



AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, April 5, 2022
7:00 p.m.

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

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

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

BRaille IS NOT AVAILABLE.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the March 15, 2022 Regular Meeting.
2. Consider approval of the following bids:
 - a. Excavator Bid No. 0480-22
Kirby-Smith Machinery, Inc. \$491,502.00

This request is for the replacement purchase of an excavator to be utilized by the Street Department.
 - b. Equipment for Parks Department Bid No. 0485-22
Zimmerer Kubota & Equipment, Inc. \$171,659.28

This request is for the purchase of new and replacement tractors and mowing equipment that will be utilized by the Parks Department.

- c. Track Loader** **Bid No. 0504-22**
Caterpillar, Inc. **\$123,533.00**

This request is for the purchase of a new track loader to be utilized by the Hinton Landfill.

- d. Heavy Equipment for Hinton Landfill** **Bid No. 0519-22**
RDO Equipment Co. **\$1,650,652.82**

This request is for the replacement purchase of two articulated dump trucks and one crawler dozer to be utilized by the Hinton Landfill.

- e. Damaged Plant Replacement and Landscape** **Bid No. 0376-22**
Bed Mulching
Qualicare Landscape Services **\$115,378.64**
Optional Contingency **20,000.00**
TOTAL: **\$135,378.64**

This request is for the replacement of dead plant material and the mulching of landscape beds throughout the city due to the inclement weather event in February 2021. An Optional Contingency is included for any additional materials that may be required.

- f. New Compactor for the Hinton Landfill** **Bid No. 0545-22**
R.B. Everett & Company **\$1,277,875.50**

This request is for the purchase of a new compactor to be utilized by the Hinton Landfill.

- g. Hanover Drive, Plantation Road and Richland** **Bid No. 0333-22**
Drive Water Mains Replacement
Aushill Construction, LLC **\$1,024,064.00**
Optional Contingency **120,000.00**
TOTAL: **\$1,144,064.00**

This request is to provide construction services to replace water mains including streets and sidewalks for Hanover Drive (Forest Ridge to Plano Road), Richland Drive (Stoneridge Drive to Shiloh Road) and Plantation Road (Sam Houston Drive to Wagon Wheel Road). An Optional Contingency is included for any additional work that may be required.

- h. Side-Loader Cab and Chassis** **Bid No. 0546-22**
Bond Equipment Company, Inc. **\$1,136,344.00**

This request is for the purchase of six replacement side-loader cab and chassis for the Sanitation Department.

- i. **Front-Loader Chassis** **Bid No. 0547-22**
 Chastang Enterprises, Inc. **\$407,648.00**

This request is for the purchase of two replacement front-loader chassis to be utilized by the Sanitation Department.

- j. **Side-Loader and Front-Loader Bodies** **Bid No. 0548-22**
 Reliance Truck and Equipment **\$1,315,420.80**

This request is for the purchase of eight (8) replacement side-loader and front-loader bodies to be utilized by the Sanitation Department.

- k. **Heavy Trucks** **Bid No. 0549-22**
 Freightliner of Austin **\$646,088.00**

This request is for the replacement purchase of four heavy trucks to be utilized by the Sanitation Department.

- l. **Transfer Trailers** **Bid No. 0550-22**
 Performance Truck **\$247,032.76**

This request is for the replacement purchase of two transfer trailers to be utilized by the Sanitation Department.

- m. **Opticom GPS System** **Bid No. 0552-22**
 Consolidated Traffic Controls, Inc. **\$1,992,835.00**

This request is for the full replacement of the emergency services signal equipment which provides for priority control of the traffic signals to permit the safe passage of Fire Department emergency vehicles.

- n. **GP&L College to Brand Distribution Line Structures** **Bid No. 0450-22**
 Techline, Inc. **\$353,164.00**

This request is for the purchase of sixty-two steel distribution structures to support the reconstruction of the College to Brand Distribution Line.

- o. GP&L College to Brand Distribution Line Materials** **Bid No. 0451-22**

Techline, Inc. \$271,409.00

This request is for the purchase of conduit, conductor and other associated materials to support the reconstruction of the College to Brand Distribution Line.

- p. GP&L Millwood Switch Station Steel Structures and Anchor Bolts** **Bid No. 0426-22**

Techline, Inc. \$395,411.00

This request is for the purchase of two 138kV A-frame dead-end structures, anchor bolts and associated materials for the construction of the GP&L Millwood Switch Station.

- q. GP&L Millwood Switch Station Materials** **Bid No. 0427-22**

Texas Electric Cooperatives, Inc. \$219,786.45

This request is for the purchase of DMC components, surge arrestors, junction boxes, bus, jumper, insulators and other materials for the construction of the Millwood Switch Station.

- r. 2022 Sidewalk & Curb Program** **Bid No. 0441-22**

R & A Legacy Construction, LLC \$650,000.00

This request is for the approval of the 2022 Sidewalk & Curb Program. This approval is for a Term Agreement with four optional renewals.

- s. Granger Annex Renovation Construction** **Bid No. 0088-22**

Big Sky Construction \$2,470,055.00

This request is to approve construction for the renovation of the Granger Annex building located in Central Park.

- t. Lakewood Addition Drainage Design Services** **Bid No. 0571-22**

Dewberry Engineers, Inc. \$559,849.00

This request is for professional services for design of storm sewer (drainage) improvements and necessary replacement of sidewalk and water and wastewater lines in the Lakewood Addition subdivision.

- u. Central Library Additional Design Services** **Bid No. 0493-21**

720 Design, Inc. \$217,840.00

This request is to approve Change Order #1 for professional design services for the modernization of Central Library.

V.	GP&L Spencer 4 Cooling Tower Wastewater Transportation and Disposal	Bid No. 0565-22
	TAS Environmental Services, LP	\$164,055.00
	Optional Contingency	<u>16,405.50</u>
	TOTAL:	\$180,460.50

This request is for the transportation and disposal of contaminated water from the Spencer 4 Cooling Tower. An Optional Contingency is included for any additional work that may be required.

W.	Heavy Equipment for Hinton Landfill	Bid No. 0519-22
	R D O Equipment Co.	\$1,650,652.82

This request is for the replacement purchase of two articulated dump trucks and one crawler dozer to be utilized by the Hinton Landfill.

X.	Fleet Fuels	Bid No. 0587-22
	Jack Ray Oil Co.	\$6,000,000.00
	W. Douglas Distributing	<u>300,000.00</u>
	TOTAL:	\$6,300,000.00

This request is for the purchase of gasoline and diesel fuel to be utilized by City departments in their daily operations. A secondary supplier is included as a contingency. This approval is for a one-year Term Agreement with three optional renewals.

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

- a. Zoning File No. Z 21-37, KRG Civil Engineers (District 1)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses and 2) a Detail Plan for a Church Use on a 2.27-acre tract of land located at 2313 Naaman School 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. Zoning File No. Z 21-59, Advantage Self-Storage Advisors, LLC (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 85-49; 2) a Specific Use Provision for a Self-Storage Facility (Mini Warehouse); and 3) a Detail Plan on a 6.051-acre tract of land zoned Planned Development (PD) District 85-49 for Community Retail (CR) Uses and located at 3599 North Garland Avenue; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

- 4. Consider an ordinance amending Section 25.05, "Reservation Fees for Parks and Recreation Facilities," of Chapter 25, "Parks and Recreation" of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and providing an effective date.**

At the March 14, 2022 Work Session, Council considered an ordinance to amend Section 25.05, "Reservation Fees for Parks and Recreation Facilities," to add a senior citizen fee for use of fitness areas in recreation centers. The proposed fee for senior citizens is \$20 annually for Garland residents ages 65 and up and \$40 annually for non-residents 65 and up.

- 5. Consider a resolution authorizing City staff to enter and convey a permanent easement to the North Texas Municipal Water District for installing a water delivery point and other related infrastructure adjacent to Lou Huff Park and the Garland Power and Light Office; and providing an effective date.**

Council is requested to approve a resolution for a permanent utility easement with the NTMWD for a new meter station located in Lou Huff Park.

- 6. Consider approving the Friendship Park Lease Agreement**

At the January 31, 2022 Work Session, Council considered updating the agreement with the City of Dallas for an additional 20 years.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

7. Hold public hearings on:

a. Reconsideration Request of a Previously Denied Zoning Application (File No. Z 21-39, District 6)

The applicant, Alan Hameed, has submitted a written request for the City Council to reconsider the previously denied Zoning Case Z 21-39. This property is located at 3218 Forest Lane. The City Council previously considered and in effect denied this application on March 1, 2022 by a vote of 6 – 3, with the Mayor, Council Members Aubin and Smith in opposition.

b. Consider a Zoning request by Alan Hameed to allow automobile sales. This property is located at 3218 Forest Lane in District 6.

Consideration of the application of Alan Hameed, requesting approval of 1) an amendment to Planned Development (PD) District 03-47 to allow Automobile Sales, New or Used by Specific Use Provision, and 2) a Specific Use Provision to allow Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (File Z 21-39, District 6)

c. Consider a Detail Plan request by Alan Hameed to allow automobile sales. This property is located at 3218 Forest Lane in District 6.

Consideration of the application of Alan Hameed, requesting approval of Detail Plan for Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (File Z 21-39, District 6)

d. Consider a Zoning request by OM Estate Development to allow construction of three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway in District 3.

Consideration of the application of OM Estate Development, requesting approval a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses. This property is located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail. (File Z 21-52, District 3)

e. Consider a Detail Plan request by OM Estate Development to allow construction of three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway in District 3.

Consideration of the application of OM Estate Development, requesting approval of Detail Plan for Mixed Uses. This property is located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail. (File Z 21-52, District 3)

- f. **Consider a Zoning request by Hanif Nensey from Agricultural (AG) District to Single-Family-7 (SF-7) District. This property is located at 705 East Oates Road in District 4.**

Consideration of the application of Hanif Nensey, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District. This property is located at 705 East Oates Road. (File Z 21-24, District 4)

- g. **Consider a Specific Use Provision request by Hanif Nensey to allow a Guest House. This property is located at 705 East Oates Road in District 4.**

Consideration of the application of Hanif Nensey, requesting approval of a Specific Use Provision for a Guest House. This property is located at 705 East Oates Road. (File Z 21-24, District 4)

- h. **Consider a Plan request by Hanif Nensey to allow a Guest House. This property is located at 705 East Oates Road in District 4.**

Consideration of the application of Hanif Nensey, requesting approval of a Plan for a Guest House. This property is located at 705 East Oates Road. (File Z 21-24, District 4)

- i. **Consider a Specific Use Provision renewal request by Sean Kim for an existing Reception Facility on the subject property. The property is located at 2800 West Kingsley Road in District 5.**

Consideration of the application of Sean Kim, requesting approval of a Specific Use Provision Renewal for a Reception Facility on a property zoned Industrial (IN) District. This property is located at 2800 West Kingsley Road. (File Z 21-55, District 5)

- j. **Consider a Plan request by Sean Kim for an existing Reception Facility on the subject property. The property is located at 2800 West Kingsley Road in District 5.**

Consideration of the application of Sean Kim, requesting approval of a Plan for a Reception Facility on a property zoned Industrial (IN) District. This property is located at 2800 West Kingsley Road. (File Z 21-55, District 5)

- k. **Consider a Zoning request by Provident Realty Advisors to construct 242 multi-family units in a single-family style format. This site is located at 3309 Castle Drive in District 1.**

Consideration of the application of Provident Realty Advisors, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses. This property is located at 3309 Castle Drive. (File Z 21-62, District 1) (The applicant requests postponement to the April 19, 2022 Regular City Council Meeting.)

- I. Consider a Detail Plan request by Provident Realty Advisors to construct 242 multi-family units in a single-family style format. This site is located at 3309 Castle Drive in District 1.**

Consideration of the application of Provident Realty Advisors, requesting approval of a Detail Plan for Multi-Family development. This property is located at 3309 Castle Drive. (File Z 21-62, District 1) (The applicant requests postponement to the April 19, 2022 Regular City Council Meeting.)

- m. Consider a Zoning request by Don Gordon, to allow a Major Automobile Repair Shop on the subject property. The site is located at 2025 Old Mill Run in District 8.**

Consideration of the application of Don Gordon, requesting approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use. This property is located at 2025 Old Mill Run. (File Z 22-02, District 8)

- n. Consider a Detail Plan request by Don Gordon, to allow a Major Automobile Repair Shop on the subject property. The site is located at 2025 Old Mill Run in District 8.**

Consideration of the application of Don Gordon, requesting approval of a Detail Plan for Automobile Repair, Major Use. This property is located at 2025 Old Mill Run. (File Z 22-02, District 8)

- o. Consideration for final approval of the determination not to update Land Use Assumptions, Capital Improvements Plan, or Impact Fees.**

Section 395.052 of the Texas Local Government Code mandates an update of a City's land use assumptions, capital improvements plan, and impact fees by the City's governing body every five years, or in the alternative, a determination by the City that a change to the existing fees is unnecessary. In 2016 (with a March 1, 2017 effective date), the City Council adopted the land use assumptions, capital improvement plan, and impact fees, as drafted by consultant Kimley-Horn. Staff has determined that the impact fee study is still valid for another five (5) years and recommends a final approval of determination by the City Council that no change to the land use assumptions, capital improvement plan, and impact fees is required. The Capital Improvements Advisory Committee [Plan Commission] recommended re-adoption of the current land use assumptions, capital improvements plan, and impact fees during their November 11, 2021 meeting. The Council was briefed on this item during the December 6, 2021 Work Session, and then the required notices were made according to the statute.

8. Consider appointments to Boards and Commissions.

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

Council Member Rich Aubin

- Margaret Bice - Board of Adjustment

9. Citizen comments.

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

10. Adjourn.

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



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: 04/05/2022

Item Title: Minutes March 15

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the March 15, 2022 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes March 15



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, March 15, 2022, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

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

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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Mayor LeMay presented a Special Recognition to Gary Holcomb, Director of Purchasing, along with the Purchasing Department staff, proclaiming March to be Public Procurement Month and acknowledging them for receiving the 2021 Achievement of Excellence Award in Procurement for the 23rd consecutive year.

CONSENT AGENDA

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

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

Vote: 9 ayes, 0 nays

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

2. Consider approval of the following bids:

a. APPROVED	Duck Creek Wastewater Treatment Plant Filter Rehabilitation and UV Conversion Project-	Bid No. 0469-22
	Carollo, Inc.	\$3,220,995.00
	Optional Contingency	<u>322,000.00</u>
	TOTAL:	\$3,542,395.00

This request is for professional engineering services for the design and rehabilitation of the sand filters and the chlorination system at the Duck Creek Wastewater Treatment Plant. This project will convert the disinfection process from chlorination to UV disinfection and convert the sand filtration system to a modern cloth filtration system.

b. APPROVED GP&L Naaman to Apollo Transmission Line Rebuild Steel Structures Bid No. 0228-22

Techline, Inc.	\$1,476,131.00
Optional Contingency	<u>73,806.55</u>
TOTAL:	\$1,549,937.55

This request is for the purchase of thirty-two (32) steel structures to be used for the rebuild and upgrade of the GP&L Naaman to Apollo Transmission Line. An Optional Contingency is included for any structure modifications that may be required.

c. APPROVED Rowlett Creek Wastewater Treatment Plant Centrifuge Rotating Assembly Inspection and Repair Bid No. 0474-22

Alfa Laval, Inc.	\$85,800.00
Optional Contingency	60,000.00
TOTAL:	<u>\$145,800.00</u>

This request is to provide inspections and repairs to three (3) centrifuge rotating assemblies. The centrifuge rotating assemblies are used to dewater biosolids at Rowlett Creek Wastewater Treatment Plant. This approval is for a Term Agreement with four (4) optional renewals.

d. APPROVED GP&L Naaman to Apollo 138kV Transmission Line Rebuild Materials Bid No. 0229-22

Techline, Inc.	\$510,955.14
Optional Contingency	<u>51,095.51</u>
TOTAL:	\$562,050.65

This request is for the purchase of materials needed for the upgrade and rebuild of the GP&L Naaman to Apollo Transmission Line. An Optional Contingency is included for any additional materials that may be required.

e. APPROVED GP&L Elm Grove Substation Cable Trench Bid No. 0287-22

KBS Electrical Distributors, Inc.	<u>\$65,932.00</u>
TOTAL:	\$65,932.00

This request is to approve a Change Order for the Elm Grove Substation Cable Trench. The total length of the trench has been recalculated to add approximately 181 additional linear feet.

- f. APPROVED GP&L Millwood Switch Station Cable Trench** **Bid No. 0391-226**
- Trenwa, Inc.** **\$125,848.00**
\$125,848.00

This request is for the purchase of a 380-foot precast concrete cable trench and associated materials needed for the construction of the Millwood Switch Station. This is part of the approved GP&L Millwood Switch Station CIP project.

- g. APPROVED Naaman 138kV Substation Rebuild Engineering and Construction Support Services** **Bid No. 0503-22**
- Black & Veatch** **\$493,260.00**
TOTAL: **\$493,260.00**

This request is for engineering and construction support services for the rebuild of the GP&L 138kV Naaman Substation. This is part of the approved GP&L Naaman Substation Rebuild CIP project.

- h. APPROVED GP&L Millwood Switch Station Control Enclosure** **Bid No. 0401-22**
- Electric Power Products, Inc.** **\$780,108.00**
\$780,108.00

This request is for the purchase of a control enclosure for the Millwood Switch Station as part of the approved Millwood Switch Station CIP project. The control enclosure will contain switchboard panels, batteries, battery chargers, supervisory control, meters, and relays and will provide all-weather protection and security for the control equipment.

- i. APPROVED NIBIN Cartridge Cases Acquisition and Triage Package** **Bid No. 0498-22**
- Forensic Technology, Inc.** **\$243,762.00**
TOTAL: **\$243,762.00**

This request is to purchase the National Integrated Ballistic Information Network (NIBIN) Cartridge Cases Acquisition and Triage Package which is a component of the Integrated Ballistic Identification System (IBIS). IBIS provides timely actionable intelligence for the investigation of firearm-related crimes and is the search engine that helps law enforcement agencies quickly find links between firearm-related incidents.

- j. APPROVED Explosive Ordinance Disposal Robots** **Bid No. 0505-22**
- ICOR Technology, Inc.** **\$205,500.98**
TOTAL: **\$205,500.98**

This request is for the purchase of two (2) explosive ordinance disposal (EOD) Mini-Caliber Robots with accessories. The robots will replace an aged-out HD robot that was purchased with 2004 grant funds and a Mini Andros robot purchased with 1998 grant funds.

k. APPROVED Electric Distribution Hardware for Warehouse Inventory Bid No. 0437-20

Techline, Inc.	<u>\$33,216.95</u>
TOTAL:	\$33,216.95

This request is to approve a Change Order to the Electric Distribution Hardware Term Agreement.

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

a. APPROVED Zoning File No. Z 21-56, DEC (District 1)

Ordinance No. 7298 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 19-18 for Community Retail Uses and 2) a Detail Plan for a Restaurant Use on a 1.23-acre tract of land located at 3900 Lavon Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. APPROVED Zoning File No. Z 21-57, Kimley-Horn (District 1)

Ordinance No. 7299 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 15-40 for Multi-Family Use and 2) a Detail Plan for Multi-Family development on a 11.50-acre tract of land located at 4401 Bunker Hill Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. APPROVED Zoning File No. Z 21-25, 7LC, LLC (District 6)

Ordinance No. 7300 amending the Garland Development Code of the City of Garland, Texas, by approving by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.482-acre tract of land zoned Planned Development (PD) District 89-30 for Community Retail (CR) Uses and located at 519 North Jupiter Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. **APPROVED Ordinance 7301** amending the 2021-22 Adopted Budget.

At the February 28, 2022, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2021-22 Adopted Budget (2021-22 Budget Amendment No. 2). The Council directed staff to prepare an Ordinance amending the Budget for (1) projects approved in last year's Budget but uncompleted by the fiscal year-end, (2) the rollover of open Purchase Orders from the 2020-21 fiscal year, and (3) expenditures not anticipated in the 2021-22 Adopted Budget.

5. **APPROVED Resolution No. 10536** for a Project Specific Agreement with Dallas County for Garland Avenue Underpass Trail

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

6. **APPROVED Resolution No. 10537** for a Project Specific Agreement with Dallas County for the Naaman Forest Connection Trail.

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

7. **APPROVED Resolution No. 10538** for a Project Specific Agreement with Dallas County for Duck Creek Audubon Trail.

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

8. **APPROVED Ordinance No. 7302** amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and setting an effective date.

Parking by tractor trailers along Miller Park Drive has increasingly become an issue for local businesses, blocking sight distance from driveways. Local businesses have requested these restrictions. Council is requested to restrict parking at all times on both sides of Miller Park South and Miller Park North from International Road to Jupiter Road.

9. **APPROVED Ordinance No. 7303** amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and setting an effective date.

The Transportation Department has conducted speed limit studies on Garland Avenue between Buckingham Rd and Belt Line Rd and determined the appropriate speed limit to be 40mph.

10. **APPROVED Ordinance No. 7304** amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and setting an effective date.

Traffic on the Pleasant Valley Road bridge has normalized since its reconstruction and the new wider roadway has enabled safer travel at slightly higher speeds. Based on traffic studies, the current speed limit of 40mph can be safely raised to 45mph.

11. **APPROVED Ordinance No. 7305** amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and setting an effective date.

Windsor Park II was developed with 24-foot wide streets which are often blocked by parking on both sides of the street. The homeowners association has requested parking restrictions to ensure that the streets remain open for vehicles to traverse the neighborhood. Council is requested to adopt an ordinance to restrict parking as shown on the attached exhibit.

12. **APPROVED Ordinance No. 7306** amending Section 25.04, "Park Names," of Article I, "in general," of Chapter 25, "Parks and Recreation;" to allow the naming of the skate park to be "The Boneyard at Garland; Providing a savings clause, providing a severability clause; and providing an effective date.

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.

13. Hold public hearing(s) on:

a. **PUBLIC HEARING HELD:** Hold a Public Hearing and consider Re-adoption of the Juvenile Curfew Ordinance

A public hearing was held on the Re-adoption of the Juvenile Curfew Ordinance. At the public hearing, all interested persons will be given the opportunity to be heard for or against the re-adoption of the juvenile curfew ordinance. Immediately after, City Council will consider re-adoption of the curfew.

Mayor LeMay opened the public hearing at 7:13 p.m. There were not speakers on this item and the hearing was closed at 7:14 p.m.

b. **APPROVED Ordinance No. 7307** approving the re-adoption of Chapter 26 "Police-Miscellaneous Provisions and Offences," of the Code of Ordinances of the City of Garland, Subsection 26.10 related to curfew hours for minors.

At the March 14, 2022, Council Work Session, Council considered the re-adoption of the Juvenile Curfew Ordinance.

Council Member Morris requested an explanation about the necessity for a Juvenile Curfew Ordinance.

Chief Jeff Bryan presented information on the necessity for and use of the ordinance.

Motion was made by Council Member Aubin to approve the Juvenile Curfew Ordinance as presented, seconded by Council Member Vera . Motion carried:

Vote: 9 ayes, 0 nays

c. **APPROVED Consider a Zoning request by Advantage Self-Storage Advisors, LLC, to allow a Self-Storage (Mini Warehouse) Use. The property is located at 3599 North Garland Avenue in District 7.**

Consideration of the application of Advantage Self Storage Advisors, LLC, requesting approval of 1) an amendment to Planned Development (PD)

District 85-49 and 2) a Specific Use Provision to allow a Self- Storage Facility (Mini warehouse). This property is located at 3599 North Garland Avenue. (File Z 21-59, District 7)

The staff report was presented by Nabiha Ahmed, Lead Development Planner. The speaker on this item was Brian Baca, applicant.

There was discussion by the Council.

Motion was made by Mayor Pro Tem Hedrick to approve the Zoning request (Item 13c), Detail Plan (Item 13d) and Specific Use Provision, seconded by Council Member Moore. Motion carried:

Vote: 8 ayes, 1 nay (Council Member Smith)

- d. APPROVED Consider Detail Plan request by Advantage Self-Storage Advisors, LLC, to allow Self-Storage (Mini Warehouse) facility. The property is located at 3599 North Garland Avenue in District 7.**

Consideration of the application of Advantage Self Storage Advisors, LLC, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49. This property is located at 3599 North Garland Avenue. (File Z 21-59, District 7)

- e. APPROVED Consider a Planned Development amendment request by KRG Civil Engineers, Inc. to allow for the construction of a Church. This property is located at 2313 Naaman School Road in District 1.**

Consideration of the application of KRG Civil Engineers, Inc. requesting approval of an amendment to Planned Development (PD) District 06-78 for Community Retail Uses. This property is located at 2313 Naaman School Road. (File Z 21-37, District 1)

The staff report was presented by Nabiha Ahmed, Lead Development Planner. The speaker on this item was Kelly Gomez, KRG Civil Engineers, applicant.

Motion was made by Council Member Bass to approve the Planned Development (Item 13e) and the Detail Plan (Item 13f), seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 nays

- f. APPROVED Consider a Detail Plan request by KRG Civil Engineers, Inc. to allow for the construction of a Church. This property is located at 2313 Naaman School Road in District 1.**

Consideration of the application of KRG Civil Engineers, Inc. requesting approval of a Detail Plan for a Church Use. This property is located at 2313 Naaman School Road. (File Z 21-37, District 1)

14. **Citizen comments:** There were no speakers on this item.
15. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:49 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 04/05/2022

Item Title: Excavator

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0480-22

Purchase Justification:

This request is for the replacement purchase of an excavator to be utilized by the Street Department.

Evaluation:

This excavator is available from Kirby-Smith Machinery, Inc., through the BuyBoard Cooperative Purchasing Contract 597-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Kirby-Smith Machinery, Inc.	All	\$491,502.00
TOTAL:		\$491,502.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46873

Fiscal Impact

Total Project/Account: \$838,000
Expended/Encumbered to Date: 276,155
Balance: \$561,845
This Item: 491,502
Proposed Balance: \$70,343
Account #: 266-4699-3981900-9009
Fund/Dept/Project – Description and Comments:

Miscellaneous Revenue Supported and Internal Service / Stormwater Maintenance Equipment Replacement of Unit #460-105.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 223

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/15/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/14/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 04/05/2022

Item Title: Equipment for Parks Department

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0485-22

Purchase Justification:

This request is for the purchase of new and replacement tractors and mowing equipment that will be utilized by the Parks Department.

Evaluation:

This equipment is available from Zimmerer Kubota & Equipment, Inc., through the BuyBoard Cooperative Purchasing Contracts 597-19 and 611-20.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Zimmerer Kubota & Equipment, Inc.	All	\$171,659.28
TOTAL:		\$171,659.28

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46881

Fiscal Impact

Total Project/Account: \$712,000
Expended/Encumbered to Date: 540,137
Balance: \$171,863
This Item: 171,659
Proposed Balance: \$204
Account #: 100-2412-9007 & 100-2421-9007
Fund/Dept/Project – Description and Comments:
General Fund / PRCAD

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 138

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/15/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/14/2022

CITY OF GARLAND - BID RECAP SHEET											
OPENED: N/A REQ. NO. PR 46881 BID NO. 0485-22 PAGE: 1 of 1 BUYER: Teresa Smith				Zimmerer Kubota & Equipment, Inc.							
I T E M	QTY	U N I T	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea.	New Kubota, MX6000 HST Utility Tractor, 4WD, all options per quote	\$28,254.00	\$28,254.00						
2	1	ea.	New Kubota, MX6000 HST Utility Tractor, 4WD, with front end bucket, all options per quote	\$34,135.88	\$34,135.88						
3	1	ea.	New Kubota, F2690 mowing tractor, all options per quote	\$18,312.00	\$18,312.00						
4	2	ea.	New Kubota, ZD1211-3-60 DEX Mowers, all options per quote	\$14,859.20	\$29,718.40						
5	1	ea.	New Kubota, M5-091HDC-1 tractor with box blade, all options per quote	\$61,239.00	\$61,239.00						
			TOTAL GROSS PRICE		\$171,659.28						
			CASH DISCOUNT								
			TOTAL NET PRICE		\$171,659.28						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								
			NEXT LOW:	\$0.00	n/a # IonWave Notifications	All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. 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.					
			LOW:	\$0.00	n/a # IonWave HUBS						
			SAVINGS:	\$0.00	n/a # Direct Contact HUBS						
					n/a # HUBS Responded						



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 04/05/2022

Item Title: Track Loader

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0504-22

Purchase Justification:

This request is for the purchase of a new track loader to be utilized by the Hinton Landfill.

Evaluation:

The track loader is available from Caterpillar, Inc., through the Sourcewell Cooperative Purchasing Contract 032119-CAT.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Caterpillar, Inc.	All	\$123,533.00

TOTAL:		\$123,533.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46906

Fiscal Impact

Total Project/Account: \$2,607,000
Expended/Encumbered to Date: 1,057,485
Balance: \$1,549,515
This Item: 123,533
Proposed Balance: \$1,425,982
Account #: 691-1609-1717621-9007

Fund/Dept/Project – Description and Comments:

Landfill/Transfer Station / New Landfill Equipment
Addition of new track loader

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 232

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/15/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/14/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 04/05/2022

Item Title: Heavy Equipment for Hinton Landfill

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0519-22

Purchase Justification:

This request is for the replacement purchase of two (2) articulated dump trucks and one (1) crawler dozer to be utilized by the Hinton Landfill.

Evaluation:

This equipment is available from RDO Equipment Co. through the Sourcewell Purchasing Cooperative Contract 032119-JDC.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
RDO Equipment Co.	All	\$1,650,652.82
TOTAL:		\$1,650,652.82

Basis for Award:

Purchase Requisition #: 46910

Fiscal Impact

Account #: 635-1609-171-5400-9009

Fund/Dept/Project – Description and Comments:

Line 1: \$1,207,378.24, Qty. 2 @ \$603,689.12 each. Replaces units 160-2183 and 160-2184.

Account #: 692-1609-171-5400-9009

Fund/Dept/Project – Description and Comments:

Line 2: \$443,274.58, Replaces unit 160-1819.

Attachments

Bid Recap

Fiscal Reference:

Budget Type:

Fiscal Year:

Document Location:

Budget Director Approval:

Approval Date:

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/14/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 04/05/2022

Item Title: Damaged Plant Replacement and Landscape Bed Mulching

Submitted By: Rene Dowl, City Secretary

Bid Number: 0376-22

Purchase Justification:

This request is for the replacement of dead plant material and the mulching of landscape beds throughout the city due to the inclement weather event in February 2021. An Optional Contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated with Qualicare Landscape Services submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Qualicare Landscape Services	All	\$115,378.64
Optional Contingency		20,000.00
	TOTAL:	\$135,378.64

Basis for Award: Straight Low Bid

Purchase Requisition #: 46628

Fiscal Impact

Total Project/Account: \$2,817,101
Expended/Encumbered to Date: 1,152,218
Balance: \$1,664,883
This Item: 135,379
Proposed Balance: \$1,529,504
Account #: 100-2414-605118 & 100-2413-7111
Fund/Dept/Project – Description and Comments:
General Fund / Parks, Recreation & Cultural Arts / Park Maintenance

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 138

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/25/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/24/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 04/05/2022

Item Title: New Compactor for the Hinton Landfill

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0545-22

Purchase Justification:

This request is for the purchase of a new compactor to be utilized by the Hinton Landfill.

Evaluation:

The compactor is available from R.B. Everett & Company through the Sourcewell Purchasing Cooperative Contract 032119-BAI.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R.B. Everett & Company	All	\$1,277,875.50

TOTAL:		\$1,277,875.50

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46967

Fiscal Impact

Total Project/Account: \$2,607,000
Expended/Encumbered to Date: 1,181,018
Balance: \$1,425,982
This Item: 1,277,876
Proposed Balance: \$148,106
Account #: 691-1609-1717621-9007

Fund/Dept/Project – Description and Comments:

Landfill/Transfer Station / New Landfill Equipment
New additional compactor

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 232

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/15/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/14/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 04/05/2022

Item Title: Hanover Drive, Plantation Road and Richland Drive Water Mains Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 0333-22

Purchase Justification:

This request is to provide construction services to replace water mains including streets and sidewalks for Hanover Drive (Forest Ridge to Plano Road), Richland Drive (Stoneridge Drive to Shiloh Road) and Plantation Road (Sam Houston Drive to Wagon Wheel Road). An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated with Aushill Construction, LLC, submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Aushill Construction, LLC	All	\$1,024,064.00
Optional Contingency		120,000.00
TOTAL:		\$1,144,064.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 46598

Fiscal Impact

Total Project/Account: \$20,549,580
Expended/Encumbered to Date: 14,189,097
Balance: \$6,360,483
This Item: 1,144,064
Proposed Balance: \$5,216,419
Account #: 220-4049-3019100-9214 & 831-4693-7111
Fund/Dept/Project – Description and Comments:

Water CIP / Distribution Lines (Up to 14-Inch)	\$1,020,672
Infrastructure Fund / Street Construction	123,392
Total	\$1,144,064

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2021-22

Document Location: Oper. Budget - Page 216; Prop. CIP - Page 243

Budget Director Approval: Allyson Bell Steadman Approval Date: 03/24/2022

Purchasing Director Approval: Gary L. Holcomb Approval Date: 03/21/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 04/05/2022

Item Title: Side-Loader Cab and Chassis

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0546-22

Purchase Justification:

This request is for the purchase of six (6) replacement side-loader cab and chassis for the Sanitation Department. This request includes chassis inspection and training for four (4) City employees at the Crane Carrier facility.

