.00) X 75% = 1,474 SF TURF MAX)	1,474 SF TURF MAXIMUM	1,040 SF TURF	
PARKING LOT LANDSCAPING AND SCREENING	REQUIRED	PROVIDED	Comments
LANDSCAPE ISLANDS AND PARKING LOT TREES			
PARKING LOT TREES (1 LARGE CANOPY TREE PER 10 PARKING SPACES) AND A TREE AT THE TERMINUS OF EACH PARKING ROW 15 SPACES / 10 = 1.5 TREES (SEE COMMENTS)	6	6	1 LARGE CANOPY TREE AT THE TERMINUS OF EACH PARKING ROW = 6 TREES
PARKING LOT TREES (EVERY PARKING SPACE WITHIN 65-FT OF A TREE)	YES	YES	
LIVING LANDSCAPE COVERAGE REQUIRED: 5% MIN. OF PARKING LOT 22,073 SF x 5% = 1,103.65 SF	1,104 SF	2,287 SF	
PARKING ISLANDS MIN. 6FT x 18FT	YES	YES	
UP TO 25% OF LARGE TREES MAY BE SUBSTITUTED FOR ORNAMENTAL TREES AT A RATE OF 3 ORN. TREES TO 1 LARGE TREE	ALLOWED	NOT NEEDED	
PARKING LOT SCREENING			
SCREENING OF PARKING WITH EITHER A ROW OF SHRUBS (MIN. 24" HT. AT INSTALLATION) OR BERM	YES	24" HIGH SHRUBS - 1 ROW	
SCREENING REQUIREMENTS	REQUIRED	PROVIDED	Comments
PERIMETER SCREENING BETWEEN NONRESIDENTIAL AND SINGLE FAMILY DEVELOPMENTS REQUIRED	NOT APPLICABLE	NO	
GROUND MOUNTED EQUIPMENT MUST BE SCREENED WITH EVERGREEEN LIVING SCREEN, BERM, WALL, OR COMBINATION	YES	YES	



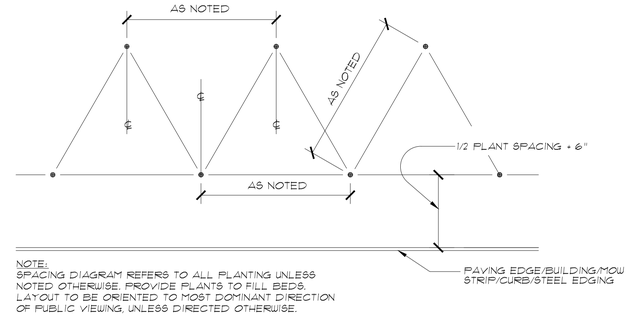
5 TURF AT EDGING AT PLANTER BED - SECT.
NTS



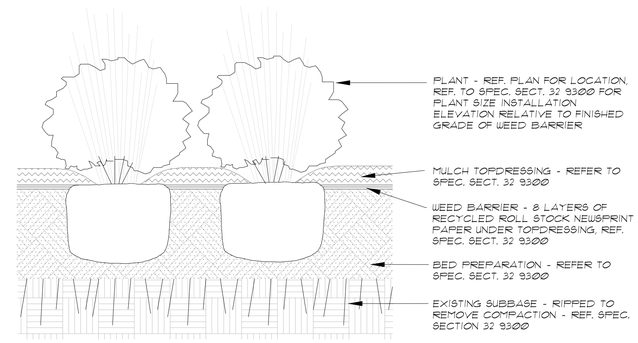
6 PLANTING BED AT EDGING AT RIVER ROCK - SECT.
NTS



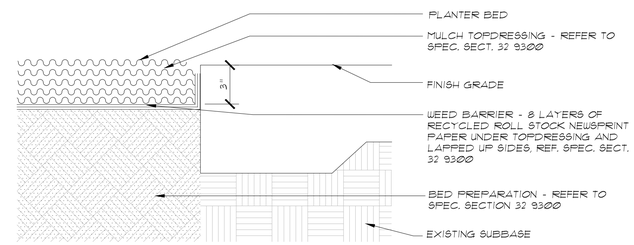
7 RIVER ROCK AT BUILDING/PAVING- SECTION
NTS



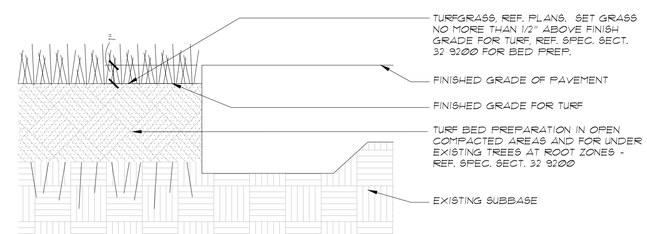
1 TRIANGULAR SPACING - PLAN
NTS



2 PLANTING BED - SECTION
NTS



3 PLANTER BED AT PAVEMENT - SECTION
NTS



4 LAWN AT PAVEMENT - SECTION
NTS

CITY CASE #221129-2

CCA Landscape Architects, Inc.
12700 Hillcrest Road
Suite 149
Dallas, TX 75230
P: 214.739.9105
greg@ccalandscapearch.com

CCA LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT
JACLYN CLARK SZAFRANIEC
3165
STATE OF TEXAS
03/27/2023

OWNER / APPLICANT:
FROST BANK
3838 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROSS WOOD
ross.wood@frostbank.com
210-220-5842

FROST BANK, GARLAND SOUTH

PART OF LOT LOT 1, BLOCK 1,
CENTERVILLE PLAZA SHOPPING CENTER
VOL. 72201, PG. 706, D.R.D.C.T.

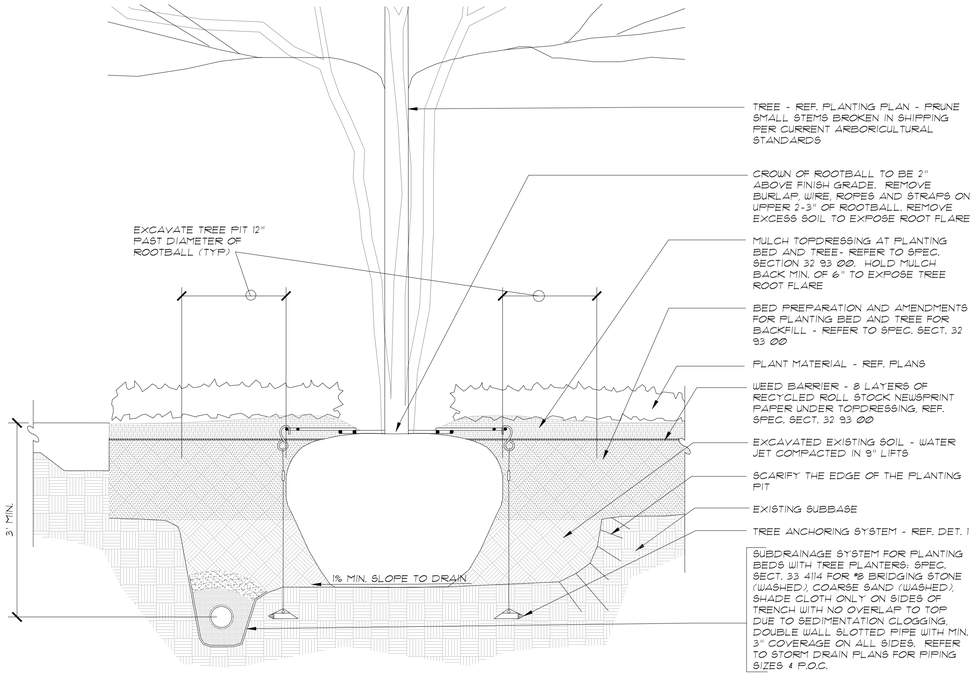
BROADWAY BLVD, GARLAND, TX

Revisions:						
Date: 03-27-2023	Scale: AS NOTED					Project No: -

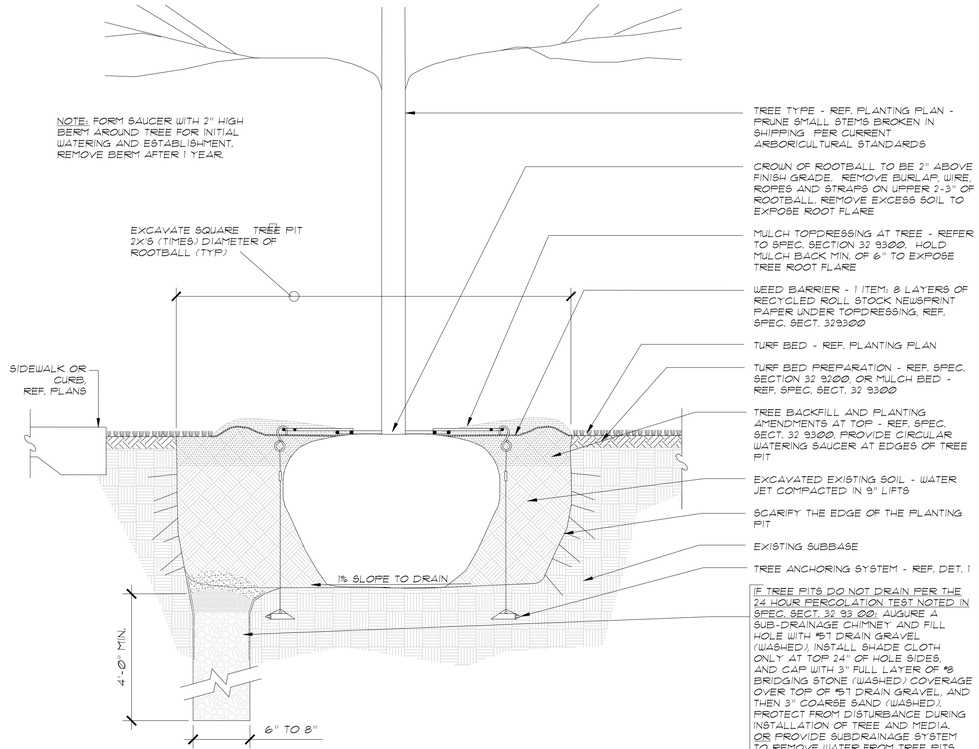
LANDSCAPE PLANTING DETAILS

SHEET
L3-2
2 OF 3

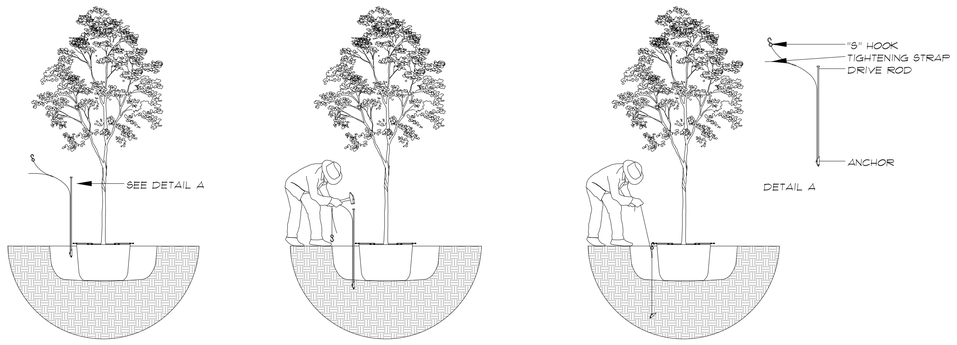
Exhibit D



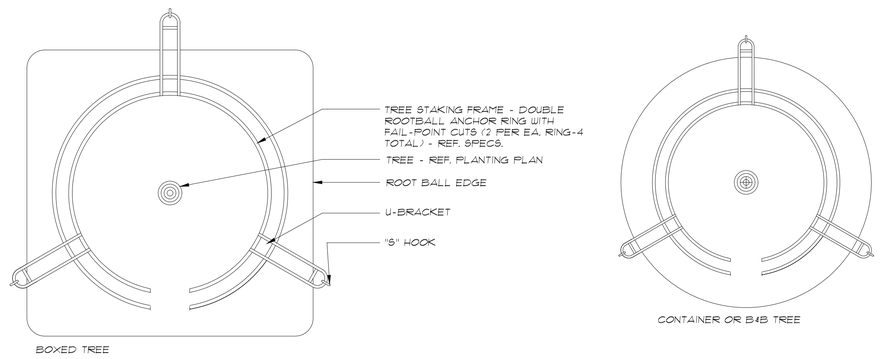
3 TREE PLANTING/STAKING IN PLANTING BED - SECTION
NTS



4 TREE PLANTING IN TURF - SECTION
NTS



1 TREE ANCHORING
NTS



2 TYPICAL TREE GROUND ANCHORNG - PLANS
NTS

PREPARE TREE AS PER SPECIFICATION SECTION 32 9300 PRIOR TO SETTING IN EXCAVATED PLANTING PIT:

- REMOVE INVASIVE VEGETATION FROM TOP OF ROOT BALL.
- REMOVE EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE TREE'S NATURAL ROOT FLARE TAPER.
- TRIM AWAY GIRDLING, CIRCLING AND SPIDER ROOTS AROUND EXPOSED ROOT FLARE.
- TOP OF PREPARED TREE SETS RELATIVE PLANTING DEPTH ABOVE FINISHED GRADE PER DETAILS AND SPECIFICATIONS.

CITY CASE #221129-2

CCA Landscape Architects, Inc.
12700 Hillcrest Road
Suite 149
Dallas, TX 75230
P: 214.739.9105
greg@ccalandscapearch.com

CCA LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT
JACLYN CLARK SZAFRANIC
3165
STATE OF TEXAS
03/27/2023

OWNER / APPLICANT:
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PART OF LOT LOT 1, BLOCK 1,
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VOL. 72201, PG. 706, D.R.D.C.T.

BROADWAY BLVD, GARLAND, TX

Revisions:

Date: 03-27-2023
Scale: AS NOTED
Project No: -

LANDSCAPE PLANTING DETAILS

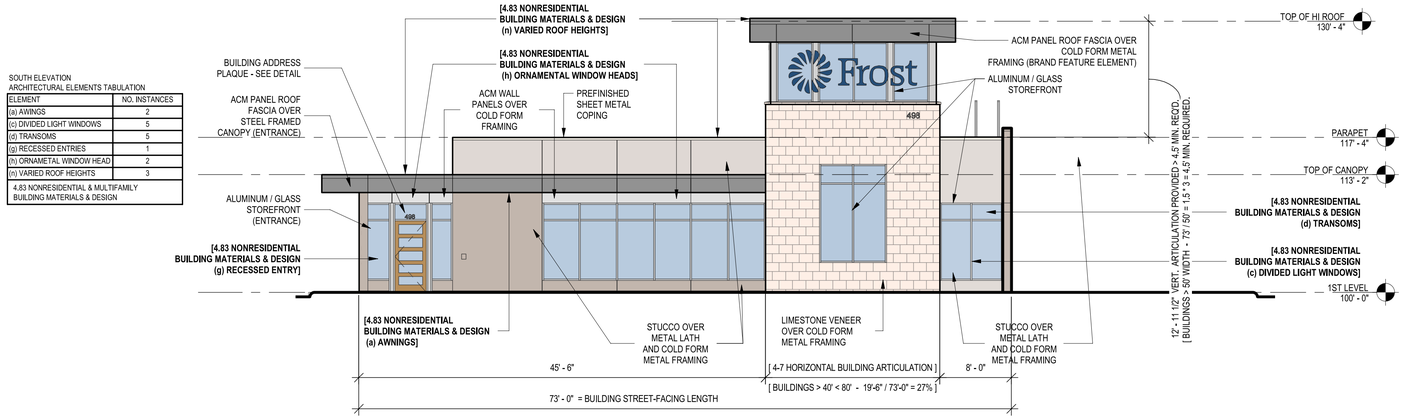
SHEET
L3-3
3 OF 3

Exhibit E

1 SOUTH ELEVATION (FRONT)
1/8" = 1'-0"

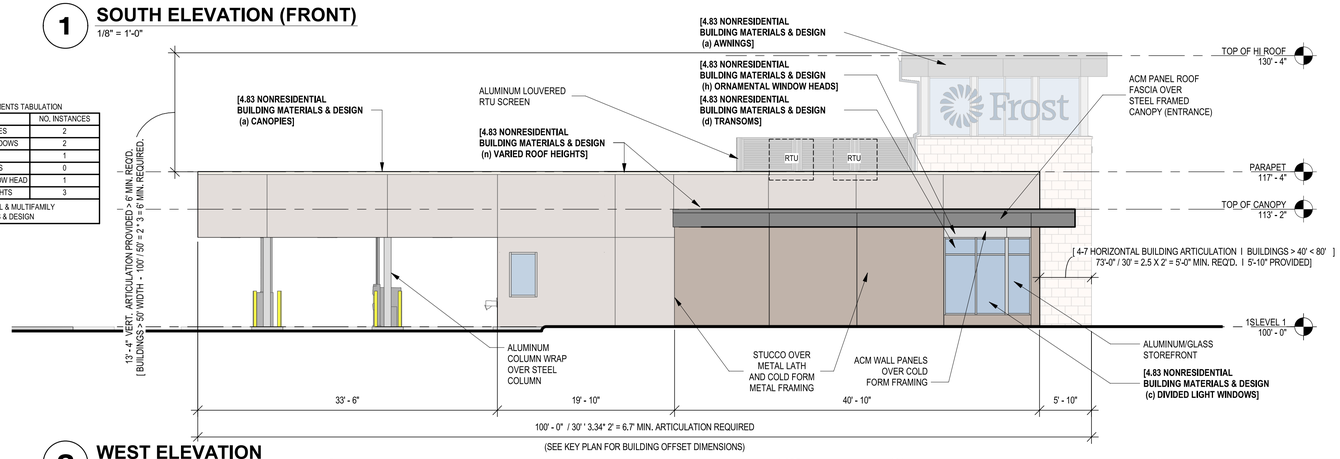
SOUTH ELEVATION
ARCHITECTURAL ELEMENTS TABULATION

ELEMENT	NO. INSTANCES
(a) AWINGS	2
(c) DIVIDED LIGHT WINDOWS	5
(d) TRANSOMS	5
(g) RECESSED ENTRIES	1
(h) ORNAMETAL WINDOW HEAD	2
(n) VARIED ROOF HEIGHTS	3
4.83 NONRESIDENTIAL & MULTIFAMILY BUILDING MATERIALS & DESIGN	

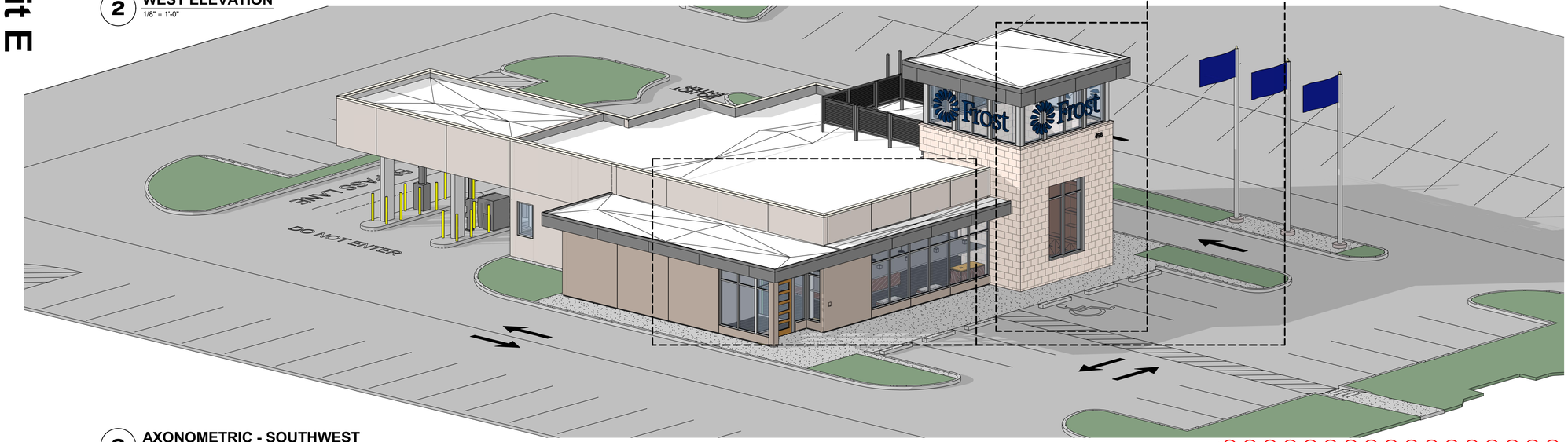


NORTH ELEVATION
ARCHITECTURAL ELEMENTS TABULATION

ELEMENT	NO. INSTANCES
(a) AWNINGS / CANOPIES	2
(c) DIVIDED LIGHT WINDOWS	2
(d) TRANSOMS	1
(g) RECESSED ENTRIES	0
(h) ORNAMETAL WINDOW HEAD	1
(n) VARIED ROOF HEIGHTS	3
4.83 NONRESIDENTIAL & MULTIFAMILY BUILDING MATERIALS & DESIGN	



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

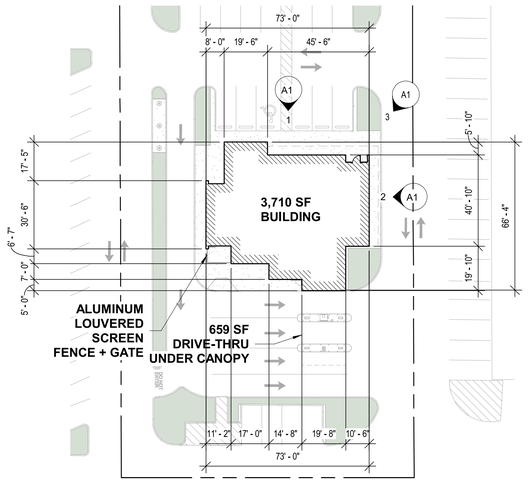


3 AXONOMETRIC - SOUTHWEST
N.T.S.

6 REPRESENTATIVE PROJECT PHOTOGRAPHS
N.T.S.

EXTERIOR MATERIALS SCHEDULE

MATERIAL	AREA	PERCENTAGE
SOUTH ELEVATION (FRONT)		
3 PART STUCCO	474 SF	52%
ACM PANELS	139 SF	15%
LIMESTONE VENEER	304 SF	33%
WEST ELEVATION (SIDE)		
3 PART STUCCO	1213 SF	81%
ACM PANELS	70 SF	5%
LIMESTONE VENEER	212 SF	14%
Grand total	2412 SF	



ELEVATIONS - KEY PLAN

TRUE NORTH

PROJECT DESCRIPTION

ZONING EXISTING / PROPOSED: COMMUNITY RETAIL

GROSS BUILDING FLOOR AREA:
Building 3,710 SF
Canopy 659 SF

HEIGHT :
30'-4" above grade line

NUMBER OF FLOORS:
1

GDC 4.83 [NON RESIDENTIAL BUILDING MATERIALS & DESIGN]
(a) AWNINGS / CANOPIES
(c) DIVIDED LIGHT WINDOWS
(d) TRANSOMS
(g) RECESSED ENTRIES
(h) ORNAMENTAL WINDOW HEADS
(n) VARIED ROOF HEIGHTS

GRAPHIC SCALE

1/8" = 1'-0"

0 4 8 16 32

02.01.2023 - TECHNICAL REVIEW RESPONSE: REVISED CASE NUMBER.
PRE-SUBMITTAL CASE NUMBER (221129-2)

ELEVATION PLAN

CCA LANDSCAPE ARCHITECTS
WIER & ASSOCIATES, INC. CONSULTING ENGINEERS | LAND SURVEYORS | LAND PLANNERS
Hahnfeld Hoffer Stanford architects planners interiors
Frost

Hahnfeld Hoffer Stanford
PREPARER INFO: KALEB BOYETTE
200 Bailey Ave., Suite 200
Fort Worth, Texas 76107
817.921.5928

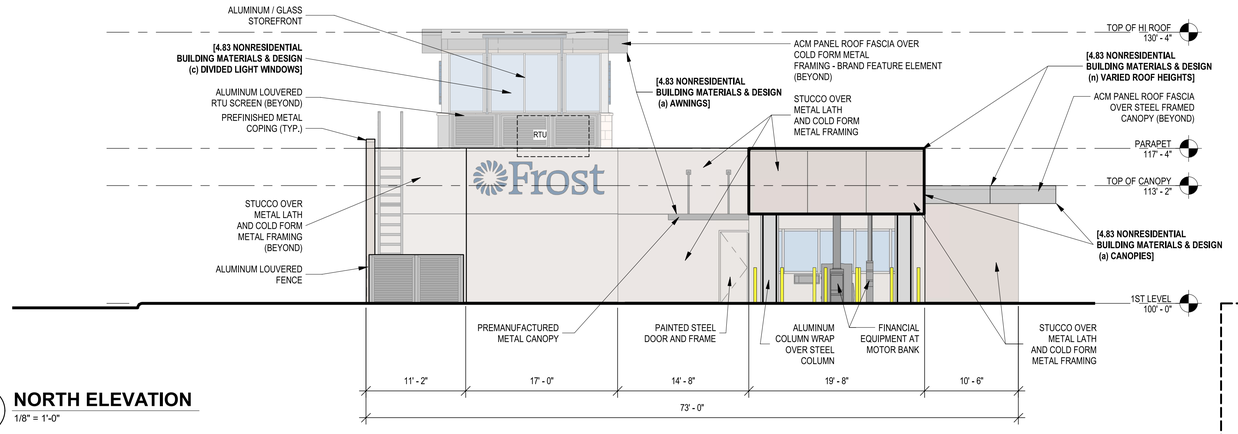
FROST BANK [PROJECT NAME / PROPOSED USE]
SOUTH GARLAND
3150 BROADWAY BLVD.,
GARLAND, TX 75043 [PROJECT ADDRESS]
DATE: 02/01/2023 [DATE OF PREPARATION]

A1

Exhibit E

NORTH ELEVATION
ARCHITECTURAL ELEMENTS TABULATION

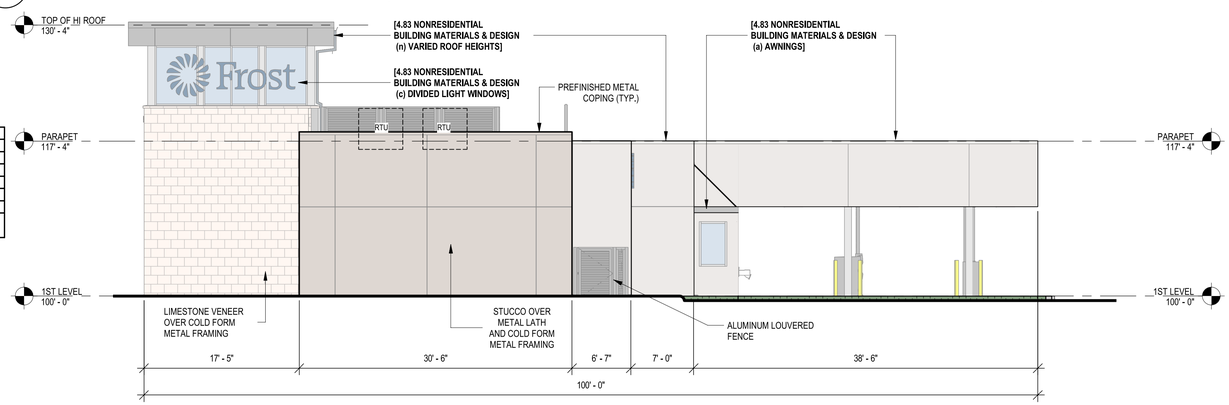
ELEMENT	NO. INSTANCES
(a) AWINGS	4
(c) DIVIDED LIGHT WINDOWS	2
(d) TRANSOMS	0
(g) RECESSED ENTRIES	0
(h) ORNAMETAL WINDOW HEAD	0
(n) VARIED ROOF HEIGHTS	4
4.83 NONRESIDENTIAL & MULTIFAMILY BUILDING MATERIALS & DESIGN	



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

EAST ELEVATION
ARCHITECTURAL ELEMENTS TABULATION

ELEMENT	NO. INSTANCES
(a) AWNINGS / CANOPIES	3
(c) DIVIDED LIGHT WINDOWS	1
(d) TRANSOMS	0
(g) RECESSED ENTRIES	0
(h) ORNAMETAL WINDOW HEAD	0
(n) VARIED ROOF HEIGHTS	3
4.83 NONRESIDENTIAL & MULTIFAMILY BUILDING MATERIALS & DESIGN	



2 EAST ELEVATION
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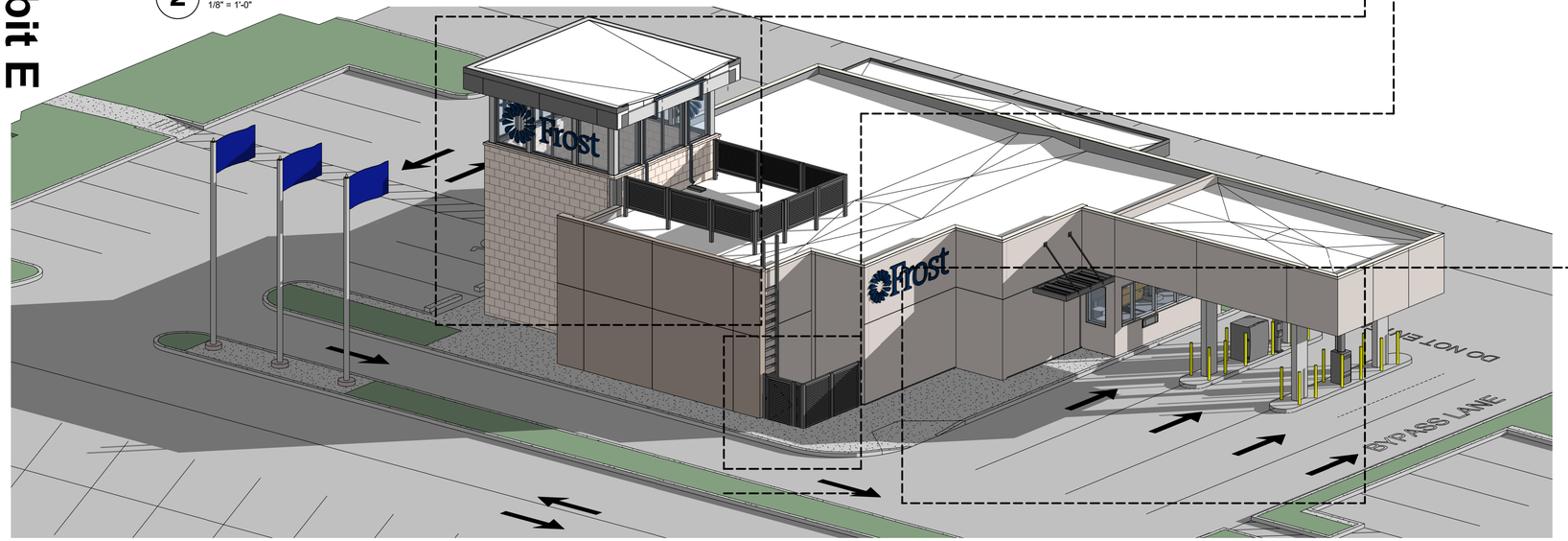
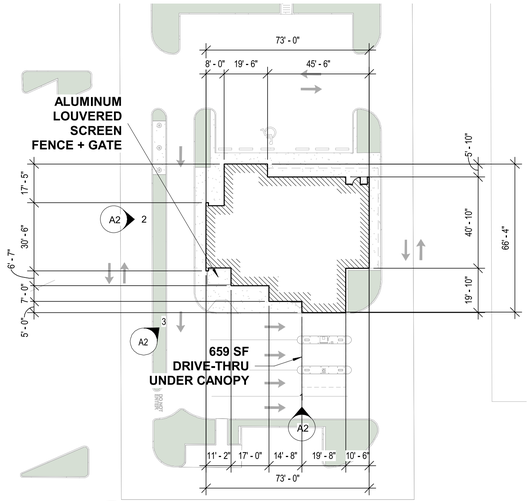


3 AXONOMETRIC - SOUTHEAST

4 REPRESENTATIVE PROJECT PHOTOGRAPHS
12" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MATERIAL	AREA	PERCENTAGE
NORTH ELEVATION (REAR)		
3 PART STUCCO	1255 SF	91%
ACM PANELS	15 SF	1%
LIMESTONE VENEER	114 SF	8%
EAST ELEVATION (SIDE)		
3 PART STUCCO	5452 SF	93%
ACM PANELS	61 SF	1%
LIMESTONE VENEER	366 SF	6%
Grand total	7263 SF	



ELEVATIONS - KEY PLAN
TRUE NORTH

PROJECT DESCRIPTION

ZONING EXISTING / PROPOSED: COMMUNITY RETAIL

GROSS BUILDING FLOOR AREA:
Building 3,710 SF
Canopy 659 SF

HEIGHT :
30'-4" above grade line

NUMBER OF FLOORS:
1

GDC 4.83 [NON RESIDENTIAL BUILDING MATERIALS & DESIGN]
(a) AWNINGS / CANOPIES
(c) DIVIDED LIGHT WINDOWS
(d) TRANSOMS
(g) RECESSED ENTRIES
(h) ORNAMENTAL WINDOW HEADS
(n) VARIED ROOF HEIGHTS

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

0 4 8 16 32

02.01.2023 - TECHNICAL REVIEW RESPONSE: REVISED CASE NUMBER.

PRE-SUBMITTAL CASE NUMBER (221129-2)

ELEVATION PLAN

CCA LANDSCAPE ARCHITECTS
WIER & ASSOCIATES, INC. CONSULTING ENGINEERS | LAND SURVEYORS | LAND PLANNERS
Hahnfeld Hoffer Stanford architects planners interiors
Frost

Hahnfeld Hoffer Stanford
PREPARER INFO: KALEB BOYETTE
200 Bailey Ave., Suite 200
Fort Worth, Texas 76107
817.921.5928

FROST BANK [PROJECT NAME / PROPOSED USE]
SOUTH GARLAND
3150 BROADWAY BLVD.,
GARLAND, TX 75043 [PROJECT ADDRESS]
DATE: 02/01/2023 [DATE OF PREPARATION]

A2

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3. c.**

Meeting Date: 05/16/2023

Item Title: Z 23-10 Vasquez Engineering, LLC (District 3)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 23-10 Vasquez Engineering, LLC

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 23-10 Ordinance

Z 23-10 Exhibit A

ZONING FILE NO. Z 23-10

ORDINANCE NO._____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY-ESTATE (SF-E) DISTRICT ON A 0.760-ACRE TRACT OF LAND LOCATED AT 6401 LYONS ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 10th day of April, 2023, the Plan Commission did consider and make recommendations on a certain request for a Change in Zoning from Agricultural (AG) District to Single-Family-Estate (SF-E) District, by **Vasquez Engineering, LLC**; and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the 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 change in zoning from Agricultural (AG) District to Single-Family-Estate (SF-E) 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 _____, 2023.

THE CITY OF GARLAND, TEXAS

FILE NO. Z 23-10

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-10

BEING a 0.760-acre tract of land situated in the Henry K. Valentine Survey, Abstract Number 1510, City of Garland, Dallas County, Texas, and being all that certain tract of land conveyed to Eightfold Ventures LLC, by Sheriff's Deed recorded in Instrument Number 201900078061, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red "Peiser & Mankin SURV" plastic cap found for the east corner of said Eightfold tract, same being the northwest corner of that certain tract of land conveyed to ASA Inc., by deed recorded in Instrument Number 201800039437, Official Public Records, Dallas County, Texas, and being in the southerly right-of-way line of Lyons Road (a variable width right-of-way, 60 feet at this point);

THENCE South 36 deg. 19 min. 57 sec. West, along the common line of said Eightfold tract and said ASA tract, a distance of 261.99 feet to a 1/2 inch iron rod with red "Peiser & Mankin SURV" plastic cap found for the south corner of said Eightfold tract, same being the most easterly corner of a right-of-way dedication for Lyons Road (a 100 foot right-of-way) per plat recorded in Instrument Number 202200230892, Official Public Records, Dallas County, Texas, same being the beginning of a non-tangent curve to the left, having a radius of 2150.00 feet and a delta angle of 06 deg. 35 min. 24 sec., from which a 1/2 inch iron rod with "CBG" cap bears North 39 deg. 18 min. East, 1.22 feet;
THENCE along the common line of said Eightfold tract and said Lyons Road as follows:

Along said non-tangent curve to the left, an arc distance of 247.29 feet and a chord bearing and distance of North 30 deg. 52 min. 53 sec. West, 247.15 feet to a 1/2 inch iron rod with red "Peiser & Mankin SURV" plastic cap found for the west corner of said Eightfold tract, same being the beginning of a non-tangent curve to the right, having a

radius of 320.00 feet and a delta angle of 30 deg. 29 min. 03 sec., same being the south corner of a right-of-way dedication to City of Garland, by deed recorded in Volume 87080, Page 2167, Deed Records, Dallas County, Texas;

Along said non-tangent curve to the right, an arc distance of 170.26 feet and a chord bearing and distance of North 83 deg. 59 min. 41 sec. East, 168.25 feet to a 1/2 inch iron rod with red "Peiser & Mankin SURV" plastic cap found for corner, same being the east corner of said City of Garland tract;

South 80 deg. 45 min. 52 sec. East, a distance of 116.25 feet to the POINT OF BEGINNING and containing 33,101 square feet or 0.760 acre of computed land, more or less.

EXHIBIT A

GARLAND
POLICY REPORT

City Council Regular Session Agenda **4.**

Meeting Date: 05/16/2023
Item Title: Garland skate park
Submitted By: Matthew Grubisich, Parks Director
Strategic Focus Areas:

ISSUE
Council heard a presentation from the Parks and Recreation board regarding input received on the Boneyard skate park, and a recommendation based on public input to rename the skate park.

OPTIONS
1. Approve the renaming of the Boneyard Skate Park.

2. Do not approve the renaming of the Boneyard Skate Park.

RECOMMENDATION
Based on consensus from the May 1, Work Session, the recommendation is to change the name to; Jon Comer Skate park.

BACKGROUND
Consider and take appropriate action to formally rename the Garland skate park.

Attachments
Ordinance Change

ORDINANCE NO._____

AN ORDINANCE AMENDING SECTION 25.04, "PARK NAMES," OF ARTICLE I, "IN GENERAL," OF CHAPTER 25, "PARKS AND RECREATION;" PROVIDING A SAVINGS CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 25.04, "Park Names" of the Code of Ordinances of the City of Garland, Texas, is hereby *amended in part* to read as follows:

"Sec. 25.04 Park Names

...

PARD Facilities

...

Jon Comer Skatepark (Skate Park)	1010 W. Miller Road (Rick Oden Park)

..."

Section 2

That Chapter 25, "Parks and Recreation" of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

Section 4

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

PASSED AND APPROVED this the _____ day of _____, 2023.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **5.**

Meeting Date: 05/16/2023

Item Title: Consider a lease renewal with Dallas County Hospital District dba Parkland Health for property located at 802 Hopkins Street

Submitted By: Phillip Urrutia, Assistant City Manager

Summary of Request/Problem

In September of 1993, the Garland City Council approved a 30-year land lease with Dallas County Hospital District dba as Parkland Health at the Carver Multipurpose Complex for a health clinic. The lease is an interlocal agreement. The address of the property is 802 Hopkins Road, Garland Texas. The terms of the lease are only for the land, Parkland Health is responsible for any facility on the property including construction and maintenance.

Approval of this agenda item will allow for an additional 10-year lease beginning in September of 2023 for the land subject to this lease with the original terms and conditions. The Board of Managers and Commissioners Court for Parkland Health have reviewed and approved the renewal.

Recommendation/Action Requested and Justification

Staff recommends approval of this item.

Attachments

Parkland lease agreement

FIRST AMENDMENT TO LEASE AGREEMENT

This FIRST AMENDMENT TO LEASE AGREEMENT (this "First Amendment") is entered into as of March 23, 2023 (the "Effective Date") by and between **Dallas County Hospital District** ("DCHD"), a political subdivision of the State of Texas, d/b/a Parkland Health, and the **City of Garland, Texas**, a Texas home-rule municipality ("City"). DCHD and City are referred to collectively herein as the "Parties." The purpose of this First Amendment is to change the term provisions of the Lease agreement between the Parties so that DCHD, subject to the other terms and conditions of the original lease agreement, shall be entitled to an additional ten (10) of years on the Lease.

RECITALS

WHEREAS, DCHD, as Lessee, and the City, as Lessor, are parties to that certain lease (such lease is attached hereto as "Exhibit A" and incorporated herein by reference for all purposes) (collectively, the original lease, and shall hereafter be referenced to as the "Lease"); and

WHEREAS, the Lease contains provision in "Section II." providing for an original thirty (30) year term and allowing GCHD the opportunity to renew the Lease for and additional ten (10) year term; and

WHEREAS, DCHD and City desire to modify and amend "Section II." of the Lease to exercise DCHD's first optional renewal right under the Lease and amend the Lease term to extend the Lease for an additional ten (10) year term;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other valuable consideration, the receipt and adequacy of which are expressly acknowledged, the Parties agree as follows:

1. Amendment to Lease. Effective as of the Effective Date, DCHD and City agree to the following amendments to the Lease:

Term of Lease. Section II of the Lease, will be amended to reflect as follows:

DCHD exercises its first renewal option as provided for in Section II. of the Lease, and the term of the original Lease which begin on the original commencement date of the Lease, and continues until September 16, 2023, (the "Initial Term") shall be extend by the exercise of the first optional renewal provided for in the Lease. The Lease term is hereby extended for one ten (10) year period from the original expiration date provided for in the Lease (the "First Renewal Term" of this Lease).

At any subsequent renewal of this Lease, Lessor and Lessee shall consult with each other in good faith to determine whether any mutually-agreed changes should be incorporated into the terms of the Lease.

2. This First Amendment is the final agreement of DCHD and City with respect to the matters expressly stated herein and supersedes all prior negotiations, discussions, representations and understandings. This Amendment has been negotiated at arms-length between sophisticated parties, each represented by highly competent counsel of its choice and has been carefully read. The Amendment is intended to be liberally construed to accomplish its stated purposes. The parties waive any common law rules of construction against the drafter.

3. All other terms and conditions of the Lease shall remain in full force and effect. In the event there is an express conflict between this Amendment and the terms and conditions of the original lease agreement, the terms and conditions of this Amendment shall control.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the day and year first above written.

LESSEE:

DALLAS COUNTY HOSPITAL DISTRICT
a political subdivision of the State of Texas, d/b/a Parkland Health

By: _____

Name: Edmundo Cantu

Title: Executive Vice President + CAO

LESSOR:

CITY OF GARLAND, TEXAS
a Texas home-rule municipality

By: _____

Name: _____

Title: _____

[NOTARIAL SEALS NEXT PAGE]

STATE OF TEXAS §
§
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, on the 14th day of April 2023, personally appeared Edmundo Castañeda, the EVP | COO of **Dallas County Hospital District**, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Maricela Mendez

Maricela Mendez
Notary Public, State of Texas
Comm. Expires 11/08/2025
Notary ID 1074621-3

STATE OF TEXAS §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on the _____ day of _____ 2023, personally appeared _____, acting on behalf of the City of Garland as its _____, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

_____

EXHIBIT "A" TO FIRST AMENDMENT TO LEASE

ORIGINAL LEASE

STATE OF TEXAS §
§
COUNTY OF DALLAS §

GARLAND PROPERTY

LEASE AGREEMENT

WHEREAS, the City of Garland, Texas, (hereinafter called "City"), and Dallas County Hospital District, (hereinafter called "DCHD"), desire to enter into a lease agreement for a portion of the City's land located at the Carver Multipurpose Complex, which is further described in a metes and bounds description and attached hereto as Exhibit A and incorporated herein by reference. DCHD agrees to lease the property described in Exhibit A and construct thereon a building to house a community health facility for residents of the area, which will include City employees; and

WHEREAS, City and DCHD believe that this facility will benefit both governmental entities and, through this lease, the City and DCHD agree to continue to mutually cooperate under the provisions and authority of the Texas Interlocal Cooperation Act of 1971, Article 4413 (32c) V.A.C.S. **NOW, THEREFORE,**

W I T N E S S E T H

This lease agreement entered into by and between the City and DCHD shall have the following terms, conditions, and covenants.

I.

DCHD agrees to pay the City the sum of $10.00 per year for the leased premises during the term of this lease. The City also acknowledges that the DCHD construction of a building to be placed on the leased premises will result in a mutual benefit to the City and to its employees served by DCHD.

II.

City agrees to lease the premises described in Exhibit A to DCHD for an initial period of thirty (30) years, beginning the date construction is commenced on the site. In addition, DCHD shall have the opportunity to renew the lease for another period of ten (10) years with a further option to renew the lease for an additional ten (10) years at the expiration of the first option period. Both parties hereto agree and understand that the City shall retain the right to review and jointly approve the proposed construction and all proposed major improvements which may be made to the building after initial construction with the understanding that this joint approval includes the location of the building and any other remedial facility that might be attached to the initial building structures.

III.

DCHD agrees to construct at its own expense the facility and building or buildings to be placed on the leased premises.

IV.

DCHD agrees to assume and be responsible for all utilities, maintenance, repair, and housekeeping responsibilities, for the facilities constructed, provided, however, the City shall be responsible for all utilities, maintenance, repair and housekeeping responsibilities it may use for the operation and housing of its Public Health Nurse. This will include the grounds and parking on the leased premises.

V.

DCHD agrees to comply with all governmental laws, orders, and regulations applicable to the use of the leased premises and shall promptly comply with all governmental orders and directives for the correction, prevention, and abatement of any such violation in or upon or connected with the premises at DCHD's sole expense. DCHD agrees to set aside an area of at least 2,500 square feet in the building for use of the City's Public Health Program.

VI.

During the term of this agreement, the title of the building and improvements constructed on the leased premises shall remain in DCHD. Upon the completion of the lease term and/or any option periods or upon the exercise by City of its right to possession of the building and improvements under paragraph VIII of this agreement, the title of the building and improvements shall transfer to City under terms and conditions set forth in paragraph VIII of this lease.

VII.

It is agreed by the parties hereto that City shall have an opportunity to jointly approve the programs and uses of the leased premises and agrees to cooperate with DCHD in regard to the program and use of the leased premises. The approval of City regarding programs and uses of the leased premises shall not be unreasonably withheld.

VIII.

Should City require the use of the property prior to the expiration of this lease City agrees to purchase the building erected by DCHD on the premises leased on a fifty (50) year amortization schedule based on the construction cost and beginning on the first day of building occupancy. This same formula shall be applied to determine the residual value of all future building additions.

IX.

Both parties understand and agree that DCHD shall be liable and responsible for all damages, claims, causes of actions or suits including attorney fees which may arise out of or in any manner be connected with the use and operation of the building, premises or programs while DCHD is using the property or building and conducting programs in and thereon.

X.

Nothing herein shall be deemed in any manner to constitute a waiver of any immunity or affirmative defense which may be asserted by City or DCHD pursuant to law nor shall these provisions be in any manner construed to create a cause of action for the benefit of a person or persons not a party to the agreement nor create any rights for the benefit of any person or persons not a party to this agreement.

XI.

DCHD agrees to adhere to the following policy regarding the use of Minority and Women owned businesses in the procurement process. Failure to implement this shall be grounds for City to terminate this agreement.

> The Dallas County Hospital District agrees to provide opportunities for minority and women owned businesses in the Hospital's construction and procurement activities. The DCHD shall be committed to seek out and identify minority and women owned businesses and assist these firms in becoming familiar with purchasing policies, procedures, and requirements. The DCHD, its contractors and subcontractors shall not discriminate on the basis of race, color, religion, national origin, sex, age or physical handicap in the award and/or performance of contracts.
>
> A minority/women owned business is defined as a business which has at least fifty-one percent of its ownership in the control of a member of a minority group or women.

XII.

The agreement is entered into subject to the provisions of all applicable federal, state, and local laws.

XIII.

The DCHD target service area for the Garland Community Oriented Primary Care (hereinafter called "COPC") site is largely contained within the Garland city limits and, therefore, the Garland COPC site shall primarily serve residents of the City of Garland. The DCHD will provide annual reports on patient origination for the Garland COPC clinic to the City of Garland.

XIV.

DCHD shall have the right, upon failure of the governing body of DCHD and/or the Dallas County Commissioners' Court to appropriate finances to meet the terms and obligations herein, to terminate this Lease as of the effective date of such lack of fiscal funding. DCHD agrees to include a request for funding for this Lease in all budgets during the term hereof.

EXECUTED this 16th day of September, 1993, as approved by the DCHD Board and the Board of the City of Garland, Texas.

THE CITY OF GARLAND, TEXAS

Dr. Bob Smith
Mayor

DALLAS COUNTY HOSPITAL DISTRICT

Ron J. Anderson, M.D.
Chief Executive Officer

EXHIBIT A

Legal Description

Situated in Dallas County, Texas and being more particularly described as follows:

Beginning at the intersection of the east boundary line of Hopkins Street and the south boundary of the Third Installment of Cooper's Addition, an addition to the City of Garland, Dallas County, Texas, as recorded in Volume 12, Page 409, Deed Records of Dallas County;

Thence North a distance of 318.31 feet, to a point for a corner;

Thence N 89 degrees 03'00" E a distance of 279.97 feet, to a point for a corner;

Thence South a distance of 240.64 feet, to a point for a corner;

Thence S 89 degrees 03'00" W a distance of 107.22 feet to a point for a corner;

Thence S 57 degrees 20'23" W a distance of 147.93 feet to a point for a corner, said point also being located in the south boundary of said Cooper's Addition;

Thence S 89 degrees 03'00" W a distance of 48.19 feet to the place of beginning; containing 1.74 acres.

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **6.**

Meeting Date: 05/16/2023

Item Title: Acquisition of Property Located at 1317 Blanco Lane Through the CDBG Funded GREAT Homes Program

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

The Community Development Department is seeking approval to purchase the property located at 1317 Blanco Lane and authorizing the City Manager to execute all legal documents regarding the purchase of the property for the accepted offer price of $335,000. Funding for the project will be provided through the Community Development Block Grant GREAT Homes Program. The program's mission is to provide safe and affordable housing for income-qualified buyers. This item was reviewed by City Council at the May 1, 2023, Work Session.

Recommendation/Action Requested and Justification

Staff recommends approval to purchase the property.

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **7.**

Meeting Date: 05/16/2023

Item Title: TxDOT Click It or Ticket Grant May 2023

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 Texas Department of Transportation (TXDOT) Selective Traffic Enforcement Program (STEP) CIOT (Click It or Ticket) Grant for May 2023.

The grant for the time period is in the amount of $6,257.26. If accepted, TxDOT will reimburse the City of Garland $4,992.00. The grant requires the City to provide $1,265.26 in matching funds. This will be accomplished in part through fringe benefits expenditures and direct costs. Consequently, the City can satisfy the contractual match requirements without expending any additional funds.

This item was considered by Council at the May 15, 2023, Work Session.

Recommendation/Action Requested and Justification

1. Accept TxDOT STEP Click It or Ticket grant funding.
2. Do Not Accept TxDOT STEP Click It or Ticket grant funding.

Staff recommends Council accept TxDOT grant funding for the Selective Traffic Enforcement Program (STEP) Click It or Ticket (CIOT) Grant, for education, awareness, and increased safety belt compliance during the period of May 19 to June 7, 2023.

Attachments

TxDOT CIOT Resolution

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A TEXAS DEPARTMENT OF TRANSPORTATION SELECTIVE TRAFFIC ENFORCEMENT PROGRAM CLICK IT OR TICKET GRANT IN THE AMOUNT OF $6,257.26; 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 Click It or Ticket Grant in the amount of $6,257.26, for the purpose of vehicle occupant restraint enforcement during the period from May 19, 2023 through June 7, 2023.

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 _____, 2023.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND
POLICY REPORT

City Council Regular Session Agenda **8.**

Meeting Date: 05/16/2023

Item Title: Request for Funding Resolution for Harbor Point Shoreline Trail Grant Application

Submitted By: Andy Hesser, Managing Director

Strategic Focus Areas: Growing Economic Base
Enhanced Quality of Life through Amenities, Arts, and Events
Safe Community
Vibrant Neighborhoods and Commercial Centers
Customer-Focused City Services
Sound Governance and Finances
Future-Focused City Organization

ISSUE

The City of Garland is pursuing a grant as part of the TxDOT 2023 Transportation Alternatives (TA) Call for Projects for the proposed Harbor Point Shoreline Trail (HPST), and staff is seeking support from the City Council for the project. A Funding Resolution is required as part of the grant application, and staff is requesting support and commitment by the City Council to provide funding once the project is awarded by the Texas Transportation Commission.

OPTIONS

Approve or deny the request for a Funding Resolution committing the City of Garland to the 20% local match (approximately $5 million).

RECOMMENDATION

Staff recommends approval of a Funding Resolution committing to the 20% local match for the Harbor Point Shoreline Trail as part of the 2023 TxDOT TA Call for Projects.

BACKGROUND

This is a proposed trail and boardwalk amenity that aims to create an extraordinary lakefront experience along Lake Ray Hubbard that improves safety, access, and modal optionality for bicyclists and pedestrians. Additionally, the project will enhance the quality of life for people of all ages and abilities and catalyze significant, positive economic growth and tourism in Garland. The HPST is a shared use path (SUP) that is part of a regional trail network identified on the NCTCOG Regional Veloweb, is identified as a priority linkage in the City of Garland's 2021 Trails and Bikeways Master Plan, and will connect to proposed bicycle and pedestrian

facilities with the IH-30 expansion project. This grant provides Garland with the opportunity to partner with State and Federal agencies to construct a unique amenity that will be a regional hub for multi-modal transportation in the D/FW Metroplex. Garland is applying under the “Large Scale Active Transportation Infrastructure” category, which is made available through the Infrastructure Investment and Jobs Act (IIJA), also known as the “Bipartisan Infrastructure Law”. The target funding amounts within this category range between $5 million to $25 million per project. The City of Garland is applying for the maximum amount available in this category, and the local match requirement is 20% with the Federal match being 80%, which calculates to approximately $5 million for the local match. As part of the grant application, the project sponsor (City of Garland) is required to include a Funding Resolution that expresses the commitment for the project once awarded.

CONSIDERATION

Consider approval of a Funding Resolution for the 20% local match (approximately $5 million) for the Harbor Point Shoreline Trail as part of the 2023 TxDOT TA Call for Projects.

Attachments

Resolution

Concept Exhibit

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS SUPPORTING ITS APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2023 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Department of Transportation issued a call for projects in December 2022 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of preliminary engineering (plans, specifications, and estimates and environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Garland would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds; and

WHEREAS, the City of Garland submitted a preliminary application for the Harbor Point Shoreline Trail project (the "Project"); and

WHEREAS, the City is preparing to submit its 2023 TA Detailed Application, attached hereto as Exhibit "A;"

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

Section 1

That the City of Garland supports funding the Project as described in the 2023 TA Detailed Application (including the preliminary engineering budget, if any, construction budget, the department's direct state cost for oversight, and the required local match, if any) and is willing to commit to the Project's development, implementation, construction, maintenance, management, and financing.

Section 2

The City of Garland is willing and able to enter into an agreement with the department by resolution or ordinance, should the project be selected for funding.

Section 3

That this Resolution shall take effect immediately from and after its adoption.

PASSED AND APPROVED this the __ day of _____, 2023.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

ALTERNATE TRANSPORTATION CONNECTION PLAN

LEGEND

- Shared Use Path - 12'
- Shared Use Path - 14'
- Sheet Piling Wall
- Boardwalk - Width Varies
- Sidewalk Connection - 10'
- Phase 2 Harbor Point Trail
- Trail Under Construction
- Future Trail Network
- On-street Network
- Project Trailhead
- I-30 SUP Connection

N

0 200 400 800(FT)

HARBOR POINT TRAIL
City of Garland, Texas

GARLAND
TEXAS MADE HERE

Stantec

April 14, 2023

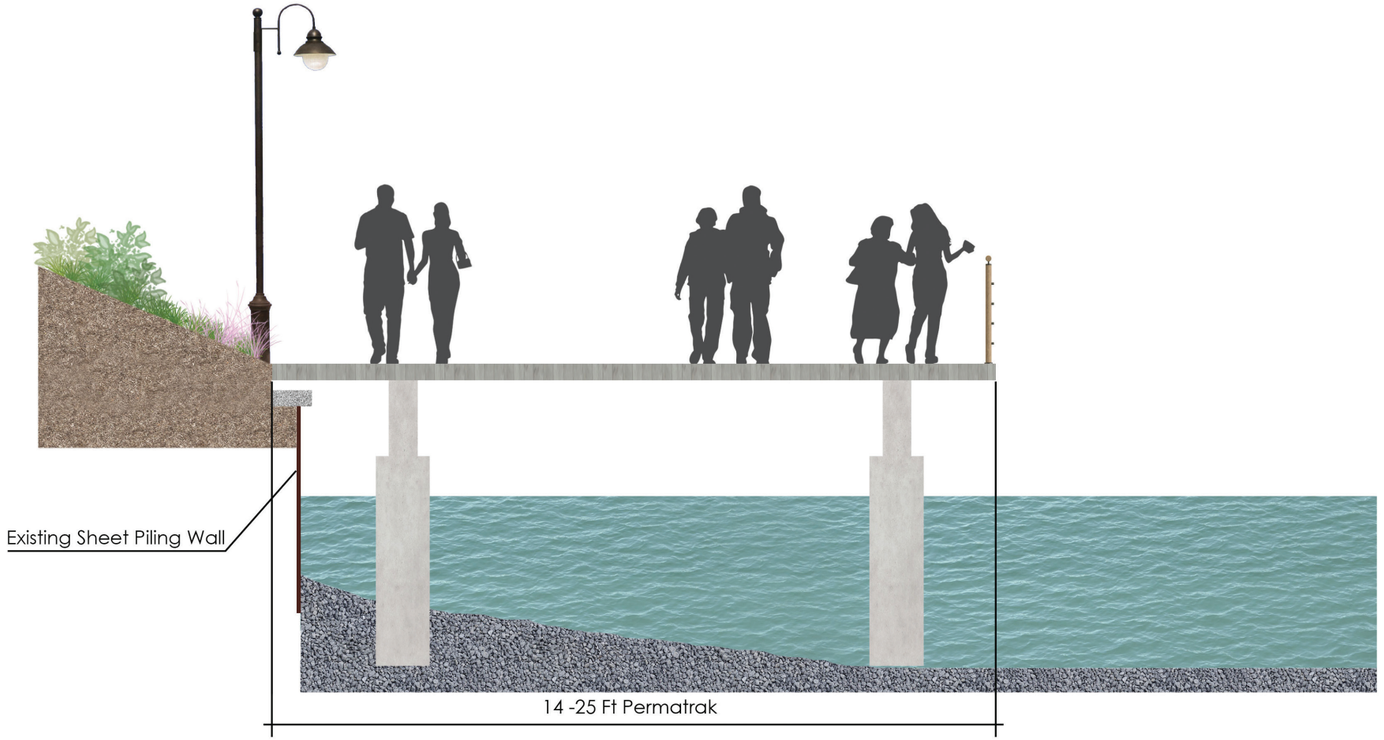
The information shown is based on the best information available and is subject to change without notice.

Waterfront

The information shown is based on the best information available and is subject to change without notice.

Tollway

The information shown is based on the best information available and is subject to change without notice.



Boardwalk Section

14 ft Sidwalk Section

8 ft Sidwalk Section

The information shown is based on the best information available and is subject to change without notice.

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **9.**

Meeting Date: 05/16/2023

Item Title: Resolution Designating Garland's Bankhead Cultural Arts District

Submitted By: Amy Rosenthal, Cultural Arts Director

Summary of Request/Problem

The City of Garland is pursuing a Cultural District designation from the Texas Commission on the Arts for an approximately 1.5 mile square area located in central Garland. The application is due on June 15, 2023, and information about the Cultural District process was shared at on Monday, May 1, 2023 Council Work Session.

BACKGROUND

Cultural Districts are special zones designated by the Texas Commission on the Arts that harness the power of cultural resources to stimulate economic development and community revitalization. These districts can become focal points for generating business, attracting tourists, stimulating cultural development and fostering civic pride. Currently, there are 52 recognized Cultural Districts in Texas. A letter of intent was issued from the City Manager's Office on January 26, 2023 in support of Garland's application.

The benefits of district designation include:

* State recognition of Garland's cultural assets
* Marketing & Promotional opportunities – continues to highlight Garland as a destination
* Opportunity to develop/increase collaboration with partner entities
* Project-based funding/grants from TCA, foundations, NEA

Pursuit of Cultural District designation was identified as a strategic action from a 2017 Texas Downtown Association assessment, the Cultural Arts Plan adopted by Council in June 2021, and presented as part of the Economic Development Strategic Plan in March 2023.

Staff has received feedback from stakeholders through a series of presentations including:

* March 1 - Parks & Rec Advisory
* March 8 - Garland Downtown Business Association Board Meeting
* March 16 - Multicultural Commission
* March 21 - Cultural Arts Commission
* April 10 - Library Board/Landmark Society

* April 26 - General Public Meeting

Recommendation/Action Requested and Justification

This resolution comes with support from the following Boards and Commissions:

- Garland Parks & Recreation Board
- Garland Downtown Business Association
- Garland Community Multicultural Commission
- Garland Cultural Arts Commission
- Garland Library Board

Attachments

Resolution for Garland Cultural District

RESOLUTION NO. ____

A RESOLUTION OF THE COUNCIL OF THE CITY OF GARLAND DESIGNATING GARLAND'S BANKHEAD CULTURAL ARTS DISTRICT AS A CULTURAL DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the original route of the Bankhead Highway runs in and through the historic downtown district of the City of Garland, Texas, which through the decades has provided a rich history of supporting arts and cultural programs;

WHEREAS, the establishment of Garland's Bankhead Cultural Arts District will enhance these efforts and creates universal access for Garland artists and cultural organizations to contribute to the vibrancy of the area;

WHEREAS, Garland's Bankhead Cultural Arts District encourages continued collaboration among Garland's many creative organizations, artists, makers, events, historic and cultural assets, and contributes to sustainable creativity and innovation within Garland;

WHEREAS, Garland's Bankhead Cultural Arts District pays tribute to the lasting economic and cultural impacts of the Bankhead Highway, one of the earliest transcontinental highways connecting Garland's signature cultural institutions including the Granville Arts Center, the Landmark Museum, The Plaza Theatre and linking significant City parks, Central Park and Lou Huff Park.

WHEREAS, Garland's Bankhead Cultural Arts District embraces other elements critical to Garland's development, the railroad and local manufacturing industries, such as Resistol Hatco and Dorfman Milano, crowning Garland as the 'Cowboy Hat Capitol of Texas;'

WHEREAS, Garland's Bankhead Cultural Arts District is a strategic initiative identified in multiple sources including a 2017 assessment from Texas Downtown Association, Garland's 2021 Cultural Arts Plan, and an Economic Strategic Plan adopted in 2023.

WHEREAS, the impact of Garland's Bankhead Cultural Arts District is measurable. Currently, Garland offers more than 500 cultural events annually through collaborative efforts of diverse organizations. The District attracts residents and tourists who also support adjacent restaurants and retail businesses. The presence of Garland's Bankhead Cultural Arts District enhances

property values, the profitability of surrounding businesses, and the area's tax base;

WHEREAS, the City has a vision to further enhance the cultural amenities and assets in Garland's Bankhead Cultural Arts District, preserving Garland's heritage and history and promoting its vibrant music, visual and performing arts scene; and

WHEREAS, the Texas Legislature authorized the Texas Commission on the Arts to designate cultural districts in cities across Texas to create special zones that harness the power of cultural resources to stimulate economic development and community revitalization.

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

The City Council of the City of Garland, Texas, hereby establishes Garland's Bankhead Cultural Arts District.

Section 2

The City Council of the City of Garland, Texas, further endorses and encourages:

1. The submission of the application to the Texas Commission on the Arts for a Texas Cultural District Designation;

2. The exploration of and participation in Garland's Bankhead Cultural Arts District through a wide variety of art and cultural experiences unique to Garland and to activate the area to support Garland's position as an authentic cultural arts destination;

3. The goals of economic vitality and enhance Garland's quality of life and sense of place through participation in the development of and support of Garland's Bankhead Cultural Arts District;

4. The goal of tourism development in the District;

5. The promotion of Garland's Bankhead Cultural Arts District through strategic attraction and retention of arts and culture-related businesses, preservation of cultural and

historical assets, downtown revitalization initiatives and investment in the District.

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

PASSED AND APPROVED this the _____ day of _____, 2023.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **10.**

Meeting Date: 05/16/2023

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 a Mayor and candidates to the Office of City Council of the City of Garland, Texas, for an election having been held on May 6, 2023 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 16, 2023.

Formal canvassing of the returns and declaring the results of the May 6, 2023 General Election held for the purpose of electing a Mayor and candidates to the Office of the City Council of the City of Garland for Districts 3, 6, 7 and 8.

Recommendation/Action Requested and Justification

Council is requested to adopt the ordinance canvassing the May 6, 2023 election results.

Attachments

May 6 Election Ordinance

ORDINANCE NO.

AN ORDINANCE CANVASSING THE RESULTS OF A GENERAL ELECTION FOR THE PURPOSE OF ELECTING CANDIDATES TO THE OFFICE OF CITY COUNCIL FOR MAYOR AND COUNCILMEMBERS TO DISTRICTS 3, 6, 7, AND 8 OF THE CITY OF GARLAND, TEXAS, FOR THE ELECTION HELD ON MAY 6, 2023; DECLARING THE RESULTS OF THAT ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 16th of May, 2023, 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 held on the 6th day of May, 2023, for the purpose of electing a Mayor and Councilmembers to Districts 3, 6, 7, and 8 of the City of Garland, Texas; such election having been duly ordered by the City Council under the authority of the Constitution and laws of the State; and

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
MAYOR		
Roel G. Garcia		
Scott LeMay		
COUNCILMEMBER, DISTRICT 3		
Ed Moore		
P C Mathew		
COUNCILMEMBER, DISTRICT 6		
Carissa Dutton		
COUNCILMEMBER, DISTRICT 7		
Dylan Hedrick		
COUNCILMEMBER, DISTRICT 8		
Chris Ott		

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 held on the 6th day of May, 2023, the City Council determines that the following candidates were elected to the following positions and are hereby declared elected to office, subject to the taking of the oath of office as prescribed by the Texas Constitution:

MAYOR
Scott LeMay

COUNCILMEMBER, DISTRICT 3
Ed Moore

COUNCILMEMBER, DISTRICT 6
Carissa Dutton

COUNCILMEMBER, DISTRICT 7
Dylan Hedrick

COUNCILMEMBER, DISTRICT 8
Chris Ott

Section 2

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

PASSED AND APPROVED this 16th day of May, 2023.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **11. a.**

Meeting Date: 05/16/2023
Item Title: Z 22-48 Modern TH, LLC - Zoning (District 2)
Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for a Single-Family Attached (SFA) development.

LOCATION

1951 and 1975 State Highway 66

OWNER

Monar Inc.

PLAN COMMISSION RECOMMENDATION

On April 24, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for a Single-Family Attached (SFA) development.

In addition, the Plan Commission recommended to add the flat roof overhang encroachment into the setback as a PD condition.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for a Single-Family Attached (SFA) development.

BACKGROUND

In 1985, the City Council approved a Concept Plan for three (3) tracts. The subject property was within Tract 3 and it was approved for office/retail type of development. Tract 1 was approved for an office development and Tract 2 was approved for an office, retail and warehouse development.

In 2002, the northern tract was approved for a single-family development, which has been constructed. The remaining tracts were intended for commercial uses but never developed.

The applicant proposes to construct fifty (50) townhouses and two (2) HOA open space lots on the tract at the northwest corner of State Highway 66 and East Centerville Road. The tract west of the subject property is still unimproved.

SITE DATA

The subject property contains approximately 5.88 acres and has approximately 621 linear feet of frontage along State Highway 66 and 396 linear feet of frontage along East Centerville Road. The property can be accessed from East Centerville Road and State Highway 66.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Planned Development (PD) District 02-38 for Mixed Uses. The PD consisted of three (3) tracts. The northern tract has been developed with a single-family development. The remaining two (2) tracts, including the subject property, were approved for commercial uses.

CONSIDERATIONS

1. Detail Plan

   The applicant proposes a Detail Plan for a development of fifty (50) solar-powered, renewable energy townhouses with tankless water heaters and two (2) HOA lots. In addition, the applicant is proposing 9.50 units per acre, therefore meeting the SFA GDC requirement.

2. Screening and Landscaping

   The GDC requires at least one tree is required for each townhouse unit and must be placed either on that lot or within fifty feet of that unit. For each townhouse structure, at least fifty percent of the required trees must be large canopy trees. The remainder of the required trees may be small ornamental trees. The landscape plan (Exhibit D) shows all small ornamental trees either on a lot or within fifty (50) feet of that lot.

   Planned Development (PD) District 02-38 requires a fifty (50)-foot landscape buffer and fifteen (15) large canopy trees are required to be within the landscape buffer along State Highway 66. The applicant proposes the width to be ten (10) feet and (2) feet at the southern knuckle. In addition, the applicant proposes thirteen (13) large canopy trees, due to the knuckle. It should be noted the GDC requires the landscape buffer to be fifteen (15) feet in width.

   Planned Development (PD) District 02-38 also requires a thirty (30)-foot landscape buffer along East Centerville Road and eight (8) large canopy trees are required. The site plan

(Exhibit D) reflects a ten (10)-foot wide landscape buffer and thirteen (13) large canopy trees. The GDC requires the landscape buffer to be fifteen (15) feet in width.

The applicant proposes a minimum of seven (7)-foot masonry wall with landscaping along the northern and western perimeter of the property and a minimum of six (6)-foot ornamental fence with masonry columns with landscaping along East Centerville Road and State Highway 66. It should be noted that this application was submitted prior to the GDC fencing and screening amendment related to residential developments along thoroughfares.

The GDC requirement is to place the vegetation on the street side of the ornamental fence and the vegetation along East Centerville Road is placed behind the fence due to the large easements.

3. Amenities

The GDC requires 5,000 square feet of open space. The applicant proposes 4,612 square feet of open space. The large easement along East Centerville Road caused the fence to be placed farther back and reduced the common area space. However, the site plan (Exhibit C) reflects picnic tables, a barbeque grill and playground equipment.

4. Parking

The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

5. Garages

The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

- Rear entry;
- "J" drives, for front entry properties;
- "Swing" drives, for side entry properties; or
- Offset front Offset front entry with the garage door set back at least five feet behind the front building face.

The site plan (Exhibit C) reflects alley-loaded lots. However, the applicant requests the driveway to be five (5) feet in lieu of the required twenty (20) feet.

6. Building Design

The building elevations comply with the articulation requirements per Section 4.84.

The GDC has a list of architectural elements and each building requires a minimum of three (3) architectural elements for each dwelling unit. The applicant proposes another set of architectural elements listed below. Per the applicant’s narrative, the list of GDC architectural elements are not congruent with the proposed building design.