Evaluation:

The side-loader cab and chassis are available from Bond Equipment Company, Inc., through the BuyBoard Cooperative Purchasing Contract 601-19.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Bond Equipment Company, Inc.	All	\$1,136,344.00
TOTAL:		\$1,136,344.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46976

Fiscal Impact

Total Project/Account: \$5,994,002
Expended/Encumbered to Date: 4,474,296
Balance: \$1,519,706
This Item: 1,136,344
Proposed Balance: \$383,362
Account #: 246-4319-2106800-9007, 246-4319-2106900-9007
Fund/Dept/Project – Description and Comments:

Miscellaneous Revenue Supported and Internal Service / Replacement of Side-Load
Residential Trucks

Replacement of Units #430-1430, #430-1581, #430-1584, #430-1728,
& #430-1729 - \$947,820

Miscellaneous Revenue Supported and Internal Service / Replacement of Recycling Truck
Replacement of Unit #430-1579 - \$188,524

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Pages 211 & 212

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/17/2022

CITY OF GARLAND - BID RECAP SHEET				Bond Equipment Company Inc.							
OPENED: N/A REQ. NO. PR 46976 BID NO. 0546-22 PAGE: 1 of 1 BUYER: Teresa Smith											
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	6	ea.	New Crane Carrier LET-2, white exterior paint, Cummins L9-300 HP, Allison 3500RDSR trans, double frame, pre-cleaner, all options per quote.	\$188,524.00	\$1,131,144.00						
2	1	ea.	BuyBoard Fee	\$400.00	\$400.00						
3	4	ea.	Transportation for Garland employees to inspect chassis and for training at Crane Carrier; 4 people	\$1,200.00	4,800.00						
			TOTAL GROSS PRICE		\$1,136,344.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		\$1,136,344.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								
			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.								
			NEXT LOW:	\$0.00	n/a # IonWave Notifications						
			LOW:	\$0.00	n/a # IonWave HUBS						
			SAVINGS:	\$0.00	n/a # Direct Contact HUBS						
					n/a # HUBS Responded						



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 04/05/2022

Item Title: Front-Loader Chassis

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0547-22

Purchase Justification:

This request is for the purchase of two (2) replacement front-loader chassis to be utilized by the Sanitation Department.

Evaluation:

The front-loader chassis are available from Chastang Enterprises, Inc., through the BuyBoard Cooperative Purchasing Contract 601-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Chastang Enterprises, Inc.	All	\$407,648.00
TOTAL:		\$407,648.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46977

Fiscal Impact

Total Project/Account: \$1,376,696
Expended/Encumbered to Date: 679,696
Balance: \$697,000
This Item: 407,648
Proposed Balance: \$289,352
Account #: 246-4319-2107500-9007
Fund/Dept/Project – Description and Comments:

Miscellaneous Revenue Supported and Internal Service / Replacement of Commercial
Front-Load Trucks
Replaces Units #430-0249 & #430-0362

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 214

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/17/2022

CITY OF GARLAND - BID RECAP SHEET OPENED: N/A REQ. NO. PR 46977 BID NO. 0547-22 PAGE: 1 of 1 BUYER: Teresa Smith				Chastang Ford							
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	2	ea.	2023 Autocar ACX64 front end loader chassis, LH drive cab, white exterior paint, Cummins L9 380HP diesel engine Allison 4500 6-speed transmission	\$203,624.00	\$407,248.00						
2	1	ea.	BuyBoard Fee	\$400.00	\$400.00						
TOTAL GROSS PRICE					\$407,648.00						
CASH DISCOUNT											
TOTAL NET PRICE					\$407,648.00						
F.O.B.				DELIVERED		DELIVERED		DELIVERED		DELIVERED	
DELIVERY											
NEXT LOW:				\$0.00	n/a # IonWave Notifications	All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. 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.					
LOW:				\$0.00	n/a # IonWave HUBS						
SAVINGS:				\$0.00	n/a # Direct Contact HUBS						
					n/a # HUBS Responded						



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 04/05/2022

Item Title: Side-Loader and Front-Loader Bodies

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0548-22

Purchase Justification:

This request is for the purchase of eight (8) replacement side-loader and front-loader bodies to be utilized by the Sanitation Department.

Evaluation:

The side-loader and front-loader bodies are available from Reliance Truck and Equipment through the BuyBoard Cooperative Purchasing Contract 599-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Reliance Truck and Equipment	All	\$1,315,420.80
TOTAL:		\$1,315,420.80

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46978

Fiscal Impact

Total Project/Account: \$7,370,698
Expended/Encumbered to Date: 4,536,890
Balance: \$2,833,808
This Item: 1,315,421
Proposed Balance: \$1,518,387
Account #: 246-4319-2106800-9007, 246-4319-2106900-9007,
246-4319-2107500-9007

Fund/Dept/Project – Description and Comments:

Miscellaneous Revenue Supported and Internal Service / Sanitation

Replacement of 5 Side-Load Residential Trucks - \$853,958

Replacement of 1 Recycling Truck - \$170,792

Replacement of 2 Commercial Front-Load Trucks - \$290,671

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 211, 212, and 214

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/17/2022

CITY OF GARLAND - BID RECAP SHEET				Reliance Truck and Equipment							
OPENED: N/A REQ. NO. PR 46978 BID NO. 0548-22 PAGE: 1 of 1 BUYER: Teresa Smith											
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	6	ea.	New LaBrie 22yd. Automizer side loader helping hand body, or, split screen. All options per quote.	\$170,791.52	\$1,024,749.12						
2	2	ea.	New Wittke Starlight front loader 40 cubic yd. body, 3rd eye 7" color LCD monitor, protection cages on cameras, without fork scales, all options per quote.	\$145,335.84	290,671.68						
			TOTAL GROSS PRICE		\$1,315,420.80						
			CASH DISCOUNT								
			TOTAL NET PRICE		\$1,315,420.80						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								
						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.					
			NEXT LOW:	\$0.00	n/a # IonWave Notifications						
			LOW:	\$0.00	n/a # IonWave HUBS						
			SAVINGS:	\$0.00	n/a # Direct Contact HUBS						
					n/a # HUBS Responded						



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 04/05/2022

Item Title: Heavy Trucks

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0549-22

Purchase Justification:

This request is for the replacement purchase of four (4) heavy trucks to be utilized by the Sanitation Department.

Evaluation:

The trucks are available from Freightliner of Austin through the TIPS Cooperative Purchasing Contract 200206.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Freightliner of Austin	All	\$646,088.00
TOTAL:		\$646,088.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46980

Fiscal Impact

Total Project/Account: \$3,281,912
Expended/Encumbered to Date: 2,603,687
Balance: \$678,225
This Item: 646,088
Proposed Balance: \$32,137
Account #: 246-4319-2107300-9007, 246-4319-2107300-9009,
246-4319-2107800-9007

Fund/Dept/Project – Description and Comments:

Miscellaneous Revenue Supported and Internal Service / Sanitation

Replacement of Knuckle Boom Trucks - \$442,550 - Units Nos. 430-1446, 430-1447

Replacement of Brush Tractor Trucks/Trailers - \$203,538 - Units Nos. 430-0031, 430-0032

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Pages 215 & 219

Budget Director Approval: Allyson Bell Steadman Approval Date: 03/21/2022

Purchasing Director Approval: Gary L. Holcomb Approval Date: 03/17/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. I.

Meeting Date: 04/05/2022

Item Title: Transfer Trailers

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0550-22

Purchase Justification:

This request is for the replacement purchase of two (2) transfer trailers to be utilized by the Sanitation Department.

Evaluation:

The transfer trailers are available from Performance Truck through the BuyBoard Cooperative Purchasing Contract 599-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Performance Truck	All	\$247,032.76
TOTAL:		\$247,032.76

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46983

Fiscal Impact

Total Project/Account: \$1,522,230
Expended/Encumbered to Date: 1,141,603
Balance: \$380,627
This Item: 247,033
Proposed Balance: \$133,594
Account #: 692-1609-1715500-9009
Fund/Dept/Project – Description and Comments:

Landfill/Transfer Station / Replacement of Transfer Station Equipment
Replacement of Unit #160-0057 and Unit #160-0058 - \$123,516.38 each

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 230

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/15/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/14/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. m.

Meeting Date: 04/05/2022

Item Title: Opticom GPS System

Submitted By: Paul Luedtke, Transportation Director

Bid Number: 0552-22

Purchase Justification:

This request is for the full replacement of the emergency services signal equipment which provides for priority control of the traffic signals to permit the safe passage of Fire Department emergency vehicles. This will upgrade the current system to the Opticom GPS System for all traffic signals in Garland and includes replacement of all units within the Fire Service fleet. The funding for this equipment was approved by City Council in this year's CIP program.

Evaluation:

The Opticom GPS System is available from Consolidated Traffic Controls, Inc., through HGACBuy Cooperative Purchasing Contract PE-05-21.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Consolidated Traffic Controls, Inc.	All	\$1,992,835.00
	TOTAL:	\$1,992,835.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 47054 & 47042

Fiscal Impact

Total Project/Account: \$2,180,000
Expended/Encumbered to Date: 129,074
Balance: \$2,050,926
This Item: 1,992,835
Proposed Balance: \$58,091
Account #: 651-1799-14625199019 & 624-1799-15547009019
Fund/Dept/Project – Description and Comments:

Attachments**Bid Recap**

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 118

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/23/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. n.

Meeting Date: 04/05/2022

Item Title: GP&L College to Brand Distribution Line Structures

Submitted By: Jonas Whitehead, GP&L Distribution Director

Bid Number: 0450-22

Purchase Justification:

This request is for the purchase of sixty-two (62) steel distribution structures to support the reconstruction of the College to Brand Distribution Line. This is part of the approved College to Brand 138kV Transmission Line Upgrade CIP project.

Evaluation:

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

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$353,164.00
TOTAL:		\$353,164.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 46824

Fiscal Impact

Total Project/Account: \$5,585,510
Expended/Encumbered to Date: 4,393,975
Balance: \$1,191,535
This Item: 353,164
Proposed Balance: \$838,371
Account #: 210-3599-3144901-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 288

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/25/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/23/2022

OPENED: 3/3/22
REQ. NO. 46824
BID NO. 0450-22
PAGE: 1 of 1
BUYER: A. Arellano

Techline, Inc.

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. o.

Meeting Date: 04/05/2022

Item Title: GP&L College to Brand Distribution Line Materials

Submitted By: Jonas Whitehead, GP&L Distribution Director

Bid Number: 0451-22

Purchase Justification:

This request is for the purchase of conduit, conductor and other associated materials to support the reconstruction of the College to Brand Distribution Line. This is part of the approved College to Brand 138kV Transmission Line Upgrade CIP project.

Evaluation:

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

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$271,409.00
TOTAL:		\$271,409.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 46825

Fiscal Impact

Total Project/Account: \$5,585,510
Expended/Encumbered to Date: 4,122,566
Balance: \$1,462,944
This Item: 271,409
Proposed Balance: \$1,191,535
Account #: 210-3599-3144901-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 288

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/25/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/21/2022

OPENED: 3/3/22
REQ. NO. 46825
BID NO. 0451-22
PAGE: 1 of 1
BUYER: A. Arellano

Techline, Inc.

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. p.

Meeting Date: 04/05/2022

Item Title: GP&L Millwood Switch Station Steel Structures and Anchor Bolts

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0426-22

Purchase Justification:

This request is for the purchase of two (2) 138kV A-frame dead-end structures, anchor bolts and associated materials for the construction of the GP&L Millwood Switch Station. This is part of the approved Millwood Switch Station CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated. Klute, Inc., Steel Fabrication and Grid Structures were deemed nonresponsive for being unable to meet the required delivery date. Techline, Inc., submitted the Lowest Responsible Bid, meeting the required delivery date.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Techline, Inc.	All	\$395,411.00
		TOTAL:	\$395,411.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 46737

Fiscal Impact

Total Project/Account: \$8,521,000
Expended/Encumbered to Date: 1,057,785
Balance: \$7,463,215
This Item: 395,411
Proposed Balance: \$7,067,804
Account #: 210-3799-3180101-6051
Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 294

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/25/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/24/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. q.

Meeting Date: 04/05/2022

Item Title: GP&L Millwood Switch Station Materials

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0427-22

Purchase Justification:

This request is for the purchase of DMC components, surge arrestors, junction boxes, bus, jumper, insulators and other materials for the construction of the Millwood Switch Station. This is part of the approved GP&L Millwood Switch Station CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated. KBS Electrical Distributors, Inc., was deemed nonresponsive due to bidding unapproved alternate materials and DIS-TRAN Packaged Substations, LLC, was deemed nonresponsive due to submitting an incomplete bid. Texas Electric Cooperatives, Inc., submitted the Lowest Responsible Bid, meeting all requirements of the specifications.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Texas Electric Cooperatives, Inc.	All	\$219,786.45
TOTAL:		\$219,786.45

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 46752

Fiscal Impact

Total Project/Account:	\$8,521,000
Expended/Encumbered to Date:	1,453,196
Balance:	\$7,067,804
This Item:	219,786
Proposed Balance:	\$6,848,018
Account #:	210-3799-3180101-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 294

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/25/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/23/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. r.

Meeting Date: 04/05/2022

Item Title: 2022 Sidewalk & Curb Program

Submitted By: Tye Tingey, Sr. Civil Engineer

Bid Number: 0441-22

Purchase Justification:

This request is for the approval of the 2022 Sidewalk & Curb Program. This project consists of sidewalk and curb repair/replacement on arterial, industrial and residential streets throughout Garland. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated with R & A Legacy Construction, LLC, submitting the Straight Low Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
R & A Legacy Construction, LLC	All	\$650,000.00
TOTAL:		\$650,000.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 46843

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$650,000

Proposed Balance: N/A

Account #: 831-4693-7111 & 624-1409-1420204

Fund/Dept/Project – Description and Comments:

FY 2021-22 Operating Budget / Infrastructure Repair & Replacement Fund / Street
Department / Street Construction

2022 CIP / Street/Transportation CIP / Street Department / Sidewalk Participation Program

Term Contract sets price but does not commit funds. Expenses will be charged to
Street Construction operating accounts and Sidewalk Participation Program CIP
accounts as incurred.

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: Operating Budget
 CIP

Fiscal Year: 2021-22

Document Location: Oper. Budget - Page 216; Prop. CIP - Page 121

Budget Director Approval: Allyson Bell Steadman Approval Date: 03/24/2022

Purchasing Director Approval: Gary L. Holcomb Approval Date: 03/23/2022

[illegible]

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. s.

Meeting Date: 04/05/2022

Item Title: Granger Annex Renovation Construction

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 0088-22

Purchase Justification:

This request is to approve construction for the renovation of the Granger Annex building located in Central Park.

Evaluation:

A request for Competitive Sealed Proposals was issued in accordance with Purchasing procedures. Four (4) proposals were received and evaluated based on the published criteria. Big Sky Construction Company received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Big Sky Construction	All	\$2,470,055.00
TOTAL:		\$2,470,055.00

Basis for Award: Best Value

Purchase Requisition #: 47012

Fiscal Impact

Total Project/Account: \$6,175,000
Expended/Encumbered to Date: 3,553,341
Balance: \$2,621,659
This Item: 2,470,055
Proposed Balance: \$151,604
Account #: 692-2499-1832000-9002
Fund/Dept/Project – Description and Comments:

Park CIP / Granger Rec. Center & Annex Renovation

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 62

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/25/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/21/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. t.

Meeting Date: 04/05/2022

Item Title: Lakewood Addition Drainage Design Services

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Bid Number: 0571-22

Purchase Justification:

This request is for professional services for design of storm sewer (drainage) improvements and necessary replacement of sidewalk and water and wastewater lines in the Lakewood Addition subdivision. The drainage study was completed in 2021. The improvements will be located along three (3) separate corridors including Brookside Drive between Dent Street and Lakewood Drive, Meadowcrest Drive between Larchfield Drive and Brookside Drive, and the Nash Street Alley from Brookside Drive to Sara Dunn Drive. The scope of work will include survey, subsurface utility engineering, civil design, geotechnical engineering services, and construction administration services. This project is part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

Dewberry Engineers, Inc., was selected as the Most Qualified firm for this project from RFQ 0212-19 and recently completed the drainage study for the proposed improvements.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Dewberry Engineers, Inc.	All	\$559,849.00
TOTAL:		\$559,849.00

Basis for Award: Most Qualified

Purchase Requisition #: 47033

Fiscal Impact

Total Project/Account: \$534,783

Expended/Encumbered to Date: 129,728

Balance: \$405,055

This Item: 559,849
Proposed Balance: \$(154,794) *
Account #: 653-1429-1474719-710120, 220-4049-3019200-9214,
230-4149-3215700-9305

Fund/Dept/Project – Description and Comments:

Drainage CIP	Lakewood Addition Drainage Improvements *	\$499,066
Water CIP	Relocation of Mains Prior to Paving	30,392
Wastewater CIP	Relocation of Mains Prior to Paving	30,391
	TOTAL	\$559,849

* Design Services will continue in to 2023, and additional 2019 Bond funding for design is included in 2023.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Pages 133, 244, & 269

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/25/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/23/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. u.

Meeting Date: 04/05/2022

Item Title: Central Library Additional Design Services

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Bid Number: 0493-21

Purchase Justification:

This request is to approve Change Order #1 for professional design services for the modernization of Central Library. As part of the 2022 CIP, additional funding was added to the project. With this funding, additional improvements to the building will be possible including enhanced and improved accessibility, a relocated and upgraded community room, and a safer children's area geared towards hands-on learning. This project is part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

720 Design, Inc., was awarded the original PO 31423 in the amount of \$982,896 at the March 2, 2021, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
720 Design, Inc.	All	\$217,840.00
TOTAL:		\$217,840.00

Basis for Award: Change Order

Purchase Requisition #: 47053

Fiscal Impact

Total Project/Account:	\$2,663,000
Expended/Encumbered to Date:	1,140,297
Balance:	\$1,522,703
This Item:	217,840
Proposed Balance:	\$1,304,863
Account #:	655-1429-1959019-710120

Fund/Dept/Project – Description and Comments:

Library CIP / Modernization/Upgrades to Central Library

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop CIP - Page 147

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/25/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/24/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. v.

Meeting Date: 04/05/2022

Item Title: GP&L Spencer 4 Cooling Tower Wastewater Transportation and Disposal

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

Bid Number: 0565-22

Purchase Justification:

This request is for the transportation and disposal of contaminated water from the Spencer 4 Cooling Tower. Normally, the water would be drained from the basin to the Denton water system. However, due to the work on the cooling tower, the water is contaminated with metal and must be disposed of at a certified location. ERCOT has issued a resource planning outage restriction for April limiting the time frame for an outage on this unit. An Optional Contingency is included for any additional work that may be required.

Evaluation:

TAS Environmental Services, LP, will be providing the transportation and disposal services as an Emergency due to ERCOT's time restrictions and to meet a critical business need of GP&L.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
TAS Environmental Services, LP	All	\$164,055.00
Optional Contingency		16,405.50

TOTAL:		\$180,460.50

Basis for Award: Emergency

Purchase Requisition #: 47013

Fiscal Impact

Total Project/Account: \$1,091,000
Expended/Encumbered to Date: 700,334
Balance: \$390,666
This Item: 180,461
Proposed Balance: \$210,205

Account #: 215-3449-3160601-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Production Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 292

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/25/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/24/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. w.

Meeting Date: 04/05/2022

Item Title: Heavy Equipment for Hinton Landfill

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0519-22

Purchase Justification:

This request is for the replacement purchase of two (2) articulated dump trucks and one (1) crawler dozer to be utilized by the Hinton Landfill.

Evaluation:

This equipment is available from RDO Equipment Co. through the Sourcewell Cooperative Purchasing Contract 032119-JDC.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R D O Equipment Co.	All	\$1,650,652.82
TOTAL:		\$1,650,652.82

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46910

Fiscal Impact

Total Project/Account: \$6,313,000
Expended/Encumbered to Date: 3,677,700
Balance: \$2,635,300
This Item: 1,650,653
Proposed Balance: \$984,647
Account #: 635-1609-1715400-9009 & 692-1609-1715400-9009
Fund/Dept/Project – Description and Comments:

Landfill/Transfer Station / Replacement of Landfill Equipment

Replaces Two 745C Dump Trucks, Units #160-2183 and #160-2184 - \$1,207,378

Replaces One D-6 Bulldozer, Unit #160-1819 - \$443,275

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 229

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/23/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. x.

Meeting Date: 04/05/2022

Item Title: Fleet Fuels

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0587-22

Purchase Justification:

This request is for the purchase of gasoline and diesel fuel to be utilized by City departments in their daily operations. A secondary supplier is included as a contingency. This approval is for a one year Term Agreement with three (3) optional renewals.

Evaluation:

The fuel is available from Jack Ray Oil Co. and W. Douglas Distributing through an Interlocal Agreement with Tarrant County Bid 2022-063.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Jack Ray Oil Co.	Primary	\$6,000,000.00
W. Douglas Distributing	Secondary	300,000.00
TOTAL:		\$6,300,000.00

Basis for Award: Interlocal Agreement

Purchase Requisition #: 47061

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: 6,300,000
Proposed Balance: N/A
Account #: 451-6999
Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to City Departments' accounts as incurred based on usage.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: N/A

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/25/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/24/2022

[illegible]



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 04/05/2022

Item Title: Z 21-37 KRG Civil Engineers, Inc. (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-37 KRG Civil Engineers, Inc.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-37 Ordinance

Z 21-37 Exhibit A

Z 21-37 Exhibit B

Z 21-37 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 06-78 FOR COMMUNITY RETAIL USES AND 2) A DETAIL PLAN FOR A CHURCH USE ON A 2.27-ACRE TRACT OF LAND LOCATED AT 2313 NAAMAN SCHOOL 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 21st day of February, 2022, the Plan Commission did consider and make recommendations on a certain request for 1) an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses and 2) a Detail Plan for a Church Use by **KRG Civil Engineers, Inc;** and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) An Amendment to Planned Development (PD) District 06-78 for Community Retail Uses and 2) a Detail Plan for a Church Use on a 2.27-acre tract of land located at 2313 Naaman School Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 21-37

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-37

BEING a 2.27-acre tract of land situated in the C. Atterbury Survey, Abstract No. 36 and the Swing and G.W. Laws Survey, Abstract No. 1405, City of Garland, Dallas County, Texas, and being Lot 2, Block 1 of Lyons Addition, an Addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded under Clerk's File No. 20070087905, Plat Records, Dallas County, Texas, said being conveyed to Lyons Equities, Inc., Trustee, by Special Warranty Deed with Vendor's Lien recorded in Volume 95046, Page 2224, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch brass disk monument found at the intersection of the Southwest right-of-way line of Naaman School Road (variable width right-of-way) and the North right-of-way line of Pleasant Valley Road (variable width right-of-way);

THENCE Westerly, along said North right-of-way line of Pleasant Valley Road as follows:

South 83 degrees 08 minutes 34 seconds West, a distance of 28.62 feet to an "X" found at the beginning of a curve to the left with a radius of 690.77 feet, a delta of 14 degrees 53 minutes 37 seconds, and a chord bearing and

ZONING FILE NUMBER Z 21-37

distance of South 75 degrees 41 minutes 46 seconds West, 179.06 feet;

Along said curve to the left, an arc length of 179.56 feet to a 5/8 inch iron rod found at the Southeast corner of Lot 1, Block 1 of said Lyons Addition;

THENCE Northerly, traversing along the East line of said Lot 1, Block 1 as follows:

North 23 degrees 12 minutes 06 seconds West, a distance of 84.12 feet to a 5/8 inch iron rod found for corner;

North 45 degrees 15 minutes 50 seconds West, a distance of 379.25 feet to a 1/2 inch iron rod found at the North corner of said Lot 1, Block 1, said point being on the Southeast line of Lot 18, Block 2 of Shalain Village, an Addition to the City of Garland, Dallas County, Texas, according to the map recorded in Volume 84058, Page 1209, Map Records, Dallas County, Texas;

THENCE North 44 degrees 44 minutes 00 seconds East, along said Southeast line of Lot 18, Block 2, a distance of 189.62 feet to a 1/2 inch iron rod found at the East corner of Lot 21, Block 2 of said Shalain Village, said point being on the aforementioned Southwest right-of-way line of Naaman School Road;

THENCE Southeasterly, along said Southwest right-of-way line of Naaman School Road as follows:

ZONING FILE NUMBER Z 21-37

South 45 degrees 15 minutes 50 seconds East, a distance of 377.65 feet to a 2 inch brass disk monument found at the beginning of a curve to the right with a radius of 410.00 feet, a delta of 23 degrees 24 minutes 22 seconds, and a chord bearing and distance of South 33 degrees 33 minutes 39 seconds East, 166.33 feet;

Along said curve to the right, an arc length of 167.49 feet to a 1/2 inch iron rod found for corner;

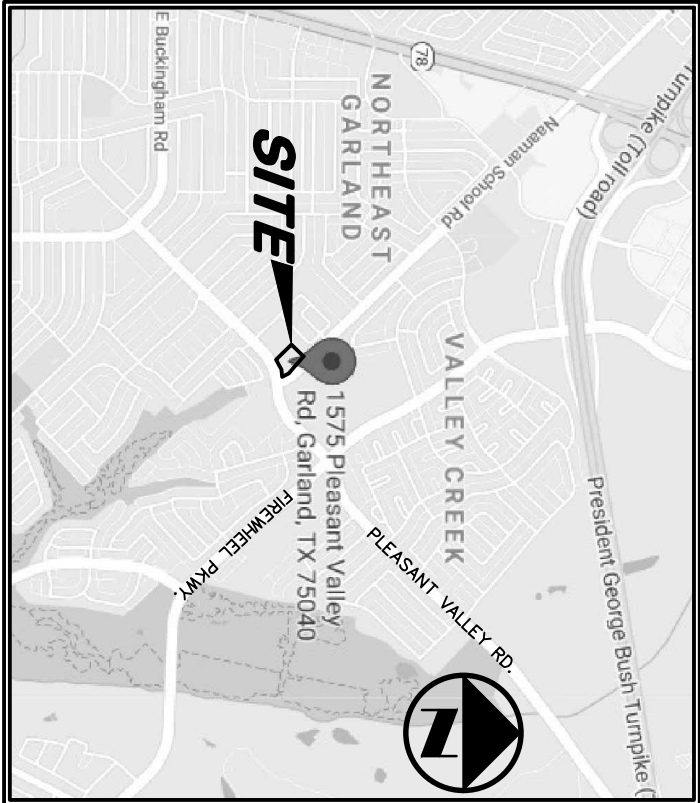
South 21 degrees 51 minutes 26 seconds East, a distance of 28.97 feet to the POINT OF BEGINNING and containing 98,691 sq.ft. or 2.27 acres of land.

PLANNED DEVELOPMENT CONDITIONS

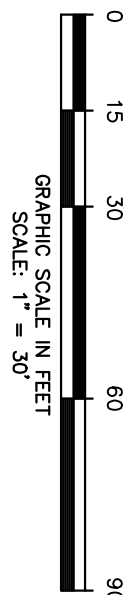
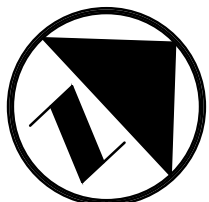
ZONING FILE Z 21-37

2313 Naaman School Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for a Church use for Phase 1.
- 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:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) District 06-78, as amended prior to adoption of this ordinance, except as specifically provided herein.
- 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. Phase 2 will require a Detail Plan approval prior to development.
- V. Specific Conditions:**
- A. 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.
- B. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- C. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.



VICINITY MAP
N.T.S.



LEGEND

- BLVD BOLLARD
- ELC ELECTRIC METER
- ELC ELECTRICAL BOX
- ELC POWER POLE
- ELC LIGHT STANDARD
- ELC WATER METER
- ELC WATER VALVE
- ELC IRRIGATION CONTROL VALVE
- ELC FIRE HYDRANT
- ELC FIRE DEPARTMENT CONNECTION
- ELC CLEAN OUT
- ELC MANHOLE
- ELC GAS METER
- ELC TRAFFIC SIGNAL CONTROL
- ELC TELEPHONE SIGNAL POLE
- ELC TELEPHONE BOX
- ELC TV BOX
- ELC FLAG POLE
- ELC VALLEY GUTTER
- ELC PROPERTY LINE
- ELC OH, POWER LINES
- ELC U/G TELEPHONE LINES
- ELC GAS
- ELC U/G GAS LINE
- ELC FENCE
- ELC EXISTING CONTOURS
- ELC EXISTING SPOT GRADES
- ELC PROPOSED SPOT GRADES
- ELC PROPOSED EROSION CONTROL
- ELC PROPOSED DRAINAGE DIVIDES

SITE DATA SUMMARY TABLE

EXISTING ZONING	RD 06-78
LOT AREA (SF/ACRES)	80.06 ACRES (1.84 ACRES)
BUILDING AREA (SF)	98,681 SF / 2.27 ACRES
FIRST FLOOR (SF)	15,161
FIRST FLOOR (SF)	11,047 (250 SEATS)
BUILDING HEIGHT ALLOWED	12.283
BUILDING HEIGHT PROPOSED	2.50
LOT COVERAGE	32.4%
FLOOR AREA RATIO	0.151
ENHANCED LANDSCAPING	12.283
TOTAL PARKING PROVIDED	73
CHURCH 1/4 SEAS = 63 REQ.	
PREVIOUS SURFACE REQUIRED	CONCRETE
PREVIOUS SURFACE PROVIDED	CONCRETE
TOTAL INTERIORS SURFACE	26,889 SF (72)
TOTAL INTERIORS SURFACE	21,567 SF (62)

NOTES:
1. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
UNLESS OTHERWISE NOTED.

CASE NO. 210518-1

SITE PLAN

RCGG GRACE COVENANT CENTER
2313 NAAMAN SCHOOL ROAD
LOT 2, BLOCK 1, LYONS ADDITION
DALLAS COUNTY, TEXAS

SHEET NO.

C1.01

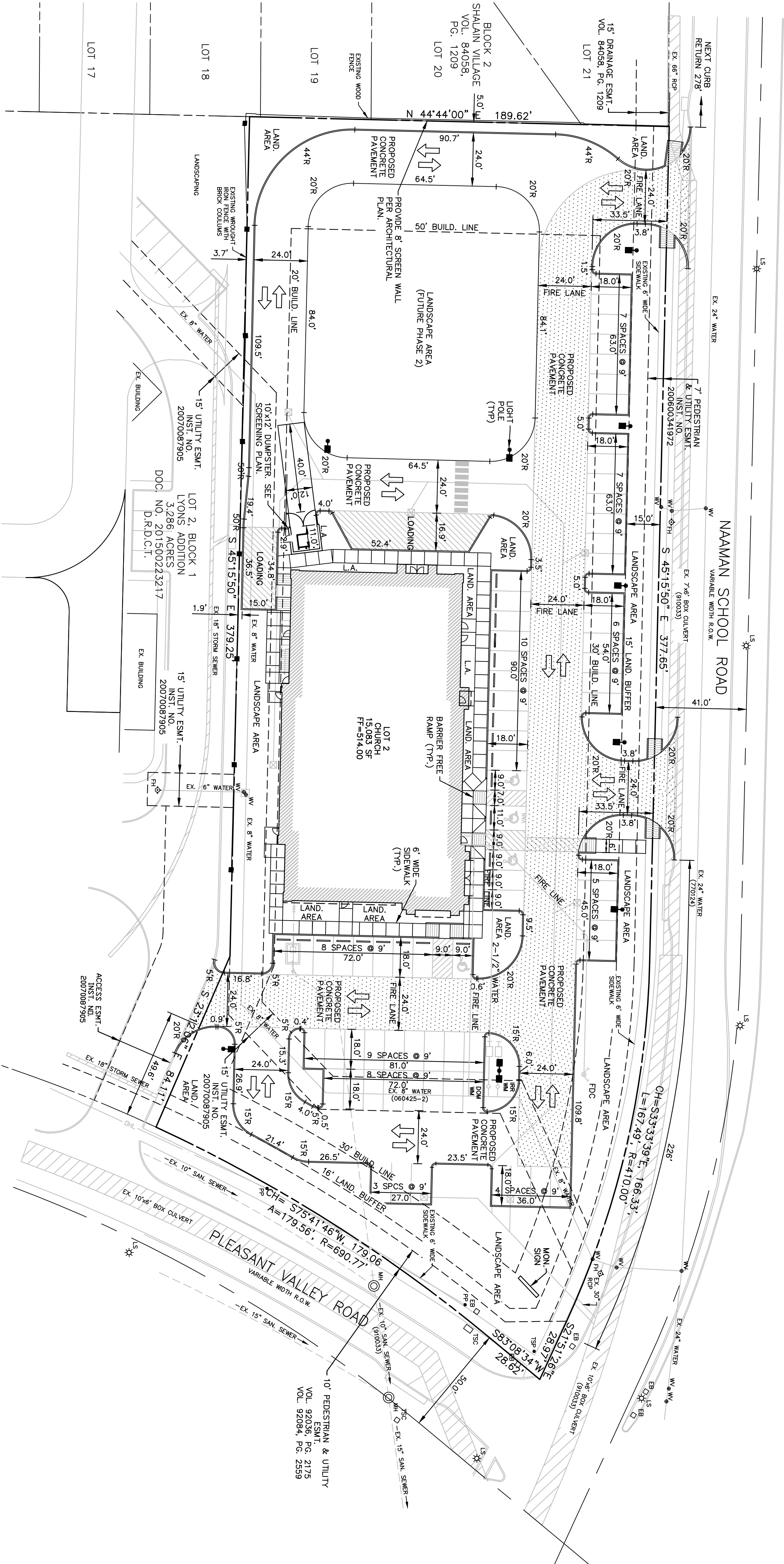


EXHIBIT C

CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY EXCAVATION, THE UTILITY LOCATIONS MUST BE LOCATED FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS) IS REQUIRED FOR ALL EXCAVATIONS.
CALL ONE OF THE FOLLOWING:
1-800-245-4546
1-800-669-8344 EXT. 3



BEFORE YOU DIG...

PROJECT INFORMATION

2.27 ACRE TRACT
2313 NAAMAN SCHOOL ROAD
GARLAND, TEXAS 75040
LOT 2, BLOCK 1, LYONS ADDITION
DALLAS COUNTY

OWNER

RCGG GRACE COVENANT CENTER
9205 SKILLMAN STREET, #103
DALLAS, TEXAS 75243
PASTOR SOLA OKAYINKA
(972) 598-5676 PHONE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW UNDER THE AUTHORITY OF KELVIN R. GOMEZ, P.E. 89248 ON 01/07/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, PERMITS OR PERMIT MODIFICATIONS.