GDC Architectural Elements	Proposed Architectural Elements
• Multiple pane windows featuring either divided light or simulated divided light; • A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter; • Gable(s) with window(s); • Dormer(s); • Bay windows with a minimum projection of twenty-four inches; • Minimum 8:12 roof pitch; • Split garage doors with a separate door for each vehicle bay; or • Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet.	• Modern roof parapet with steps and with metal coping cap • Projecting flat roof or awning cantilevered or suspended with max slope 12” per foot • Two-story high projecting brick divider between units • Faux wood ceramic tile used as design accent material • Exterior second floor corner balcony with 2’ min. overhang, wall columns & roof. (Overhang may be eliminated where street curves reduce setback) • Exterior second floor recessed Juliet balcony • Full unit width porch/patio. (Extends max. 30” into front yard setback so no columns or railing are to be provided • Full unit width second floor overhang/cantilevel

7. Signage

Planned Development (PD) District 02-38 allows a maximum of three (3) monument signs. Each sign should be a maximum of seven (7) feet in height and fifty (50) square feet in surface area. Each sign should be have a setback of twenty-five (25) feet from the property line.

The applicant proposes 3 monument signs. Each sign is a maximum of 7 feet in height and 50 square feet in surface area. Sign C is more than twenty-five (25) feet from the property line. However, Sign A has an eleven (11)-foot setback and Sign B has a three (3)-foot setback.

It should be noted that a five (5)-foot setback is required per the GDC for monument signs.

8. Deviations

Development Standards	Required	Proposed	Applicant's Justification
Lot Area	Minimum 2,000 SF	Minimum 1,568 SF	The minimum lot area is being reduced due to the irregular shape of the site.
Lot Depth	Minimum 90 feet	Minimum 70 feet for Block B, Lot 16 All other lots will have a minimum lot depth of 72 feet.	The overall tract geometry, topography and incorporating necessary infrastructure, creates constraints of the lot impacting the lot depths.
Driveway Depth	The GDC requires the distance from the face of a garage door must be at least twenty (20) feet from the street or alley right-of-way line.	5 feet	The reduced lot depth impacted the driveway depth.
Lot Coverage	75%	79%	The applicant states the irregular shape of the site requires an increase in the lot coverage.
Landscaping and fencing along East Centerville Road	The landscaping should be located on the street side of the ornamental fence	Large canopy trees and shrubs are located on the development's side of the fence.	The applicant states there are large easements and floodplain that prevent the landscaping to be on the street side of the fence. However, the fence is along the common area and the townhouses are set farther back to minimize visibility from East Centerville Road.

Landscape Buffer along State Highway 66 Landscape Buffer along East Centerville Road	PD 02-38 requires a 50-foot landscape buffer and 15 large canopy trees are required to be within the landscape buffer. PD 02-38 requires a 30-foot landscape buffer along East Centerville Road	The applicant proposes the width to be 10 feet and 2 feet at the southern knuckle. In addition, the applicant proposes 13 large canopy trees due to the knuckle. The applicant proposes a 10-foot landscape buffer.	The GDC requires the landscape buffer to be 15 feet in width. The applicant states floodplain, easements and infrastructure caused the reduction of the landscape buffer.
Signage Setbacks	PD 02-38 allows a maximum of 3 monument signs. Each sign should be a maximum of 7 feet in height and 50 square feet in surface area. Each sign should be have a setback of 25 feet from the property line.	The applicant proposes 3 monument signs. Each sign is a maximum of 7 feet in height and 50 square feet in surface area. Sign C is more than 25 feet. However, Sign A has an eleven (11)-foot setback and Sign B has a three (3)-foot setback.	The applicant requests this deviation due to the easements and infrastructure proposed.
Common Area	5,000 square feet	4,612 square feet	The large easements reduce the common area space.
Architectural elements	The GDC has a list of architectural elements (see Consideration 7)	The applicant proposes a different set of architectural elements (see Consideration 7)	The list of GDC architectural elements does not align with the applicant's building design.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods.

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.

This type of development should encourage access to a range of mobility options and is

generally located in the vicinity of major intersections and/or secondary arterial streets

This proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 02-47 and Planned Development (PD) District 81-55; these properties are developed with single-family homes. The properties to the east, across East Centerville Road, are zoned Agricultural (AG) District and Planned Development (PD) District 05-18 and developed with a restaurant with a drive-through. The properties to the south, across State Highway 66, are zoned Planned Development (PD) District 07-73 and developed with a gas station, convenience store, restaurant and car wash. The property to the west is zoned Planned Development (PD) District 02-38 and it is currently vacant.

Attachments

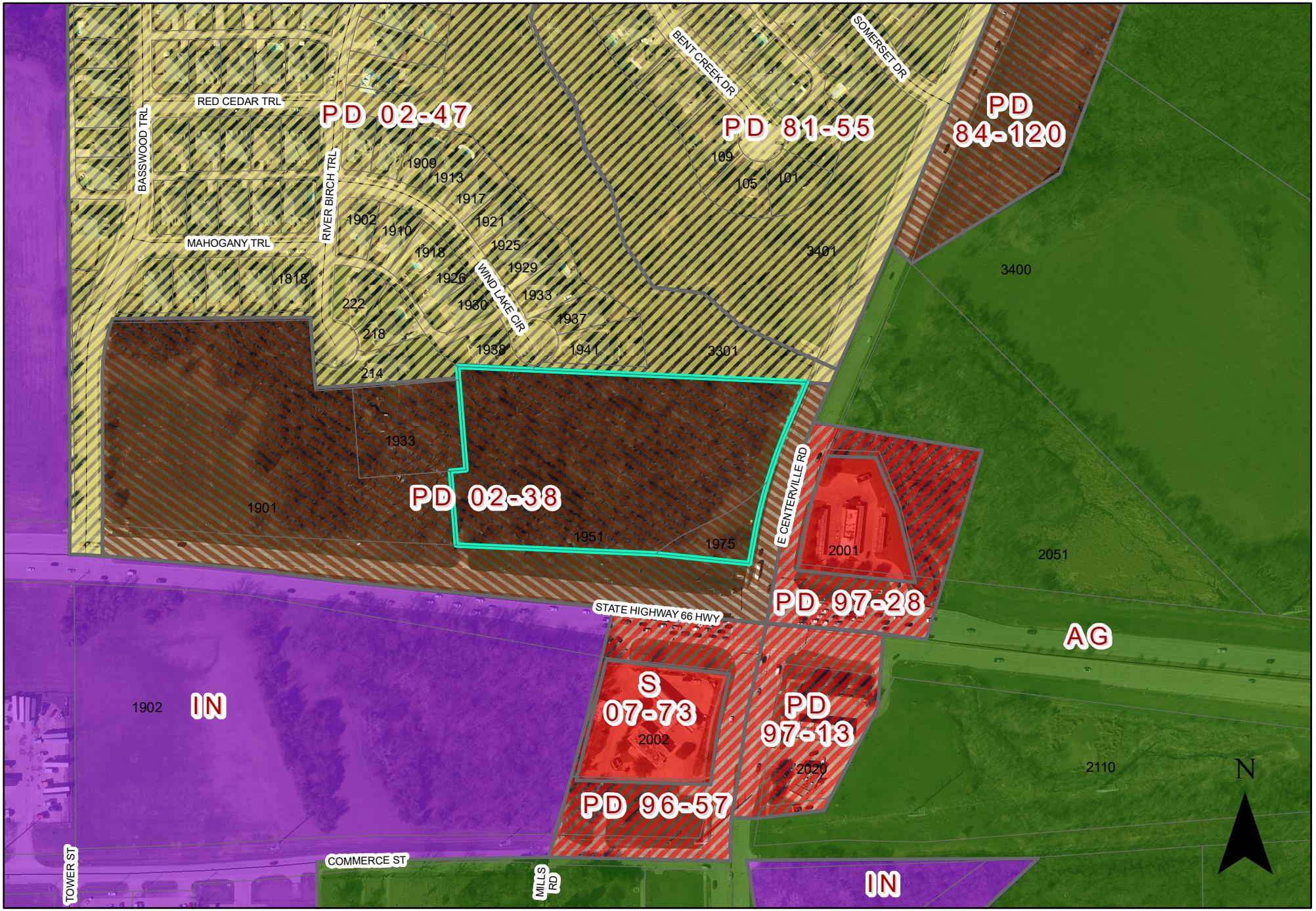
Z 22-48 Location Map

Z 22-48 PD Conditions

Z 22-48 R&M Zoning

Z 22-48 Responses

Z 22-48 Staff Presentation



0 175 350 Feet

1 inch = 268 feet

ZONING MAP Z 22-48

INDICATES AREA OF REQUEST

1951 and 1975 State Highway 66

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-48

1951 and 1975 State Highway 66

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for fifty (50) Single-Family Attached (Townhouse) and two (2) HOA lots.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-Attached (SFA) District, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Single-Family-Attached(SFA) District and Planned Development (PD) District 02-38 as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C, Exhibit D, Exhibit E and Exhibit F; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

A. Permitted Uses: Only Dwelling, Single-Family-Attached (SFA) units are permitted.

B. Maximum Number of Lots: A total of fifty (50) single-family attached units shall be permitted.

C. Minimum Lot Area: The minimum lot area shall be 1,568 square feet and as reflected in Exhibit C.

D. Minimum Lot Depth: The minimum lot depth shall be seventy-two (72) feet, except for Block B, Lot 16, which shall be a minimum of seventy (70) feet as reflected in Exhibit C. The lot depth is measured between the lot lines.

E. Minimum Dwelling Size: The minimum dwelling size shall

be 1,400 square feet.

F. Maximum Lot Coverage: The maximum lot coverage shall be seventy-nine (79%) percent.

G. Driveway Depth: The minimum driveway depth shall be five (5) feet from the face of the garage door to the alley right-of-way line.

H. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.

I. Open Space and Amenities: Open Space and Amenities shall be provided as shown in Exhibit D.

J. Signage: A maximum of three (3) monument signs shall be provided as reflected in Exhibit F. Each monument sign shall be a maximum of seven (7) feet in height and maximum of fifty (50) square feet in surface area.

   Sign A shall be placed at least eleven (11) feet from the property line.

   Sign B shall be placed at least three (3) feet from the property line.

   Sign C shall be placed at least twenty-five (25) feet from the property line.

K. Building Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E. In addition, the following architectural elements shall be permitted:

   - Modern roof parapet with steps and with metal coping cap
   - Projecting flat roof or awning cantilevered or suspended with max slope 12 inches per foot
   - Two-story high projecting brick divider between units
   - Faux wood ceramic tile used as design accent material

- Exterior second floor corner balcony with 2’ min. overhang, wall columns & roof. (Overhang may be eliminated where street curves reduce setback

- Exterior second floor recessed Juliet balcony

- Full unit width porch/patio. (Extends max. 30” into front yard setback so no columns or railing are to be provided

- Full unit width second floor overhang/cantilever

L. Roof Overhang: The flat roof overhang, as shown in Exhibit E, may be three (3) feet in depth and shall be allowed to encroach into the building setback.

M. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.

N. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner’s Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.

O. Required Assessments and Reserves: The declaration for the Homeowner’s Association shall provide that each homeowner owning a real property interest in a residential lot within the community land shall be obligated to pay assessments to the Homeowners Association to pay for the operation and common expenses of the association, including, without

limitation, the repair and maintenance of association common areas, including repairing, maintaining or replacing the association screening walls and perimeter fences. If the Homeowners Association fails to perform the above-described maintenance due to lack of funds, the Homeowners Association shall assess members on a pro rata basis for the cost of performing such maintenance and shall thereafter promptly and diligently perform the maintenance required. To help ensure that funds will be available to perform such maintenance, the Homeowners Association shall establish and maintain a reserve fund for the periodic maintenance, repair and replacement of association improvements, which shall include adequate reserves for the expected future costs to repair, maintain and replace association screening walls and perimeter fences.

P. City's Right to Enforce: The declaration for the Homeowner's Association shall contain a provision stating that if the Homeowner's Association fails to maintain an association screening wall or perimeter fence in good repair, then the City may send written notice to the Homeowner's Association demanding the proper repair and maintenance of such screening wall or perimeter fence. If the Homeowner's Association has not repaired or replaced such screening wall or perimeter fence within 120 days after the date of the City's written notice to the Homeowner's Association, the City shall have the right, but not the obligation, to exercise all access easements and other rights of the Homeowners Association to repair and/or replace, as necessary, such screening wall or perimeter fence and to charge all reasonable costs incurred therefor to the Homeowners Association. The Homeowner's Association shall promptly pay such costs to the City upon completion of the repairs and/or replacement upon written demand by the City. If the reserves required by these conditions and the declaration are not sufficient to fully reimburse the City, the Homeowner's Association shall assess its members for the funds necessary to fully reimburse the City and to re-establish its required reserves. Such provision in the declaration for the Homeowner's Association shall further state that such provision may not be amended or modified without the prior written consent of the City.

EXHIBIT B

REPORT & MINUTES

P.C. Meeting, April 24, 2023

3a. APPROVED Consideration of the application of **Modern TH, LLC.,** requesting approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached. This property is located at 1951 and 1975 State Highway 66. (District 2) (File Z 22-48 – Zoning)

The applicant, Jimmy Tanghongs 14200 N. Reddin Circle, McKinney, Texas, provided an overview of the request, and remained available for questions.

Commissioner Ott requested clarification on the type of batteries that would be used for the homes, whether the solar panels would produce enough energy to power the homes, clarification on the parking whether it would be on the street side or in the alleyway and a variance for signage.

Commissioner Jenkins requested clarification that there was no need to do a traffic impact study due to the size of the property as well as a lighting impact study to ensure the property has adequate lighting. Commissioner Jenkins also asked the developer for other experience building residential homes near industrial and floodplain areas and concerns on the grading of the property.

Commissioner Rose requested clarification on whether the HOA would be mandatory versus voluntary and if the HOA would be responsible for enforcing the parking requirements.

Chairman Roberts requested clarification on the architectural features that would be allowed to be three feet into the setback yard.

Resident, Joyce Carr, 1933 Hwy. 66, Garland, TX, asked for clarification on the number of units for the development, whether there would be any green space for families, clarification on the proposed size of the units and any fencing between the development and her property.

Resident Kim Pearson, 105 Bent Creek Dr., Garland, TX, spoke in opposition of the development and raised concerns on the high number of accidents and traffic at the intersection of Centerville & Hwy. 66 as well as residents from the development and nearby

neighborhoods not being able to turn left from the development and go northbound on Centerville.

Motion was made by Commissioner Rose to close the public hearing. Seconded by Commissioner Jenkins. **Motion carried**: **9** Ayes, **0** Nays.

Commissioner Jenkins expressed he had concerns regarding whether the developer could comply with all of the GDC requirements as well as building near a floodplain, but due to the amenities of the development, he would not be voting to oppose it.

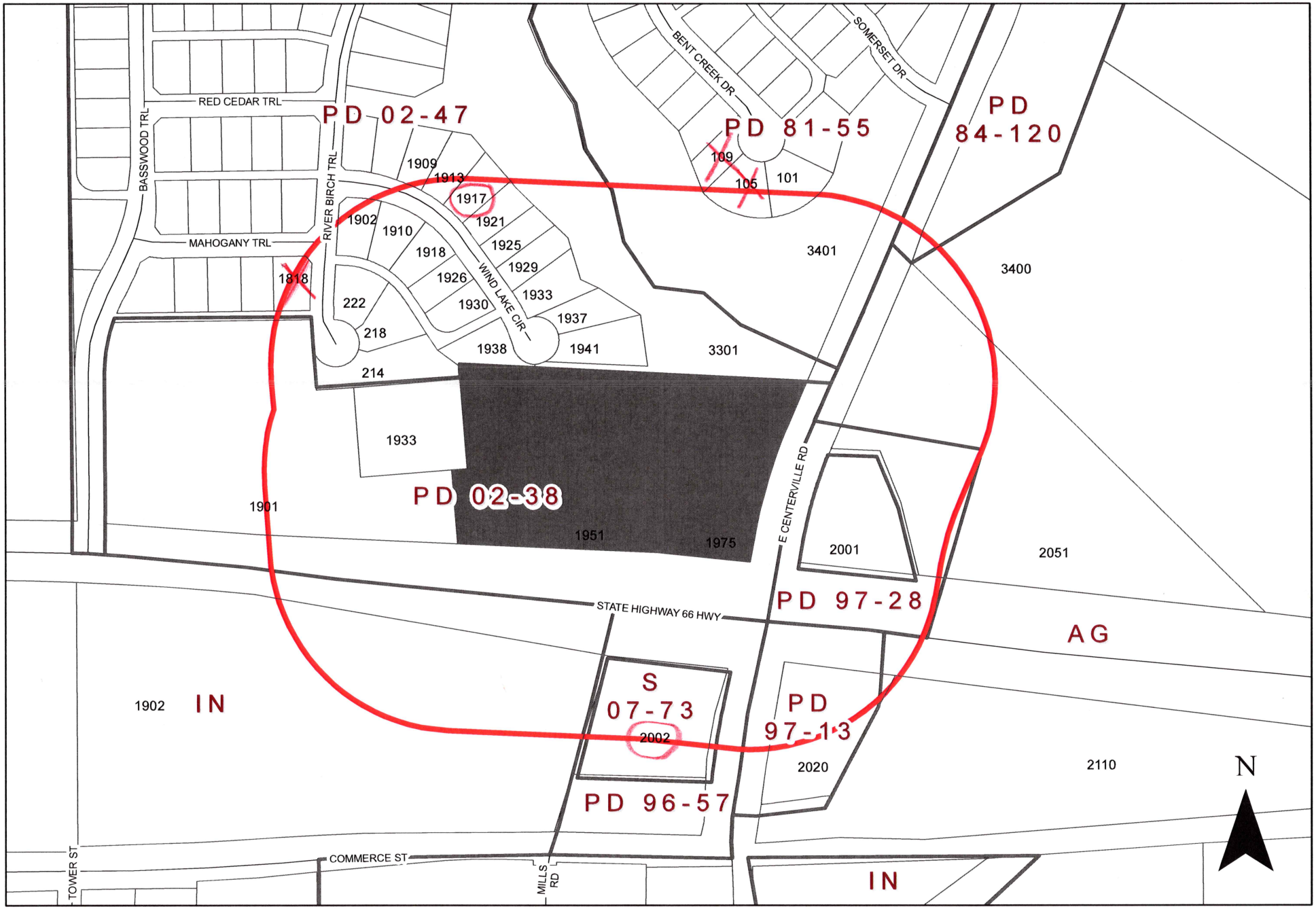
Commissioner Rose expressed concerns on the parking and whether the HOA would be able to successfully enforce parking.

Commissioner Ott also expressed concerns on the parking but overall is pleased with the development.

Commissioner Jenkins expressed a request that the developer in an effort to be a good neighbor reach out to the adjacent properties to be certain they understand the nature of the development and to implement best management practices as the development progresses.

Chairman Roberts also stated he'd be voting in favor of the development. He noted the use of the development with spray foam instead of the traditional insulation.

Motion was made by Commissioner Jenkins to **approve** the application per staff recommendation with the additional deviation of the three-foot overhang. Seconded by Commissioner Ott. **Motion carried**: **9** Ayes, **0** Nays.



ZONING MAP Z 22-48

1951 and 1975 State Highway 66

Morales, Elisa

From: Ahmed, Nabiha
Sent: Wednesday, April 19, 2023 8:36 AM
To: Morales, Elisa
Subject: FW: [EXTERNAL] RE: Z 22-48 Modern TH, LLC.

FYI, I believe she is in favor of the request.

From: Naaz Malek <maleknaaz@gmail.com>
Sent: Tuesday, April 18, 2023 4:33 PM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>; Nasir Uddin <nasiruddin06@gmail.com>
Subject: [EXTERNAL] RE: Z 22-48 Modern TH, LLC.

Salaam Nabiha,

My name is Naaz Malek. My husband, Nasir Uddin and I, own the gas station/c-store (La Verde) across the street (2002 Hwy 66) from the proposed site for the 50 townhouses.

I just wanted to introduce my husband and I to you. We are new owners of the property as of 12/22 and this is our first time voting for something related to the business.

The research I've done thus far on the company and the owner checks out. I think this will be a positive addition for the store. Is there anything we should be aware of?

We plan on attending the public hearing. Can we cast our vote in person there? Will we get to meet you there?

Sincerely,
Naaz Malek
6789083424

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City of Garland Planning Department
P.O. Box 469002
Garland, Texas 75046-9002

La Verde Convenience store
2002 Hwy 66
Garland, TX 75040

GARLAND
TEXAS MADE HERE

SCAN ME/
ESCANÉAME/
QUÉT TÔI

New Property Owner:
Malek Investment, LLC
Naaz Malek

NOTICE OF PUBLIC HEARING OF THE GARLAND PLAN COMMISSION

Dear Garland Resident, Property Owner or Business Owner: You are receiving this letter because your address is within 400 feet of the proposed zoning change.

RE: **Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2)** (see included map)

Date: A Public hearing will be held by the City of Garland Plan Commission at 7:00 p.m., Monday, April 24, 2023.

Location: William E. Dollar Municipal Building (City Hall), Council Chambers, 200 North Fifth Street, Garland, Texas 75040

The Meeting and Agenda webpage can be found at: https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes (*Agendas are posted at least 72 hours before the meeting.)*

For more information about Case Z 22-48 and other zoning cases, and to register a position for or against, go to: www.garlandplanning.org or scan the QR code in the upper corner. (Agendas will also contain additional information. See link above.)

You may also contact City Planner Nabiha Ahmed at 972-205-2453 or email at nahmed@garlandtx.gov.

Para Espanol, por favor contactar a Josue De La Vega a 972-205-2833 o correo electrónico a jdelavega@garlandtx.gov

(It is important that you include your property address, your name, and mailing address in any correspondence concerning the case)

**Translation provided by Google Translate / *Traducción proporcionada por el traductor de Google / *Bản dịch do Google Dịch cung cấp*

City of Garland Planning Department
P.O. Box 469002
Garland, Texas 75046-9002

GARLAND
TEXAS MADE HERE

SCAN ME/
ESCANÉAME/
QUÉT TÔI

AVISO DE AUDIENCIA PÚBLICA DEL COMISIÓN DEL PLAN GARLAND

Estimado residente, propietario o empresario de Garland: Usted recibe esta carta porque su dirección está a 400 pies del cambio de zonificación propuesto.

RE: **Z 22-48 Modern TH, LLC. El solicitante solicita la aprobación de cincuenta (50) casas adosadas. El sitio está ubicado en 1951 y 1975 State Highway 66. (Distrito 2)** (ver mapa incluido)

Fecha de la reunión: La Comisión del Plan de la Ciudad de Garland llevará a cabo una audiencia pública a las 7:00 p. m. el lunes, 24 de abril de 2023.

Ubicación: Edificio Municipal William E. Dollar (Ayuntamiento), Cámaras del Consejo, 200 North Fifth Street, Garland, Texas 75040
La página web de la reunión y la agenda se puede encontrar en: https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes (Las agendas se publican al menos 72 horas antes de la reunión).

Para obtener más información sobre el Caso Z 22-48 y otros casos de zonificación, y para registrar una posición a favor o en contra, visite: www.garlandplanning.org o escanee el código QR en la esquina superior. (Las agendas también contendrán información adicional. Consulte el enlace anterior).

Para Espanol, por favor contactar a Josue De La Vega a 972-205-2833 o correo electrónico a jdelavega@garlandtx.gov

(Es importante que incluya la dirección de su propiedad, su nombre y dirección postal en cualquier correspondencia relacionada con el caso)

THÔNG BÁO VỀ VIỆC NGHE CỦA CÔNG CHÚNG NHIỆM VỤ KẾ HOẠCH GARLAND*

Kính gửi Cư dân Garland, Chủ sở hữu Bất động sản hoặc Chủ Doanh nghiệp: Bạn nhận được thư này vì địa chỉ của bạn nằm trong phạm vi 400 feet kể từ khi thay đổi quy hoạch được đề xuất.

RE: **Z 22-48 Modern TH, LLC. Người nộp đơn yêu cầu phê duyệt năm mươi (50) căn nhà phố. Địa điểm tọa lạc tại 1951 và 1975 State Highway 66. (Quận 2)** (xem bản đồ kèm theo)

Ngày: Một buổi điều trần Công khai sẽ được tổ chức bởi Ủy ban Kế hoạch Thành phố Garland lúc 7:00 tối, Thứ Hai, Ngày 24 tháng 4 năm 2023.

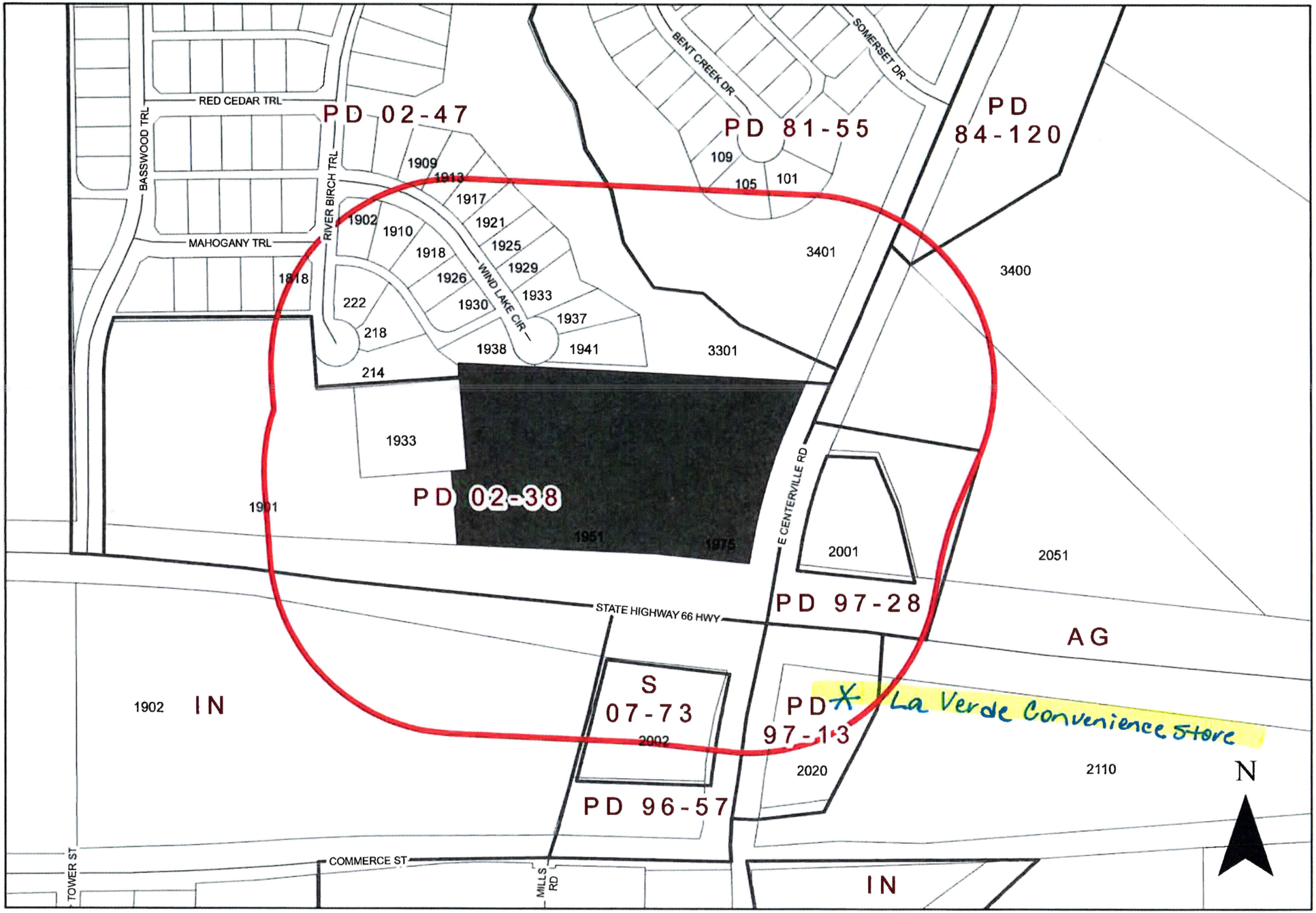
Vị trí: Tòa nhà thành phố William E. Dollar (Tòa thị chính), Phòng hội đồng, 200 North Fifth Street, Garland, Texas 75040
Truy cập ảo vào cuộc họp có thể được tìm thấy trên trang web của thành phố Garland, với trang web Cuộc họp và Chương trình làm việc và có thể được tìm thấy tại: https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes (Các câu chuyện được đăng trước cuộc họp ít nhất 72 giờ)

Để biết thêm thông tin về Trường hợp Z 22-48 và các trường hợp phân vùng khác, và để đăng ký vị trí ủng hộ hoặc chống lại, hãy truy cập: www.garlandplanning.org hoặc quét mã QR ở góc trên. (Truyền thuyết cũng sẽ chứa thông tin bổ sung. Xem liên kết ở trên.)

(Các chương trình nghị sự cũng sẽ chứa thông tin bổ sung. Xem liên kết ở trên.)

(Điều quan trọng là bạn phải bao gồm địa chỉ tài sản, tên của bạn và địa chỉ gửi thư trong bất kỳ thư từ liên quan đến trường hợp này)

**Translation provided by Google Translate / *Traducción proporcionada por el traductor de Google / *Bản dịch do Google Dịch cung cấp*



1951 and 1975 State Highway 66

Comment Form
Case Z 22-48

Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2)

Z 22-48 Modern TH, LLC. El solicitante solicita la aprobación de cincuenta (50) casas adosadas. El sitio está ubicado en 1951 y 1975 State Highway 66. (Distrito 2)

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

☑ For / A Favor / Đúng

☐ Against / En Contra / Không

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Naaz Malek, owner of Malek Investments, LLC

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

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

2002 Hwy 66

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Naaz Malek — April 19th 2023

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-48

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

I am in favor of this proposed construction

GARLAND
TEXAS MADE HERE

City of Garland
Planning & Community Development - 1502
P.O. Box 469002
Garland, TX 75046-9002

Property Owner: Malek Investments, LLC
Name: Maaz Malek
Email: malekmaaz@gmail.com
Phone: 972-276-4900

~~ALMO INVESTMENT II LTD~~
~~PO BOX 2599~~
~~WAXAHACHIE, TEXAS 751688599~~

RECEIVED
APR 14 2023
BY:

751688599 B013

Comment Form
Case Z 22-48

Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2)

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PAUL WASILEWICZ

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.)

1917 WIND LAKE CIRCLE

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

GARLAND, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Ohính

Signature / Firma / Ch ữ ký

04/24/23

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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Cassandra McCurdy 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.)

109 Bent Creek Dr.

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Cassandra McCurdy 4-15-23

Signature / Firma / Ch ữ ký Date / Fecha / Ngày

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

APR 25 '23 PM 1:49

Comment Form Continued – Case Z 22-48

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

- Already numerous accidents at The 66 and Centerville areas. Additional traffic and congestion is NOT needed or wanted.
- Also, homes were purchased in this area (creekside, trees, space, etc.) for the reasons mentioned above. Additional housing would take away our reason for purchasing in this area.

Comment Form
Case Z 22-48

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Keoloth Phothisaraj

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

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1818 mahogany Trail

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

Garland TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Keoloth Phothisaraj 4/19/2023

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

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QUAN TRAN, PROPERTY OWNER

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

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1910 WINDLAKE CIRCLE

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

GARLAND TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[signature]

Signature / Firma / Ch ữ ký

4/29/23

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-48	April 24, 2023	May 16, 2023	Nabiha Ahmed

Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2)

Kim M Pearson — **Against**

4/17/2023
9:31:12 PM

105 Bent Creek D
Garland
Texas
United States
75040

dru.pearson@verizon.net
972-489-9400

I went to the first planning meeting and the biggest concern are the entrances/exits to the neighborhood and how close it will be to the creek that backs up to my house. When we moved we were told that area is protected as it is a floodplain. Persons living on the other side have already encroached on that protected area and have loud parties where their speakers face our neighborhood and we have to call several times a year to complain about the noise. It seems as if this would only add to it. If they can only go out at Centerville that intersection is already backed up and they would have to cross three lanes to make a left or u-turn. Also there are no u-turns on 66. I have lived here for 26 years and there have been many accidents for such a wide open intersection.

Kim M Pearson — **Against**

4/17/2023
9:31:09 PM

105 Bent Creek D
Garland
Texas
United States
75040

dru.pearson@verizon.net
972-489-9400

I went to the first planning meeting and the biggest concern are the entrances/exits to the neighborhood and how close it will be to the creek that backs up to my house. When we moved we were told that area is protected as it is a floodplain. Persons living on the other side have already encroached on that protected area and have loud parties where their speakers face our neighborhood and we have to call several times a year to complain about the noise. It seems as if this would only add to it. If they can only go out at Centerville that intersection is already backed up and they would have to cross three lanes to make a left or u-turn. Also there are no u-turns on 66. I have lived here for 26 years and there have been many

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Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-48	April 24, 2023	May 16, 2023	Nabiha Ahmed

Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2)

Arnold **Against**

5/1/2023
1:46:37 AM

1925 Wind Lake Circle

Garland

Texas

United States

<null>

Maria **Against**

5/1/2023
1:43:47 AM

1925 Wind Lake Circle

Garland

Texas

United States

<null>

Maria **Against**

5/1/2023
1:43:46 AM

1925 Wind Lake Circle

Garland

Texas

United States

<null>

B Johnson **Against**

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-48	April 24, 2023	May 16, 2023	Nabiha Ahmed

4/26/2023
1:12:21 PM

2717 Club Meadow Dr

Garland
Texas
United States
<null>

Outside the Notification Area

Traci Litts

Against

4/24/2023
7:41:52 PM

3402 Ridgedale Sr

Garland
Texas
United States
75041

Against

Stillicart@icloud.com

2148560737

Outside the Notification Area

GARLAND
TEXAS MADE HERE

The applicant requests to allow fifty (50) townhouses and open spaces.

City Council Meeting

May 16, 2023

Z 22-48

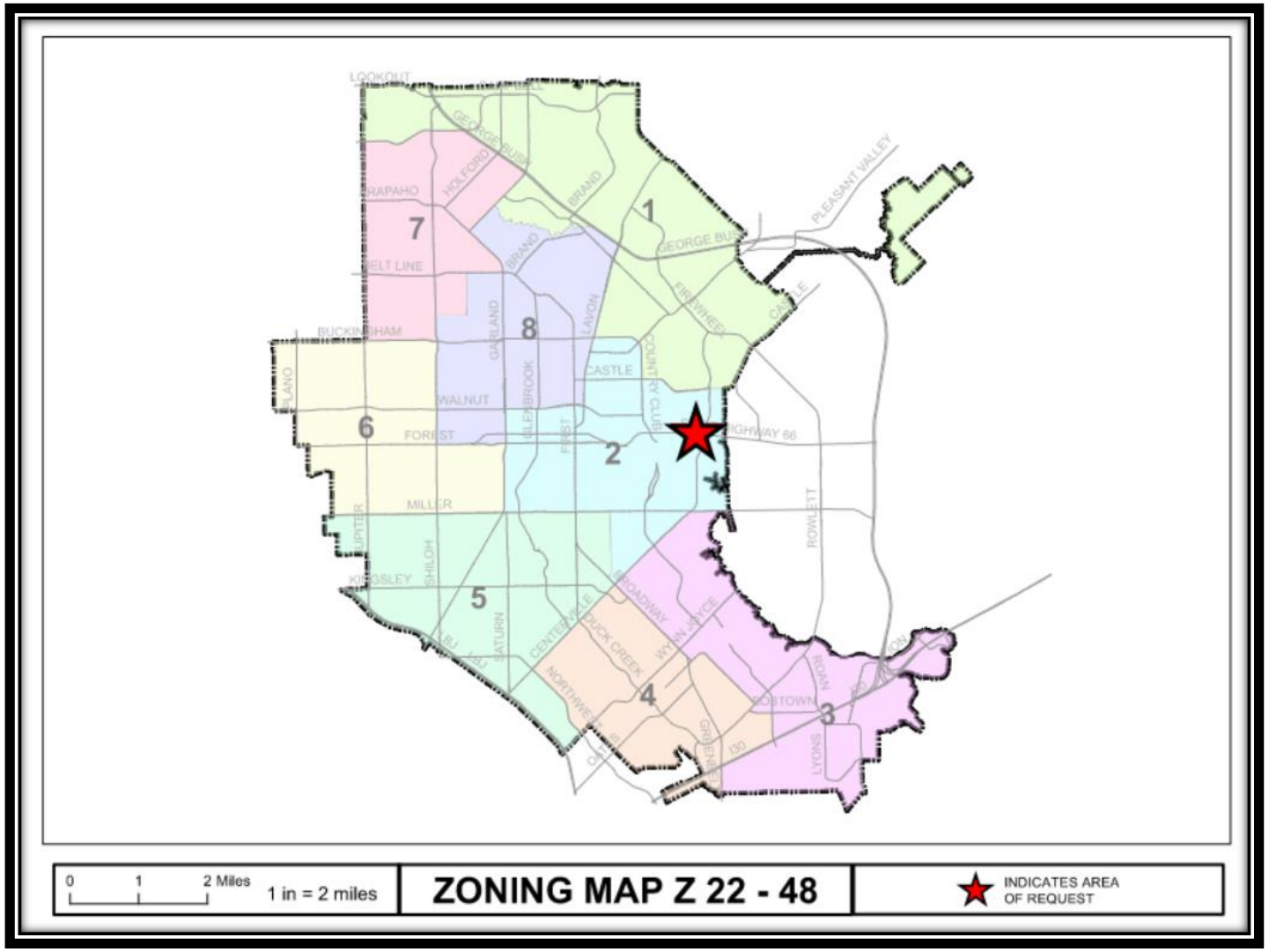
GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location:	1951 and 1975 State Highway 66
Applicant:	Modern TH, LLC.
Owner:	Monar Inc.
Acreage:	5.88 acres
Zoning:	Planned Development (PD) District 02-38 for Mixed Uses

GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP



Z 22-48

GARLAND
TEXAS MADE HERE

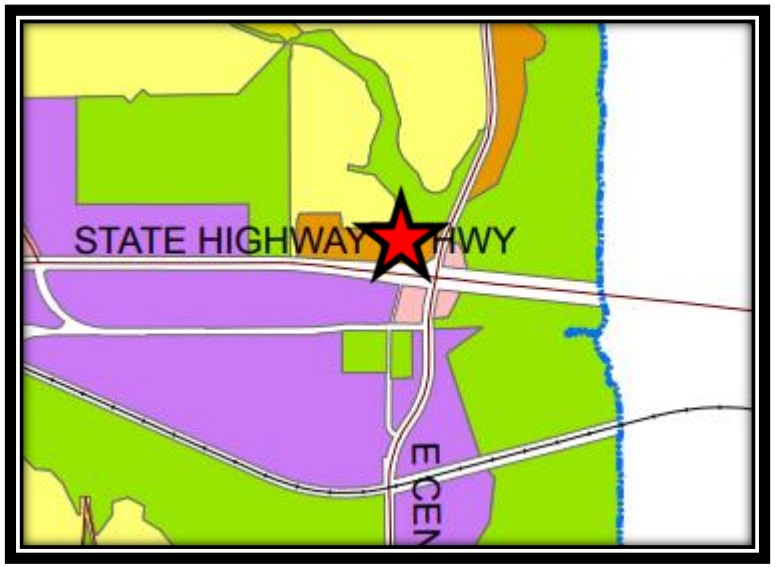
LOCATION MAP

1951 and 1975 State Highway 66

Z 22-48

GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



Z 22-48

GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods.

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.

This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets

This proposed use is compatible with the Comprehensive Plan.

GARLAND
TEXAS MADE HERE

PHOTOS

View of the subject property

North of the subject property

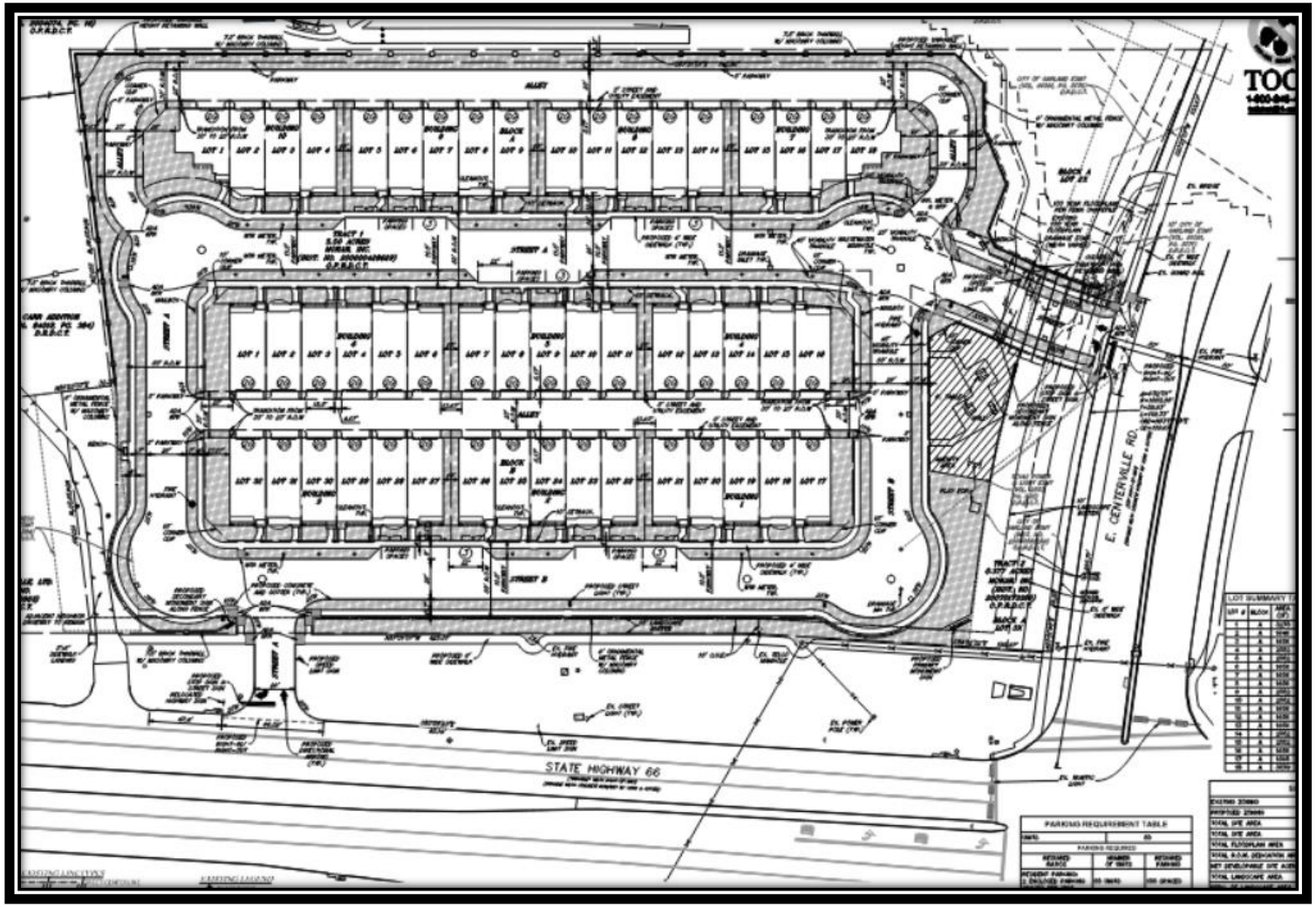
East of the subject property

South of the subject property

Z 22-48

GARLAND
TEXAS MADE HERE

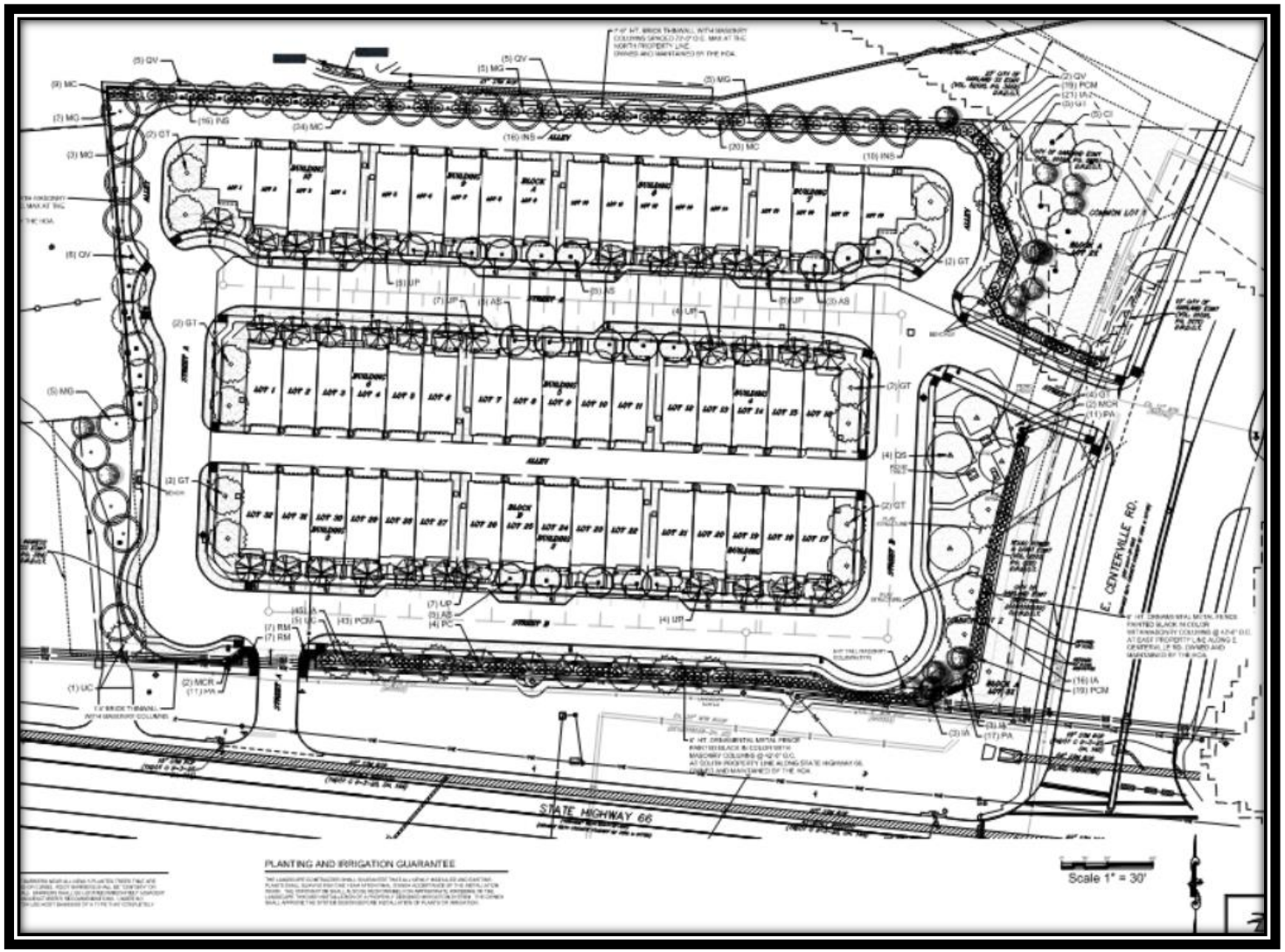
SITE PLAN



Z 22-48

GARLAND
TEXAS MADE HERE

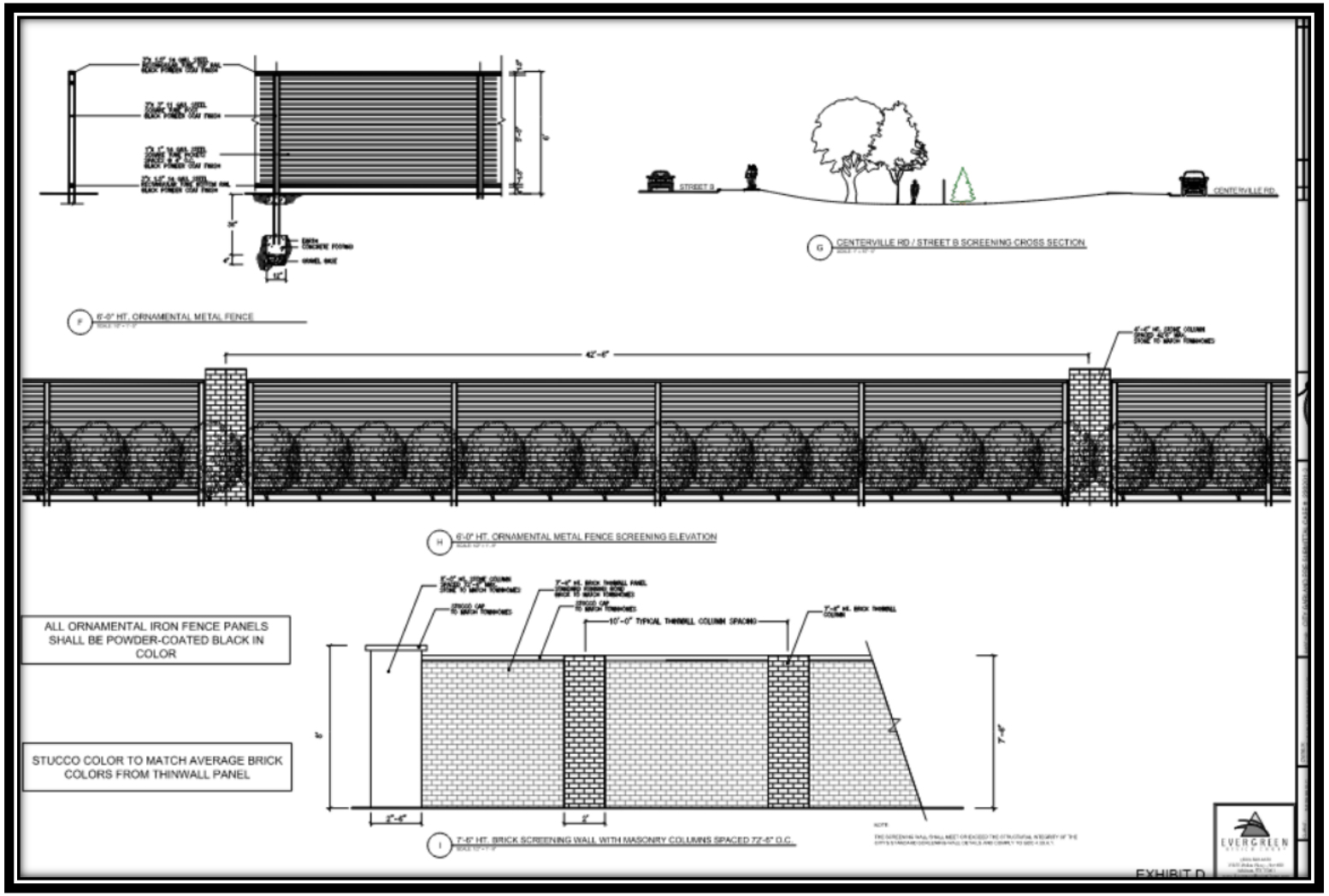
LANDSCAPE PLAN



Z 22-48

GARLAND
TEXAS MADE HERE

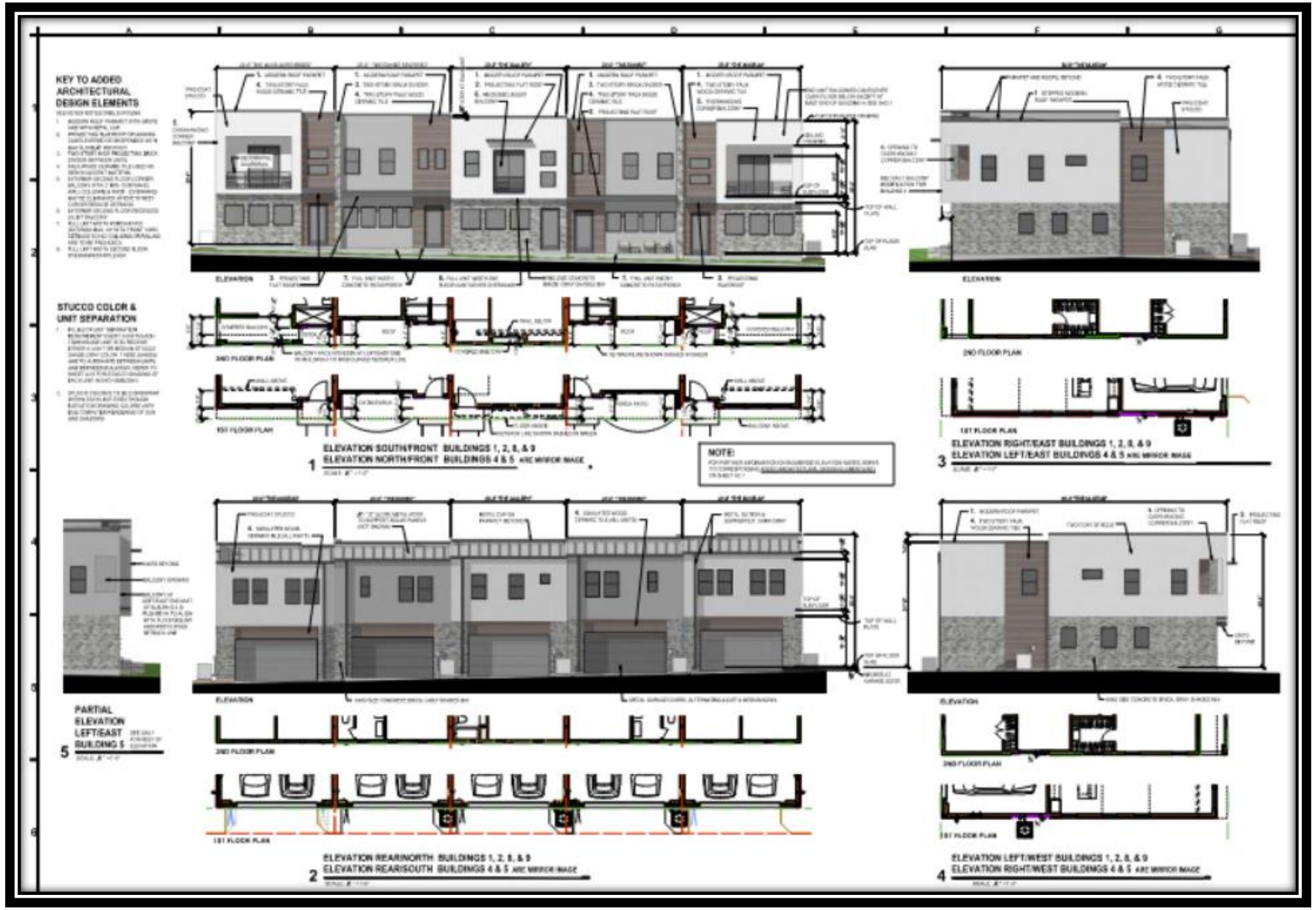
LANDSCAPE PLAN



Z 22-48

GARLAND
TEXAS MADE HERE

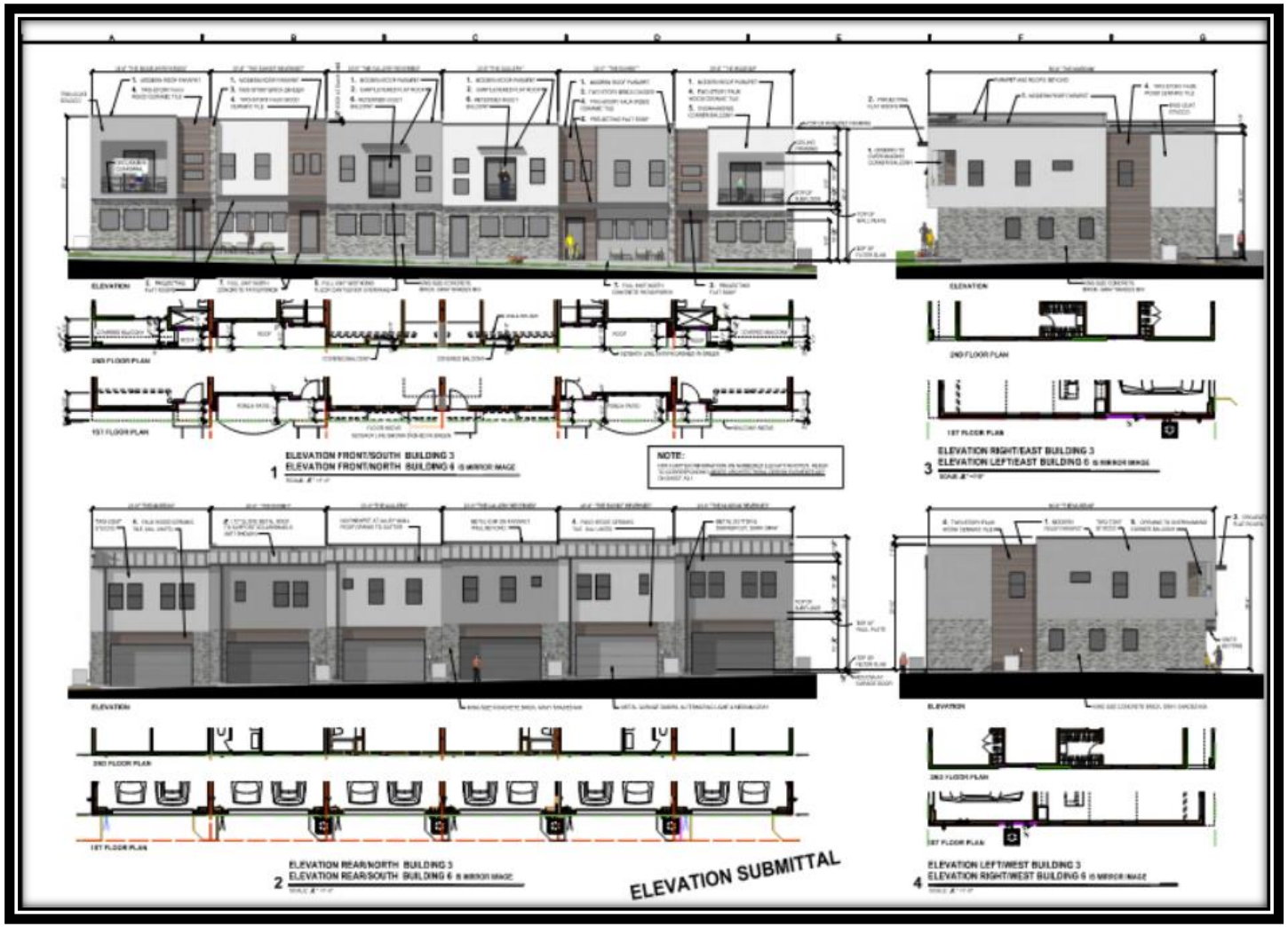
BUILDING ELEVATIONS



Z 22-48

GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 22-48

GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS

Z 22-48

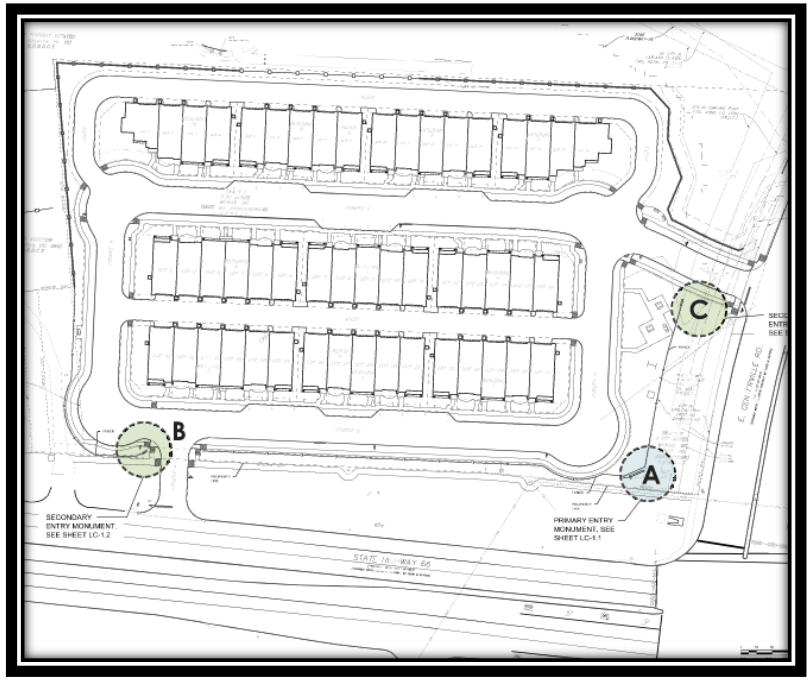
GARLAND
TEXAS MADE HERE

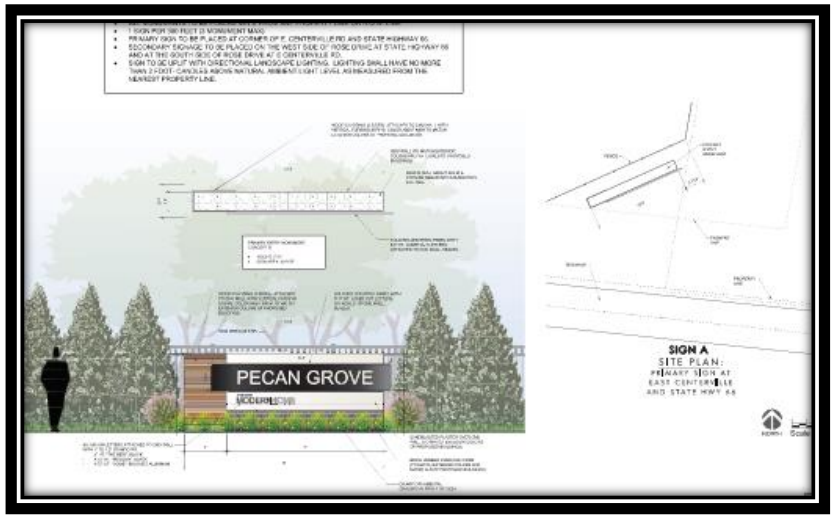
BUILDING ELEVATIONS

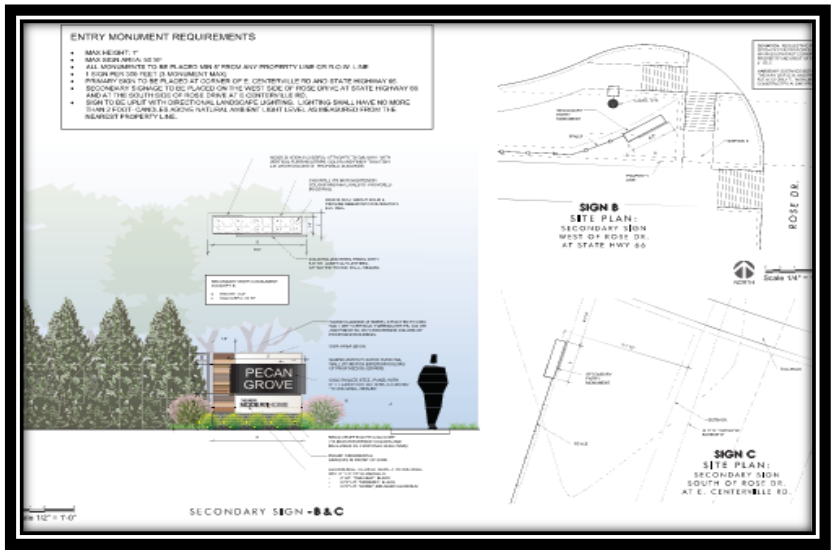
Z 22-48

GARLAND
TEXAS MADE HERE

SIGNAGE







Z 22-48

GARLAND
TEXAS MADE HERE

DEVIATIONS TABLE

Development Standards	Required	Proposed	Applicant's Justification
Lot Area	Minimum 2,000 SF	Minimum 1,568 SF	The minimum lot area is being reduced due to the irregular shape of the site.
Lot Depth	Minimum 90 feet	Minimum 70 feet for Block B, Lot 16 All other lots will have a lot depth of 72 feet.	The overall tract geometry, topography and incorporating necessary infrastructure, creates constraints of the lot impacting the lot depths.
Driveway Depth	The GDC requires the distance from the face of a garage door must be at least twenty (20) feet from the street or alley right-of-way line.	5 feet	The reduced lot depth impacted the driveway depth.
Lot Coverage	75%	79%	The applicant states the irregular shape of the site requires an increase in the lot coverage.

Z 22-48

GARLAND
TEXAS MADE HERE

DEVIATIONS TABLE

Landscaping and fencing along East Centerville Road	The landscaping should be located on the street side of the ornamental fence	Large canopy trees and shrubs are located on the development's side of the fence.	The applicant states there are large easements and floodplain that prevents the landscaping to be on the street side of the fence. However, the fence is along the common area and the townhouses are set farther back to minimize visibility from the East Centerville Road.
Landscape Buffer along State Highway 66 **Landscape Buffer along East Centerville Road**	PD 2-38 requires a 50-foot landscape buffer and 15 large canopy trees are required to be within the landscape buffer. PD 02-38 requires a 30-foot landscape buffer along East Centerville Road	The applicant proposes the width to be 10 feet and 2 feet at the southern knuckle. In addition, the applicant proposes 13 large canopy trees due to the knuckle. The applicant proposes a 10-foot landscape buffer.	The GDC requires the landscape buffer to be 15 feet in width. The applicant states floodplain, easements and infrastructure caused the reduction of the landscape buffer.

GARLAND
TEXAS MADE HERE

DEVIATIONS TABLE

Signage Setbacks	PD 02-38 allows a maximum of 3 monument signs. Each sign should be a maximum of 7 feet in height and 50 square feet in surface area. Each sign should be have a setback of 25 feet from the property line.	The applicant proposes 3 monument signs. Each sign is a maximum of 7 feet in height and 50 square feet in surface area. Sign C is more than 25 feet. However, Sign A has an eleven (11)-foot setback and Sign B has a three (3)-foot setback.	The applicant requests this deviation due to the easements and infrastructure proposed.
Common Area	5,000 square feet	4,612 square feet	The large easements reduce the common area space.
Architectural elements	The GDC has a list of architectural elements (see Consideration 7)	The applicant proposes a different set of architectural elements (see Consideration 7)	The GDC architectural elements does not align with the applicant's building design.

GARLAND
TEXAS MADE HERE

DEVIATIONS TABLE

GDC Architectural Elements	Proposed Architectural Elements
• Multiple pane windows featuring either divided light or simulated divided light; • A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter; • Gable(s) with window(s); • Dormer(s); • Bay windows with a minimum projection of twenty-four inches; • Minimum 8:12 roof pitch; • Split garage doors with a separate door for each vehicle bay; or • Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet.	• Modern roof parapet with steps and with metal coping cap • Projecting flat roof or awning cantilevered or suspended with max slope 12” per foot • Two-story high projecting brick divider between units • Faux wood ceramic tile used as design accent material • Exterior second floor corner balcony with 2’ min. overhang, wall columns & roof. (Overhang may be eliminated where street curves reduce setback) • Exterior second floor recessed Juliet balcony • Full unit width porch/patio. (Extends max. 30” into front yard setback so no columns or railing are to be provided • Full unit width second floor overhang/cantilever

GARLAND
TEXAS MADE HERE

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for Single-Family Attached (SFA) development.

GARLAND
TEXAS MADE HERE

PLAN COMMISSION RECOMMENDATION

On April 24, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for a Single-Family Attached (SFA) development.

In addition, the Plan Commission recommended to add the flat roof overhang encroachment into the setback as a PD condition.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **11. b.**

Meeting Date: 05/16/2023
Item Title: Z 22-48 Modern TH, LLC - Detail Plan (District 2)
Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for a Single-Family Attached (SFA) development.

LOCATION

1951 and 1975 State Highway 66

OWNER

Monar Inc.

PLAN COMMISSION RECOMMENDATION

On April 24, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for a Single-Family Attached (SFA) development.

In addition, the Plan Commission recommended to add the flat roof overhang encroachment into the setback as a PD condition.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for a Single-Family Attached (SFA) development.

BACKGROUND

In 1985, the City Council approved a Concept Plan for three (3) tracts. The subject property was within Tract 3 and it was approved for office/retail type of development. Tract 1 was approved for an office development and Tract 2 was approved for an office, retail and warehouse development.

In 2002, the northern tract was approved for a single-family development, which has been constructed. The remaining tracts were intended for commercial uses but never developed.

The applicant proposes to construct fifty (50) townhouses and two (2) HOA open space lots on the tract at the northwest corner of State Highway 66 and East Centerville Road. The tract west of the subject property is still unimproved.

SITE DATA

The subject property contains approximately 5.88 acres and has approximately 621 linear feet of frontage along State Highway 66 and 396 linear feet of frontage along East Centerville Road. The property can be accessed from East Centerville Road and State Highway 66.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Planned Development (PD) District 02-38 for Mixed Uses. The PD consisted of three (3) tracts. The northern tract has been developed with a single-family development. The remaining two (2) tracts, including the subject property, were approved for commercial uses.

CONSIDERATIONS

1. Detail Plan

   The applicant proposes a Detail Plan for a development of fifty (50) solar-powered, renewable energy townhouses with tankless water heaters and two (2) HOA lots. In addition, the applicant is proposing 9.50 units per acre, therefore meeting the SFA GDC requirement.

2. Screening and Landscaping

   The GDC requires at least one tree is required for each townhouse unit and must be placed either on that lot or within fifty feet of that unit. For each townhouse structure, at least fifty percent of the required trees must be large canopy trees. The remainder of the required trees may be small ornamental trees. The landscape plan (Exhibit D) shows all small ornamental trees either on a lot or within fifty (50) feet of that lot.

   Planned Development (PD) District 02-38 requires a fifty (50)-foot landscape buffer and fifteen (15) large canopy trees are required to be within the landscape buffer along State Highway 66. The applicant proposes the width to be ten (10) feet and (2) feet at the southern knuckle. In addition, the applicant proposes thirteen (13) large canopy trees, due to the knuckle. It should be noted the GDC requires the landscape buffer to be fifteen (15) feet in width.

   Planned Development (PD) District 02-38 also requires a thirty (30)-foot landscape buffer along East Centerville Road and eight (8) large canopy trees are required. The site plan

(Exhibit D) reflects a ten (10)-foot wide landscape buffer and thirteen (13) large canopy trees. The GDC requires the landscape buffer to be fifteen (15) feet in width.

The applicant proposes a minimum of seven (7)-foot masonry wall with landscaping along the northern and western perimeter of the property and a minimum of six (6)-foot ornamental fence with masonry columns with landscaping along East Centerville Road and State Highway 66. It should be noted that this application was submitted prior to the GDC fencing and screening amendment related to residential developments along thoroughfares.

The GDC requirement is to place the vegetation on the street side of the ornamental fence and the vegetation along East Centerville Road is placed behind the fence due to the large easements.

3. Amenities

The GDC requires 5,000 square feet of open space. The applicant proposes 4,612 square feet of open space. The large easement along East Centerville Road caused the fence to be placed farther back and reduced the common area space. However, the site plan (Exhibit C) reflects picnic tables, a barbeque grill and playground equipment.

4. Parking

The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

5. Garages

The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

- Rear entry;
- "J" drives, for front entry properties;
- "Swing" drives, for side entry properties; or
- Offset front Offset front entry with the garage door set back at least five feet behind the front building face.

The site plan (Exhibit C) reflects alley-loaded lots. However, the applicant requests the driveway to be five (5) feet in lieu of the required twenty (20) feet.

6. Building Design

The building elevations comply with the articulation requirements per Section 4.84.