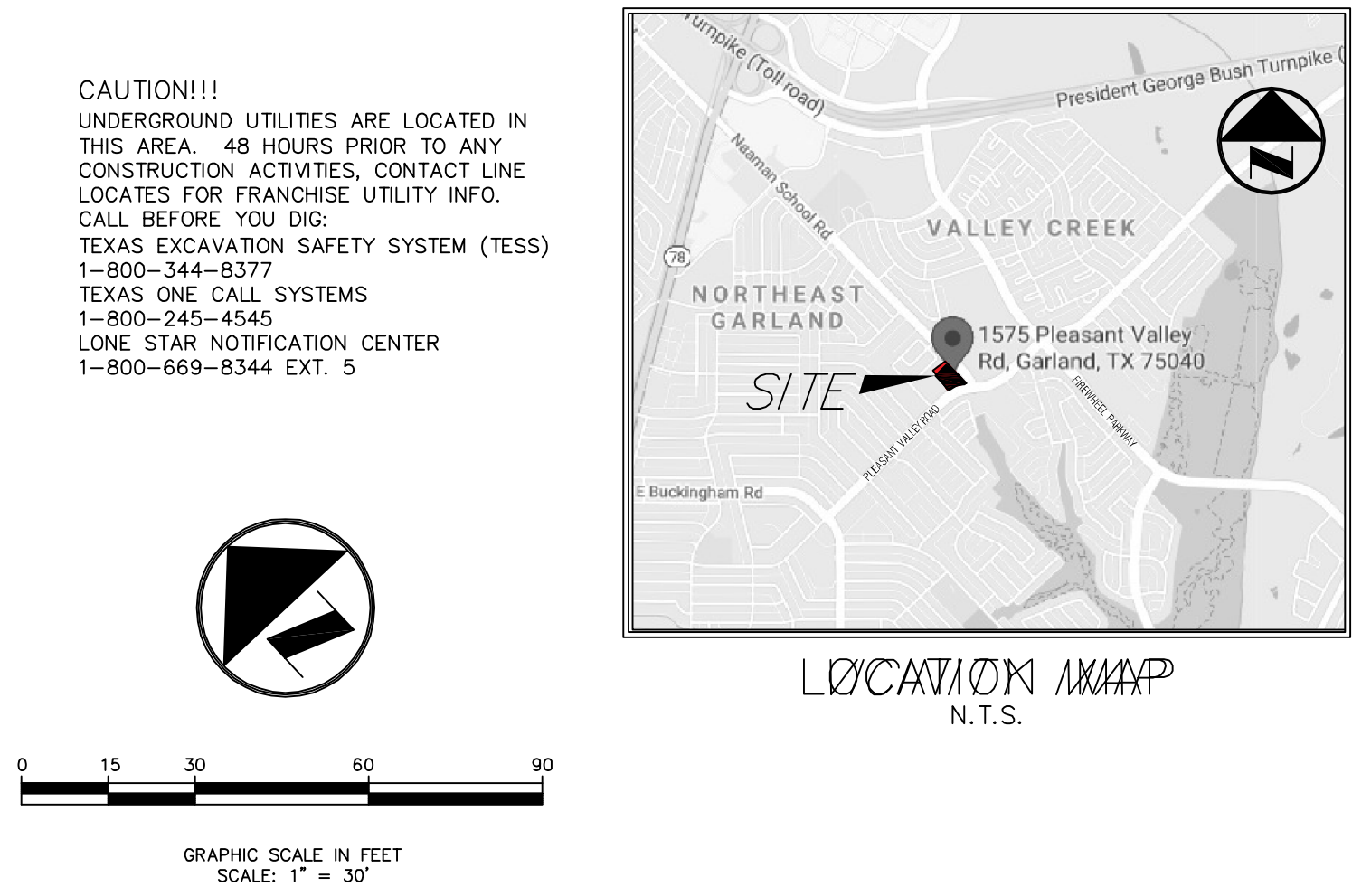
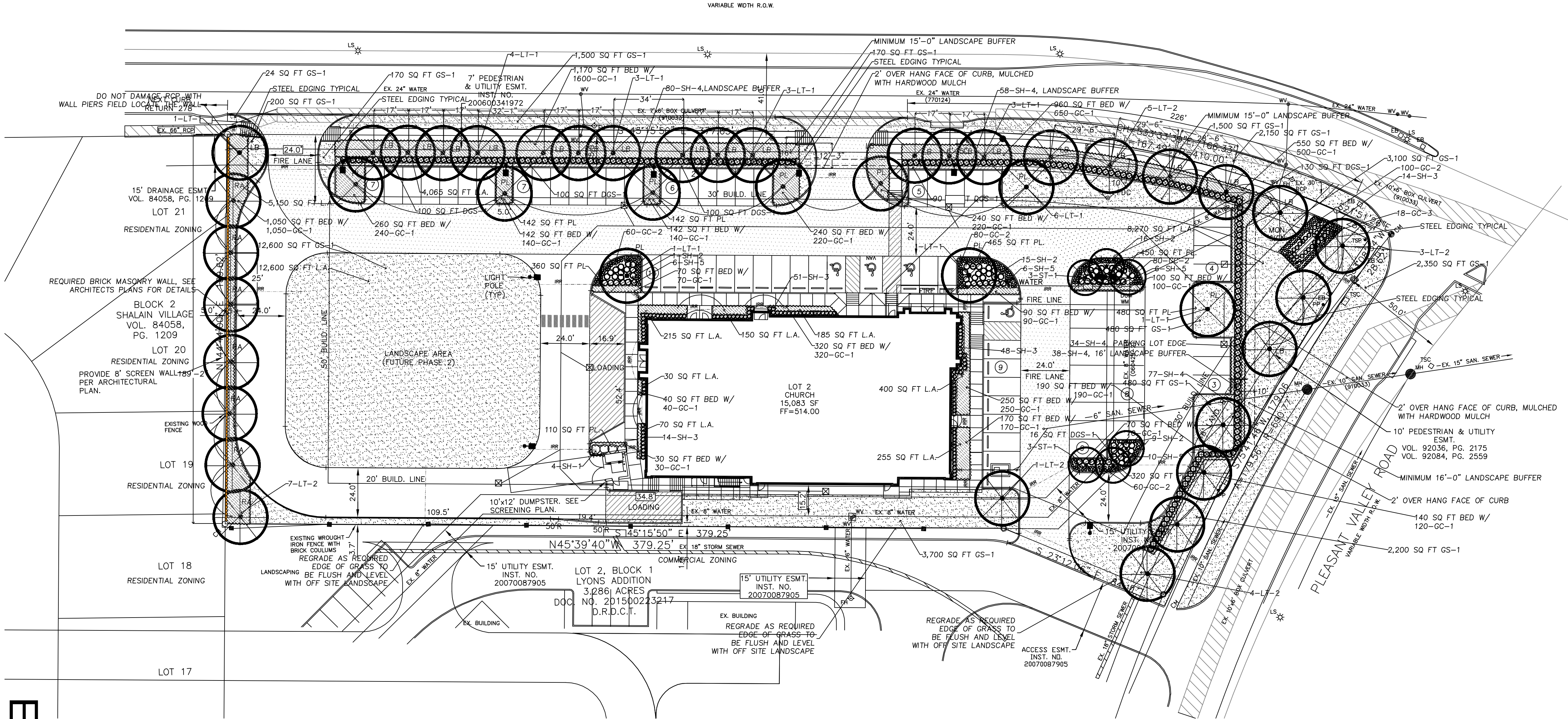
KRG Civil Engineers, Inc.

4840 11th Street, Suite 200
McKinney, Texas 75072
(469) 317-3737 PHONE
(469) 317-3737 FAX
KELVIN@KRGCVIL.COM

FIRM REGISTRATION F-9131

OWNER:
PASTOR SOLA OKAYINKA
RCGG GRACE COVENANT CENTER
9205 SKILLMAN ST., #103
DALLAS, TEXAS 75243
PH: 972.598.5676

ENGINEER/APPLICANT:
MR. KELVIN GOMEZ, INC.
KRG CIVIL ENGINEERS, INC.
2150 S. CENTRAL EXPY., SUITE 200
MC KINNEY, TEXAS 75072
PH: 469.219.3137



LANDSCAPE NOTES

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE A COMPLETE COVERAGE WITHIN (1) ONE YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY.
5. TREES SHALL BE PLANTED AT LEAST (4) FOUR FEET FROM AND UTILITY LINE, SCREENING WALLS AND OR STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE DRAINAGE PRACTICES, AND CONTACT THE CITY LANDSCAPE ARCHITECT AT 972-335-5540 PRIOR TO PLANTING.
8. TREES SHALL NOT BE PLANTED DEEPER THAN THE "TRUNK FLARE".
9. TREE PIT SHALL BE BACK FILLED WITH NATIVE SOIL FREE OF ROCK AND OTHER DEBRIS.
10. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM TRUNK OF TREE AS MUCH AS POSSIBLE.
11. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF EXCESS WATER.
12. A 3"-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL PULLED BACK 1-2" FROM TRUNK OF TREE.
13. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACK HOE, OR USE FIRE OR POISON TO CAUSE DEATH.
14. TOPSOIL SHALL BE: A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
15. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
16. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET.
17. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
17. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
18. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
19. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUND COVER OR SOME TYPE OF FIXED PAVING.
20. THE OWNER, TENANT, AND /OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
21. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF FRISCO.
22. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
23. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.

CITY OF GARLAND LANDSCAPE ORDINANCE

1. LANDSCAPE BUFFERS:
A FIFTEEN (15) FOOT BUFFER IS REQUIRED ON NAAMAN SCHOOL ROAD AND PLEASANT VALLEY ROAD
THE PLAN ALLOWS FOR THE NEW TREES IN THE BUFFER AND HAS SOME EXISTING TREES.
NAAMAN SCHOOL ROAD
THE LENGTH IS 574.11', ALLOWING FOR AT ONE (1) SHADE TREE PER 7 SHRUBS PER 30 LINEAR FOOT. REQUIRES 19 TREES AND OVER 133 SHRUBS.
THE BUFFER HAS 19 NEW CANOPY TREES ON THE PLAN AND OVER 138 SHRUBS.
PLEASANT VALLEY ROAD
THE LENGTH IS 208.18 FEET, ALLOWING FOR AT ONE (1) SHADE TREE AND 7 SHRUBS PER 30 LINEAR FOOT. REQUIRES 7 TREES AND 35 SHRUBS.
THE BUFFER HAS 7 NEW CANOPY TREES ON THE PLAN AND OVER 38 SHRUBS..
 2. PARKING LOT LANDSCAPE AREA:
THE COMMERCIAL ZONING REQUIRES A TOTAL OF FIVE (5) PERCENT. LANDSCAPE AREA ON THE PLANS.
THE PARKING LOT, THE INTERIOR OF THE PARKING LOT AREA SHALL BE LANDSCAPED.
THE PARKING LOT AREA IS 36,060 SQ FT.
REQUIRING 1,803 SQ FT. 2,426 SQ FT ARE PROVIDED OR 7 %.
 3. PARKING LOT TREES:
THERE SHALL BE ONE (1) LARGE TREE PER TEN (10) PARKING SPACES. MAXIMUM DISTANCE FROM PARKING SPACE TO A TREE IS ONE SIXTY FIVE (65) FEET FROM A TREE.
PER SECTION 4.35 (BXS) UP TO THIRTY-FIVE PERCENT OF REQUIRED LARGE CANOPY TREES MAY BE SUBSTITUTED WITH SMALL ORNAMENTAL TREES IN ACCORDANCE WITH SUBSECTION 4.34 (B)(5)(d) SMALL ORNAMENTAL TREES MUST BE CLUSTERED IN GROUPS OF THREE OR MORE TO PROVIDE A CONTINUOUS CANOPY.
THE PARKING LOT HAS 75 PARKING SPACES
REQUIRING 8 TREE UNITS. THESE ARE SHOWN ON THE PLAN AT 9 CANOPY TREES AND 6 ORNAMENTAL TREES MEETING THE 11 TREE UNITS.
 4. PARKING LOT SCREENING:
PARKING LOTS SHALL BE SCREENED FROM PUBLIC STREETS AND ADJACENT RESIDENTIAL DISTRICTS. THE PARKING LOT SHALL BE SCREENED COMPLETELY.
THE PLAN USES SCREENING EVERGREEN SHRUBS ALONG THE EDGES OF THE PARKING LOTS ADJACENT TO PUBLIC STREETS AND RESIDENTIAL LOTS TO THE EAST..
 5. SITE LANDSCAPING:
A MINIMUM OF TEN (10) PERCENT OF THE COMMERCIAL SITE SHALL BE LANDSCAPED.
THE SITE AREA IS 98,691 SQ FT. REQUIRING 9,869 SQ FT.. THE PLAN ALLOWS FOR 26,500 SQ FT OF LANDSCAPE AREA OR 27%.
- RESIDENTIAL ADJACENCY REQUIRED SCREENING REQUIRED ON NON RESIDENTIAL DEVELOPMENTS.
OPTION 1
BRICK MASONRY WALL. MIN 6 FEET TALL, MAX 8 FEET TALL IS REQUIRED ALONG ALL COMMON PROPERTY LINES. IN ADDITION ONE (1) LARGE CANOPY TREE FOR EVERY TWENTY-FIVE (25) FEET, EQUALLY SPACED.
PROPERTY LINE IS 189.62' REQUIRING 8 LARGE CANOPY TREES.

PLANT SYMBOLS

- PLANT MATERIAL, SEE PLANT LIST
- PLANT MATERIALS QUANTITY
- 360 SQ FT L.A. SQ FT LANDSCAPE AREA
- 142 SQ FT PL SQ FT PARKING LOT LANDSCAPE AREA
- IRR IRRIGATION SLEEVE: INSTALL FOR ALL (1) 4" & (1) 2" P.V.C. FOR IRRIGATION WATER MAIN AND LATERAL SUPPLY 2", ALL WIRES

PLANT LIST

NOTE NOT ALL PLANT MAYBE REQUIRED FOR THIS PLAN OR USED.
SEE ADDITIONAL NOTES ON PLANT SYMBOL ON PLAN FOR MORE BIDDING INFORMATION IN BASE BID.

	CANOPY TREES	BOTANICAL NAME	SIZE
	LT-1 CEDAR ELM	ULMAS CRASSIFOLIA	3.0"-3.5' CALIPER
	LT-2 CHIQUAUAPIN OAK	QUERCUS MUELENBERGII	3.0"-3.5' CALIPER
	ORNAMENTAL TREES		
	ST-1 CREPE MYRTLE DYNAMITE	LAGERTROMEIA INDICA"RED"	25 GAL & 2.5" CAL
	SHRUBS		
	SH-1 TEXAS MOUNTAIN LAUREL	SOPHORA SECUNDFLORA	25 GAL. FULL TO GROUND 4' HIGH
	SH-2 TEXAS RED YUCCA	HESPERALOE PARVIFLORA	3 GAL.
	SH-3 DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL.
	SH-4 DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	5 GAL. 24" HIGH AT TIME OF PLANTING
	SH-5 DWARF ABELIA, "WHITE"	GLOSSY ABELIA NAN, "WHITE"	3 GAL.
	GROUND COVER/PERENNIALS		
	GC-1 WINTER CREEPER	EUONYMUS FORUNEI	4' POTS
	GC-2 MEXICAN FEATHER GRASS	NASSELLA TENISSIMA	1 GAL.
	GC-3 TRAILING LANTANA"GOLDEN GRASS	LANTANA MONTEVIDENSIS	1 GAL.
	GS-1 BERMUDA 419 GRASS	SOLID SOD GRASS IN IRRIGATED AREAS	
	OTHER ITEMS		
	MIN 6'-0", 8'-0" MAX, HIGH BRICK MASONRY WALL, REQUIRED, SEE ARCHITECTS PLANS FOR DETAILS		
	DGS-1	DECOMPOSED GRANITE, 0.25-0.50" SIZE, WITH FINES, 2.5" DEEP INSTALL OVER TWO LAYERS OF SOIL SAVER. SLOPE TOP OF DECOMPOSED GRANITE TO DRAIN OVER TOP OF CURB. STABILIZE SURFACE WITH SOD ROLLER. STEEL EDGING ON ALL SOIL SIDES	

ENGINEER/APPLICANT:
MR. KELLY GOMEZ
KRG CIVIL ENGINEERS, INC.
2150 S. CENTRAL EXPY., SUITE 200
MCKINNEY, TEXAS 75072
PH: 469.219.3137

CASE NO. 210518-1

1	10.28.21	PER CITY COMMENTS FOR ZONING			
NO.	DATE	REVISION / DESCRIPTION			
DESIGN	DRAWN	DATE	SCALE	NOTES	
THP	THP	1-31-2022	AS SHOWN	-	

PROJECT INFORMATION
2.27 ACRE TRACT
2313 NAAMAN SCHOOL ROAD
GARLAND, TEXAS 75040
LOT 2, BLOCK 1, LYONS ADDITION
DALLAS COUNTY

OWNER
PASTOR SOLA OKAYINKA
RCCG GRACE COVENANT CENTER
9205 SKILLMAN ST. #103
DALLAS, TEXAS 75243
PH: 972.598.5676

LANDSCAPE ARCHITECT
T. H. PRITCHETT / ASSOCIATES
1218 CAMINO LAGO
IRVING, TEXAS 75039
MR. TOM PRITCHETT, RLA TX#2115
TOM@THPRITCHETT.ASSOCIATES

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 07/31/2022



KRG Civil Engineers, Inc.

2150 SOUTH CENTRAL EXPY., SUITE 200
MCKINNEY, TEXAS 75072

(469) 219-3137 PHONE
(469) 219-3201 FAX
KELLY@KRGIVIL.COM

FIRM REGISTRATION F-9131

LANDSCAPE PLAN
RCCG GRACE COVENANT CENTER
2313 NAAMAN SCHOOL ROAD
LOT 2, BLOCK 1, LYONS ADDITION
DALLAS COUNTY, TEXAS

SHEET NO.
LA.01

THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT PRIOR WRITTEN AGREEMENT WITH THE DESIGNER.

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NORTH ELEVATION (Facing Naaman School Road)
HORIZONTAL BUILDING ARTICULATION:
MEASURING 30-FOOT INCREMENTS.

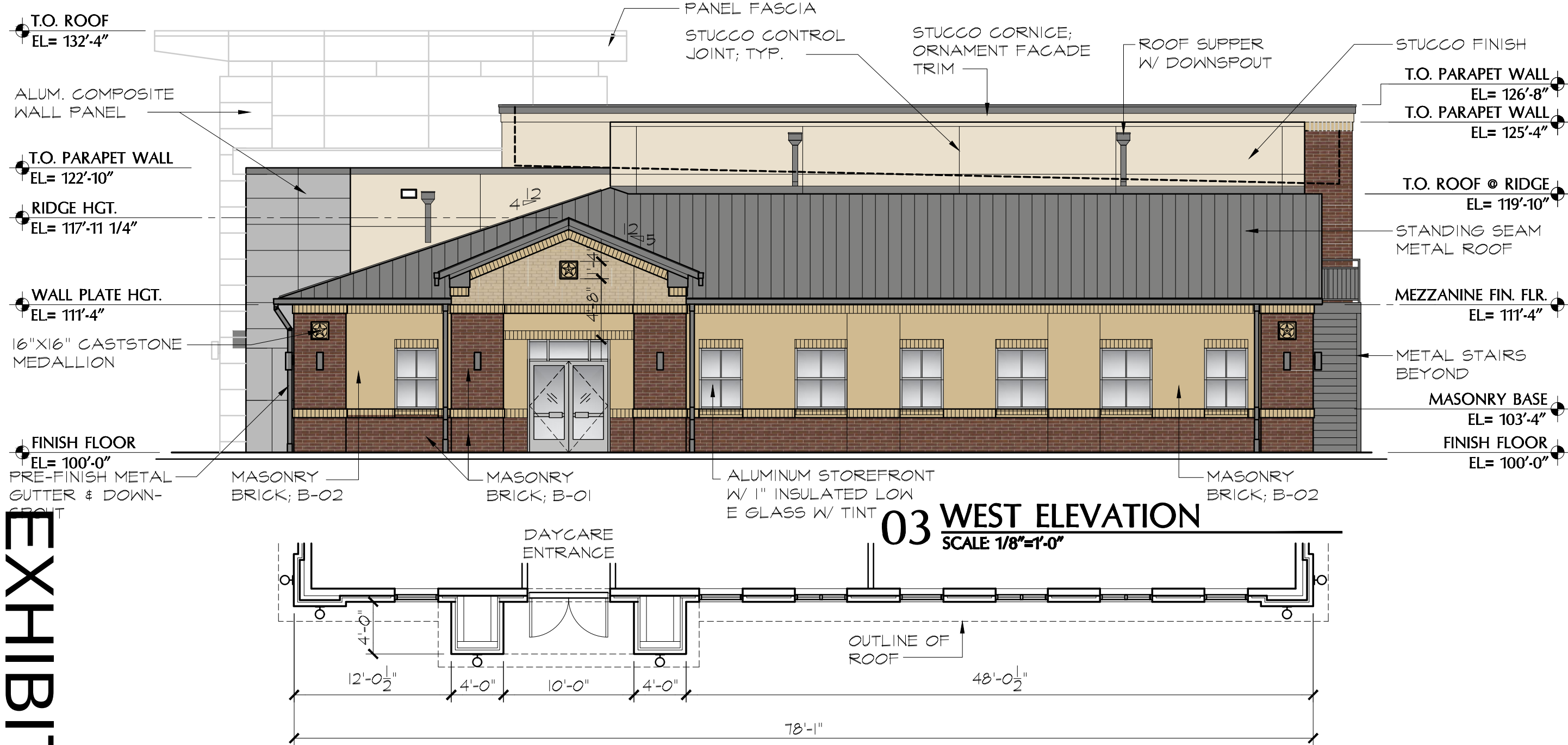
A - BUILDING'S TOTAL STREET-FACING LENGTH = 150'-0"
B - 30 FEET ARTICULATION INCREMENTS.
C - DEPTH ARTICULATION FOR EVERY 30 FEET OF BUILDING
FACADE FACING STREET IS 2'-0"

VERTICAL BUILDING ARTICULATION:
BUILDING GREATER THAN 50 FEET IN WIDTH.
A - ONE VERTICAL ARTICULATION IS REQUIRED: 20% X 150'-0" = 30'-0".
B - BUILDING'S TOTAL STREET-FACING FACADE WIDTH = 150'-0".
C - HEIGHT ARTICULATION: 3 FEET FOR EVERY 50 FEET OF BLDG.
FACADE WIDTH = 150'-0" / 50'-0" = (3'-0") X 3 = 9'-0" HIGH

EAST ELEVATION (Facing Pleasant Valley Road)
HORIZONTAL BUILDING ARTICULATION:
BLDG. GREATER THAN 80 FEET IN WIDTH.

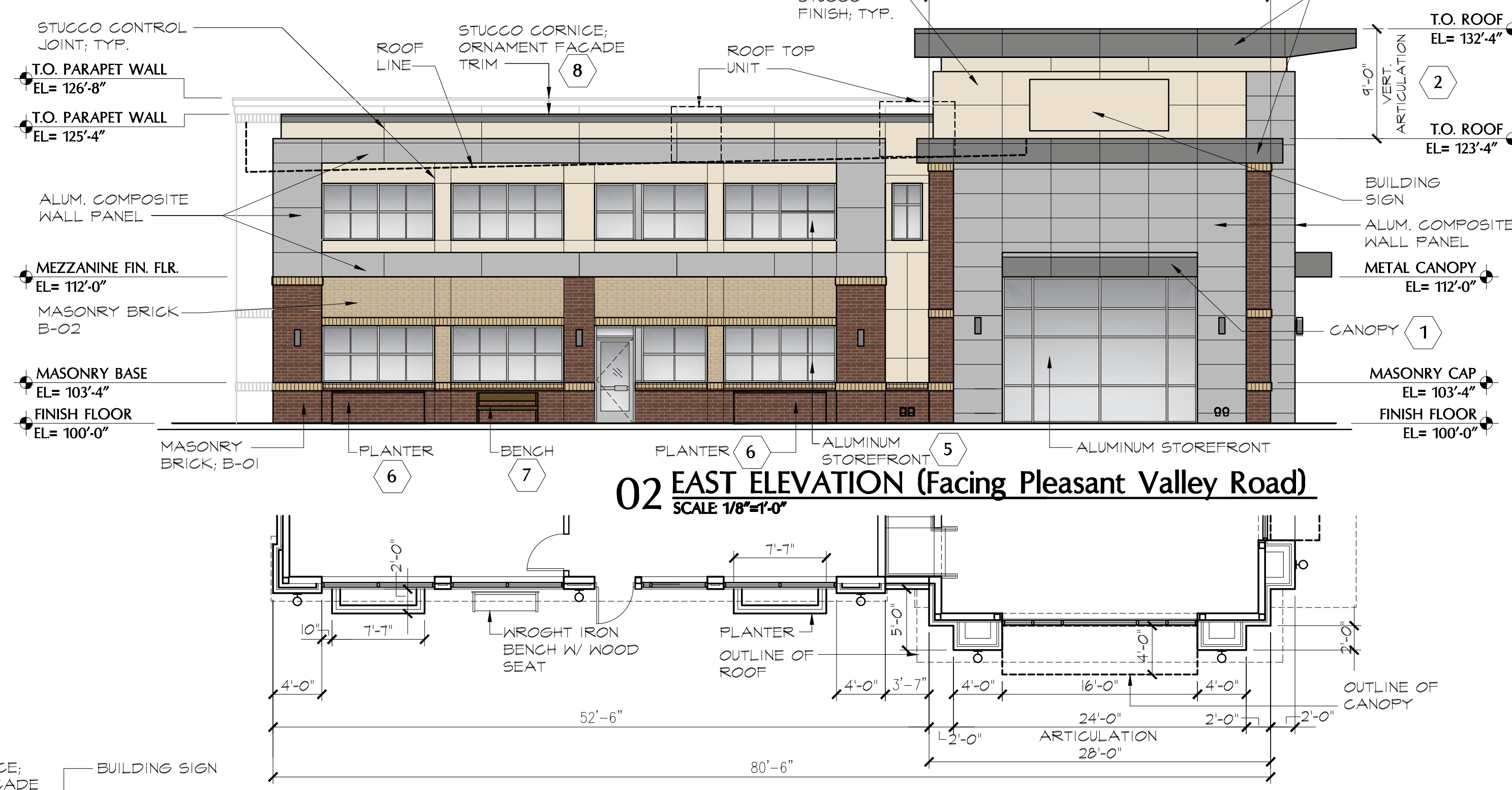
A - ONE HORIZ. ARTICULATION AT 30% OF TOTAL STREET FACING
LENGTH = 30% X 80'-6" = 24'-1"
B - BLDG. TOTAL STREET-FACING LENGTH = 80'-6".
C - DEPTH ARTICULATION OF 4 FEET FOR 30% OF BUILDING
FACADE LENGTH.

VERTICAL BUILDING ARTICULATION:
BUILDING GREATER THAN 50 FEET IN WIDTH.
A - ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST
20% OF THE BLDG'S TOTAL STREET-FACING FACADE WIDTH:
20% X 80'-6" = 16'-1".
B - BUILDING'S TOTAL STREET-FACING FACADE WIDTH = 80'-6".
C - HEIGHT ARTICULATION: 3 FEET FOR EVERY 50 FEET OF BLDG.
FACADE WIDTH = 80'-6" / 50'-0" = (1.61') X 3 = 4'-10" HIGH

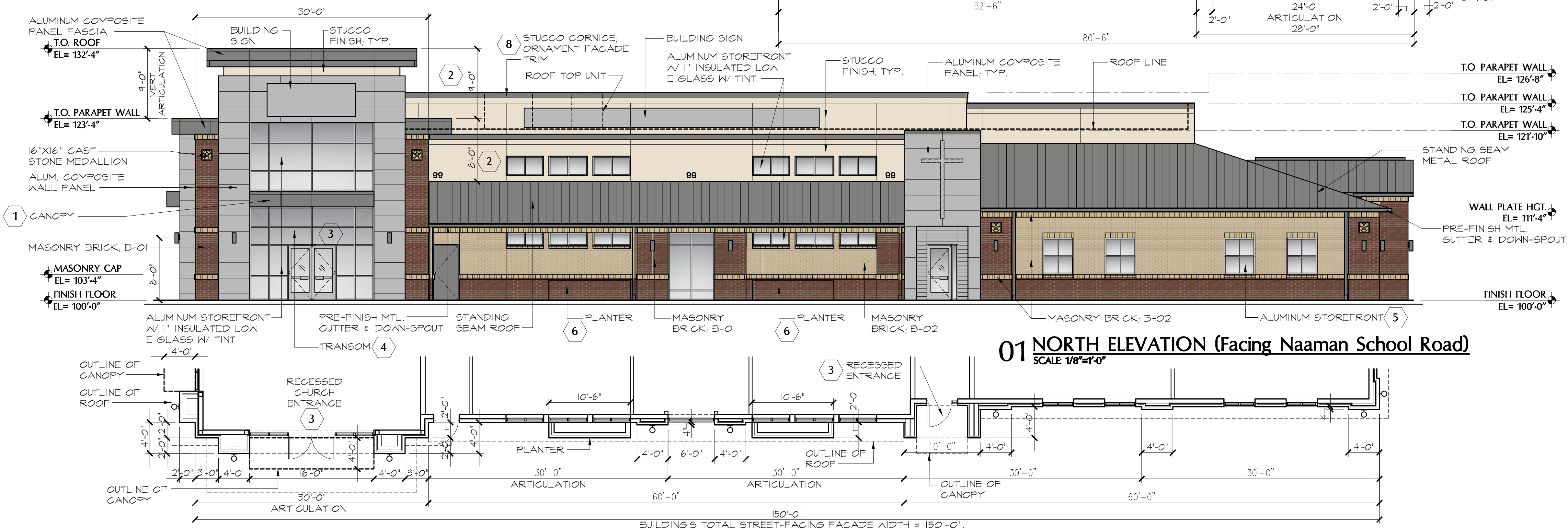


03 WEST ELEVATION
SCALE 1/8"=1'-0"

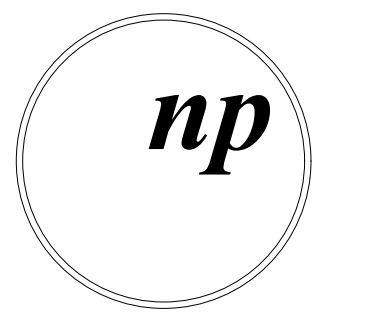
EXHIBIT E



02 EAST ELEVATION (Facing Pleasant Valley Road)
SCALE 1/8"=1'-0"



01 NORTH ELEVATION (Facing Naaman School Road)
SCALE 1/8"=1'-0"



DESIGNER:
NuPlan
7178 Yellowstone Drive
Frisco, Texas 75033
Phone: 469-222-8240
Fax: 214-618-0779

STRUCTURAL ENGINEER:
SKAGGS ENGINEERING
1018 Meadow Green Ct.
Princeton, Texas 75407
Phone: 972-369-2194

MEP ENGINEER:
LONE STAR ENGINEERING
6512 Benchmark Drive
Plano, Texas 75023
Phone: 469-450-0970

OWNER:
RCCG Grace Covenant Ctr.
9205 Skillman Street
Suite 103
Dallas, Texas 75243

GRACE COVENANT CENTER
REDEEMED CHRISTIAN CHURCH OF GOD
2313 Naaman School Road
Garland, Texas

Job Number: _____

Architect: _____

Drawn By: _____ SAA

Checked By: _____ SAA

Date: _____ September 30, 2021

Title: _____

BUILDING ELEVATIONS
Sheet No: _____



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. b.