The GDC has a list of architectural elements and each building requires a minimum of three (3) architectural elements for each dwelling unit. The applicant proposes another set of architectural elements listed below. Per the applicant’s narrative, the list of GDC architectural elements are not congruent with the proposed building design.

GDC Architectural Elements	Proposed Architectural Elements
• Multiple pane windows featuring either divided light or simulated divided light; • A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter; • Gable(s) with window(s); • Dormer(s); • Bay windows with a minimum projection of twenty-four inches; • Minimum 8:12 roof pitch; • Split garage doors with a separate door for each vehicle bay; or • Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet.	• Modern roof parapet with steps and with metal coping cap • Projecting flat roof or awning cantilevered or suspended with max slope 12” per foot • Two-story high projecting brick divider between units • Faux wood ceramic tile used as design accent material • Exterior second floor corner balcony with 2’ min. overhang, wall columns & roof. (Overhang may be eliminated where street curves reduce setback) • Exterior second floor recessed Juliet balcony • Full unit width porch/patio. (Extends max. 30” into front yard setback so no columns or railing are to be provided • Full unit width second floor overhang/cantilevel

7. Signage

Planned Development (PD) District 02-38 allows a maximum of three (3) monument signs. Each sign should be a maximum of seven (7) feet in height and fifty (50) square feet in surface area. Each sign should be have a setback of twenty-five (25) feet from the property line.

The applicant proposes 3 monument signs. Each sign is a maximum of 7 feet in height and 50 square feet in surface area. Sign C is more than twenty-five (25) feet from the property line. However, Sign A has an eleven (11)-foot setback and Sign B has a three (3)-foot setback.

It should be noted that a five (5)-foot setback is required per the GDC for monument signs.

8. Deviations

Development Standards	Required	Proposed	Applicant's Justification
Lot Area	Minimum 2,000 SF	Minimum 1,568 SF	The minimum lot area is being reduced due to the irregular shape of the site.
Lot Depth	Minimum 90 feet	Minimum 70 feet for Block B, Lot 16 All other lots will have a minimum lot depth of 72 feet.	The overall tract geometry, topography and incorporating necessary infrastructure, creates constraints of the lot impacting the lot depths.
Driveway Depth	The GDC requires the distance from the face of a garage door must be at least twenty (20) feet from the street or alley right-of-way line.	5 feet	The reduced lot depth impacted the driveway depth.
Lot Coverage	75%	79%	The applicant states the irregular shape of the site requires an increase in the lot coverage.
Landscaping and fencing along East Centerville Road	The landscaping should be located on the street side of the ornamental fence	Large canopy trees and shrubs are located on the development's side of the fence.	The applicant states there are large easements and floodplain that prevent the landscaping to be on the street side of the fence. However, the fence is along the common area and the townhouses are set farther back to minimize visibility from East Centerville Road.

Landscape Buffer along State Highway 66 Landscape Buffer along East Centerville Road	PD 02-38 requires a 50-foot landscape buffer and 15 large canopy trees are required to be within the landscape buffer. PD 02-38 requires a 30-foot landscape buffer along East Centerville Road	The applicant proposes the width to be 10 feet and 2 feet at the southern knuckle. In addition, the applicant proposes 13 large canopy trees due to the knuckle. The applicant proposes a 10-foot landscape buffer.	The GDC requires the landscape buffer to be 15 feet in width. The applicant states floodplain, easements and infrastructure caused the reduction of the landscape buffer.
Signage Setbacks	PD 02-38 allows a maximum of 3 monument signs. Each sign should be a maximum of 7 feet in height and 50 square feet in surface area. Each sign should be have a setback of 25 feet from the property line.	The applicant proposes 3 monument signs. Each sign is a maximum of 7 feet in height and 50 square feet in surface area. Sign C is more than 25 feet. However, Sign A has an eleven (11)-foot setback and Sign B has a three (3)-foot setback.	The applicant requests this deviation due to the easements and infrastructure proposed.
Common Area	5,000 square feet	4,612 square feet	The large easements reduce the common area space.
Architectural elements	The GDC has a list of architectural elements (see Consideration 7)	The applicant proposes a different set of architectural elements (see Consideration 7)	The list of GDC architectural elements does not align with the applicant's building design.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods.

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.

This type of development should encourage access to a range of mobility options and is

generally located in the vicinity of major intersections and/or secondary arterial streets

This proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 02-47 and Planned Development (PD) District 81-55; these properties are developed with single-family homes. The properties to the east, across East Centerville Road, are zoned Agricultural (AG) District and Planned Development (PD) District 05-18 and developed with a restaurant with a drive-through. The properties to the south, across State Highway 66, are zoned Planned Development (PD) District 07-73 and developed with a gas station, convenience store, restaurant and car wash. The property to the west is zoned Planned Development (PD) District 02-38 and it is currently vacant.

Attachments

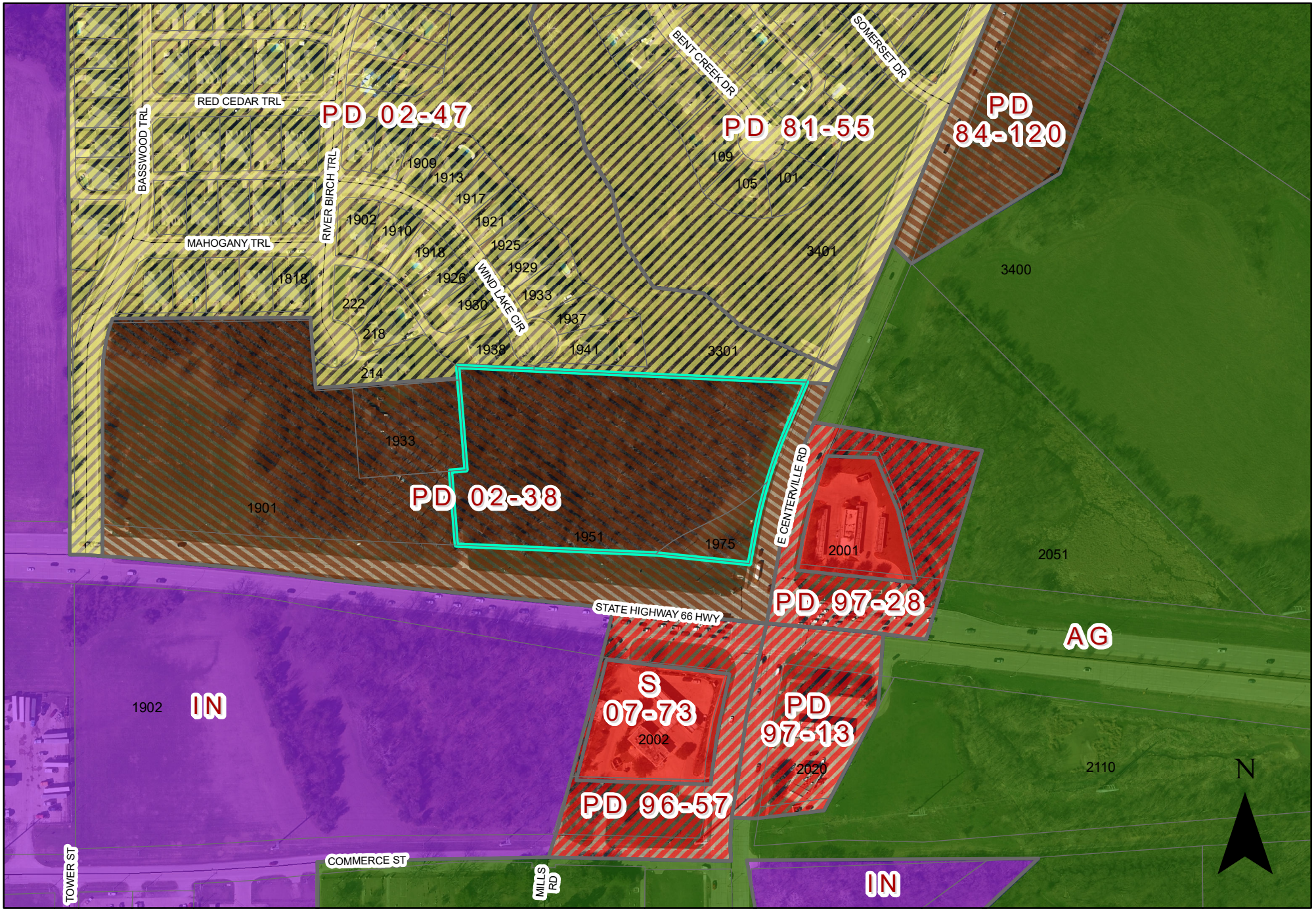
Z 22-48 Location Map

Z 22-48 Exhibits C-F

Z 22-48 R&M Detail Plan

Z 22-48 Responses

Z 22-48 Staff Presentation



0 175 350 Feet

1 inch = 268 feet

ZONING MAP Z 22-48

INDICATES AREA OF REQUEST

1951 and 1975 State Highway 66

EXHIBIT C

SITE LEGEND

- PROPERTY LINE
- (3) UNCOVERED PARKING COUNT
- (2G) ENCLOSED GARAGE PARKING COUNT
- RETAINING WALL
- MANHOLE
- EX. FIRE HYDRANT
- FIRE HYDRANT
- PROPOSED SIGNAGE
- EXISTING SIGNAGE
- PROPOSED STREET LIGHT
- 7.5' BRICK THINWALL W/ MASONRY COLUMNS
- 6' ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS
- PROPOSED STREET STRIPING

LOT SUMMARY TABLE

LOT #	BLOCK	AREA (SF)	AREA (AC)
1	B	2663	0.061
2	B	1656	0.038
3	B	1656	0.038
4	B	1656	0.038
5	B	1656	0.038
6	B	2052	0.047
7	B	2052	0.047
8	B	1656	0.038
9	B	1656	0.038
10	B	1656	0.038
11	B	2052	0.047
12	B	2052	0.047
13	B	1656	0.038
14	B	1656	0.038
15	B	1655	0.038
16	B	2462	0.057
17	B	2529	0.058
18	B	1656	0.038
19	B	1656	0.038
20	B	1656	0.038
21	B	2052	0.047
22	B	2052	0.047
23	B	1656	0.038
24	B	1656	0.038
25	B	1656	0.038
26	B	2052	0.047
27	B	2052	0.047
28	B	1656	0.038
29	B	1656	0.038
30	B	1656	0.038
31	B	1656	0.038
32	B	2663	0.061

LOT SUMMARY TABLE

LOT #	BLOCK	AREA (SF)	AREA (AC)
1	A	3270	0.075
2	A	1646	0.038
3	A	1656	0.038
4	A	2052	0.047
5	A	2052	0.047
6	A	1656	0.038
7	A	1656	0.038
8	A	1656	0.038
9	A	2052	0.047
10	A	2052	0.047
11	A	1656	0.038
12	A	1656	0.038
13	A	1656	0.038
14	A	2052	0.047
15	A	2052	0.047
16	A	1656	0.038
17	A	1568	0.036
18	A	3079	0.071

SITE TABLE

EXISTING ZONING	PD 02-38 BASE: SF & CR	
PROPOSED ZONING	PD 22-48 BASE: SFA	
TOTAL SITE AREA	5.88	AC
TOTAL SITE AREA	256,024	SF
TOTAL FLOODPLAIN AREA	0.315	AC
TOTAL R.O.W. DEDICATION AREA	0.148	AC
NET DEVELOPABLE SITE ACERAGE	5.265	AC
TOTAL LANDSCAPE AREA	102,452	SF
PERC. OF LANDSCAPE AREA	40	%
TOTAL UNITS	50	UNITS
NET DENSITY	9.50	UNITS/NET AC
GROSS DENSITY	8.96	UNITS/TOT AC
LEISURE AREA MINIMUM SIZE (PER CODE)	30,001	SF
NO. OF HOA LOTS	2	EA
MINIMUM DWELLING SIZE	1400	SF
MAXIMUM LOT COVERAGE	78.8	%
MIN. LOT SIZE	23' X 72'/62.74'	

PARKING REQUIREMENT TABLE

UNITS	50	
PARKING REQUIRED		
REQUIRED RATIOS	NUMBER OF UNITS	REQUIRED PARKING
RESIDENT PARKING: 2 ENCLOSED PARKING SPACES PER UNIT	50 UNITS	100 SPACES
GUEST PARKING: 1 OFF-STREET PARKING SPACE FOR EVERY 4 TOWNHOUSE UNTIS	50 UNITS	13 SPACES
TOTAL REQUIRED	113	
PARKING PROVIDED		
UNCOVERED	15	
ENCLOSED GARAGE	100	
TOTAL PROVIDED	115	

EXISTING LINETYPES

- STREET CENTERLINE
- ASPHALT
- OHE — OVERHEAD ELECTRIC LINE
- E — E — UNDERGROUND ELECTRIC LINE
- SS — SS — SANITARY SEWER LINE
- STM — STM — STORM-DRAIN LINE
- W — W — WATER LINE
- G — G — GAS LINE
- T — T — TELECOMMUNICATION LINE
- WROUGHT-IRON FENCE
- CHAINLINK FENCE
- WOOD FENCE
- BUILDING

EXISTING LEGEND

- BENCHMARK
- BOUNDARY/LOT CORNER
- EASEMENT CORNER
- A/C UNIT
- LIGHT POLE
- TRAFFIC LIGHT POLE
- POWER POLE
- POWER POLE w/ LIGHT
- POWER POLE w/ XFORMER
- POWER POLE w/ METER BOX
- ELECTRIC BOX
- GUY WIRE
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- GAS METER
- GAS MANHOLE
- GAS VALVE
- GAS MARKER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- ELECTRIC TRANSFORMER
- STORM DRAIN MANHOLE
- TELECOMMUNICATION MANHOLE
- TELECOMMUNICATION MARKER
- TELECOMMUNICATION PEDESTAL
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER MANHOLE
- WATER IRRIGATION BOX
- TELECOMMUNICATION MARKER
- MAILBOX
- BOLLARD
- SIGN
- MONITORING WELL
- UNKNOWN MANHOLE
- UNKNOWN VAULT
- PARKING SPACES
- HANDICAP PARKING
- BRUSH
- TREE

SITE DATA:

TRACT 1	5.50 AC	(239,589.66 SF)
TRACT 2	0.377 AC	(16,434.74 SF)
TOTAL AREA:	5.88 AC	(256,024.40 SF)

NOTES:

1. PARKING PAVING WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA AND A LICENSE AGREEMENT WILL BE REQUIRED FROM ENGINEERING AT THE TIME OF THE CONSTRUCTION PLANS.

OVERALL SITE PLAN

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2
PROJECT: **PECAN GROVE TOWNHOMES**
1951 & 1975 STATE HIGHWAY 66
TR 10, 5.5 AC & TR 10.2, 0.377 AC
J.L ANDERSON ABST 26 PG 190
GARLAND, COUNTY, TEXAS 75040

ZONING EXISTING: PD 02-38 BASE - SF & CR
ZONING PROPOSED: PD 22-48 BASE - SFA

REVISION | DATE | NO.

URBAN STRATEGY
4222 Main Street
Dallas, Texas 75226
Firm Registration #F-23252
TEL: 214.369.2339
www.urbanstrategy.us

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

PREPARED UNDER THE SUPERVISION OF
DAVID A. LAIZER
P.E.# 143377
ON
3/29/2023

OWNER:
MODERN GARLAND 5.8 SH 66, LLC
JIMMY WANG (469) 583-4441
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

APPLICANT:
MODERN GARLAND 5.8 SH 66, LLC
JIMMY WANG (469) 583-4441
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

CLIENT: 5.8 SH 66, LLC.
DRAWN BY: DAL
DESIGNER: DAL
REVIEWER: DAL
U.S. PROJECT: 21674

SHEET
C04

FILE NAME: C-SITE.DWG
LAST MODIFIED BY: Dillon Laizer
LAST MODIFIED ON: 3/29/2023 11:42 AM
PLOTTED ON: 3/29/2023 11:42 AM

EXHIBIT D

7'-6" HT. BRICK THINWALL WITH MASONRY COLUMNS SPACED 72'-6" O.C. MAX AT THE NORTH PROPERTY LINE.
OWNED AND MAINTAINED BY THE HOA.

7'-6" HT. BRICK THINWALL WITH MASONRY COLUMNS SPACED 72'-6" O.C. MAX AT THE NORTH PROPERTY LINE.
OWNED AND MAINTAINED BY THE HOA.

6' HT. ORNAMENTAL METAL FENCE PAINTED BLACK IN COLOR WITH MASONRY COLUMNS @ 42'-6" O.C. AT EAST PROPERTY LINE ALONG E. CENTERVILLE RD. OWNED AND MAINTAINED BY THE HOA.

6' HT. ORNAMENTAL METAL FENCE PAINTED BLACK IN COLOR WITH MASONRY COLUMNS @ 42'-6" O.C. AT SOUTH PROPERTY LINE ALONG STATE HIGHWAY 66. OWNED AND MAINTAINED BY THE HOA.

6'-6" TALL MASONRY COLUMN (TYP)

7.5' BRICK THINWALL WITH MASONRY COLUMNS

Scale 1" = 30'

ROOT BARRIERS

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). BARRIERS 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 ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH 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.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

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

EXHIBIT D

REVISION | NO. | DATE

LANDSCAPE PLANTING

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W SATES
3470
STATE OF TEXAS
04/12/2023

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2
PROJECT: **PECAN GROVE TOWNHOMES**
1951 & 1975 STATE HIGHWAY 66
TR 10, 5.5 AC & TR 10.2, 0.377 AC
J L ANDERSON ABST 26 PG 190
GARLAND, COUNTY, TEXAS 75040

ZONING EXISTING: PD 02-38 BASE - SF & CR
ZONING PROPOSED: PD 22-48 BASE - SFA

OWNER:
MODERN GARLAND 5.8 SH 66, LLC
MATT JONES 469.554.3640
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

APPLICANT:
MODERN GARLAND 5.8 SH 66, LLC
MATT JONES 469.554.3640
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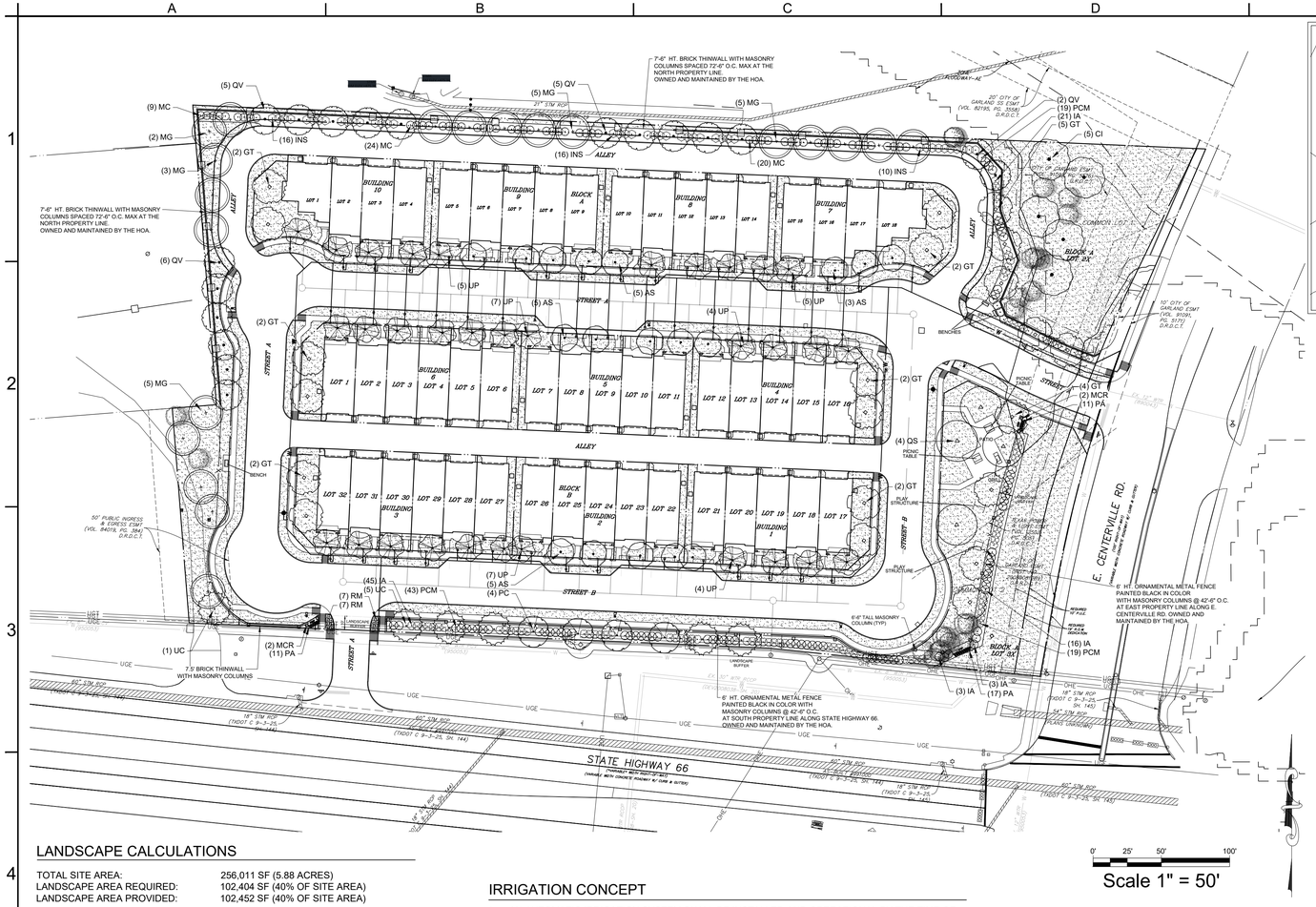
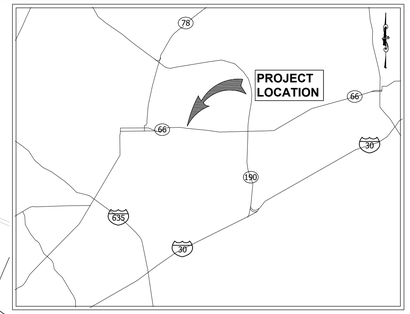
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

CLIENT: 5.8 SH 66, LLC.
DRAWN BY: - SWS
DESIGNER: - SWS
REVIEWER: - RM
PROJECT #: -

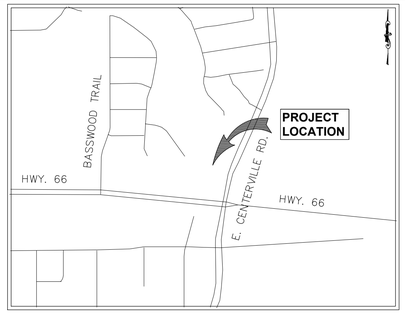
SHEET
LP-1

EXHIBIT D





VICINITY MAP
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)

PLANT_SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	UP	Allee Lacebark Elm / Ulmus parviflora 'Elmer II' min. 8' ht.;	CONT.	3" Cal	32
	AS	Caddo Maple / Acer saccharum 'Caddo' min. 8' ht.; street tree	CONT.	3" Cal	15
	CI	Carya illinoinensis 'Sioux' / Pecan 'Sioux'	CONT.	30 Gal	5
	GT	Shademaster Honey Locust / Gleditsia triacanthos min. 8' ht.; street tree	CONT.	3" Cal	21
	MG	Southern Magnolia / Magnolia Grandiflora min. 8' ht.;	CONT.	3" Cal	17
	PC	Chinese Pistache / Pistacia chinensis min. 8' ht.; (male)	CONT.	3" Cal	8
	QS	Red Oak / Quercus shumardii min. 8' ht.; parking lot tree	CONT.	3" Cal	2
	QV	Live Oak / Quercus virginiana min. 8' ht.	CONT.	3" Cal	19
	UC	Cedar Elm / Ulmus crassifolia min. 8' ht.	CONT.	3" Cal	8

SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	IA	Foster Holly / Ilex x attenuata 'Foster' 48" o.c., 4' Tall	15 gal	87
	PCM	Bright & Tight Cherry Laurel /Prunus caroliniana 'Monus' 48" o.c., 4' Tall	15 gal	81
	INS	Nellie R. Stevens Holly / Ilex x 'Nellie R. Stevens' 48" o.c., 4' Tall	15 gal	42
	MC	Wax Myrtle / Myrica cerifera 48" o.c., 4' Tall	15 gal	53
	MCR	Gulf Muhly Grass / Muhlenbergia capillaris `Regal Mist`	3 gal	2
	PA	Dwarf Fountain Grass / Pennisetum alopecuroides 'Little Bunny'	3 gal	35
	RM	Drift Rose / Rosa meidrifora' PP 19,148	3 gal	14

GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	CD	Bermuda Grass / Cynodon dactylon `tif 419`	sod	

EXISTING_TREES

	EX. TREE TO REMAIN	22

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	256,011 SF (5.88 ACRES)
LANDSCAPE AREA REQUIRED:	102,404 SF (40% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	102,452 SF (40% OF SITE AREA)
STREET TREES	
STATE HIGHWAY 66 FRONTAGE:	625 LF - 150' EASEMENT - 42' DRIVES = 433 LF
STREET TREES REQUIRED:	15 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED:	13 TREES (11 PROPOSED, 3 EXISTING)*
SHRUBS REQUIRED:	101 SHRUBS (7 PER 30 LF OF FRONTAGE)
SHRUBS PROVIDED:	101 HIGH-LEVEL SCREENING SHRUBS PROVIDED
E. CENTERVILLE RD FRONTAGE:	407 LF - 153' EASEMENT - 30' DRIVE = 224 LF
STREET TREES REQUIRED:	8 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED:	13 TREES (6 EXISTING, 7 PROPOSED)
SHRUBS REQUIRED:	53 SHRUBS (7 PER 30 LF OF FRONTAGE)
SHRUBS PROVIDED:	67 HIGH-LEVEL SCREENING SHRUBS PROVIDED
PARKING LOT	
PARKING LOT AREA:	1,655 SF
LANDSCAPE AREA REQUIRED:	83 SF (5% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	320 SF (19.3%)
PARKING SPACES:	3
TREES REQUIRED:	1 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED:	2 TREES
TREES AT TERMINUS:	PROVIDED
TREE WITHIN 65' OF EACH SPACE:	PROVIDED
PERIMETER SCREENING	1,035 LF
TREES REQUIRED:	42 TREES (1 TREE PER 25 LF)
TREES PROVIDED:	42 TREES (4 EXISTING, 38 PROPOSED)
COMMON SPACE LANDSCAPE	
COMMON SPACE AREA REQUIRED:	24,813 SF (10% / 248,130 SF - WITH ROW DEDICATION NOT INCLUDED)
COMMON SPACE AREA PROVIDED:	26,667 SF
TREES REQUIRED:	10 TREES (1 TREE PER 2,500 SF COMMON AREA)
TREES PROVIDED:	28 (19 EXISTING TREES, 9 PROPOSED)
SCREENING NORTH PROPERTY LINE:	PROVIDED

* DUE TO WATER LINE / UTILITIES LINES AND REQUIRED STREET CORNER AT SW CORNER OF SH 66

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.

IRRIGATION CONCEPT

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 PROVIDE 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), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

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). BARRIERS 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 ENCIRCLE THE ROOTBALL.

MULCHES

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).

GENERAL GRADING AND PLANTING NOTES

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.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. 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 STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. 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 MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. 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.
   f. 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.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS 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.).
   a. 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.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT 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).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

CASE #: 220201-2

OWNER:
MODERN TH, LLC
CONTACT: JIMMY TANGHONGS

Current Zoning - PD 22-48

EXHIBIT D

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

REVISION | DATE | NO.

LANDSCAPE PLANTING

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS

04/12/2023

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2
PROJECT: **PECAN GROVE TOWNHOMES**
1951 & 1975 STATE HIGHWAY 66
TR 10, 5.5 AC & TR 10.2, 0.377 AC
J L ANDERSON ABST 26 PG 190
GARLAND, COUNTY, TEXAS 75040

ZONING EXISTING: PD 02-38 BASE - SF & CR
ZONING PROPOSED: PD 22-48 BASE - SFA

OWNER:
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CLIENT: 5.8 SH 66, LLC
DRAWN BY: - SWS
DESIGNER: - SWS
REVIEWER: - RM
PROJECT # -

SHEET
LP-2

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE / APPROPRIATE LOCAL JURISDICTION, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

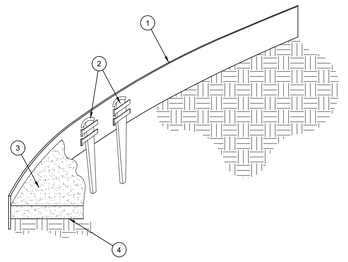
PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY BURIED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. 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.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. 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 STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. 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 MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. 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.
      f. 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 GENERAL CONTRACTOR, OWNER, OR OWNER'S REPRESENTATIVE.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE OWNER OR OWNER'S REPRESENTATIVE, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

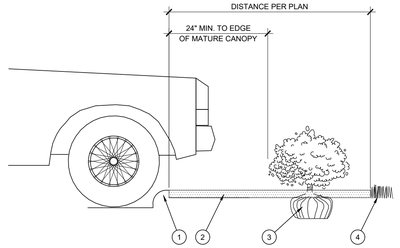
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER THE PLAN. NOTIFY THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
   4. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS THE JURISDICTION OR LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES (OR #15 GAL - 24" BOX): TWO STAKES PER TREE
      b. 2-1/2"-4" TREES (OR 36" - 48" BOX): THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER (OR >48" BOX): GUY AS NEEDED
      d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
   8. FOR TREES IN TURF AREAS, DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA OVER THE ROOT BALL AND INSTALL MULCH WITH AT LEAST 2" OF SPECIFIED MULCH. SEE MULCH SPECIFICATION FOR ADDITIONAL INFORMATION.
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   4. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   5. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   6. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. HYDROMULCHING
   1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. WINTER MIX (OCTOBER 1 - MARCH 31)
         i. 50# CELLULOSE FIBER MULCH
         ii. 2# UNHULLED BERMUDA SEED
         iii. 2# ANNUAL RYE SEED
         iv. 15# 15-15-15 WATER SOLUBLE FERTILIZER
      b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
         i. 50# CELLULOSE FIBER MULCH
         ii. 2# HULLED BERMUDA SEED
         iii. 15# 15-15-15 WATER SOLUBLE FERTILIZER
   2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. GENERAL
         i. 50# CELLULOSE FIBER MULCH
         ii. 15# 15-15-15 WATER SOLUBLE FERTILIZER
         iii. SEED RATE PER LEGEND
   3. ALL HARDSCAPE ELEMENTS ADJACENT TO HYDROMULCH APPLICATION SHALL BE PROTECTED FROM OVERSPRAY DURING INSTALLATION
H. DRILL SEEDING
   1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
      a. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
         i. 50# CELLULOSE FIBER MULCH
         ii. 15# 15-15-15 WATER SOLUBLE FERTILIZER
         iii. 4# ORGANIC BINDER
I. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. MULCH AT THE BASE OF SHRUBS SHALL BE A MAXIMUM 1" DEPTH OVER ROOT BALL
   3. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. FINISH GRADE OF MULCH AT CURBS AND SIDEWALKS SHALL BE 1" LOWER THAN THE ADJACENT CURB OR SIDEWALK. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
J. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
K. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
L. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      j. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      k. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
N. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

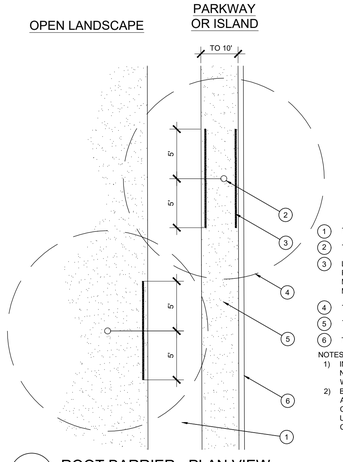
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

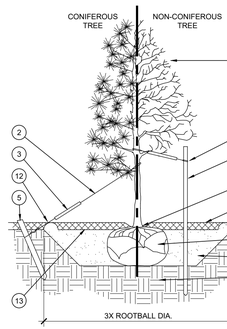
E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

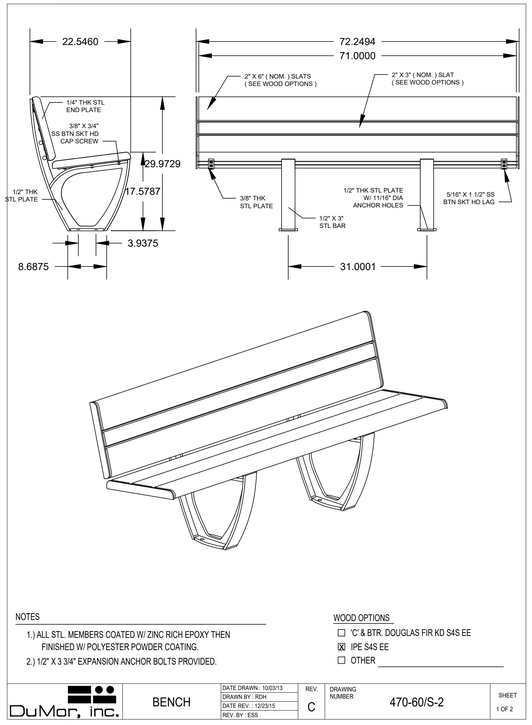
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VI



NOTES

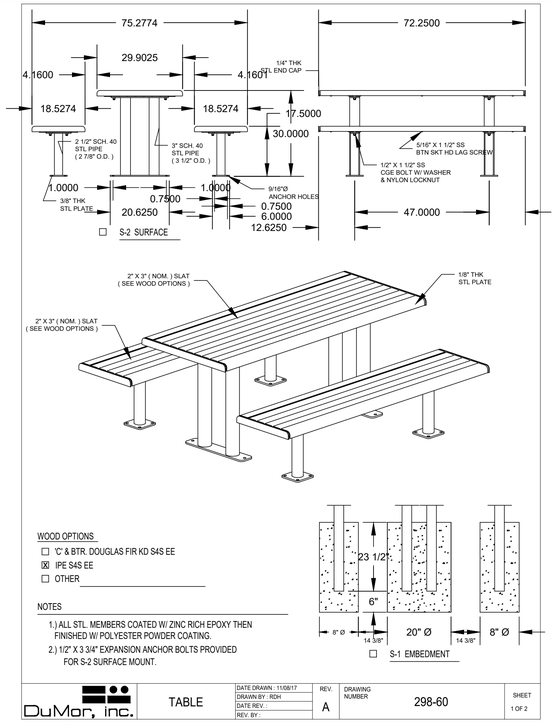
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

WOOD OPTIONS

- ☐ 'C' & BTR. DOUGLAS FIR KD S4S EE
- ☒ IPE S4S EE
- ☐ OTHER _____

DuMor, inc.	BENCH	DATE DRAWN : 10/03/13 DRAWN BY : RDH DATE REV. : 12/23/15 REV. BY : ESS	REV. C	DRAWING NUMBER 470-60/S-2		SHEET 1 OF 2

A DUMOR BENCH
SCALE: NOT TO SCALE



WOOD OPTIONS

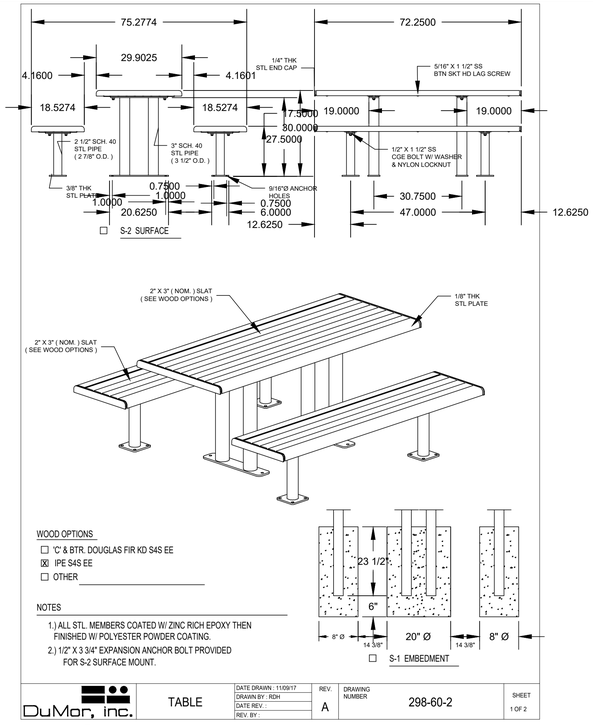
- ☐ 'C' & BTR. DOUGLAS FIR KD S4S EE
- ☒ IPE S4S EE
- ☐ OTHER _____

NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2 SURFACE MOUNT.

DuMor, inc.	TABLE	DATE DRAWN : 11/08/17 DRAWN BY : RDH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 298-60		SHEET 1 OF 2

B DUMOR TABLE
SCALE: NOT TO SCALE



WOOD OPTIONS

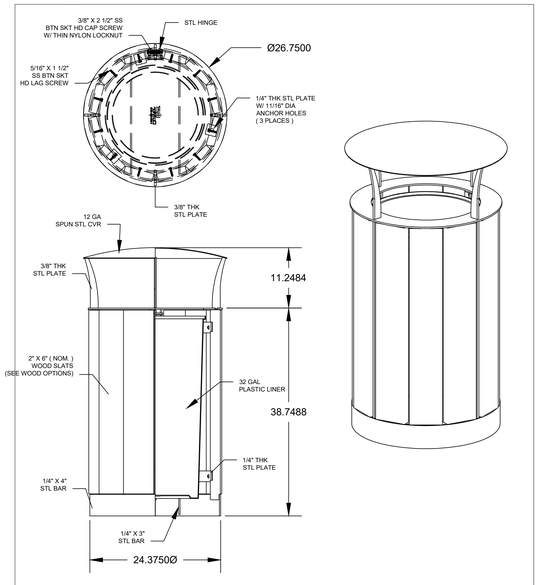
- ☐ 'C' & BTR. DOUGLAS FIR KD S4S EE
- ☒ IPE S4S EE
- ☐ OTHER _____

NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLT PROVIDED FOR S-2 SURFACE MOUNT.

DuMor, inc.	TABLE	DATE DRAWN : 11/09/17 DRAWN BY : RDH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 298-60-2		SHEET 1 OF 2

C DUMOR TABLE - ADA COMPLIANT
SCALE: NOT TO SCALE



WOOD OPTIONS

- ☐ 'C' & BTR. DOUGLAS FIR KD S4S EE
- ☒ IPE S4S EE
- ☐ OTHER _____

NOTES

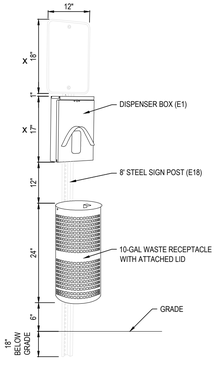
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) COVER HINGES OPEN FOR REMOVAL OF LINER.

DuMor, inc.	RECEPTACLE	DATE DRAWN : 10/03/13 DRAWN BY : RDH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 474-32-BT		SHEET 1 OF 2

D DUMOR TABLE - TRASH RECEPTACLE
SCALE: NOT TO SCALE

Pet Waste ELIMINATOR
Commercial Pet Waste Disposal System

PET WASTE ELIMINATOR
6701 CONCORD PARK DR
HOUSTON, TX 77040-9802
PHONE: (800)790-8896
www.petwasteeliminator.com



☑ SELECT DESIRED COLOR:
- ☐ BLACK
- ☐ GREEN

☑ SELECT DESIRED FINES ON SIGN:
- ☐ $75.00 TO $500.00 FINE
- ☐ NO FINE

PERSPECTIVE

SUPERIOR KIT INCLUDES:
1. 12" X 18" ALUMINUM SIGN.
2. DISPENSER BOX.
3. 10GAL WASTE RECEPTACLE WITH ATTACHED LID.
4. 3-MOUNTING HARDWARE SETS
   EACH SET INCLUDES 2 NUTS, BOLTS
   AND WASHERS.
5. 80 PET WASTE BAGS.
6. 50 WASTE RECEPTACLE LINERS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER SH 66 Modern Townhouses - Garland - pltg

04-10-2023

E PET WASTE STATIONS
SCALE: NOT TO SCALE
SUPERIOR PET WASTE ELIMINATOR STATION (E3BLA)

SH 66 Modern Townhouses - Garland - pltg
SHEET 1 OF 1
REVISION DATE 11/04/2023
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CADdetails.com

E PET WASTE ELIMINATOR
SCALE: NOT TO SCALE

ALL DUMOR SITE FURNISHINGS SHALL BE POWDER-COATED BLACK IN COLOR

EXHIBIT D

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

REVISION | NO. | DATE

LANDSCAPE DETAILS & SPECIFICATIONS

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
04/12/2023

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2
PROJECT: **PECAN GROVE TOWNHOMES**
1951 & 1975 STATE HIGHWAY 66
TR 10, 5.5 AC & TR 10.2, 0.377 AC
J L ANDERSON ABST 26 PG 190
GARLAND, COUNTY, TEXAS 75040

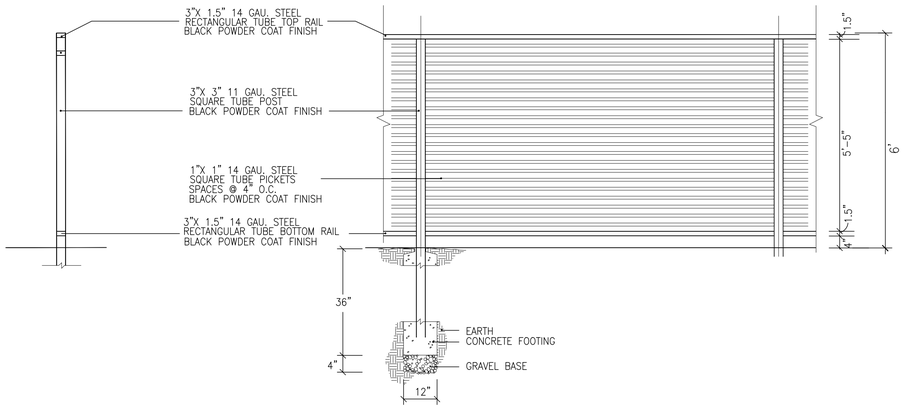
ZONING EXISTING: PD 02-38 BASE - SF & CR
ZONING PROPOSED: PD 22-48 BASE - SFA

OWNER:
MODERN GARLAND 5,8 SH 66, LLC
MIKE HAGEMEYER (469) 854-6600
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

APPLICANT:
MODERN GARLAND 5,8 SH 66, LLC
MIKE HAGEMEYER (469) 854-6600
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

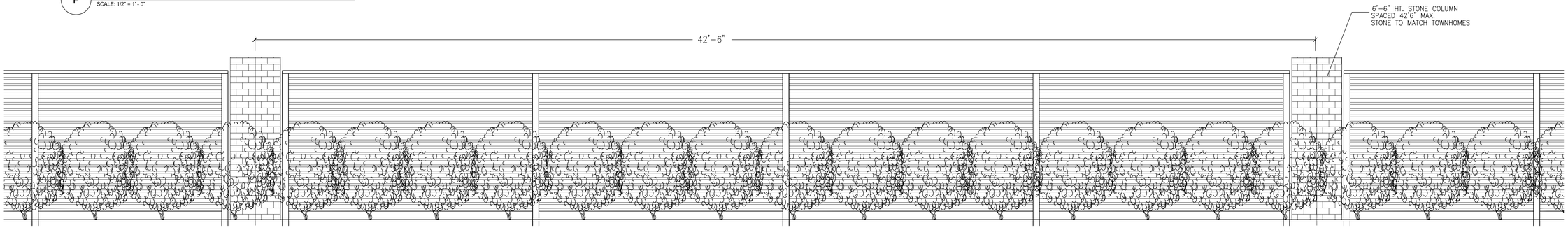
CLIENT: 5,8 SH 66, LLC
DRAWN BY: -
DESIGNER: -
REVIEWER: -
PROJECT #: -

SHEET
LP-4



F 6'-0" HT. ORNAMENTAL METAL FENCE
SCALE: 1/2" = 1' - 0"

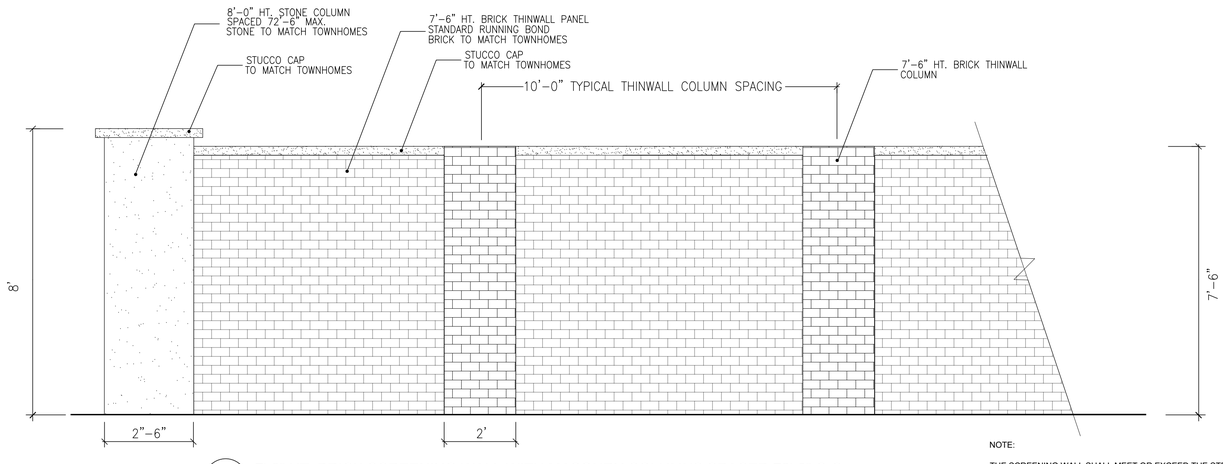
G CENTERVILLE RD / STREET B SCREENING CROSS SECTION
SCALE: 1" = 10' - 0"



H 6'-0" HT. ORNAMENTAL METAL FENCE SCREENING ELEVATION
SCALE: 1/2" = 1' - 0"

ALL ORNAMENTAL IRON FENCE PANELS SHALL BE POWDER-COATED BLACK IN COLOR

STUCCO COLOR TO MATCH AVERAGE BRICK COLORS FROM THINWALL PANEL



I 7'-6" HT. BRICK SCREENING WALL WITH MASONRY COLUMNS SPACED 72'-6" O.C.
SCALE: 1/2" = 1' - 0"

NOTE:

THE SCREENING WALL SHALL MEET OR EXCEED THE STRUCTURAL INTEGRITY OF THE CITY'S STANDARD SCREENING WALL DETAILS AND COMPLY TO GDC 4.39.A.1.

EXHIBIT D

EXHIBIT D

REVISION | DATE | NO.

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DRAWN BY: - SWS
DESIGNER: - SWS
REVIEWER: - RM
PROJECT # : -

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SHEET
LP-5

EXHIBIT D

TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
   d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

(A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
(1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
(2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
(3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.

(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.

(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.

(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.

(F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY STAFF, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.

(G) THE CITY STAFF MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.

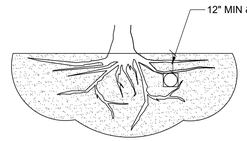
(H) IF, IN THE OPINION OF THE CITY STAFF, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

TREE RELOCATION GUIDELINES

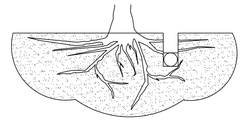
1. TREES SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THE TREE.
2. IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF STRONG WINDS, DRY WINTER WINDS OR DURING DROUGHT.
3. ADEQUATE SPACES FOR ROOT AND CROWN DEVELOPMENT SHALL BE PROVIDED.
4. TREES SHALL BE ROOT AND CANOPY PRUNED IN ACCORDANCE WITH SOUND ARBORICULTURAL STANDARDS PRIOR TO TRANSPLANTING.
5. DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL AND TRUNK SHALL BE PROTECTED. THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
6. TRANSPLANTED TREES SHALL BE BRACED FOR A MINIMUM OF ONE (1) YEAR.
7. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
8. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH "THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300, TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES", AND "Z-133.1 PRUNING, REPAIRING, MAINTAINING AND REMOVING TREES, AND CUTTING BRUSH-SAFETY REQUIREMENTS" OR PALM PRUNING IN ACCORDANCE WITH THE STANDARDS IN, RICHARD HARRIS, "ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS AND VINES", AS AMENDED.
9. CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING AND MAINTENANCE OF TRANSPLANTED TREES DURING STORAGE PERIOD.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

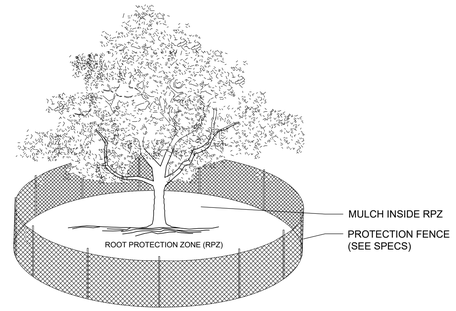


TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

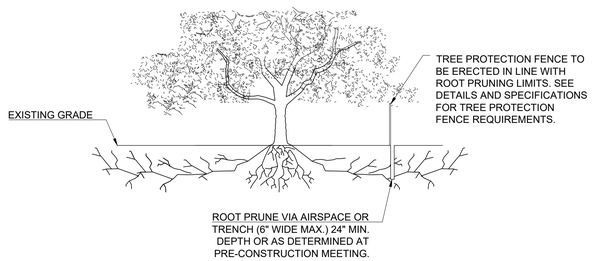
C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE



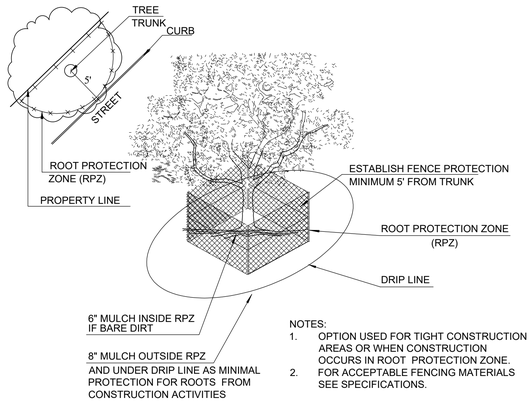
NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE

NOTES
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR .
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

EXHIBIT D

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DRAWN BY: - SWS
DESIGNER: - SWS
REVIEWER: - RM
PROJECT #: -

SHEET
TD-4

EXHIBIT

KEY TO ADDED ARCHITECTURAL DESIGN ELEMENTS

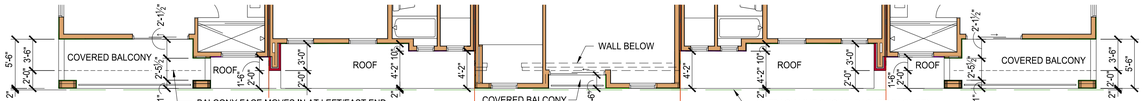
SEE KEYED NOTES ON ELEVATIONS

1. MODERN ROOF PARAPET WITH STEPS AND WITH METAL CAP
2. PROJECTING FLAT ROOF OR AWNING CANTILEVERED OR SUSPENDED WITH MAX SLOPE ½" PER FOOT
3. TWO-STORY HIGH PROJECTING BRICK DIVIDER BETWEEN UNITS
4. FAUX WOOD CERAMIC TILE USED AS DESIGN ACCENT MATERIAL
5. EXTERIOR SECOND FLOOR CORNER BALCONY WITH 2' MIN. OVERHANG, WALL COLUMNS & ROOF. (OVERHANG MAY BE ELIMINATED WHERE STREET CURVES REDUCE SETBACK)
6. EXTERIOR SECOND FLOOR RECESSED JULIET BALCONY
7. FULL UNIT WIDTH PORCH/PATIO. (EXTENDS MAX. 30" INTO FRONT YARD SETBACK SO NO COLUMNS OR RAILING ARE TO BE PROVIDED)
8. FULL UNIT WIDTH SECOND FLOOR OVERHANG/CANTILEVER

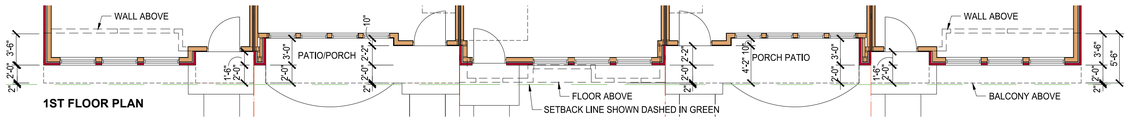
STUCCO COLOR & UNIT SEPARATION

1. IN LIEU OF UNIT SEPARATION REQUIREMENT EVERY 3 UNITS EACH TOWNHOUSE UNIT IS TO RECEIVE EITHER A LIGHT OR MEDIUM STUCCO SHADE GRAY COLOR, THESE SHADES ARE TO ALTERNATE BETWEEN UNITS AND BETWEEN BUILDINGS, REFER TO SHEET A3.0 FOR STUCCO SHADING OF EACH UNIT IN EACH BUILDING.
2. STUCCO COLOR IS TO BE CONSISTANT WITHIN EACH UNIT EVEN THOUGH ELEVATION DRAWING COLORS VARY DUE COMPUTER RENDERING OF SUN AND SHADOWS

ELEVATION



2ND FLOOR PLAN

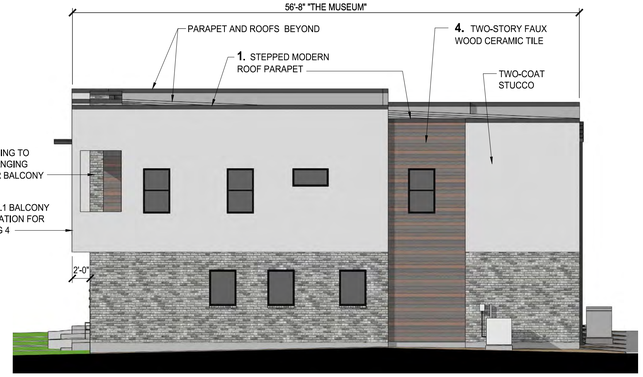


1ST FLOOR PLAN

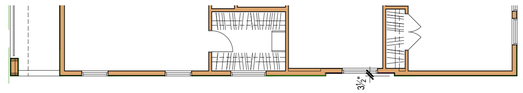
1 ELEVATION SOUTH/FRONT BUILDINGS 1, 2, 8, & 9
ELEVATION NORTH/FRONT BUILDINGS 4 & 5 ARE MIRROR IMAGE

SCALE: ⅛" =1'-0"

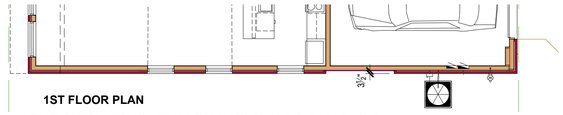
NOTE:
FOR FURTHER INFORMATION ON NUMBERED ELEVATION NOTES, REFER TO CORRESPONDING ADDED ARCHITECTURAL DESIGN ELEMENTS KEY ON SHEET A3.1



ELEVATION



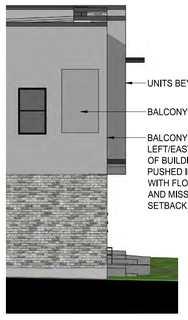
2ND FLOOR PLAN



1ST FLOOR PLAN

3 ELEVATION RIGHT/EAST BUILDINGS 1, 2, 8, & 9
ELEVATION LEFT/EAST BUILDINGS 4 & 5 ARE MIRROR IMAGE

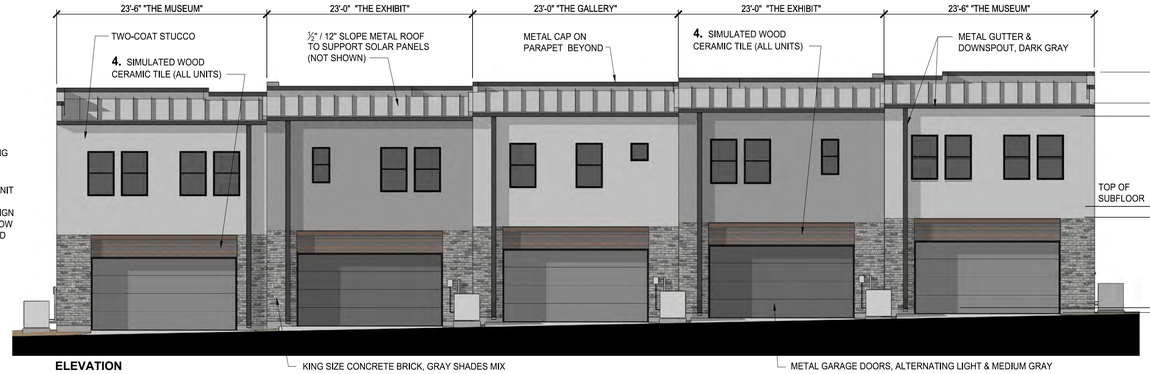
SCALE: ⅛" =1'-0"



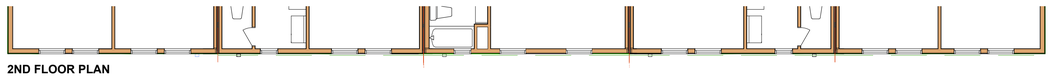
5 PARTIAL ELEVATION LEFT/EAST BUILDING 5

SEE 3/A3.1 FOR REST OF ELEVATION

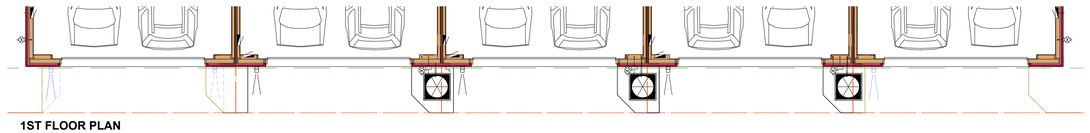
SCALE: ⅛" =1'-0"



ELEVATION



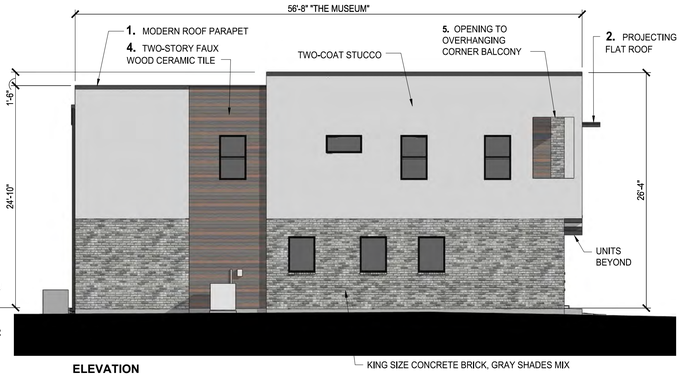
2ND FLOOR PLAN



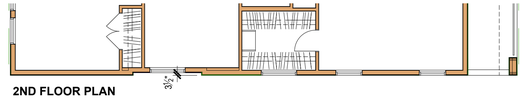
1ST FLOOR PLAN

2 ELEVATION REAR/NORTH BUILDINGS 1, 2, 8, & 9
ELEVATION REAR/SOUTH BUILDINGS 4 & 5 ARE MIRROR IMAGE

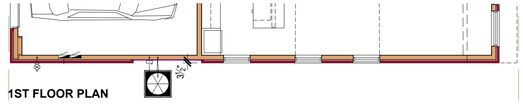
SCALE: ⅛" =1'-0"



ELEVATION



2ND FLOOR PLAN



1ST FLOOR PLAN

4 ELEVATION LEFT/WEST BUILDINGS 1, 2, 8, & 9
ELEVATION RIGHT/WEST BUILDINGS 4 & 5 ARE MIRROR IMAGE

SCALE: ⅛" =1'-0"

NO.	DATE	REVISION
	9/28/2022	

ELEVATIONS - BUILDINGS 1, 2, 4, 5, 8, & 9

REGISTERED ARCHITECT VINCE BROWN 10164 STATE OF TEXAS

MARCH 21, 2023

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2

PROJECT: **PECAN GROVE TOWNHOMES**
1951 & 1975 STATE HIGHWAY 66
TR 10, 5.5 AC & TR 10.2, 0.377 AC
J L ANDERSON ABST 26 PG 190
GARLAND, COUNTY, TEXAS 75040

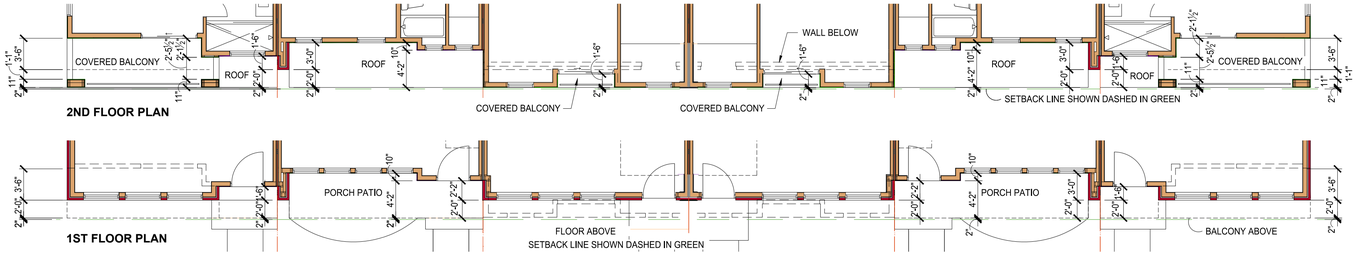
ZONING EXISTING:	PD 02-38 BASE - SF & CR	ZONING PROPOSED:	PD 22-48 BASE - SFA

OWNER:
MODERN GARLAND 5.8 SH 66, LLC
MIKE HSIANG 469-585-4485
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

APPLICANT:
MODERN GARLAND 5.8 SH 66, LLC
MIKE HSIANG 469-585-4485
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

CLIENT:	5.8 SH 66, LLC
DRAWN BY:	-
DESIGNER:	-
REVIEWER:	-
PROJECT #:	-

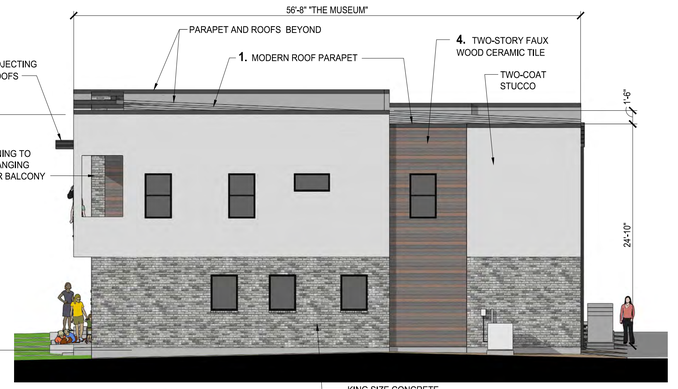
SHEET
A3.1

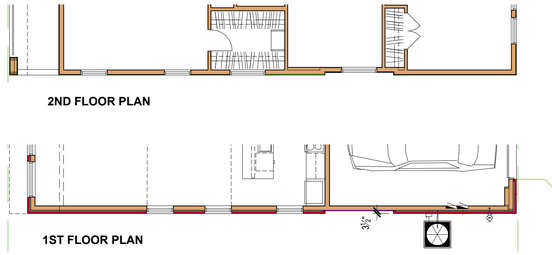


1 ELEVATION FRONT/SOUTH BUILDING 3
ELEVATION FRONT/NORTH BUILDING 6 IS MIRROR IMAGE

SCALE: ⅛" =1'-0"

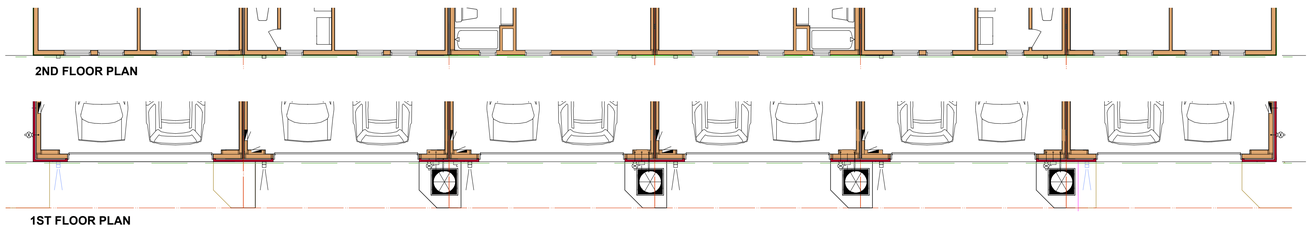
NOTE:
FOR FURTHER INFORMATION ON NUMBERED ELEVATION NOTES, REFER TO CORRESPONDING ADDED ARCHITECTURAL DESIGN ELEMENTS KEY ON SHEET A3.1





3 ELEVATION RIGHT/EAST BUILDING 3
ELEVATION LEFT/EAST BUILDING 6 IS MIRROR IMAGE

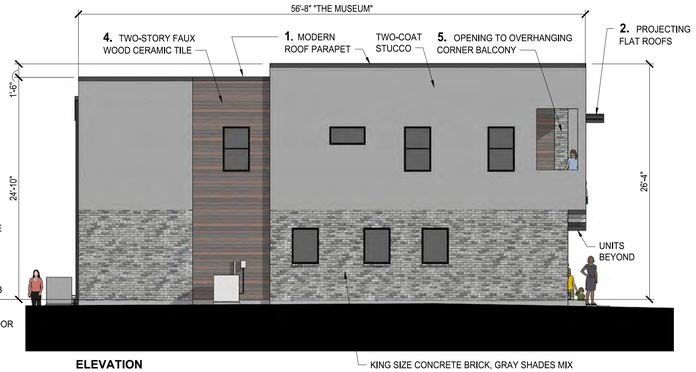
SCALE: ⅛" =1'-0"

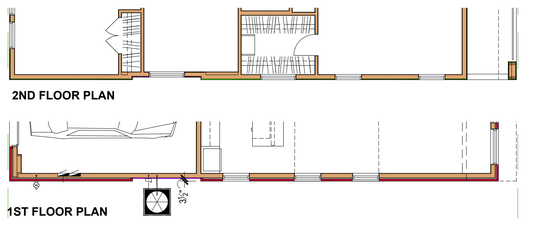


2 ELEVATION REAR/NORTH BUILDING 3
ELEVATION REAR/SOUTH BUILDING 6 IS MIRROR IMAGE

SCALE: ⅛" =1'-0"

ELEVATION SUBMITTAL





4 ELEVATION LEFT/WEST BUILDING 3
ELEVATION RIGHT/WEST BUILDING 6 IS MIRROR IMAGE

SCALE: ⅛" =1'-0"

NO.	DATE	REVISION
	9/28/2022	

ELEVATIONS - BUILDINGS 3 & 6

REGISTERED ARCHITECT JOHN VANCE BROWN 10164 STATE OF TEXAS
MARCH 21, 2023

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 2202201-2
PROJECT: **PECAN GROVE TOWNHOMES**
1951 & 1975 STATE HIGHWAY 66
TR 10, 5.5 AC & TR 10.2, 0.377 AC
J L ANDERSON ABST 26 PG 190
GARLAND, COUNTY, TEXAS 75040

ZONING EXISTING: PD 02-38 BASE - SF & CR
ZONING PROPOSED: PD 22-48 BASE - SFA

OWNER:
MODERN GARLAND 5.8 SH 66, LLC
JIMMY CHEN (469) 585-4880
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

APPLICANT:
MODERN GARLAND 5.8 SH 66, LLC
JIMMY CHEN (469) 585-4880
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

CLIENT: 5.8 SH 66, LLC
DRAWN BY: -
DESIGNER: -
REVIEWER: -
PROJECT #: -

SHEET
A3.2

EXHIBIT E

EXHIBIT E

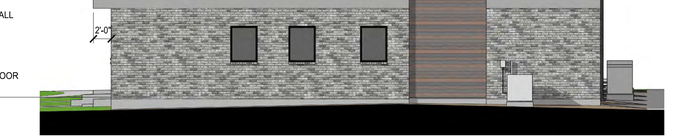
ELEVATION SUBMITTAL

PLAN OFFSETS NOTE:
OFFSET PLANS FOR THIS BUILDING WILL NOT FIT ON SHEET DUE TO THIS BUILDINGS LARGE OFFSETS FOLLOWING CURVED SETBACK . SEE BUILDING PLAN

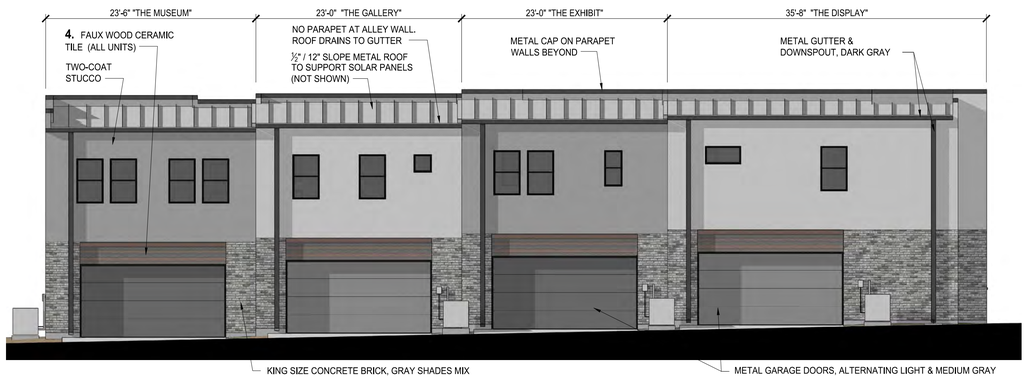
NOTE:
FOR FURTHER INFORMATION ON NUMBERED ELEVATION NOTES, REFER TO CORRESPONDING ADDED ARCHITECTURAL DESIGN ELEMENTS KEY ON SHEET A3.1

BUILDING 10

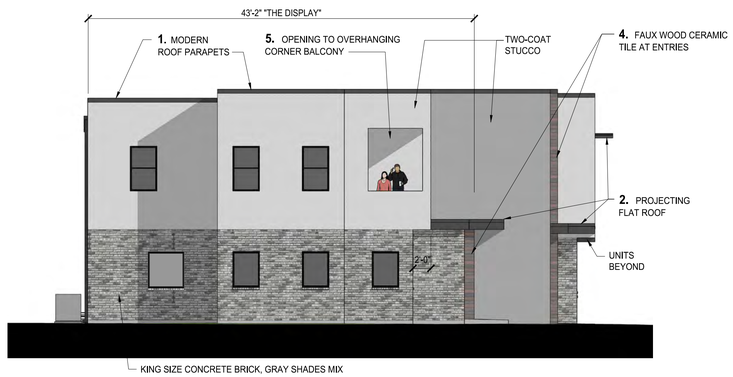
1 ELEVATION SOUTH/FRONT BUILDING 10
ELEVATION SOUTH/FRONT BUILDING 7 IS MIRROR IMAGE
SCALE: ⅛" =1'-0"



3 ELEVATION RIGHT/EAST BUILDING 10
ELEVATION LEFT/EAST BUILDING 7 IS MIRROR IMAGE
SCALE: ⅛" =1'-0"



2 ELEVATION REAR/NORTH BUILDING 10
ELEVATION REAR/NORTH BUILDING 7 IS MIRROR IMAGE
SCALE: ⅛" =1'-0"



4 ELEVATION LEFT/WEST BUILDING 10
ELEVATION RIGHT/EAST BUILDING 7 IS MIRROR IMAGE
SCALE: ⅛" =1'-0"

NO.	DATE	REVISION
	9/28/2022	

ELEVATIONS - BUILDINGS 10 & 7

REGISTERED ARCHITECT JIMMY VANCE BROWN 10164 STATE OF TEXAS
MARCH 21, 2023

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2
PROJECT: **PECAN GROVE TOWNHOMES**
1951 & 1975 STATE HIGHWAY 66
TR 10, 5.5 AC & TR 10.2, 0.377 AC
J L ANDERSON ABST 26 PG 190
GARLAND, COUNTY, TEXAS 75040

ZONING EXISTING: PD 02-38 BASE - SF & CR
ZONING PROPOSED: PD 22-48 BASE - SFA

OWNER:
MODERN GARLAND 5.8 SH 66, LLC
JIMMY VANCE BROWN, 469-438-7480
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

APPLICANT:
MODERN GARLAND 5.8 SH 66, LLC
JIMMY VANCE BROWN, 469-438-7480
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

CLIENT: 5.8 SH 66, LLC
DRAWN BY: -
DESIGNER: -
REVIEWER: -
PROJECT # -

SHEET
A3.3

EXHIBIT E

ELEVATION SUBMITTAL

3 **BUILDING 3D MODELS**
NO SCALE

NO.	DATE	REVISION
	12/28/2022	

BUILDING 3D MODELS

REGISTERED ARCHITECT
BRIAN VANCE BROWN
10164
STATE OF TEXAS
MARCH 1, 2023

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 2202201-2
PROJECT: **PECAN GROVE TOWNHOMES**
1951 & 1975 STATE HIGHWAY 66
TR 10, 5.5 AC & TR 10.2, 0.377 AC
J L ANDERSON ABST 26 PG 190
GARLAND, COUNTY, TEXAS 75040

ZONING EXISTING: **PD 02-38** BASE - SF & CR
ZONING PROPOSED: **PD 22-48** BASE - SFA

OWNER:
MODERN GARLAND 5.8 SH 66, LLC
JIMMY WANG (469) 450-4993
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

APPLICANT:
MODERN GARLAND 5.8 SH 66, LLC
JIMMY WANG (469) 450-4993
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

CLIENT: 5.8 SH 66, LLC
DRAWN BY: -
DESIGNER: -
REVIEWER: -
PROJECT #: -

SHEET
A3.0

EXHIBIT F

HIDDEN FORREST ESTATES
(VOL. 2004074, PG. 16)
O.P.R.D.C.T.