Meeting Date: 04/05/2022

Item Title: Z 21-59 Advantage Self-Storage Advisors, LLC (District 7)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-59 Advantage Self-Storage Advisors, LLC

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-59 Ordinance

Z 21-59 Exhibit A

Z 21-59 Exhibit B

Z 21-59 Exhibits C-F

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 85-49; 2) A SPECIFIC USE PROVISION FOR A SELF-STORAGE FACILITY (MINI WAREHOUSE); AND 3) A DETAIL PLAN ON A 6.051-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 85-49 FOR COMMUNITY RETAIL (CR) USES AND LOCATED AT 3599 NORTH GARLAND AVENUE; 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 21st day of February, 2022, the Plan Commission did consider and make recommendations on a certain request for 1) an Amendment to Planned Development (PD) District 85-49; 2) a Specific Use Provision for a Self-Storage Facility (Mini Warehouse); and 3) a Detail Plan by **Advantage Self-Storage Advisors, 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 1) an Amendment to Planned Development (PD) District 85-49; 2) a Specific Use Provision for a Self-Storage Facility (Mini Warehouse); and 3) a Detail Plan on a 6.051-acre tract of land located at 3599 North Garland Avenue and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 21-59

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-59

BEING a 263,578 square foot, 6.051 acre, tract of land situated in the Benjamin Frost Survey, Abstract No. 480, City of Garland, Dallas County, Texas; said tract being the remainder of that certain tract of land described in General Warranty Deed to RYT Dallas Fund #1 LP recorded in Instrument Number 201000072785, in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.); and said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the southwest right-of-way line of North Garland Avenue (100-foot right-of-way) for the northeast corner of a tract of land described in Special Warranty Deed to Harlan Properties, Inc recorded in Instrument Number 201400252789, (O.P.R.D.C.T.) which is also the southeast corner of the herein described tract;

THENCE South 89 degrees 43 minutes 03 seconds West, departing the said southwest right-of-way line of North Garland Avenue, a distance of 351.88 feet to a 1/2-inch iron rod with a yellow cap stamped "VOTEX RPLS 4813" found in the north line of said Harlan Properties tract being and the east corner of Lot 45, Block 3, Wagon Wheel Crossing Addition, recorded in Instrument Number 201300095807,

(O.P.R.D.C.T.), which is also the southwest corner of the herein described tract;

THENCE North 46 degrees 37 minutes 46 seconds West, along the common line of the herein described tract and northeast line of said Block 3, Wagon Wheel Crossing Addition, passing at a distance of 557.56 feet a 1/2-inch iron rod with a yellow cap stamped "VOTEX RPLS 4813" found for the common eastern corner of Lots 6 and 7 of said Block 3, Wagon Wheel Crossing Addition, passing at a distance of 661.56 feet a 1/2-inch iron rod with a yellow cap stamped "VOTEX RPLS 4813" found for the common eastern corner of Lots 4 and 5 of said Block 3, Wagon Wheel Crossing Addition, and passing at a distance of 765.56 feet a 1/2-inch iron rod with a yellow cap stamped "VOTEX RPLS 4813" found for the common eastern corner of Lots 2 and 3 of said Block 3, Wagon Wheel Crossing Addition, continuing for a total distance of 884.55 feet, to an "X" cut in concrete set in the southeast right-of-way line of Wagon Wheel Road (variable width right-of-way), which is the west corner of the herein described tract;

THENCE along the said southeast right-of-way line of Wagon Wheel Road the following courses:

North 43 degrees 22 minutes 03 seconds East, a distance 69.87 feet to a 1/2-inch iron rod found;

ZONING FILE NUMBER Z 21-59

North 45 degrees 21 minutes 35 seconds East, a distance 99.62 feet to a 1/2-inch iron rod found;

North 43 degrees 32 minutes 03 seconds East, a distance 90.44 feet to an "X" cut in concrete set

in the said southeast right-of-way line of Wagon Wheel Road and said southwest right-of-way line

of North Garland Avenue for the north corner of the herein described tract;

THENCE along the said southwest right-of-way line of North Garland Avenue the following courses:

South 46 degrees 37 minutes 44 seconds East, a distance of 952.02 feet, to 1/2-inch iron rod with

an orange cap stamped "U.S. Plus Survey" set in the said southwest right-of-way line of North

Garland Avenue, and a point for curvature to the right having a central angle of 10 degrees 34

minutes 08 seconds, a radius of 1,000.00 feet, and a chord and bearing and distance of South 41

degrees 20 minutes 40 seconds East, a distance of 184.20 feet.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-59

3599 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 85-49 to allow a Self-Storage (Mini Warehouse) by Specific Use Provision only.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 85-49, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 85-49 and the Community Retail(CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The development shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 21-59

3599 North Garland Avenue

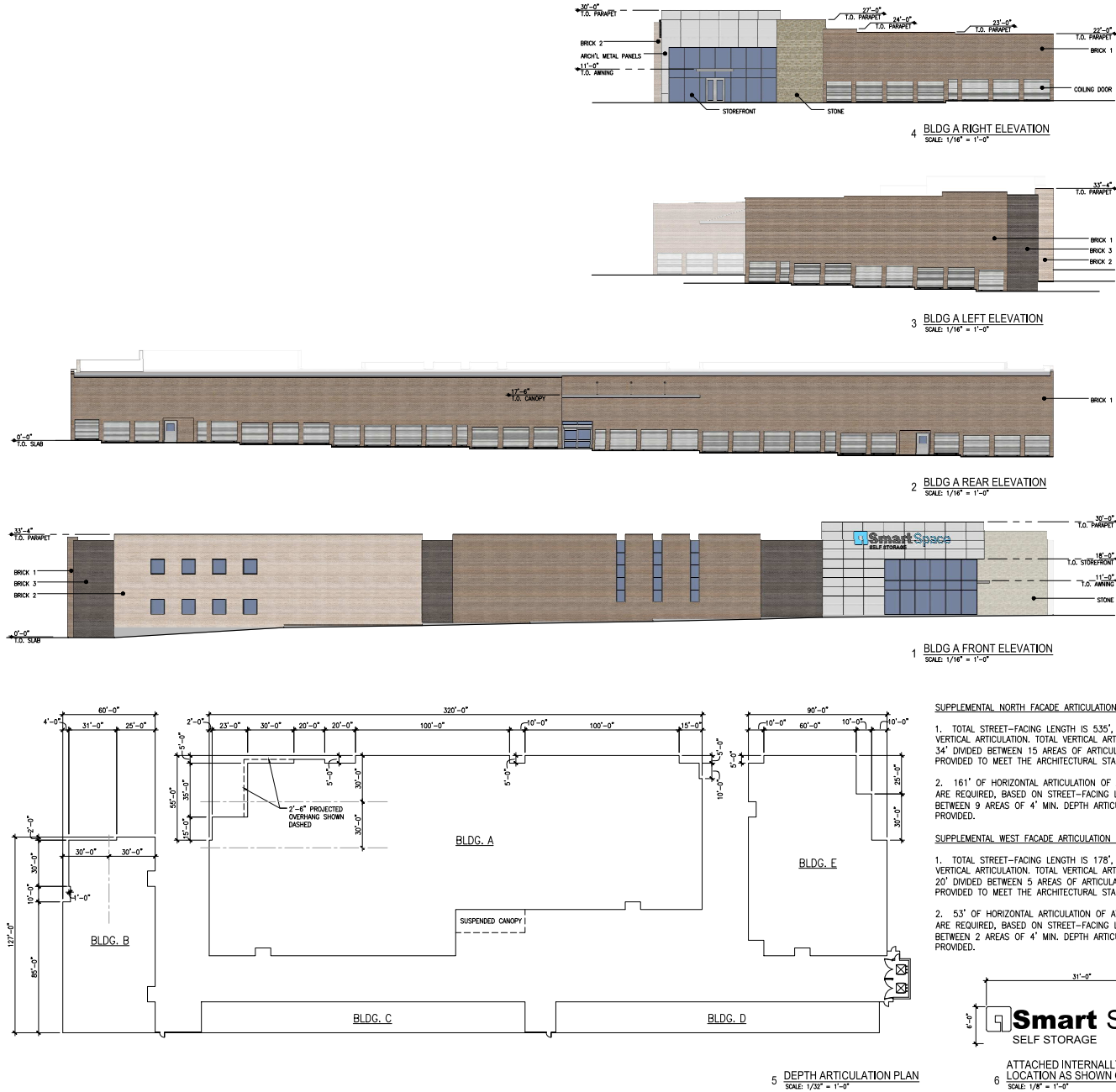
- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Self-Storage (Mini Warehouse) subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall be in effect for period of forty (40) years.
 - B. Lighting:** Lighting shall generally conform to the photometric plan as shown in Exhibit F, to ensure "dark sky" lighting to reduce glare on the adjacent residential properties.
 - C. Storage Units:** Storage Units shall not exceed 644 units on the site.

SHEET
SP-1



Applicant:
 Advantage Storage
 Advisors, LLC
 2221 Lakeside Blvd,
 Ste. 1260
 Richardson, Texas
 75082

Site Plan Case Number: 210817-2



BACA

100 NORTH TRAVIS STREET
 SUITE NO. 500
 SHERMAN, TEXAS 75090
 903.893.5800
 www.BACA.team

**SCHEMATIC
 DESIGN
 REVIEW**
 NOT FOR REGULATORY
 APPROVAL, PERMITTING, OR
 CONSTRUCTION

REVISIONS	DATE
NO.	DESCRIPTION

Advantage Storage Advisors, LLC
 North Garland Road @ Wagon Wheel Road
 3599 North Garland Avenue
 Garland, Texas

PROJECT NUMBER

2134

DATE

02.17.2022

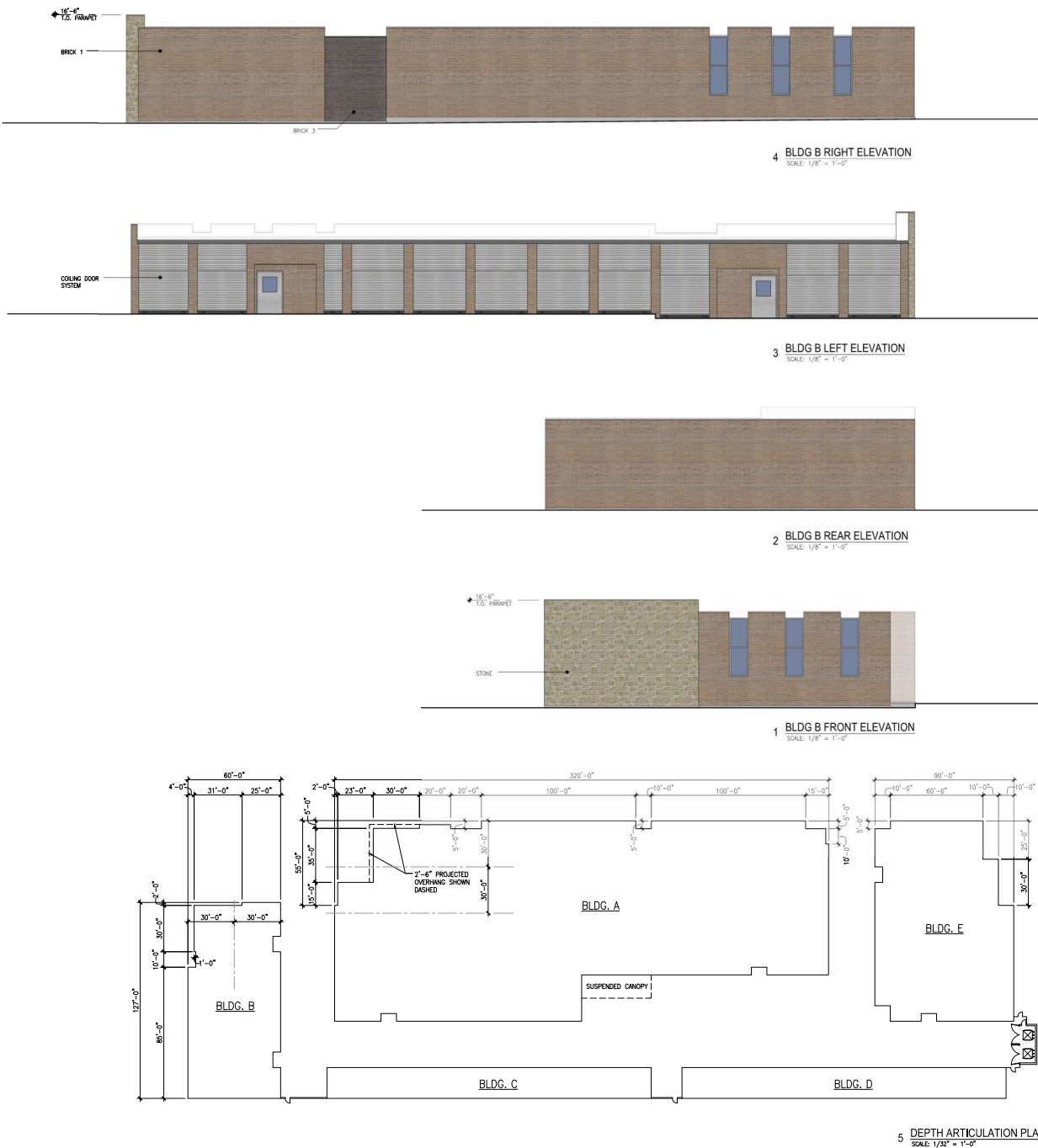
SHEET NUMBER

A6.0

exterior elevations

Applicant:
Advantage Storage
Advisors, LLC
2221 Lakeside Blvd,
Ste. 1200
Richardson, Texas
75082

Site Plan Case Number: 210817-2



BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

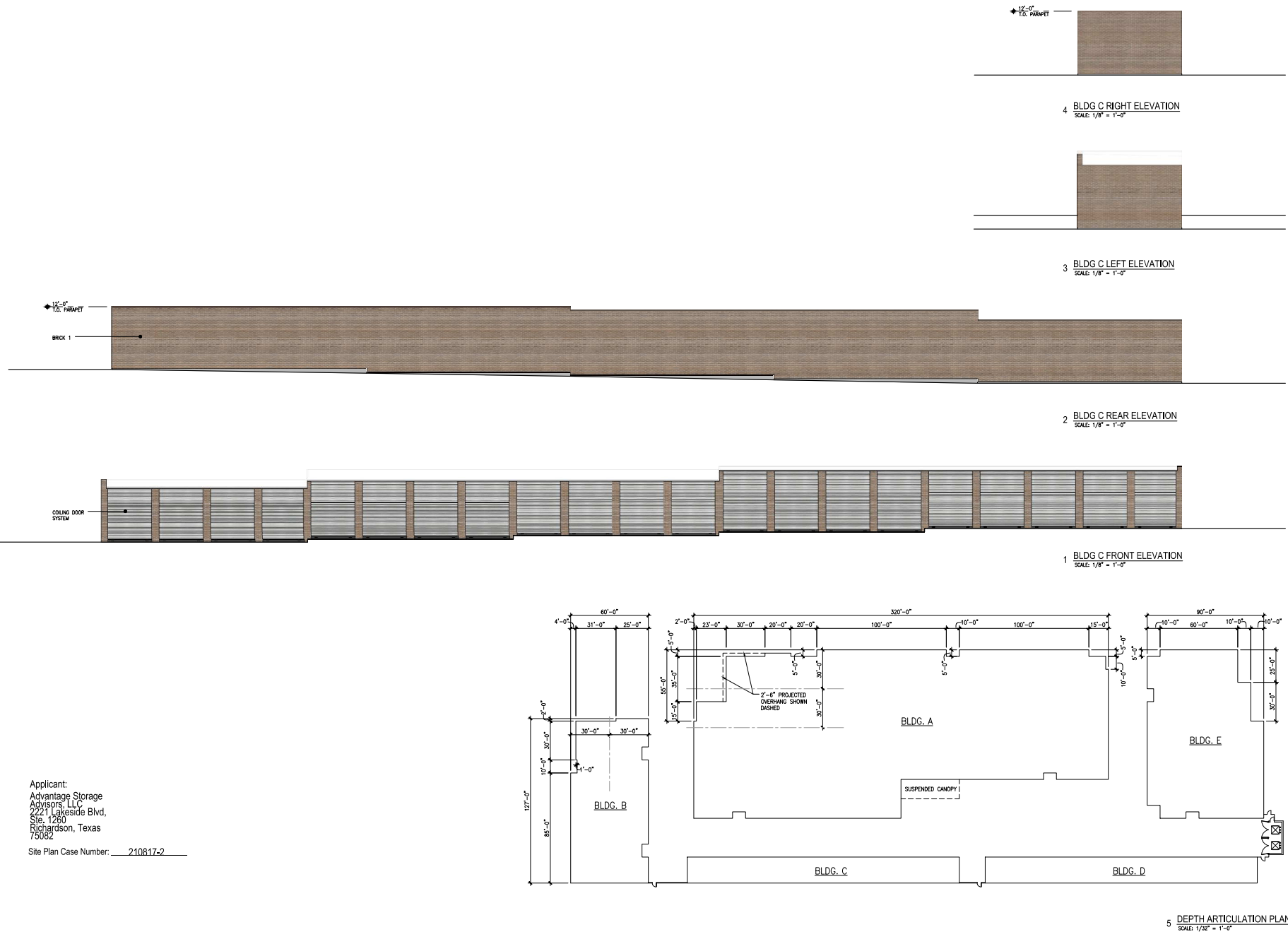
SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS DESCRIPTION	DATE

Advantage Storage Advisors, LLC
North Garland Road @ Wagon Wheel Road
3599 North Garland Avenue
Garland, Texas

PROJECT NUMBER
2134
DATE
02.17.2022
SHEET NUMBER
A6.1

exterior elevations



Applicant:
 Advantage Storage
 Advisors, LLC
 2221 Lakeside Blvd,
 Ste. 1200
 Richardson, Texas
 75082

Site Plan Case Number: 210817-2

BACA

100 NORTH TRAVIS STREET
 SUITE NO.500
 SHERMAN, TEXAS 75090
 903.893.5800
 www.BACA.team

SCHEMATIC
 DESIGN
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 NOT FOR REGULATORY
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REVISES	DESCRIPTION	DATE

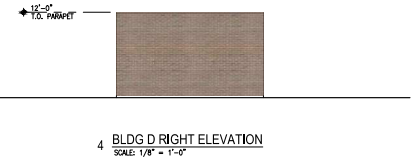
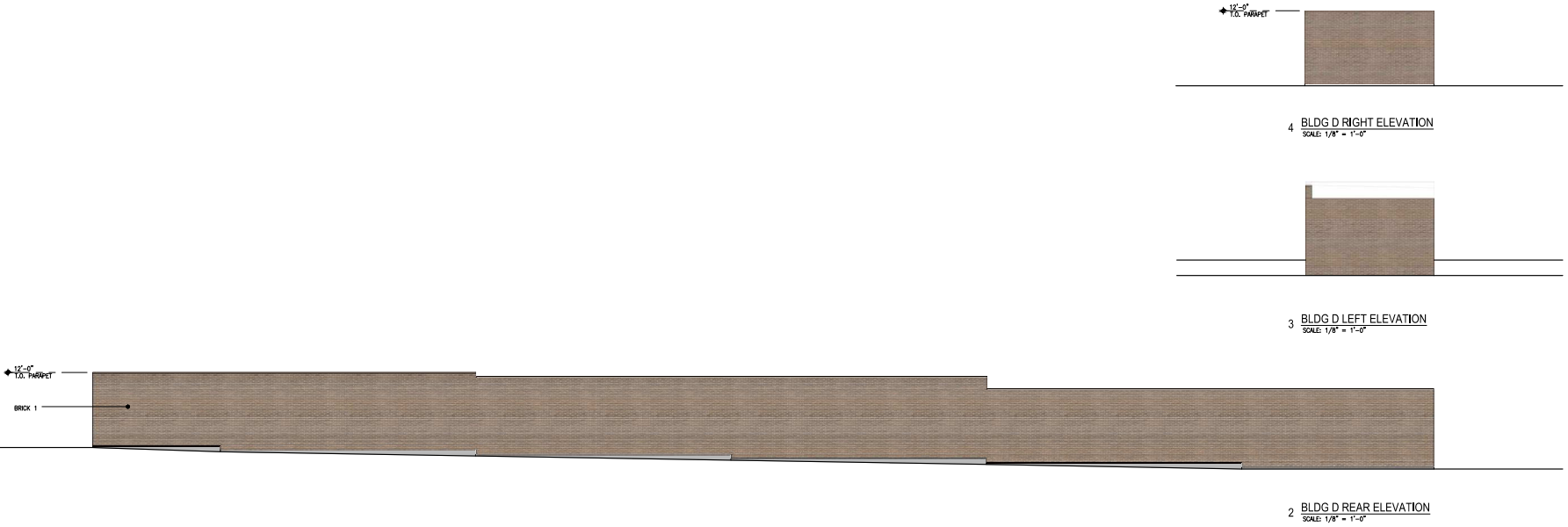
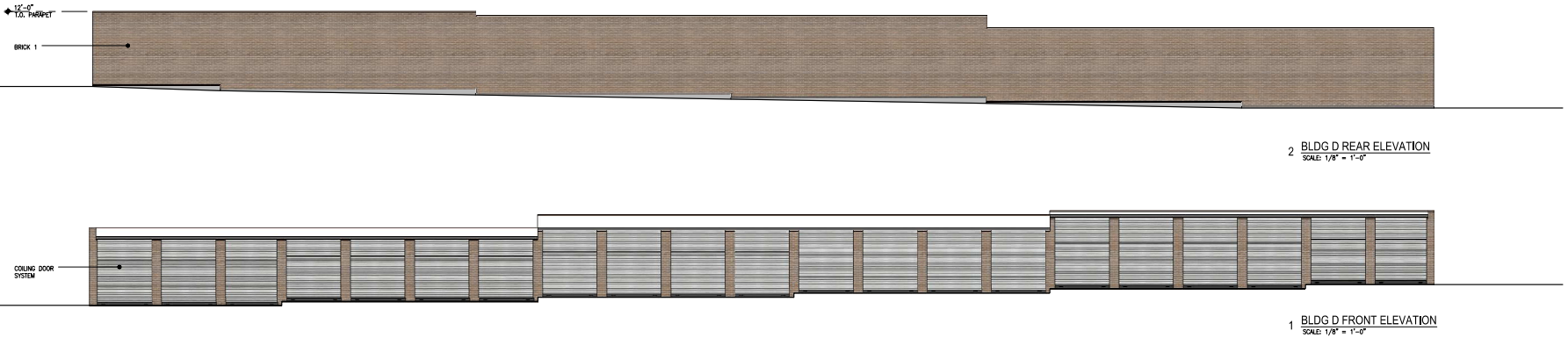
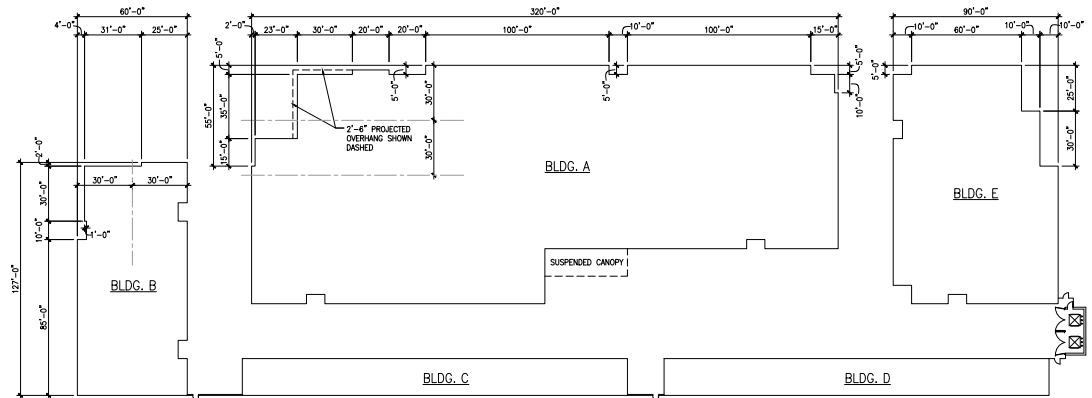
Advantage Storage Advisors, LLC
 North Garland Road @ Wagon Wheel Road
 3599 North Garland Avenue
 Garland, Texas

PROJECT NUMBER
 2134
 DATE
 02.17.2022
 SHEET NUMBER
 A6.2

exterior elevations

Applicant:
Advantage Storage
Advisors, LLC
2221 Lakeside Blvd,
Ste. 1260
Richardson, Texas
75082

Site Plan Case Number: 210817-2



exterior elevations

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS DESCRIPTION	DATE

Advantage Storage Advisors, LLC
North Garland Road @ Wagon Wheel Road
3599 North Garland Avenue
Garland, Texas

PROJECT NUMBER
2134
DATE
02.17.2022
SHEET NUMBER
A6.3

Applicant:
Advantage Storage
Advisors, LLC
2221 Lakeside Blvd,
Ste. 1260
Richardson, Texas
75082

Site Plan Case Number: 210817-2



4 BLDG A RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



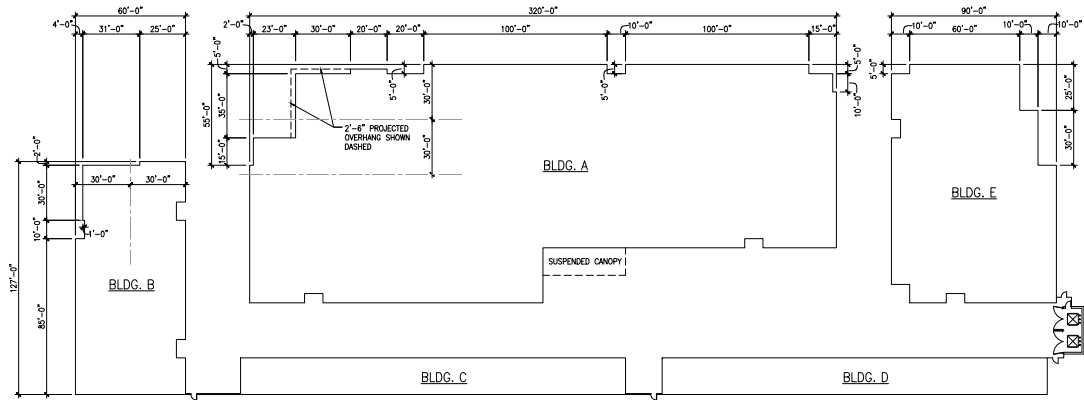
3 BLDG A LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG A REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG A FRONT ELEVATION
SCALE: 1/8" = 1'-0"



5 DEPTH ARTICULATION PLAN
SCALE: 1/32" = 1'-0"

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

REVISIONS	DATE
DESCRIPTION	

Advantage Storage Advisors, LLC
North Garland Road @ Wagon Wheel Road
3599 North Garland Avenue
Garland, Texas

PROJECT NUMBER
2134
DATE
02.17.2022
SHEET NUMBER
A6.4

exterior elevations

WAGON WHEEL ROAD

BLOCK 3
WAGON WHEEL CROSSING ADDITION
INST. NO. 201300095807
O.P.R.D.C.T.

Calculation Summary						
Calculation Grid Location	Calc. Height (ft.)	Units	Aug	Plan	Plan	Avg/Min
PROPERTY LINE	N/A	Pc	0.00	0.0	0.0	N/A
SITE	0	Pc	0.00	15.1	0.0	N/A
PAVING		Pc	1.13	3.2	0.1	11.30
STORAGE CRATE		Pc	3.20	12.8	0.0	N/A

Applicant:
 Advantage Storage, LLC
 2221 Lakeside Blvd, Ste. 1260
 Richardson, Texas 75082

Number: 210817

DRAWING ISSUE / REVISION		
Rev.	Description	Date
01	FOR PERMIT	11/09/2021

The Professional seal affixed to this sheet indicates that the current professional has prepared or directed the preparation of the material shown only on this sheet. Other professionals and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

Copyright © 2019 Ruck Engineering

ISSUED BY:

SITE PHOTOMETRIC PLANS

DRAWING NO.

PM1.0

Scale		
Drop by	300	Check by: 300
	1:1000	1:10000



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 04/05/2022

Item Title: Senior Citizen Fee at Recreation Centers

Submitted By: D'Lee Williams, Recreation Director

Summary of Request/Problem

Council is requested to approve the ordinance to amend Section 25.05, "Reservation Fees for Parks and Recreation Facilities".

During the February 1, 2022, Community Services Committee meeting, staff presented a recommendation to add a senior citizen fee for use of fitness areas in recreation centers. Currently, recreation centers have only one annual fee option, \$40 for Garland residents and \$80 for non-residents. The proposed fee for senior citizens is \$20 annually for Garland residents ages 65 and up and \$40 annually for non-residents 65 and up. The Garland Senior Activity Center and Carver Senior Center will continue offering the use of fitness services for no charge.

This item was considered by Council at the March 14, 2022 Work Session.

Recommendation/Action Requested and Justification

Staff recommends approval of the ordinance to amend Section 25.05, "Reservation Fees for Parks and Recreation Facilities."

Attachments

Senior Citizen Fee at Recreation Centers

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 25.05, "RESERVATION FEES FOR PARKS AND RECREATION FACILITIES," OF CHAPTER 25, "PARKS AND RECREATION" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; 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 25.05, "Reservation fees for parks and recreation facilities" of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Sec. 25.05 Reservation fees for parks and recreation facilities

(A) The parks and recreation facilities reservation fees shall be established as follows:

...

(5) All persons utilizing the facilities at recreation centers are required to purchase an identification card. To receive an identification card, patrons must register their name, address, telephone number, and age. Registered patrons participating in programs and activities shall not be required to purchase an identification card, but must provide the same information when they register for programs and activities.

Identification Card Fees	Resident	Nonresident
Day Pass (Gym and Fitness)	\$5.00	N/A
Monthly Fitness Pass	\$8.00	\$16.00
General (ages 13 and up)	\$15.00	\$20.00

Youth (ages 7-12)	\$5.00	\$9.00
Fitness area (Annually)	\$40.00	\$80.00
Fitness area (Annually)-Senior Citizens (Ages 65 & up and fee only applies for recreation centers)	\$20.00	\$40.00
Replacement card	\$3.00	\$3.00
Day Pass (Gym only)	\$3.00	\$3.00

..."

Section 2

That Chapter 25, "Parks and Recreation," and Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

Section 4

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 04/05/2022

Item Title: Permanent Utility Easement with North Texas Municipal Water District (NTMWD) at Lou Huff Park

Submitted By: Matthew Grubisich, Parks Director

Summary of Request/Problem

The NTMWD Meter Vault Standardization, Set Point Control Implementation, Phase II project ("Project") includes upgrades and improvements at various water delivery point sites. NTMWD has made improvements at each water delivery point site that serves the City of Garland pump stations with the exception of Garland Delivery Point (DP) No. 2. This remaining delivery point is along a 30-inch waterline upstream of the City of Garland's Lavon Pump Station. The existing Garland DP No. 2 built-in 1962 includes a meter vault and electrical/control building and is currently adjacent to the Lou Huff Park and the Garland Power & Light office. The Project includes a new structure for the meter vault and electrical/control building along with new equipment. In accordance with the NTMWD Strategic Plan, the Project builds resiliency and redundancy in the water system and will allow NTMWD to provide reliable service to NTMWD members and customers. The Project will maintain the existing meter vault as a bypass to minimize service disruption to the City's Lavon pump station and improve site accessibility and safety for personnel. NTMWD is requesting the acquisition of a permanent utility easement for the new NTMWD meter station that would be situated on a total of 0.3227 acres adjacent to the existing meter station. This easement would provide NTMWD access for operations and maintenance of the new meter station inclusive of the building structure, paving, drainage, communication, and electrical appurtenances. The permanent utility easements are referenced as 0.0306 Acres of Lot 1R1, Block 2 of the GP&L Addition 3rd Replat and 0.2921 Acres of Lot 3, Block 2 of Replat GP&L Addition on City of Garland, William Turner Survey, Abstract No. 1483, Dallas, County, Texas. NTMWD is also requesting the acquisition of a permanent access easement along the existing driveway from State Highway 66 to the meter station site. The existing driveway is utilized for access to the Lou Huff Park and GP&L offices. NTMWD requests this easement to have shared use of the driveway to access the meter stations. The permanent access easement is referenced as 0.3484 Acres of Lot 1R1, Block 2 of the GP&L Addition 3111 Replat on City of Garland, William Turner Survey, Abstract No. 1483, Dallas, County, Texas. An appraisal of the City of Garland tract, Parcel 1 and 2, located on the north side of East Avenue B at Allen Street, in Garland, Dallas County, Texas, for the proposed acquisition of two permanent utility easements for the North Texas Municipal Water District was conducted to determine the property's market value. The entire appraisal report can be found below.

Recommendation/Action Requested and Justification

Recommend Council approve the resolution for a permanent utility easement with the NTMWD for a new meter station located in Lou Huff Park.

Attachments

Resolution Authorizing Permanent Easement
Easement

RESOLUTION NO.

A RESOLUTION AUTHORIZING CITY STAFF TO ENTER AND CONVEY A PERMANENT EASEMENT TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT FOR INSTALLING A WATER DELIVERY POINT AND OTHER RELATED INFRASTRUCTURE ADJACENT TO LOU HUFF PARK AND THE GARLAND POWER AND LIGHT OFFICE;" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Texas Municipal Water District ("NTMWD") is upgrading and improving various water delivery point sites, as part of Phase II of its Meter Vault Standardization, and Set Point Control Implementation project ("Project");

WHEREAS, the NTMWD has identified that the existing Garland Delivery Point No. 2 needs updating that will provide a public benefit to Garland citizens using the NTMWD's water;

WHEREAS, the NTMWD is requesting the acquisition of a permanent utility easements for the new NTMWD meter station that would be situated on a total of 0.3227 Acres adjacent to the existing meter station, and along the existing driveway, utilized for access to the Lou Huff Park and GP&L offices, from State Highway 66 to the meter station site, and would provide NTMWD access for operations and maintenance of the new meter station;

WHEREAS, the requested permanent easements are referenced as 0.0306 Acres of Lot 1R1, Block 2 of the GP&L Addition 3rd Replat and 0.2921 Acres of Lot 3, Block 2 of Replat GP&L Addition on City of Garland, William Turner Survey, Abstract No. 1483, Dallas, County, Texas and the permanent access easement referenced as 0.3484 Acres of Lot 1R1, Block 2 of the GP&L Addition 3rd Replat on City of Garland, William Turner Survey, Abstract No. 1483, Dallas County, Texas ("Properties") and more particular described in Exhibit "A," the Easement Conveyance document;

WHEREAS, a survey was conducted in December of 2021 at the direction of the NTMWD and the above mentioned property was valued at \$26,350;

WHEREAS, the NTMWD is an entity with eminent domain authority; and

WHEREAS, the City Council now authorizes the City Manager to enter into an agreement for the conveyances of the above listed requested property from the City of Garland to the NTMWD.

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

Section 1

That the City Council does hereby authorize the City Manager to convey the listed properties for the purpose of permanent easements to the NTMWD for the sum of \$26,350 and for the purpose of upgrading and improving various water delivery point sites of its project.

Section 2

That the City Council does hereby authorize the City Manager to execute the attached Easement.

Section 2

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

PASSED AND APPROVED this ____ day of _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT A

Easement Document

**REGIONAL WATER SYSTEM
PERMANENT WATER EASEMENT FOR RIGHT-OF-WAY
METER VAULT STANDARDIZATION, PHASE II, SET-POINT CONTROL
PROJECT NO. 101-0338-13**

STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

THAT the undersigned, **CITY OF GARLAND**, (hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid by the **NORTH TEXAS MUNICIPAL WATER DISTRICT** (hereinafter called "Grantee") the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed, and by these presents, does grant, sell and convey unto the Grantee a Permanent Easement and right-of-way, in, over, across and through those certain premises owned by Grantor to construct, operate, reconstruct, perpetually maintain and remove one pipeline, for the transportation of water, with all incidental equipment, electric service lines required for the operation of the pipeline or cathodic protection devices and appurtenances under, over or through the following described lands situated in Dallas County, Texas:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION

The Grantee shall utilize the easement for underground pipelines, underground meter vault structure and appurtenances, including communication and electrical facilities, and above grade appurtenances consisting of meter vault structure, fencing, driveway, pavement, air valves, blow off valves, pipeline markers and cathodic protection equipment (referred to herein collectively as "Grantee's Meter Station" or the meter station) as may be required for its operation of the meter station. The blow off valves shall be located so as to discharge any water from the pipeline into natural drainage areas currently existing on the Property.