CARR ADDITION
(VOL. 84019, PG. 384)
D.R.D.C.T.

66/CENTERVILLE, LTD.
(INST. NO.
20130008286 3)
O.P.R.D.C.T.

TRACT 1
5.50 ACRES
MONAR, INC.
(INST. NO. 200600428629)
O.P.R.D.C.T.

TRACT 2
0.377 ACRES
MONAR, INC.
(INST. NO.
20061173396)
O.P.R.D.C.T.

ALLEY
STREET A
STREET B
CREEK
BLOCK A
LOT 2X
BLOCK A
LOT 1
BLOCK B
LOT 25
BUILDING 10
BUILDING 9
BUILDING 8
BUILDING 7
BUILDING 6
BUILDING 5
BUILDING 4
BUILDING 3
BUILDING 2
BUILDING 1

ZONE
FLOODWAY-AE

20' CITY OF
GARLAND SS ESMT
(VOL. 82195, PG. 1558)
D.R.D.C.T.

CITY OF GARLAND ESMT
(VOL. 91091, PG. 5176)
D.R.D.C.T.

10' CITY OF
GARLAND ESMT
(VOL. 91091,
PG. 5171)
D.R.D.C.T.

50' PUBLIC INGRESS
& EGRESS ESMT
(VOL. 84019, PG. 384)
D.R.D.C.T.

TEXAS POWER
& LIGHT ESMT
(VOL. 12603,
PG. 505)
D.R.D.C.T.

CITY OF
GARLAND ESMT
(INST. NO.
20080081289)
O.P.R.D.C.T.

REQUIRED
10' P.U.E.

REQUIRED
12' R.O.W.
DEDICATION

FENCE

PROPERTY
LINE

E. CENTERVILLE RD.
(VARIABLE WIDTH CONCRETE ROADWAY W/ CURB & GUTTER)

STATE HIGHWAY 66
(*VARIABLE* WIDTH RIGHT-OF-WAY)
(VARIABLE WIDTH CONCRETE ROADWAY W/ CURB & GUTTER)

A
SECONDARY
ENTRY MONUMENT,
SEE SHEET LC-1.2

B
SECONDARY
ENTRY MONUMENT,
SEE SHEET LC-1.2

C
PRIMARY ENTRY
MONUMENT, SEE
SHEET LC-1.1

Scale 1" = 30'-0"

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

REVISION | DATE | NO.

ENTRY MONUMENT
OVERALL SITE PLAN

PRELIMINARY
Not for Regulatory Approval,
Permit, or Construction.
Sharon Stachecki, LA
TX Registration #3682
4/11/23

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2
PROJECT: **PECAN GROVE TOWNHOMES**
1951 & 1975 STATE HIGHWAY 66
TR 10, 5.5 AC & TR 10.2, 0.377 AC
J.L ANDERSON ABST 26 PG 190
GARLAND, COUNTY, TEXAS 75040

ZONING EXISTING: PD 02-38 BASE - SF & CR
ZONING PROPOSED: PD 22-48 BASE - SFA

OWNER:
MODERN GARLAND 5.8 SH 66, LLC
JIMMY CHENG, (469) 464-4560
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

APPLICANT:
MODERN GARLAND 5.8 SH 66, LLC
JIMMY CHENG, (469) 464-4560
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

CLIENT: 5.8 SH 66, LLC
DRAWN BY: -
DESIGNER: -
REVIEWER: -
PROJECT # : -

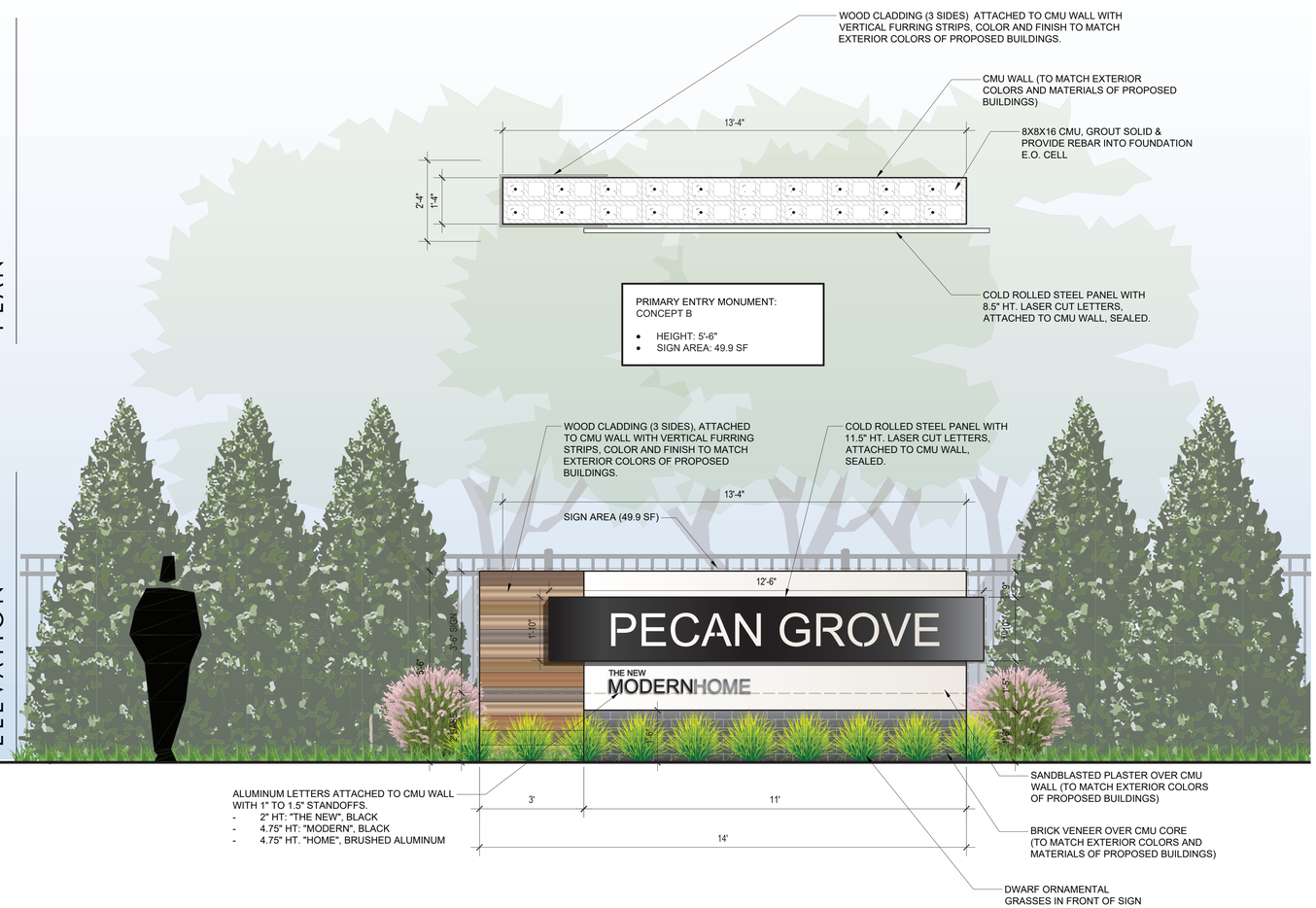
SHEET
LC-1.0

ENTRY MONUMENT REQUIREMENTS

- MAX HEIGHT: 7'
- MAX SIGN AREA: 50 SF
- ALL MONUMENTS TO BE PLACED MIN 5' FROM ANY PROPERTY LINE OR R.O.W. LINE
- 1 SIGN PER 300 FEET (3 MONUMENT MAX)
- PRIMARY SIGN TO BE PLACED AT CORNER OF E. CENTERVILLE RD AND STATE HIGHWAY 66.
- SECONDARY SIGNAGE TO BE PLACED ON THE WEST SIDE OF ROSE DRIVE AT STATE HIGHWAY 66 AND AT THE SOUTH SIDE OF ROSE DRIVE AT E CENTERVILLE RD.
- SIGN TO BE UPLIT WITH DIRECTIONAL LANDSCAPE LIGHTING. LIGHTING SHALL HAVE NO MORE THAN 2 FOOT- CANDLES ABOVE NATURAL AMBIENT LIGHT LEVEL AS MEASURED FROM THE NEAREST PROPERTY LINE.

EXHIBIT F

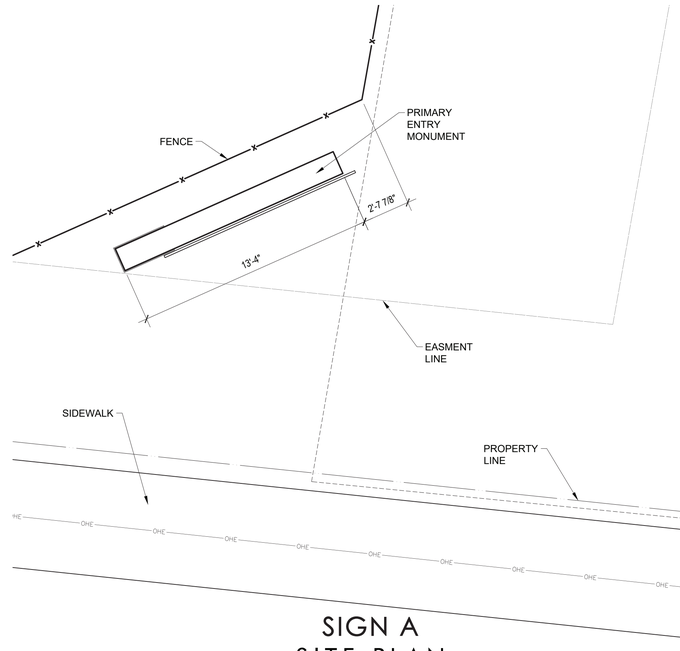
PLAN



ELEVATION

0' 1' 2' 4'
Scale 1/2" = 1'-0"

PRIMARY SIGN - A



SIGN A
SITE PLAN:
PRIMARY SIGN AT
EAST CENTERVILLE
AND STATE HWY 66

NORTH

0' 2' 4' 8'
Scale 1/4" = 1'-0"

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

NO.	DATE	REVISION

PRIMARY ENTRY MONUMENT A

PRELIMINARY
Not for Regulatory Approval, Permit, or Construction.
Sharon Stachecki, LA
TX Registration #3682
4/11/23

CITY GARLAND PRE-SUBMITTAL CASE # 220201-2
CASE NO:
PROJECT: **PECAN GROVE TOWNHOMES**
1951 & 1975 STATE HIGHWAY 66
TR 10, 5.5 AC & TR 10.2, 0.377 AC
J L ANDERSON ABST 26 PG 190
GARLAND, COUNTY, TEXAS 75040

ZONING EXISTING: **PD 02-38** BASE - SF & CR
ZONING PROPOSED: **PD 22-48** BASE - SFA

OWNER:
MODERN GARLAND 5 & SH 66, LLC
JIMMY TAKENOUCHI, 469-464-4470
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

APPLICANT:
MODERN GARLAND 5 & SH 66, LLC
JIMMY TAKENOUCHI, 469-464-4470
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

CLIENT: 5 & SH 66, LLC
DRAWN BY: -
DESIGNER: -
REVIEWER: -
PROJECT #: -

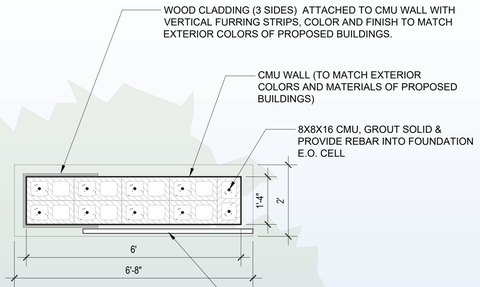
SHEET
LC-1.1

EXHIBIT F

ENTRY MONUMENT REQUIREMENTS

- MAX HEIGHT: 7'
- MAX SIGN AREA: 50 SF
- ALL MONUMENTS TO BE PLACED MIN 5' FROM ANY PROPERTY LINE OR R.O.W. LINE
- 1 SIGN PER 300 FEET (3 MONUMENT MAX)
- PRIMARY SIGN TO BE PLACED AT CORNER OF E. CENTERVILLE RD AND STATE HIGHWAY 66.
- SECONDARY SIGNAGE TO BE PLACED ON THE WEST SIDE OF ROSE DRIVE AT STATE HIGHWAY 66 AND AT THE SOUTH SIDE OF ROSE DRIVE AT E CENTERVILLE RD.
- SIGN TO BE UPLIT WITH DIRECTIONAL LANDSCAPE LIGHTING. LIGHTING SHALL HAVE NO MORE THAN 2 FOOT- CANDLES ABOVE NATURAL AMBIENT LIGHT LEVEL AS MEASURED FROM THE NEAREST PROPERTY LINE.

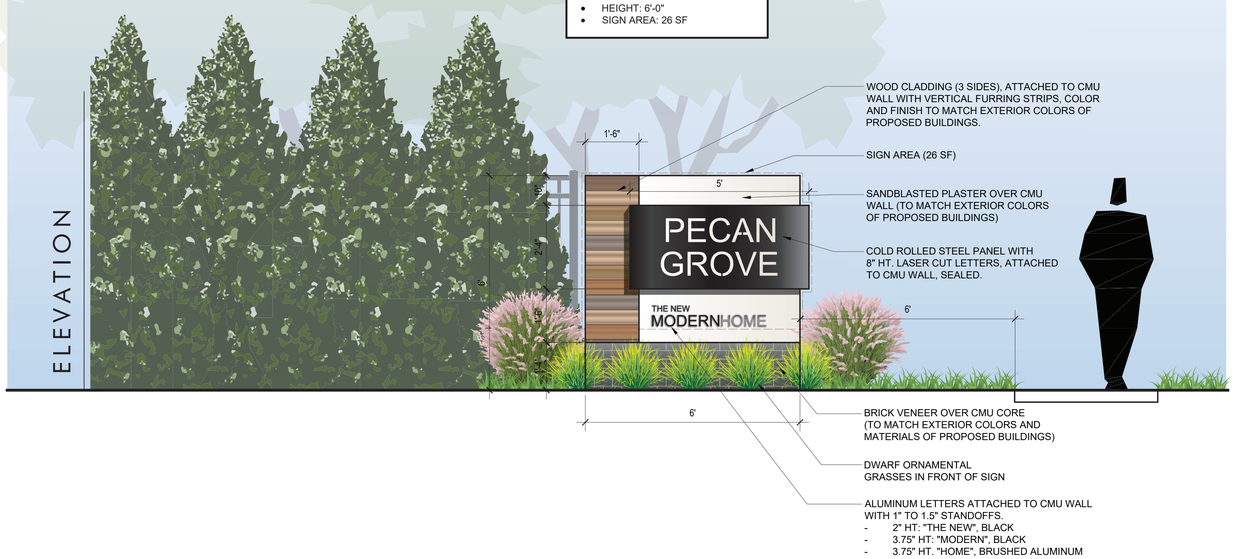
PLAN



SECONDARY ENTRY MONUMENT:
CONCEPT B

- HEIGHT: 6'-0"
- SIGN AREA: 26 SF

ELEVATION

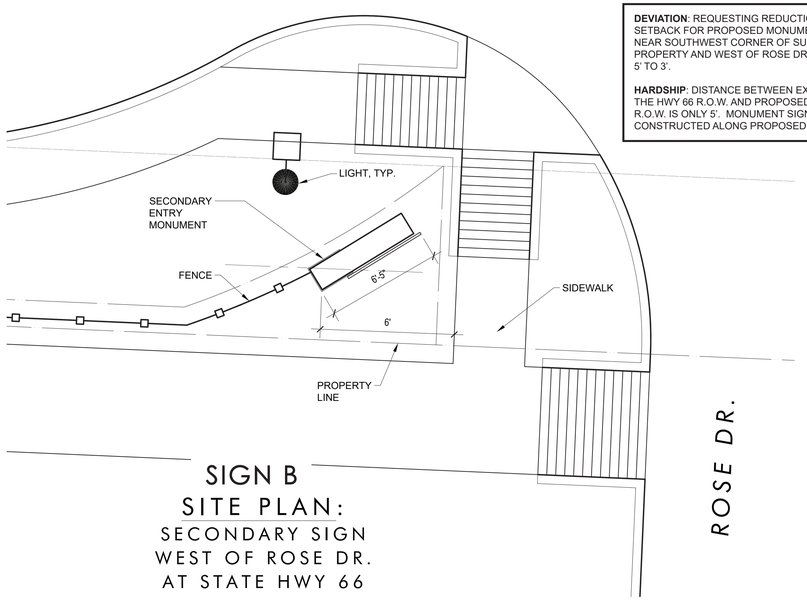


0' 1' 2' 4'
Scale 1/2" = 1'-0"

SECONDARY SIGN - B&C

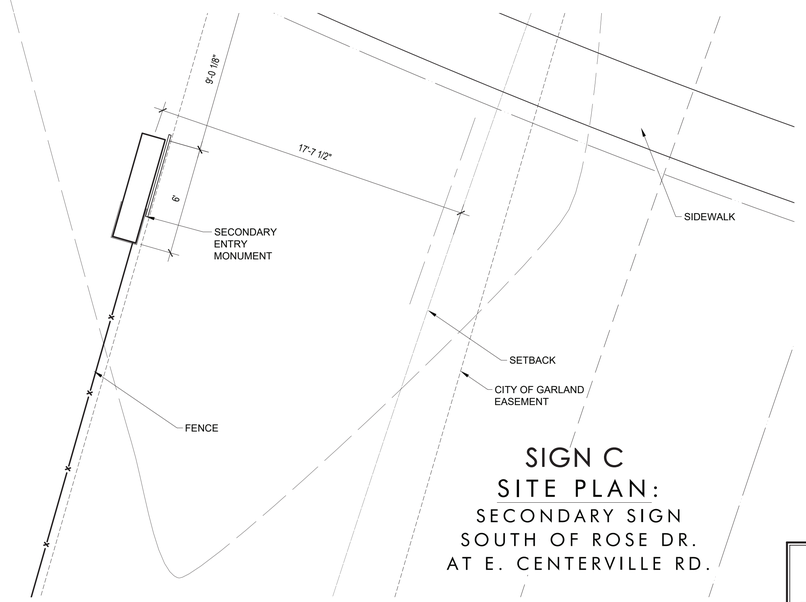
DEVIATION: REQUESTING REDUCTION OF SETBACK FOR PROPOSED MONUMENT SIGN, NEAR SOUTHWEST CORNER OF SUBJECT PROPERTY AND WEST OF ROSE DRIVE, FROM 5' TO 3'.

HARDSHIP: DISTANCE BETWEEN EXISTING THE HWY 66 R.O.W. AND PROPOSED LILY LANE R.O.W. IS ONLY 5'. MONUMENT SIGN WILL BE CONSTRUCTED ALONG PROPOSED FENCE.



SIGN B
SITE PLAN:
SECONDARY SIGN
WEST OF ROSE DR.
AT STATE HWY 66

NORTH
0' 2' 4' 8'
Scale 1/4" = 1'-0"



SIGN C
SITE PLAN:
SECONDARY SIGN
SOUTH OF ROSE DR.
AT E. CENTERVILLE RD.

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

REVISION | DATE | NO.

SECONDARY ENTRY MONUMENT B / C

PRELIMINARY
Not for Regulatory Approval, Permit, or Construction.
Sharon Stachecki, LA
TX Registration #3682
4/11/23

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2
PROJECT: **PECAN GROVE TOWNHOMES**
1951 & 1975 STATE HIGHWAY 66
TR 10, 5.5 AC & TR 10.2, 0.377 AC
J L ANDERSON ABST 26 PG 190
GARLAND, COUNTY, TEXAS 75040

ZONING EXISTING: **PD 02-38** BASE - SF & CR
ZONING PROPOSED: **PD 22-48** BASE - SFA

OWNER:
MODERN GARLAND 5.8 SH 66, LLC
JIMMY MACKENZIE, 469-554-4480
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

APPLICANT:
MODERN GARLAND 5.8 SH 66, LLC
JIMMY MACKENZIE, 469-554-4480
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

CLIENT: 5.8 SH 66, LLC
DRAWN BY: -
DESIGNER: -
REVIEWER: -
PROJECT # : -

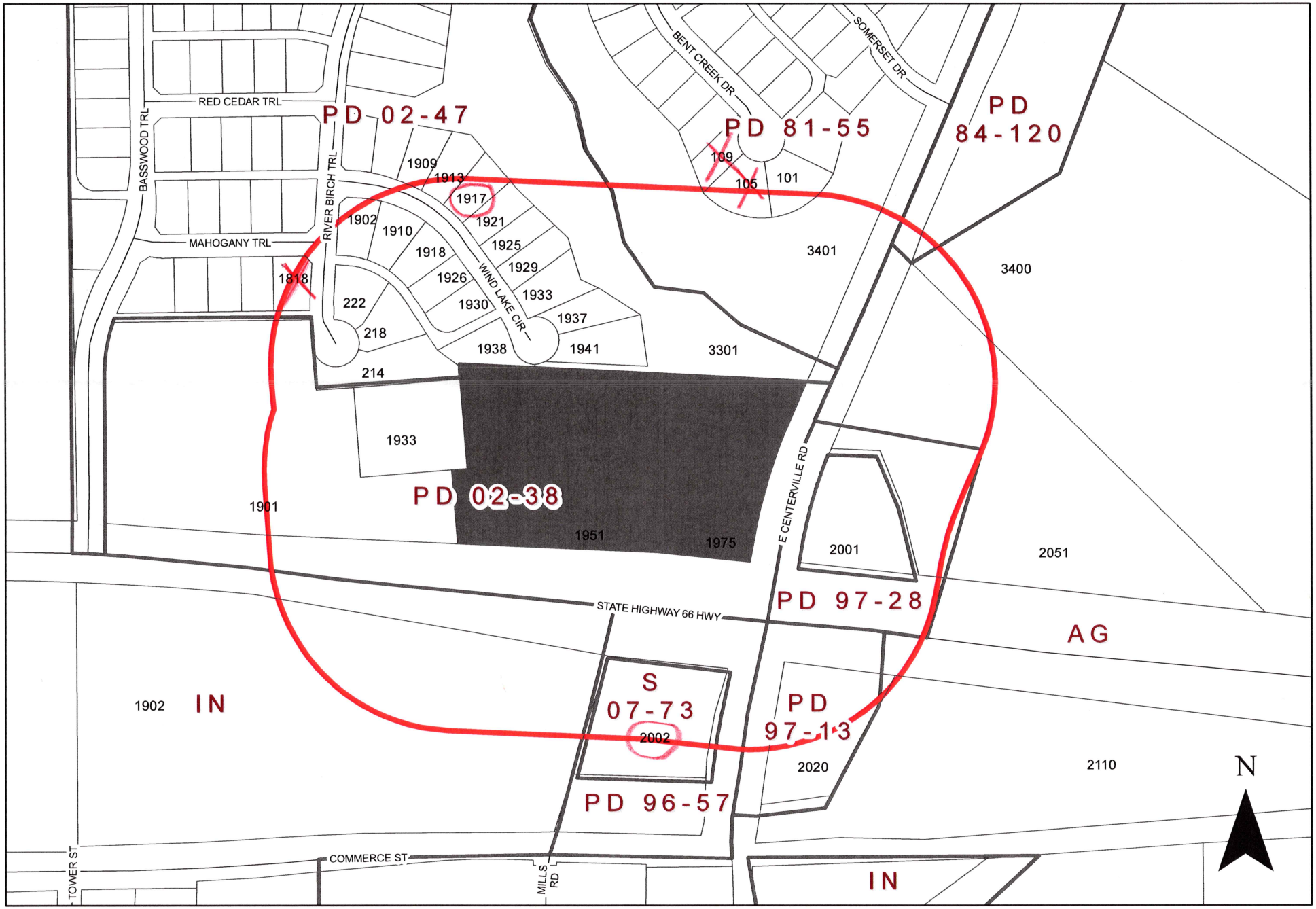
SHEET
LC-1.2

REPORT & MINUTES

P.C. Meeting, April 24, 2023

3b. APPROVED Consideration of the application of **Modern TH, LLC.,** requesting approval of a Detail Plan for a Single-Family Attached (SFA) development. This property is located at 1951 and 1975 State Highway 66. (District 2) (File Z 22-48 – Detail Plan)

Motion was made by Commissioner Jenkins to **approve** the application per staff recommendation with the additional deviation of the three-foot overhang. Seconded by Commissioner Ott. **Motion carried**: **9** Ayes, **0** Nays.



ZONING MAP Z 22-48

1951 and 1975 State Highway 66

Morales, Elisa

From: Ahmed, Nabiha
Sent: Wednesday, April 19, 2023 8:36 AM
To: Morales, Elisa
Subject: FW: [EXTERNAL] RE: Z 22-48 Modern TH, LLC.

FYI, I believe she is in favor of the request.

From: Naaz Malek <maleknaaz@gmail.com>
Sent: Tuesday, April 18, 2023 4:33 PM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>; Nasir Uddin <nasiruddin06@gmail.com>
Subject: [EXTERNAL] RE: Z 22-48 Modern TH, LLC.

Salaam Nabiha,

My name is Naaz Malek. My husband, Nasir Uddin and I, own the gas station/c-store (La Verde) across the street (2002 Hwy 66) from the proposed site for the 50 townhouses.

I just wanted to introduce my husband and I to you. We are new owners of the property as of 12/22 and this is our first time voting for something related to the business.

The research I've done thus far on the company and the owner checks out. I think this will be a positive addition for the store. Is there anything we should be aware of?

We plan on attending the public hearing. Can we cast our vote in person there? Will we get to meet you there?

Sincerely,
Naaz Malek
6789083424

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

City of Garland Planning Department
P.O. Box 469002
Garland, Texas 75046-9002

La Verde Convenience store
2002 Hwy 66
Garland, TX 75040

GARLAND
TEXAS MADE HERE

SCAN ME/
ESCANÉAME/
QUÉT TÔI

New Property Owner:
Malek Investment, LLC
Naaz Malek

NOTICE OF PUBLIC HEARING OF THE GARLAND PLAN COMMISSION

Dear Garland Resident, Property Owner or Business Owner: You are receiving this letter because your address is within 400 feet of the proposed zoning change.

RE: **Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2)** (see included map)

Date: A Public hearing will be held by the City of Garland Plan Commission at 7:00 p.m., Monday, April 24, 2023.

Location: William E. Dollar Municipal Building (City Hall), Council Chambers, 200 North Fifth Street, Garland, Texas 75040

The Meeting and Agenda webpage can be found at: https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes (*Agendas are posted at least 72 hours before the meeting.)*

For more information about Case Z 22-48 and other zoning cases, and to register a position for or against, go to: www.garlandplanning.org or scan the QR code in the upper corner. (Agendas will also contain additional information. See link above.)

You may also contact City Planner Nabiha Ahmed at 972-205-2453 or email at nahmed@garlandtx.gov.

Para Espanol, por favor contactar a Josue De La Vega a 972-205-2833 o correo electrónico a jdelavega@garlandtx.gov

(It is important that you include your property address, your name, and mailing address in any correspondence concerning the case)

**Translation provided by Google Translate / *Traducción proporcionada por el traductor de Google / *Bản dịch do Google Dịch cung cấp*

City of Garland Planning Department
P.O. Box 469002
Garland, Texas 75046-9002

GARLAND
TEXAS MADE HERE

SCAN ME/
ESCANÉAME/
QUÉT TÔI

AVISO DE AUDIENCIA PÚBLICA DEL COMISIÓN DEL PLAN GARLAND

Estimado residente, propietario o empresario de Garland: Usted recibe esta carta porque su dirección está a 400 pies del cambio de zonificación propuesto.

RE: **Z 22-48 Modern TH, LLC. El solicitante solicita la aprobación de cincuenta (50) casas adosadas. El sitio está ubicado en 1951 y 1975 State Highway 66. (Distrito 2)** (ver mapa incluido)

Fecha de la reunión: La Comisión del Plan de la Ciudad de Garland llevará a cabo una audiencia pública a las 7:00 p. m. el lunes, 24 de abril de 2023.

Ubicación: Edificio Municipal William E. Dollar (Ayuntamiento), Cámaras del Consejo, 200 North Fifth Street, Garland, Texas 75040
La página web de la reunión y la agenda se puede encontrar en: https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes (Las agendas se publican al menos 72 horas antes de la reunión).

Para obtener más información sobre el Caso Z 22-48 y otros casos de zonificación, y para registrar una posición a favor o en contra, visite: www.garlandplanning.org o escanee el código QR en la esquina superior. (Las agendas también contendrán información adicional. Consulte el enlace anterior).

Para Espanol, por favor contactar a Josue De La Vega a 972-205-2833 o correo electrónico a jdelavega@garlandtx.gov

(Es importante que incluya la dirección de su propiedad, su nombre y dirección postal en cualquier correspondencia relacionada con el caso)

THÔNG BÁO VỀ VIỆC NGHE CỦA CÔNG CHÚNG NHIỆM VỤ KẾ HOẠCH GARLAND*

Kính gửi Cư dân Garland, Chủ sở hữu Bất động sản hoặc Chủ Doanh nghiệp: Bạn nhận được thư này vì địa chỉ của bạn nằm trong phạm vi 400 feet kể từ khi thay đổi quy hoạch được đề xuất.

RE: **Z 22-48 Modern TH, LLC. Người nộp đơn yêu cầu phê duyệt năm mươi (50) căn nhà phố. Địa điểm tọa lạc tại 1951 và 1975 State Highway 66. (Quận 2)** (xem bản đồ kèm theo)

Ngày: Một buổi điều trần Công khai sẽ được tổ chức bởi Ủy ban Kế hoạch Thành phố Garland lúc 7:00 tối, Thứ Hai, Ngày 24 tháng 4 năm 2023.

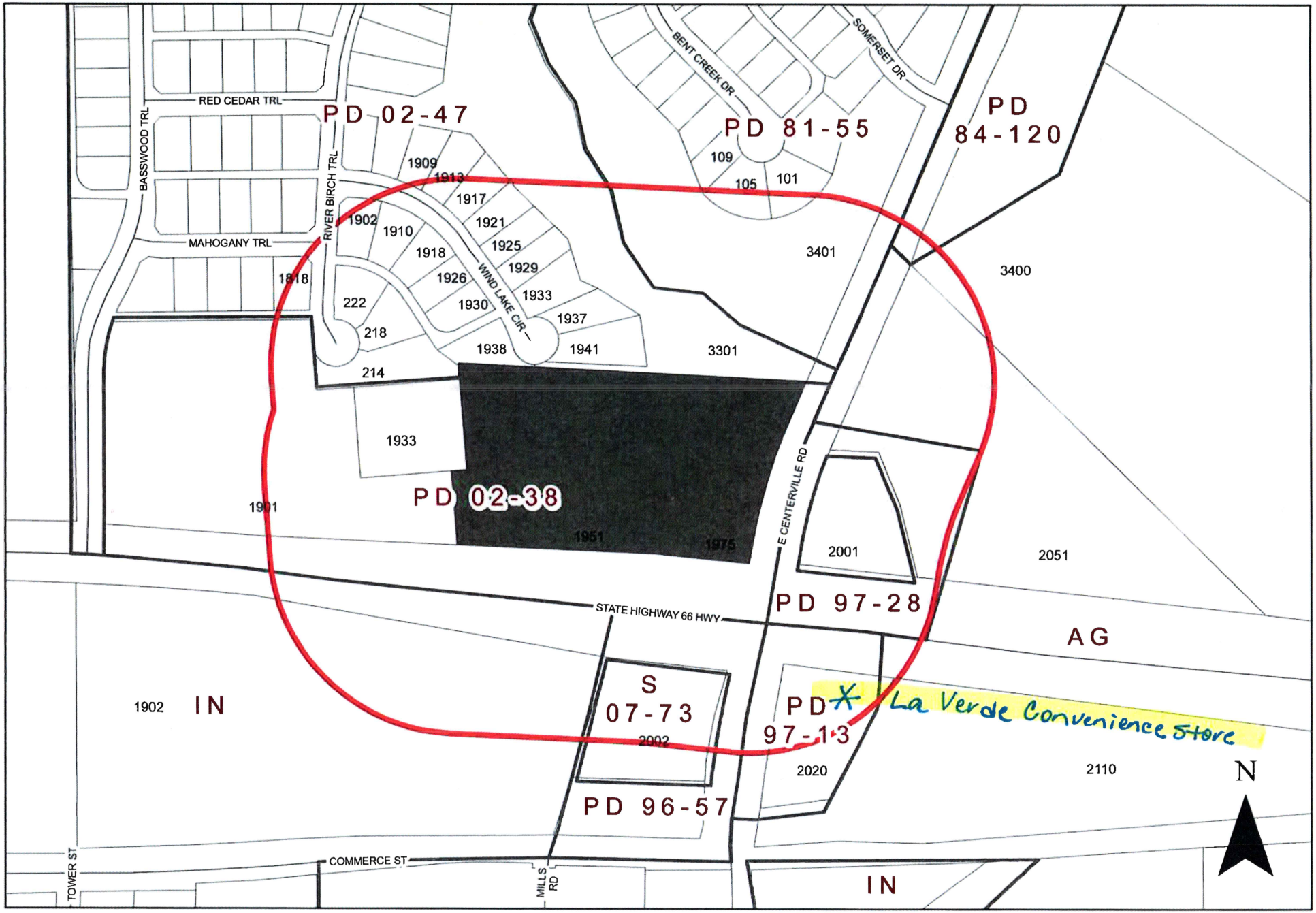
Vị trí: Tòa nhà thành phố William E. Dollar (Tòa thị chính), Phòng hội đồng, 200 North Fifth Street, Garland, Texas 75040
Truy cập ảo vào cuộc họp có thể được tìm thấy trên trang web của thành phố Garland, với trang web Cuộc họp và Chương trình làm việc và có thể được tìm thấy tại: https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes (Các câu chuyện được đăng trước cuộc họp ít nhất 72 giờ)

Để biết thêm thông tin về Trường hợp Z 22-48 và các trường hợp phân vùng khác, và để đăng ký vị trí ủng hộ hoặc chống lại, hãy truy cập: www.garlandplanning.org hoặc quét mã QR ở góc trên. (Truyền thuyết cũng sẽ chứa thông tin bổ sung. Xem liên kết ở trên.)

(Các chương trình nghị sự cũng sẽ chứa thông tin bổ sung. Xem liên kết ở trên.)

(Điều quan trọng là bạn phải bao gồm địa chỉ tài sản, tên của bạn và địa chỉ gửi thư trong bất kỳ thư từ liên quan đến trường hợp này)

**Translation provided by Google Translate / *Traducción proporcionada por el traductor de Google / *Bản dịch do Google Dịch cung cấp*



1951 and 1975 State Highway 66

Comment Form
Case Z 22-48

Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2)

Z 22-48 Modern TH, LLC. El solicitante solicita la aprobación de cincuenta (50) casas adosadas. El sitio está ubicado en 1951 y 1975 State Highway 66. (Distrito 2)

Z 22-48 Modern TH, LLC. Người nộp đơn yêu cầu phê duyệt năm mươi (50) căn nhà phố. Địa điểm tọa lạc tại 1951 và 1975 State Highway 66. (Quận 2)

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

☑ For / A Favor / Đúng

☐ Against / En Contra / Không

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

Naaz Malek, owner of Malek Investments, LLC

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

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

2002 Hwy 66

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Naaz Malek — April 19th 2023

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-48

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

I am in favor of this proposed construction

GARLAND
TEXAS MADE HERE

City of Garland
Planning & Community Development - 1502
P.O. Box 469002
Garland, TX 75046-9002

Property Owner: Malek Investments, LLC
Name: Maaz Malek
Email: malekmaaz@gmail.com
Phone: 972-276-4900

~~ALMO INVESTMENT II LTD~~
~~PO BOX 2599~~
~~WAXAHACHIE, TEXAS 751688599~~

RECEIVED
APR 14 2023
BY:

751688599 B013

Comment Form
Case Z 22-48

Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2)

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☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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PAUL WASILEWICZ

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.)

1917 WIND LAKE CIRCLE

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

GARLAND, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Ohính

Signature / Firma / Ch ữ ký

04/24/23

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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Cassandra McCurdy 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.)

109 Bent Creek Dr.

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Cassandra McCurdy 4-15-23

Signature / Firma / Ch ữ ký Date / Fecha / Ngày

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

APR 25 '23 PM 1:49

Comment Form Continued – Case Z 22-48

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

- Already numerous accidents at The 66 and Centerville areas. Additional traffic and congestion is NOT needed or wanted.
- Also, homes were purchased in this area (creekside, trees, space, etc.) for the reasons mentioned above. Additional housing would take away our reason for purchasing in this area.

Comment Form
Case Z 22-48

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☐ For / A Favor / Đúng

☒ Against / En Contra / Không

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Keoloth Phothisaraj

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.)

1818 mahogany Trail

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

Garland TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Keoloth Phothisaraj 4/19/2023

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

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

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Case Z 22-48

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QUAN TRAN, 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.)

1910 WINDLAKE CIRCLE

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

GARLAND TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[signature]

Signature / Firma / Ch ữ ký

4/29/23

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-48	April 24, 2023	May 16, 2023	Nabiha Ahmed

Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2)

Kim M Pearson — **Against**

4/17/2023
9:31:12 PM

105 Bent Creek D
Garland
Texas
United States
75040

dru.pearson@verizon.net
972-489-9400

I went to the first planning meeting and the biggest concern are the entrances/exits to the neighborhood and how close it will be to the creek that backs up to my house. When we moved we were told that area is protected as it is a floodplain. Persons living on the other side have already encroached on that protected area and have loud parties where their speakers face our neighborhood and we have to call several times a year to complain about the noise. It seems as if this would only add to it. If they can only go out at Centerville that intersection is already backed up and they would have to cross three lanes to make a left or u-turn. Also there are no u-turns on 66. I have lived here for 26 years and there have been many accidents for such a wide open intersection.

Kim M Pearson — **Against**

4/17/2023
9:31:09 PM

105 Bent Creek D
Garland
Texas
United States
75040

dru.pearson@verizon.net
972-489-9400

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Arnold **Against**

5/1/2023
1:46:37 AM

1925 Wind Lake Circle

Garland

Texas

United States

<null>

Maria **Against**

5/1/2023
1:43:47 AM

1925 Wind Lake Circle

Garland

Texas

United States

<null>

Maria **Against**

5/1/2023
1:43:46 AM

1925 Wind Lake Circle

Garland

Texas

United States

<null>

B Johnson **Against**

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-48	April 24, 2023	May 16, 2023	Nabiha Ahmed

4/26/2023
1:12:21 PM

2717 Club Meadow Dr

Garland
Texas
United States
<null>

Outside the Notification Area

Traci Litts

Against

4/24/2023
7:41:52 PM

3402 Ridgedale Sr

Garland
Texas
United States
75041

Against

Stillicart@icloud.com

2148560737

Outside the Notification Area

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The applicant requests to allow fifty (50) townhouses and open spaces.

City Council Meeting

May 16, 2023

Z 22-48

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CASE INFORMATION

Location:	1951 and 1975 State Highway 66
Applicant:	Modern TH, LLC.
Owner:	Monar Inc.
Acreage:	5.88 acres
Zoning:	Planned Development (PD) District 02-38 for Mixed Uses

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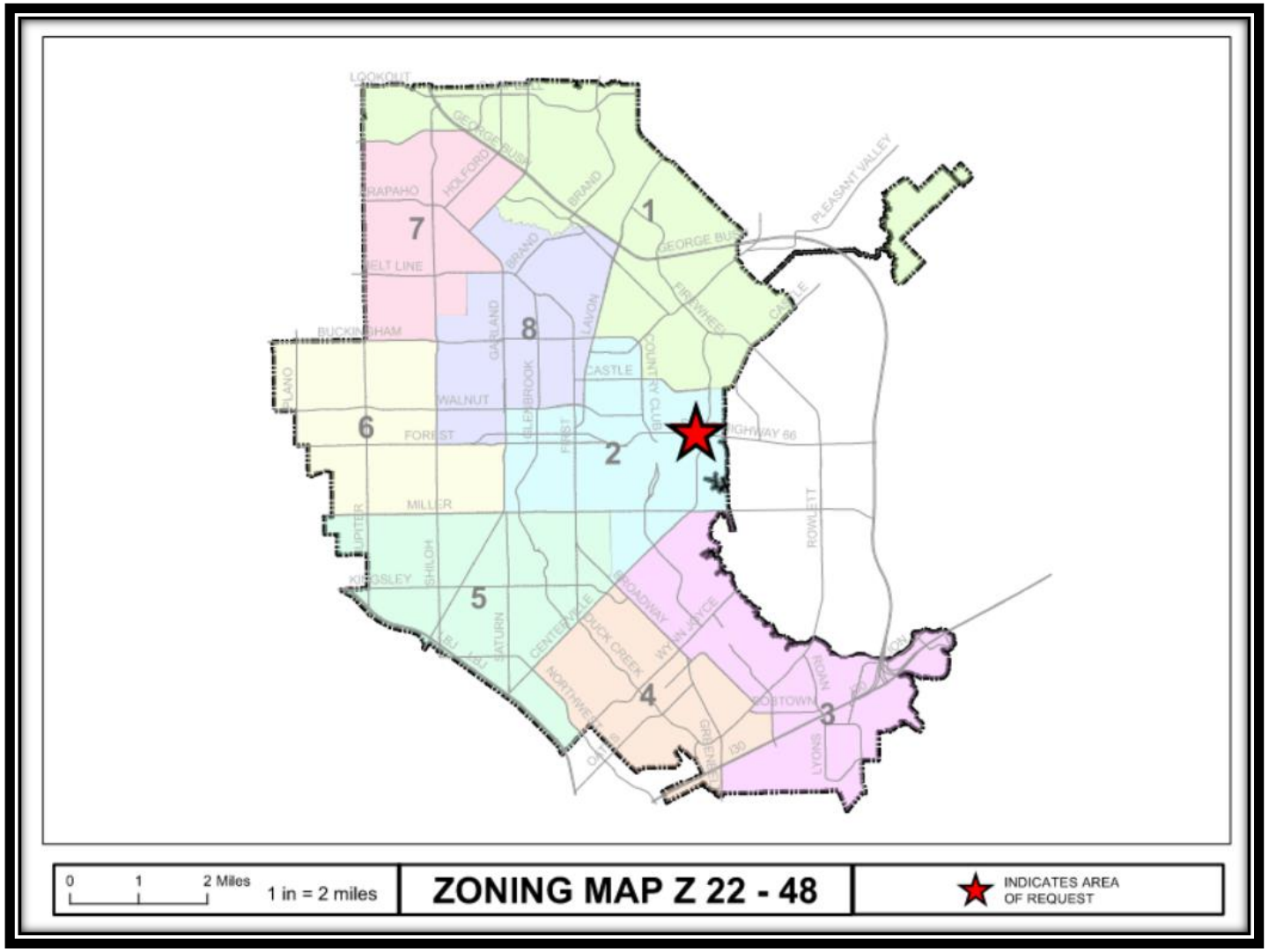
CITYWIDE LOCATION MAP



Z 22-48

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LOCATION MAP

1951 and 1975 State Highway 66

Z 22-48

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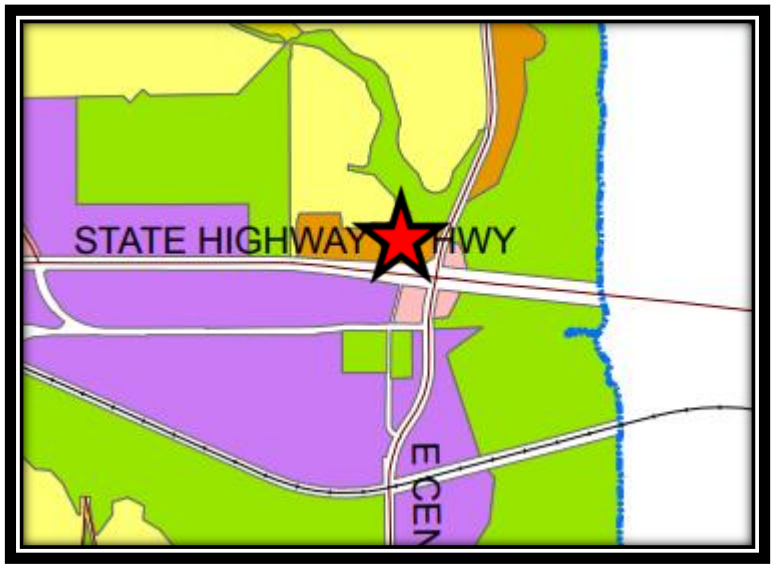
COMPREHENSIVE PLAN



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COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods.

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.

This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets

This proposed use is compatible with the Comprehensive Plan.

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PHOTOS

View of the subject property

North of the subject property

East of the subject property

South of the subject property

Z 22-48

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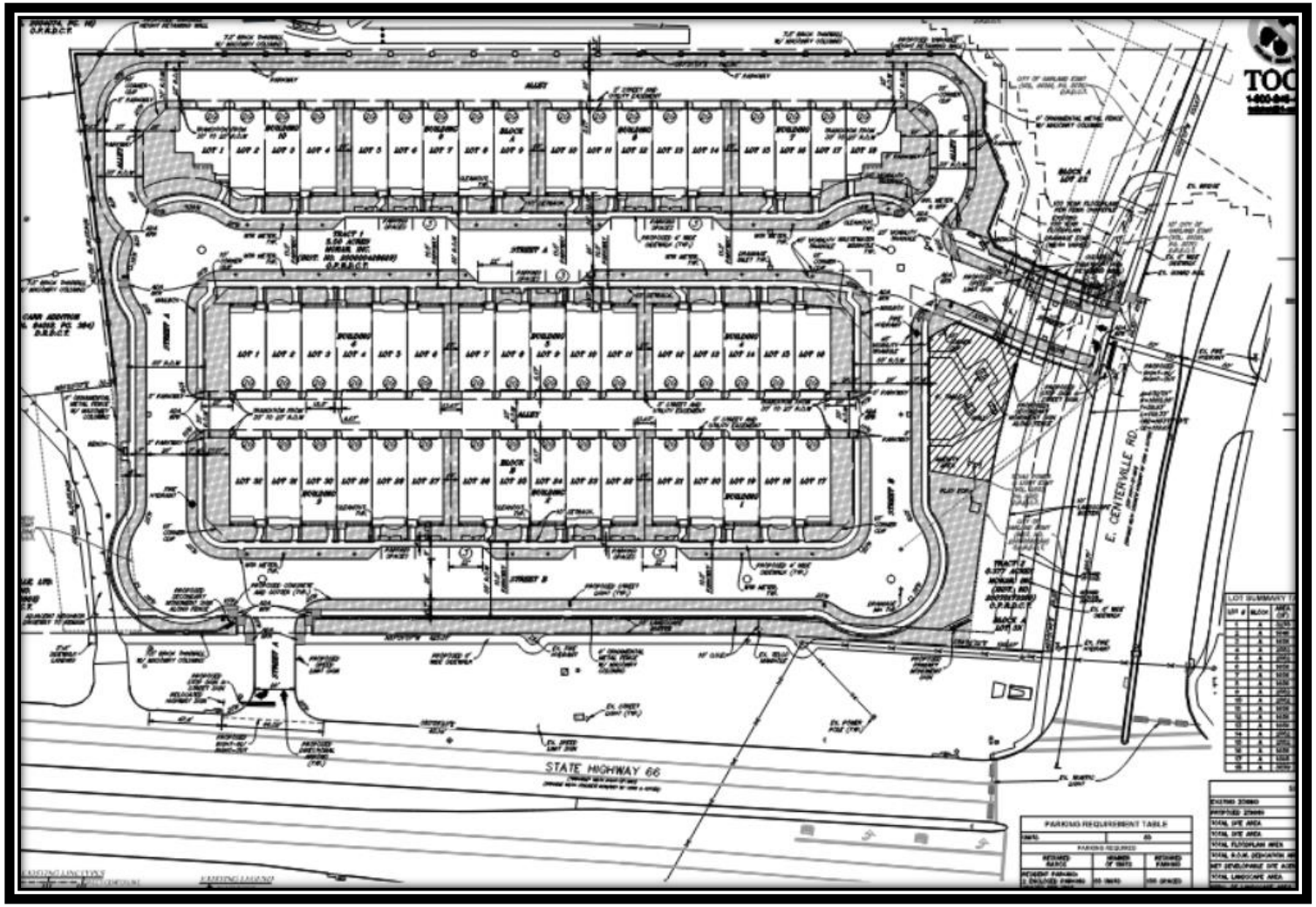
SITE PLAN



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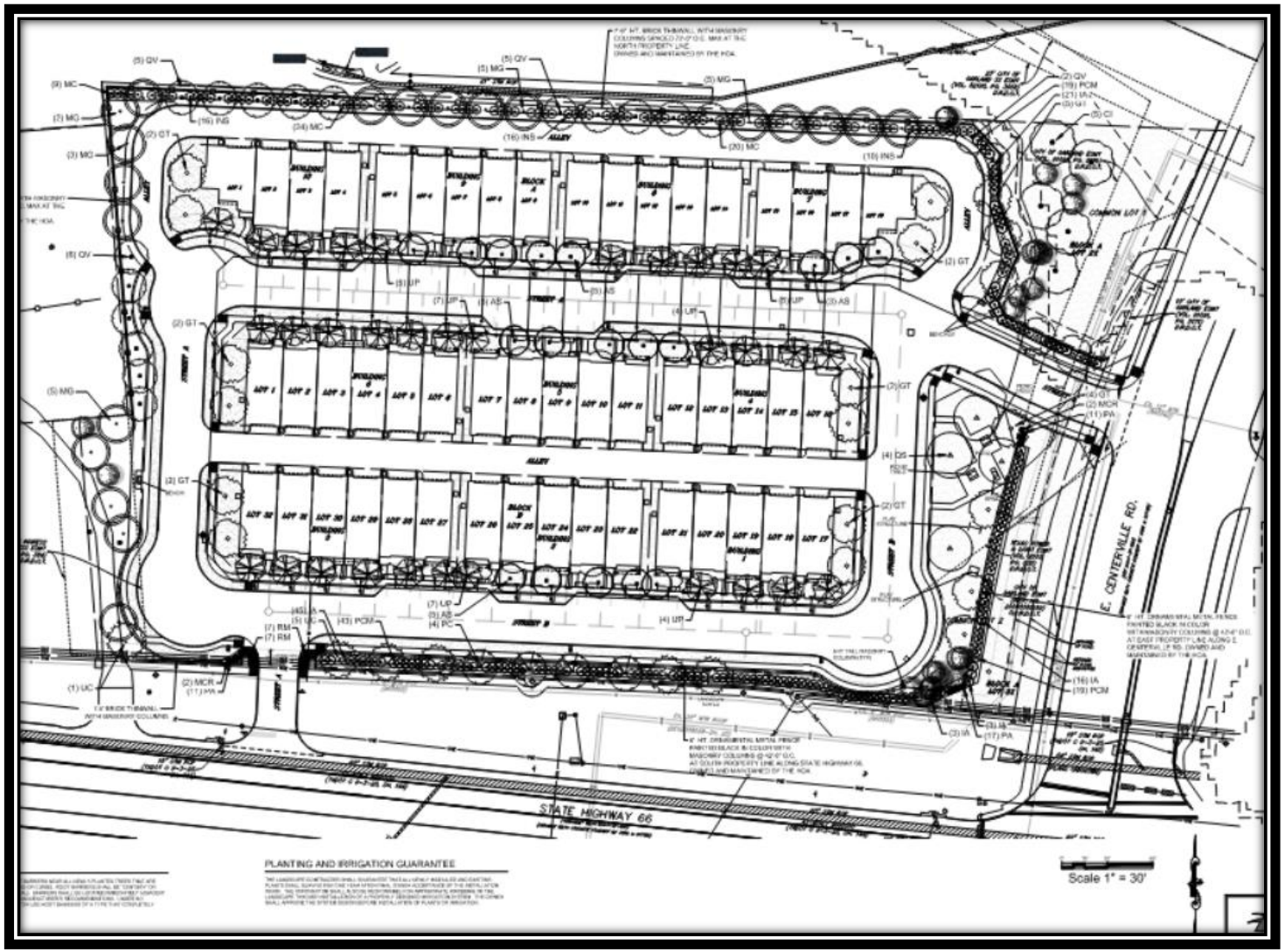
LANDSCAPE PLAN



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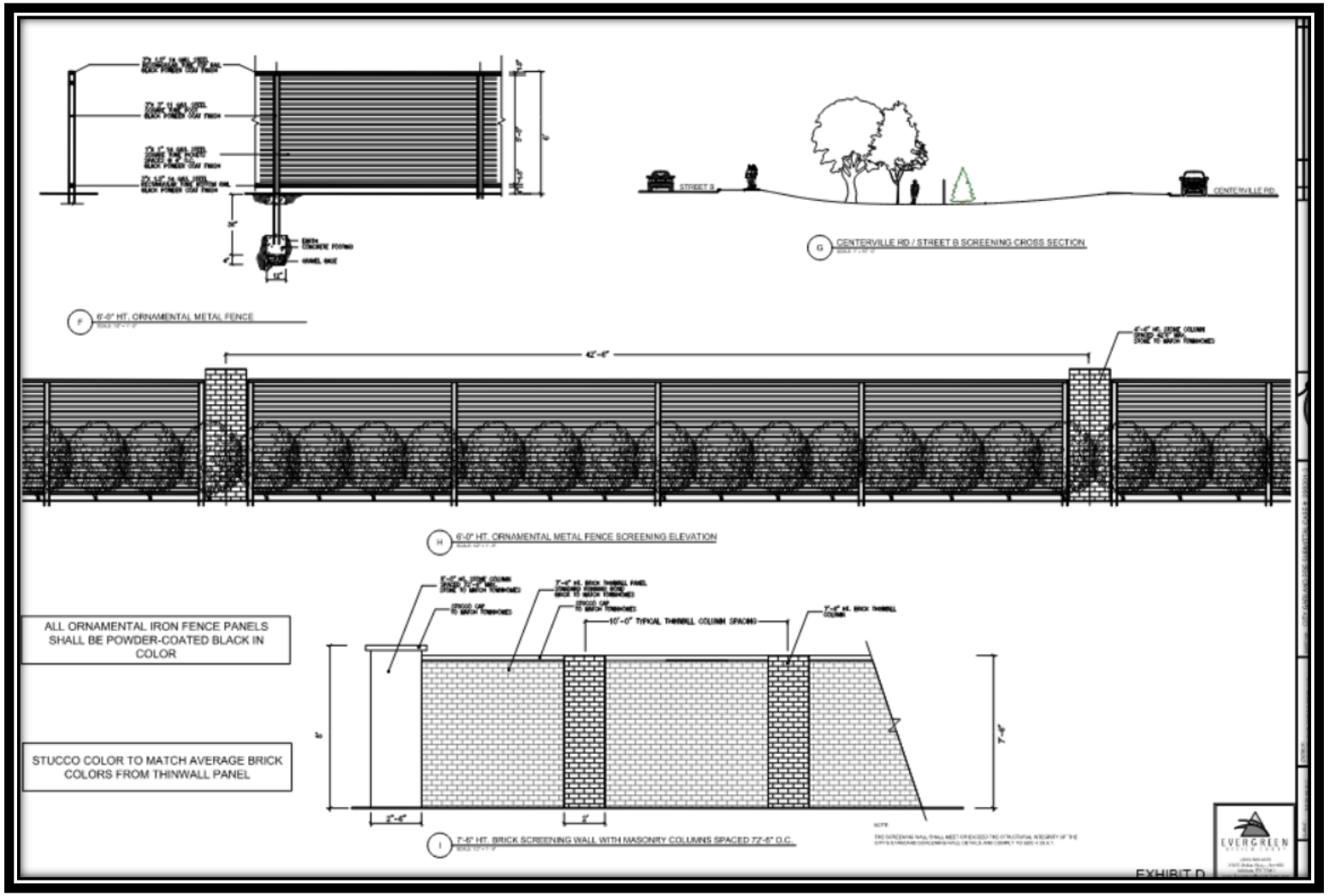
LANDSCAPE PLAN



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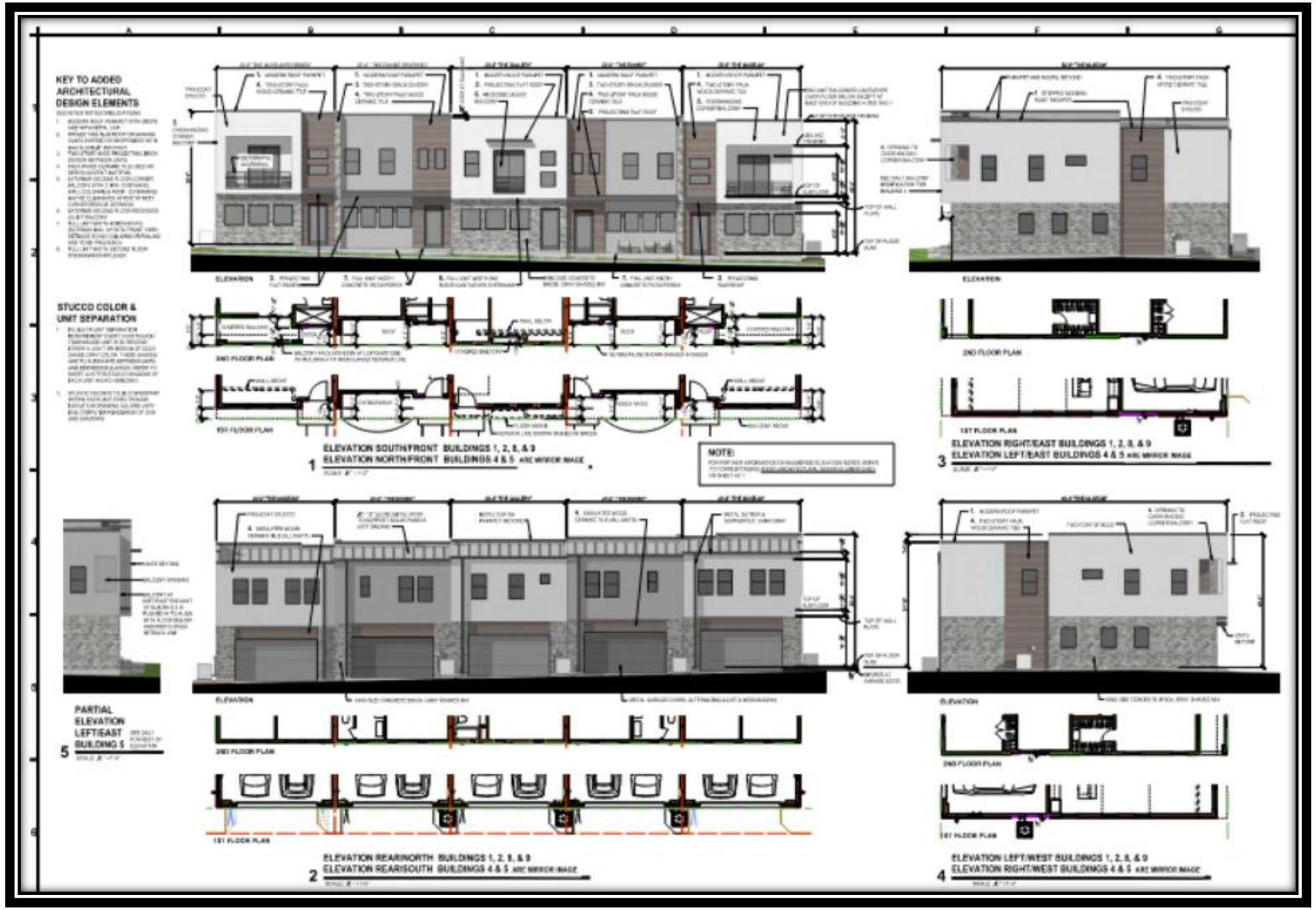
BUILDING ELEVATIONS



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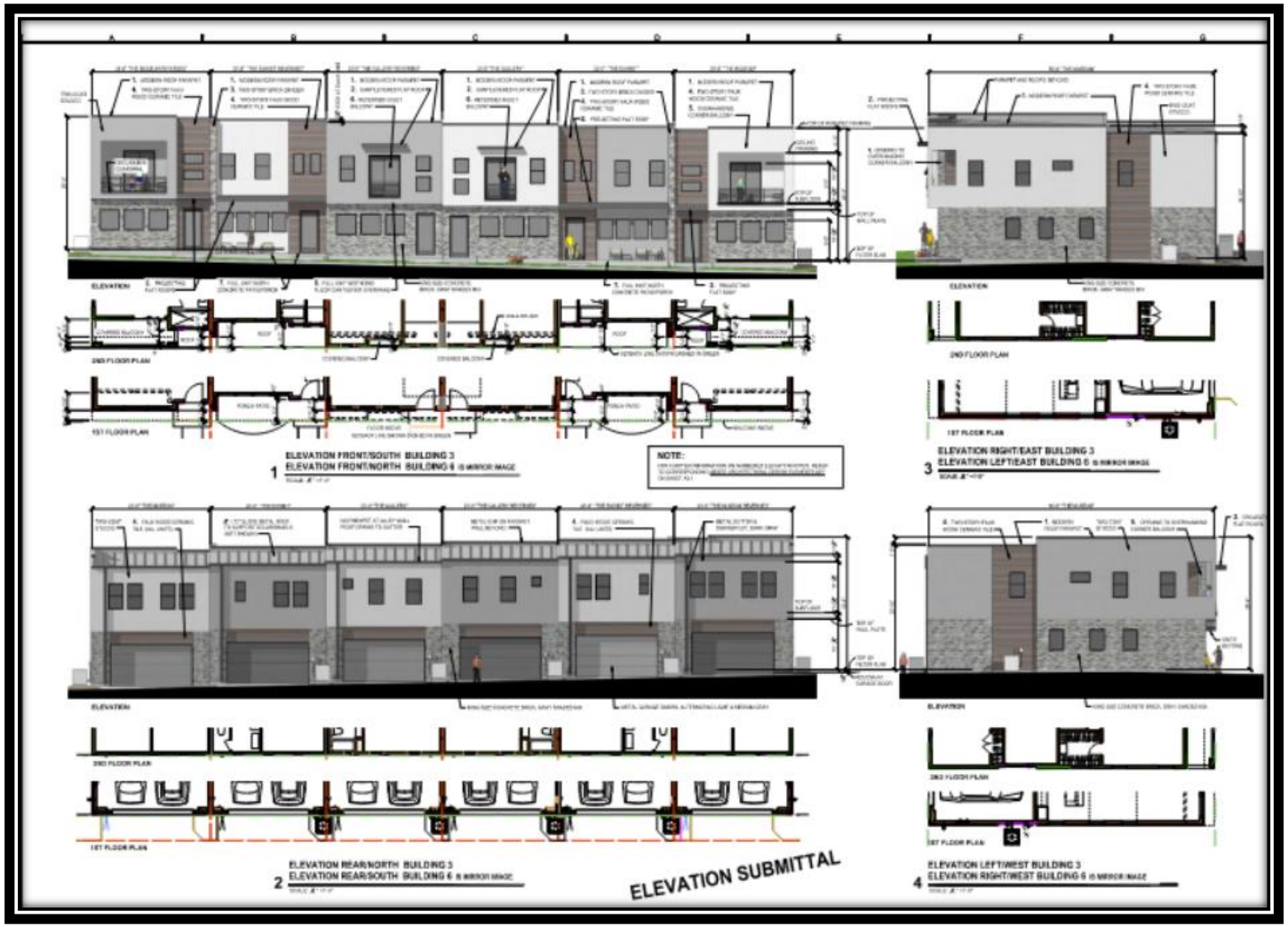
BUILDING ELEVATIONS



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BUILDING ELEVATIONS

Z 22-48

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BUILDING ELEVATIONS

Z 22-48

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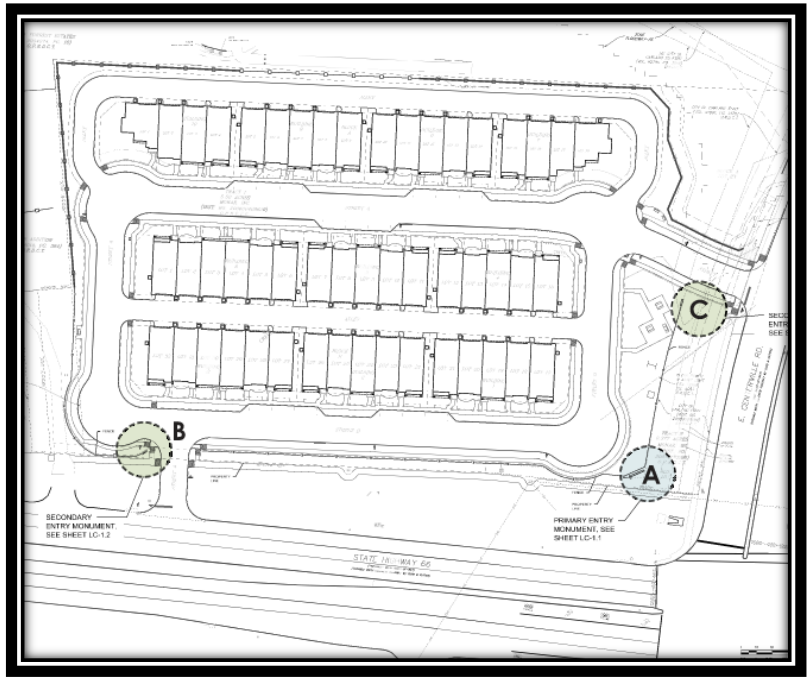
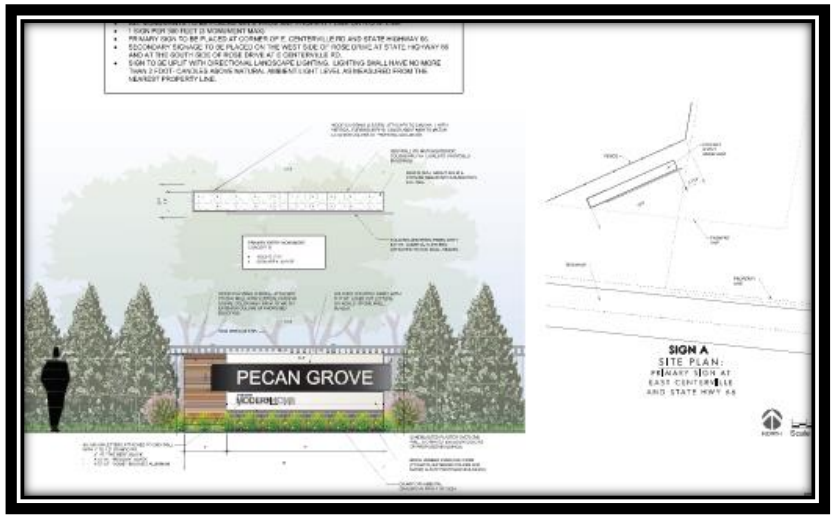
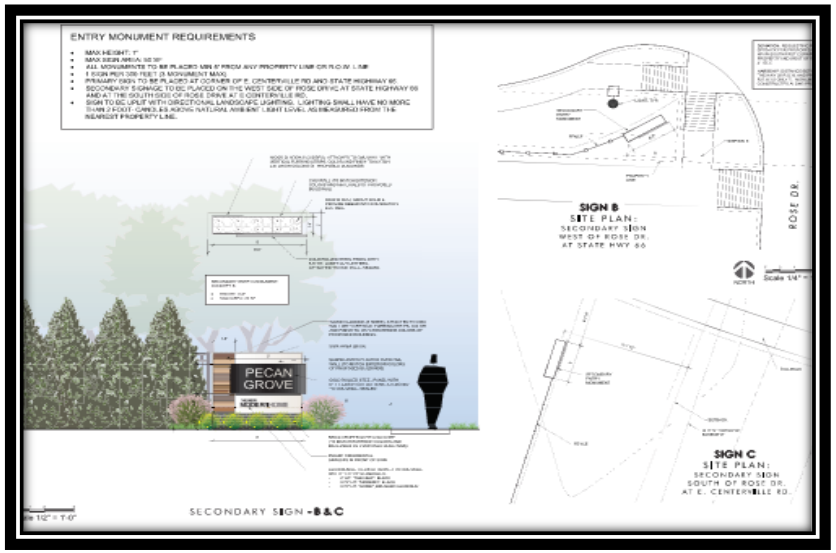
SIGNAGE







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DEVIATIONS TABLE

Development Standards	Required	Proposed	Applicant's Justification
Lot Area	Minimum 2,000 SF	Minimum 1,568 SF	The minimum lot area is being reduced due to the irregular shape of the site.
Lot Depth	Minimum 90 feet	Minimum 70 feet for Block B, Lot 16 All other lots will have a lot depth of 72 feet.	The overall tract geometry, topography and incorporating necessary infrastructure, creates constraints of the lot impacting the lot depths.
Driveway Depth	The GDC requires the distance from the face of a garage door must be at least twenty (20) feet from the street or alley right-of-way line.	5 feet	The reduced lot depth impacted the driveway depth.
Lot Coverage	75%	79%	The applicant states the irregular shape of the site requires an increase in the lot coverage.

Z 22-48

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DEVIATIONS TABLE

Landscaping and fencing along East Centerville Road	The landscaping should be located on the street side of the ornamental fence	Large canopy trees and shrubs are located on the development's side of the fence.	The applicant states there are large easements and floodplain that prevents the landscaping to be on the street side of the fence. However, the fence is along the common area and the townhouses are set farther back to minimize visibility from the East Centerville Road.
Landscape Buffer along State Highway 66 **Landscape Buffer along East Centerville Road**	PD 2-38 requires a 50-foot landscape buffer and 15 large canopy trees are required to be within the landscape buffer. PD 02-38 requires a 30-foot landscape buffer along East Centerville Road	The applicant proposes the width to be 10 feet and 2 feet at the southern knuckle. In addition, the applicant proposes 13 large canopy trees due to the knuckle. The applicant proposes a 10-foot landscape buffer.	The GDC requires the landscape buffer to be 15 feet in width. The applicant states floodplain, easements and infrastructure caused the reduction of the landscape buffer.

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DEVIATIONS TABLE

Signage Setbacks	PD 02-38 allows a maximum of 3 monument signs. Each sign should be a maximum of 7 feet in height and 50 square feet in surface area. Each sign should be have a setback of 25 feet from the property line.	The applicant proposes 3 monument signs. Each sign is a maximum of 7 feet in height and 50 square feet in surface area. Sign C is more than 25 feet. However, Sign A has an eleven (11)-foot setback and Sign B has a three (3)-foot setback.	The applicant requests this deviation due to the easements and infrastructure proposed.
Common Area	5,000 square feet	4,612 square feet	The large easements reduce the common area space.
Architectural elements	The GDC has a list of architectural elements (see Consideration 7)	The applicant proposes a different set of architectural elements (see Consideration 7)	The GDC architectural elements does not align with the applicant's building design.

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DEVIATIONS TABLE

GDC Architectural Elements	Proposed Architectural Elements
• Multiple pane windows featuring either divided light or simulated divided light; • A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter; • Gable(s) with window(s); • Dormer(s); • Bay windows with a minimum projection of twenty-four inches; • Minimum 8:12 roof pitch; • Split garage doors with a separate door for each vehicle bay; or • Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet.	• Modern roof parapet with steps and with metal coping cap • Projecting flat roof or awning cantilevered or suspended with max slope 12” per foot • Two-story high projecting brick divider between units • Faux wood ceramic tile used as design accent material • Exterior second floor corner balcony with 2’ min. overhang, wall columns & roof. (Overhang may be eliminated where street curves reduce setback) • Exterior second floor recessed Juliet balcony • Full unit width porch/patio. (Extends max. 30” into front yard setback so no columns or railing are to be provided • Full unit width second floor overhang/cantilever

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STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for Single-Family Attached (SFA) development.

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PLAN COMMISSION RECOMMENDATION

On April 24, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for a Single-Family Attached (SFA) development.

In addition, the Plan Commission recommended to add the flat roof overhang encroachment into the setback as a PD condition.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **11. c.**

Meeting Date: 05/16/2023

Item Title: Z 22-59 McGinnis Development - Zoning (District 5)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

LOCATION

417 East Centerville Road, 402, 502 and 698 East Kingsley Road

OWNER

II Stephens Development, LLC.

PLAN COMMISSION RECOMMENDATION

On April 24, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) a Detail Plan for Single-Family Attached (SFA) development.

In addition, the Plan Commission recommended to allow the Entry Option B, as mentioned in Consideration 2, to be approved administratively should the applicant move forward with that layout.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for Single-Family Attached (SFA) development.

In addition, it is recommended to allow Entry Option B, as mentioned in Consideration 2, to be approved administratively should the applicant move forward with that layout. A PD Condition is drafted accordingly.

BACKGROUND

The subject property is currently undeveloped. The applicant proposes eighty-eight (88) townhouse lots and eight (8) HOA open space lots.

SITE DATA

The subject property contains approximately 9.713 acres and has approximately 495 linear feet of frontage along East Centerville Road and 990 linear feet of frontage along East Kingsley. The property can be accessed from East Centerville Road and East Kingsley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District.

The Multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development.

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.

The Neighborhood Office (NO) district is intended to create an appropriate setting for low intensity office and professional uses. The district may be used as a transition district between residential uses and more intense uses. With appropriate buffers and landscaping, this district may be located contiguous to residential districts. Allowed uses should be compatible with adjacent residential areas by limiting heights to one story, and may not include uses that create excessive amounts of traffic, noise, trash, or late-night business operations.

CONSIDERATIONS

1. Detail Plan

   The applicant proposes a Detail Plan for a development of eighty-eight (88) townhouses and eight (8) HOA open space lots. In addition, forty-three (43) mews lots and forty-five (45) front-loaded lots are proposed.

   Per the applicant’s narrative, “any lot that may front onto a common area in lieu of a public street, in which the common lot line shall serve as the front property line for purposes of minimum front yard building setbacks and the lot shall be alley-served with a mews type alley as shown on the Site Plan" (Exhibit C).

2. Entry Option B

   Apart from the deviations listed, the site plan (Exhibit C) meets all technical requirements. However, the site plan (Exhibit C) currently reflect the access from East Kingsley Road to not align with Keen Drive and it also reflects an alternative alignment to Keen Drive. The alignment to Keen Drive requires right-of-way dedication from the western church property. The applicant has been working with the church property for right-of-way. If the church is amenable to the alternative option, the access from East Kingsley Road will align to Keen Drive, while maintaining eighty-eight (88) townhouses. It should be noted both layouts meet the technical requirement.

3. Screening and Landscaping

   The landscape plan (Exhibit D) complies with the applicable screening and landscaping standards per the GDC.

   A six (6)-foot ornamental fence along with required landscaping is proposed along East Kingsley Road and East Centerville Road.

4. Amenities

   Common open space area is included with the proposed development in accordance with the GDC. The amenity requirements of the Single-Family Attached (SFA) District per the GDC are satisfied.

5. Parking

   The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

6. Garages

   The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

- Rear entry;
- “J” drives, for front entry properties;
- “Swing” drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

   The site plan (Exhibit C) reflects forty-three (43) alley-loaded lots and forty-five (45) front-loaded lots. No deviations have been requested by the applicant

7. Building Design

   Building elevations were not submitted with this request, as the applicant states there is no builder under contract at this time. However, the applicant confirmed the building elevations will comply with the articulation requirements per Section 4.84. Staff will verify full GDC and PD compliance for the building elevations during permitting review.

8. Signage

   No deviations have been requested on signage. All GDC requirements will be satisfied.

9. Development Standards and Deviations:

Development Standards	Required	Proposed	Applicant's Justification
Lot Area	Minimum 2,000 SF	Minimum 1,980 SF	The proposed lot size is to allow front-loaded and rear-loaded lots. The front-loaded lots are a minimum of 2,250 square feet and the rear-loaded (mews) lots are a minimum 1,980 square feet.
Lot Width	Minimum 20 feet (internal lots) Minimum 30 feet (end lots)	22 feet for rear-loaded lots 25 feet for front-loaded lots 27 feet for rear-loaded lots 30.5 feet for front-loaded lots	The only deviation is for the end lot width for rear-loaded lots. Per the applicant's narrative, "the PD envisions Townhomes to appeal to homeowners who desire less yard and lower maintenance living. These homes may be rear or front entry."
Minimum dwelling size	1,400 square feet	1,200 square feet	The applicant states "The analysis of increased construction, development cost within the last 2 years, median incomes and demand for high quality townhomes at an affordable market-rate pricing determined the desired living space for townhomes in this area to be between 1,200 and 2,000 sq. ft."

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods.

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns

The Compact neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

This proposed use nine (9) dwelling units per acre; therefore, it is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across East Kingsley Road, is zoned Neighborhood Office (NO) District and Single-Family-7 (SF-7) District; it is developed with a school. The property carved out along East Centerville Road is zoned Neighborhood Office (NO) District and it is developed with a general office use. The properties to the southeast, across East Centerville Road, are zoned Single-Family-7 (SF-7) District and are developed with single-family homes. The property directly to the south is zoned Neighborhood (NO) District. These properties are developed with medical offices. The properties to the west are zoned Single-Family-7 (SF-7) District. These properties are developed with single-family homes.

Attachments

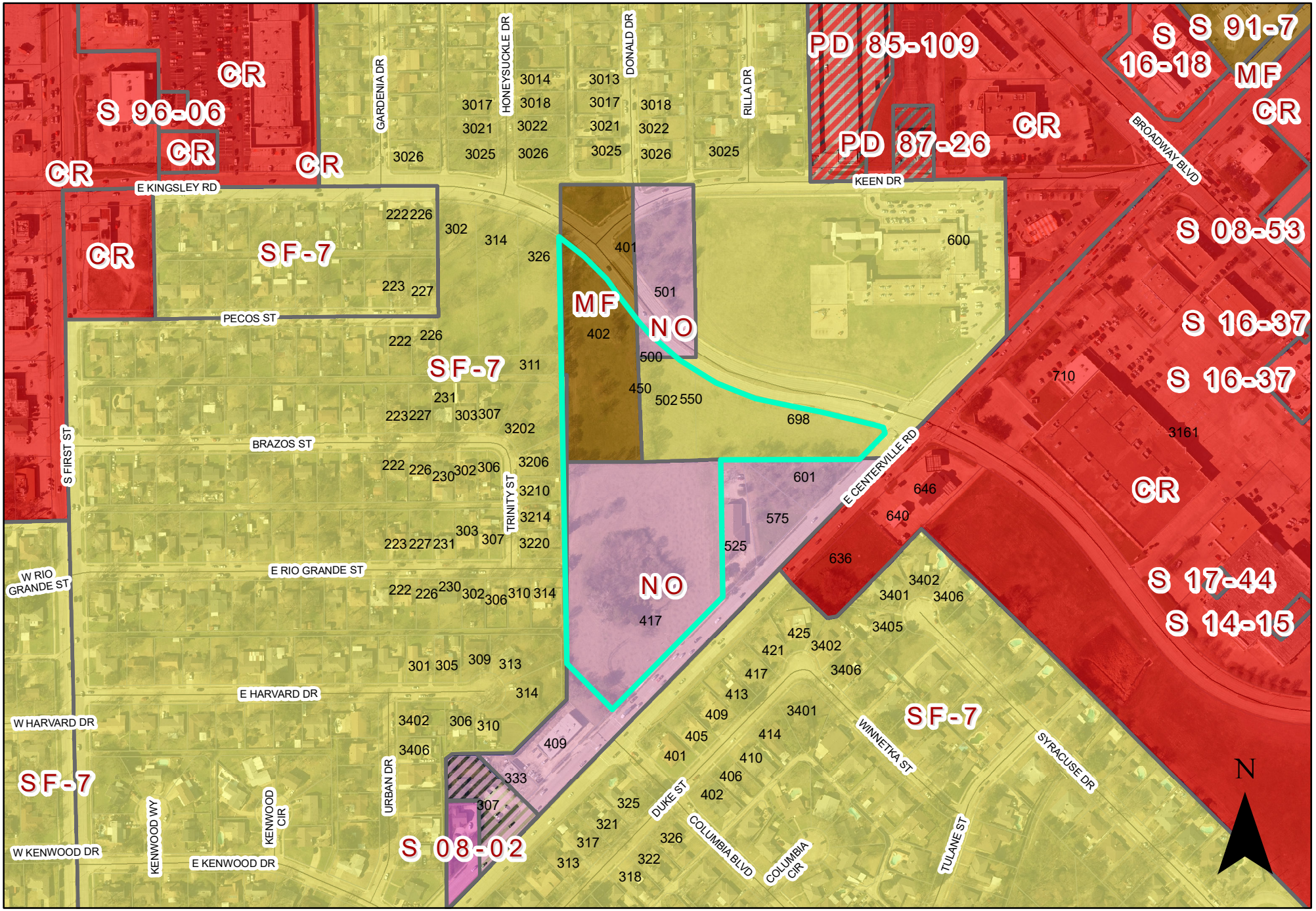
Z 22-59 Location Map

Z 22-59 PD Conditions

Z 22-59 R&M Zoning

Z 22-59 Responses

Z 22-59 Staff Presentation



0 220 440 Feet

1 inch = 329 feet

ZONING MAP Z 22-59

INDICATES AREA OF REQUEST

402 E Kingsley, 417 E Centerville Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-59

417 East Centerville Road, 402, 502 and 698 East Kingsley Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for eight-eight (88) Single-Family Attached (Townhouse) and eight (8) HOA lots.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-Attached (SFA) District, as amended prior to adoption of this ordinance, except as specifically provided herein.

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

IV. Development Plans:

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C, Exhibit D, and Exhibit E; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

A. Permitted Uses: Only Dwelling, Single-Family-Attached (SFA) units are permitted.

B. Maximum Number of Lots: A total of eight-eight (88) single-family attached units shall be permitted. In addition, forty-three (43) of those lots shall be mews lots and forty-five (45) lots shall be front-loaded lots.

C. Minimum Lot Area: The minimum lot area shall be 1,980 square feet and as reflected in Exhibit C.

D. Minimum Dwelling Size: The minimum dwelling size shall be 1,200 square feet.

EXHIBIT B

E. Lot Width: The minimum end lot width for rear-loaded lots shall be twenty-seven (27) feet.

F. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.

G. Open Space and Amenities: Open Space and Amenities shall be provided as shown in Exhibit D. All open spaces shall be landscaped per Section 4.37 (B)(2) of the Garland Development Code.

H. Elevations: Building Elevations shall be in conformance per Section 4.84 of the Garland Development Code.

I. Alley: Alleys shall be required for forty-three (43) single-family attached lots.

J. Entry Option B: Entry Option B as shown on Exhibit C may be approved administratively.

K. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.

L. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.

M. Required Assessments and Reserves: The declaration for

the Homeowner's Association shall provide that each homeowner owning a real property interest in a residential lot within the community land shall be obligated to pay assessments to the Homeowners Association to pay for the operation and common expenses of the association, including, without limitation, the repair and maintenance of association common areas, including repairing, maintaining or replacing the association screening walls and perimeter fences. If the Homeowners Association fails to perform the above-described maintenance due to lack of funds, the Homeowners Association shall assess members on a pro rata basis for the cost of performing such maintenance and shall thereafter promptly and diligently perform the maintenance required. To help ensure that funds will be available to perform such maintenance, the Homeowners Association shall establish and maintain a reserve fund for the periodic maintenance, repair and replacement of association improvements, which shall include adequate reserves for the expected future costs to repair, maintain and replace association screening walls and perimeter fences.

N. City's Right to Enforce: The declaration for the Homeowner's Association shall contain a provision stating that if the Homeowner's Association fails to maintain an association screening wall or perimeter fence in good repair, then the City may send written notice to the Homeowner's Association demanding the proper repair and maintenance of such screening wall or perimeter fence. If the Homeowner's Association has not repaired or replaced such screening wall or perimeter fence within 120 days after the date of the City's written notice to the Homeowner's Association, the City shall have the right, but not the obligation, to exercise all access easements and other rights of the Homeowners Association to repair and/or replace, as necessary, such screening wall or perimeter fence and to charge all reasonable costs incurred therefor to the Homeowners Association. The Homeowner's Association shall promptly pay such costs to the City upon completion of the repairs and/or replacement upon written demand by the City. If the reserves required by these conditions and the declaration are not sufficient to fully reimburse the City, the Homeowner's Association shall assess its members for

the funds necessary to fully reimburse the City and to re-establish its required reserves. Such provision in the declaration for the Homeowner's Association shall further state that such provision may not be amended or modified without the prior written consent of the City.

EXHIBIT B

REPORT & MINUTES

P.C. Meeting, April 24, 2023

3c. APPROVED Consideration of the application of **McGinnis Development,** requesting approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses. This property is located at 417 East Centerville Road, 402, 502, and 698 East Kingsley Road. (District 5) (File Z 22-59 – Zoning)

The applicant, Casey McGinnis, 4029 Finito Drive, Frisco, TX, provided an overview of the request and remained available for questions.

Commissioner Rose requested clarification on the access to Rio Grande and whether it could be used as a cut through.

Chairman Roberts expressed concerns on the townhomes backing up to the adjacent homes having balconies and finding a developer that would provide a mix of the size of townhomes in the development.

Commissioner Rose asked if a mandatory HOA would be part of the development.

Residents speaking in opposition of the request:

William Davis, 414 Tulane Street, Garland, TX
Maria Diaz Ocampo, 401 Duke Street, Garland, TX
Maria Galicia, 403 W. Rio Grande, Garland, TX
David Mata, 3406 Syracuse Drive, Garland, TX 75043
Cindy Morrison, 3402 Syracuse Drive, Garland, TX 75043
Edgar Diaz, 401 Duke Street, Garland, TX 75043
Dave Sorenson, 406 Duke Street, Garland, TX 75043

Residents speaking in opposition raised concerns on the different HOA dues and the impact that might have to the upkeep of the development, square footage of the townhomes, tree mitigation concerns, loss of greenspace, overall size of the development, increase in crime and traffic.

Residents registered in opposition but not speaking:

Connie Mata, 3406 Syracuse Drive, Garland, TX 75043
Michael Harris, 3405 Syracuse Drive, Garland, TX 75043

Commissioner Jenkins requested clarification on the types of trees that were being proposed for the development and the developer's commitment to remain involved until an HOA can be up and running to maintain the development.

Commissioner Aubin requested clarification on the demand for the proposed size of the individual townhomes.

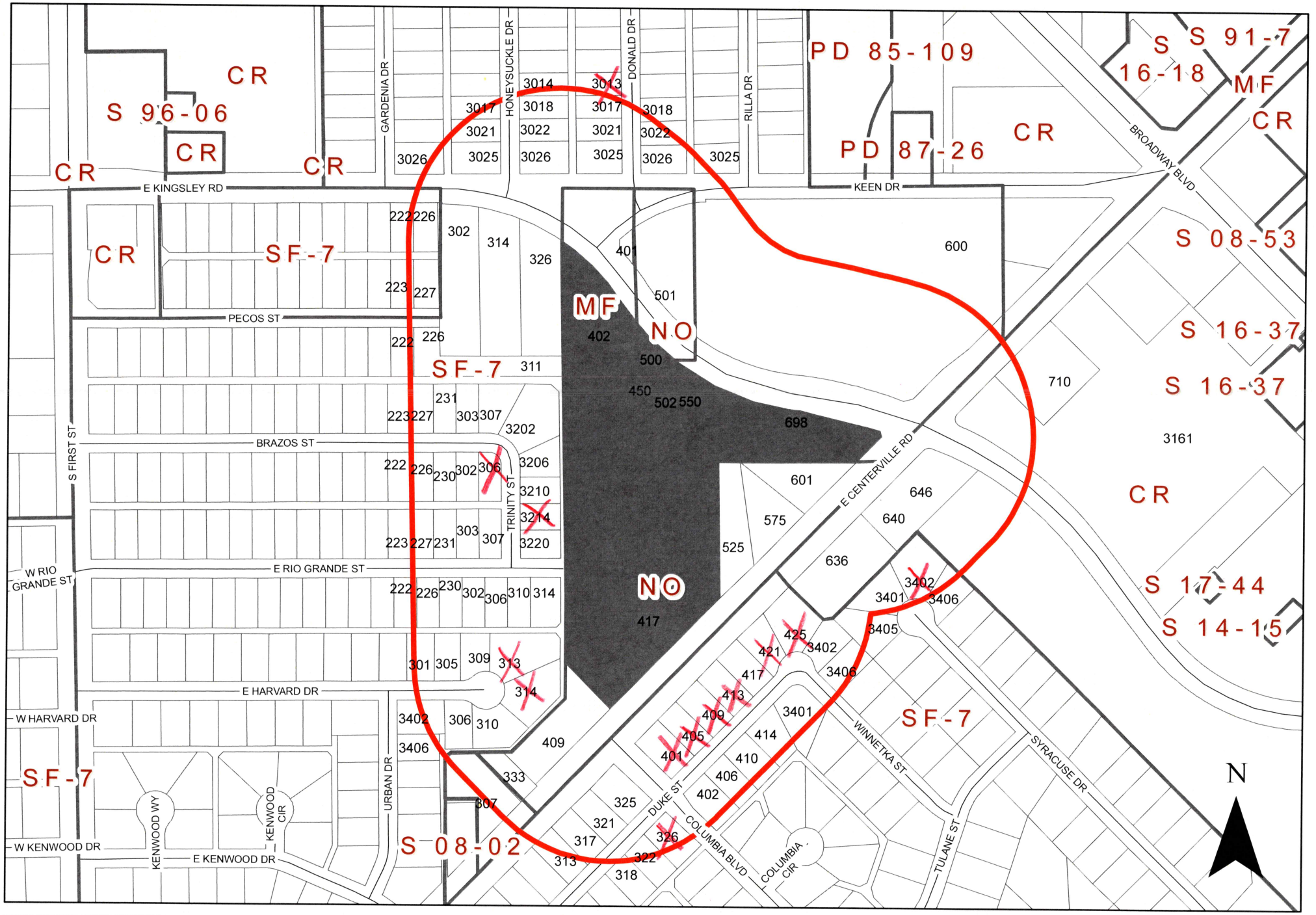
Chairman Roberts requested clarification on the handling of trash during the development and suggested the HOA put some language in their bylaws designating a certain number of units as rentals.

Motion was made by Commissioner Rose to close the public hearing. Seconded by Commissioner Paris. **Motion carried**: **9** Ayes, **0** Nays.

Commissioner Aubin provided clarification that this property is privately owned and subsequently will be developed at one point or another.

Chairman Roberts clarified the difference between a townhome and an apartment is that a townhome is an ownership form of housing. Chairman Roberts also requested that a restriction be put in place not allowing balconies on the townhomes overlooking the yards of the homes behind them and for the Commission to keep in mind Option B that staff has recommended.

Motion was made by Commissioner Aubin to **approve** the application with the staff recommendation that Option B may be approved administratively. Seconded by Commissioner Cornelius. **Motion carried**: **9** Ayes, **0** Nays.



0 220 440 Feet

1 inch = 329 feet

ZONING MAP Z 22-59

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

402 E Kingsley, 417 E Centerville Road

Comment Form
Case Z 22-59

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

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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.

Ramirez Aguilar, Daniel Alberto Ramirez, Rebecca Jennette

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.)

313 E Harvard Dr.

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

Garland TX ~~7504~~

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Rebecca J. Ramirez April 15, 2023

Signature / Firma / Ch ữ ký Date / Fecha / Ngày

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

APR 19 '23 AM 10:46

Comment Form Continued –
Case Z 22-59

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

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

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

We prefer to not have townhomes built directly behind our house as we feel there would be less privacy for our children playing in the yard and they would be less safe.

Comment Form
Case Z 22-59 Outside the Notification Area

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

☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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PITMAN PARTNERS LTD / MATT JOHNSON / REAL ESTATE ADMINISTRATOR

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.)

800 E KINGSLEY RD

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

4/19/2023

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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Case Z 22-59

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J.M. CROCE

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.)

326 DUKE ST

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

GARLAND TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

4-16-2023

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

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APR 24 '23 AM 11:39

Comment Form
Case Z 22-59

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Daniel Moyeda GF NO 14707-15-01790 NORTH AMERICAN TITLE COMPANY

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.)

306 E Rio Grande St

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

GARLAND TEXAS

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Daniel Moyeda 4-14-2023

Signature / Firma / Ch ữ ký Date / Fecha / Ngày

APR 24 '23 AM11:49

(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 22-59

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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

YA ESTOY ESTABLECIDO AQUI
ES UN LUGAR TRANQUILO Y SEGURO
ES UN LUGAR CERCA DE MI TRABAJO
Y DE CENTROS COMERCIALES Y MI IGLESIA
ESTOY MUY AGUSTO Y NO QUISIERA MOVERME

I am established here.

It is a calm and safe place.

It is a place near my job, businesses and my church.

I am very comfortable here and would not like to have to move.

Comment Form
Case Z 22-59

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Juan A. Reyna

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.)

3214 Trinity

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Juan A Reyna — 4-18-2023

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

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APR 24 '23 PM12:01

Comment Form Continued –
Case Z 22-59

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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

AT one Time, There were apartment Home.
it wase alot of nosie, gunshot.
people scveeming and fighing. also said that they
were Drugs. Also Ti would stopup our scveming Liwe.

Comment Form
Case Z 22-59

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

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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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Diana Ocampo

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.)

401 Duke st

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Diana Ocampo Lopez 4/23/2023

Signature / Firma / Ch ữ ký Date / Fecha / Ngày

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

Comment Form Continued –
Case Z 22-59

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

I believe that the loss of the green space of that area would be detrimental to my neighborhood. I personally use that space with my family to enjoy beautiful TX days. I have seen what a negative impact the Spring Creek Forest Preserve has had with the construction of those new apartments, and I do not want the same to happen to my neighborhood. The sight of this small forest has a positive impact on the elementary school children by allowing them enjoy the nature views while at recess. This small forest also contains many iconic springtime Texas flowers like the bluebonnet and the Firewheel flower, which would be such a loss to our already limited green spaces in Garland

Morales, Elisa

From: Barbara Tripoli <babsadj@icloud.com>
Sent: Monday, April 24, 2023 4:16 PM
To: Planning Group
Subject: [EXTERNAL] Z22-59

Outside the Notification Area

This e-mail correspondence is to serve as our two (2) votes AGAINST the possible re-zoning change from single residence to proposed re-zoning for the above referenced developmental change!!!

Do not take our green space for a multi living development.

A development such as the proposed would make a terrible traffic state even more Disastrous!!

WE VOTE NO!

NO to RE-ZONE!

John and Barbara Tripoli
3605 Columbia Boulevard
Garland, TX. 75043
Ridgewood Park

Sent from my iPhone

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

Comment Form
Case Z 22-59

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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.

Cynthia J James LARSEN

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 Syracuse DRive

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Cynthia Larsen — April 24 2023

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-59

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

WAY TO MANY HOMES IN AN AREA THAT WAS MEANT TO BE SINGLE FAMILY HOMES LIKE THE SURROUNDING AREA

Comment Form
Case Z 22-59

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

Z 22-59 McGinnis Development. El solicitante solicita la aprobación de ochenta y ocho (88) casas adosadas. El sitio está ubicado en 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road y 698 East Kingsley Road. (Distrito 5)

Z 22-59 McGinnis Development. Người nộp đơn yêu cầu phê duyệt tám mươi tám (88) nhà phố. Địa điểm tọa lạc tại 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road và 698 East Kingsley Road. (Quận 5)

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.) PROP. OWNERS:

SHERRY YOUNG REAGAN / DOUG YOUNG

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

314 E. HARVARD DR. GARLAND, TX 75041 / 8128 SNOW EGRET WAY FT WORTH, TX 76118

City, State / Estado de la Ciudad / Thành bang

GARLAND, TX. 75041 / FT. WORTH, TX. 76118

Zip Code / Código postal / Mã B u Chính

~~75~~ Sherry Young Reagan / Doug Young 04/24/23

Signature / Firma / Ch ữ ký Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-59

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

AFTER REVIEWING AND STUDYING THE INFORMATION YOU PROVIDED ON THE CITY'S WEBSIDE, WE HAVE SOME OBJECTIONS TO THIS ZONING CHANGE TO MULTIPLE FAMILY.

(1) THIS CHANGE WOULD MULTIPLY THE NUMBER OF RESIDENTS LIVING IN THIS SMALL SPACE. THERE IS ALREADY TOO MUCH HEAVY TRAFFIC CONGESTION AS WELL AS PEOPLE THAT ARE WALKING NEAR THESE ROADS WITH ALL THIS TRAFFIC. THESE PROPOSED TOWNHOMES WOULD ADD EVEN MORE. ALSO ADDS A LOT OF NOISE.

(2) WE DON'T WANT ANY GOVT. SUBSIDIZING IN ANY WAY.

(3) IF THIS ZONING CHG. PASSES; WE WOULD REQUEST FOR THE CITY OF GARLAND TO ADD A SPECIAL PROVISION ADDENDUM FOR ENHANCED SIGHT AND SOUND BUFFERING BARRIERS AND SCREENINGS WILL BE ADDED BETWEEN ANY NEW DEVELOPMENT AND RESIDENTIAL AREAS, AND OFFICES. THANK YOU.

BTW WE DO HOPE YOU CAN FIND A MORE APPROPRIATE LOCATION FOR THESE TOWNHOMES. PERHAPS NEAR A LARGE FULL-SERVICE SUPER MARKET.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

Delia Compean — **AGAINST**

4/24/2023
6:57:52 PM

3014 Gardenia Drive,
Garland
TX
United States
75041

deliacompean@gmail.com

Outside the Notification Area

AGAINST

Herlinda Ramirez — **Against**

4/24/2023
6:53:42 PM

2826 Honeysuckle Dr
Garland
Texas
United States
75041

herlinda0418@msn.com

972-741-8657

Outside the Notification Area

Michell beltran — **Against**

4/24/2023
6:53:37 PM

3014 gardenia drive
Garland
Texas
United States
75041

Michellbeltran3@gmail.com

4695162076

Outside the Notification Area

It would be better to turn it in to a family friendly park.

---

james and cynthia larsen — **Against**

4/24/2023
6:36:11 PM

3402 Syracuse Drive
Garland
texas
United States
75043

jlarsen.home@gmail.com

9722717442

Way too many homes in such a small space, we have already experienced a failed housing in that area that was a resulted in high crimes.

Tiffany

Against

4/24/2023
6:04:34 PM

309 nettle dr
Garland
Texas
United States
75043

Outside the Notification Area

---

irwin arnstein

against

4/24/2023
5:57:26 PM

326 colonel dr
garland
TX
United States
75043

Outside the Notification Area

cant we make this into a park or something? It seems to me that someone gets into the townhouse or apt business, then they want to get out of it, and those of us who've been here long enough remember the giant apt complex that was exclusive where walmart on northwest highway is that changed hands went down hill, attracted crime and finally got razed and replaced. We also have unused retail spaces or ones that have changed. I don't feel like they are making Garland better.

Curtis Kopfer

Against

Outside the Notification Area

4/24/2023
5:46:57 PM

122 east kenwood drive
Garland
Texas
United States

Curtis.lopfer@gmail.com

972 841 9047.

75041

Parks and green spaces are what we need in our neighborhood. A public swimming pool would be nice since ours at Wynn park is no more. Just saying the children need a pool and parks.

Jennifer Frawley
4/24/2023
5:44:46 PM

Against

3605 s Glenbrook Dr
Garland
Texas
United States
<null>

Jenfrawl35@msn.com
972-278-3803

Outside the Notification Area

Sandra Rich

4/24/2023
5:39:30 PM

Against

430 Stroud Ln
Garland
Texas
United States
<null>

Outside the Notification Area

Hannah

4/24/2023
5:35:33 PM

Against

3710 balsam fir dr
Garland
Texas
United States
75043

Outside the Notification Area

Juana Rodríguez
4/24/2023
4:55:20 PM

Against

2048 Montier dr
Garland

Outside the Notification Area

Juanita_rodriguez70@yahoo.com
(214)608-0357

Texas
United States
75041

Against

Patsy Crouch **Against**

4/24/2023
4:22:05 PM

306 Tulane St
Garland
Texas
United States
75043

Against

Patsy.crouch@gmail.com

2142440721

Outside the Notification Area

Keandra **Against**

4/24/2023
4:21:54 PM

1513 Davis Blvd
Garland
Texas
United States
<null>

Keandrajulien101@gmail.com

Outside the Notification Area

Angie Sprinkle **Against**

4/24/2023
4:19:58 PM

226 Tulane St
Garland
Texas
United States
75043

Against

Adsprinkle@verizon.net

2143920911

Outside the Notification Area

Samantha **Against**

4/24/2023
4:04:43 PM

1521 Palm Valley Drive

Outside the Notification Area

Garland
Texas
United States
75043

Judith Ford **Against**

4/24/2023
4:02:37 PM

3509 Syracuse Dr.
Garland
Texas
United States
75043

judyeford@verizon.net

9728090420

Outside the Notification Area

increase in traffic. Centerville is already heavy in that area.

Jordan Norrell **Against**

4/24/2023
3:45:41 PM

3617 Tulane Way
Garland
Texas
United States
75043

Outside the Notification Area

Angela Jensen **Against**

4/24/2023
3:45:02 PM

3617 Tulane Way
Garland
Texas
United States
75043

Outside the Notification Area

Emily Gotlewski **Against**

4/24/2023
3:35:56 PM

913 E Celeste Drive
Garland
Texas
United States
75041

emily.gotlewski@gmail.com
6103310853
Outside the Notification Area

Emily Gotlewski **Against**

4/24/2023
3:33:49 PM

913 E Celeste Drive
Garland
Texas
United States
75041

emily.gotlewski@gmail.com
6103310853
Outside the Notification Area

Emily Gotlewski **For**

4/24/2023
3:32:38 PM

913 E Celeste Drive
Garland
Texas
United States
75041

AGAINST

emily.gotlewski@gmail.com
6103310853
Outside the Notification Area

Kerry turner **Against**

4/24/2023
3:20:22 PM

5034 branch Hollow Dr
Garland
Texas
United States
75043

Kerrymturner@gmail.com
Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Leigh Anne Stockdale
4/24/2023
2:53:00 PM

Against

308 W Rio Grande St

Garland
Texas
United States
<null>

Outside the Notification Area

Katherine

4/24/2023
2:47:47 PM

Against

4910 Firewheel Dr

Garland
Texas
United States
75044

Outside the Notification Area

Mike sawka

4/24/2023
2:42:25 PM

Against

913 e Celeste dr

Garland
Texas
United States
<null>

Outside the Notification Area

George

4/24/2023
2:30:07 PM

Against

1025 mill river dr

Garland
Texas
United States
<null>

Outside the Notification Area

Tony M. **AGAINST**

4/24/2023
2:21:35 PM

5105 Presidio Drive
Garland
Texas
United States
75043

tonymoya23@yahoo.com

4694380282

Outside the Notification Area

Tony M. **AGAINST**

4/24/2023
2:21:33 PM

5105 Presidio Drive
Garland
Texas
United States
75043

tonymoya23@yahoo.com

4694380282

Outside the Notification Area

Tony M. **AGAINST**

4/24/2023
2:20:32 PM

5105 Presidio Drive
Garland
Texas
United States
75043

tonymoya23@yahoo.com

4694380282

Outside the Notification Area

Tony **AGAINST**

4/24/2023
2:20:13 PM

5105 Presidio Drive
Garland
Texas
United States
75043

tonymoya23@yahoo.com

4694380282

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Ellie Wright **Against**

4/24/2023
2:10:13 PM

1217 Trinidad Ln
Garland
Texas
United States
75040

Eswright18@gmail.com

Outside the Notification Area

Carla Pezzia **Against**

4/24/2023
1:56:02 PM

418 San Bruno Dr
Garland
Texas
United States
<null>

Outside the Notification Area

Suzanne Eberius **Against**

4/24/2023
1:49:27 PM

5006 Presidio Dr
Garland
Texas
United States
75043

suzanneeberius@gmail.com

928-233-2479

Outside the Notification Area

Krista Lakey **Against**

4/24/2023
1:39:43 PM

812 Courtenay Pl
Garland
Texas
United States

Outside the Notification Area

<null>

Samantha Meager
4/24/2023
1:35:25 PM

Against

3701 Tulane Circle

Garland
Texas
United States
<null>

Outside the Notification Area

Jackie Ziegler

4/24/2023
1:26:19 PM

Against

2902 Prescott Dr

Garland
Texas
United States
<null>

Outside the Notification Area

John Michell

4/24/2023
1:18:58 PM

Against

4210 Keystone St

Garland
Texas
United States
75041

Against

Outside the Notification Area

Vicki Cox

4/24/2023
1:07:48 PM

Against

103 W Kenwood Dr

Garland
Texas

Vcox88@msn.com

Outside the Notification Area

United States
75041

Katy Wallace **Against**

4/24/2023
1:01:52 PM

709 Ranier Circle
Garland
TX
United States
75041

Outside the Notification Area

Lily Nance **Against**

4/24/2023
12:45:21 PM

713 Branch Drive
Garland
Texas
United States
75041

Outside the Notification Area

Please preserve some of our last green spaces

Jane Samford **Against**

4/24/2023
12:43:46 PM

1914 Greenhill Drive
Rowlett
TX
United States
75088

Outside the Notification Area

Rodrigo Leon Mateo **Against**

4/24/2023
12:43:21 PM

401 Duke St.
Garland

Texas
United States
75043

Wendell Bryan Bullard
4/24/2023
11:59:44 AM

Against

825 Wildgrove Drive, 21
Garland
TX
United States
75041

doggydaddy8@gmail.com
9723754601
Outside the Notification Area

Negative impact on traffic and schools, destruction of green space

---

Norma Quezada

4/24/2023
11:38:19 AM

Against

401 Duke St.
Garland
Texas
United States
75043

Rodrigo Leon Jr.
4/24/2023
9:24:10 AM

Against

401 Duke St.
Garland
Texas
United States
75043

Rleon32796@gmail.com

Matthew Burgard
4/24/2023
6:10:19 AM

Against

618 Ridgedale Dr

Outside the Notification Area
pallygod@hotmail.com

GARLAND
TX
United States
75041

469-690-3450

JaneAnn M Burgard
4/24/2023
6:08:55 AM

Against

618 Ridgedale Dr

GARLAND
TX
United States
75041

entarsia@hotmail.com

9723012827

Outside the Notification Area

Keep our green spaces

Rebecca kopfer

4/24/2023
5:47:11 AM

Against

122 e kenwood dr

Garland
Texas
United States
76041

Rebecca.kopfer@gmail.com

9728413047

Outside the Notification Area

It would me nice to see more business in this area instead of apartments nrestrsunts an h.e.b. We have a lot of empty building Etc.....

Catherine Parsoneault
4/24/2023
5:18:30 AM

Against

3710 Tuoane Circle

Garland
Texas
United States
75043

drparsoneault@gmail.com

Outside the Notification Area

We need parks and greenspaces, not more housing. Where are the traffic impact and environmental impact studies?

Sabrina

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

4/24/2023
4:20:09 AM

118 w Woodbury dr

Garland
TX
United States
75041

Outside the Notification Area

Darla O'Bryant

Against

4/24/2023
4:14:50 AM

909 McDonald Drive

Garland
Texas
United States
75041

darla@me.com

Outside the Notification Area

We are overpopulated. Not every piece of land has to have people living on it.

Edgar Diaz

Against

4/24/2023
3:48:41 AM

401 Duke St.

Garland
Texas
United States
75043

Eddg32958@gmail.come

4693637710

I do not want the destruction of another green and natural space in Garland.

Diana Ocampo

Against

4/24/2023
3:46:17 AM

401 Duke st

Garland
Texas
United States
75043

dimol111@hotmail.com

4693637705

I don't want another little forest destroyed in my Garland!!

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Michelle **Against**

4/24/2023
3:44:44 AM

401 Duke ST
garland
tx
United States
75043

galaxygamers311@gmail.com

4693637705

I dont want another forest taken down

Maria Diaz Ocampo **Against**

4/24/2023
3:39:25 AM

401 Duke St.
Garland
TX
United States
75043

mangoaddict469@gmail.com

4698037788

I am against this development and the destruction of another precious green space in Garland.

Maria Diaz Ocampo **Against**

4/24/2023
3:39:24 AM

401 Duke St.
Garland
TX
United States
75043

mangoaddict469@gmail.com

4698037788

I am against this development and the destruction of another precious green space in Garland.

Diane Whitlock **Against**

4/19/2023
11:17:37 PM

421 Duke Street
Garland
Texas
United States
75043

dewhitlock40@hotmail.com

214-435-2631

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Diane Whitlock — **Against**

4/19/2023
11:17:26 PM

421 Duke Street
Garland
Texas
United States
75043

dewhitlock40@hotmail.com
214-435-2631

Pat Barnhart — **Against**

4/14/2023
7:28:33 PM

425 Duke Sr
Garland
Texas
United States
75043

Patbarnhart60@yahoo.com
214-394-1963

Very misleading! Had to change from for to against, really? The traffic in the area is already to heavy.

Brenda Barnhart — **Against**

4/14/2023
7:16:56 PM

425 Duke St
Garland
Texas
United States
75043

Thebombfriedpies@yahoo.com
214-394-1981

This is very misleading!!! When you open voting site, it's already marked FOR!! Do NOT Build!!We do not need any more places to live in Garland.

Nettie Messimer — **Against**

4/14/2023
7:11:03 PM

213 Duke St
Garland
Texas
United States
75043

nettiemessimer@yahoo.com
2148082750

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Too crowded

Tim Messimer **Against**

4/14/2023
7:06:59 PM

213 st garland
Garland
Texas
United States
75043

tmess52@ymaiil.com

469-834-8087

Outside the Notification Area

Traffic is already bad enough without adding hundreds more cars

---

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

Emilce gelista — **Against**

5/1/2023
6:48:20 PM

3013 Donald dr

Garland — 2147348088
Texas
United States
75041

Armando Gelista — **Against**

5/1/2023
6:47:11 PM

3013 Donald dr — Armando.gelista@yahoo.com

Garland — 2144555855
Texas
United States
75041

Jessica Thompson — **Against**

4/30/2023
4:15:32 AM

214 Tulane Street

Garland — Outside the Notification Area
Texas
United States
75043

LaRoyce Walker — **against**

4/29/2023
11:55:42 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

LaRoyce Walker **against**

4/29/2023
11:55:20 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

LaRoyce Walker **against**

4/29/2023
11:54:57 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

LaRoyce Walker **against**

4/29/2023
11:54:28 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

LaRoyce Walker **against**

4/29/2023
11:54:07 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

LaRoyce Walker **against**

4/29/2023
11:54:06 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

LaRoyce Walker **against**

4/29/2023
11:53:59 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

LaRoyce Walker **against**

4/29/2023
11:53:05 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

Linda Craig **against**

4/29/2023
3:11:25 PM

216 Duke Street
Garland
TX
United States
75043

aphotogc@verizon.net

9722780961

Outside the Notification Area

John Stokes **Against**

4/28/2023
4:55:49 PM

1006 Carroll Dr.
Garland
Texas
United States
75041

aegisfitnesstx@gmail.com

5125351676

Outside the Notification Area

88 units would seem way to dense for the traffic ingress/egress from that location. Moreover, it's too bad Garland has not made that an official greenspace for the neighborhood to the west.

Ronnie **Against**

4/28/2023
2:59:17 PM

729 Branch Dr
Garland
Texas
United States
<null>

Outside the Notification Area

Save the green space. No more congestion at that busy intersection

---

Lisa Lewis **Against**

4/28/2023
12:08:56 PM

215 W Rio Grande St
Garland
Texas
United States
75041

ltlewis@earthlink.net

2146745341

Outside the Notification Area

We need to leave some green areas in South Garland. Centerville Rd is not visually attractive at this point in time. Save some nature!

Lisa Lewis — **Against**

4/28/2023
12:08:51 PM

215 W Rio Grande St
Garland
Texas
United States
75041

ltlewis@earthlink.net

2146745341

Outside the Notification Area

We need to leave some green areas in South Garland. Centerville Rd is not visually attractive at this point in time. Save some nature!

Amy Hernandez — **Against**

4/28/2023
1:59:30 AM

2934 Clover Valley Dr
Garland
Texas
United States
75043

Outside the Notification Area

Donna Nichols — **AGAINST**

4/27/2023
6:26:06 PM

517 Shadwell
Garland
Texas
United States
75041

Outside the Notification Area

Outside the Notification Area

Trudy armas — **Against**

4/27/2023
4:37:12 AM

2630 club meadow
Garland
Texas
United States

Trudysrmas@gmail.com

2148014049

75043

Nonr

Trudy armas **Against**

4/27/2023
4:37:11 AM

2630 club meadow
Garland
Texas
United States
75043

Trudysrmas@gmail.com

2148014049

Outside the Notification Area

Trudy armas **Against**

4/27/2023
4:36:52 AM

2630 club meadow
Garland
Texas
United States
75043

Trudysrmas@gmail.com

2148014049

Outside the Notification Area

Trudy armas **Against**

4/27/2023
4:36:51 AM

2630 club meadow
Garland
Texas
United States
75043

Trudysrmas@gmail.com

2148014049

Outside the Notification Area

Outside the Notification Area

Trudy armas **Against**

4/27/2023
4:36:51 AM

2630 club meadow
Garland
Texas

Trudysrmas@gmail.com

2148014049

United States
75043

Trudy armas **Against**

4/27/2023
4:36:38 AM

2630 club meadow
Garland
Texas
United States
75043

Trudysrmas@gmail.com
2148014049

Outside the Notification Area

Cynthia Binion **Against**

4/26/2023
9:00:15 PM

430 Ivy Way
Garland
Texas
United States
75043

Outside the Notification Area

Amanda LeJeune **Against**

4/26/2023
5:58:27 PM

3006 Medina Dr
Garland
Texas
United States
75041

Outside the Notification Area

Outside the Notification Area

Adolfo **Against**

4/26/2023
5:40:48 PM

4718 oakwood
Garland

adolfoarriaga@rocketmail.com
2146087063

Texas
United States
75043

Against

B Johnson

4/26/2023
1:13:34 PM

Against

2717 Club Meadow Dr

Garland
Texas
United States
<null>

Outside the Notification Area

Romalda Rodriguez

4/26/2023
12:34:12 PM

Against

5006 Barcelona Drive

Garland
TX
United States
75043

romirodri3@yahoo.com

9565346687

Outside the Notification Area

Elvira Nunez

4/26/2023
11:44:33 AM

Against

3725 Tulane Cir

Garland
Texas
United States
75043

Elviratrujillo92@gmail.com

2147284104

Outside the Notification Area

L Reyes

4/26/2023
9:03:30 AM

Against

3605 University Dr

Outside the Notification Area

Lenorareyes@ymail.com

Garland
Texas
United States
75043

Every open space does not need to be built on.

Keith Dollar **Against**

4/26/2023
3:39:14 AM

1606 Iroquois

Garland
Texas
United States
75043

Kwdollar@gmail.com

Outside the Notification Area

Kyndall Dollar **Against**

4/26/2023
3:37:59 AM

1606 Iroquois Dr.

Garland
Texas
United States
75043

Outside the Notification Area

Josephine **Against**

4/26/2023
2:29:13 AM

1022 Ravencroft Drive

Garland
Texas
United States
75043

Outside the Notification Area

Joey Litts **Against**

4/26/2023
2:05:18 AM

3402 Ridgedale Dr
Garland
Texas
United States
75041

Jlitts81@gmail.com

4698791201

Outside the Notification Area

Against

Bradley Childre

Against

4/26/2023
1:51:48 AM

2706 S 5th Street
Garland
Texas
United States
75041

bchild823@aol.com

214-677-8254

Outside the Notification Area

No more apartments, area overpopulated now. Enough traffic issues already.

Uvalda

Against

4/26/2023
1:24:43 AM

2913 Rilla Dr
Garland
Texas
United States
<null>

Outside the Notification Area

Laura Casillas

Against

4/26/2023
1:23:55 AM

2913 Rilla Dr
Garland
Texas
United States
75041

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Richard Grisham
4/26/2023 12:52:54 AM

Against

2845 Colleen dr
Garland
Texas
United States
75043

Rgri240367@aol.com
972-743-9557

Outside the Notification Area

No more houses!!!

Karen Grisham

4/26/2023 12:51:12 AM

Against

2845 Colleen dr
Garland
Texas
United States
75043

Kenokaren@aol.com
972-743-9086

Outside the Notification Area

No more house are needed!

Richard Grisham
4/26/2023 12:48:48 AM

For Z 22- 59

2845 Colleen dr
Garland
Texas
United States
75043

rgri240367@aol.com
972-743-9557

Outside the Notification Area

No more houses!

Karen

4/26/2023 12:46:16 AM

For

Grisham
Garland
Texas
United States
75043

Kenokaren@ail.com
972-743-9086

Outside the Notification Area

Do not need any more housing in that area! Like to still some land in our

area that is not developed!

Maria Miranda **Against**

4/25/2023
9:40:38 PM

3622 Syracuse
Garland
Texas
United States
75043

mariamiranda1201@yahoo.com

4696939040

Outside the Notification Area

Melanie Gotz **Against**

4/25/2023
8:56:28 PM

609 Caravaca Dr
Garland
Texas
United States
75043

mgotz12@yahoo.com

4694415236

Outside the Notification Area

We don't need more homes, we need more nature!

Melanie Gotz **Against**

4/25/2023
8:56:16 PM

609 Caravaca Dr
Garland
Texas
United States
75043

mgotz12@yahoo.com

4694415236

Outside the Notification Area

We don't need more homes, we need more nature!

Amy Calderon **Against**

4/25/2023
6:21:30 PM

2342 Mockingbird Ln
Garland
TX
United States
75042

Outside the Notification Area

Teri **Against**

4/25/2023
12:31:39 PM

4001 Keele Drive

Garland
Texas
United States
<null>

Outside the Notification Area

Ginny Townsend **Against**

4/25/2023
4:28:05 AM

1118 High Country Dr

Garland
Texas
United States
75042

Abgolightly@msn.com

4692435981

Outside the Notification Area

Do not destroy our greenspace

Arthur Hill **Against**

4/25/2023
3:44:40 AM

212 W. Harvard Dr.

Garland
Texas
United States
75041

Toppy.hill@gmail.com

972-201-5100

Outside the Notification Area

No! This area is too congested - AGAINST!

Donna Townsend **Against**

4/25/2023
2:38:39 AM

936 Old Orchard Rd

Garland
Texas
United States

dmt3998@yahoo.com

Outside the Notification Area

75041

Need the green space

Liz Walkowicz **Against**

4/25/2023
1:52:37 AM

3610 Syracuse

Garland
Texas
United States
<null>

Outside the Notification Area

Edith patino **Against**

4/25/2023
1:44:19 AM

Springbranch Circle

Garland
Texas
United States
75043

No commercial zone

edithcatalina23@yahoo.es

2147107730

Outside the Notification Area

Melissa Fernandez **Against**

4/25/2023
1:17:58 AM

4945 N Galloway Ave

Mesquite
Texas
United States
75150

Outside the Notification Area

Outside the Notification Area

D'aun Mccaffrey **Against**

4/24/2023
11:56:16 PM

2005 Town pl

Garland
Texas

daunmccaffrey1@gmail.com

214-349-9132

United States
75041

D'aun Mccaffrey **Against**

4/24/2023
11:55:04 PM

2005 Town pl
Garland
Texas
United States
75041

daunmccaffrey1@gmail.com
214-349-9132

Outside the Notification Area

Linda Byrd **Against**

4/24/2023
11:42:19 PM

729 Branch Dr
Garland
Texas
United States
<null>

Outside the Notification Area

Preserve the remaining green spaces. That intersection is already congested without adding another 88+ cars. South Garland has become a wasteland of no major retail, few grocery stores, no hospital

---

Linda Byrd **Against**

4/24/2023
11:41:55 PM

729 Branch Dr
Garland
Texas
United States
<null>

Outside the Notification Area

Preserve the remaining green spaces. That intersection is already congested without adding another 88+ cars. South Garland has become a wasteland of no major retail, few grocery stores, no hospital

---

Yajaira Diaz **Against**

4/24/2023
11:36:12 PM

417
Garland
Texas
United States
75043

yajairamdiaz86@gmail.com
4695447383

Outside the Notification Area

Against

Yajaira Diaz

Against

4/24/2023
11:35:47 PM

417
Garland
Texas
United States
75043

yajairamdiaz86@gmail.com
4695447383

Outside the Notification Area

Against

Yajaira Diaz

Against

4/24/2023
11:35:19 PM

417
Garland
Texas
United States
75043

yajairamdiaz86@gmail.com
4695447383

Outside the Notification Area

Against

Gisela vargas

Against

4/24/2023
10:44:48 PM

409 Duke st
Garland
Texas
United States
75043

Giselavargas666@gmail.com
2145646753

N/a

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Gisela vargas **Against**

4/24/2023
10:44:04 PM

409 Duke st
Garland
Texas
United States
75043

Giselavargas666@gmail.com

2145646753

N/a

Gisela vargas **Against**

4/24/2023
10:43:22 PM

409 Duke st
Garland
Texas
United States
75043

Giselavargas666@gmail.com

2145646753

Amy Calderon **Against**

4/24/2023
10:42:09 PM

413 duke street
Garland
Texas
United States
75043

amycalderon88@ymail.com

2147964844

Do not agree

Amy Calderon **Against**

4/24/2023
10:42:00 PM

413 duke street
Garland
Texas
United States
75043

amycalderon88@ymail.com

2147964844

Do not agree

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Amy Calderon **Against**

4/24/2023
10:41:27 PM

413 duke street
Garland
Texas
United States
75043

amycalderon88@ymail.com

2147964844

Do not agree

Laura F **Against**

4/24/2023
10:39:38 PM

426 Clearfield
Garland
Texas
United States
75043

Outside the Notification Area

Jodi Armstrong **Against**

4/24/2023
10:31:19 PM

405 DUKE ST
Garland
TX
United States
75043

jodiarmstrong@live.com

2149307434

Jodi Armstrong **Against**

4/24/2023
10:30:19 PM

405 DUKE ST
Garland
TX
United States
75043

jodiarmstrong@live.com

2149307434

Jodi Armstrong **Against**

4/24/2023
10:29:54 PM

405 DUKE ST
Garland
TX
United States
75043

jodiarmstrong@live.com

2149307434

Diego Gomez **Against**

4/24/2023
9:14:49 PM

1917 Ruth
Garland
Texas
United States
<null>

Outside the Notification Area

Traci **Against**

4/24/2023
7:39:57 PM

3402 Ridgedale
Garland
Texas
United States
75041

Stillicart@icloud.com

2148560737

Outside the Notification Area

I am against and multi family development in the area.

Delia Compean **AGAINST**

4/24/2023
6:57:52 PM

3014 Gardenia Drive,
Garland
TX
United States

deliacompean@gmail.com

Outside the Notification Area

GARLAND
TEXAS MADE HERE

The applicant requests to allow eighty-eight (88) townhouses and eight (8) HOA lots.

City Council Meeting

May 16, 2023

Z 22-59

GARLAND
TEXAS MADE HERE

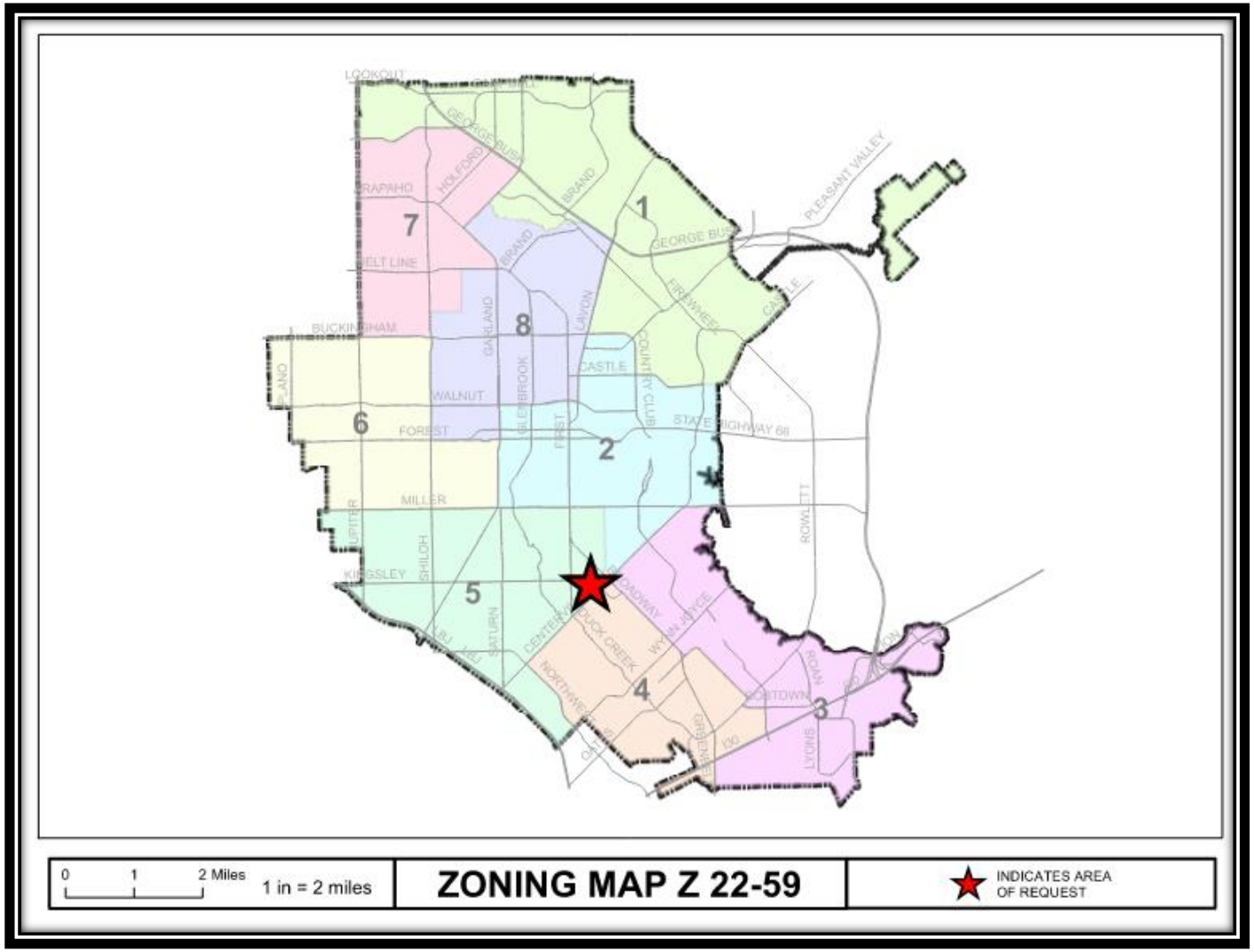
CASE INFORMATION

Location:	417 East Centerville Road, 402, 502 and 698 East Kingsley Road
Applicant:	McGinnis Development
Owner:	II Stephens Development, LLC.
Acreage:	9.713 acres
Zoning:	Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District

Z 22-59

GARLAND
TEXAS MADE HERE

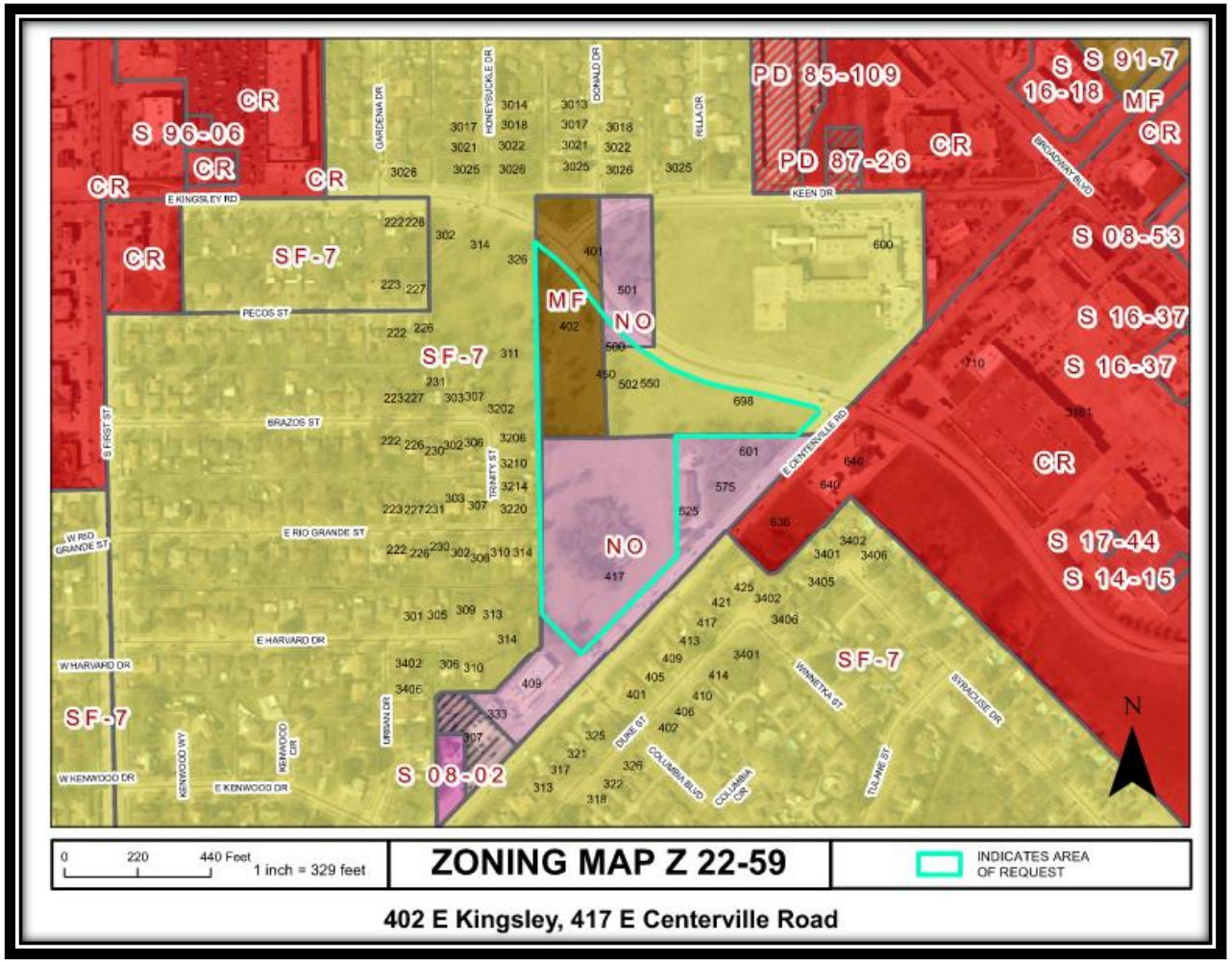
CITYWIDE LOCATION MAP



Z 22-59

GARLAND
TEXAS MADE HERE

LOCATION MAP



Z 22-59

GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN

Compact Neighborhoods

Z 22-59

GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods.

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns

The Compact neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

This proposed use nine (9) dwelling units per acre; therefore, it is compatible with the Comprehensive Plan.

GARLAND
TEXAS MADE HERE

PHOTOS

View of the subject property

East of the subject property

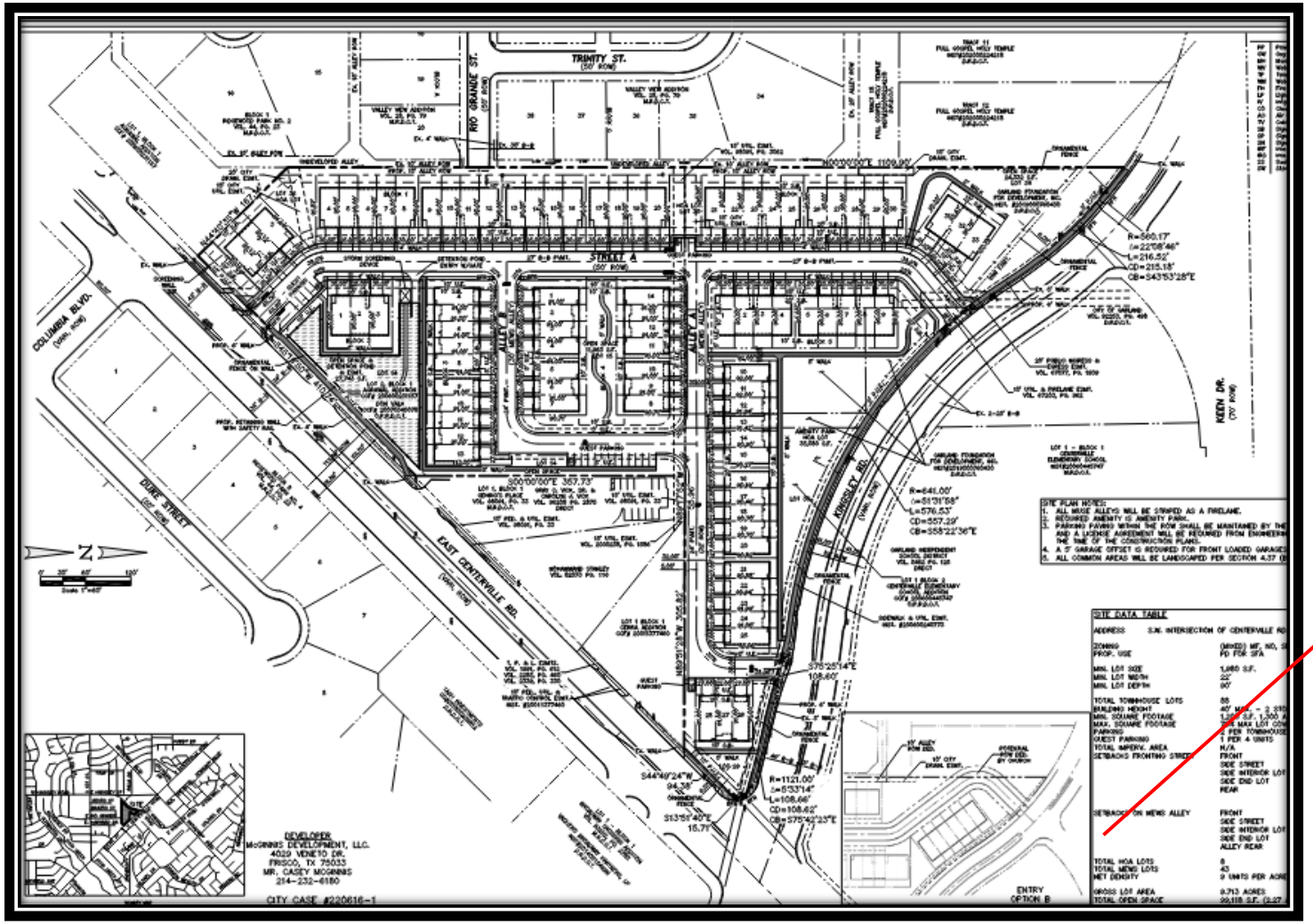
North of the subject property

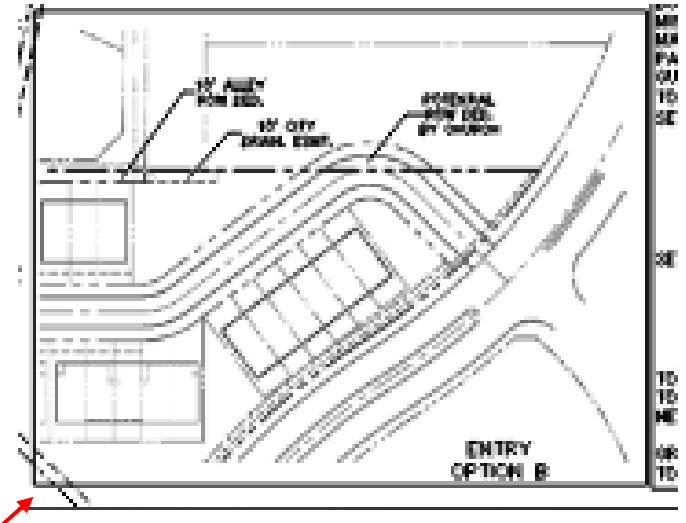
South of the subject property

Z 22-59

GARLAND
TEXAS MADE HERE

SITE PLAN

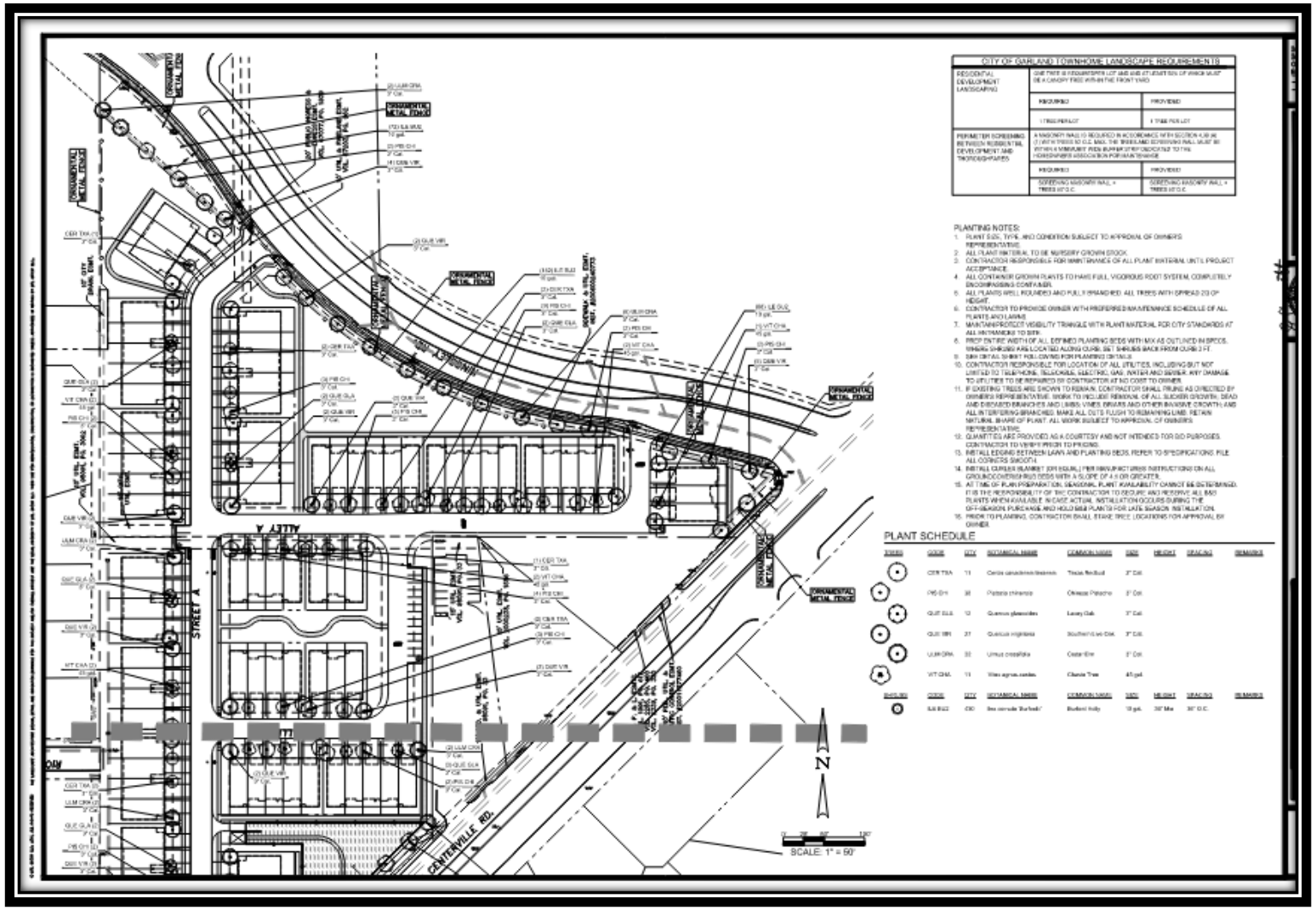




Z 22-59

GARLAND
TEXAS MADE HERE

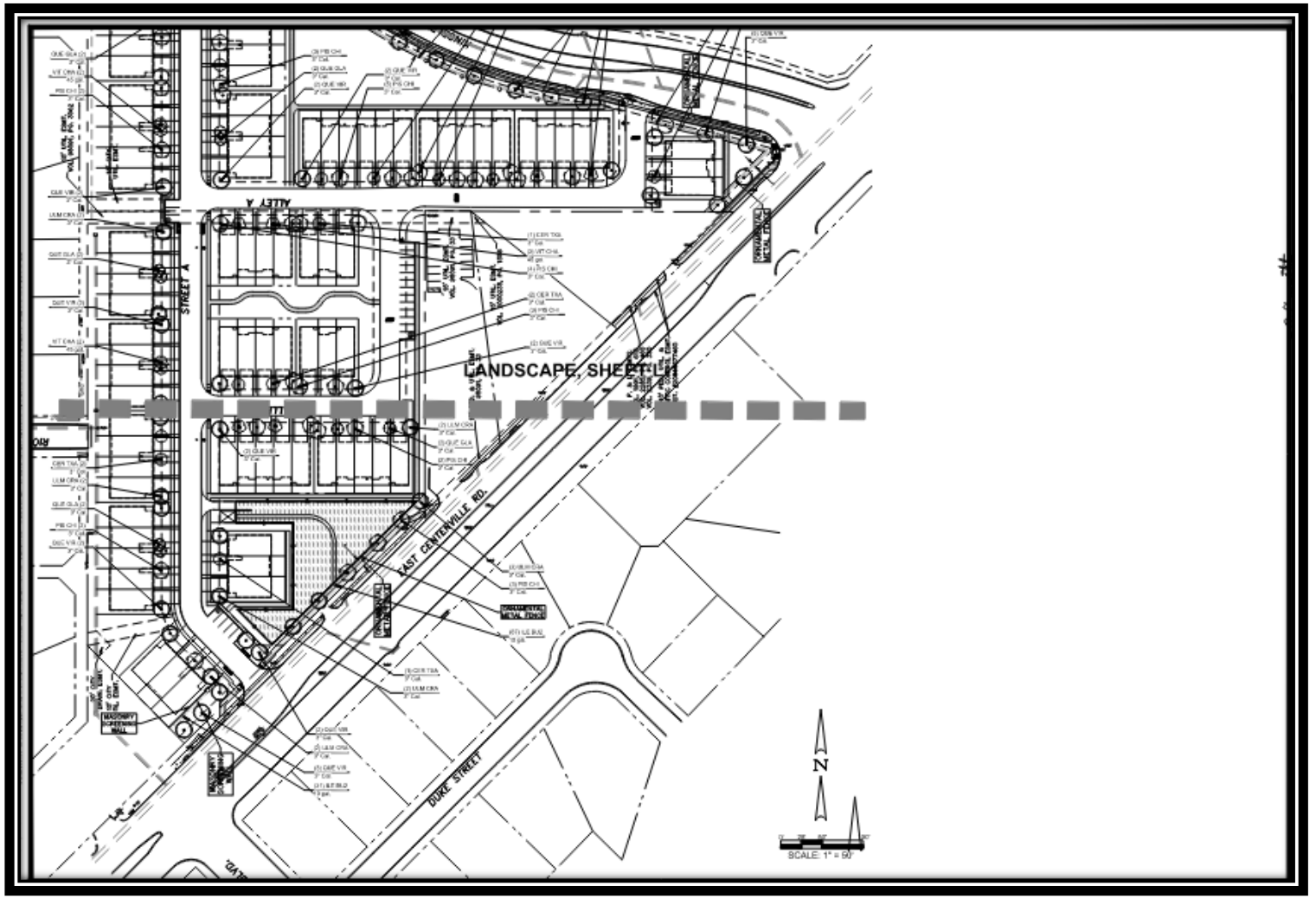
LANDSCAPE PLAN



Z 22-59

GARLAND
TEXAS MADE HERE

LANDSCAPE PLAN



Z 22-59

GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS

Building elevations were not submitted with this request, as the applicant states there is no builder under contract at this time. However, the applicant confirmed the building elevations will comply with the articulation requirements per Section 4.84. Staff will verify full GDC and PD compliance for the building elevations during permitting review.