Grantee, and Grantee's successors and assigns, shall have the continued and unobstructed right of ingress and egress over the permanent easement granted for the installation, operation, inspection, and maintenance of Grantee's facilities.

Grantee, and Grantee's successors and assigns, agrees to bury pipelines associated with the meter station to a depth of at least 48" from the top of the pipeline to existing ground surface. Grantee will, insofar as practicable, restore the ground disturbed by the laying, constructing, repairing, maintaining, replacing or removing of said meter station, and will take such steps as may be reasonably required to prevent damage to the property of Grantor from soil erosion resulting from operations of Grantee hereunder. Grantee shall leave the surface as nearly as reasonably possible as it was prior to the construction of the meter station and will restore all improvements, including fences, driveways, bridges, drainage channels, and other improvements damaged through the use of said easement to substantially the same condition as they were prior to the construction of the pipeline. Grantee agrees to re-seed the easement areas after construction of said meter station.

Grantee has the right to trim or cut down or eliminate trees or shrubbery to the extent, in the reasonable judgment of Grantee, its successors and assigns, as may be necessary to prevent possible interference with the installation and operation of said pipelines and to remove possible hazards thereto, and the right to remove or prevent the construction of any and all improvements, buildings, reservoirs or other obstructions on said permanent easement, except as are specifically allowed under the terms hereof. Grantor shall not construct or permit to be constructed, any house, building, reservoir, or other prohibited improvement on or within the permanent easement or remove soil which would impair the lateral support for Grantee's Metering Station or leave it with insufficient cover for the safe operation of said pipeline. However, Grantor retains the right, to cross the permanent easement area with fences, streets, roads, and utilities ("facilities") at angles not less than 45 degrees provided that said facilities do not endanger or interfere with Grantee's metering station and provided that Grantee is provided with a copy of the construction plans and drawings not less than 30 days before the beginning of construction of said facilities. Grantor shall not grant any other easements within the permanent easement which would (1) endanger or interfere with the safe and efficient operation of Grantee's Metering Station, or (2) cross Grantee's easement at less than a 45 degree angle. Grantee may not fence or enclose the easement but may install gates in any fence along or crossing the easement for access.

If Grantee should abandon the rights granted herein for said metering station and appurtenances constructed upon said land and, if such abandonment should continue for a continuous period of as long as thirty-six (36) months, all rights of Grantee herein shall terminate and revert to Grantor, their heirs, legal representatives, successors and assigns. Grantee shall have the right for one year following any termination of this easement to remove its pipe, valves and all other property. Following the expiration of such period, any such property remaining on said land shall be and become the property of Grantor.

Grantee shall have the right to assign the easement in whole or in part to one or more assignees. Grantee, shall indemnify, defend, assume all liability for, and hold harmless the Grantor, its successors and assigns, from all actions, claims, suits, penalties, obligations, liabilities, and/or injuries and/or death to persons that may be caused by Grantee's activities pursuant to this Easement, or arising out of or in connection with such activities. Nothing in this indemnity provision shall be read to extend indemnification to Grantor for Grantor's own negligence, gross negligence, or intentional tortuous acts in the performance of this Easement.

The above described easements and rights shall inure unto the said Grantee, and Grantee's successors and assigns, and the covenants and agreements contained herein shall constitute covenants running with the land, binding upon Grantor, its legal representatives, successors and assigns, for the benefit of Grantee, and Grantee's successors and assigns.

By executing this Easement, the undersigned represents that they are duly authorized to execute this document; that Grantor is the owner of fee simple title to the property across which the easement is being granted; that the property is held by Grantor free and clear of any liens or encumbrances and that Grantor is the sole party entitled to receive the consideration being paid for the easement.

TO HAVE AND TO HOLD unto the said **NORTH TEXAS MUNICIPAL WATER DISTRICT**, its successors and assigns, the above described easement and right-of-way, and I do hereby bind myself, any heirs, executors, and administrators to warrant and forever defend all and singular the said premises to the **NORTH TEXAS MUNICIPAL WATER DISTRICT**, its

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof herein.

WITNESS OUR HANDS this _____ day of _____, 202__.

GRANTOR:

CITY OF GARLAND

Signature

Printed Name

Title

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

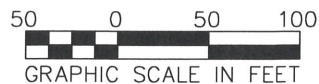
Before me, the undersigned authority, on this day personally appeared _____, in his/her capacity as _____ for **CITY OF GARLAND**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My commission expires: _____

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.32'	48.50'	88°58'31"	S 89°28'39" W	67.97'
C2	42.54'	26.04'	93°37'09"	S 84°41'06" W	37.96'
C3	97.98'	158.12'	35°30'14"	N 17°25'19" E	96.42'



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.



WILLIAM TURNER SURVEY ABSTRACT NO. 1483

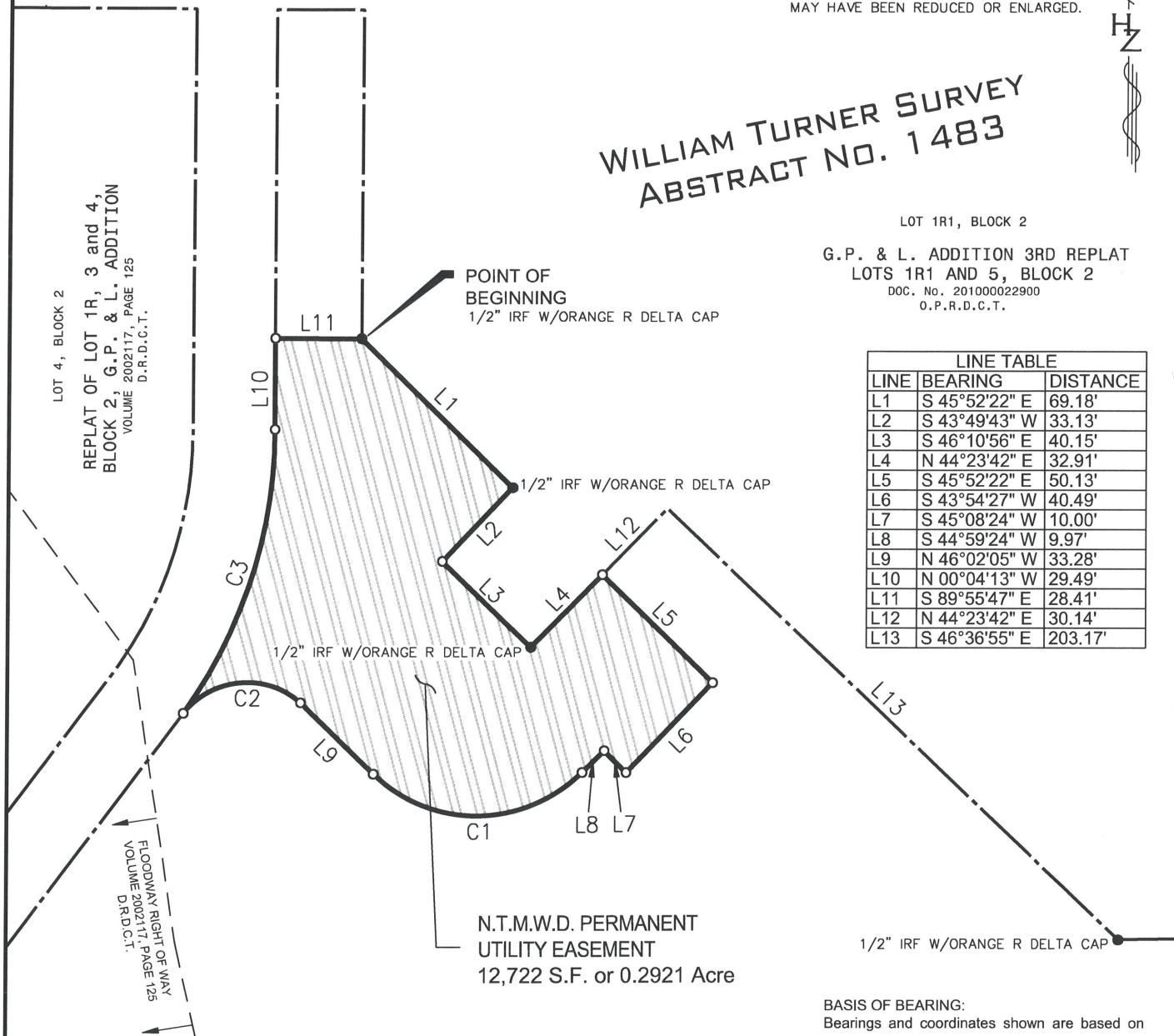
LOT 1R1, BLOCK 2

G.P. & L. ADDITION 3RD REPLAT
LOTS 1R1 AND 5, BLOCK 2

DOC. No. 201000022900
O.P.R.D.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°52'22" E	69.18'
L2	S 43°49'43" W	33.13'
L3	S 46°10'56" E	40.15'
L4	N 44°23'42" E	32.91'
L5	S 45°52'22" E	50.13'
L6	S 43°54'27" W	40.49'
L7	S 45°08'24" W	10.00'
L8	S 44°59'24" W	9.97'
L9	N 46°02'05" W	33.28'
L10	N 00°04'13" W	29.49'
L11	S 89°55'47" E	28.41'
L12	N 44°23'42" E	30.14'
L13	S 46°36'55" E	203.17'

LOT 4, BLOCK 2
REPLAT OF LOT 1R, 3 and 4,
BLOCK 2, G.P. & L. ADDITION
VOLUME 2002117, PAGE 125
D.R.D.C.T.



LEGEND

- POINT FOR CORNER
- IRF ● 1/2" IRON ROD FOUND
- CITY OF GARLAND
GCM ● GEODETIC CONTROL MONUMENT
2" BRASS DISK (GPS 129)
- XCUT ○ "X" CUT SET IN CONCRETE
- IRS ○ 5/8" IRON ROD SET WITH CAP
STAMPED "HUITT-ZOLLARS"
- D.R.D.C.T. DEED RECORDS, DALLAS CO., TX
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS CO., TX

LOT 3, BLOCK 2

REPLAT G.P. & L. ADDITION
LOTS 1R, 3 and 4, BLOCK 2
VOLUME 2002117, PAGE 125
D.R.D.C.T.

BASIS OF BEARING:
Bearings and coordinates shown are based on
the Texas State Plane Coordinate System, North
Central Zone (4202), North American Datum
1983 (2011).



Mitchell S. Pillar, RPLS No. 5491

DATE: July 12, 2021

Pg. 1 of 3

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757
Firm Registration No. 10025600

EXHIBIT MAP
PERMANENT UTILITY EASEMENT
NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEM
METER VAULT STANDARDIZATION,
SET-POINT CONTROL IMPLEMENTATION, PHASE II
12,722 SQ. FT. or 0.2921 ACRE
WILLIAM TURNER SURVEY, ABSTRACT NO. 1483
CITY OF GARLAND, DALLAS COUNTY, TEXAS

**NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEM
METER VAULT STANDARDIZATION,
SET-POINT CONTROL IMPLEMENTATION, PHASE II
PROJECT NO. 101-0338-13**

**PERMANENT UTILITY EASEMENT
OWNER OF PARENT TRACT: CITY OF GARLAND
WILLIAM TURNER SURVEY, ABSTRACT NO. 1483
DALLAS COUNTY, TEXAS**

BEING a 0.2921-acre tract of land situated in the William Turner Survey, Abstract No. 1483, Dallas County, Texas, and being a portion of Lot 3, Block 2 of the Replat G.P. & L. Addition, Lots 1R, 3 and 4, Block 2, an addition to the City of Garland, Dallas County, Texas, as recorded under Volume 2002117, Page 125 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 iron rod found with orange plastic cap stamped "R-DELTA ENGINEERS" at an interior corner of said Lot 3, same being an interior corner of Lot 1R1, Block 2, of the G.P. & L. Addition 3RD Replat, Lots 1R1 and 5, Block 2, an addition to the City of Garland, Dallas County, Texas, as recorded under Document no. 201000022900, of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.);

THENCE, along the common line of said Lot 3 and said Lot 1R1 the following;

South 45 degrees 52 minutes 22 seconds East, a distance of 69.18 feet to a 1/2 iron rod found with orange plastic cap stamped "R-DELTA ENGINEERS";

South 43 degrees 49 minutes 43 seconds West, a distance of 33.13 feet to a point for corner;

South 46 degrees 10 minutes 56 seconds East, a distance of 40.15 feet to a 1/2 iron rod found with orange plastic cap stamped "R-DELTA ENGINEERS";

North 44 degrees 23 minutes 42 seconds East, a distance of 32.91 feet to a point for corner from which a 1/2 inch iron rod found with orange plastic cap stamped "R-DELTA ENGINEERS" bears North 44 degrees 23 minutes 42 seconds East a distance of 30.14 feet and South 46 degrees 36 minutes 55 seconds East a distance of 203.17 feet;

THENCE, over and across said Lot 3 the following;

South 45 degrees 52 minutes 22 seconds East, a distance of 50.13 feet to a point for corner;

South 43 degrees 54 minutes 27 seconds West, a distance of 40.49 feet to a point for corner;

North 45 degrees 08 minutes 24 seconds West, a distance of 10.00 feet to a point for corner;

THENCE, South 44 degrees 59 minutes 24 seconds West, a distance of 9.97 feet to a point for corner and being the beginning of a curve to the right having a central angle of 88 degrees 58 minutes 31 seconds, a radius of 48.50 feet, subtended by a 67.97 foot chord which bears South 89 degrees 28 minutes 39 seconds West,

Along said curve to the right an arc distance of 75.32 feet to a point for corner;

North 46 degrees 02 minutes 05 seconds West, a distance of 33.28 feet to a point for corner and being the beginning of a non-tangent curve to the left having a central angle of 93 degrees 37 minutes 09 seconds, a radius of 26.04 feet, subtended by a 37.96 foot chord which bears South 84 degrees 41 minutes 06 seconds West;

Along said curve to the left an arc distance of 42.54 feet to a point for corner and being the beginning of a non-tangent curve to the left having a central angle of 35 degrees 30 minutes 14 seconds, a radius of 158.12 feet, subtended by a 96.42 foot chord which bears North 17 degrees 25 minutes 19 seconds East;

THENCE, along said curve to the left an arc distance of 97.98 feet to a point for corner;

North 00 degrees 04 minutes 13 seconds West, a distance of 29.49 feet to a point for corner;

South 89 degrees 55 minutes 47 seconds East, a distance of 28.41 feet to the **POINT OF BEGINNING** and **CONTAINING** 12,722 Square Feet or 0.2921 of an Acre of land, more or less.

Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011). All distances are surface values and can be converted to grid values by dividing by the combined scale factor of 1.000143641.

For Huitt-Zollars, Inc.

Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
Firm Registration No. 10025600
5430 Lyndon B. Johnson Freeway, Suite 1500
Dallas, Texas 75240-2675
Date: July 12, 2021



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°52'22" E	40.48'
L2	S 44°23'42" W	32.91'
L3	N 46°10'56" W	40.15'
L4	N 43°49'43" E	33.13'
L5	N 44°23'42" E	30.14'
L6	S 46°36'55" E	203.17'

50 0 50 100

GRAPHIC SCALE IN FEET

PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.



LOT 4, BLOCK 2
REPLAT OF LOT 1R, 3 and 4,
BLOCK 2, G.P. & L. ADDITION
VOLUME 2002117, PAGE 125
D.R.D.C.T.

POINT OF
COMMENCING
1/2" IRF W/ORANGE R DELTA CAP

LOT 1R1, BLOCK 2

G.P. & L. ADDITION 3RD REPLAT
LOTS 1R1 AND 5, BLOCK 2
DOC. No. 201000022900
O.P.R.D.C.T.

POINT OF
BEGINNING
1/2" IRF W/ORANGE R DELTA CAP

N.T.M.W.D. PERMANENT
UTILITY EASEMENT
1,331 S.F. or 0.0306 Acre

1/2" IRF W/ORANGE R DELTA CAP

LOT 3, BLOCK 2

REPLAT G.P. & L. ADDITION
LOTS 1R, 3 and 4, BLOCK 2
VOLUME 2002117, PAGE 125
D.R.D.C.T.

1/2" IRF W/ORANGE R DELTA CAP

FLOODWAY RIGHT OF WAY
VOLUME 2002117, PAGE 125
D.R.D.C.T.

LEGEND

- POINT FOR CORNER
- IRF ● 1/2" IRON ROD FOUND
- CITY OF GARLAND
GCM ● GEODETIC CONTROL MONUMENT
2" BRASS DISK (GPS 129)
- XCUT ○ "X" CUT SET IN CONCRETE
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- D.R.D.C.T. DEED RECORDS, DALLAS CO., TX
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS CO., TX

WILLIAM TURNER SURVEY
ABSTRACT NO. 1483

BASIS OF BEARING:
Bearings and coordinates shown are based on
the Texas State Plane Coordinate System, North
Central Zone (4202), North American Datum
1983 (2011).



Mitchell S. Pillar, RPLS No. 5491

DATE: July 12, 2021

Pg. 1 of 3

HUIITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
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Phone (214) 871-3311 Fax (214) 871-0757
Firm Registration No. 10025600

EXHIBIT MAP
PERMANENT UTILITY EASEMENT
NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEM
METER VAULT STANDARDIZATION,
SET-POINT CONTROL IMPLEMENTATION, PHASE II
1,331 SQ. FT. or 0.0306 ACRE
WILLIAM TURNER SURVEY, ABSTRACT NO. 1483
CITY OF GARLAND, DALLAS COUNTY, TEXAS

**NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEM
METER VAULT STANDARDIZATION,
SET-POINT CONTROL IMPLEMENTATION, PHASE II
PROJECT NO. 101-0338-13**

**PERMANENT UTILITY EASEMENT
OWNER OF PARENT TRACT: CITY OF GARLAND
WILLIAM TURNER SURVEY, ABSTRACT NO. 1483
DALLAS COUNTY, TEXAS**

BEING a 0.0306-acre tract of land situated in the William Turner Survey, Abstract No. 1483, Dallas County, Texas, and being a portion of Lot 1R1, Block 2 of the G.P. & L. Addition 3rd Replat Lots 1R1 and 5, Block 2, an addition to the City of Garland, Dallas County, Texas, as recorded under Instrument No. 201000022900 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found with orange plastic cap stamped "R-DELTA ENGINEERS" at an interior corner of said Lot 1R1, same being an interior corner of Lot 3, Block 2, of Replat G.P. & L. Addition Lots 1R, 3 and 4, Block 2, an addition to the City of Garland, Dallas County, Texas, as recorded under Volume 2002117, Page 125, of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE, along the common line of said Lot 1R1 and said Lot 3, South 45 degrees 52 minutes 22 seconds East, a distance of 69.18 feet to a 1/2 inch iron rod found with orange plastic cap stamped "R-DELTA ENGINEERS" at an interior corner of said LOT 1R1 and being the **POINT OF BEGINNING**;

THENCE, over and across said Lot 1R1, South 45 degrees 52 minutes 22 seconds East, a distance of 40.48 feet to a point for corner on an interior line of said Lot 1R1 from which a 1/2 inch iron rod found with orange plastic cap stamped "R-DELTA ENGINEERS" bears North 44 degrees 23 minutes 42 seconds East a distance of 30.14 feet and South 46 degrees 36 minutes 55 seconds East a distance of 203.17 feet;

THENCE, along the common line of said Lot 1R1 and said Lot 3 the following;

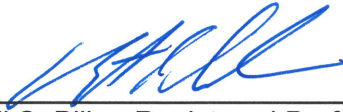
South 44 degrees 23 minutes 42 seconds West, a distance of 32.91 feet to a 1/2 inch iron rod found with orange plastic cap stamped "R-DELTA ENGINEERS";

North 46 degrees 10 minutes 56 seconds West, a distance of 40.15 feet to a point for corner;

North 43 degrees 49 minutes 43 seconds East, a distance of 33.13 feet to the **POINT OF BEGINNING** and **CONTAINING** 1,331 Square Feet or 0.0306 of an Acre of land, more or less.

Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011). All distances are surface values and can be converted to grid values by dividing by the combined scale factor of 1.000143641.

For Huitt-Zollars, Inc.



Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
Firm Registration No. 10025600
5430 Lyndon B. Johnson Freeway, Suite 1500
Dallas, Texas 75240-2675
Date: July 12, 2021





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 04/05/2022

Item Title: Friendship Park Lease Agreement

Submitted By: Matthew Grubisich, Parks Director

Summary of Request/Problem

Friendship Park is located at 575 Forest Ridge Dr. and is shared with the City of Dallas. Garland owns 5.0 acres and Dallas owns 5.8 acres. In 1986 Garland entered into a 20-year lease agreement with the City of Dallas for the management and operation of the entire 10.8 acres of Friendship Park. Both Cities have been operating under the existing lease agreement since it expired in 2006.

In 2021 Parks and the City Attorney's office began conversations with the City of Dallas to update the agreement for an additional 20 years. Attached is the updated lease agreement for your review. As in the original agreement, Dallas is responsible for the total cost of the operations and maintenance of the entire site, as well as any future improvements. Any improvements made on the Garland portion would require approval by the City of Garland prior.

Council reviewed the Lease Agreement at the January 31, 2022, Work Session and had no additional comments.

Recommendation/Action Requested and Justification

Recommend Council approve the Lease Agreement with the City of Dallas for Friendship Park.

Attachments

Friendship Park Lease Agreement

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

FRIENDSHIP PARK
LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as “Lease” or “Agreement”) is made and entered into by and between the CITY OF DALLAS, a Texas municipal corporation, (“Dallas”), acting by and through its Park and Recreation Board, and the CITY OF GARLAND, a Texas home-rule municipality, (“Garland”) and evidences the following:

W I T N E S S E T H

Dallas and Garland each acknowledge and agree that the following recitals are true and correct and that the same are a material part of this Agreement:

WHEREAS, Dallas is the owner of approximately 5.82 acres near the Dallas/Garland city limits line and otherwise known as Friendship park (“Dallas tract”); and

WHEREAS, Garland is the owner of a tract of property (“Garland tract” or “Leased Grounds”) of approximately the same size, which is contiguous to the Dallas park property, but within the Dallas city limits; and

WHEREAS, the said contiguous Dallas tract and Garland tract together comprise the park known as “Friendship Park” or “park”, as shown on Exhibit A, attached hereto; and

WHEREAS, Dallas and Garland have throughout the past cooperated closely in the planning and development of said contiguous tracts, but have heretofore managed said properties separately, in accordance with the separate ownership thereof; and

WHEREAS, on April 16, 1986, pursuant to City Council Resolution No. 5833, Dallas and Garland entered into lease arrangement whereby Dallas, through its Park and Recreation Department, maintained and operated Friendship Park, allowing for joint review and cooperation in the planning and development of Friendship Park for better service to the surrounding community on an equal bases to the residents of both Dallas and Garland; and

WHEREAS, the 1986 lease agreement expired in 2006 and Dallas has exercised its hold-over over the Garland tract on a month-to month basis; and

WHEREAS, the Park and Recreation Board of the City of Dallas and the City of Garland agree to enter into a more formal lease agreement and that said properties should continue to be operated as a single unit, so that Friendship Park may best serve the citizens of both cities.

NOW, THEREFORE, Dallas and Garland, in consideration of their mutual covenants and agreements contained herein, hereby agree as follows:

1.0: LEASE AND TERM.

In consideration of \$1.00 and other good and sufficient consideration, receipt of which is hereby acknowledged, Garland does by these presents grant, demise and let, unto Dallas, for a period of **twenty years** beginning with date of execution hereof, the Leased Grounds including any improvements thereon, commonly known as Friendship Park, located within the city limits of the City of Dallas, as depicted on the map attached hereto and identified as Exhibit "A."

1.1: HOLDING OVER.

Should Dallas hold over the Leased Grounds, or any part thereof, after the expiration of the term of this Lease, unless otherwise agreed in writing, such holding over shall constitute and be construed as tenancy from month-to-month only.

2.0: SUBLEASE.

No part of the Leased Grounds shall be subleased (except on a daily rental basis) by Dallas without prior written consent and approval of the City of Garland or its authorized representative.

3.0: REVENUES.

It is understood that Dallas may accumulate funds resulting from the usual rental fees and concession revenues, and it is agreed that such funds shall be used for the maintenance or improvement of Friendship Park as a unified park, without regard to the respective ownership interests of the two cities.

4.0: PUBLIC ACCESS AND ADMISSION FEES.

It is expressly understood and agreed by and between the parties hereto that all grounds, improvements and equipment shall be kept open and accessible to the public free of charge at all reasonable times, except that reservation fees and similar charges may be imposed at Friendship Park on the same basis as other Dallas parks provided that Garland approves the amount of such fees. It is the intent of the two cities that Friendship Park be operated by Dallas for the mutual benefit of both cities and their residents. To this end, no distinction shall be made between the citizens of Dallas and Garland with respect to access to and use of the combined property being operated as a single, unified park.

5.0: OWNER RIGHT OF ENTRY.

Garland shall have access at all times to every part of the Leased Grounds for general inspection, and also for the purpose of the performance of the duties authorized or required by the Charter and Ordinances of the City of Garland, and the laws of the State of Texas. Dallas may appoint, direct, control and remove all persons employed within Friendship Park and in and about the care of the land and improvements thereon.

6.0: USE BY THE CITY OF DALLAS.

Notwithstanding the other terms hereof, Dallas shall have the right, authority, and power to use and occupy the Leased Grounds and/or to cause or permit others to use and occupy the Leased Grounds, for such periods and at such times as are necessary and appropriate to the joint purposes of the two cities.

7.0: AUTOMATIC IRRIGATION SYSTEM.

As determined and needed by Dallas, an automatic irrigation system shall be installed to service the entire park. If prohibited by code or ordinance, separate systems shall be installed for each parcel. If the irrigation system serves the entire park, and this agreement is terminated, and one irrigation system services the entire park, Garland shall have no claim to require Dallas to continue to serve the Garland parcel irrigation needs. Termination of the Lease may include negotiation to preserve the one system with Garland paying a portion of the cost, or as otherwise negotiated, but not required by Dallas.

8.0: TERMINATION.

TERMINATION

Either party may terminate this Agreement, with or without cause, upon ninety (90) days advance written notice.

In the event Garland exercises its right to terminate Dallas has the right to remove any improvements installed by Dallas and shall return the site to its existing condition less normal wear and tear, Provided however to the extent the parties agree to have the connectivity of Friendship Park, Garland will reimburse for the unamortized value of any improvements installed by Dallas to create the connectivity between the two parcels, concurrently operate the entire Friendship Park and to maintain the connectivity between the two parcels, Garland shall agree to reimburse City for that portion of improvements to maintain the connectivity. Effective immediately upon termination, Garland will assume all maintenance responsibility for the portion of Friendship Park owned by Garland (the Leased Grounds).

9.0: ALTERATIONS, ADDITIONS, AND IMPROVEMENTS.

Dallas shall not make any structural changes, additions, or alterations to the equipment or grounds leased herein without the written consent and approval of the Park and Recreation Board of the City of Garland, and then only after the approval of detailed plans for such work by the Garland Park and Recreation Board or authorized representative. Dallas may construct these new additional facilities or renovate existing facilities on the Leased Grounds at Dallas sole cost and expense, provided however it is understood Dallas shall not be required to expend any bond money on the Leased Grounds.

9.1: CONFLICT OF INTEREST.

- A. Garland and its employees, agents or associates are required to make regular, timely, continual and full disclosures to the Director of all significant outside interests and responsibilities that may give rise to a direct or indirect conflict of interest, including, but not limited to, any and all significant outside interests and responsibilities that could reasonably be expected to impair independence of judgment in Garland's performance of all of the services under this Contract. Such disclosures must be made no later than ten (10) days following the event giving rise to the potential or actual conflict of interest for the duration of the Contract term. A potential or actual conflict of interest exists when commitments and obligations to the City or widely recognized professional norms are likely to be compromised in Garland's performance of its duties under this Contract by the existence of Garland's other professional relationships, contracts, obligations, or commitments. Failure to disclose such a conflict of interest may result in the City's immediate termination of this Contract by the City Manager.
- B. The following section of the Charter of the City of Dallas shall be one of the conditions, and a part of, the consideration of this Agreement, to wit:

“CHAPTER XXII. Sec. 11. FINANCIAL INTEREST OF EMPLOYEE OR OFFICER PROHIBITED.

- (a) No City official or employee shall have any financial interest, direct or indirect, in any contract with the City, or be financially interested, directly or indirectly, in the sale to the City of any land, materials, supplies or services, except on behalf of the City as a City official or employee. Any violation of this section shall constitute malfeasance in office, and any City official or employee guilty thereof shall thereby forfeit the city official's or employee's office or position with the City. Any violation of this section, with knowledge, express or implied, of the person or corporation contracting with the City shall render the contract involved voidable by the City Manager or the City Council.
- (b) The alleged violations of this section shall be matters to be determined either by the trial board in the case of employees who have the right to appeal to the trial board, and by the City Council in the case of other employees.
- (c) The prohibitions of this section shall not apply to the participation by City employees in federally-funded housing programs, to the extent permitted by applicable federal or state law.
- (d) This section does not apply to an ownership interest in a mutual or common investment fund that holds securities or other assets unless the person owns more than 10 percent of the value of the fund.
- (e) This section does not apply to non-negotiated, form contracts for general City services or benefits if the City services or benefits are made available to the City official or employee on the same terms that they are made available to the general public.
- (f) This section does not apply to a nominee or member of a City board or commission, including a city appointee to the Dallas Area Rapid Transit Board. A nominee or member of a City board or commission, including a City appointee to the Dallas Area Rapid Transit Board, must comply with any applicable conflict of interest or ethics provisions in the state law and the Dallas City Code. (Amend. of 8-12-89, Prop. No. 1; Amend. of 8-12-89, Prop. No. 15; Amend. of 11-4-14, Prop. Nos. 2 and 9)”.

9.2: GIFT TO PUBLIC SERVANT.

- A. City may terminate this Agreement immediately if Garland has offered or agreed to confer any benefit upon a City employee or official that the City employee or official is prohibited by law from accepting.
- B. For purposes of this section, “benefit” means anything reasonably regarded as pecuniary gain or pecuniary advantage, including benefit to any other person in whose welfare the beneficiary has a direct or substantial interest, but does not include a contribution or expenditure made and reported in accordance with law.
- C. Notwithstanding any other legal remedies, City may require Garland to remove any employee of Garland from the Project who has violated the restrictions of this section or any similar state or federal law, and obtain reimbursement for any expenditures made as a result of the improper offer, agreement to confer, or conferring of a benefit to a City employee or official.

9.3: NOTICE OF CONTRACT CLAIM.

This Agreement is subject to the provisions of Section 2-86 of the Dallas City Code, as amended, relating to requirements for filing a notice of a breach of contract claim against the City. Section 2-86 of the Dallas City Code, as amended, is expressly incorporated by reference and made a part of this Agreement as if written word for word in this Agreement. Garland, its employees, contractors, and agents shall comply with the requirements of this ordinance as a precondition of any claim relating to this Agreement, in addition to all other requirements in this Agreement related to claims and notice of claims.

10.0: DEFAULT

10.1: The following events shall be deemed to be events of default by Dallas under this Lease:

10.1.2: If Dallas fails to comply with any term, condition, or covenant of this Lease and does not correct such failure within ninety (90) days after written notice thereof from Garland, or if such failure cannot reasonably be corrected within ninety (90) days and Dallas has not commenced to correct such failure within ninety (90) days and has not thereafter with reasonable diligence and good faith proceeded to correct such failure, such conduct shall constitute default.

10.1.3: In the event of default hereunder, the City of Garland shall direct in writing that such violations be corrected or abated, which order shall be obeyed by Dallas within the time specified therein, except that Dallas may have a hearing before the Garland Park and Recreation Board if it files a prompt request therefor with the Garland Director of Park and Recreation. From any order of the Garland Park and Recreation Board issued after a hearing, but not otherwise, Dallas may, within a reasonable time, ask the Garland City Council to review the subject matter of the controversy and the Garland City Council in its discretion may pass on the matter or grant a hearing thereon. The decision of the Garland City Council shall be final and binding. Wrongful failure or refusal of Dallas to comply with any such order of the City of Garland, if the same is not reversed by the Garland City Council, shall authorize the Garland Park and Recreation Board to cancel this Agreement and assume full control of the Garland property subject to this Lease.

10.1.4: Upon the occurrence of any such events of default, Garland shall have the option to pursue any one or more of the following remedies without notice or demand whatsoever.

10.1.4.1: Garland may terminate this Lease, in which event Dallas shall immediately surrender the Leased Grounds to Garland. If Dallas fails so to do, Garland may, without prejudice to any other remedy which it may have for possession, enter upon and take possession of the Leased Grounds and expel or remove Dallas and any other person who may be occupying Leased Grounds or any part thereof, without being liable for prosecution or any claim of damages therefor.

10.1.4.2: Garland may pursue any remedies herein provided or any other remedies provided by law.

10.1.4.3: If Garland fails to comply with any term, condition, or covenant of this Lease and does not correct such failure within ninety (90) days after written notice thereof from Dallas, or if such failure cannot reasonably be corrected within ninety (90) days and Garland has not commenced to correct such failure within ninety (90) days and has not thereafter with reasonable diligence and good faith proceeded to correct such failure, such conduct shall constitute default and Dallas may terminate this Lease without any liability to Dallas.

10.1.4.4: Dallas may pursue any remedies herein provided or any other remedies provided by law.

11.0: REPRESENTATIVES.