GARLAND
TEXAS MADE HERE

DEVIATIONS TABLE

Development Standards	Required	Proposed	Applicant's Justification
LotArea	Minimum 2,000 SF	Minimum 1,980 SF	The proposed lot size is to allow front-loaded and rear-loaded lots. The front-loaded lots are a minimum of 2,250 square feet and the rear-loaded (mews) lots are 1,980 square feet.
Lot Width	Minimum 20 feet (internal lots) Minimum 30 feet (end lots)	22 feet for rear-loaded lots 25 feet for front-loaded lots 27 feet for rear-loaded lots 30.5 feet for front-loaded lots	The only deviation is for the end lot width for rear-loaded lots. Per the applicant's narrative, "the PD envisions Townhomes to appeal to homeowners who desire less yard and lower maintenance living. These homes may be rear or front entry."

GARLAND
TEXAS MADE HERE

DEVIATIONS TABLE

Minimum dwelling size	1,400 square feet	1,200 square feet	The applicant states "The analysis of increased construction, development cost with in the last 2 years, median incomes and demand for high quality townhomes at an affordable market-rate pricing determined the desired living space for townhomes in this area to be between 1,200 and 2,000 sq. ft."

GARLAND
TEXAS MADE HERE

STAFF RECOMMENDATION

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for Single-Family Attached (SFA) development.

In addition, it is recommended to allow Entry Option B, as mentioned in Consideration 2, to be approved administratively should the applicant move forward with that layout. A PD Condition is drafted accordingly.

GARLAND
TEXAS MADE HERE

PLAN COMMISSION RECOMMENDATION

On April 24, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) a Detail Plan for Single-Family Attached (SFA) development.

In addition, the Plan Commission recommended to allow the Entry Option B, as mentioned in Consideration 2, to be approved administratively should the applicant move forward with that layout.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **11. d.**

Meeting Date: 05/16/2023
Item Title: Z 22-59 McGinnis Development - Detail Plan (District 5)
Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

LOCATION

417 East Centerville Road, 402, 502 and 698 East Kingsley Road

OWNER

II Stephens Development, LLC.

PLAN COMMISSION RECOMMENDATION

On April 24, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) a Detail Plan for Single-Family Attached (SFA) development.

In addition, the Plan Commission recommended to allow the Entry Option B, as mentioned in Consideration 2, to be approved administratively should the applicant move forward with that layout.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for Single-Family Attached (SFA) development.

In addition, it is recommended to allow Entry Option B, as mentioned in Consideration 2, to be approved administratively should the applicant move forward with that layout. A PD Condition is drafted accordingly.

BACKGROUND

The subject property is currently undeveloped. The applicant proposes eighty-eight (88) townhouse lots and eight (8) HOA open space lots.

SITE DATA

The subject property contains approximately 9.713 acres and has approximately 495 linear feet of frontage along East Centerville Road and 990 linear feet of frontage along East Kingsley. The property can be accessed from East Centerville Road and East Kingsley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District.

The Multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development.

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.

The Neighborhood Office (NO) district is intended to create an appropriate setting for low intensity office and professional uses. The district may be used as a transition district between residential uses and more intense uses. With appropriate buffers and landscaping, this district may be located contiguous to residential districts. Allowed uses should be compatible with adjacent residential areas by limiting heights to one story, and may not include uses that create excessive amounts of traffic, noise, trash, or late-night business operations.

CONSIDERATIONS

1. Detail Plan

   The applicant proposes a Detail Plan for a development of eighty-eight (88) townhouses and eight (8) HOA open space lots. In addition, forty-three (43) mews lots and forty-five (45) front-loaded lots are proposed.

   Per the applicant’s narrative, “any lot that may front onto a common area in lieu of a public street, in which the common lot line shall serve as the front property line for purposes of minimum front yard building setbacks and the lot shall be alley-served with a mews type alley as shown on the Site Plan" (Exhibit C).

2. Entry Option B

   Apart from the deviations listed, the site plan (Exhibit C) meets all technical requirements. However, the site plan (Exhibit C) currently reflect the access from East Kingsley Road to not align with Keen Drive and it also reflects an alternative alignment to Keen Drive. The alignment to Keen Drive requires right-of-way dedication from the western church property. The applicant has been working with the church property for right-of-way. If the church is amenable to the alternative option, the access from East Kingsley Road will align to Keen Drive, while maintaining eighty-eight (88) townhouses. It should be noted both layouts meet the technical requirement.

3. Screening and Landscaping

   The landscape plan (Exhibit D) complies with the applicable screening and landscaping standards per the GDC.

   A six (6)-foot ornamental fence along with required landscaping is proposed along East Kingsley Road and East Centerville Road.

4. Amenities

   Common open space area is included with the proposed development in accordance with the GDC. The amenity requirements of the Single-Family Attached (SFA) District per the GDC are satisfied.

5. Parking

   The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

6. Garages

   The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

- Rear entry;
- “J” drives, for front entry properties;
- “Swing” drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

   The site plan (Exhibit C) reflects forty-three (43) alley-loaded lots and forty-five (45) front-loaded lots. No deviations have been requested by the applicant

7. Building Design

   Building elevations were not submitted with this request, as the applicant states there is no builder under contract at this time. However, the applicant confirmed the building elevations will comply with the articulation requirements per Section 4.84. Staff will verify full GDC and PD compliance for the building elevations during permitting review.

8. Signage

   No deviations have been requested on signage. All GDC requirements will be satisfied.

9. Development Standards and Deviations:

Development Standards	Required	Proposed	Applicant's Justification
Lot Area	Minimum 2,000 SF	Minimum 1,980 SF	The proposed lot size is to allow front-loaded and rear-loaded lots. The front-loaded lots are a minimum of 2,250 square feet and the rear-loaded (mews) lots are a minimum 1,980 square feet.
Lot Width	Minimum 20 feet (internal lots) Minimum 30 feet (end lots)	22 feet for rear-loaded lots 25 feet for front-loaded lots 27 feet for rear-loaded lots 30.5 feet for front-loaded lots	The only deviation is for the end lot width for rear-loaded lots. Per the applicant's narrative, "the PD envisions Townhomes to appeal to homeowners who desire less yard and lower maintenance living. These homes may be rear or front entry."
Minimum dwelling size	1,400 square feet	1,200 square feet	The applicant states "The analysis of increased construction, development cost within the last 2 years, median incomes and demand for high quality townhomes at an affordable market-rate pricing determined the desired living space for townhomes in this area to be between 1,200 and 2,000 sq. ft."

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods.

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns

The Compact neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

This proposed use nine (9) dwelling units per acre; therefore, it is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across East Kingsley Road, is zoned Neighborhood Office (NO) District and Single-Family-7 (SF-7) District; it is developed with a school. The property carved out along East Centerville Road is zoned Neighborhood Office (NO) District and it is developed with a general office use. The properties to the southeast, across East Centerville Road, are zoned Single-Family-7 (SF-7) District and are developed with single-family homes. The property directly to the south is zoned Neighborhood (NO) District. These properties are developed with medical offices. The properties to the west are zoned Single-Family-7 (SF-7) District. These properties are developed with single-family homes.

Attachments

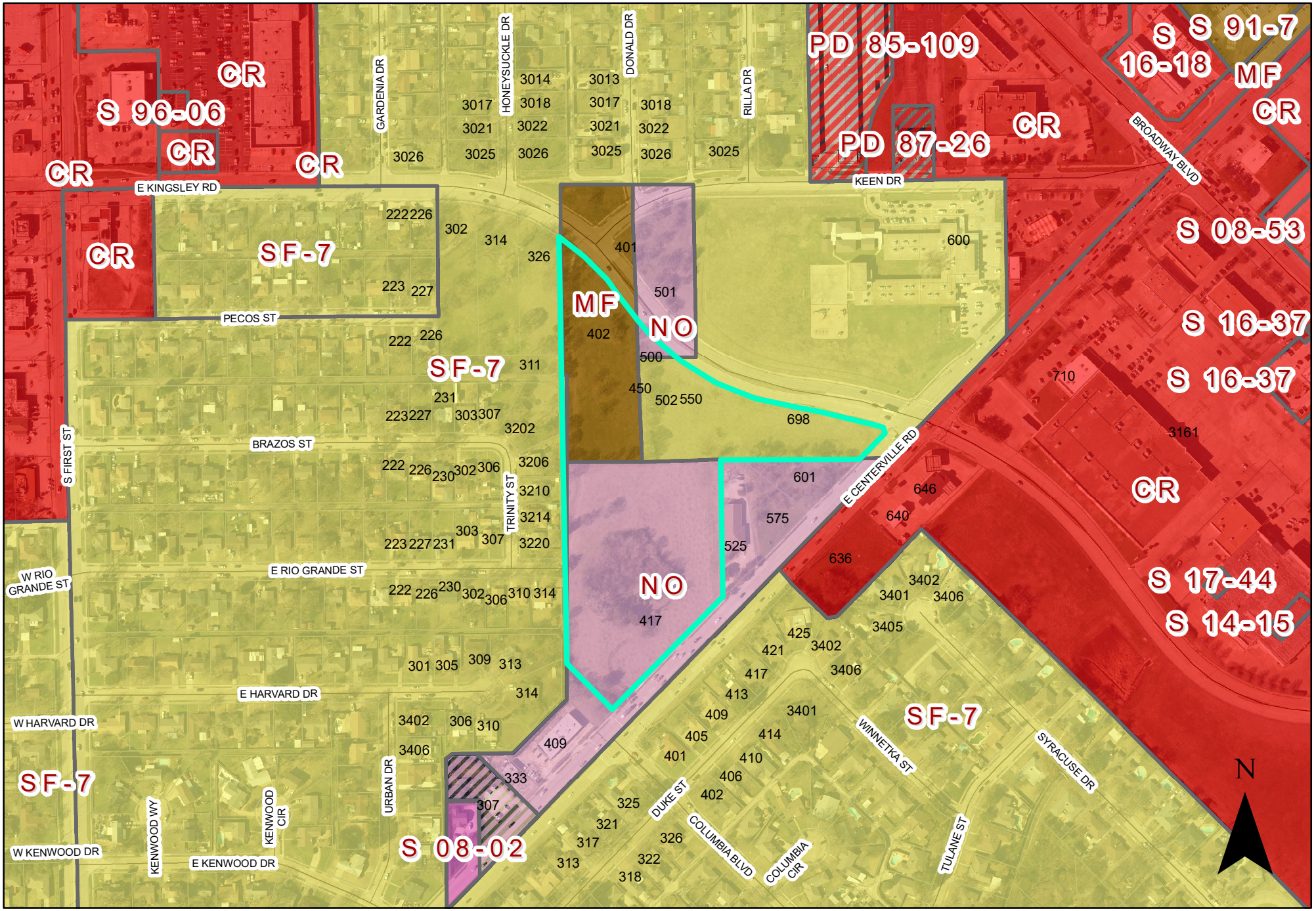
Z 22-59 Location Map

Z 22-59 Exhibits C-D

Z 22-59 R&M Detail Plan

Z 22-59 Responses

Z 22-59 Staff Presentation



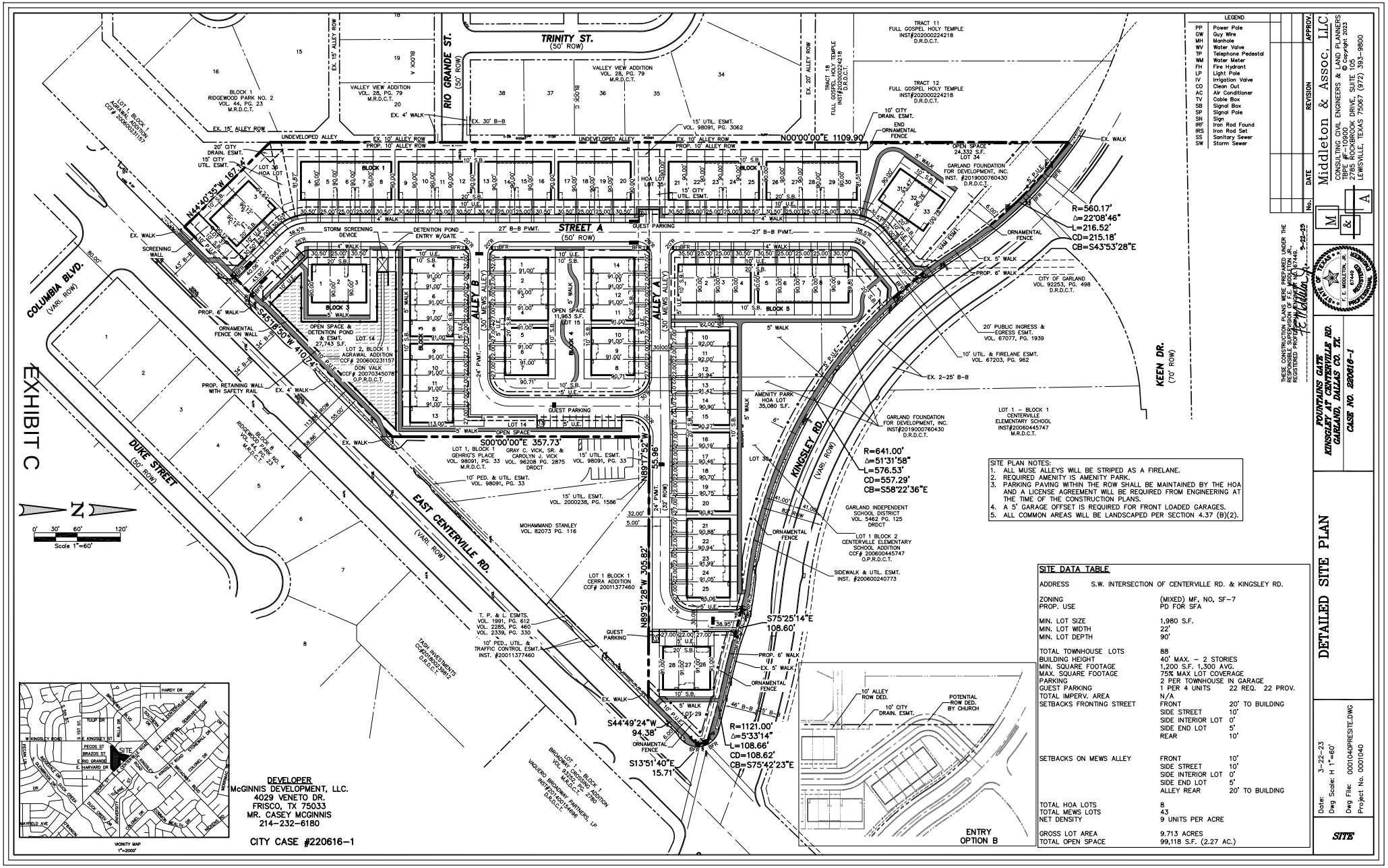
0 220 440 Feet

1 inch = 329 feet

ZONING MAP Z 22-59

INDICATES AREA OF REQUEST

402 E Kingsley, 417 E Centerville Road



LEGEND

PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
CO	Clean Out
AC	Air Conditioner
TV	Cable Box
SB	Signal Box
SP	Signal Pole
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
SW	Storm Sewer

SITE PLAN NOTES:
1. ALL MUSE ALLEYS WILL BE STRIPED AS A FIRELANE.
2. REQUIRED AMENITY IS AMENITY PARK.
3. PARKING PAVING WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA AND A LICENSE AGREEMENT WILL BE REQUIRED FROM ENGINEERING AT THE TIME OF THE CONSTRUCTION PLANS.
4. A 5' GARAGE OFFSET IS REQUIRED FOR FRONT LOADED GARAGES.
5. ALL COMMON AREAS WILL BE LANDSCAPED PER SECTION 4.37 (B)(2).

SITE DATA TABLE

ADDRESS	S.W. INTERSECTION OF CENTERVILLE RD. & KINGSLEY RD.	
ZONING	(MIXED) MF, NO, SF-7	
PROP. USE	PD FOR SFA	
MIN. LOT SIZE	1,980 S.F.	
MIN. LOT WIDTH	22'	
MIN. LOT DEPTH	90'	
TOTAL TOWNHOUSE LOTS	88	
BUILDING HEIGHT	40' MAX. – 2 STORIES	
MIN. SQUARE FOOTAGE	1,200 S.F. 1,300 AVG.	
MAX. SQUARE FOOTAGE	75% MAX LOT COVERAGE	
PARKING	2 PER TOWNHOUSE IN GARAGE	
GUEST PARKING	1 PER 4 UNITS	22 REQ. 22 PROV.
TOTAL IMPERV. AREA	N/A	
SETBACKS FRONTING STREET	FRONT	20' TO BUILDING
	SIDE STREET	10'
	SIDE INTERIOR LOT	0'
	SIDE END LOT	5'
	REAR	10'
SETBACKS ON MEWS ALLEY	FRONT	10'
	SIDE STREET	10'
	SIDE INTERIOR LOT	0'
	SIDE END LOT	5'
	ALLEY REAR	20' TO BUILDING
TOTAL HOA LOTS	8	
TOTAL MEWS LOTS	43	
NET DENSITY	9 UNITS PER ACRE	
GROSS LOT AREA	9.713 ACRES	
TOTAL OPEN SPACE	99,118 S.F. (2.27 AC.)	

DEVELOPER
McGINNIS DEVELOPMENT, LLC.
4029 VENETO DR.
FRISCO, TX 75033
MR. CASEY MCGINNIS
214-232-6180

CITY CASE #220616-1

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON, JR. REGISTERED PROFESSIONAL ENGINEER NO. 67448

5-22-23

No.	DATE	REVISION	APPROV.

Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800
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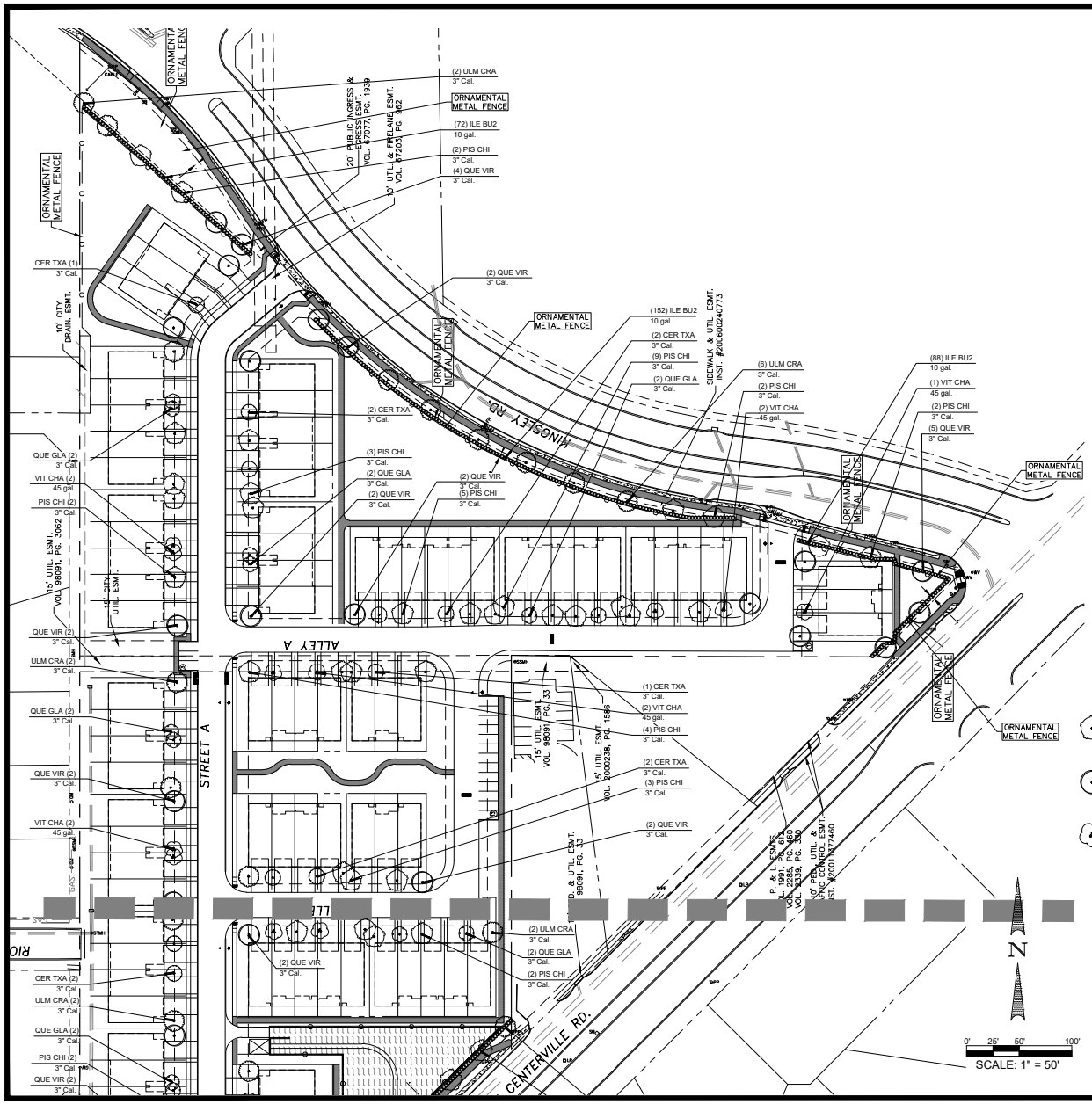
FOUNTAINS GATE
KINGSLEY AT CENTERVILLE RD.
GARLAND, DALLAS CO. TX.
CASE NO. 220616-1

DETAILED SITE PLAN

Date: 3-22-23
Dwg Scale: H 1"=60'
Dwg File: 000104DPRESITE.DWG
Project No. 0001040

SITE



CITY OF GARLAND TOWNHOME LANDSCAPE REQUIREMENTS		
RESIDENTIAL DEVELOPMENT LANDSCAPING	ONE TREE IS REQUIREDPER LOT AND AND AT LEAST 50% OF WHICH MUST BE A CANOPY TREE WITHIN THE FRONT YARD	
	REQUIRED	PROVIDED
	1 TREE PER LOT	1 TREE PER LOT
PERIMETER SCREENING BETWEEN RESIDENTIAL DEVELOPMENT AND THOROUGHFARES	A MASONRY WALL IS REQUIRED IN ACCORDANCE WITH SECTION 4.39 (A) (1) WITH TREES 50' O.C. MAX. THE TREES AND SCREENING WALL MUST BE WITHIN A MINIMUM 8' WIDE BUFFER STRIP DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE	
	REQUIRED	PROVIDED
	SCREENING MASONRY WALL + TREES 50' O.C.	SCREENING MASONRY WALL + TREES 50' O.C.

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. IF EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	CER TXA	11	Cercis canadensis texensis	Texas Redbud	3" Cal.			
	PIS CHI	38	Pistacia chinensis	Chinese Pistache	3" Cal.			
	QUE GLA	12	Quercus glaucoides	Lacey Oak	3" Cal.			
	QUE VIR	27	Quercus virginiana	Southern Live Oak	3" Cal.			
	ULM CRA	22	Ulmus crassifolia	Cedar Elm	3" Cal.			
	VIT CHA	11	Vitex agnus-castus	Chaste Tree	45 gal.			
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	ILE BU2	430	Ilex cornuta 'Burfordii'	Burford Holly	10 gal.	36" Min	36" O.C.	

EXHIBIT D

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Date MAR 28, 2023
Drawn By GAC
Checked By GAC
Revisions

FAN-CURRET LANDSCAPE ARCHITECT, LLC
1021 MAPLEWOOD DR
WEATHERFORD, TX 76087
682-216-9151

FOUNTAIN GATE
GARLAND, TEXAS

Sheet No.
L-1

EXHIBIT D

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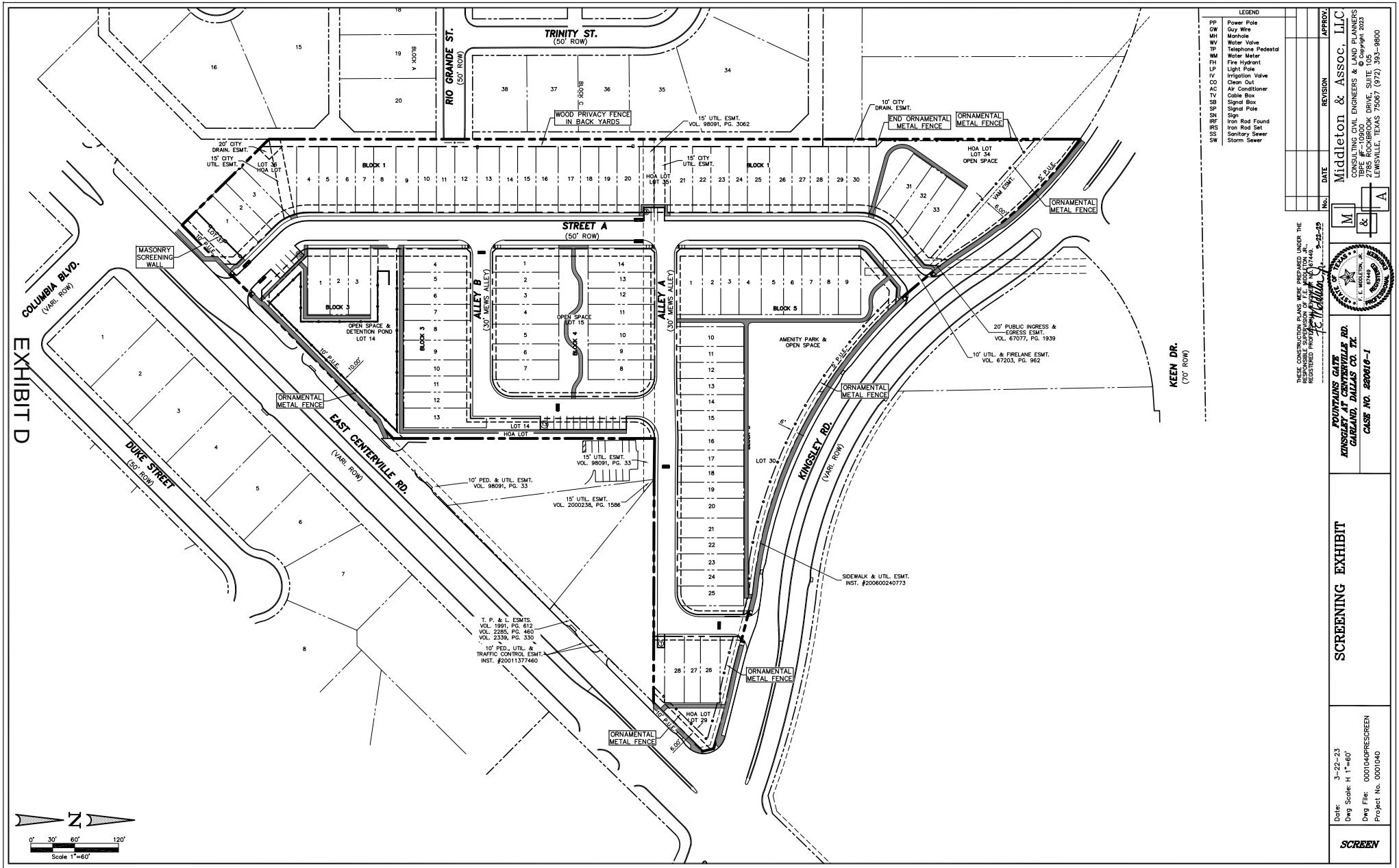
Date MAR 28, 2023
Drawn By GAC
Checked By GAC
Revisions

FAIN GILPIN LANDSCAPE ARCHITECT, LLC
1021 MAPLEWOOD DR.
WEATHERFORD, TX 76087
682-216-9151

FOUNTAIN GATE
GARLAND, TEXAS

Sheet No.
L-2



LEGEND

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SB	Signal Box
SP	Signal Pole
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
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No.	DATE	REVISION	APPROV.

Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

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THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON, JR., REGISTERED PROFESSIONAL ENGINEER NO. 67448. 3-22-23

STATE OF TEXAS
67448
F. E. MIDDLETON, JR.
REGISTERED PROFESSIONAL ENGINEER

FOUNTAINS GATE
KINGSLEY AT CENTERVILLE RD.
GARLAND, DALLAS CO. TX.

CASE NO. 220616-1

SCREENING EXHIBIT

Date: 3-22-23
Dwg Scale: H 1"=60'
Dwg File: 000104OPRESCREEN
Project No. 0001040

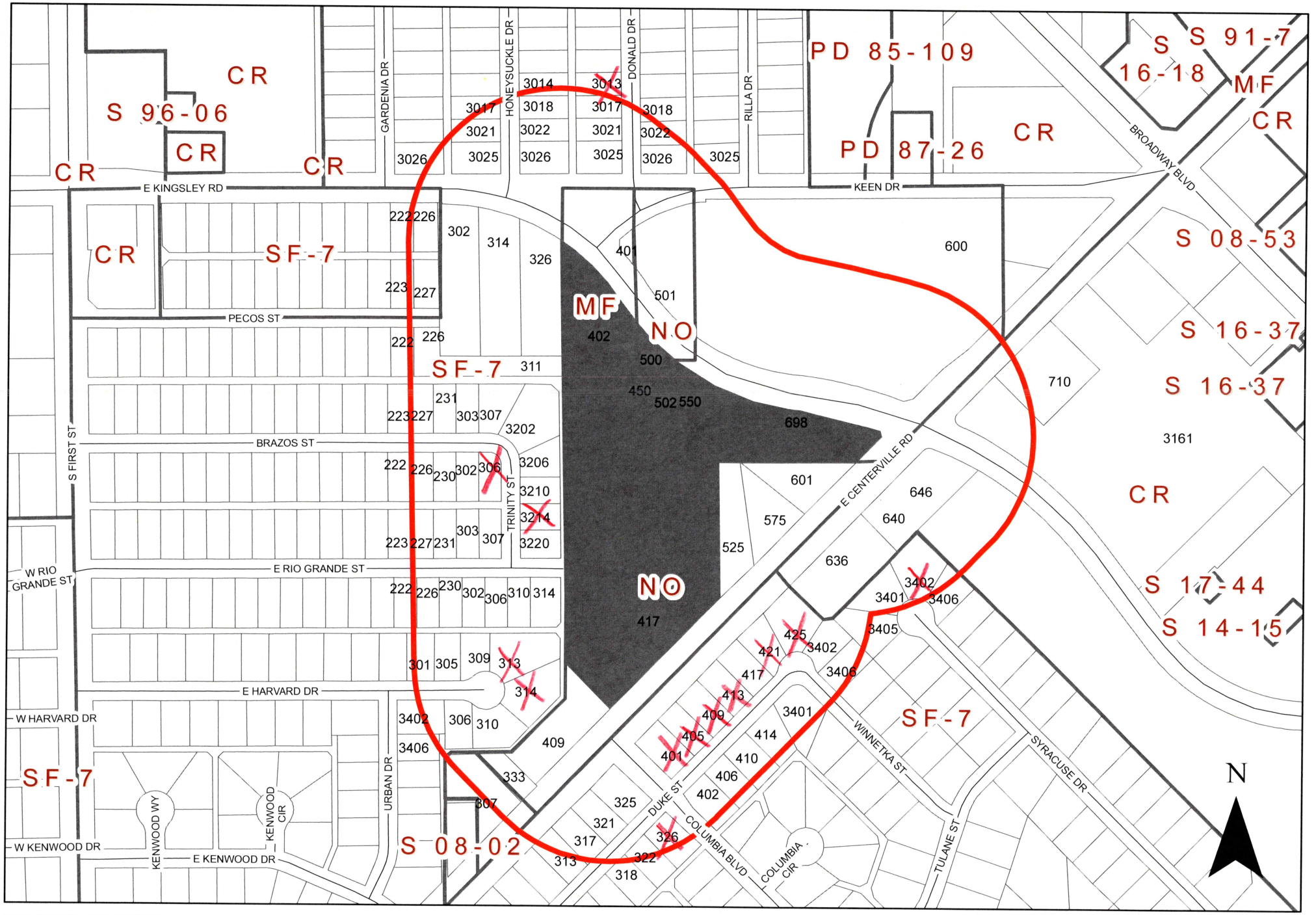
SCREEN

REPORT & MINUTES

P.C. Meeting, April 24, 2023

3d. APPROVED Consideration of the application of **McGinnis Development,** requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 417 East Centerville Road, 402, 502, and 698 East Kingsley Road. (District 5) (File Z 22-59 – Detail Plan)

Motion was made by Commissioner Aubin to **approve** the application with the staff recommendation that Option B may be approved administratively. Seconded by Commissioner Cornelius. **Motion carried**: **9** Ayes, **0** Nays.



0 220 440 Feet

1 inch = 329 feet

ZONING MAP Z 22-59

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

402 E Kingsley, 417 E Centerville Road

Comment Form
Case Z 22-59

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

Z 22-59 McGinnis Development. El solicitante solicita la aprobación de ochenta y ocho (88) casas adosadas. El sitio está ubicado en 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road y 698 East Kingsley Road. (Distrito 5)

Z 22-59 McGinnis Development. Người nộp đơn yêu cầu phê duyệt tám mươi tám (88) nhà phố. Địa điểm tọa lạc tại 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road và 698 East Kingsley Road. (Quận 5)

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.

Ramirez Aguilar, Daniel Alberto Ramirez, Rebecca Jennette

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.)

313 E Harvard Dr.

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

Garland TX ~~7504~~

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Rebecca J. Ramirez April 15, 2023

Signature / Firma / Ch ữ ký Date / Fecha / Ngày

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

APR 19 '23 AM 10:46

Comment Form Continued –
Case Z 22-59

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

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

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

We prefer to not have townhomes built directly behind our house as we feel there would be less privacy for our children playing in the yard and they would be less safe.

Comment Form
Case Z 22-59 Outside the Notification Area

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

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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.

PITMAN PARTNERS LTD / MATT JOHNSON / REAL ESTATE ADMINISTRATOR

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.)

800 E KINGSLEY RD

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

4/19/2023

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 22-59

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J.M. CROCE

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.)

326 DUKE ST

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

GARLAND TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

4-16-2023

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

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

APR 24 '23 AM 11:39

Comment Form
Case Z 22-59

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☒ Against / En Contra / Không

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Daniel Moyeda GF NO 14707-15-01790 NORTH AMERICAN TITLE COMPANY

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.)

306 E Rio Grande St

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

GARLAND TEXAS

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Daniel Moyeda 4-14-2023

Signature / Firma / Ch ữ ký Date / Fecha / Ngày

APR 24 '23 AM11:49

(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 22-59

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

YA ESTOY ESTABLECIDO AQUI
ES UN LUGAR TRANQUILO Y SEGURO
ES UN LUGAR CERCA DE MI TRABAJO
Y DE CENTROS COMERCIALES Y MI IGLESIA
ESTOY MUY AGUSTO Y NO QUISIERA MOVERME

I am established here.

It is a calm and safe place.

It is a place near my job, businesses and my church.

I am very comfortable here and would not like to have to move.

Comment Form
Case Z 22-59

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

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Z 22-59 McGinnis Development. Người nộp đơn yêu cầu phê duyệt tám mươi tám (88) nhà phố. Địa điểm tọa lạc tại 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road và 698 East Kingsley Road. (Quận 5)

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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Juan A. Reyna

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.)

3214 Trinity

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Juan A Reyna — 4-18-2023

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

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

APR 24 '23 PM12:01

Comment Form Continued –
Case Z 22-59

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

AT one Time, There were apartment Home.
it wase alot of nosie, gunshot.
people scveeming and fighing. also said that they
were Drugs. Also Ti would stopup our scveming Liwe.

Comment Form
Case Z 22-59

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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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Diana Ocampo

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.)

401 Duke st

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Diana Ocampo Lopez 4/23/2023

Signature / Firma / Ch ữ ký Date / Fecha / Ngày

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

Comment Form Continued –
Case Z 22-59

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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

I believe that the loss of the green space of that area would be detrimental to my neighborhood. I personally use that space with my family to enjoy beautiful TX days. I have seen what a negative impact the Spring Creek Forest Preserve has had with the construction of those new apartments, and I do not want the same to happen to my neighborhood. The sight of this small forest has a positive impact on the elementary school children by allowing them enjoy the nature views while at recess. This small forest also contains many iconic springtime Texas flowers like the bluebonnet and the Firewheel flower, which would be such a loss to our already limited green spaces in Garland

Morales, Elisa

From: Barbara Tripoli <babsadj@icloud.com>
Sent: Monday, April 24, 2023 4:16 PM
To: Planning Group
Subject: [EXTERNAL] Z22-59

Outside the Notification Area

This e-mail correspondence is to serve as our two (2) votes AGAINST the possible re-zoning change from single residence to proposed re-zoning for the above referenced developmental change!!!

Do not take our green space for a multi living development.

A development such as the proposed would make a terrible traffic state even more Disastrous!!

WE VOTE NO!

NO to RE-ZONE!

John and Barbara Tripoli
3605 Columbia Boulevard
Garland, TX. 75043
Ridgewood Park

Sent from my iPhone

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

Comment Form
Case Z 22-59

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☐ For / A Favor / Đúng

☒ Against / En Contra / Không

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Cynthia J James LARSEN

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 Syracuse DRive

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Cynthia Larsen — April 24 2023

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-59

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

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

WAY TO MANY HOMES IN AN AREA THAT WAS MEANT TO BE SINGLE FAMILY HOMES LIKE THE SURROUNDING AREA

Comment Form
Case Z 22-59

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☐ 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.) PROP. OWNERS:

SHERRY YOUNG REAGAN / DOUG YOUNG

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

314 E. HARVARD DR. GARLAND, TX 75041 / 8128 SNOW EGRET WAY FT WORTH, TX 76118

City, State / Estado de la Ciudad / Thành bang

GARLAND, TX. 75041 / FT. WORTH, TX. 76118

Zip Code / Código postal / Mã B u Chính

~~75~~ Sherry Young Reagan / Doug Young 04/24/23

Signature / Firma / Ch ữ ký Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-59

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

AFTER REVIEWING AND STUDYING THE INFORMATION YOU PROVIDED ON THE CITY'S WEBSIDE, WE HAVE SOME OBJECTIONS TO THIS ZONING CHANGE TO MULTIPLE FAMILY.

(1) THIS CHANGE WOULD MULTIPLY THE NUMBER OF RESIDENTS LIVING IN THIS SMALL SPACE. THERE IS ALREADY TOO MUCH HEAVY TRAFFIC CONGESTION AS WELL AS PEOPLE THAT ARE WALKING NEAR THESE ROADS WITH ALL THIS TRAFFIC. THESE PROPOSED TOWNHOMES WOULD ADD EVEN MORE. ALSO ADDS A LOT OF NOISE.

(2) WE DON'T WANT ANY GOVT. SUBSIDIZING IN ANY WAY.

(3) IF THIS ZONING CHG. PASSES; WE WOULD REQUEST FOR THE CITY OF GARLAND TO ADD A SPECIAL PROVISION ADDENDUM FOR ENHANCED SIGHT AND SOUND BUFFERING BARRIERS AND SCREENINGS WILL BE ADDED BETWEEN ANY NEW DEVELOPMENT AND RESIDENTIAL AREAS, AND OFFICES. THANK YOU.

BTW WE DO HOPE YOU CAN FIND A MORE APPROPRIATE LOCATION FOR THESE TOWNHOMES. PERHAPS NEAR A LARGE FULL-SERVICE SUPER MARKET.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

Delia Compean — **AGAINST**

4/24/2023
6:57:52 PM

3014 Gardenia Drive,
Garland
TX
United States
75041

deliacompean@gmail.com

Outside the Notification Area

AGAINST

Herlinda Ramirez — **Against**

4/24/2023
6:53:42 PM

2826 Honeysuckle Dr
Garland
Texas
United States
75041

herlinda0418@msn.com

972-741-8657

Outside the Notification Area

Michell beltran — **Against**

4/24/2023
6:53:37 PM

3014 gardenia drive
Garland
Texas
United States
75041

Michellbeltran3@gmail.com

4695162076

Outside the Notification Area

It would be better to turn it in to a family friendly park.

---

james and cynthia larsen — **Against**

4/24/2023
6:36:11 PM

3402 Syracuse Drive
Garland
texas
United States
75043

jlarsen.home@gmail.com

9722717442

Way too many homes in such a small space, we have already experienced a failed housing in that area that was a resulted in high crimes.

Tiffany

Against

4/24/2023
6:04:34 PM

309 nettle dr
Garland
Texas
United States
75043

Outside the Notification Area

---

irwin arnstein

against

4/24/2023
5:57:26 PM

326 colonel dr
garland
TX
United States
75043

Outside the Notification Area

cant we make this into a park or something? It seems to me that someone gets into the townhouse or apt business, then they want to get out of it, and those of us who've been here long enough remember the giant apt complex that was exclusive where walmart on northwest highway is that changed hands went down hill, attracted crime and finally got razed and replaced. We also have unused retail spaces or ones that have changed. I don't feel like they are making Garland better.

Curtis Kopfer

Against

Outside the Notification Area

4/24/2023
5:46:57 PM

122 east kenwood drive
Garland
Texas
United States

Curtis.lopfer@gmail.com

972 841 9047.

75041

Parks and green spaces are what we need in our neighborhood. A public swimming pool would be nice since ours at Wynn park is no more. Just saying the children need a pool and parks.

Jennifer Frawley
4/24/2023
5:44:46 PM

Against

3605 s Glenbrook Dr
Garland
Texas
United States
<null>

Jenfrawl35@msn.com
972-278-3803

Outside the Notification Area

Sandra Rich

4/24/2023
5:39:30 PM

Against

430 Stroud Ln
Garland
Texas
United States
<null>

Outside the Notification Area

Hannah

4/24/2023
5:35:33 PM

Against

3710 balsam fir dr
Garland
Texas
United States
75043

Outside the Notification Area

Juana Rodríguez
4/24/2023
4:55:20 PM

Against

2048 Montier dr
Garland

Outside the Notification Area

Juanita_rodriguez70@yahoo.com
(214)608-0357

Texas
United States
75041

Against

Patsy Crouch **Against**

4/24/2023
4:22:05 PM

306 Tulane St
Garland
Texas
United States
75043

Against

Patsy.crouch@gmail.com

2142440721

Outside the Notification Area

Keandra **Against**

4/24/2023
4:21:54 PM

1513 Davis Blvd
Garland
Texas
United States
<null>

Keandrajulien101@gmail.com

Outside the Notification Area

Angie Sprinkle **Against**

4/24/2023
4:19:58 PM

226 Tulane St
Garland
Texas
United States
75043

Against

Adsprinkle@verizon.net

2143920911

Outside the Notification Area

Samantha **Against**

4/24/2023
4:04:43 PM

1521 Palm Valley Drive

Outside the Notification Area

Garland
Texas
United States
75043

Judith Ford **Against**

4/24/2023
4:02:37 PM

3509 Syracuse Dr.
Garland
Texas
United States
75043

judyeford@verizon.net

9728090420

Outside the Notification Area

increase in traffic. Centerville is already heavy in that area.

Jordan Norrell **Against**

4/24/2023
3:45:41 PM

3617 Tulane Way
Garland
Texas
United States
75043

Outside the Notification Area

Angela Jensen **Against**

4/24/2023
3:45:02 PM

3617 Tulane Way
Garland
Texas
United States
75043

Outside the Notification Area

Emily Gotlewski **Against**

4/24/2023
3:35:56 PM

913 E Celeste Drive
Garland
Texas
United States
75041

emily.gotlewski@gmail.com
6103310853
Outside the Notification Area

Emily Gotlewski **Against**

4/24/2023
3:33:49 PM

913 E Celeste Drive
Garland
Texas
United States
75041

emily.gotlewski@gmail.com
6103310853
Outside the Notification Area

Emily Gotlewski **For**

4/24/2023
3:32:38 PM

913 E Celeste Drive
Garland
Texas
United States
75041

AGAINST

emily.gotlewski@gmail.com
6103310853
Outside the Notification Area

Kerry turner **Against**

4/24/2023
3:20:22 PM

5034 branch Hollow Dr
Garland
Texas
United States
75043

Kerrymturner@gmail.com
Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Leigh Anne Stockdale
4/24/2023
2:53:00 PM

Against

308 W Rio Grande St

Garland
Texas
United States
<null>

Outside the Notification Area

Katherine

4/24/2023
2:47:47 PM

Against

4910 Firewheel Dr

Garland
Texas
United States
75044

Outside the Notification Area

Mike sawka

4/24/2023
2:42:25 PM

Against

913 e Celeste dr

Garland
Texas
United States
<null>

Outside the Notification Area

George

4/24/2023
2:30:07 PM

Against

1025 mill river dr

Garland
Texas
United States
<null>

Outside the Notification Area

Tony M. **AGAINST**

4/24/2023
2:21:35 PM

5105 Presidio Drive
Garland
Texas
United States
75043

tonymoya23@yahoo.com

4694380282

Outside the Notification Area

Tony M. **AGAINST**

4/24/2023
2:21:33 PM

5105 Presidio Drive
Garland
Texas
United States
75043

tonymoya23@yahoo.com

4694380282

Outside the Notification Area

Tony M. **AGAINST**

4/24/2023
2:20:32 PM

5105 Presidio Drive
Garland
Texas
United States
75043

tonymoya23@yahoo.com

4694380282

Outside the Notification Area

Tony **AGAINST**

4/24/2023
2:20:13 PM

5105 Presidio Drive
Garland
Texas
United States
75043

tonymoya23@yahoo.com

4694380282

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Ellie Wright **Against**

4/24/2023
2:10:13 PM

1217 Trinidad Ln
Garland
Texas
United States
75040

Eswright18@gmail.com

Outside the Notification Area

Carla Pezzia **Against**

4/24/2023
1:56:02 PM

418 San Bruno Dr
Garland
Texas
United States
<null>

Outside the Notification Area

Suzanne Eberius **Against**

4/24/2023
1:49:27 PM

5006 Presidio Dr
Garland
Texas
United States
75043

suzanneeberius@gmail.com

928-233-2479

Outside the Notification Area

Krista Lakey **Against**

4/24/2023
1:39:43 PM

812 Courtenay Pl
Garland
Texas
United States

Outside the Notification Area

<null>

Samantha Meager
4/24/2023
1:35:25 PM

Against

3701 Tulane Circle

Garland
Texas
United States
<null>

Outside the Notification Area

Jackie Ziegler

4/24/2023
1:26:19 PM

Against

2902 Prescott Dr

Garland
Texas
United States
<null>

Outside the Notification Area

John Michell

4/24/2023
1:18:58 PM

Against

4210 Keystone St

Garland
Texas
United States
75041

Against

Outside the Notification Area

Vicki Cox

4/24/2023
1:07:48 PM

Against

103 W Kenwood Dr

Garland
Texas

Vcox88@msn.com

Outside the Notification Area

United States
75041

Katy Wallace **Against**

4/24/2023
1:01:52 PM

709 Ranier Circle
Garland
TX
United States
75041

Outside the Notification Area

Lily Nance **Against**

4/24/2023
12:45:21 PM

713 Branch Drive
Garland
Texas
United States
75041

Outside the Notification Area

Please preserve some of our last green spaces

Jane Samford **Against**

4/24/2023
12:43:46 PM

1914 Greenhill Drive
Rowlett
TX
United States
75088

Outside the Notification Area

Rodrigo Leon Mateo **Against**

4/24/2023
12:43:21 PM

401 Duke St.
Garland

Texas
United States
75043

Wendell Bryan Bullard
4/24/2023
11:59:44 AM

Against

825 Wildgrove Drive, 21
Garland
TX
United States
75041

doggydaddy8@gmail.com
9723754601
Outside the Notification Area

Negative impact on traffic and schools, destruction of green space

---

Norma Quezada

4/24/2023
11:38:19 AM

Against

401 Duke St.
Garland
Texas
United States
75043

Rodrigo Leon Jr.
4/24/2023
9:24:10 AM

Against

401 Duke St.
Garland
Texas
United States
75043

Rleon32796@gmail.com

Matthew Burgard
4/24/2023
6:10:19 AM

Against

618 Ridgedale Dr

Outside the Notification Area
pallygod@hotmail.com

GARLAND
TX
United States
75041

469-690-3450

JaneAnn M Burgard
4/24/2023
6:08:55 AM

Against

618 Ridgedale Dr

GARLAND
TX
United States
75041

entarsia@hotmail.com

9723012827

Outside the Notification Area

Keep our green spaces

Rebecca kopfer

4/24/2023
5:47:11 AM

Against

122 e kenwood dr

Garland
Texas
United States
76041

Rebecca.kopfer@gmail.com

9728413047

Outside the Notification Area

It would me nice to see more business in this area instead of apartments nrestrsunts an h.e.b. We have a lot of empty building Etc.....

Catherine Parsoneault
4/24/2023
5:18:30 AM

Against

3710 Tuoane Circle

Garland
Texas
United States
75043

drparsoneault@gmail.com

Outside the Notification Area

We need parks and greenspaces, not more housing. Where are the traffic impact and environmental impact studies?

Sabrina

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

4/24/2023
4:20:09 AM

118 w Woodbury dr

Garland
TX
United States
75041

Outside the Notification Area

Darla O'Bryant

Against

4/24/2023
4:14:50 AM

909 McDonald Drive

Garland
Texas
United States
75041

darla@me.com

Outside the Notification Area

We are overpopulated. Not every piece of land has to have people living on it.

Edgar Diaz

Against

4/24/2023
3:48:41 AM

401 Duke St.

Garland
Texas
United States
75043

Eddg32958@gmail.come

4693637710

I do not want the destruction of another green and natural space in Garland.

Diana Ocampo

Against

4/24/2023
3:46:17 AM

401 Duke st

Garland
Texas
United States
75043

dimol111@hotmail.com

4693637705

I don't want another little forest destroyed in my Garland!!

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Michelle **Against**

4/24/2023
3:44:44 AM

401 Duke ST
garland
tx
United States
75043

galaxygamers311@gmail.com

4693637705

I dont want another forest taken down

Maria Diaz Ocampo **Against**

4/24/2023
3:39:25 AM

401 Duke St.
Garland
TX
United States
75043

mangoaddict469@gmail.com

4698037788

I am against this development and the destruction of another precious green space in Garland.

Maria Diaz Ocampo **Against**

4/24/2023
3:39:24 AM

401 Duke St.
Garland
TX
United States
75043

mangoaddict469@gmail.com

4698037788

I am against this development and the destruction of another precious green space in Garland.

Diane Whitlock **Against**

4/19/2023
11:17:37 PM

421 Duke Street
Garland
Texas
United States
75043

dewhitlock40@hotmail.com

214-435-2631

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Diane Whitlock — **Against**

4/19/2023
11:17:26 PM

421 Duke Street
Garland
Texas
United States
75043

dewhitlock40@hotmail.com
214-435-2631

Pat Barnhart — **Against**

4/14/2023
7:28:33 PM

425 Duke Sr
Garland
Texas
United States
75043

Patbarnhart60@yahoo.com
214-394-1963

Very misleading! Had to change from for to against, really? The traffic in the area is already to heavy.

Brenda Barnhart — **Against**

4/14/2023
7:16:56 PM

425 Duke St
Garland
Texas
United States
75043

Thebombfriedpies@yahoo.com
214-394-1981

This is very misleading!!! When you open voting site, it's already marked FOR!! Do NOT Build!!We do not need any more places to live in Garland.

Nettie Messimer — **Against**

4/14/2023
7:11:03 PM

213 Duke St
Garland
Texas
United States
75043

nettiemessimer@yahoo.com
2148082750

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Too crowded

Tim Messimer **Against**

4/14/2023
7:06:59 PM

213 st garland
Garland
Texas
United States
75043

tmess52@ymaiil.com

469-834-8087

Outside the Notification Area

Traffic is already bad enough without adding hundreds more cars

---

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

Emilce gelista — **Against**

5/1/2023
6:48:20 PM

3013 Donald dr

Garland — 2147348088
Texas
United States
75041

Armando Gelista — **Against**

5/1/2023
6:47:11 PM

3013 Donald dr — Armando.gelista@yahoo.com

Garland — 2144555855
Texas
United States
75041

Jessica Thompson — **Against**

4/30/2023
4:15:32 AM

214 Tulane Street

Garland — Outside the Notification Area
Texas
United States
75043

LaRoyce Walker — **against**

4/29/2023
11:55:42 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

LaRoyce Walker **against**

4/29/2023
11:55:20 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

LaRoyce Walker **against**

4/29/2023
11:54:57 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

LaRoyce Walker **against**

4/29/2023
11:54:28 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

LaRoyce Walker **against**

4/29/2023
11:54:07 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

LaRoyce Walker **against**

4/29/2023
11:54:06 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

LaRoyce Walker **against**

4/29/2023
11:53:59 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

LaRoyce Walker **against**

4/29/2023
11:53:05 PM

614 Reinosa Dr
Garland
Texas
United States
75043

laroyce.walker2@gmail.com
214-659-2699

Outside the Notification Area

Do not build any condos apartments in this area

Linda Craig **against**

4/29/2023
3:11:25 PM

216 Duke Street
Garland
TX
United States
75043

aphotogc@verizon.net

9722780961

Outside the Notification Area

John Stokes **Against**

4/28/2023
4:55:49 PM

1006 Carroll Dr.
Garland
Texas
United States
75041

aegisfitnesstx@gmail.com

5125351676

Outside the Notification Area

88 units would seem way to dense for the traffic ingress/egress from that location. Moreover, it's too bad Garland has not made that an official greenspace for the neighborhood to the west.

Ronnie **Against**

4/28/2023
2:59:17 PM

729 Branch Dr
Garland
Texas
United States
<null>

Outside the Notification Area

Save the green space. No more congestion at that busy intersection

---

Lisa Lewis **Against**

4/28/2023
12:08:56 PM

215 W Rio Grande St
Garland
Texas
United States
75041

ltlewis@earthlink.net

2146745341

Outside the Notification Area

We need to leave some green areas in South Garland. Centerville Rd is not visually attractive at this point in time. Save some nature!

Lisa Lewis — **Against**

4/28/2023
12:08:51 PM

215 W Rio Grande St
Garland
Texas
United States
75041

ltlewis@earthlink.net

2146745341

Outside the Notification Area

We need to leave some green areas in South Garland. Centerville Rd is not visually attractive at this point in time. Save some nature!

Amy Hernandez — **Against**

4/28/2023
1:59:30 AM

2934 Clover Valley Dr
Garland
Texas
United States
75043

Outside the Notification Area

Donna Nichols — **AGAINST**

4/27/2023
6:26:06 PM

517 Shadwell
Garland
Texas
United States
75041

Outside the Notification Area

Outside the Notification Area

Trudy armas — **Against**

4/27/2023
4:37:12 AM

2630 club meadow
Garland
Texas
United States

Trudysrmas@gmail.com

2148014049

75043

Nonr

Trudy armas **Against**

4/27/2023
4:37:11 AM

2630 club meadow
Garland
Texas
United States
75043

Trudysrmas@gmail.com

2148014049

Outside the Notification Area

Trudy armas **Against**

4/27/2023
4:36:52 AM

2630 club meadow
Garland
Texas
United States
75043

Trudysrmas@gmail.com

2148014049

Outside the Notification Area

Trudy armas **Against**

4/27/2023
4:36:51 AM

2630 club meadow
Garland
Texas
United States
75043

Trudysrmas@gmail.com

2148014049

Outside the Notification Area

Outside the Notification Area

Trudy armas **Against**

4/27/2023
4:36:51 AM

2630 club meadow
Garland
Texas

Trudysrmas@gmail.com

2148014049

United States
75043

Trudy armas **Against**

4/27/2023
4:36:38 AM

2630 club meadow
Garland
Texas
United States
75043

Trudysrmas@gmail.com
2148014049

Outside the Notification Area

Cynthia Binion **Against**

4/26/2023
9:00:15 PM

430 Ivy Way
Garland
Texas
United States
75043

Outside the Notification Area

Amanda LeJeune **Against**

4/26/2023
5:58:27 PM

3006 Medina Dr
Garland
Texas
United States
75041

Outside the Notification Area

Outside the Notification Area

Adolfo **Against**

4/26/2023
5:40:48 PM

4718 oakwood
Garland

adolfoarriaga@rocketmail.com
2146087063

Texas
United States
75043

Against

B Johnson

4/26/2023
1:13:34 PM

Against

2717 Club Meadow Dr

Garland
Texas
United States
<null>

Outside the Notification Area

Romalda Rodriguez

4/26/2023
12:34:12 PM

Against

5006 Barcelona Drive

Garland
TX
United States
75043

romirodri3@yahoo.com

9565346687

Outside the Notification Area

Elvira Nunez

4/26/2023
11:44:33 AM

Against

3725 Tulane Cir

Garland
Texas
United States
75043

Elviratrujillo92@gmail.com

2147284104

Outside the Notification Area

L Reyes

4/26/2023
9:03:30 AM

Against

3605 University Dr

Outside the Notification Area

Lenorareyes@ymail.com

Garland
Texas
United States
75043

Every open space does not need to be built on.

Keith Dollar **Against**

4/26/2023
3:39:14 AM

1606 Iroquois

Garland
Texas
United States
75043

Kwdollar@gmail.com

Outside the Notification Area

Kyndall Dollar **Against**

4/26/2023
3:37:59 AM

1606 Iroquois Dr.

Garland
Texas
United States
75043

Outside the Notification Area

Josephine **Against**

4/26/2023
2:29:13 AM

1022 Ravencroft Drive

Garland
Texas
United States
75043

Outside the Notification Area

Joey Litts **Against**

4/26/2023
2:05:18 AM

3402 Ridgedale Dr
Garland
Texas
United States
75041

Jlitts81@gmail.com

4698791201

Outside the Notification Area

Against

Bradley Childre

Against

4/26/2023
1:51:48 AM

2706 S 5th Street
Garland
Texas
United States
75041

bchild823@aol.com

214-677-8254

Outside the Notification Area

No more apartments, area overpopulated now. Enough traffic issues already.

Uvalda

Against

4/26/2023
1:24:43 AM

2913 Rilla Dr
Garland
Texas
United States
<null>

Outside the Notification Area

Laura Casillas

Against

4/26/2023
1:23:55 AM

2913 Rilla Dr
Garland
Texas
United States
75041

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Richard Grisham
4/26/2023 12:52:54 AM

Against

2845 Colleen dr
Garland
Texas
United States
75043

Rgri240367@aol.com
972-743-9557

Outside the Notification Area

No more houses!!!

Karen Grisham

4/26/2023 12:51:12 AM

Against

2845 Colleen dr
Garland
Texas
United States
75043

Kenokaren@aol.com
972-743-9086

Outside the Notification Area

No more house are needed!

Richard Grisham
4/26/2023 12:48:48 AM

For Z 22- 59

2845 Colleen dr
Garland
Texas
United States
75043

rgri240367@aol.com
972-743-9557

Outside the Notification Area

No more houses!

Karen

4/26/2023 12:46:16 AM

For

Grisham
Garland
Texas
United States
75043

Kenokaren@ail.com
972-743-9086

Outside the Notification Area

Do not need any more housing in that area! Like to still some land in our

area that is not developed!

Maria Miranda **Against**

4/25/2023
9:40:38 PM

3622 Syracuse
Garland
Texas
United States
75043

mariamiranda1201@yahoo.com

4696939040

Outside the Notification Area

Melanie Gotz **Against**

4/25/2023
8:56:28 PM

609 Caravaca Dr
Garland
Texas
United States
75043

mgotz12@yahoo.com

4694415236

Outside the Notification Area

We don't need more homes, we need more nature!

Melanie Gotz **Against**

4/25/2023
8:56:16 PM

609 Caravaca Dr
Garland
Texas
United States
75043

mgotz12@yahoo.com

4694415236

Outside the Notification Area

We don't need more homes, we need more nature!

Amy Calderon **Against**

4/25/2023
6:21:30 PM

2342 Mockingbird Ln
Garland
TX
United States
75042

Outside the Notification Area

Teri **Against**

4/25/2023
12:31:39 PM

4001 Keele Drive

Garland
Texas
United States
<null>

Outside the Notification Area

Ginny Townsend **Against**

4/25/2023
4:28:05 AM

1118 High Country Dr

Garland
Texas
United States
75042

Abgolightly@msn.com

4692435981

Outside the Notification Area

Do not destroy our greenspace

Arthur Hill **Against**

4/25/2023
3:44:40 AM

212 W. Harvard Dr.

Garland
Texas
United States
75041

Toppy.hill@gmail.com

972-201-5100

Outside the Notification Area

No! This area is too congested - AGAINST!

Donna Townsend **Against**

4/25/2023
2:38:39 AM

936 Old Orchard Rd

Garland
Texas
United States

dmt3998@yahoo.com

Outside the Notification Area

75041

Need the green space

Liz Walkowicz **Against**

4/25/2023
1:52:37 AM

3610 Syracuse

Garland
Texas
United States
<null>

Outside the Notification Area

Edith patino **Against**

4/25/2023
1:44:19 AM

Springbranch Circle

Garland
Texas
United States
75043

No commercial zone

edithcatalina23@yahoo.es

2147107730

Outside the Notification Area

Melissa Fernandez **Against**

4/25/2023
1:17:58 AM

4945 N Galloway Ave

Mesquite
Texas
United States
75150

Outside the Notification Area

Outside the Notification Area

D'aun Mccaffrey **Against**

4/24/2023
11:56:16 PM

2005 Town pl

Garland
Texas

daunmccaffrey1@gmail.com

214-349-9132

United States
75041

D'aun Mccaffrey **Against**

4/24/2023
11:55:04 PM

2005 Town pl
Garland
Texas
United States
75041

daunmccaffrey1@gmail.com
214-349-9132

Outside the Notification Area

Linda Byrd **Against**

4/24/2023
11:42:19 PM

729 Branch Dr
Garland
Texas
United States
<null>

Outside the Notification Area

Preserve the remaining green spaces. That intersection is already congested without adding another 88+ cars. South Garland has become a wasteland of no major retail, few grocery stores, no hospital

---

Linda Byrd **Against**

4/24/2023
11:41:55 PM

729 Branch Dr
Garland
Texas
United States
<null>

Outside the Notification Area

Preserve the remaining green spaces. That intersection is already congested without adding another 88+ cars. South Garland has become a wasteland of no major retail, few grocery stores, no hospital

---

Yajaira Diaz **Against**

4/24/2023
11:36:12 PM

417
Garland
Texas
United States
75043

yajairamdiaz86@gmail.com
4695447383

Outside the Notification Area

Against

Yajaira Diaz

Against

4/24/2023
11:35:47 PM

417
Garland
Texas
United States
75043

yajairamdiaz86@gmail.com
4695447383

Outside the Notification Area

Against

Yajaira Diaz

Against

4/24/2023
11:35:19 PM

417
Garland
Texas
United States
75043

yajairamdiaz86@gmail.com
4695447383

Outside the Notification Area

Against

Gisela vargas

Against

4/24/2023
10:44:48 PM

409 Duke st
Garland
Texas
United States
75043

Giselavargas666@gmail.com
2145646753

N/a

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Gisela vargas **Against**

4/24/2023
10:44:04 PM

409 Duke st
Garland
Texas
United States
75043

Giselavargas666@gmail.com

2145646753

N/a

Gisela vargas **Against**

4/24/2023
10:43:22 PM

409 Duke st
Garland
Texas
United States
75043

Giselavargas666@gmail.com

2145646753

Amy Calderon **Against**

4/24/2023
10:42:09 PM

413 duke street
Garland
Texas
United States
75043

amycalderon88@ymail.com

2147964844

Do not agree

Amy Calderon **Against**

4/24/2023
10:42:00 PM

413 duke street
Garland
Texas
United States
75043

amycalderon88@ymail.com

2147964844

Do not agree

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Amy Calderon **Against**

4/24/2023
10:41:27 PM

413 duke street
Garland
Texas
United States
75043

amycalderon88@ymail.com

2147964844

Do not agree

Laura F **Against**

4/24/2023
10:39:38 PM

426 Clearfield
Garland
Texas
United States
75043

Outside the Notification Area

Jodi Armstrong **Against**

4/24/2023
10:31:19 PM

405 DUKE ST
Garland
TX
United States
75043

jodiarmstrong@live.com

2149307434

Jodi Armstrong **Against**

4/24/2023
10:30:19 PM

405 DUKE ST
Garland
TX
United States
75043

jodiarmstrong@live.com

2149307434

Jodi Armstrong **Against**

4/24/2023
10:29:54 PM

405 DUKE ST
Garland
TX
United States
75043

jodiarmstrong@live.com

2149307434

Diego Gomez **Against**

4/24/2023
9:14:49 PM

1917 Ruth
Garland
Texas
United States
<null>

Outside the Notification Area

Traci **Against**

4/24/2023
7:39:57 PM

3402 Ridgedale
Garland
Texas
United States
75041

Stillicart@icloud.com

2148560737

Outside the Notification Area

I am against and multi family development in the area.

Delia Compean **AGAINST**

4/24/2023
6:57:52 PM

3014 Gardenia Drive,
Garland
TX
United States

deliacompean@gmail.com

Outside the Notification Area

GARLAND
TEXAS MADE HERE

The applicant requests to allow eighty-eight (88) townhouses and eight (8) HOA lots.

City Council Meeting

May 16, 2023

Z 22-59

GARLAND
TEXAS MADE HERE

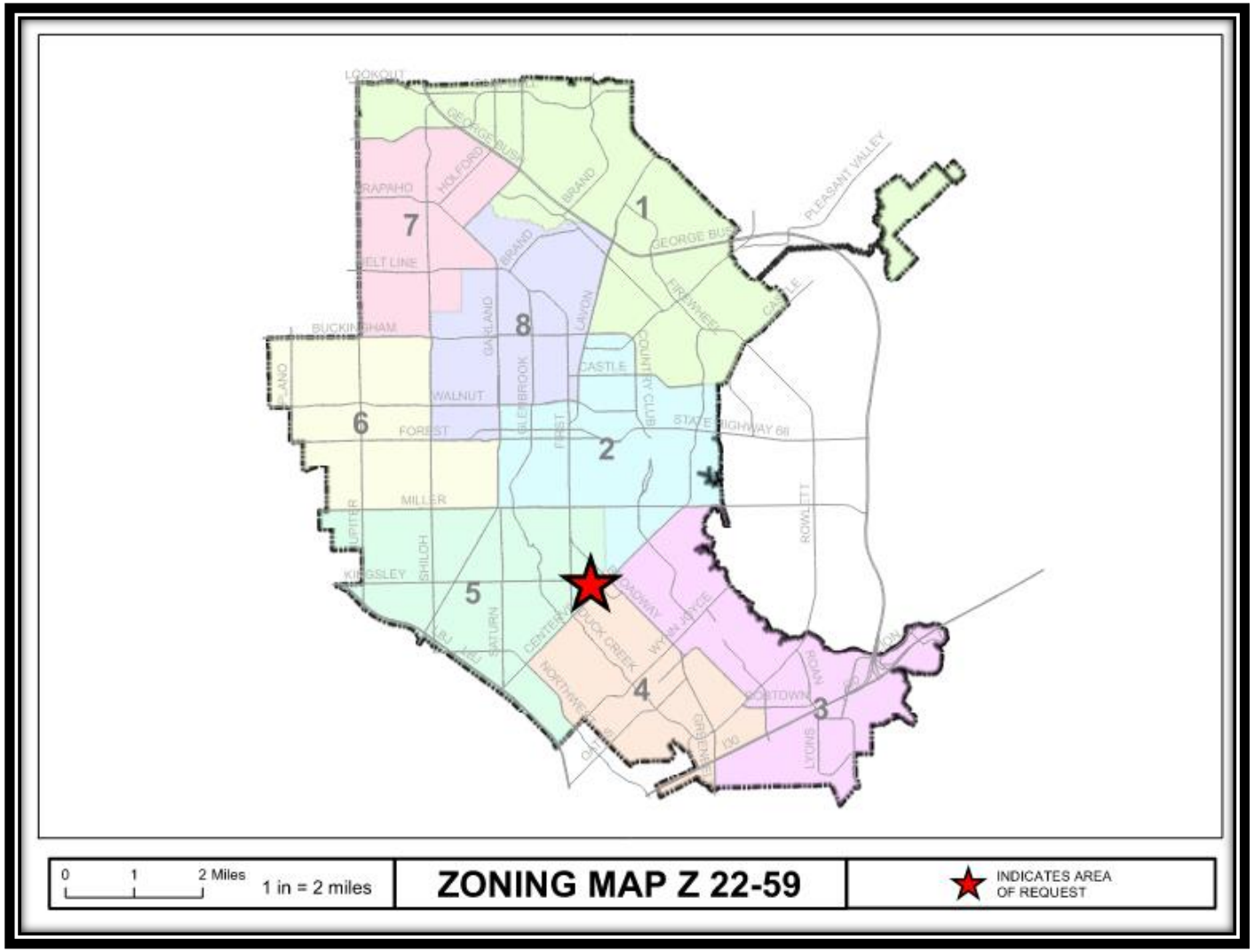
CASE INFORMATION

Location:	417 East Centerville Road, 402, 502 and 698 East Kingsley Road
Applicant:	McGinnis Development
Owner:	II Stephens Development, LLC.
Acreage:	9.713 acres
Zoning:	Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District

Z 22-59

GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP



Z 22-59

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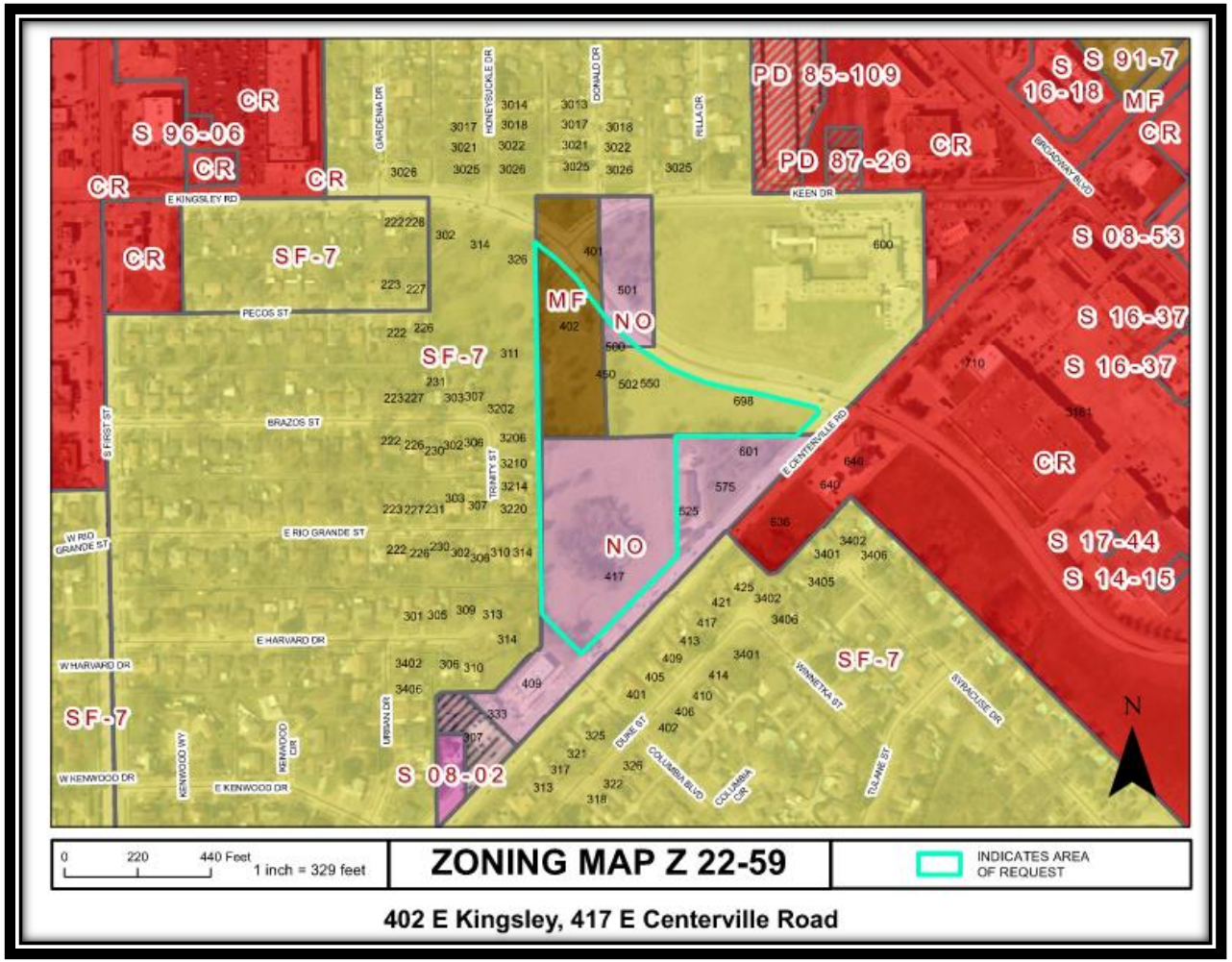
LOCATION MAP



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COMPREHENSIVE PLAN

Compact Neighborhoods

Z 22-59

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COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods.

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns

The Compact neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

This proposed use nine (9) dwelling units per acre; therefore, it is compatible with the Comprehensive Plan.

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PHOTOS

View of the subject property

East of the subject property

North of the subject property

South of the subject property

Z 22-59

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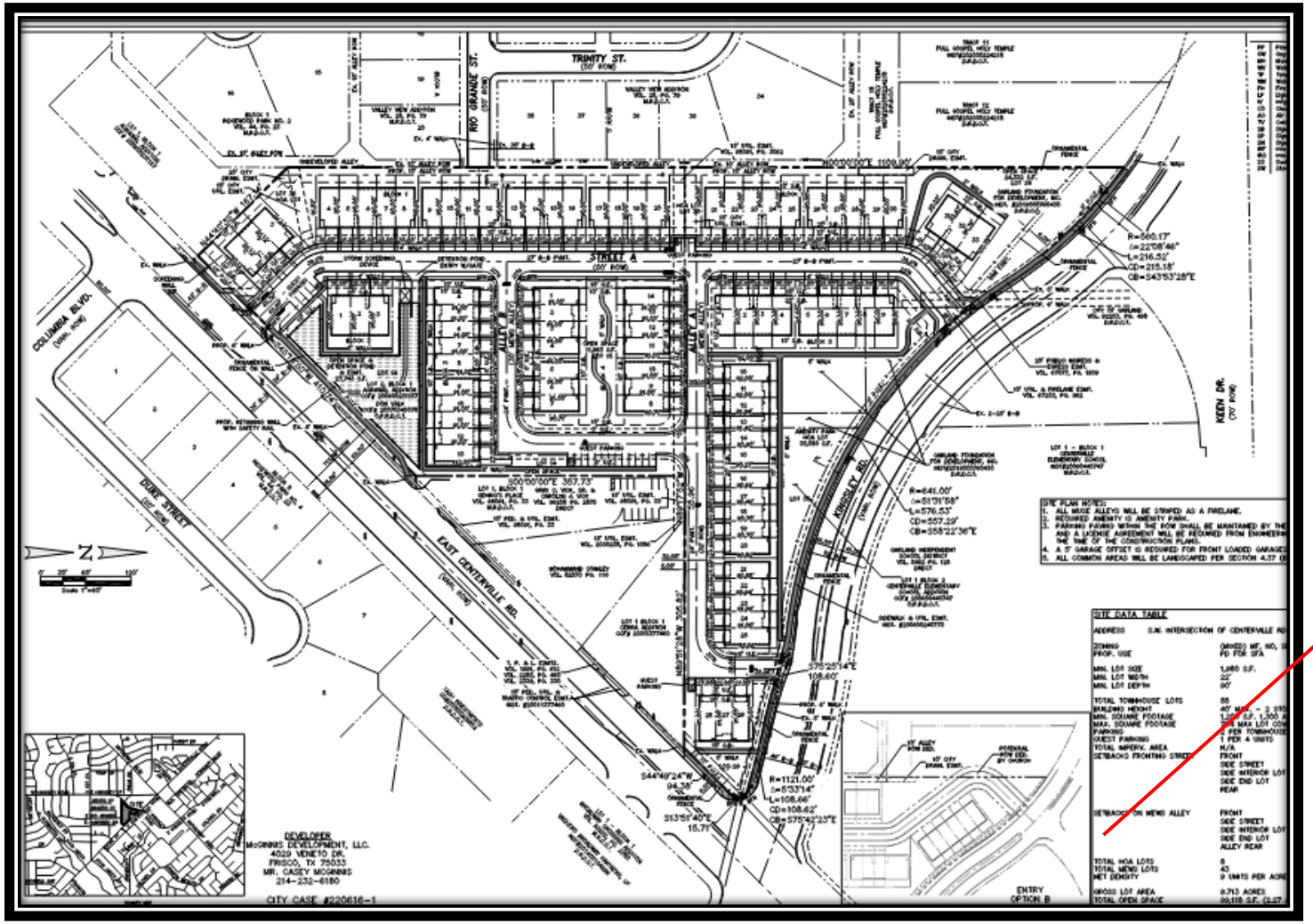
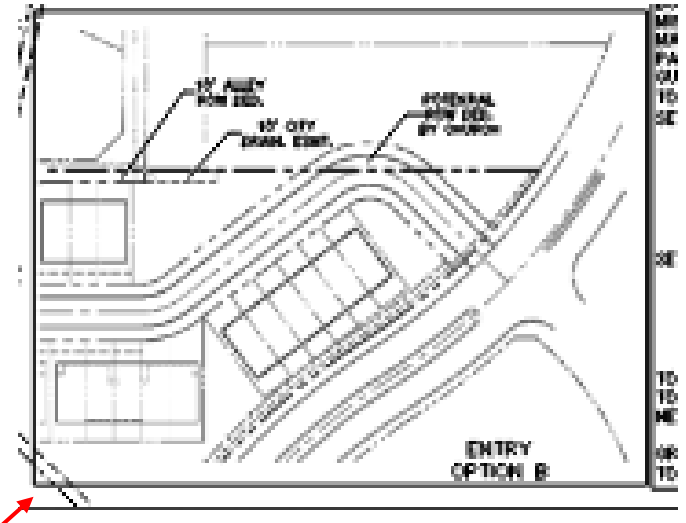
SITE PLAN





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GARLAND
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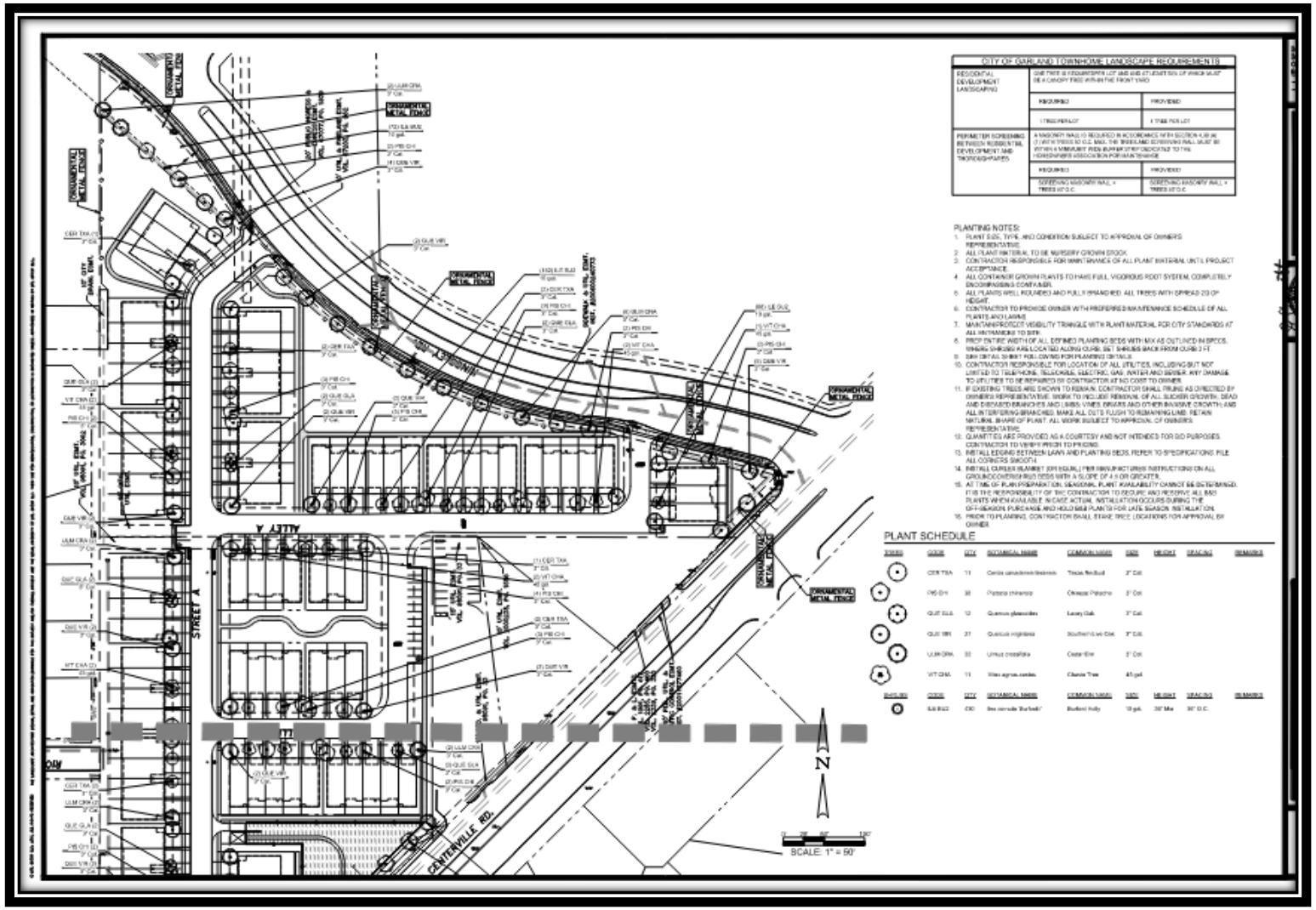
LANDSCAPE PLAN



Z 22-59

GARLAND
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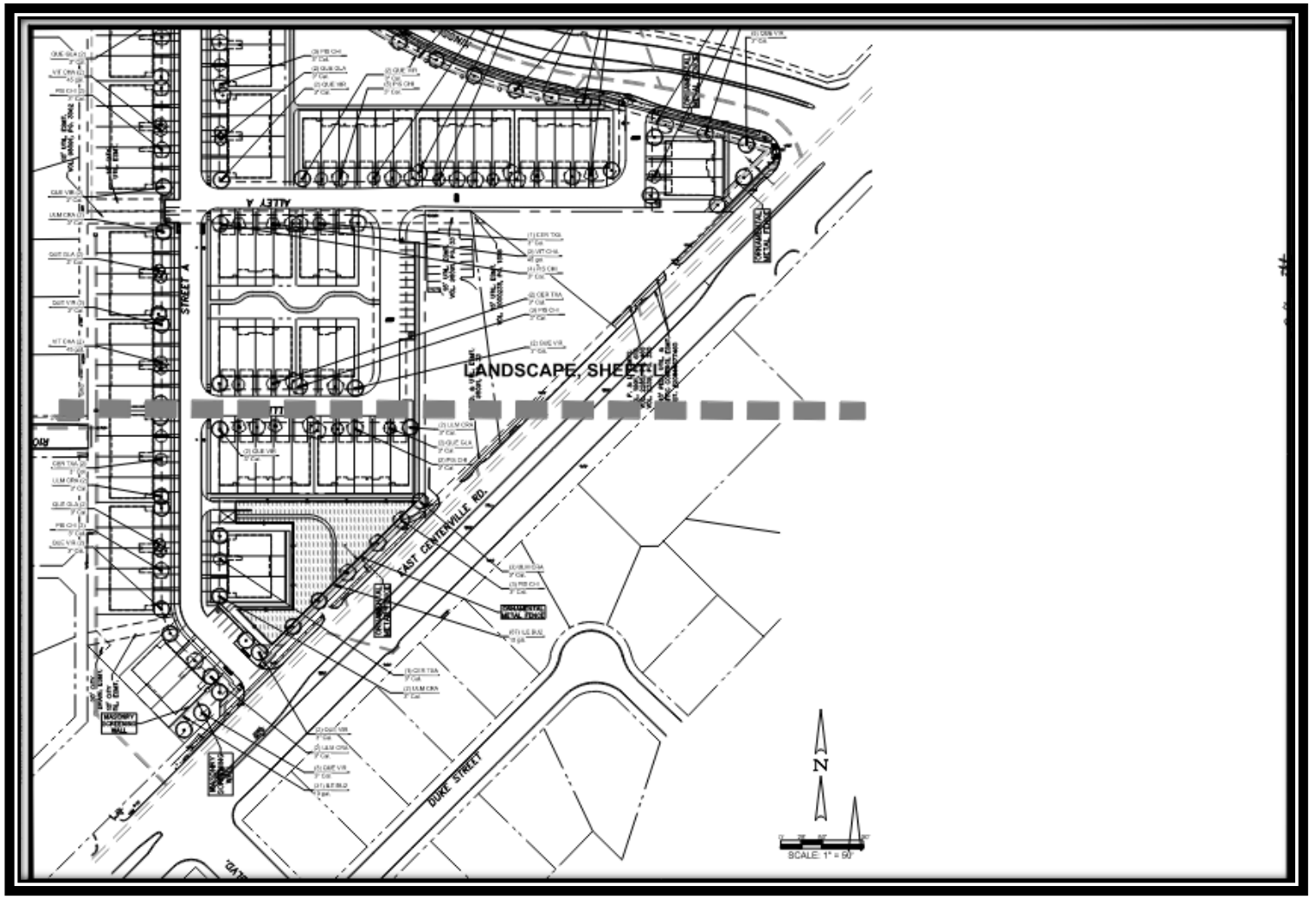
LANDSCAPE PLAN



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BUILDING ELEVATIONS

Building elevations were not submitted with this request, as the applicant states there is no builder under contract at this time. However, the applicant confirmed the building elevations will comply with the articulation requirements per Section 4.84. Staff will verify full GDC and PD compliance for the building elevations during permitting review.

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DEVIATIONS TABLE

Development Standards	Required	Proposed	Applicant's Justification
LotArea	Minimum 2,000 SF	Minimum 1,980 SF	The proposed lot size is to allow front-loaded and rear-loaded lots. The front-loaded lots are a minimum of 2,250 square feet and the rear-loaded (mews) lots are 1,980 square feet.
Lot Width	Minimum 20 feet (internal lots) Minimum 30 feet (end lots)	22 feet for rear-loaded lots 25 feet for front-loaded lots 27 feet for rear-loaded lots 30.5 feet for front-loaded lots	The only deviation is for the end lot width for rear-loaded lots. Per the applicant's narrative, "the PD envisions Townhomes to appeal to homeowners who desire less yard and lower maintenance living. These homes may be rear or front entry."

GARLAND
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DEVIATIONS TABLE

Minimum dwelling size	1,400 square feet	1,200 square feet	The applicant states "The analysis of increased construction, development cost with in the last 2 years, median incomes and demand for high quality townhomes at an affordable market-rate pricing determined the desired living space for townhomes in this area to be between 1,200 and 2,000 sq. ft."

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STAFF RECOMMENDATION

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for Single-Family Attached (SFA) development.

In addition, it is recommended to allow Entry Option B, as mentioned in Consideration 2, to be approved administratively should the applicant move forward with that layout. A PD Condition is drafted accordingly.

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PLAN COMMISSION RECOMMENDATION

On April 24, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) a Detail Plan for Single-Family Attached (SFA) development.

In addition, the Plan Commission recommended to allow the Entry Option B, as mentioned in Consideration 2, to be approved administratively should the applicant move forward with that layout.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **11. e.**

Meeting Date: 05/16/2023

Item Title: Z 23-01 Pape-Dawson Engineers, Inc. - Plan (District 1)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

LOCATION

6002 North Garland Avenue

OWNER

C&M Villareal FLP

PLAN COMMISSION RECOMMENDATION

On April 24, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District.

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Plan for a Restaurant, Drive-Through Use.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

BACKGROUND

The subject property is currently unimproved. The applicant proposes to open a restaurant with a drive-through service [Starbucks Coffee]. The GDC requires a Specific Use Provision for a Drive-Through Service in the Community Retail (CR) District.

SITE DATA

The subject property contains approximately 1.05 acres and has approximately 161.03 linear feet of frontage along North Garland Avenue. The site can be accessed from North Garland Avenue, including a mutual access driveway to the south.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. The applicant proposes to construct a 2,186 square-foot coffee shop with a drive-through.

2. The applicant is requesting the SUP to be valid for twenty-five (25) years, which aligns with the SUP time period guide.

3. The site plan (Exhibit C) complies with the parking requirements per the GDC.

4. The landscape layout (Exhibit D) complies with the screening and landscaping standards per the GDC.

5. The building elevations (Exhibit E) complies with the building design standards per the Garland Development Code (GDC).

6. The applicant is not requesting any signage deviations with this request.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

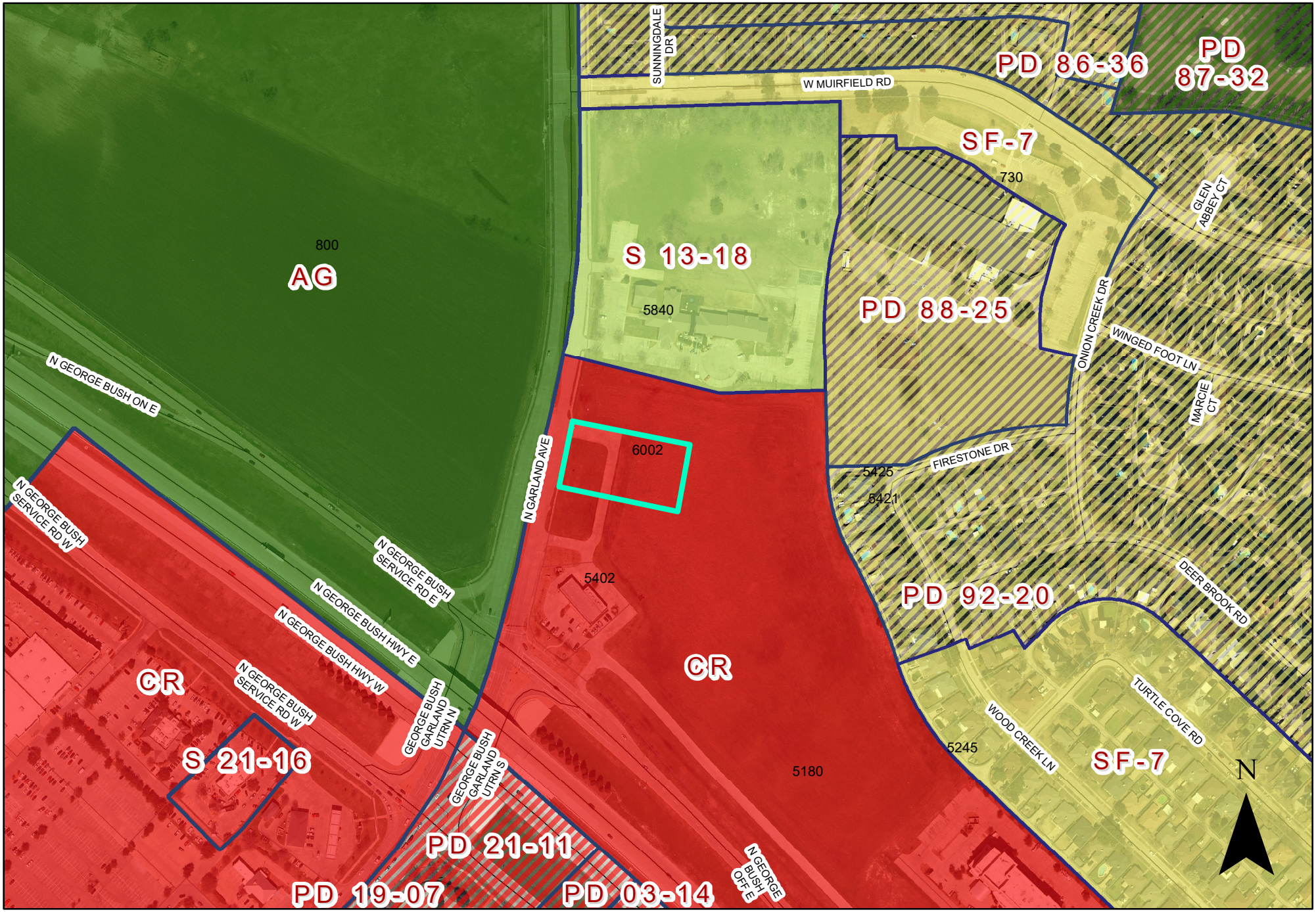
The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The immediate properties to the north, east and south are zoned Community Retail (CR) District and are currently undeveloped. Further to the south is a bank with a drive-through service. Further to the north is a church zoned Single-Family-10 (SF-10) District with an SUP [S 13-18] for a child care center. Approximately 350 feet to the east/southeast is a residential neighborhood zoned Planned Development (PD) 92-20. The property to the west, across North Garland Avenue, is zoned Agricultural (AG) District and is currently undeveloped.

Attachments

Z 23-01 Location Map
Z 23-01 Exhibits C-E
Z 23-01 R&M Plan
Z 23-01 Responses
Z 23-01 Staff Presentation



0 210 420 Feet
1 inch = 317 feet

ZONING MAP Z 23-01

INDICATES AREA OF REQUEST

6002 North Garland Avenue

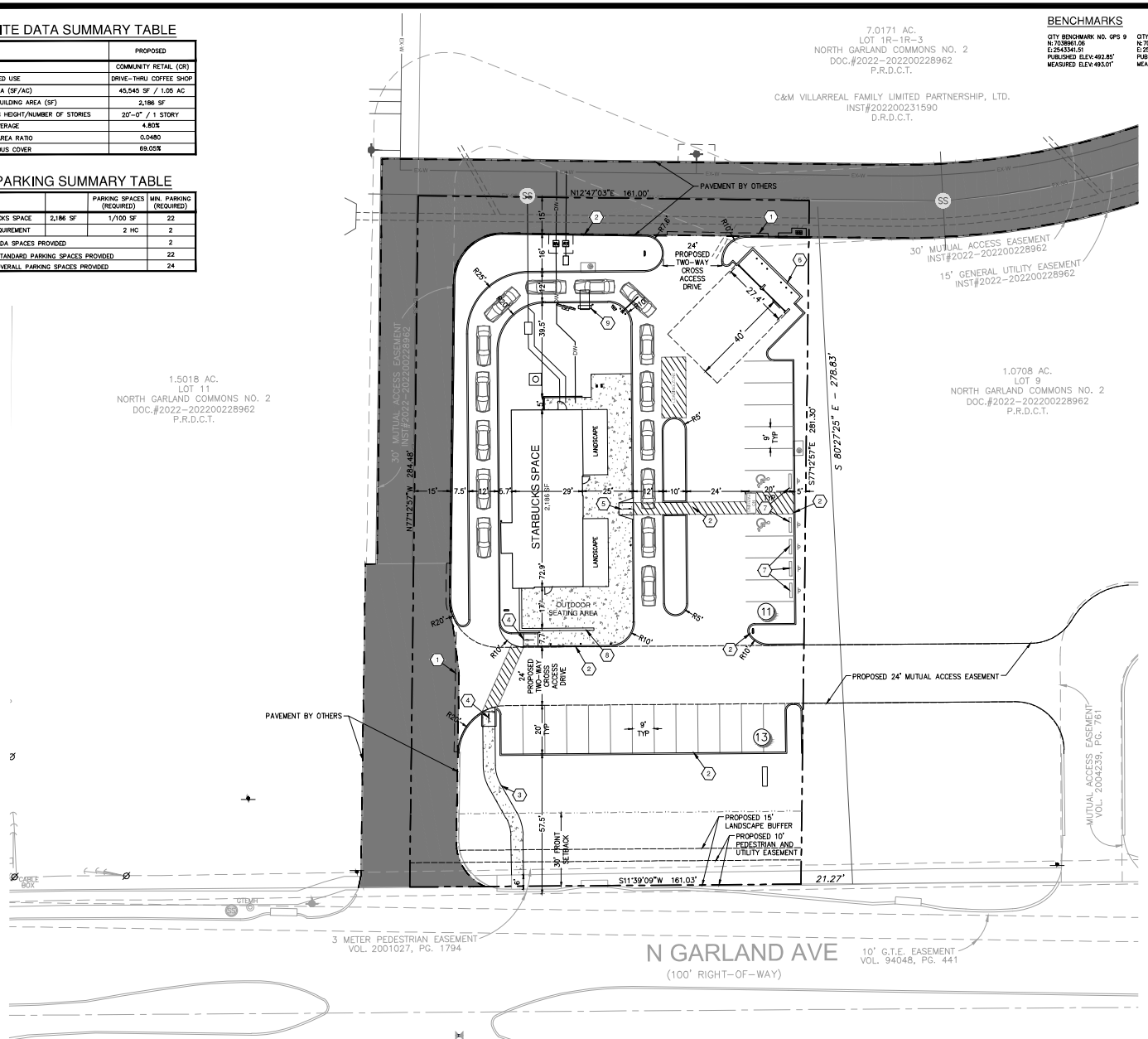
EXHIBIT C

SITE DATA SUMMARY TABLE

	PROPOSED
ZONING	COMMUNITY RETAIL (CR)
PROPOSED USE	DRIVE-THRU COFFEE SHOP
LOT AREA (SF/AC)	45,545 SF / 1.05 AC
TOTAL BUILDING AREA (SF)	2,186 SF
BUILDING HEIGHT/NUMBER OF STORIES	20'-0" / 1 STORY
LOT COVERAGE	4.80%
FLOOR AREA RATIO	0.0480
IMPERVIOUS COVER	69.05%

PARKING SUMMARY TABLE

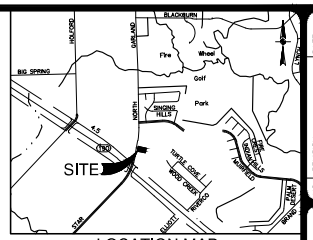
		PARKING SPACES (REQUIRED)	MIN. PARKING (REQUIRED)
STARBUCKS SPACE	2,186 SF	1/100 SF	22
ADA REQUIREMENT		2 HC	2
TOTAL ADA SPACES PROVIDED			2
TOTAL STANDARD PARKING SPACES PROVIDED			22
TOTAL OVERALL PARKING SPACES PROVIDED			24



BENCHMARKS

CITY BENCHMARK NO. GPS 9
N: 7038861.06
E: 2543341.51
PUBLISHED ELEV: 492.85'
MEASURED ELEV: 493.01'

CITY BENCHMARK NO. GPS 104B
N: 7040339.45
E: 2544957.85
PUBLISHED ELEV: 493.37'
MEASURED ELEV: 493.54'



LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 20'
0 20 40 60

DETAILED SITE PLAN LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EX-W — EXISTING WATER LINE
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EX-SS — EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN
- EXISTING CURB INLET
- W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE (AND FLOW DIRECTION ARROWS)
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED STORM DRAIN
- PROPOSED FIRE LANE
- PROPOSED CURB
- PROPOSED WHEELSTOP
- PROPOSED ADA PARKING STALL
- PROPOSED PARKING SIGN
- PROPOSED TRANSFORMER & PAD (REF. ARCH.)
- PROPOSED BOLLARD
- PROPOSED SIGN
- PROPOSED PARKING COUNT

KEY NOTES

1. PROPOSED CONNECTION TO EXISTING PAVEMENT
2. PROPOSED 6" CONCRETE CURB (TYP.)
3. PROPOSED 5' WIDE SIDEWALK
4. TYPE 1 CURB RAMP
5. TYPE 2 CURB RAMP
6. PROPOSED DUMPSTER ENCLOSURE
7. PROPOSED CONCRETE WHEELSTOP (TYP.)
8. PROPOSED CONCRETE KNEEWALL
9. PROPOSED MENU BOARD

NOTES

1. ANY PROPOSED SIGNAGE WILL COMPLY WITH THE GDC.
2. DURING THE CIVIL PLAN DESIGN PROCESS, A PHOTOMETRIC ANALYSIS WILL BE PERFORMED AND INCLUDED WITH THE PLAN SUBMITTAL. THE LIGHTING WILL COMPLY WITH ART. 2, CH-4 OF THE GDC.
3. OFFSITE DRIVE PAVING, WATER, WASTEWATER AND DRAINAGE THAT SERVICES THIS PROJECT IS BEING PROPOSED BY OTHERS.

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 W FWY, STE 700 | FT. WORTH, TX 76116 | 817.870.8868
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

STARBUCKS - GARLAND

STARBUCKS AT N GARLAND AVE. & N GEORGE BUSH HWY

DETAILED SITE PLAN

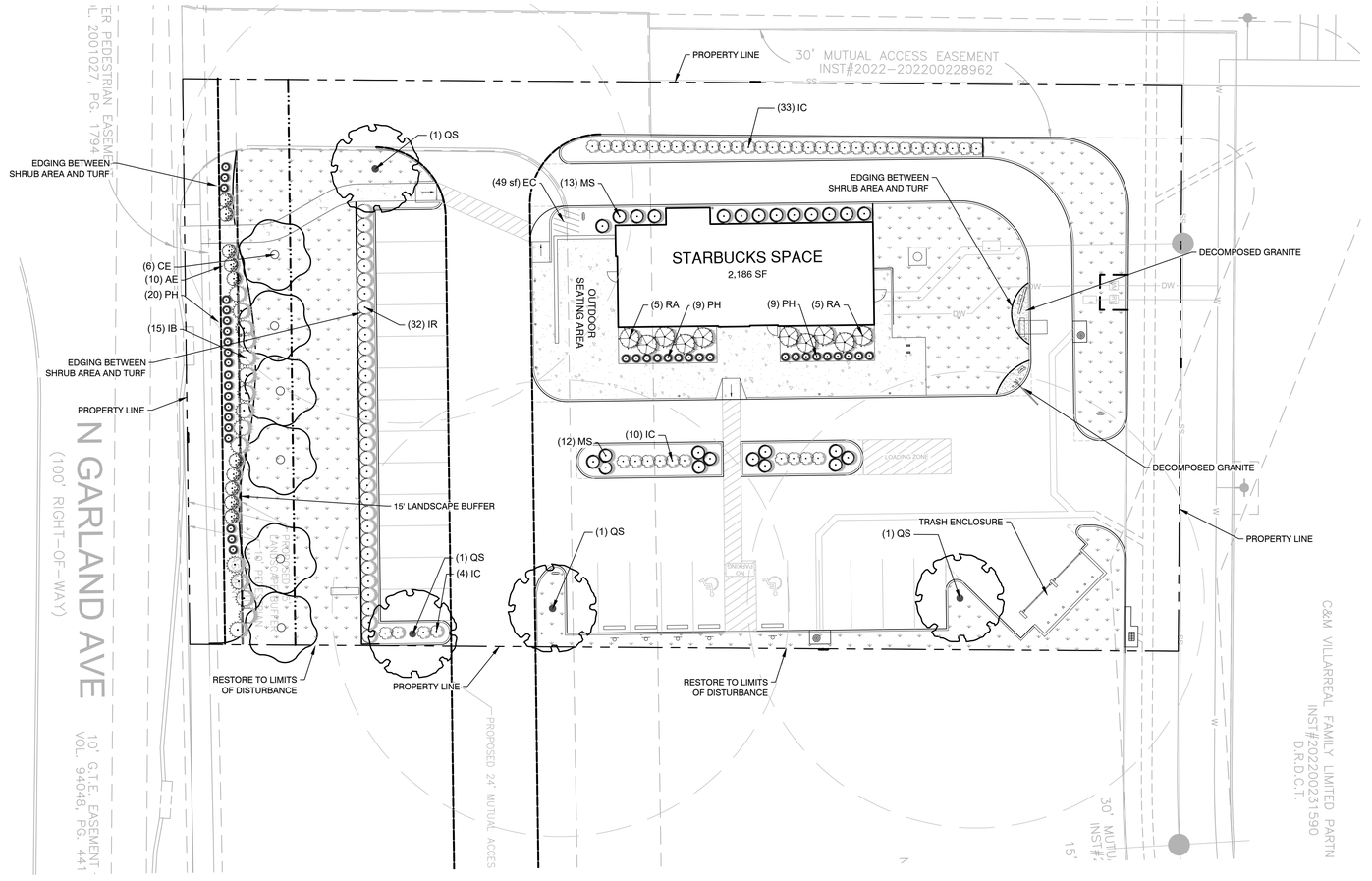
PLAT NO.
JOB NO. 61364-00
DATE APRIL 2023
DESIGNER DDD
CHECKED MLM DRAWN DDD
SHEET C1.0

CASE NO: 221201-1

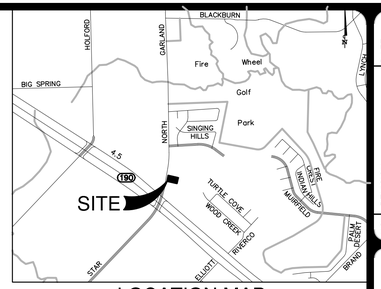
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE - UNLESS OTHERWISE NOTED. Imagery © 2024,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

Date: Apr 07, 2023, 12:38pm User ID: MRH
File: S:\projects\61364-00\Civil\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\Schematic Engineering Plans\SP-61364-00.dwg

EXHIBIT D



Scale 1" = 20'



LOCATION MAP
NOT-TO-SCALE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	QS	4	Quercus shumardii Shumard Red Oak	3" Cal.	Cont. or B&B	10`-12`
	CE	6	Ulmus crassifolia Cedar Elm	3" Cal.	Cont. or B&B	10`-12`

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	AE	10	Abelia x `Edward Goucher` Edward Goucher Abelia	5 GAL	36" OC	24" FULL
	IC	47	Ilex cornuta ``burfordii`` Burford Holly	5 GAL	36" OC	30" Min
	IB	15	Ilex cornuta ``Burfordii Nana` Dwarf Burford Holly	5 GAL	36" OC	18" HT MIN
	IR	32	Ilex cornuta 'Rotunda' Rotunda Dwarf Chinese Holly	5 GAL	36" OC	24" FULL
	MS	25	Miscanthus sinensis Miscanthus	5 GAL	SEE PLAN	18" SPREAD
	PH	38	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 GAL	Per Plan	
	RA	10	Rhus aromatica Fragrant Sumac	5 GAL	48" OC	24" FULL

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CT	9,158 sf	Cynodon dactylon `Tif 419` Bermuda Grass	sod		
	EC	49 sf	Euonymus fortunei `Coloratus` Coloratus Purple Wintercreeper	1 gal.	24" O.C.	12" SPREAD

ROCK / STONE	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	OG	100 sf	1" Decorative Gravel over weed filter fabric	3" depth		

GENERAL GRADING AND PLANTING NOTES

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.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. 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 STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. 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 MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. 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.
   f. 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.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS 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.).
   a. 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.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT 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).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

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). BARRIERS 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 ENCIRCLE THE ROOTBALL.

MULCHES

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).

IRRIGATION CONCEPT

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 PROVIDE 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), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES
6. IRRIGATION SYSTEM SHALL BE TYPE DRIP OR MICRO SPRAY WITH WEATHER AND SOIL MOISTURE SENSOR AND SMRT LOGIC INTERNET COMPATIBLE. SYSTEM DESIGN SHALL MAXIMIZE DELIVERY OF WATER TO PLANT AREAS, INCLUDING PLANTERS, WHILE MINIMIZING OVER-SPRAY, RUNOFF AND CUSTOMER DISRUPTION. CONTROLS SHALL BE SET TO RUN AT OPTIMAL TIMES; EARLY MORNING AND EVENING, TO MINIMIZE EVAPORATION LOSS AND BUSINESS HOURS DISRUPTION.
7. IRRIGATION SYSTEM SHALL BE SEPARATELY METERED AND INCLUDE AN INTEGRAL BACKFLOW PREVENTION DEVICE. VAULT TYPE CONTROL AND VALVES ARE PREFERRED AND MUST BE ACCESSIBLE BY TENANT.

LANDSCAPE CALCULATIONS

ZONING:	CR
TOTAL SITE AREA:	45,544 SF (1.04 ACRES)
LANDSCAPE AREA REQUIRED:	4,554 SF (10% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	15,429 SF (33.8% OF SITE AREA)
LANDSCAPE BUFFER	
N GARLAND AVE. FRONTAGE:	161 LF, TYPE B THOROUGHFARE
TREES REQUIRED:	6 TREES (1 PER 30 LF OF FRONTAGE)
TREES PROVIDED:	6 TREES
SHRUBS/GRASSES REQUIRED:	38 SHRUBS (7 PER 30 LF OF FRONTAGE)
SHRUBS/GRASSES PROVIDED:	45 SHRUBS TO REMAIN
BUFFER AREA:	2,415 SF
TURF MAXIMUM:	1,811 SF (75%)
TURF PROVIDED:	420 SF (17.4%)
PARKING LOT	
PARKING LOT AREA:	12,920 SF
LANDSCAPE AREA REQUIRED:	646 SF (5% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	1,883 SF (14.5%)
PARKING SPACES:	24
TREES REQUIRED:	3 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED:	3 TREES
TREES AT TERMINUS:	PROVIDED
TREE WITHIN 65' OF EACH SPACE:	PROVIDED
PERIMETER SCREENING	
CONTINUOUS ROW OF SHRUBS:	123 LF PROVIDED

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.

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

NO.	REVISION	DATE

REGISTERED LANDSCAPE ARCHITECT
ERIC M. SHERLEY
3537
STATE OF TEXAS
03-27-2023

PAPE-DAWSON ENGINEERS
FORT WORTH I SAN ANTONIO I AUSTIN I HOUSTON I
8500 W FWY, STE 700 I FT. WORTH, TX 76116
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

STARBUCKS - GARLAND

STARBUCKS AT N GARLAND AVE. & N GEORGE BUSH HWY

LANDSCAPE PLANTING

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

PLAT NO.
JOB NO. 61364-00
DATE MARCH 2023
DESIGNER EMS
CHECKEDEMS/RMDRAWN EMS
SHEET LP-1

CASE NO: 221201-1

Date: Mar 27, 2023, 3:32pm User ID: ebhp
File: C:\Users\ebhp\DSG Dropbox\DSG - Shared\2023\Starbucks\Starbucks - Garland TX\STBX Garland 2023-03-27.dwg

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PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).
J. TREE STAKING AND GUYING
   1. STAKES: 8' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COLOR-MET OR APPROVED EQUAL.
N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

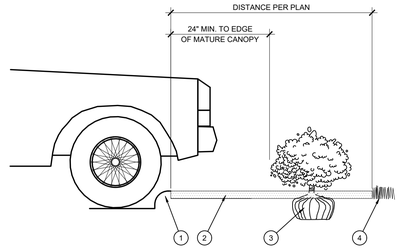
METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
         iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
         iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

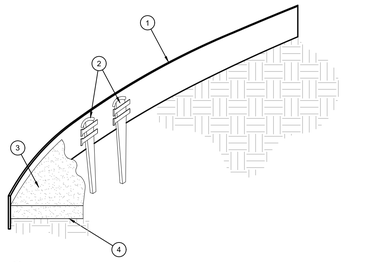
a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
F. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
G. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE WARRANTY PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE WARRANTY PERIOD WILL COMMENCE.
H. PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
I. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

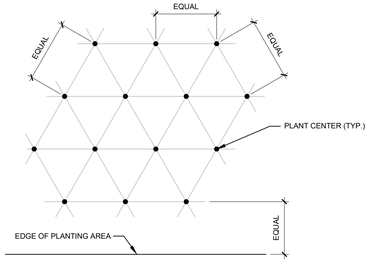
C PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

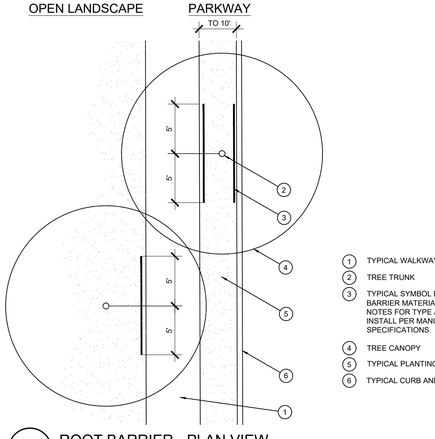
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

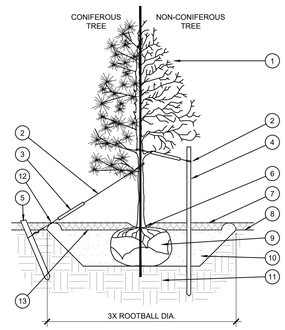
EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

F PLANT SPACING
SCALE: NTS

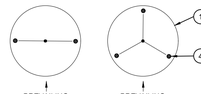


1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



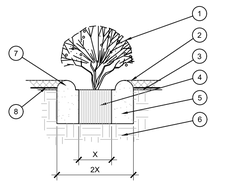
STAKING EXAMPLES (PLAN VIEW)



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



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.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

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

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
FORT WORTH I SAN ANTONIO I AUSTIN I HOUSTON I
8500 W FWY, STE 1700 I FT. WORTH, TX 76116
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION NO. 470

REGISTERED LANDSCAPE ARCHITECT
ERIC M. SHERLEY
3537
STATE OF TEXAS
03-27-2023

STARBUCKS - GARLAND
STARBUCKS AT N GARLAND AVE. & N GEORGE BUSH HWY

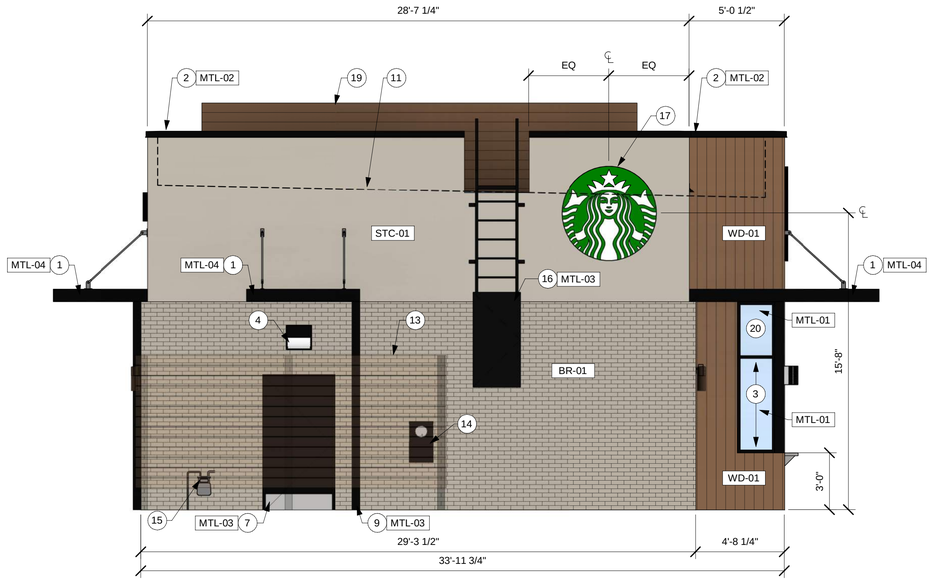
LANDSCAPE DETAILS AND SPECIFICATIONS

PLAT NO.
JOB NO. 61364-00
DATE MARCH 2023
DESIGNER EMS
CHECKEDEMS/RMDRAWN EMS
SHEET LP-2

CASE NO: 221201-1

EXHIBIT D

Date: Mar 27, 2023, 2:32pm User ID: ashop
File: C:\Users\ashop\ED Dropbox\ED - Shared\2023\Starbucks\Starbucks – Garland TX\STBX Garland 2023-03-27.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE: UNLESS OTHERWISE NOTED. Imagery © 2018,DigitalGlobe,Texas Orthoimagery Program, USDA Farm Service Agency.



2 COLOR ELEVATION @ EAST

Scale: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

	DESCRIPTION	MANUFACTURER	FINISH	COLOR	NOTES
BR-01	BRICK VENEER	MUTUAL MATERIALS 888-688-8250 OR EQUAL TO MATCH	RUNNING BOND, SM100 GRAY COLORED MORTAR	PEWTER MISSION	-
STC-01	EIFS	DRYVIT 732-276-0404	SANDBLAST TEXTURE	COLOR TO MATCH SW7030 - ANEW GRAY	3 COAT STUCCO SYSTEM
WD-01	WOOD CLADDING (@FACADE & UNDERSIDE OF CANOPY)	IDENTITY WOOD PRODUCTS 770-704-7140	SANDBLAST TEXTURE	1200 - PRETZEL MEDIUM BROWN W/ DARK GLAZE 1/16" REVEAL	SEALED FACE AND BACK 5/8" THICK x 1/4" WIDE ALUMINUM TRIM POWDER COATED TO MATCH CLADDING
MTL-01	METAL	LOCALLY SOURCED	ANODIZED	MT0028 FLAT BLACK	STOREFRONT
MTL-02	METAL	LOCALLY SOURCED	PRE-FINISHED	MT0028 FLAT BLACK	COPING, METAL DECK, SCREEN
MTL-03	METAL	LOCALLY SOURCED	PAINT	MT0028 FLAT BLACK	ROOF LADDER, SCUPPERS, DOWNSPOUT, SERVICE DOOR & FRAMES
MTL-04	METAL	LOCALLY SOURCED	POWDERCOAT	MT0028 FLAT BLACK	ALL STEEL/METAL COMPONENTS OF AWNINGS/CANOPIES/SHADE STRUCTURES
CR-01	CONCRETE KNEE WALL	INCRETE SYSTEMS	CAST-IN-PLACE BOARD FORMED EXPOSED CONCRETE. FREE OF ROCK POCKETS & BURNOUT MARKS	CRETE LIQUID - SOFT GRAY	-

HORIZONTAL BUILDING ARTICULATION COMPLIANCE

A	PICKUP TOWER MEETS ARTICULATION REQUIREMENTS
B	BUILDING IS 73'-3 1/2" IN LENGTH
C	TOWER DEPTH IS 4'-8 1/4"

GENERAL NOTES

A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.

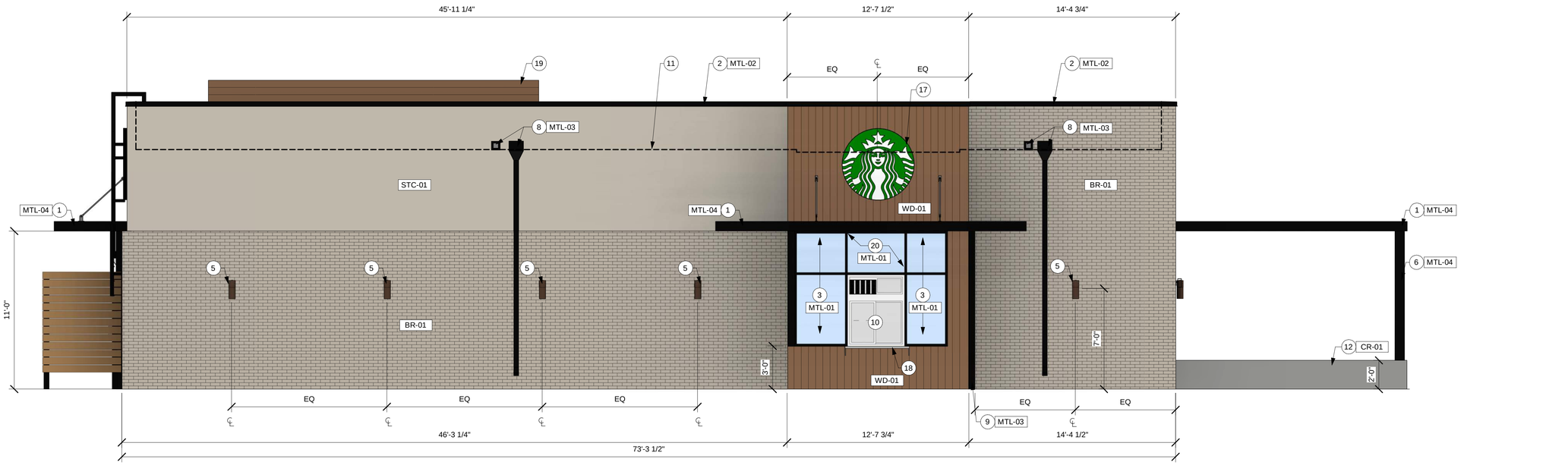
B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.

C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING OR EQUIVALENT TO SUPPORT SIGNAGE.

KEYED NOTES (#)

1. CANOPY AS SCHEDULED.
2. 24 GA PREFINISHED METAL COPING.
3. STOREFRONT & DIVIDED LIGHT WINDOW AS SCHEDULED.
4. WALL PACK AS SCHEDULED. REFER TO ELECTRICAL.
5. BUILDING MOUNTED DISTINCTIVE LIGHT FIXTURES AS SCHEDULED. REFER TO ELECTRICAL.
6. PATIO SHADE STRUCTURE CANOPY PER MANUFACTURER.
7. SERVICE DOOR PER DOOR SCHEDULE.
8. PRE-FINISHED ROOF SCUPPER AND OVERFLOW AS SCHEDULED.
9. PRE-FINISHED VERTICAL DOWNSPOUT.
10. DRIVE THRU SERVICE WINDOW, SHELF AND AIR CURTAIN AS SCHEDULED.
11. DASHED LINE INDICATES ROOF LINE BEYOND.
12. KNEE WALL; REF: STRUCTURAL
13. DASHED LINE INDICATES UTILITY SCREEN; REFER TO DETAILS.
14. ELECTRICAL EQUIPMENT REFER TO ELECTRICAL.
15. GAS METER; REFER TO PLUMBING AND CIVIL DRAWINGS.
16. ACCESS ROOF LADDER REFER TO DETAILS.
17. FUTURE SIGNAGE BY TENANT GC TO COORDINATE WALL BLOCKING AS REQUIRED.
18. WINDOW SHELF 42" PAPERSTONE OR EQUAL.
19. RTU SCREEN AS SCHEDULED; REFER TO STRUCTURAL DRAWINGS.
20. TRANSOM PART OF STOREFRONT AS SCHEDULED.

GC TO PROVIDE 3" (75MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING OR PER LOCAL JURISDICTIONAL CODE OR JURISDICTION REQUIREMENTS.



1 COLOR ELEVATION @ NORTH

Scale: 1/4" = 1'-0"

0 2' 4' 8'

Scale: 1/4" = 1'-0"

ARCHITECT OF RECORD

ROGUE ARCHITECTS

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

SEAL

REGISTERED ARCHITECT DON J RORSCHACH 15205 STATE OF TEXAS

IFP - 02/21/2023

GRACO
REAL ESTATE DEVELOPMENT, INC.

5307 W. LOOP 289
SUITE 302

PROJECT NAME:
STARBUCKS
SHELL BUILDING

PROJECT ADDRESS:
N. GARLAND AVE. & N. GEORGE
BUSH HWY
GARLAND, TX

PROJECT #: 22-0502

ISSUE DATE: 06/15/2022
PRODUCTION DESIGNER: S. CLARK
CHECKED BY: T. GRANDORF

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

SHEET TITLE:
BUILDING EXTERIOR ELEVATIONS - COLOR

SCALE: AS SHOWN

SHEET NUMBER:
A203

CASE NO: 221201-1

EXHIBIT E

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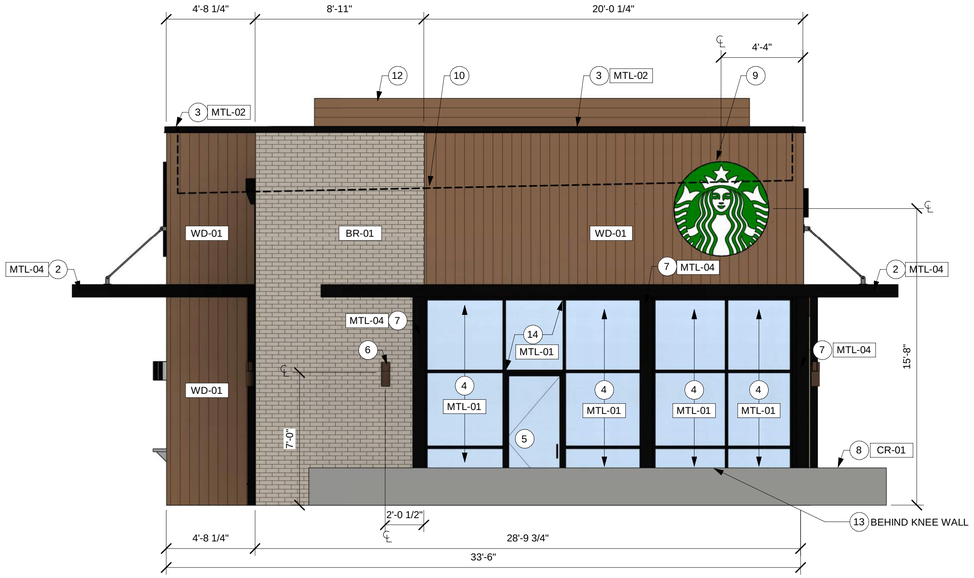
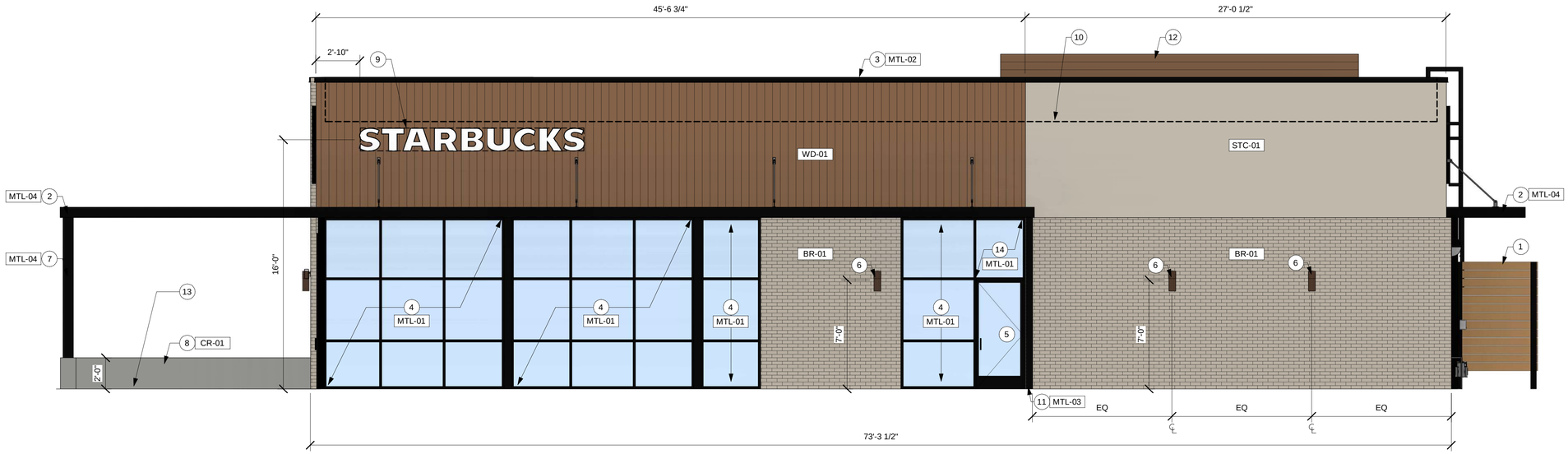


2 COLOR ELEVATION @ WEST

Scale: 1/4" = 1'-0"



1 COLOR ELEVATION @ SOUTH

Scale: 1/4" = 1'-0"

0 2' 4' 8'

Scale: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

	DESCRIPTION	MANUFACTURER	FINISH	COLOR	NOTES
BR-01	BRICK VENEER	MUTUAL MATERIALS 888-688-8250 OR EQUAL TO MATCH	RUNNING BOND, SM100 GRAY COLORED MORTAR	PEWTER MISSION	-
STC-01	EIFS	DRYVIT 732-276-0404	SANDBLAST TEXTURE	COLOR TO MATCH SW7030 - ANEW GRAY	3 COAT STUCCO SYSTEM
WD-01	WOOD CLADDING (@FACADE & UNDERSIDE OF CANOPY)	IDENTITY WOOD PRODUCTS 770-704-7140	SANDBLAST TEXTURE	1200 - PRETZEL MEDIUM BROWN W/ DARK GLAZE 1/16" REVEAL	SEALED FACE AND BACK 5/8" THICK x 1/4" WIDE ALUMINUM TRIM POWDER COATED TO MATCH CLADDING
MTL-01	METAL	LOCALLY SOURCED	ANODIZED	MT0028 FLAT BLACK	STOREFRONT
MTL-02	METAL	LOCALLY SOURCED	PRE-FINISHED	MT0028 FLAT BLACK	COPING, METAL DECK, SCREEN
MTL-03	METAL	LOCALLY SOURCED	PAINT	MT0028 FLAT BLACK	ROOF LADDER, SCUPPERS, DOWNSPOUT, SERVICE DOOR & FRAMES
MTL-04	METAL	LOCALLY SOURCED	POWDERCOAT	MT0028 FLAT BLACK	ALL STEEL/METAL COMPONENTS OF AWNINGS/CANOPIES/SHADE STRUCTURES
CR-01	CONCRETE KNEE WALL	INCRETE SYSTEMS	CAST-IN-PLACE BOARD FORMED EXPOSED CONCRETE. FREE OF ROCK POCKETS & BURNOUT MARKS	CRETE LIQUID - SOFT GRAY	-

HORIZONTAL BUILDING ARTICULATION COMPLIANCE

A	PICKUP TOWER MEETS ARTICULATION REQUIREMENTS
B	BUILDING IS 73'-3 1/2" IN LENGTH
C	TOWER DEPTH IS 4'-8 1/4"

GENERAL NOTES

A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.

B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.

C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING OR EQUIVALENT TO SUPPORT SIGNAGE.

KEYED NOTES (#)

1. UTILITY SCREEN, REFER TO SITE DETAILS.
2. CANOPY AS SCHEDULED.
3. 24 GA PREFINISHED METAL COPING.
4. STOREFRONT & DIVIDED LIGHT WINDOW AS SCHEDULED.
5. STOREFRONT DOOR PER DOOR SCHEDULE. DOORS UNDER CANOPY CREATING A RECESSED ENTRY.
6. BUILDING MOUNTED DISTINCTIVE LIGHT FIXTURES AS SCHEDULED. REFER TO ELECTRICAL.
7. PATIO SHADE STRUCTURE CANOPY PER MANUFACTURER.
8. KNEE WALL; REF: STRUCTURAL
9. FUTURE SIGNAGE BY TENANT GC TO COORDINATE WALL BLOCKING AS REQUIRED.
10. DASHED LINE INDICATES ROOF LINE BEYOND.
11. PRE-FINISHED VERTICAL DOWNSPOUT.
12. RTU SCREEN AS SCHEDULED; REFER TO STRUCTURAL DRAWINGS.
13. FUTURE OUTSIDE SEATING DESIGNED BY TENANT.
14. TRANSOM PART OF STOREFRONT AS SCHEDULED.

GC TO PROVIDE 3" (75MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING OR PER LOCAL JURISDICTIONAL CODE OR JURISDICTION REQUIREMENTS.

ARCHITECT OF RECORD

ROGUE ARCHITECTS

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

SEAL

REGISTERED ARCHITECT DON J RORSCHACH 15205 STATE OF TEXAS

IFP - 02/21/2023

GRACO
REAL ESTATE DEVELOPMENT, INC.

5307 W. LOOP 289
SUITE 302

PROJECT NAME:
STARBUCKS
SHELL BUILDING

PROJECT ADDRESS:
N. GARLAND AVE. & N. GEORGE
BUSH HWY
GARLAND, TX

PROJECT #: 22-0502

ISSUE DATE: 06/15/2022
PRODUCTION DESIGNER: S. CLARK
CHECKED BY: T. GRANDORF

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

SHEET TITLE:
BUILDING EXTERIOR ELEVATIONS - COLOR

SCALE: AS SHOWN

SHEET NUMBER:
A204

CASE NO: 221201-1

EXHIBIT E

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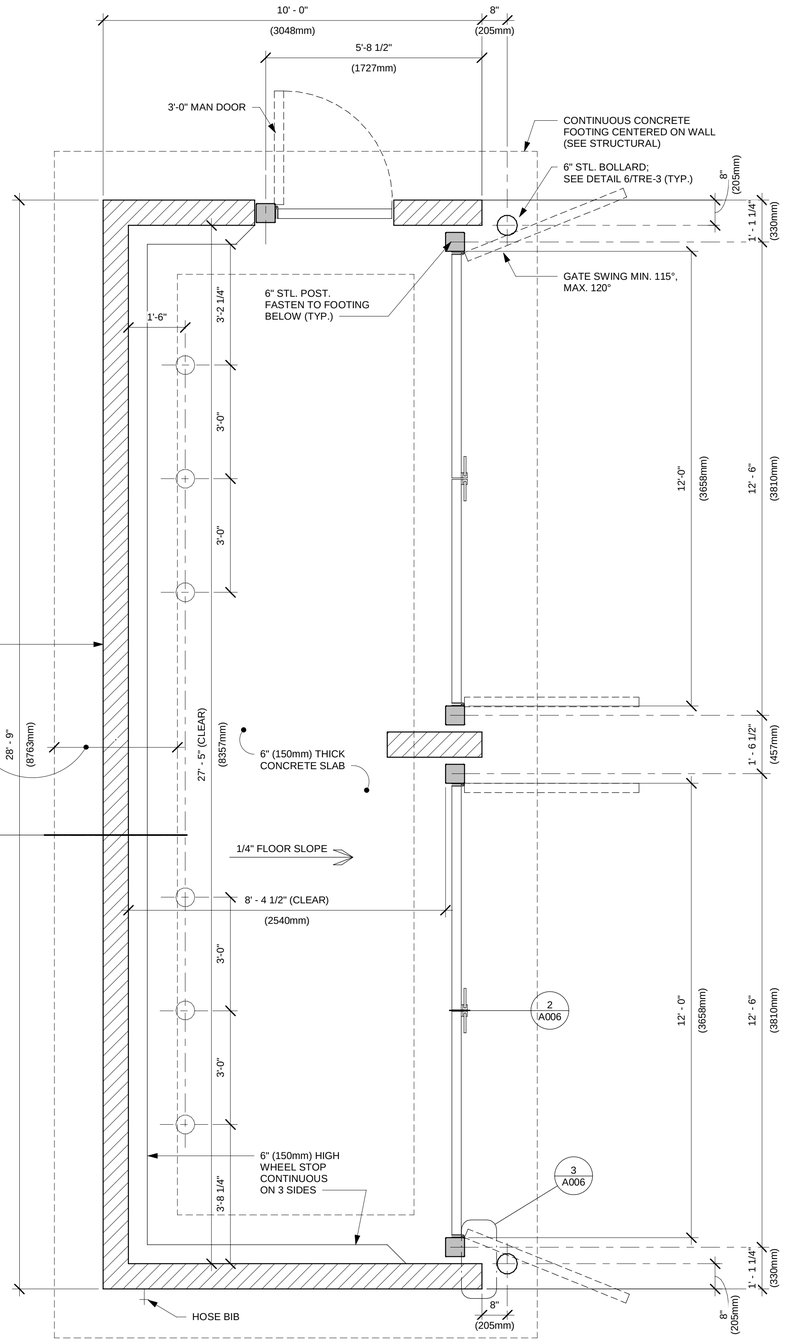
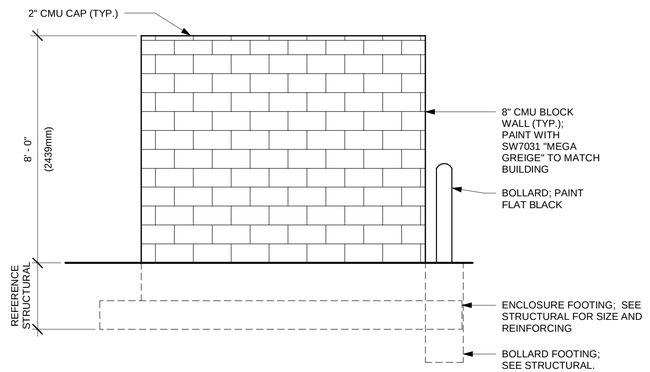
EXTERIOR FINISH NOTES

1. THE INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER AND ONE COAT GLOSS POLYURETHANE.
2. RUNNING BOND INTEGRAL CMU COLOR OR CMU PAINTED TO MATCH BUILDING. STRUCTURAL ENGINEER TO PROVIDE MASONRY SPECIFICATIONS.



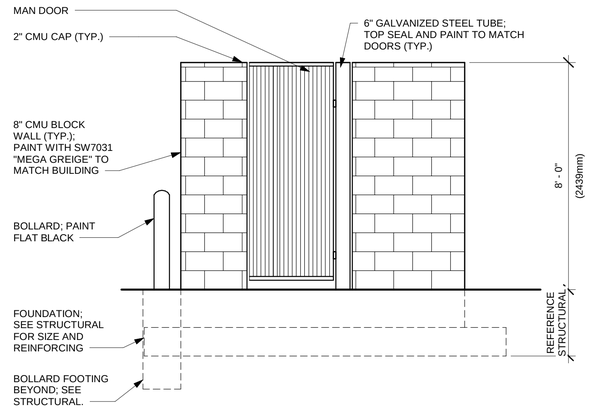
1 TRASH ENCLOSURE FLOOR PLAN

Scale: 1/2" = 1'-0"



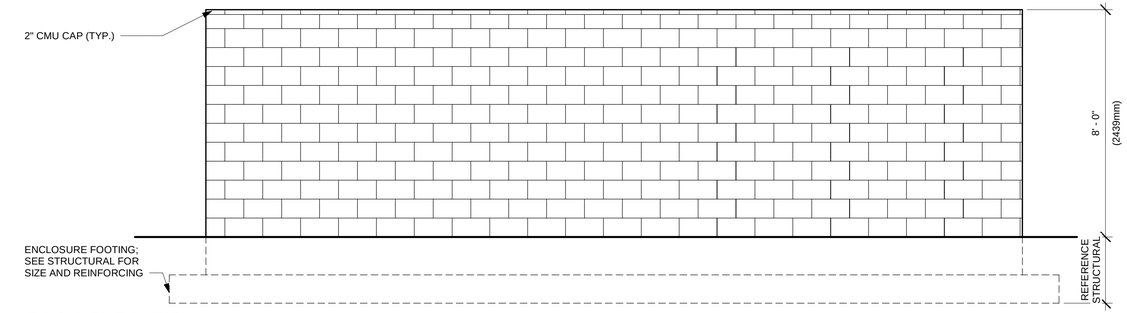
5 SIDE ELEVATION "B"

Scale: 3/8" = 1'-0"



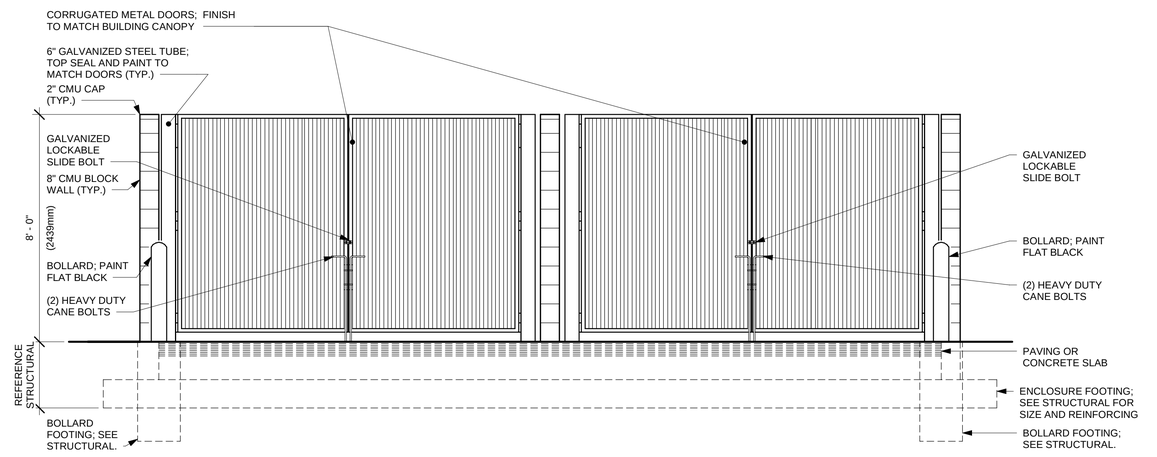
6 SIDE ELEVATION "A"

Scale: 3/8" = 1'-0"



4 BACK ELEVATION

Scale: 3/8" = 1'-0"



2 FRONT ELEVATION

Scale: 3/8" = 1'-0"

ARCHITECT OF RECORD

ROGUE ARCHITECTS

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

SEAL

REGISTERED ARCHITECT DON J RORSCHACH 15205 STATE OF TEXAS

IFP - 02/21/2023

GRACO
REAL ESTATE DEVELOPMENT, INC.