All rights, powers, privileges, immunities, and duties of Garland under this Lease, including, but not limited to, any notices required or permitted to be delivered by Garland to Dallas hereunder, may, at Garland's option, be exercised or performed by Garland's agent or attorney. As to all matters where consent of Garland is required herein, Dallas shall be entitled to rely upon consent given by the Garland Director of the Park and Recreation Department as may be directed by the Garland City Council. The Park and Recreation Board of Dallas has authorized its Director to act on behalf of Dallas in all matters regarding this Lease, and unless notified in writing to the contrary, Garland may rely upon actions by such Director as having been fully authorized by the Dallas Park and Recreation Board.

12.0: RESPONSIBILITIES OF DALLAS: [INTENTIONALLY LEFT BLANK]

12.1: ACCEPTANCE OF LEASED GROUNDS.

Dallas acknowledges that it has fully inspected the Leased Grounds and hereby accepts the Leased Grounds, and the improvements situated thereon, as suitable in their present condition for the purposes for which the same are leased.

12.2: PERSONNEL AND EQUIPMENT.

Dallas shall provide the total cost of all personnel incidental to the operation and maintenance of the grounds and all facilities, both existing and future improvements, and the cost of all utilities, supplies, tools, materials and equipment necessary for the maintenance and operation of Friendship Park as a combined, unified Park.

12.3: MAINTENANCE AND UPKEEP.

Dallas shall be responsible for the maintenance and upkeep of Friendship Park.

12.4: UTILITY SERVICES.

Dallas shall pay the cost of all telephone, electric, gas and water utility service, if any, to the property leased to Dallas hereunder.

12.5: USE OF LEASED GROUNDS.

Dallas may transfer to and place and arrange upon the Leased Grounds such playground equipment, picnic tables, or similar park facilities as Dallas may deem appropriate for the operation of Friendship Park.

12.6: COMPLIANCE WITH LAWS.

The parties agree that in the performance of its undertakings under this Agreement it will strictly observe and abide by the ordinances of the City of Dallas, the laws of the State of Texas and of the United States of America as the same now exist or as the same may be amended or any new ordinances or laws which may be enacted and will observe and abide by the highest principles of civic responsibility to the end that neither public funds nor public property shall be used in any manner which is inimical to public confidence in the administration of the City of Garland and its Park and Recreation Systems.

12.7: NON-DISCRIMINATION.

As a condition of this Lease, the parties agree that they will take all necessary actions to insure that, in connection with any operations under this Lease, Lessee, its officers, employees and subcontractors, will not discriminate in the treatment or employment of any individual or groups of individuals on the grounds of race, age, color, ancestry, national origin, place of birth, religion, sex, sexual orientation, gender identity and expression, military or veteran status, genetic characteristics, or disability unrelated to job performance, either directly, indirectly or through contractual or other arrangements. The parties agree that no person shall be denied membership in, admission to or use of the public access areas of Friendship Park or any related facilities or programs because of race, color, sex, age, sexual orientation, religion, national origin, physical handicap, or disability. Lessee shall also comply with all applicable requirements of the Americans with Disabilities Act, 42 U.S.C.A. §§12101-12213, as amended.

12.8: ABATEMENT OF NUISANCES.

Dallas shall promptly comply with all governmental orders and directives for the correction, prevention, and abatement of nuisances as caused by Dallas, its activities, its officers, agents, or employees, in or upon or connected with the Leased Grounds, and shall pay for the costs of compliance.

12.9: REPORTS AND PROPOSED OPERATING BUDGETS.

Dallas shall submit annually to the Garland Director of Parks and Recreation a proposed budget, which shall be assembled in the format required by Garland, and which shall reflect the income and expenditures for the past fiscal year and proposed expenditures for the next fiscal year at Friendship Park. The proposed budget shall be submitted in complete and final form not later than the annual date set by the Garland Park and Recreation Department.

12.10: Dallas shall provide the Garland Park and Recreation Department with such reports as it may request from time to time concerning the operation of Friendship Park. Dallas and Garland agree to conduct a joint inventory of property and facilities situated on the Leased Grounds within 30 days—after execution of this lease. Dallas agrees to maintain such inventory during the term of this lease and any extensions hereof, and to make such periodic entries to said inventory, reflecting additions and deletion thereto, as may be necessary to maintain the accuracy thereof, and to provide Garland a current copy of same at least annually.

13.0: INSURANCE AND INDEMNIFICATION.

13.1: PUBLIC LIABILITY INSURANCE.

Dallas from the date of this Lease and continuing until the expiration or termination of this Lease or any renewal hereof, shall cause Dallas to be insured, or may self-insure, against the claims of any and all persons for bodily injuries (including death) and property damages arising out of the use or the occupancy of the Leased Grounds by Dallas, its officers, employees or agents and/or guests, patrons, or invitees. The policy limit amounts of such public liability insurance or self-insurance shall be consistent with the amounts maintained by Dallas on other public parks of similar size, configuration, and risk. Any notice of claim or demand made against Garland pursuant to the provisions of the Charter and ordinances of the City of Garland shall at the direction of Garland be investigated, reviewed and handled by Dallas the same as if such claim or demand had been made against Dallas, it being the intent hereof that Dallas shall assume administrative responsibilities relating to claims arising from the use, occupancy and operation of the park.

13.2: WORKER'S COMPENSATION.

Dallas may obtain, maintain, and pay for Worker's Compensation insurance as required by law, or be self-insured.

13.3: WAIVER OF SUBROGATION.

Each party hereto waives any and every claim which arises or may arise in its favor and against the other party hereto during the term of this Lease or any renewal or extension thereof for any and all loss of, or damage to, any of its property located within or upon, or constituting a

part of, the Leased Grounds to Dallas hereunder, which loss or damage is covered by valid and collectible fire and extended coverage insurance policies, to the extent that such loss or damage is recoverable under said insurance policies. Said mutual waivers shall be in addition to, and not in limitation or derogation of, any other waiver or release contained in this lease with respect to any loss of, or damage to, property of the parties hereto. In as much as the above mutual waivers will preclude the assignment of any aforesaid claim by way of subrogation (or otherwise) to an insurance company (or any other person), each party hereto hereby agrees immediately to give to each insurance company which has issued to it policies of fire and extended coverage insurance, written notice of the terms of said mutual waivers, and to have said insurance policies properly endorsed, if necessary, to prevent the invalidation of said insurance coverages by reason of said waivers.

14.0: PROVISIONS OF LAW.

It is not the intention of either party to cause, impose, or restrict unreasonable burdens upon the other by this Agreement. It is the intention and understanding of the parties hereto that all provisions of law required to be inserted herein shall be and are inserted herein. However, if by mistake or otherwise, some such provision is not inserted herein, or is not in proper form, then upon application of either party this Agreement shall be amended to comply with the law and without prejudice to the rights of either party hereunder

[Remainder of this page left intentionally blank. Signatures appear on the following page.]

EXECUTED this the _____ day of _____ 2022, by the CITY, signing by and through its City Manager, duly authorized to execute same by Resolution No. _____, approved on _____, 2022 and executed this _____ day of _____, 2022, by City of Garland, acting through its duly authorized officials.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO
City Attorney

CITY OF DALLAS
T. C. BROADNAX
City Manager

BY _____
Assistant City Attorney

BY _____
Assistant City Manager

ATTEST:

PARK AND RECREATION BOARD

BY: _____
Secretary

BY: _____
President

LESSOR:
CITY OF GARLAND
a Texas home-rule municipality

BY: _____

TITLE: Mayor

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

This instrument was acknowledged before me on the ____ day of _____, 2021, by Scott LeMay, Mayor of the City of Garland, Texas, on behalf of the City.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2021.

Notary Public in and for the State of Texas



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7. a.

Meeting Date: 04/05/2022

Item Title: Reconsideration of Previously Denied Zoning Application Z 21-39 Alan Hameed (District 6)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

The applicable GDC Section 2.05 K(3) for Reconsiderations of Zoning Applications is set forth below:

Reconsideration of a Zoning Application. If an applicant desires for Council to reconsider a previously denied application, then the following provisions shall apply:

- (a) The applicant must file the request for reconsideration (and it must be actually received by the Planning Department) within 5 business days following the date on which the initial application was denied.
- (b) The request for reconsideration shall be scheduled for the next available Regular Meeting of the City Council, after all statutory posting and publication requirements have been satisfied.
- (c) At the public hearing for reconsideration, the Applicant may only present new evidence that was not presented to the City Council during the original public hearing related to the Applicant's request.
- (d) A motion to grant reconsideration may only be made by a member of the City Council who voted to deny the initial application. A motion to grant reconsideration may be seconded by any member of the City Council.
- (e) A motion to grant reconsideration must be approved by no less than three-fourths of the members of the City Council then present and voting (but not less than five).
- (f) If the Council's initial decision on the original request to change the zoning was made "without prejudice," then the motion to grant reconsideration may be made by any member of the City Council and approved with a simple majority vote (but not less than five).
- (g) In the event the motion for reconsideration passes by the requisite number of votes, the City Council shall then immediately hold a public hearing to determine the applicant's zoning case on its merits.

Recommendation/Action Requested and Justification

The Council may consider reconsideration of the request. A letter from the applicant is attached.

Attachments

Letter from Applicant

From: [CarNet Auto Sales](#)
To: [Guerin, Will](#)
Subject: [EXTERNAL] 3218 Forest lane SUP
Date: Friday, March 4, 2022 8:27:34 AM

Hi Will,

The ten minutes time allowed to present our SUP request was not enough, and we ran out of time before we could even explain our background and plan for the building use. We kindly request if we can come back and explain our business plan. I hope we can show that we have and will continue to operate a good and clean business.

We have extensive experience in the car business. We operated at this location, 3218 Forest Lane, for 14 years from 2004 to 2017. During these 14 years, there were zero complaints from the State, which is very rare for a business selling used cars for that long.

Our sales for a good year was \$500K+ and we registered all our sale tax in Dallas County. Seventy-five percent of our customers were local within a 5 to 10 miles radius. We employed 2 people who lived less than 2 miles from the building.

We maintained the building and kept it very clean. For example, we put the service bay at the back of the building to keep a clean look from the street, the windows are 13 feet high so no one can see inside the building, we have a sand-trap installed in the ground to comply with environmental regulations, and we built a 30-degree exit to Forest Lane to minimize the traffic impact per the city suggestion.

If we have an opportunity to come back and present in front of the council, we can show a more detailed business plan.

We kindly request a second chance so we can give a complete picture.

Regards,
Alan
972-333-8990



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. b.

Meeting Date: 04/05/2022

Item Title: Z 21-39 Alan Hameed (District 6) - Zoning

Submitted By: Will Guerin, Planning Director

REQUEST

Approval of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Specific Use Provision for Automobile Sales, New or Used

Approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

LOCATION

3218 Forest Lane

OWNER

Alan Hameed

PLAN COMMISSION RECOMMENDATION

On February 21, 2022, the Plan Commission, by a vote of seven (7) to one (1), recommended approval of 1) an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses by Specific Use Provision, and 2) a Specific Use Provision for a Specific Use Provision for Automobile Sales, New or Used.

The Plan Commission, by a vote of seven (7) to one (1), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

The Plan Commission further recommended a Specific Use Provision for a time period of five (5) years; no major automobile repair on site (minor repair only) as defined by the Garland Development Code; and for staff and the applicant to confirm required parking and parking for displays.

STAFF RECOMMENDATION

Denial of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Denial of a Specific Use Provision for Automobile Sales, New or Used

Denial of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

BACKGROUND

In 2003, City Council approved a change in zoning from Multi-Family (MF) District, Community Retail (CR) District, Industrial (IN) District, and Planned Development (PD) District for Light Industrial Uses and Commercial Amusement, Indoor Uses to Planned Development (PD) District 03-47 for Transit Oriented Development with conditions and Specific Use Permits for existing uses within the Planned Development area.

The intent of Planned Development (PD) District 03-47 is to create a higher density, integrated, mixed-use development pattern near the Forest/Jupiter Station that facilitates pedestrian, bicycle and transit travel and reduces automobile dependency.

The applicant requests approval of an amendment to allow an Automobile Sales, New or Used in an existing 2,200 square-foot building. This proposed use does not comply with the existing Planned Development (PD) District 03-47. A previous auto sales business occupied this building from 2004 until a roofing company occupied it beginning in 2018. The building is currently vacant.

SITE DATA

The subject property consists of approximately 0.4183 acres. The site has approximately 150 linear feet of frontage along Forest Lane, which is the main entrance to the site.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 03-47 for transit-oriented land uses with a base zoning of Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. 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. Site Plan

The applicant proposes Automobile Sales, New or Used in an existing 2,200 square-foot building.

2. Parking

The subject property meets the GDC parking requirements. Twenty-one (21) spaces may be used for auto sales display when accounting for required parking.

3. Screening and Landscaping

Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping currently exists on the site.

4. Signage

No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.

5. Planned Development (PD) District 03-47

Planned Development (PD) District 03-47 granted certain addresses Specific Use Provisions. It states, "The following addresses and uses are hereby granted a Specific Use Permit with the property for the existing use at the referenced locations...". 3218 Forest Lane was not a listed address for an SUP in the PD 03-47 ordinance.

Furthermore, according to the policy report for PD 03-47, the intent of the Plan Commission's recommendation regarding allowing SUPs for certain addresses was that the "...SUPs would be granted with the intent that they would not generally be approved for the establishment of new such uses, but only to accommodate those that exist."

To operate a new automobile sales use at 3218 Forest Lane, an amendment to PD 03-47 is required.

6. Specific Use Provision

The applicant requests the Specific Use Provision time period to be unlimited.

COMPREHENSIVE PLAN

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

This use is not compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east and west are zoned Planned Development (PD) District 03-47; they are developed with a church, retail uses, and the Forest/Jupiter DART Station. The property to the south, across the railroad, is zoned Industrial (IN) District and is developed with manufacturing and distribution uses.

Attachments

Z 21-39 Location Map

Z 21-39 Exhibit B

Z 21-39 R&M - Zoning

Z 21-39 Responses

Z 21-39 Staff Presentation



0 30 60 Feet

1 inch = 56 feet

Zoning Map 21-39

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-39

3218 Forest Lane

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 03-47 to allow an Automobile Sales, New or Used by Specific Use Provision.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 03-47, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 03-47 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Detail Plan:** Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
 - A. Site Layout:** The development shall be in conformance with the site layout in Exhibit C.
 - B. Landscaping and Screening:** Landscaping and screening shall be in conformance with Exhibit D.
 - C. Building Elevations:** Building elevations shall be in general conformance with Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-39

3218 Forest Lane

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Automobile Sales, New or Used.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 03-47, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 03-47 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision time period for Automobile Sales, New or Used shall be unlimited.
- B. Repairs: Any repairs on the subject property shall be restricted to Minor Automobile Repair only, as defined by the Garland Development Code. Major Automobile Repair, as defined by the Garland Development Code, is prohibited on the subject property.

REPORT & MINUTES

P.C. Meeting, February 21, 2022

3a. APPROVED

Consideration of the application of **Alan Hameed**, requesting approval of 1) an amendment to Planned Development (PD) District 03-47 to allow Automobile Sales, New or Used by Specific Use Provision, and 2) a Specific Use Provision to allow Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (District 6) (File Z 21-39 - Zoning)

Representing the applicant Tailim Song, 8111 LBJ Freeway, Suite 480, Dallas, Texas, provided an overview of the request and remained available for questions.

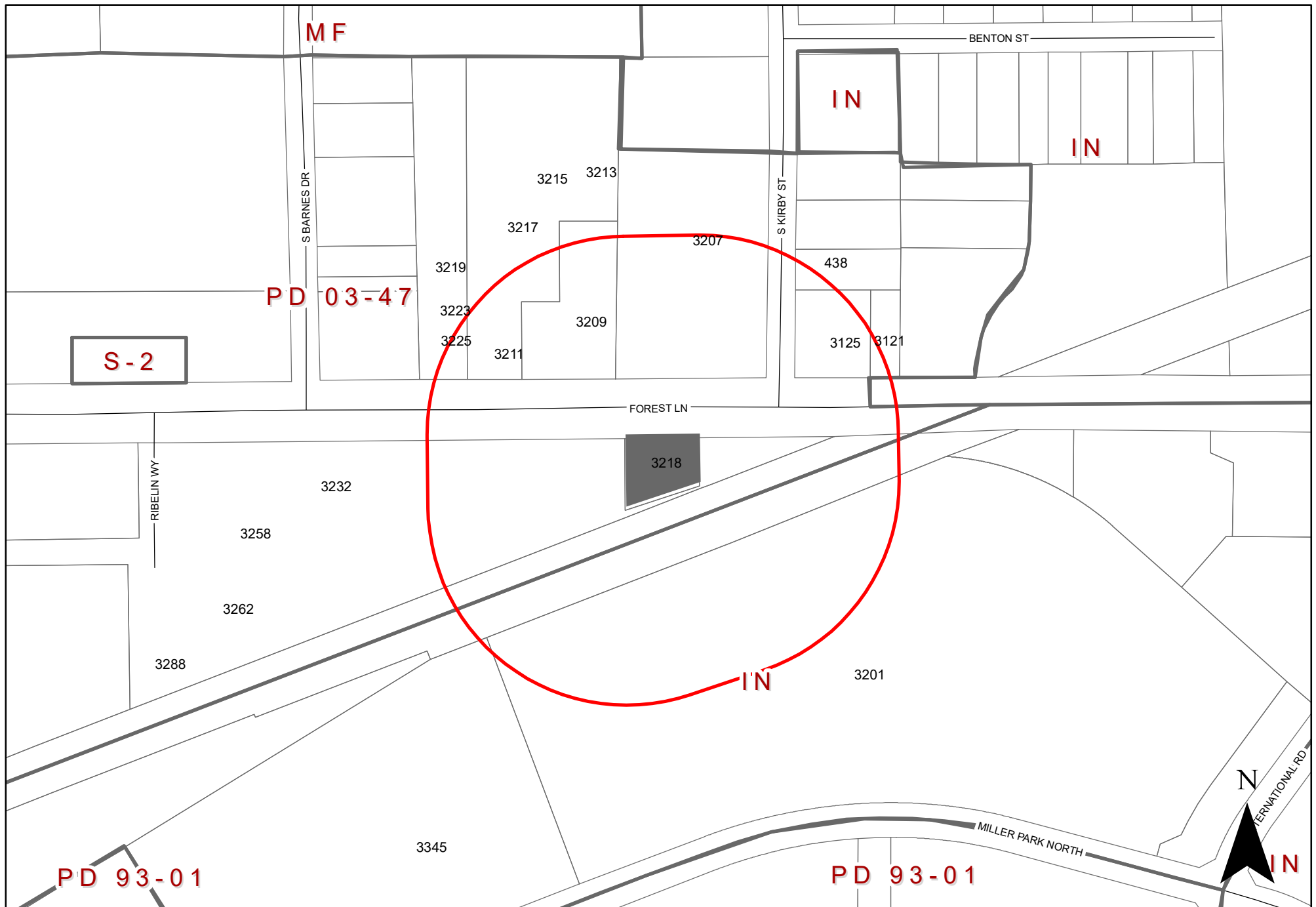
There was a brief discussion between Commissioner Jenkins and the applicant, Alan Hameed, 900 Sunningdale, Richardson, Texas, regarding the proposed use. Mr. Hammed provided a history of the subject property and the provisions made for the original request in 2004.

Motion was made by Commissioner Williams to close the public hearing and open for discussion. Seconded by Commissioner Rose.
Motion carried: 7 Ayes, 1 Nay by Commissioner Baughman.

Members of the Plan Commission spoke against granting an unlimited Specific Use Provision time period but would consider granting a limited Specific Use Provision with Minor Automotive Repair for a set period of time.

Motion was made by Commissioner Williams to deny the request for the Zoning and Detail Plan requests. Motion failed due to lack of a second.

Motion was made by Commissioner Rose to **approve** the request to allow the amendment of Planned Development (PD) District 03-47 to allow Automobile Sales, New or Used by a Specific Use Provision, and a Specific Use Provision to allow Automobile Sales, New or Used for a period of five (5) years, and to only allow Minor Auto Repair on the subject property. Seconded by Commissioner Ott.
Motion carried: 7 Ayes, 1 Nay by Chair Roberts.



0 160 320 Feet
1 inch = 254 feet

Zoning Map 21-39

3218 Forest Lane

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

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

The applicant proposes automobile sales on the subject property.

[Approval of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Specific Use Provision for an Automobile Sales, New or Used

Approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.]



GARLAND

TEXAS MADE HERE

**City Council Meeting
April 5, 2022**

CASE INFORMATION

Location: 3218 Forest Lane

Applicant: Alan Hameed

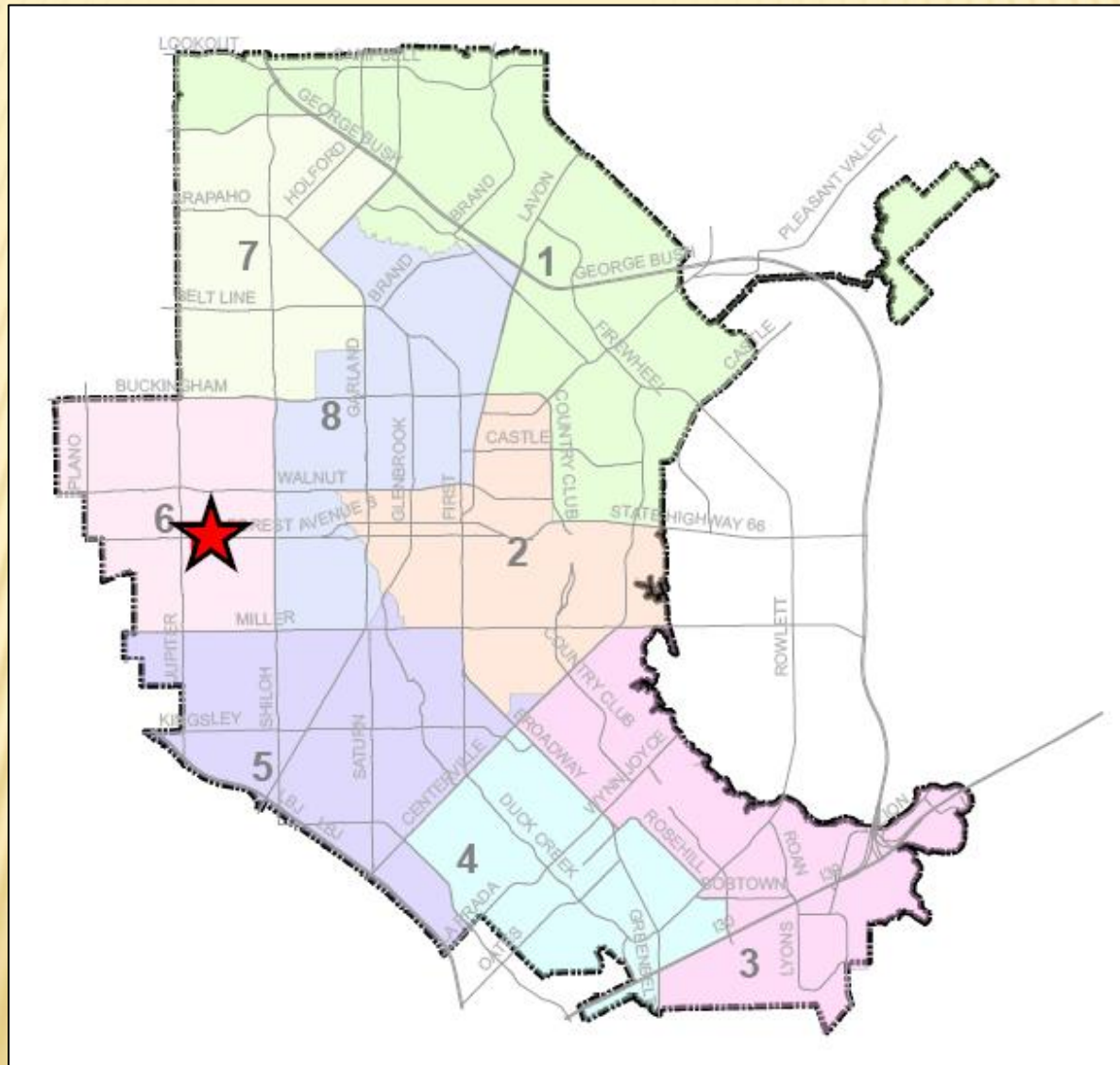
Owner: Alan Hameed

Acreage: 0.4183 acres

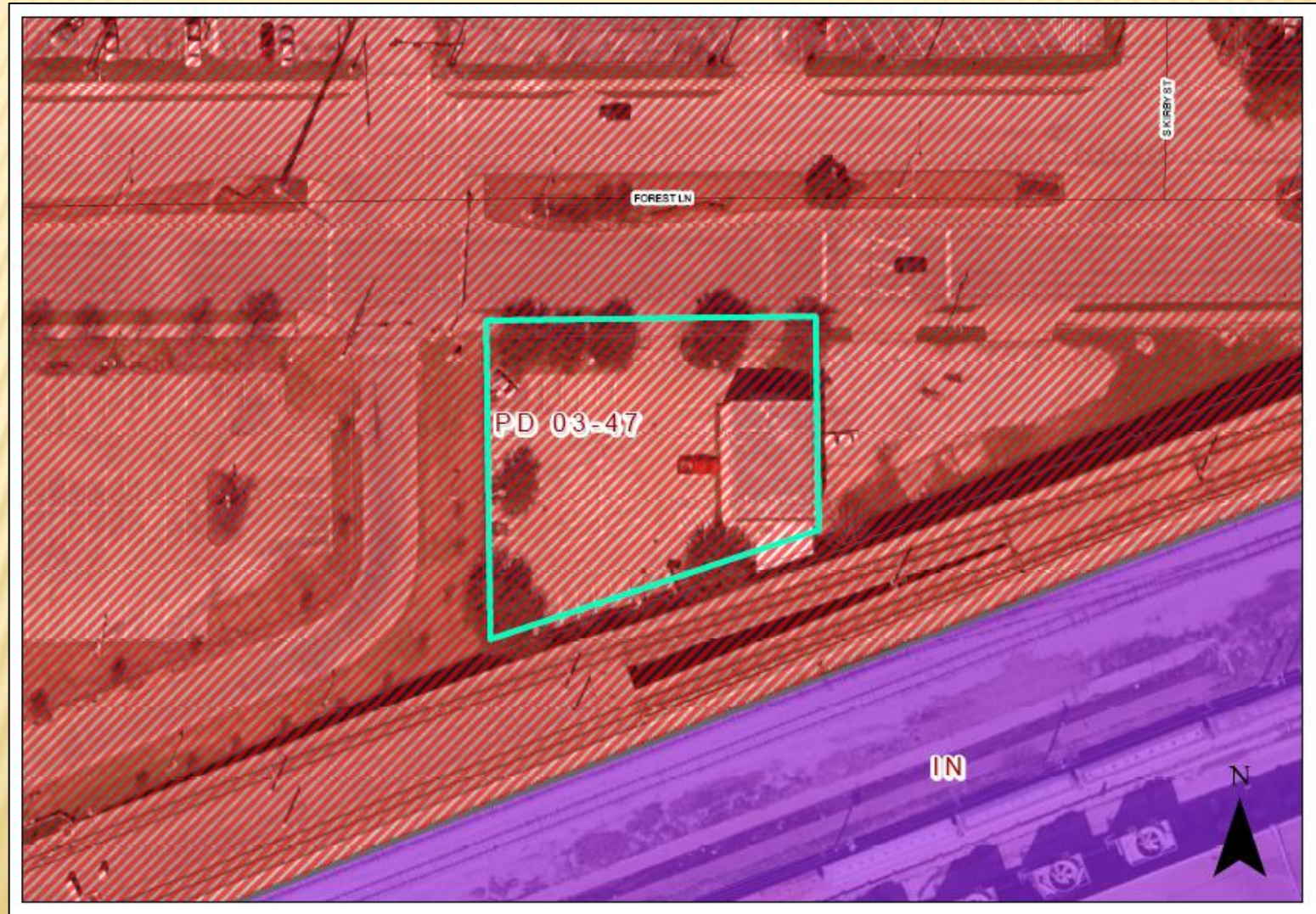
Zoning: Planned Development (PD) 03-47 District

Z 21-39

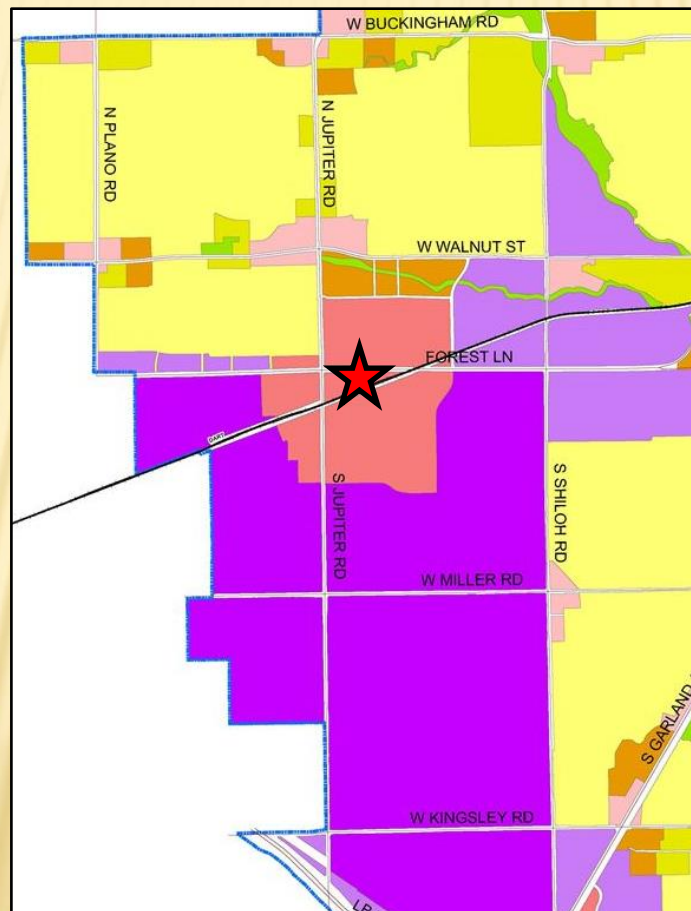
CITYWIDE LOCATION MAP



LOCATION MAP



COMPREHENSIVE PLAN





GARLAND
TEXAS MADE HERE

PHOTOS



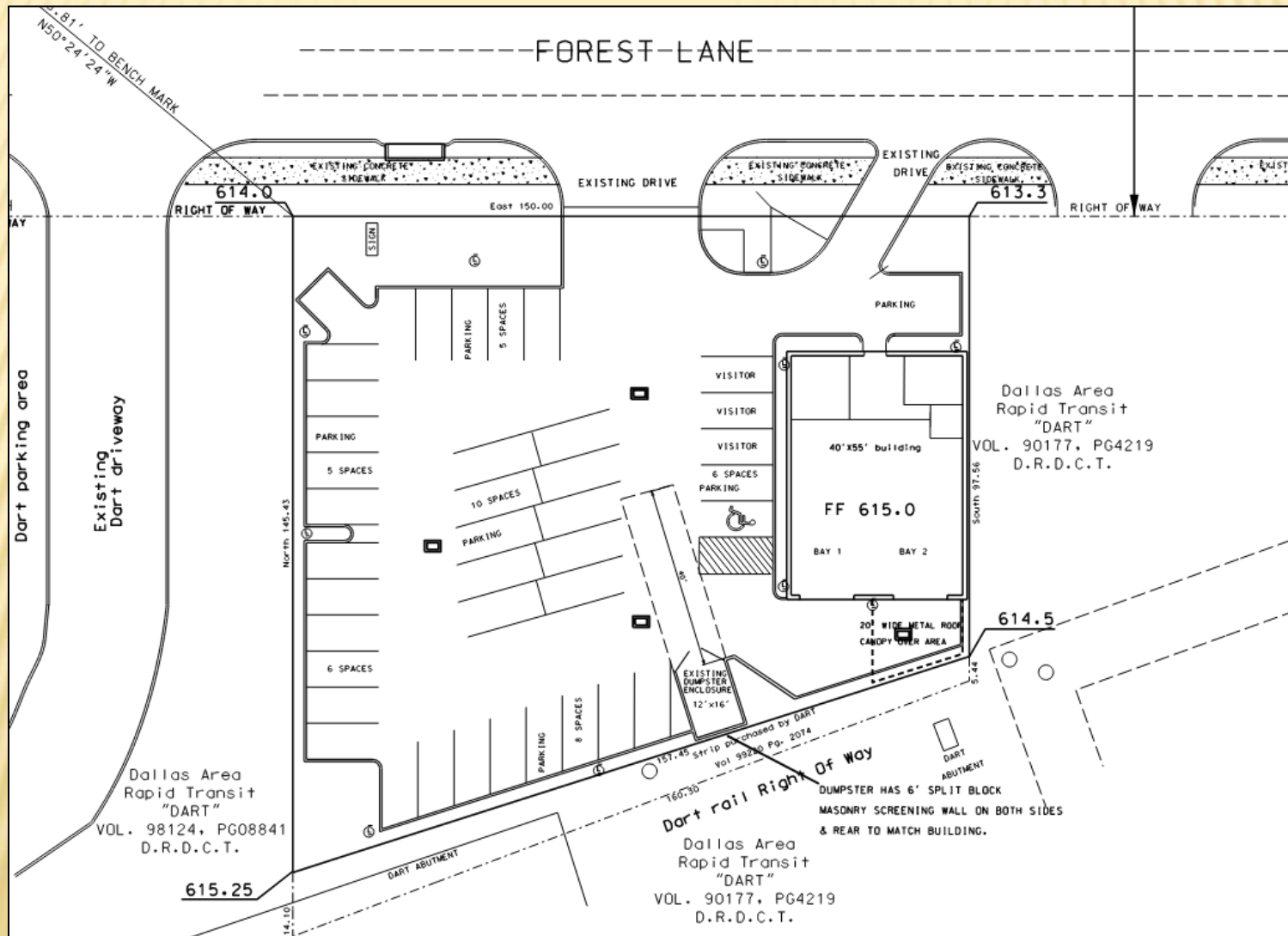
Z 21-39

PHOTOS





SITE PLAN





BENCH MARK - Square cut on top of north side of transmission tower #69 base in median at west side of intersection - 614.25

FOREST LANE

TOTAL LOT - 18,224 SF
BUILDING - 2,200 SF
PAVED PARKING - 12,030 SF
LANDSCAPE AREA - 2,044 SF
PERCENT LANDSCAPE - 14.5%

Trees / Shrubs

Trees / Shrubs	Quantity	Type	Location
Trees	5	Live oak - 20 - 25 ft high	Front of the building
Trees	2	Live oak - 20 - 25 ft high	Side of the building facing Dart
Trees	2	Live oak - 20 - 25 ft high	Back of the building facing railroad track
Shrubs	13	Boxwood	Front behind fence
Shrubs	3	Nandina	Front behind fence
Shrubs	3	Boxwood	Front of the building
Shrubs	3	Boxwood	Side of the building facing Dart
Shrubs	4	Boxwood	Back of the building facing railroad track

ALL TREES AND SHRUBS ARE MATURE AND TREES ARE MINIMUM CALIPER OF 12 INCHES OR GREATER.

Dallas Area Rapid Transit "DART"
VOL. 90177, PG4219
D.R.D.C.T.

LEGEND

- LIGHTS
- PLANTING AREA - GRASS

UPDATE SET November 7, 2021
AS BUILT April 20, 2004

LINGLE ENGINEERS
 Civil & Mechanical Engineers
 Professional Seal
 7001 Westheimer Court, Suite 200
 Houston, TX 77057 281-444-9000

FOREST LANE COMMERCIAL ADDITION
LOT 1 BLOCK 1
3218 FOREST LANE, GARLAND, TEXAS

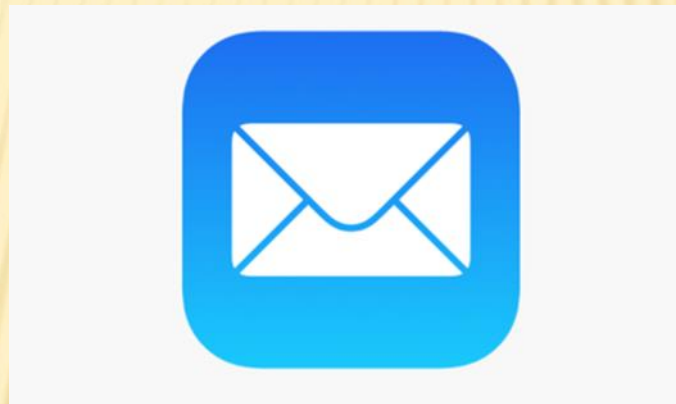
LANDSCAPE PLAN

Date: 11/7/2021
Project Number: 2133 - 5

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision time period to be unlimited.

No GDC deviations have been requested by the applicant.





GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. c.

Meeting Date: 04/05/2022

Item Title: Z 21-39 Alan Hameed (District 6) - Detail Plan

Submitted By: Will Guerin, Planning Director

REQUEST

Approval of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Specific Use Provision for Automobile Sales, New or Used

Approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

LOCATION

3218 Forest Lane

OWNER

Alan Hameed

PLAN COMMISSION RECOMMENDATION

On February 21, 2022, the Plan Commission, by a vote of seven (7) to one (1), recommended approval of 1) an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses by Specific Use Provision, and 2) a Specific Use Provision for a Specific Use Provision for Automobile Sales, New or Used.

The Plan Commission, by a vote of seven (7) to one (1), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

The Plan Commission further recommended a Specific Use Provision for a time period of five (5) years; no major automobile repair on site (minor repair only) as defined by the Garland Development Code; and for staff and the applicant to confirm required parking and parking for displays.

STAFF RECOMMENDATION

Denial of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Denial of a Specific Use Provision for Automobile Sales, New or Used

Denial of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

BACKGROUND

In 2003, City Council approved a change in zoning from Multi-Family (MF) District, Community Retail (CR) District, Industrial (IN) District, and Planned Development (PD) District for Light Industrial Uses and Commercial Amusement, Indoor Uses to Planned Development (PD) District 03-47 for Transit Oriented Development with conditions and Specific Use Permits for existing uses within the Planned Development area.

The intent of Planned Development (PD) District 03-47 is to create a higher density, integrated, mixed-use development pattern near the Forest/Jupiter Station that facilitates pedestrian, bicycle and transit travel and reduces automobile dependency.

The applicant requests approval of an amendment to allow an Automobile Sales, New or Used in an existing 2,200 square-foot building. This proposed use does not comply with the existing Planned Development (PD) District 03-47. A previous auto sales business occupied this building from 2004 until a roofing company occupied it beginning in 2018. The building is currently vacant.

SITE DATA

The subject property consists of approximately 0.4183 acres. The site has approximately 150 linear feet of frontage along Forest Lane, which is the main entrance to the site.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 03-47 for transit-oriented land uses with a base zoning of Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. 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. Site Plan

The applicant proposes Automobile Sales, New or Used in an existing 2,200 square-foot building.

2. Parking

The subject property meets the GDC parking requirements. Twenty-one (21) spaces may be used for auto sales display when accounting for required parking.

3. Screening and Landscaping

Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping currently exists on the site.

4. Signage

No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.

5. Planned Development (PD) District 03-47

Planned Development (PD) District 03-47 granted certain addresses Specific Use Provisions. It states, "The following addresses and uses are hereby granted a Specific Use Permit with the property for the existing use at the referenced locations...". 3218 Forest Lane was not a listed address for an SUP in the PD 03-47 ordinance.

Furthermore, according to the policy report for PD 03-47, the intent of the Plan Commission's recommendation regarding allowing SUPs for certain addresses was that the "...SUPs would be granted with the intent that they would not generally be approved for the establishment of new such uses, but only to accommodate those that exist."

To operate a new automobile sales use at 3218 Forest Lane, an amendment to PD 03-47 is required.

6. Specific Use Provision

The applicant requests the Specific Use Provision time period to be unlimited.

COMPREHENSIVE PLAN

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

This use is not compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east and west are zoned Planned Development (PD) District 03-47; they are developed with a church, retail uses, and the Forest/Jupiter DART Station. The property to the south, across the railroad, is zoned Industrial (IN) District and is developed with manufacturing and distribution uses.

Attachments

Z 21-39 Location Map

Z 21-39 Exhibits C-E

Z 21-39 R&M - Detail Plan

Z 21-39 Responses

Z 21-39 Staff Presentation



0 30 60 Feet

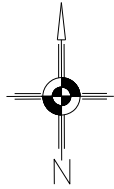
1 inch = 56 feet

Zoning Map 21-39



INDICATES AREA
OF REQUEST

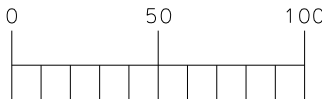
ALL SITE FEATURES, PAVING, ENTRANCES, AND BUILDING
ARE EXISTING AND NO CHANGES ARE BEING MADE TO THE
EXISTING SITE OR BUILDING.



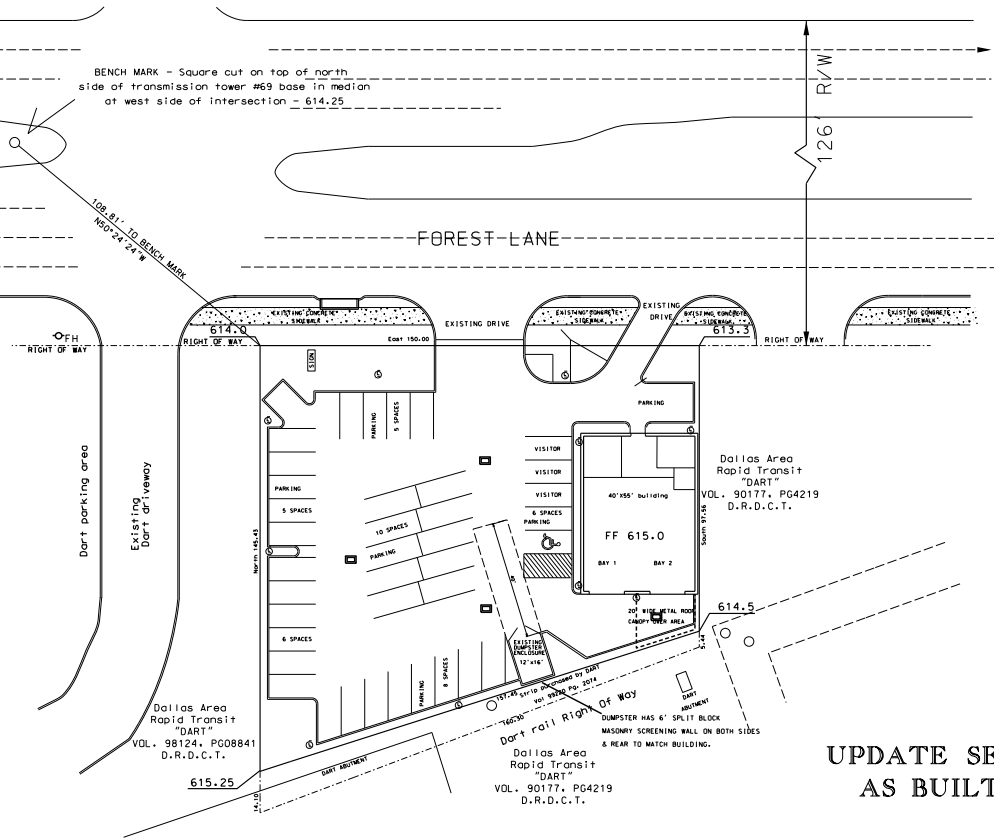
LEGEND
TOTAL LOT - 18,224.25 SQ. FT.
BUILDING - 40'X55' 2,200 SQ. FT.
BUILDING HEIGHT - 25 FEET
OFFICE - 632 SQ. FT.
SHOP - 2 BAYS - 1,568 SQ. FT.
PARKING REQUIRED - 18 SPACES
PARKING PROVIDED - 39 SPACES

LEGEND

- EXISTING LIGHTS
- EXISTING SIDEWALK
- EXISTING TREE
- PAVING
- EXISTING BUILDING
- EXISTING SIGN



SCALE 1" = 20'
ON 24X36 SHEET

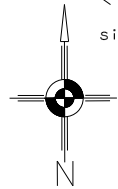


UPDATE SET November 7, 2021
AS BUILT April 20, 2004

TEXAN AUTO SALES
Alan Hameed
3218 Forest Lane
Garland, TX
972-333-8910

	LINGLE ENGINEERS Division of Lingle Corporation Civil-Structural Engineers Planners/Designers Construction Managers
	7201 Westchester Court, Suite 200 McKinney, TX 75072 214-564-9000
FOREST LANE COMMERCIAL ADDITION LOT 1 BLOCK 1 3218 FOREST LANE, GARLAND, TEXAS	
SITE PLAN	
Scale: 1" = 20' Date: 11/7/2021 Project Number: 2133 - 3	

EXHIBIT D



BENCH MARK - Square cut on top of north side of transmission tower #69 base in median at west side of intersection - 614.25

TOTAL LOT - 18,224 SF
BUILDING - 2,200 SF
PAVED PARKING - 12,030 SF
LANDSCAPE AREA - 2,044 SF
PERCENT LANDSCAPE - 14.5%

FOREST LANE

Trees / Shrubs	Quantity	Type	Location
Trees 5	Live oak - 20 - 25 ft high		Front of the building
Trees 2	Live oak - 20 - 25 ft high		Side of the building facing Dart
Trees 2	Live oak - 20 - 25 ft high		Back of the building facing railroad track
Shrubs 13	Boxwood		Front behind fence
Shrubs 3	Nandina		Front behind fence
Shrubs 3	Boxwood		Front of the building
Shrubs 3	Boxwood		Side of the building facing Dart
Shrubs 4	Boxwood		Back of the building facing railroad track

ALL TREES AND SHRUBS ARE MATURE
AND TREES ARE MINIMUM CALIPER OF
12 INCHES OR GREATER.

Dallas Area
Rapid Transit
"DART"
VOL. 90177, PG4219
D.R.D.C.T.



LEGEND
⊙ LIGHTS
▨ PLANTING AREA - GRASS

**UPDATE SET November 7, 2021
AS BUILT April 20, 2004**

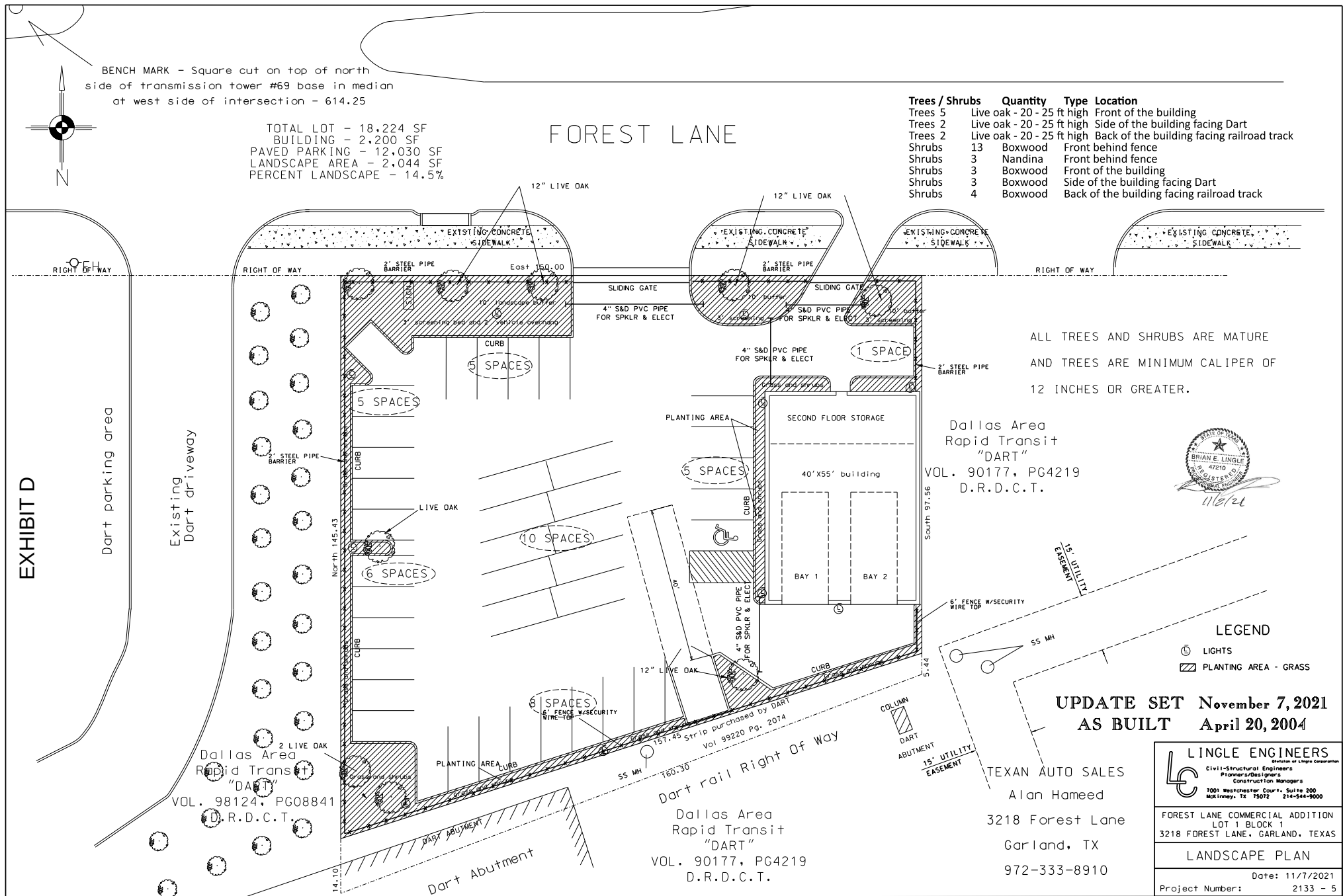
TEXAN AUTO SALES
Alan Hameed
3218 Forest Lane
Garland, TX
972-333-8910

LINGLE ENGINEERS
Civil/Structural Engineers
Planners/Designers
Construction Managers
7001 Westchester Court, Suite 200
McAllen, TX 78502 214-544-9000

FOREST LANE COMMERCIAL ADDITION
LOT 1 BLOCK 1
3218 FOREST LANE, GARLAND, TEXAS

LANDSCAPE PLAN

Date: 11/7/2021
Project Number: 2133 - 5



1
N

ARCHITECTURAL ELEMENTS
240 SF CANOPY AT REAR
72 SF CANOPY AT ENTRANCE
11 4'-8" X 4'-0" WINDOWS
1 3'-0" X 7'-0" ENTRANCE DOOR
2 1'-3" X 7'-0" SIDE WINDOWS
2 12'-0" X 12'-0" DRIVE DOORS



EXISTING BUILDING - NO CHANGES TO STRUCTURE
UPDATE PLAN November 7, 2021

Revision 1 10/12/02 Added canopy & stairs

TEXAN AUTO SALES
Alan Hameed
3218 Forest Lane
Garland, TX
972-333-8910

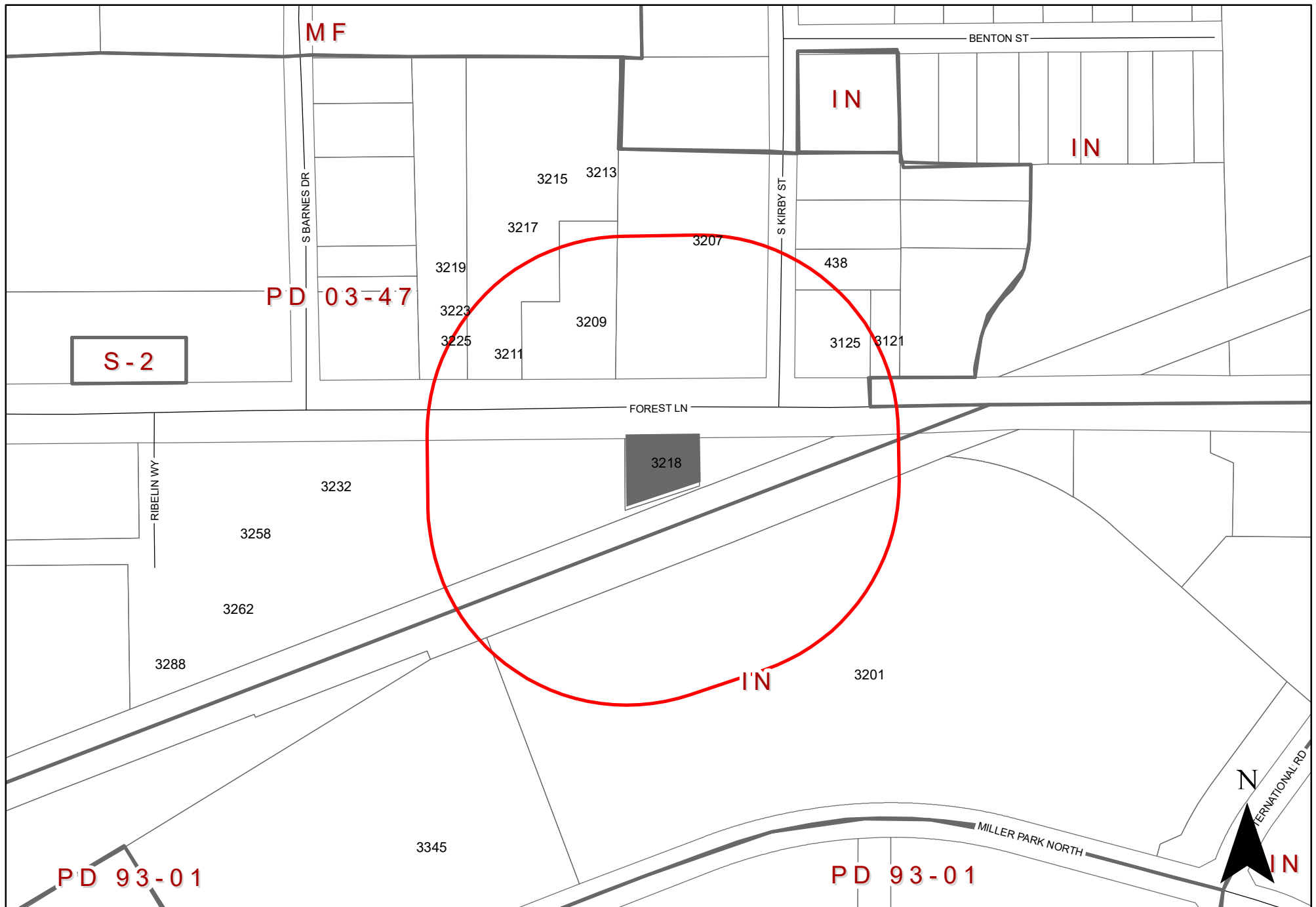
REPORT & MINUTES

P.C. Meeting, February 21, 2022

3b. APPROVED Consideration of the application of **Alan Hameed**, requesting approval of Detail Plan for Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (District 6) (File Z 21-39 – Detail Plan)

There was an additional discussion between the Plan Commission and staff regarding clarification of the number of cars being presented for sale and the required number of parking spaces.

Motion was made by Commissioner Rose to **approve** the request with the consideration the applicant is to meet with staff and clarify the actual number of cars displayed for sale prior to presenting their request to City Council. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 1 Nay** by Chair Roberts.



0 160 320 Feet
1 inch = 254 feet

Zoning Map 21-39

3218 Forest Lane

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

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

The applicant proposes automobile sales on the subject property.

[Approval of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Specific Use Provision for an Automobile Sales, New or Used

Approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.]



GARLAND

TEXAS MADE HERE

**City Council Meeting
April 5, 2022**

CASE INFORMATION

Location: 3218 Forest Lane

Applicant: Alan Hameed

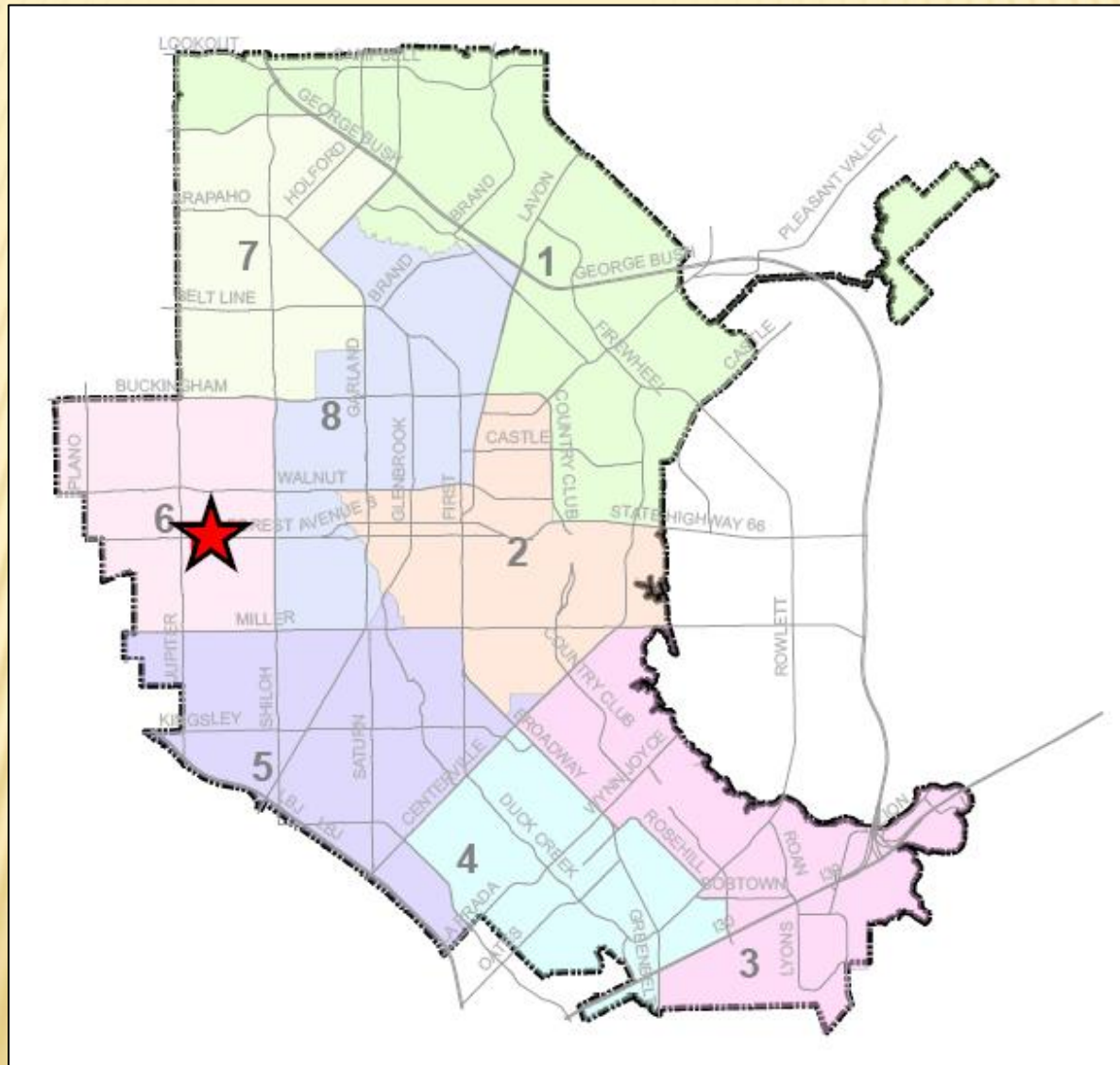
Owner: Alan Hameed

Acreage: 0.4183 acres

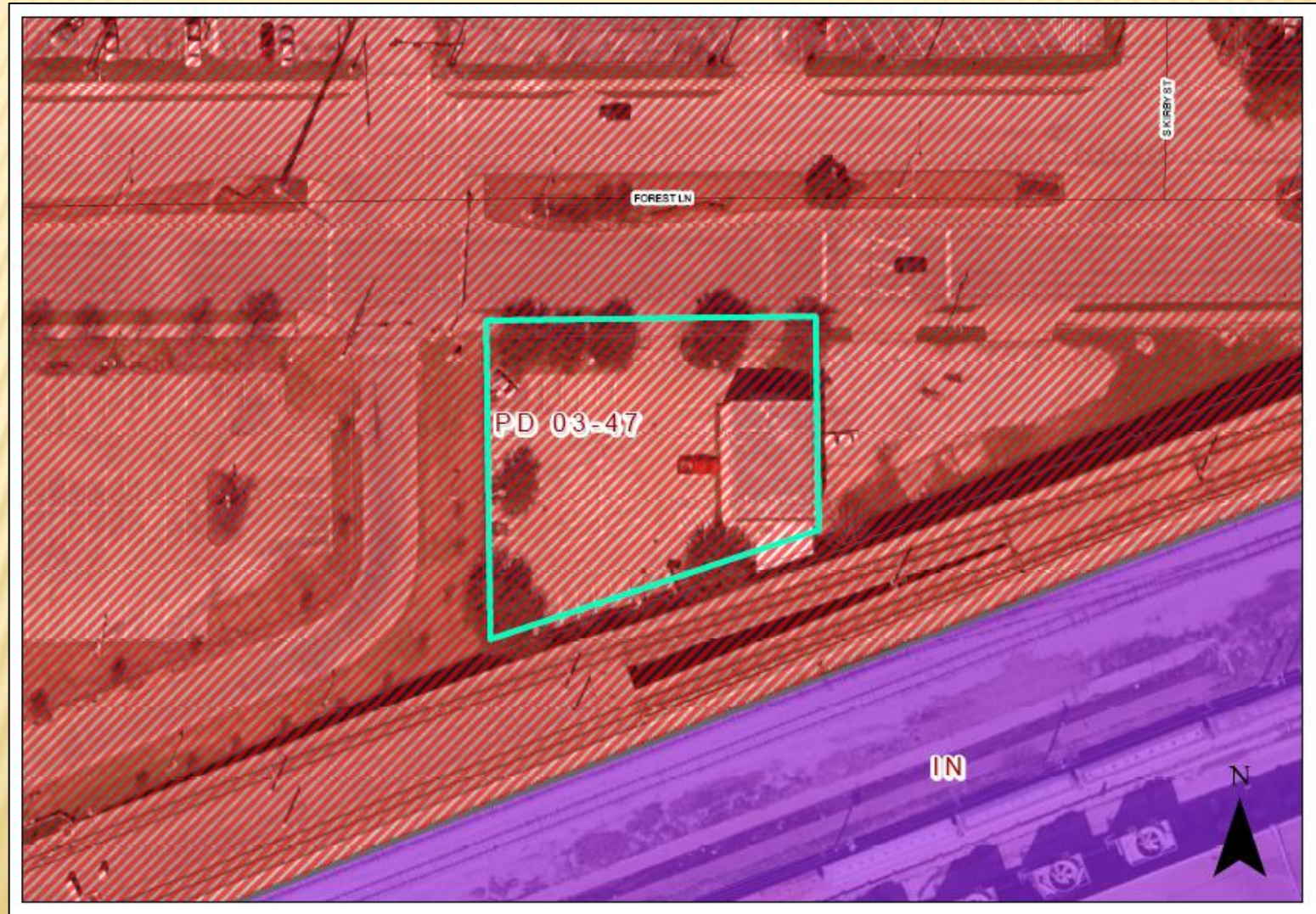
Zoning: Planned Development (PD) 03-47 District