5307 W. LOOP 289
SUITE 302

PROJECT NAME:
STARBUCKS
SHELL BUILDING

PROJECT ADDRESS:
N. GARLAND AVE. & N. GEORGE
BUSH HWY
GARLAND, TX

PROJECT #: 22-0502

ISSUE DATE: 06/15/2022
PRODUCTION DESIGNER: S. CLARK
CHECKED BY: T. GRANDORF

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

SHEET TITLE:
DUMPSTER ENCLOSURE PLANS

SCALE: AS SHOWN

SHEET NUMBER:
A005

CASE NO: 221201-1

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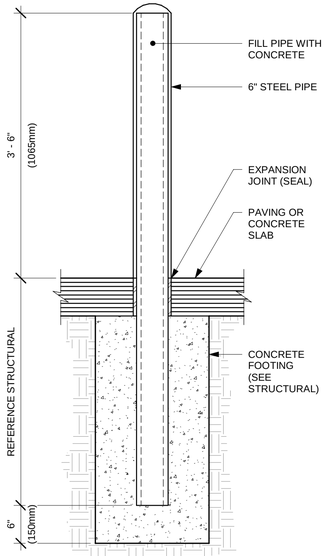
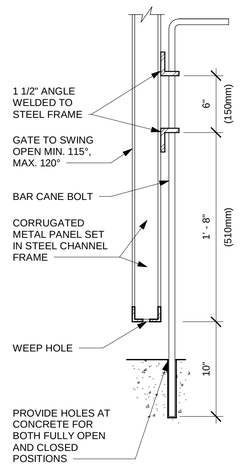
EXTERIOR FINISH NOTES

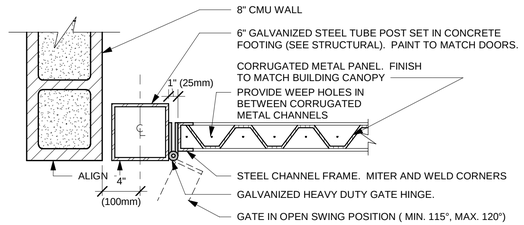
1. THE INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER AND ONE COAT GLOSS POLYURETHANE.
2. RUNNING BOND INTEGRAL CMU COLOR OR CMU PAINTED TO MATCH BUILDING. STRUCTURAL ENGINEER TO PROVIDE MASONRY SPECIFICATIONS.



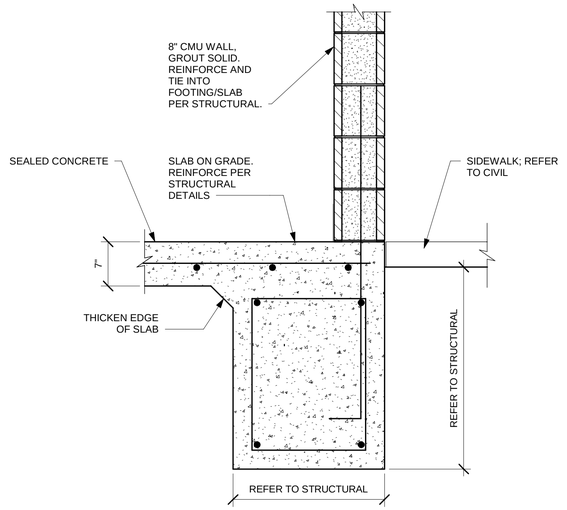
1 TRASH ENCLOSURE BOLLARD
Scale: 1" = 1'-0"



2 SECTION AT CANE BOLT
Scale: 1 1/2" = 1'-0"



3 GATE HINGE DETAIL
Scale: 1 1/2" = 1'-0"



4 TYPICAL CMU WALL FOOTING
Scale: 1" = 1'-0"

ARCHITECT OF RECORD

ROGUE ARCHITECTS

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

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SEAL

REGISTERED ARCHITECT
DON J RORSCHACH
15205
STATE OF TEXAS

IFP - 02/21/2023

GRACO
REAL ESTATE DEVELOPMENT, INC.

5307 W. LOOP 289
SUITE 302

PROJECT NAME:
STARBUCKS
SHELL BUILDING

PROJECT ADDRESS:
N. GARLAND AVE. & N. GEORGE
BUSH HWY
GARLAND, TX

PROJECT #: 22-0502

ISSUE DATE: 06/15/2022
PRODUCTION DESIGNER: S. CLARK
CHECKED BY: T. GRANDORF

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

SHEET TITLE:
DUMPSTER ENCLOSURE DETAILS

SCALE: AS SHOWN

SHEET NUMBER:
A006

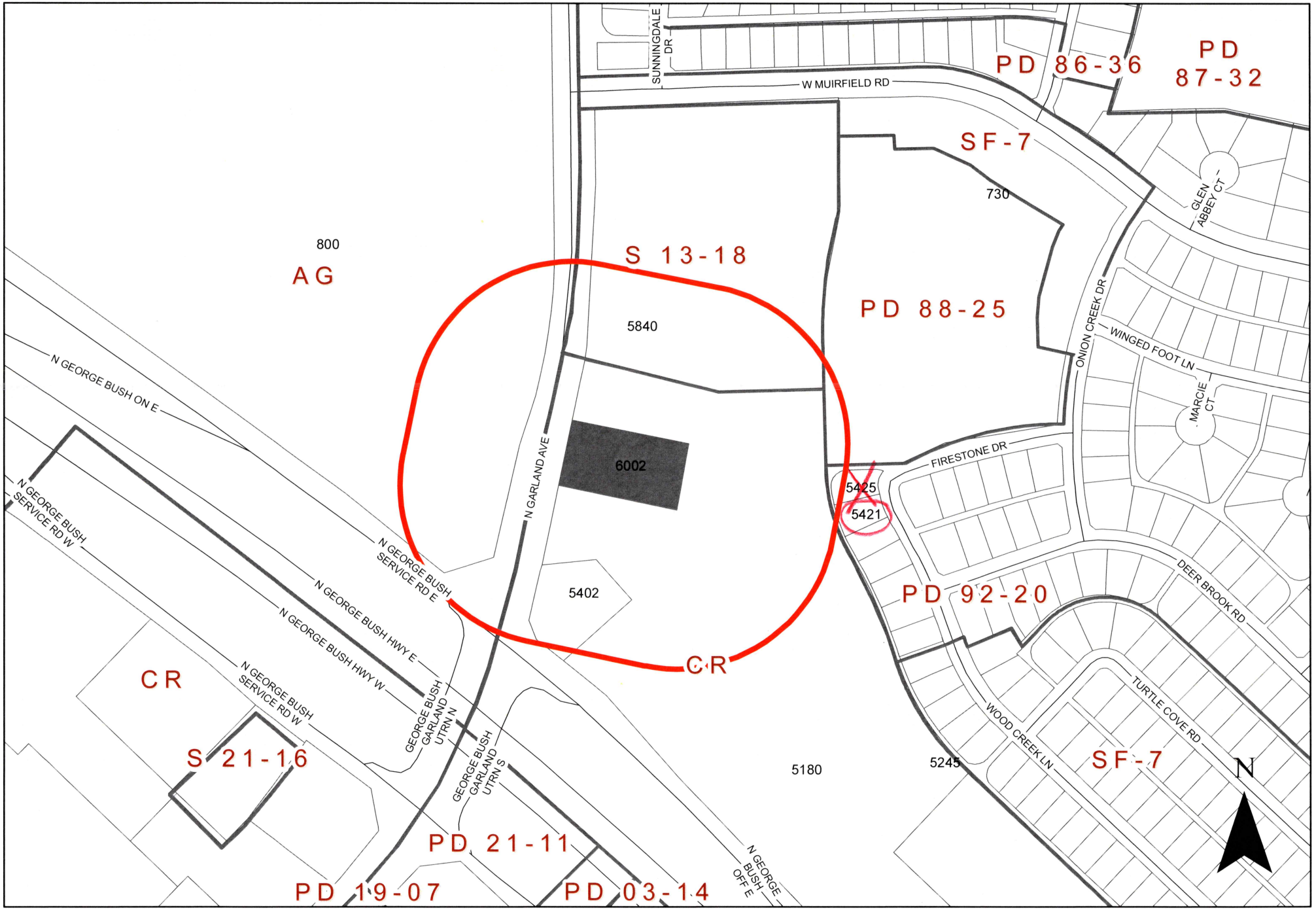
CASE NO: 221201-1

REPORT & MINUTES

P.C. Meeting, April 24, 2023

3f. APPROVED Consideration of the application of **Pape-Dawson Engineeers, INC.,** requesting approval of a Plan for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District. This property is located at 6002 North Garland Avenue. (District 1) (File Z 23-01 – Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Jenkins. **Motion carried**: **9** Ayes, **0** Nays.



0 210 420 Feet

1 inch = 317 feet

ZONING MAP Z 23-01

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

6002 North Garland Avenue

Comment Form
Case Z 23-01

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

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JORGE M. GAMEZ

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.)

5421 WOODCREEK LN

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

4 / 19 / 23

Date / Fecha / Ngày

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Mark & Susan Solly

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5425 Wood Creek Ln

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City, State / Estado de la Ciudad / Thành bang

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Zip Code / Código postal / Mã B u Chính

Susan Solly
Mark C Solly

Signature / Firma / Ch ữ ký

4-16-23

Date / Fecha / Ngày

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APR 24 '23 AM 11:39

Planning Dept.

This plan I believe will bring more homeless around and attention to our alley and garage. People already drive & walk thru this hay field. Cars get stuck in the mud & they come knocking at our door.

I don't believe this will bring the desired attention to our families, along with the traffic & noise.

Sorry I am against this Plan.

Susan Sally

APR 24 '23 AM 11:39

GARLAND
TEXAS MADE HERE

The applicant requests to construct a coffee shop with a drive-through [Starbucks Coffee].

City Council Meeting

May 16, 2023

Z 23-01

GARLAND
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CASE INFORMATION

Location: 6002 North Garland Avenue

Applicant: Pape-Dawson Engineers, Inc.

Owner: C&M Villarreal FLP

Acreage: 1.05 acres

Zoning: Community Retail (CR) District

GARLAND
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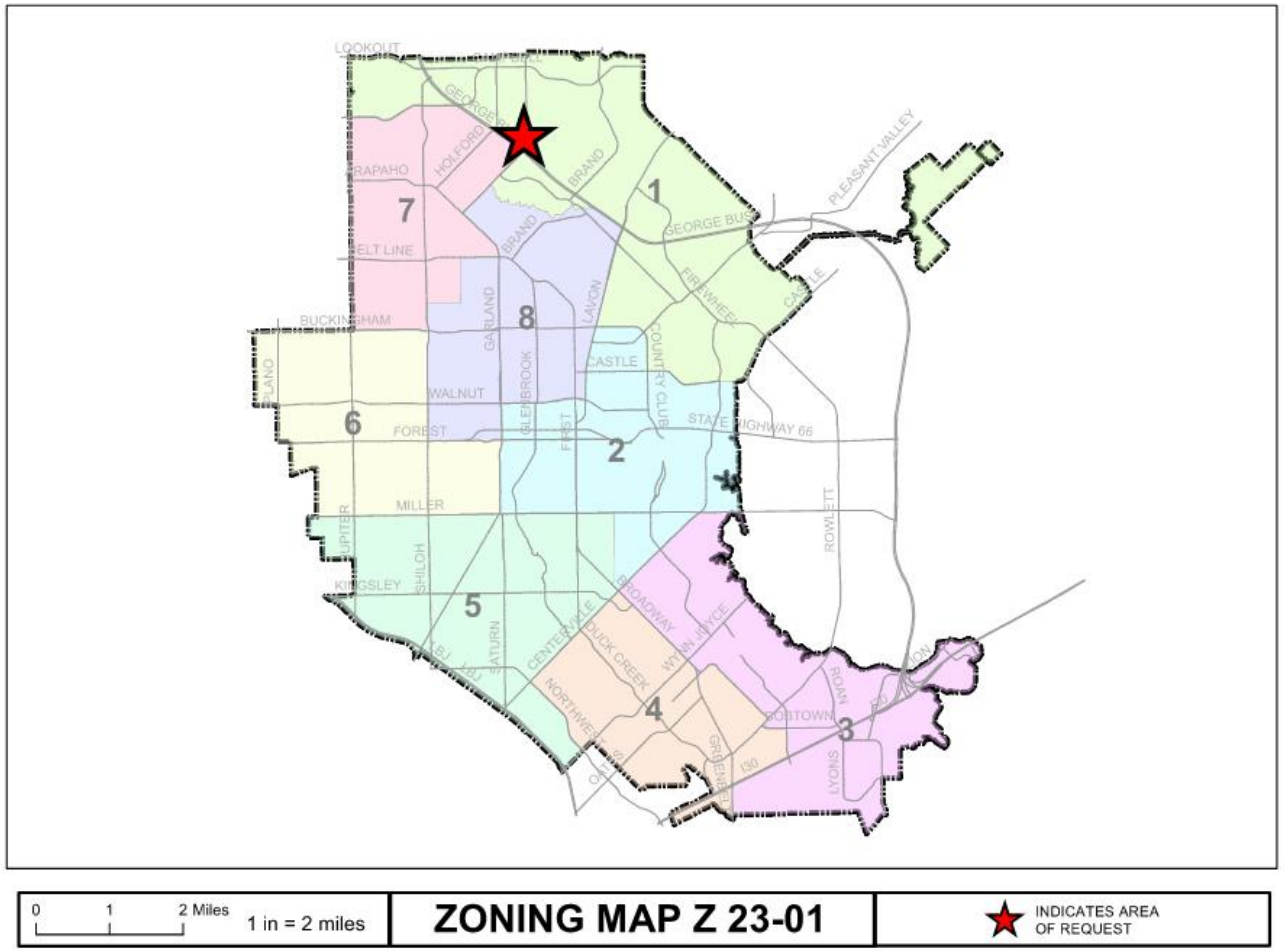
CITYWIDE LOCATION MAP



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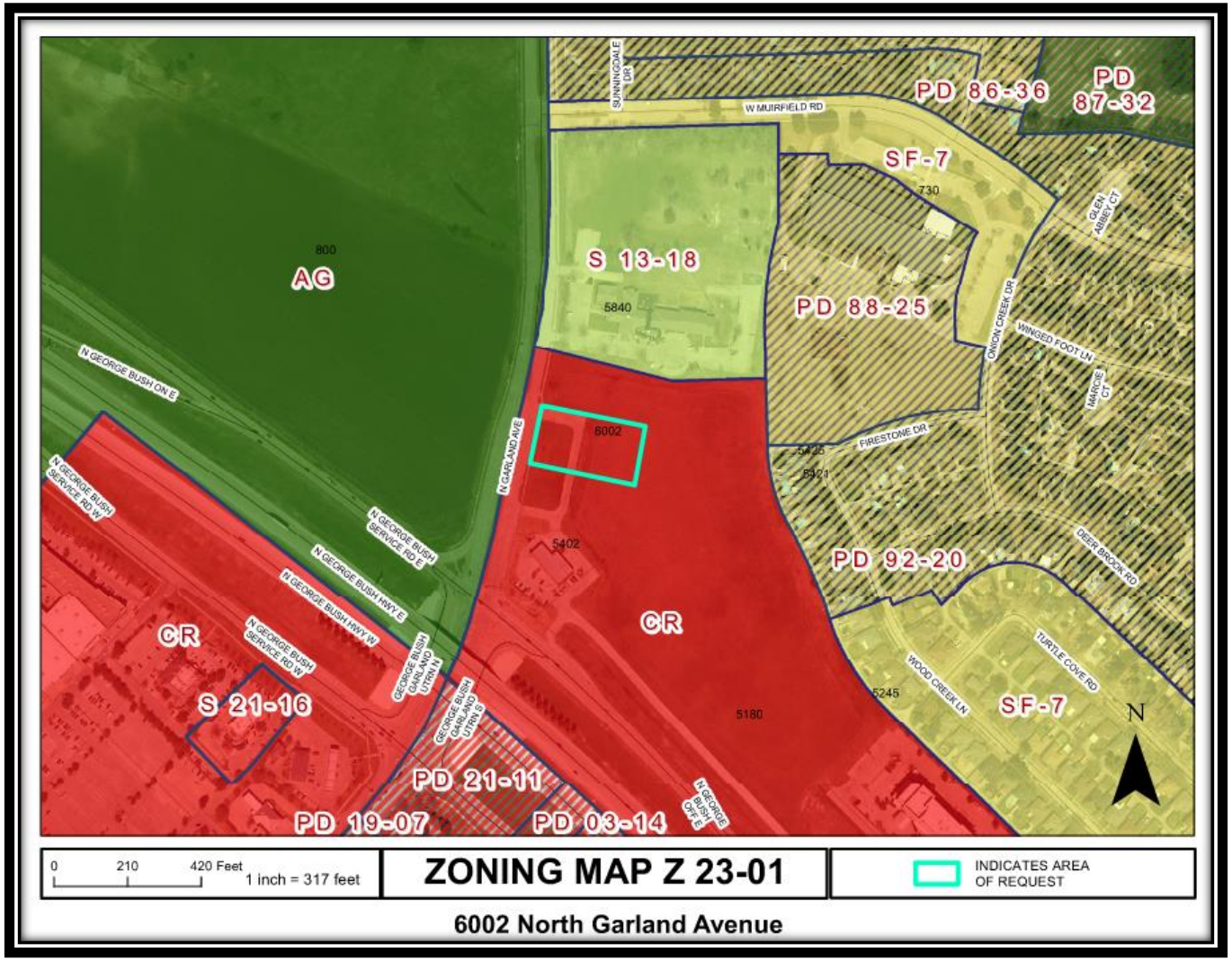

Z 23-01

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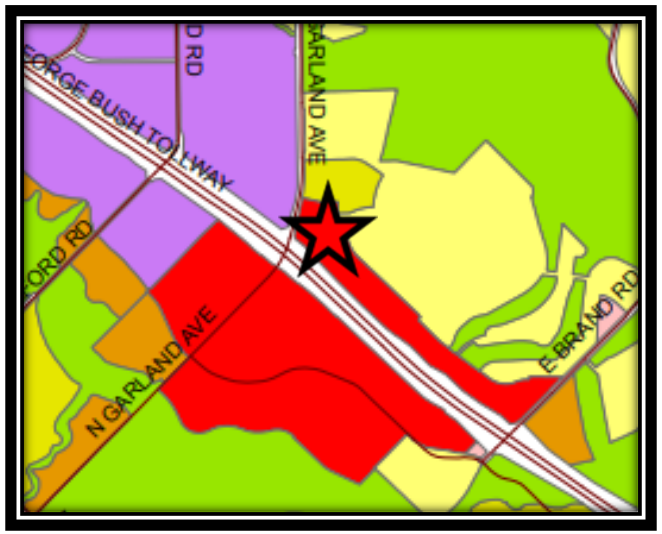
COMPREHENSIVE PLAN



Z 23-01

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COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The proposed use is compatible with the Comprehensive Plan.

GARLAND
TEXAS MADE HERE

PHOTOS

View of the subject property

North of the subject property

South of the subject property

West of the subject property

Z 23-01

GARLAND
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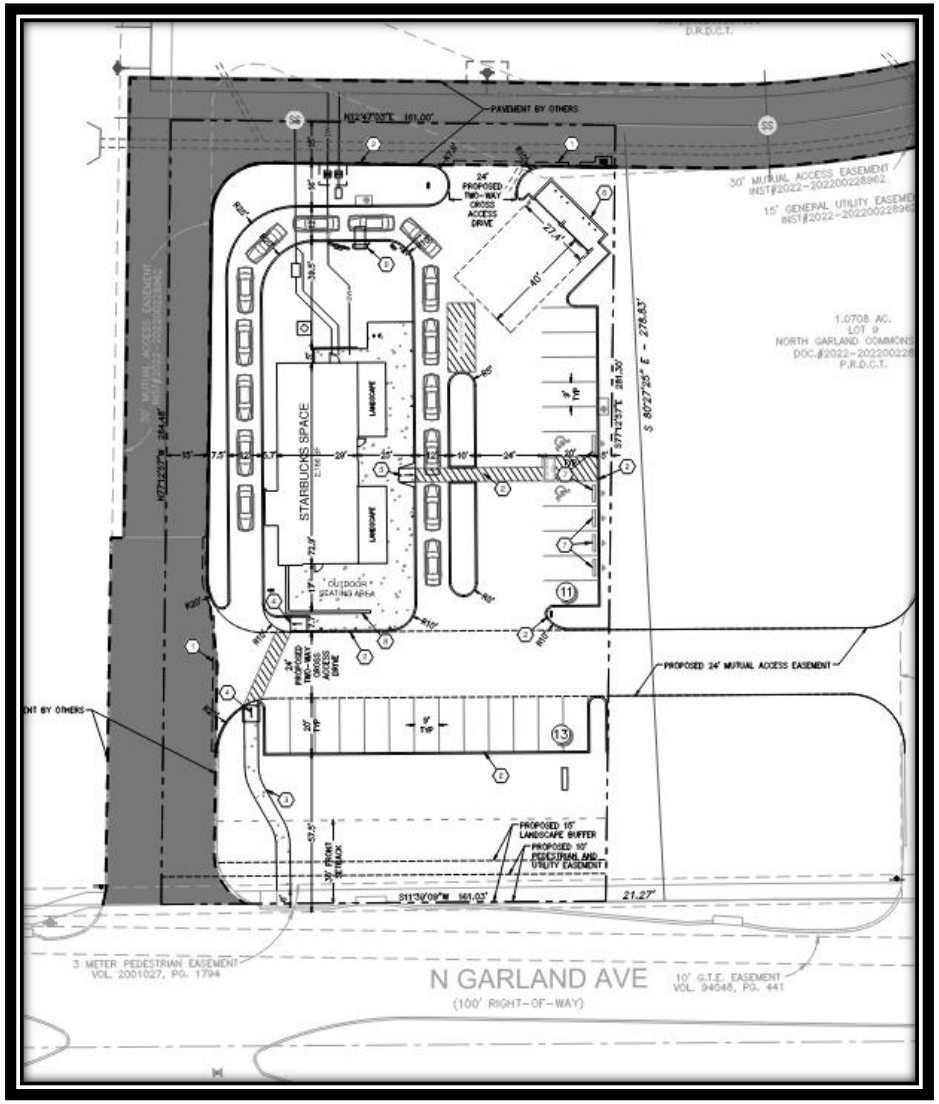
SITE PLAN



Z 23-01

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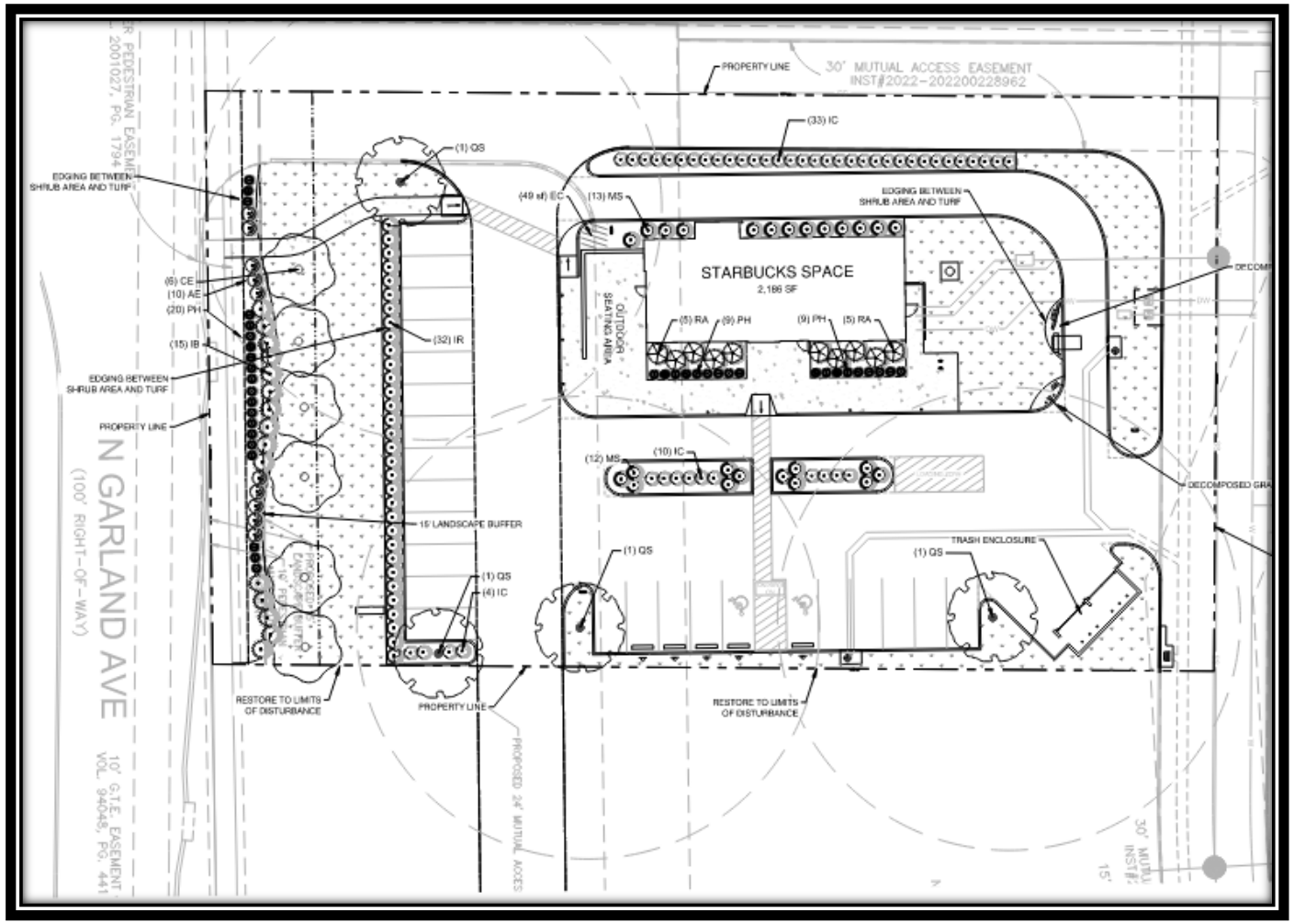
LANDSCAPE PLAN



Z 23-01

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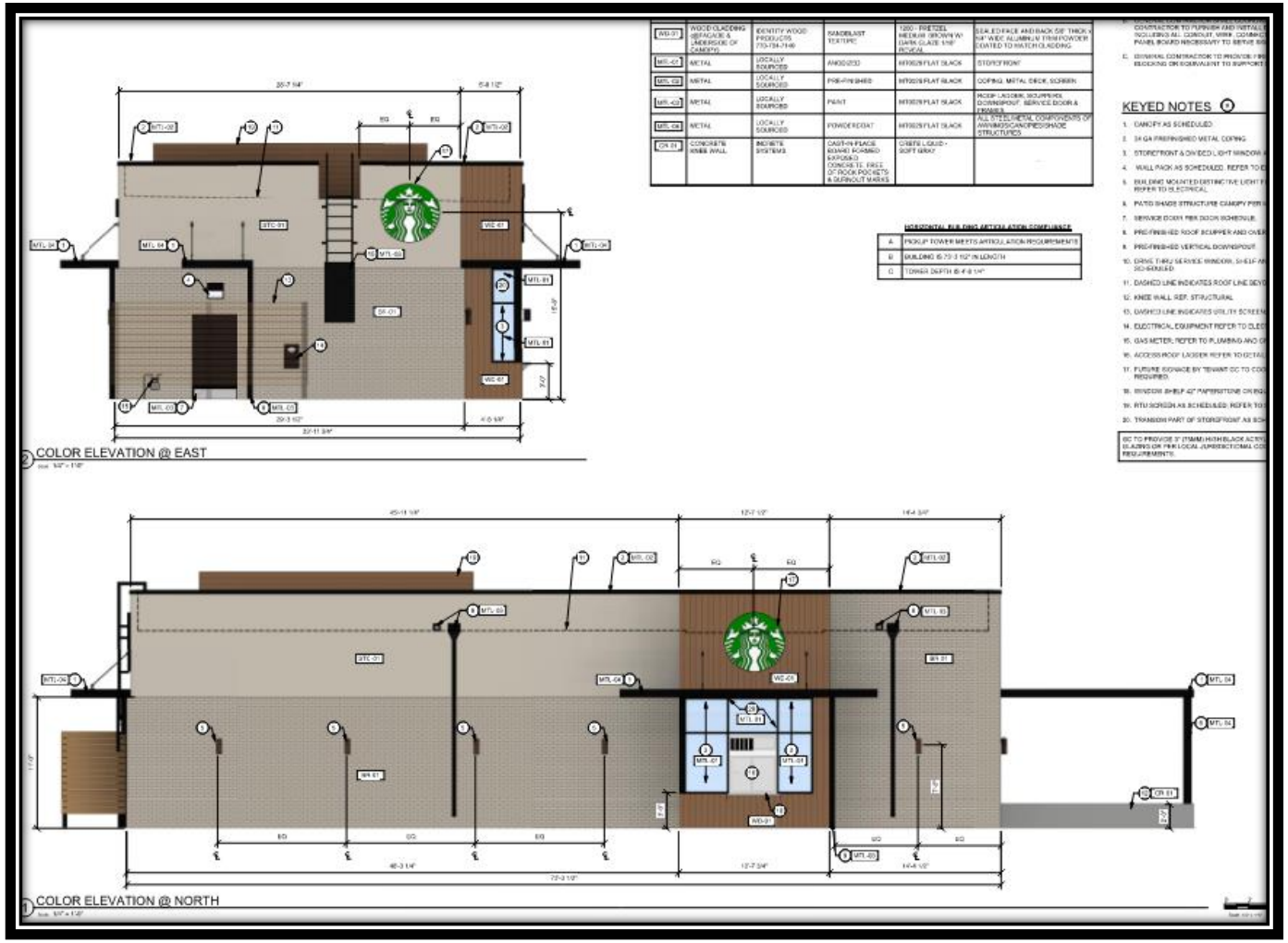
BUILDING ELEVATIONS



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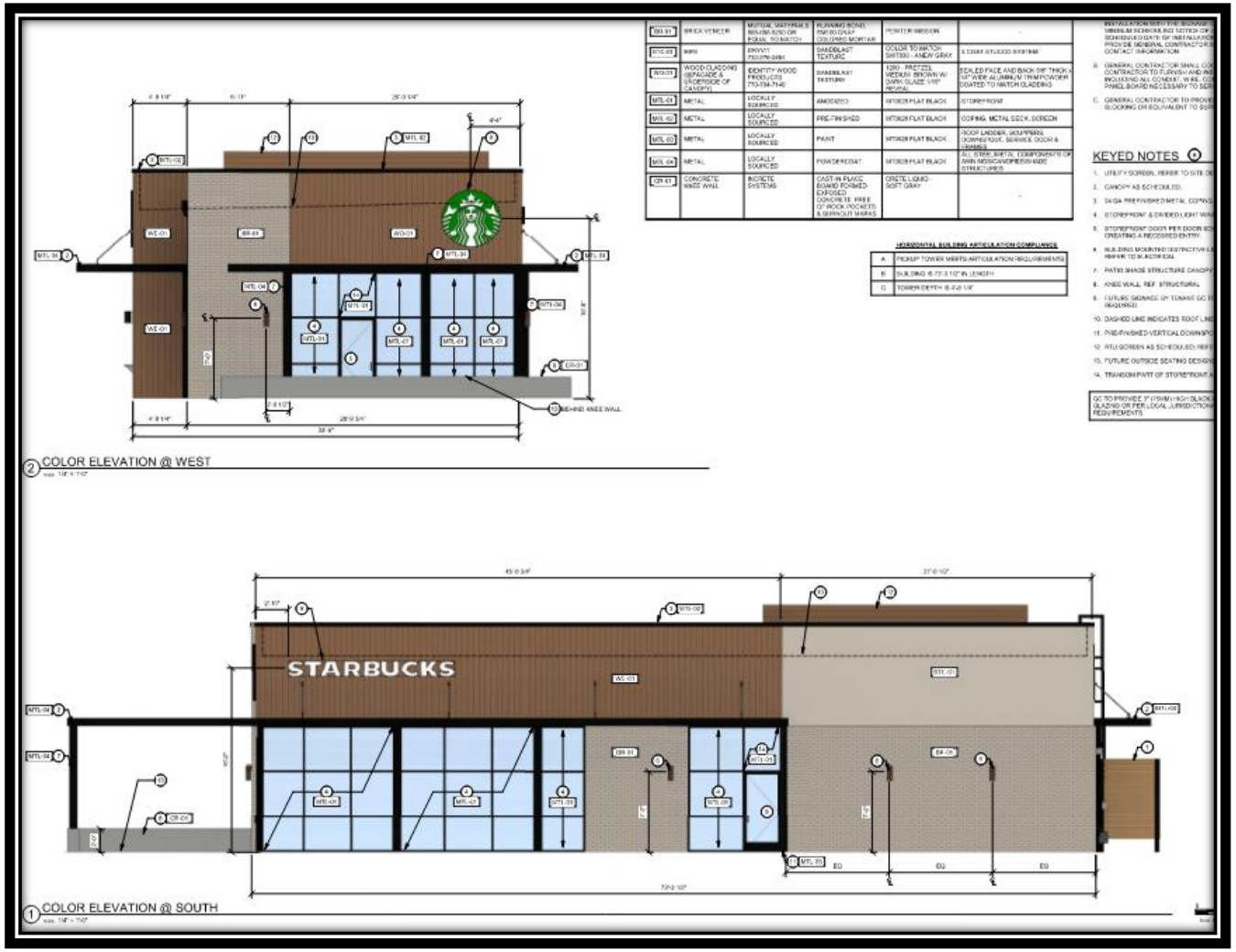

Z 23-01

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SPECIFIC USE PROVISION

No deviations are being requested by the applicant

The applicant is requesting the SUP to be valid for twenty-five (25) years, which aligns with the SUP time period guide.

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STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

GARLAND
TEXAS MADE HERE

PLAN COMMISSION RECOMMENDATION

On April 24, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District.

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Plan for a Restaurant, Drive-Through Use.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **11. f.**

Meeting Date: 05/16/2023

Item Title: Z 23-01 Pape-Dawson Engineers, Inc. - Specific Use Provision (District 1)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

LOCATION

6002 North Garland Avenue

OWNER

C&M Villareal FLP

PLAN COMMISSION RECOMMENDATION

On April 24, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District.

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Plan for a Restaurant, Drive-Through Use.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

BACKGROUND

The subject property is currently unimproved. The applicant proposes to open a restaurant with a drive-through service [Starbucks Coffee]. The GDC requires a Specific Use Provision for a Drive-Through Service in the Community Retail (CR) District.

SITE DATA

The subject property contains approximately 1.05 acres and has approximately 161.03 linear feet of frontage along North Garland Avenue. The site can be accessed from North Garland Avenue, including a mutual access driveway to the south.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. The applicant proposes to construct a 2,186 square-foot coffee shop with a drive-through.

2. The applicant is requesting the SUP to be valid for twenty-five (25) years, which aligns with the SUP time period guide.

3. The site plan (Exhibit C) complies with the parking requirements per the GDC.

4. The landscape layout (Exhibit D) complies with the screening and landscaping standards per the GDC.

5. The building elevations (Exhibit E) complies with the building design standards per the Garland Development Code (GDC).

6. The applicant is not requesting any signage deviations with this request.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

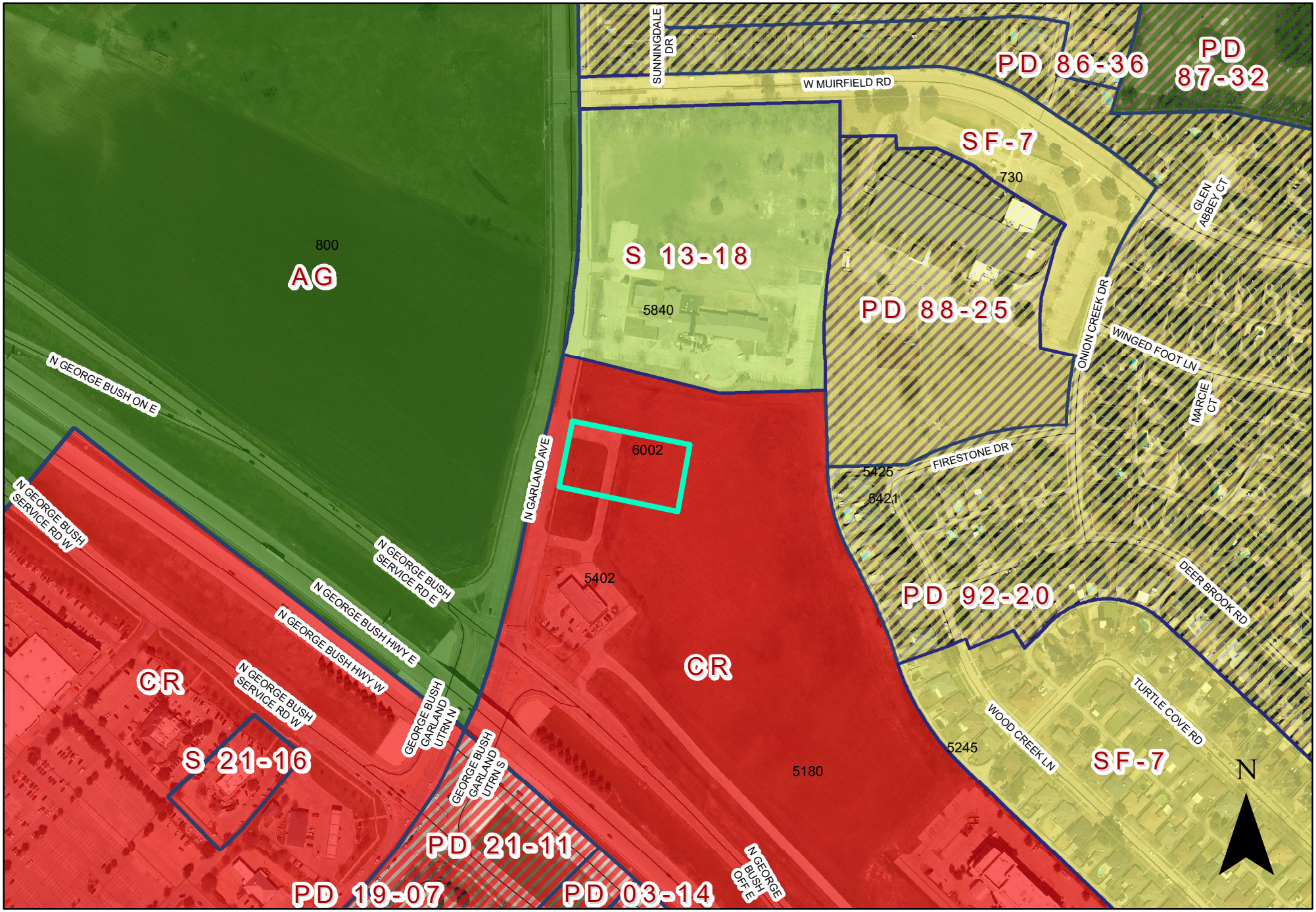
The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The immediate properties to the north, east and south are zoned Community Retail (CR) District and are currently undeveloped. Further to the south is a bank with a drive-through service. Further to the north is a church zoned Single-Family-10 (SF-10) District with an SUP [S 13-18] for a child care center. Approximately 350 feet to the east/southeast is a residential neighborhood zoned Planned Development (PD) 92-20. The property to the west, across North Garland Avenue, is zoned Agricultural (AG) District and is currently undeveloped.

Attachments

Z 23-01 Location Map
Z 23-01 SUP Conditions
Z 23-01 R&M Specific Use Provision
Z 23-01 Responses
Z 23-01 Staff Presentation



0 210 420 Feet
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ZONING MAP Z 23-01

INDICATES AREA OF REQUEST

6002 North Garland Avenue

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-01

6002 North Garland Avenue

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through Use.

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

III. General Regulations: All regulations of the 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:

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

V. Abandonment: In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

VI. Specific Regulations:

A. Time Period: The Specific Use Provision shall be valid for a time period of twenty-five (25) years.

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

C. Landscape Plan: 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.

REPORT & MINUTES

P.C. Meeting, April 24, 2023

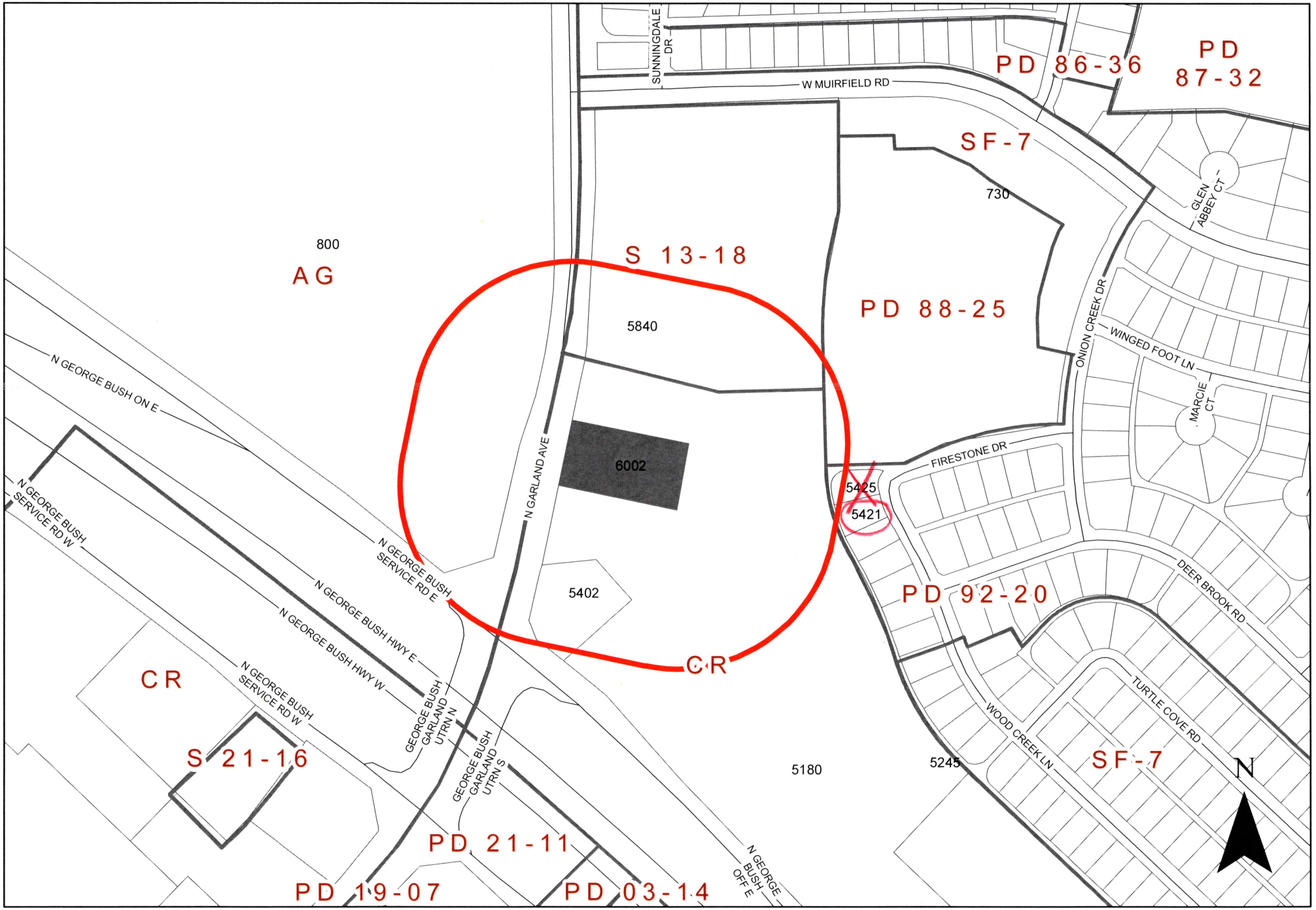
3e. APPROVED Consideration of the application of **Pape-Dawson Engineeers, INC.,** requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District. This property is located at 6002 North Garland Avenue. (District 1) (File Z 23-01 – Specific Use Provision)

Representing the applicant, Matthew Maly, 201 Main St., Ste. 901, Fort Worth, TX 76102, remained available for questions.

Commissioner Ott asked for clarification on whether this development was going to take place of a previously approved development in front of Walmart.

Chairman Roberts asked for clarification on the site layout in regards to the handicap parking and the standard dumpster container size.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Jenkins. **Motion carried**: **9** Ayes, **0** Nays.



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Mark & Susan Solly

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.)

5425 Wood Creek Ln

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

Susan Solly
Mark C Solly

Signature / Firma / Ch ữ ký

4-16-23

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 24 '23 AM 11:39

Planning Dept.

This plan I believe will bring more homeless around and attention to our alley and garage. People already drive & walk thru this hay field. Cars get stuck in the mud & they come knocking at our door.

I don't believe this will bring the desired attention to our families, along with the traffic & noise.

Sorry I am against this Plan.

Susan Sally

APR 24 '23 AM 11:39

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The applicant requests to construct a coffee shop with a drive-through [Starbucks Coffee].

City Council Meeting

May 16, 2023

Z 23-01

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CASE INFORMATION

Location: 6002 North Garland Avenue

Applicant: Pape-Dawson Engineers, Inc.

Owner: C&M Villarreal FLP

Acreage: 1.05 acres

Zoning: Community Retail (CR) District

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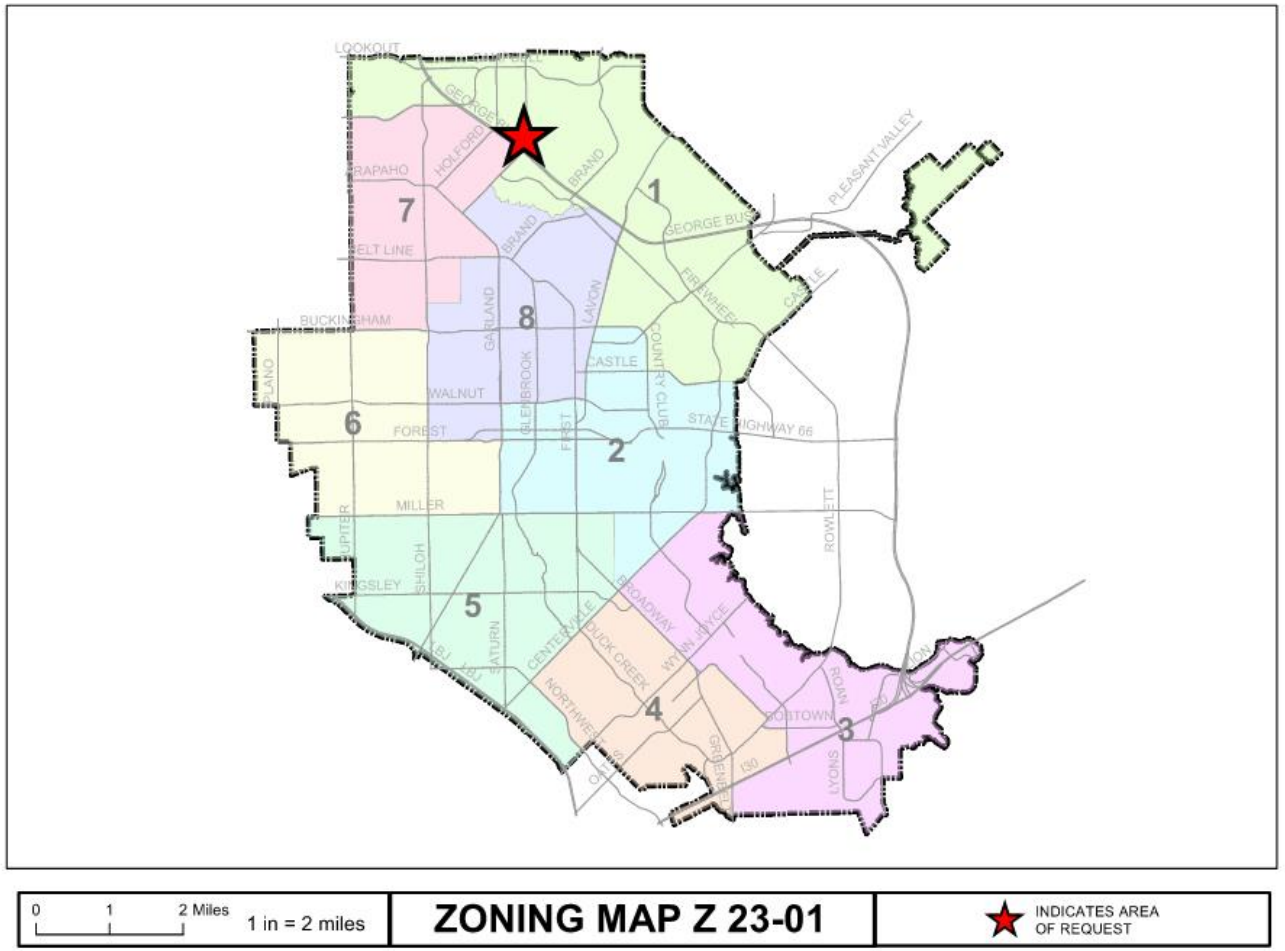
CITYWIDE LOCATION MAP



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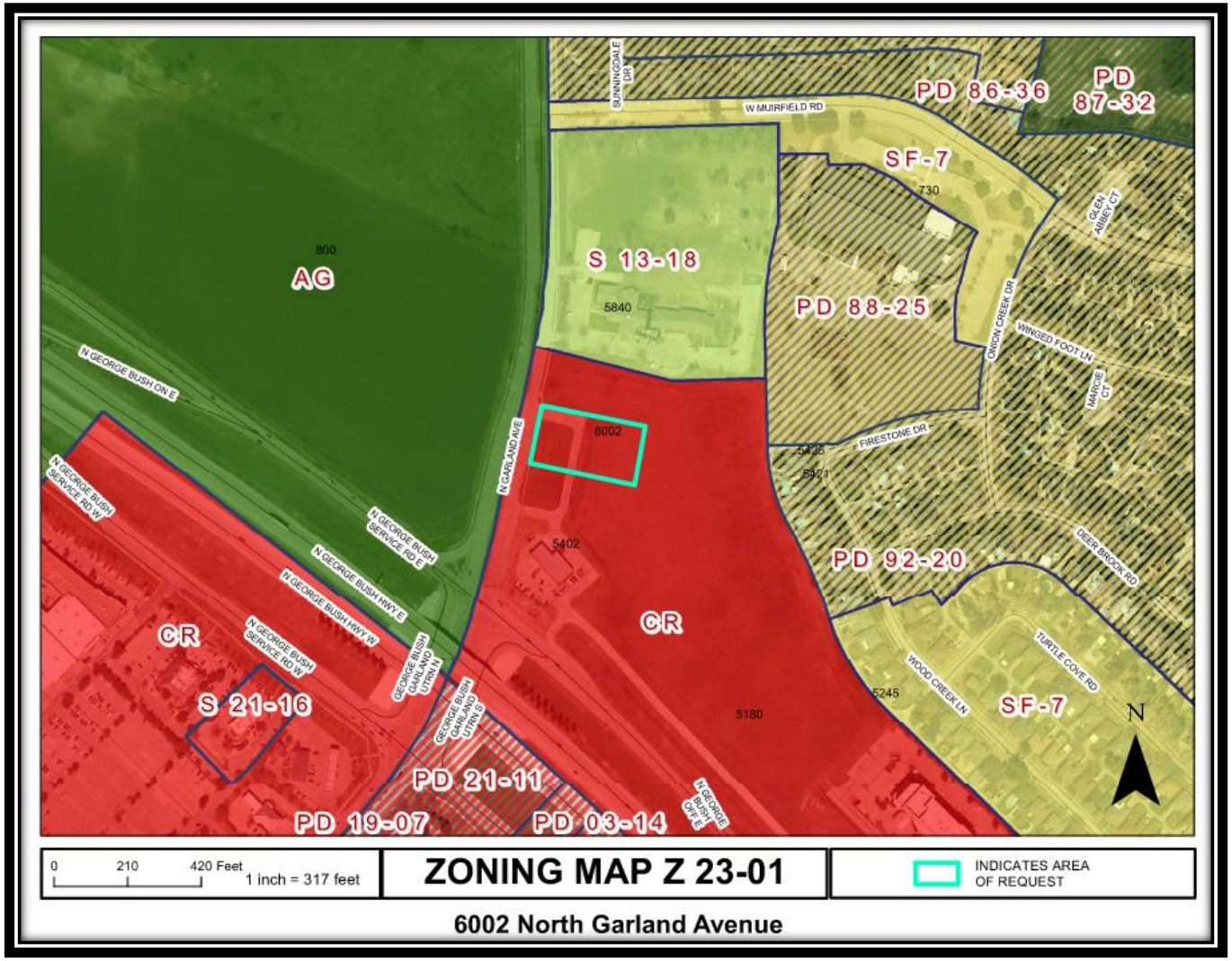
LOCATION MAP



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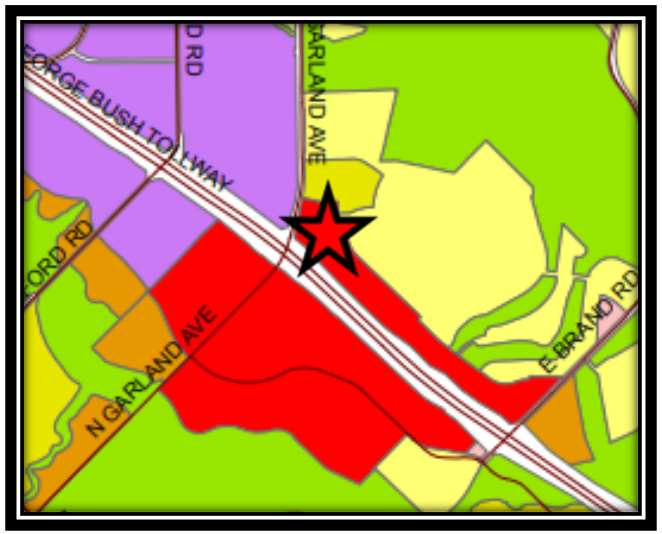
COMPREHENSIVE PLAN



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COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The proposed use is compatible with the Comprehensive Plan.

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PHOTOS

View of the subject property

North of the subject property

South of the subject property

West of the subject property

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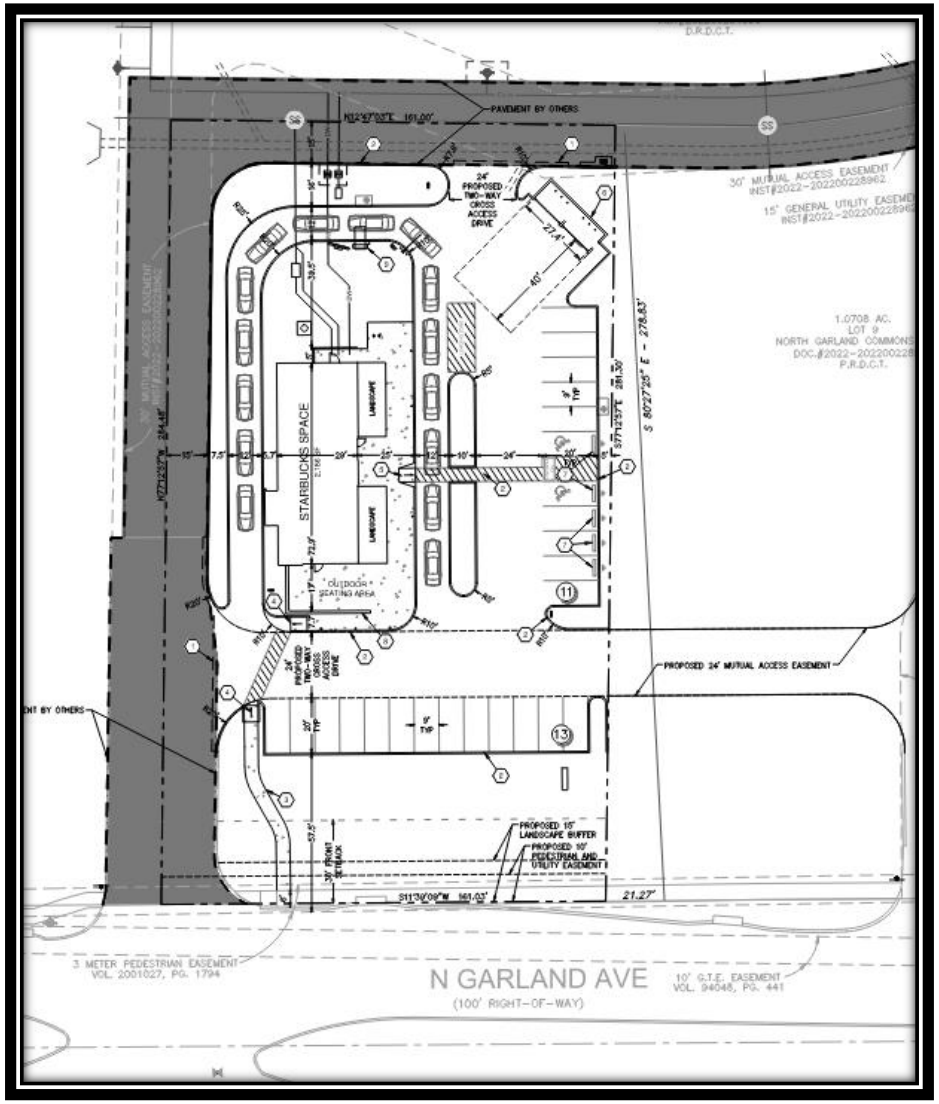
SITE PLAN



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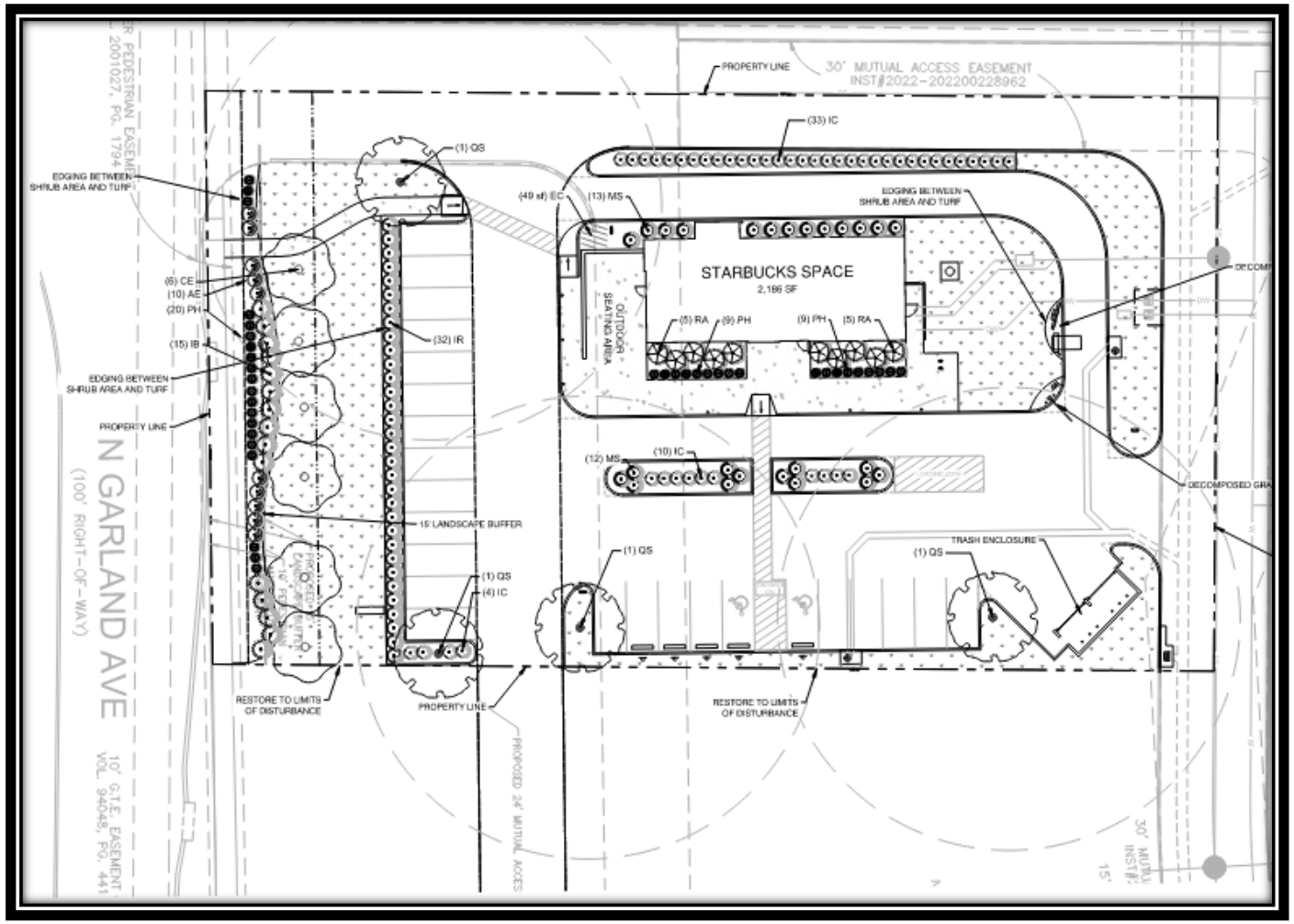
LANDSCAPE PLAN



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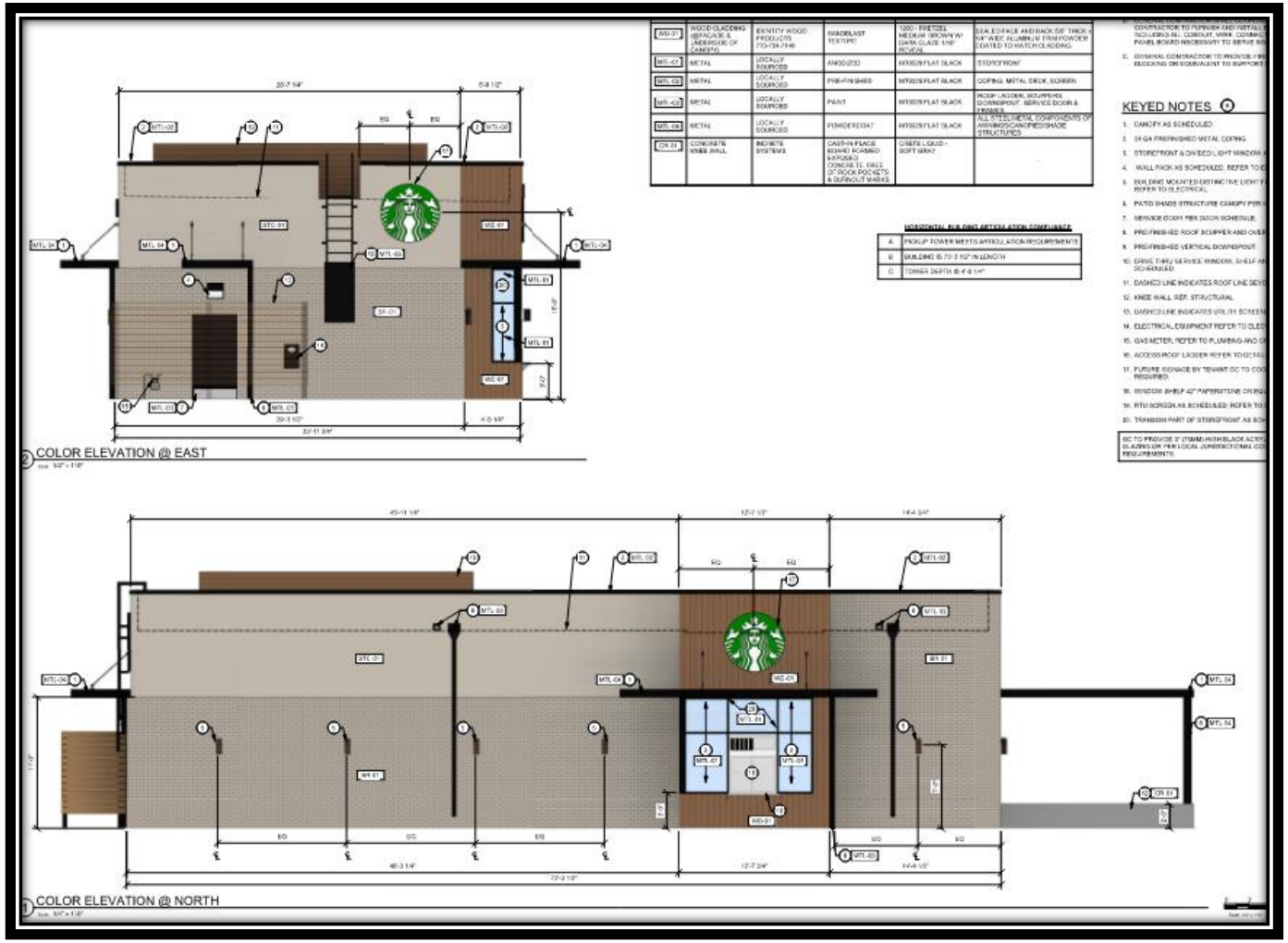
BUILDING ELEVATIONS



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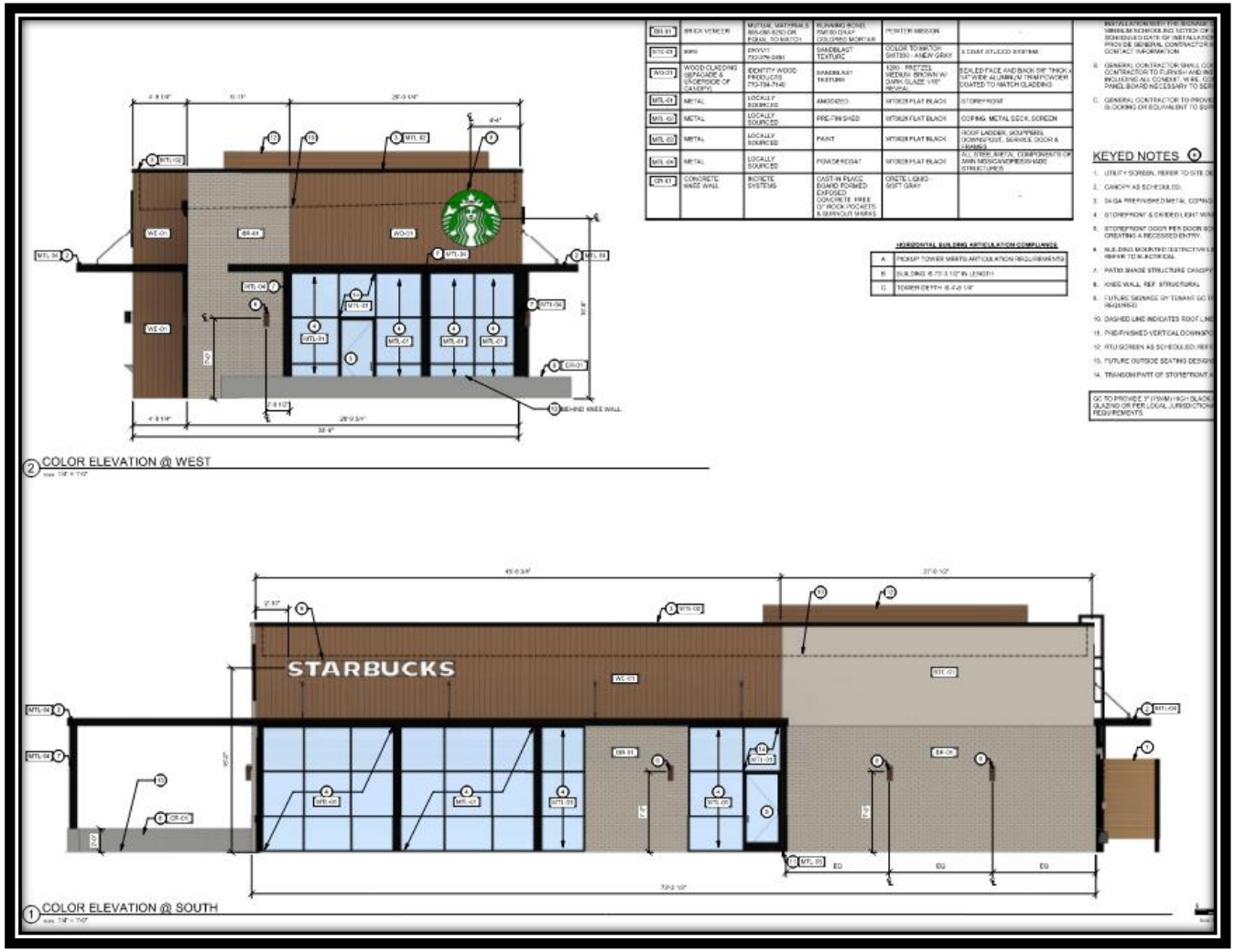
BUILDING ELEVATIONS



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SPECIFIC USE PROVISION

No deviations are being requested by the applicant

The applicant is requesting the SUP to be valid for twenty-five (25) years, which aligns with the SUP time period guide.

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STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

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PLAN COMMISSION RECOMMENDATION

On April 24, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District.

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Plan for a Restaurant, Drive-Through Use.