Z 21-39

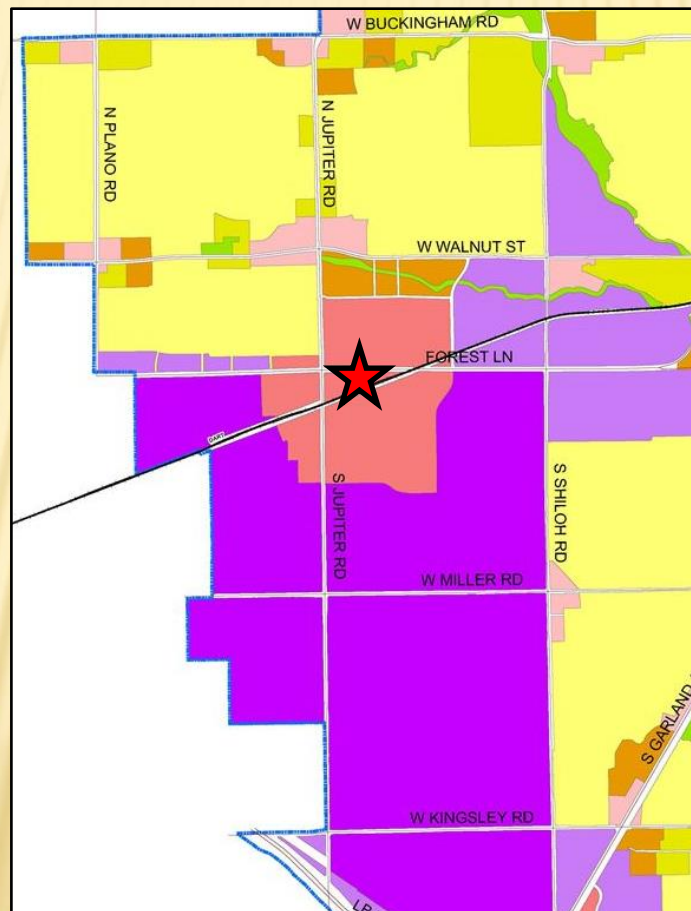
CITYWIDE LOCATION MAP



LOCATION MAP



COMPREHENSIVE PLAN





GARLAND
TEXAS MADE HERE

PHOTOS



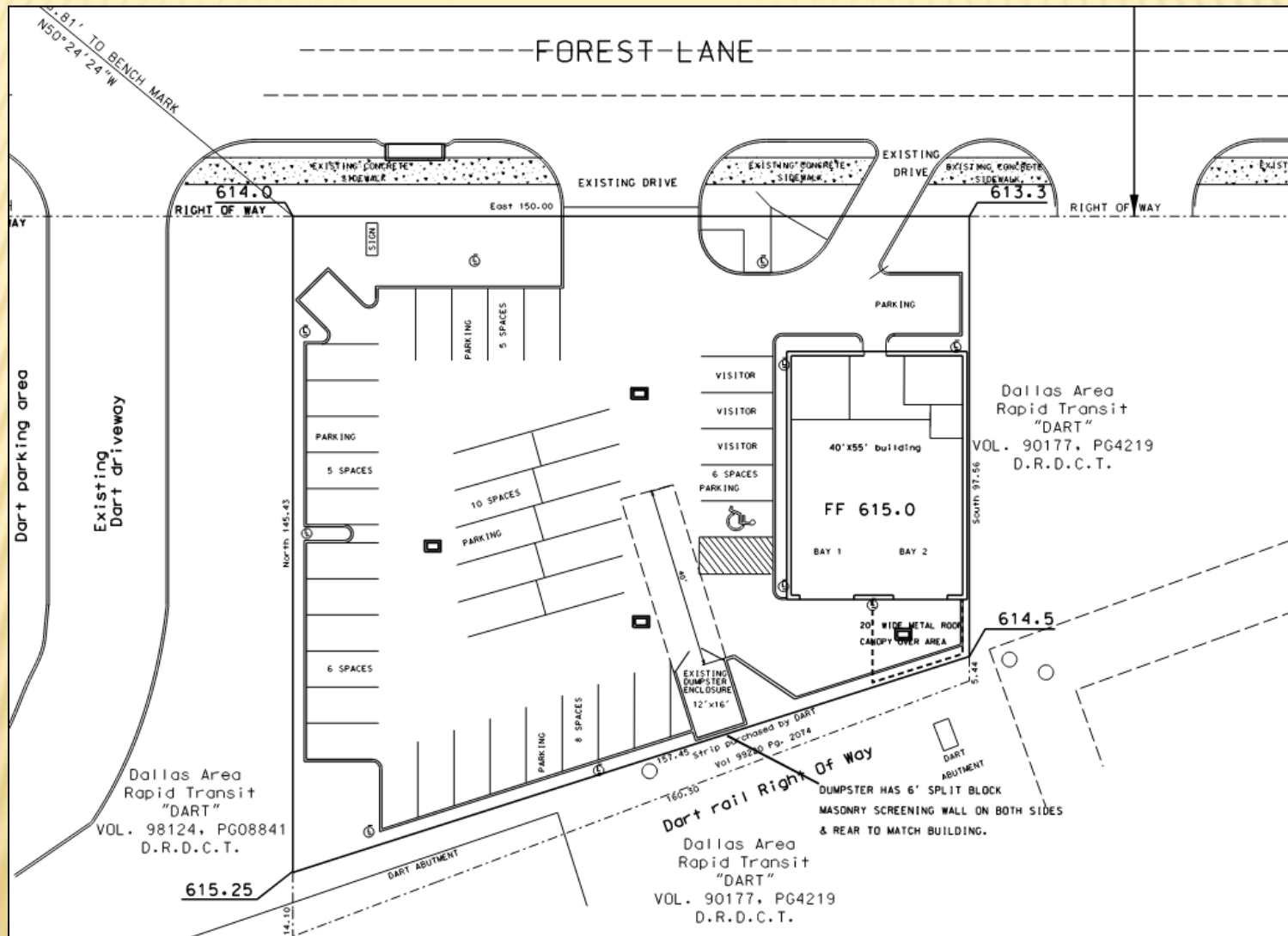
Z 21-39

PHOTOS





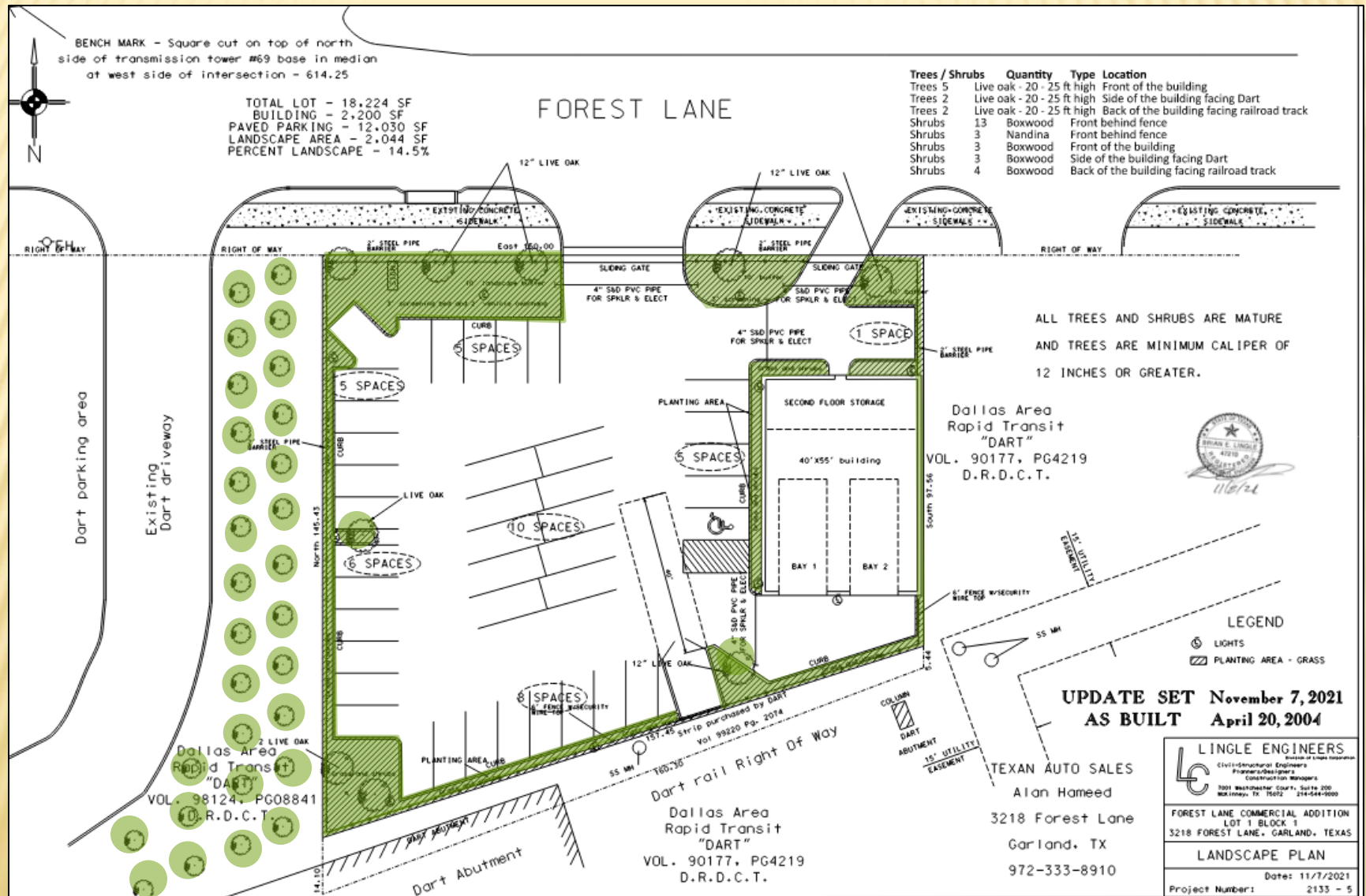
SITE PLAN





GARLAND
TEXAS MADE HERE

LANDSCAPE PLAN

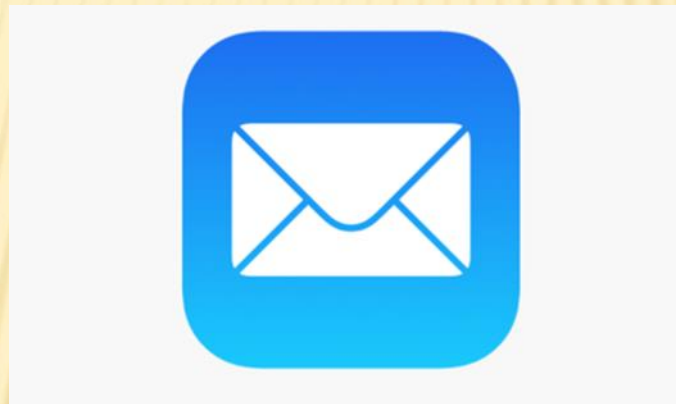


Z 21-39

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision time period to be unlimited.

No GDC deviations have been requested by the applicant.





GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. d.

Meeting Date: 04/05/2022

Item Title: Z 21-52 OM Estates Development - Zoning (District 3)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Mixed Uses.

LOCATION

705 East Oates Road

OWNER

OM Estates Development

PLAN COMMISSION RECOMMENDATION

On March 16, 2022, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan for Mixed Uses.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Mixed Uses.

BACKGROUND

The subject property is currently vacant. The applicant proposes a five-phased development.

Phase 1: Buildings 1 through 3 (multi-family, commercial and clubhouse) and the associated walking paths and swimming pool.

Phase 2: Building 4 (multi-family)

Phase 3: Buildings 6 through 9 (townhomes) including the pond and leisure area

Phase 4: Buildings 5 through 17 (multi-family) and leisure area

Phase 5: Buildings 10 through 16 (townhomes)

SITE DATA

The overall site consists of approximately 20.028 acres with 393 lineal feet of frontage along East Interstate 30 Freeway. The site plan (Exhibit C) shows the primary access from East Interstate 30 Freeway and two (2) future access points through the adjacent property to the east. The site has no direct frontage along Oaks Trail.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Office (CO) District and Agricultural (AG) District.

The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The District may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) district is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) District are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. Development and Site Plan

The applicant intends to develop a mixed-use development in five (5) phases. It includes a total of 300 multi-family dwelling units, fifty-eight (58) townhomes and commercial along East Interstate 30 Freeway. The commercial portion will be approximately 13,150 square feet within the ground floor of Building 1 while the upper floors will be multi-family units.

The applicant proposes the following commercial uses on the ground floor of Building 1:

- Office, General
- Medical and Dental Office/Clinic
- Retail Store
- Restaurant without Drive-Through
- Studio, Fitness or Performing Arts
- Personal Services

The site plan (Exhibit C) reflects a transitional layout where the higher density apartment

complex is closer to East Interstate 30 Freeway and the lower density townhomes have been planned for the southern portion of the property to complement the existing single-family residential development to the south.

In addition, the multi-family development consists of several outdoor leisure areas throughout the development, a clubhouse and a swimming pool (Exhibit C in the Plan agenda item). The townhouse development will have a leisure area around the detention pond. Both the townhouse residents and the apartment residents will be able to share all the amenities.

The overall development will consist of seventeen (17) buildings. It should be noted that Building 17 will be used for management office purpose and additional clubhouse space for residents.

2. Parking

A total of 731 spaces are required for the overall development and 788 parking spaces are provided, which also includes angled parking in the proposed right-of-way. The GDC requires covered parking and the site plan (Exhibit C) complies with the covered parking requirement.

In addition, carports are not allowed to be placed within required building setbacks. The carport structures located west of the property are all within the building setback.

3. Density

The maximum density required per the GDC Multi-Family (MF) District for a multi-family development is eighteen (18) dwelling units per acre, and the applicant proposes a density of twenty-six (26) dwelling units per acre.

The maximum density for the Single-Family Attached use is twelve (12) dwelling units per acre. The applicant proposes eight (8) dwelling units per acre, complying with the density standard.

4. Building Height:

The maximum height permitted in the Multi-Family (MF) District is forty (40) feet and the applicant proposes fifty-three (53) feet.

5. Lot Depth for Townhomes:

The minimum lot depth for townhomes is ninety (90) feet. The applicant proposes seventy-five (75) feet to include a public street to access each individual townhome.

6. Garage Setback for Townhomes:

The GDC requires a driveway depth of twenty (20) feet and an additional five (5)-foot offset of the garage door behind the building for front-loaded lots. The site plan (Exhibit C) shows twenty-one (21) feet from the garage door to the property lines.

7. Attached units for Townhomes:

The GDC requires townhome structures may have no fewer than three and no more than six attached units. The maximum length for any townhouse structure is one hundred and eighty feet. The applicant proposes seven (7) units for three (3) of the townhome structures and maximum length of 187 feet.

8. Alley Waiver for Townhomes:

The Plan Commission approved an alley waiver for twenty-five (25) lots. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

9. Amenities

Multi-Family

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 6,356 square-foot clubhouse.
- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) swimming pool containing 1,800 square feet of surface water.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a series of "pocket parks" for each building as well as a dog park. Each pocket park will consist of barbeque grills and picnic tables.

Single-Family Attached:

The GDC requires at least one (1) amenity must be provided for a townhouse development of twenty-five to one hundred dwelling units. The site plan (Exhibit C) reflects a leisure area around the pond with playground equipment, benches, gazebo, picnic tables and a barbeque grill.

The applicant has established a shared amenities agreement to allow the multi-family residents and the townhomes residents to share the amenities.

10. Dwelling unit/mix

Multi-Family:

Minimum dwelling unit size.

Required one-bedroom: 650 square feet

Proposed: 650 square feet and 776 square feet

Number of units: 200

Required two-bedroom: 800 square feet

Proposed: 1,024 square feet and 1177 square feet

Number of units: 100

Single-Family Attached:

Required dwelling size: 1,400 square feet

Proposed front-loaded: 1,879 square feet

Proposed rear-loaded: 1,647 square feet.

Number of front-loaded lots: 25

Number of rear-loaded lots 33

11. Screening and Landscaping

The landscape plan (Exhibit D) complies with all the screening and landscaping standards per the GDC for the overall development.

12. Connectivity:

The site plan (Exhibit C) shows internal trail connections throughout the development and a twelve (12)-foot trail along East Interstate 30 Freeway.

In addition, the site plan (Exhibit C) shows street access which will provide the public and the community with access to a future road connector from the East Interstate 30 service road directly to Lyons Road, relieving traffic at the intersection of East Interstate 30 Freeway and Lyons Road.

13. Building Design

The building design for the multi-family, retail and townhomes complies with the architectural elements and articulation requirements of the GDC.

14. Driveway Approval:

The subject site fronts East Interstate 30 Freeway. East Interstates 30 Freeway is located within, owned, and maintained by the Texas Department of Transportation (TxDOT). Accordingly, the applicant must obtain TxDOT approval regarding transportation design elements such as deceleration lanes, median cuts or other traffic provisions. TxDOT has reviewed the submitted analysis and provided no objections regarding applicable design elements.

15. Signage

No deviations were requested regarding signage.

16. Summary of Deviations

The applicant requests to deviate from Chapter 4 of the GDC. The table below indicates the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Carports	Carports cannot encroach into the building setback.	Carports are located within the building setback	This deviation is necessary is in order to satisfy the covered parking requirement per the GDC.
Angles Parking in the Right-Of-Way	All uses of land and buildings in the City of Garland, except for within the Downtown	Angled parking will be provided in the proposed fifty (50)-foot right-of-way.	The applicant contends the angled parking in the right-of-way is necessary in

	district, must provide off-street parking at the ratios set forth within the Land Use Matrix (Section 2.51 in Chapter 2 of this GDC).		order to meet the parking requirement.
Density for Multi-Family	18 dwelling units/per acre	26 dwelling units per acre	The proposed density is requested to incorporate the fifty (50)-foot right-of-way connecting from East Interstate 30 Freeway.
Building Height for Multi-Family	40 feet	53 feet	The proposed height is needed to allow four stories.
Lot Depth for Single-Family Attached	90 feet	75 feet	The deviation is needed to include the public street to access each individual townhome and an alley for some of the lots.
Garage Setback for Single-Family Attached	The GDC requires a driveway depth of twenty (20) feet and an additional five (5)-foot offset of the garage door behind the building for front-loaded lots.	The applicant proposes 21 feet from the garage door to the property line for the front-loaded lots.	The applicant contends this deviation is necessary in order to allow larger building footprint.

Attached Units for Townhomes	The GDC requires townhome structures may have no fewer than three and no more than six attached units. The maximum length for any townhouse structure is one hundred and eighty feet.	The applicant proposes seven (7) units for three (3) of the townhome structures and a maximum of 187 feet.	The applicant contends this deviation is necessary to allow the highest number of "For Sale" residential products.
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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Centers.

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Although the proposed use does not align with the Business Centers designation, it is a supportive and appropriate use to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

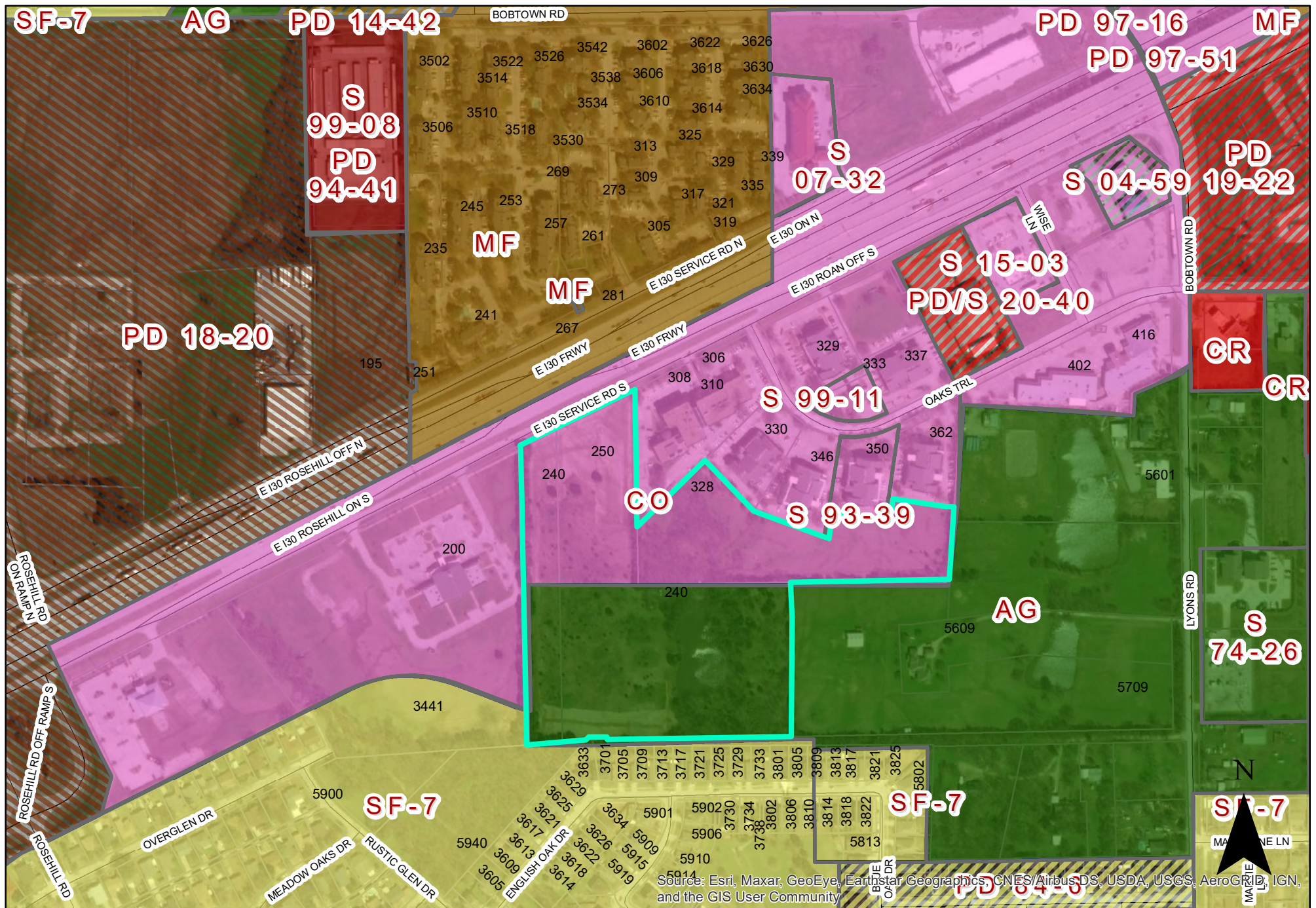
The area to the north, across East Interstate 30 Freeway, is zoned Multi-Family (MF) District; this property is developed with an apartment complex. The properties to the east are zoned Community Office (CO) District and Agricultural (AG) District; these properties are developed with office buildings and a horse riding school. The properties to the south are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family properties. The property to the west is zoned Community Office (CO) District; this property is developed with a church.

Attachments

Z 21-52 OM Estates Development Attachments (Zoning)

Z 21-52 OM Estates Development Responses

Z 21-52 Staff Presentation



0 270 540 Feet
1 inch = 405 feet

LOCATION MAP Z 21-52

240 & 250 East I-30 Freeway

INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-52

**240 and 250 East Interstate 30 Freeway
328 Oaks Trail**

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

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

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

IV. Development Plans:

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

V. Specific Conditions:

A. Permitted Uses: Multi-Family Use and Single-Family Attached Use are permitted. In addition ground floor commercial use is permitted within Building 1.

The following commercial uses are permitted in the ground-floor level of Building 1:

- Office, General
- Medical and Dental Office/Clinic
- Retail Store
- Restaurant without Drive-Through
- Studio, Fitness or Performing Arts
- Personal Services

In addition, Building 17 shall be used as a management office and a secondary clubhouse.

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. Phases: The proposed development may be completed in five (5) phases.

- Phase 1: Buildings 1 through 3 (multi-family, commercial and clubhouse) and the associated walking paths and swimming pool.
- Phase 2: Building 4 (multi-family)
- Phase 3: Buildings 6 through 9 (townhomes) including the pond and leisure area
- Phase 4: Buildings 5 and 17 (multi-family) and leisure area
- Phase 5: Buildings 10 through 16 (townhomes)

D. Dwelling Units: A total of 300 dwelling units shall be permitted for the Multi-Family development.

A total of fifty-eight (58) Single-Family Attached units shall be permitted.

E. Density: The maximum density for the Multi-Family development shall be twenty-six (26) dwelling units per acre.

F. Building Height: The maximum building height for the Multi-Family development shall be fifty-three (53) feet.

G. Garage Setback: The garage setback for the front-loaded townhomes shall be fifteen (15) feet. In

addition, the five (5)-foot garage offset is required.

- H. Attached Units: A maximum of seven (7) Single-Family Attached units are allowed for Buildings 6, 9 and 16.
- I. Lot Depth: The minimum lot depth for the Single-Family Attached development shall be seventy-five (75) feet.
- J. Parking: Angled Parking shall be permitted in the proposed Right-Of-Way.
- K. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- L. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- M. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- N. Lighting: All pedestrian pathways shall be lighted per the Garland Development Code standards.
- O. Pedestrian Pathways: The pedestrian pathways shall be constructed as shown on Exhibit C and Exhibit D.
- P. Alleys: Alleys shall not be required for twenty-five (25) Single-Family Attached lots.
- Q. Signage: All signage shall comply with the standards in the Garland Development Code.
- R. Homeowners Association for Townhomes: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws 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 provide that each homeowner whose property abuts a screening wall or perimeter fence is jointly and severally obligated with the Homeowners Association for maintenance of the screening wall or perimeter fence to the extent of the abutting ownership; and other provisions as deemed appropriate to secure a

sound and stable association.

- S. Maintenance of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Walls/Fences in HOA Lots or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of all open/common space, landscaped areas, entry features, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association and, to the extent of the abutting ownership, the joint and several obligation of an abutting homeowner.
- T. Required Assessments: 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.

REPORT & MINUTES

P.C. Meeting, March 16, 202

Consideration of the application of **OM Estate Development**, requesting approval a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses. This property is located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail. (District 3) (File Z 21-52 –Zoning)

Representing the applicant, Anjum Varshney, 4017 Bordeaux Circle, Flower Mound, TX and representing Level Group Southwest (Design Builder), Stephen Boudreau, 4800 Bonfire Way, Aubrey, TX provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and the applicant regarding project timeframe, proposed deviations for additional density, undeveloped property ownership, accessibility, and parking accessibility to buildings.

Speaking in support of the request Blanca Gomez, 7129 Lyons Road, Garland, TX, Clay Sanborn, 240 Ridgecrest Drive, Garland, TX, Patty Di Bernardo, 613 Allegheny Trail, Garland, TX, Kevin Allenberg, 5506 Carrie Lane, Garland, TX, Mary de Ellos, 3500 Gray Drive, Garland, TX, Marsha Coleman, 310 Plaza Drive, Garland, TX

Nearby residents and tenants of the applicant, Kathryn Lopez, 2206 Mitchell Lane Rowlett, TX, Maria Flores, 1608 South Bowen Road, Santiago, TX, Michael Briones, 2206 Mitchell Lane, Rowlett, TX, spoke in favor of the request and future retail developments

Kelly Thomas, 3721 English Oak Drive, Garland, TX inquired as to the purpose of demolition or moving of existing homes within the request area.

Tenants of 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail registering their position in support of the request but not speaking:

Sanjay Gupta, Ross Ardmeyer, Veom Gupta, James Roy Jackson, Steve Roy Jackson, Ben Dunn, William Minai, Sherika Townsend,

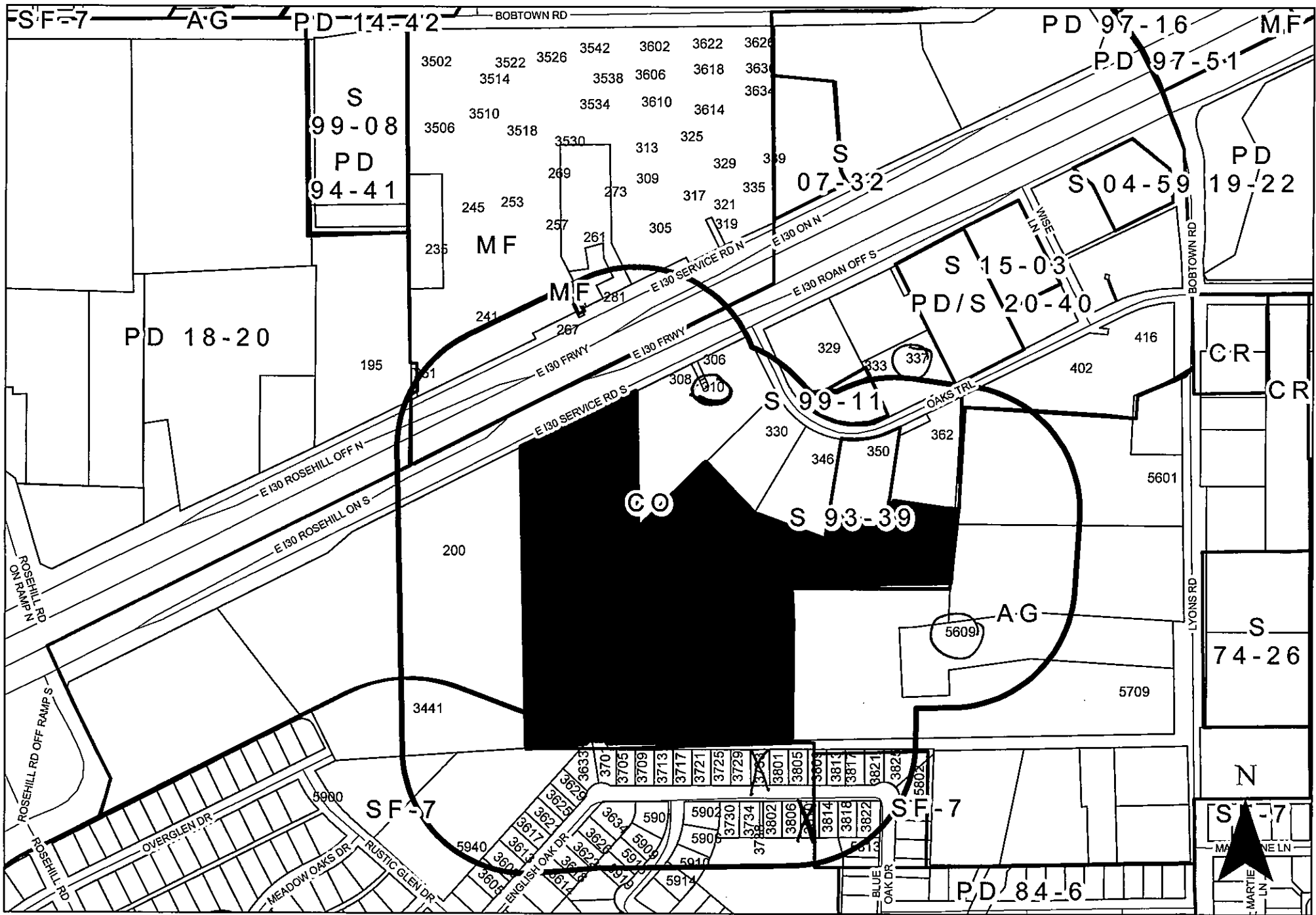
Michael Breowns, Lakisha Lister, Brock Green, Patricia Green, Noah Livingston, Daniel Barker.

The applicant stated there would not be any demolition of existing buildings or structures related to this project.

Motion was made by Commissioner Rose to close the public hearing and open for discussion. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**

There was discussion between Chairman Roberts and staff regarding a separate Homeowners Association for the Townhomes.

Motion was made by Commissioner Williams to **approve** the request. Seconded by Commissioner Dalton. **Motion carried: 6 Ayes, 0 Nays.**



0 270 540 Feet
1 inch = 405 feet

ZONING MAP Z 21-52

240 & 250 East I-30 Freeway

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-52

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

☒

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☐

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John Allen Principal Agent

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

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310 E I-30 Ste M102B

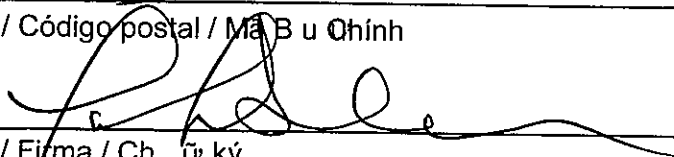
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

3-8-22

Date / Fecha / Ngày

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Samjey Gupta

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

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310 E IH 30,

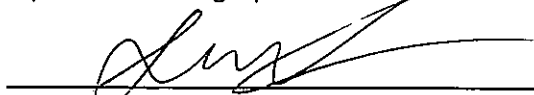
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Garland TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

03/07/2022

Date / Fecha / Ngày

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Stephanie Chukwukelu

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310 East 1-30

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Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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BETTER OPTIONS HOMECARE SERVICES INC

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

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310 E. IH 30 # 103

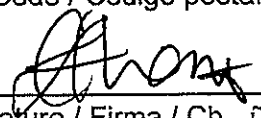
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Signature / Firma / Chữ ký

3/8/22

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



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Against / En Contra / Không

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MARSHA Coleman

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

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310 E. Interstate 30 Ste B104

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Zip Code / Código postal / Mã Bưu Chính

Marsha Coleman

3/7/2022

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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Comment Form Continued – Case Z 21-52

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/I have reviewed the project
proposal on I-30 / Shopping Center
Townhouse / Lake and other landscaping projects.
It looks fantastic and would greatly
enhance properties of the I-30
corridor and surroundings for the future.
We hope it will be approved.

Hans Masson

Comment Form

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Amanda Miller, owner

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

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310 E. I-30, #B107

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75043

Zip Code / Código postal / Mã B u Qhính

Ammiller

Signature / Firma / Chữ ký

3/8/22

Date / Fecha / Ngày

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MAR 15 '22 AM 9:49

Comment Form

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Vyom Gupta, 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.)

337 Oaks Trail, Garland, TX

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qính

Vyom Gupta

Signature / Firma / Chữ ký

03/07/2022

Date / Fecha / Ngày

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

MAR 11 '22 AM 11:5

Comment Form

Case Z 21-52

Z 21-52 OM Estate Development. The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway. (District 3)

Z 21-52 OM Estate Development. El solicitante propone construir trescientas (300) unidades multifamiliares, cincuenta y ocho (58) casas adosadas y uso comercial. Este sitio está ubicado en 240 y 250 East Interstate 30 Freeway. (Distrito 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Stephen Deere President Rockwell Services Inc

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

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

337 Oaks Trail, Ste 106

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

Garland Tx 75043

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

MAR 15 '22 AM 9:45

Comment Form

Case Z 21-52

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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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FRANCIS J. NOLAN - FRANK NOLAN INSURANCE

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.)

337 OAKS TRAIL #150 GARLAND, TX 75043

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

GARLAND, TEXAS 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính

Francis J. Nolan

Signature / Firma / Chữ ký

3/7/2022

Date / Fecha / Ngày

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

Comment Form

Case Z 21-52

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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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MARY E DELLOS Secretary

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.)

331 Oaks Trail #200

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 Qính

Mary E Dellos

Signature / Firma / Chữ ký

3/1/22

Date / Fecha / Ngày

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

Allmendinger, Tracy

From: RHUNTER37@tx.rr.com
Sent: Monday, March 14, 2022 12:41 PM
To: Planning Group
Subject: [EXTERNAL] 240-250 E. I 30, 75043 (Z 21-52)

Good afternoon,

This is a note of support for Anjum Varshney of OM Realty Garland.
We currently lease business space from Om Realty in Garland and Euless.
This company bought 310 E. I30, office building adjoining this property.
They have been diligent about maintenance at both properties.
I feel comfortable saying they would. be as diligent in whatever real estate endeavor
they choose to invest.

Thank you.
Best regards,
Ruby Hunter, Realtor
214 779 0779

Comment Form

Case Z 21-52

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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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ROBERT W. & DOROTHY FINCH

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.)

5609 LYONS ROAD

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

Robert Finch & Dorothy Finch

Signature / Firma / Chữ ký

030622
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.)

MAR 10 '22 AM 11:28

Comment Form

Case Z 21-52

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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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Michael Buchanan

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.)

3810 English Oak Dr.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

03/16/2022

Date / Fecha / Ngày

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

Comment Form

Case Z 21-52

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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Alyssa Patterson

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.)

Embree Hill Apartments

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

[Signature]

Signature / Firma / Chữ ký

3/8/2022

Date / Fecha / Ngày

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

Comment Form

Case Z 21-52

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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Daniel Barker

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.)

533 W. Ridgewood Dr

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

Garland, TX 75041

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Daniel Barker

Signature / Firma / Chữ ký

3/6/22

Date / Fecha / Ngày

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

MAR 11 '22 AM 11:30

Comment Form

Case Z 21-52

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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Robert Martin

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.)

4905 Collingwood Dr.

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

03/09/2022

Date / Fecha / Ngày

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MAR 15 '22 AM 9:50

Comment Form

Case Z 21-52

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

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.

STELLA MERE GINI

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.)

4110 Wiltshire Dr.

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

3/9/22

Date / Fecha / Ngày

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

MAR 15 '22 AM 9:4

Comment Form

Case Z 21-52

Outside the Notification Area

Z 21-52 OM Estate Development. The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway. (District 3)

Z 21-52 OM Estate Development. El solicitante propone construir trescientas (300) unidades multifamiliares, cincuenta y ocho (58) casas adosadas y uso comercial. Este sitio está ubicado en 240 y 250 East Interstate 30 Freeway. (Distrito 3)

Z 21-52 OM Estate Development. Người nộp đơn đề xuất xây dựng ba trăm (300) căn hộ dành cho nhiều gia đình, năm mươi tám (58) căn nhà phố và sử dụng cho mục đích bán lẻ. Địa điểm này nằm ở 240 và 250 East Interstate 30 Freeway. (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Tom Allen

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.)

2905 Sheridan

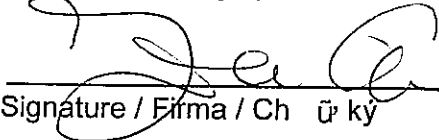
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

3/8/2022

Date / Fecha / Ngày

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

MAR 15 '22 AM 9:51

Comment Form Outside the Notification Area

Case Z 21-52

Z 21-52 OM Estate Development. The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway. (District 3)

Z 21-52 OM Estate Development. El solicitante propone construir trescientas (300) unidades multifamiliares, cincuenta y ocho (58) casas adosadas y uso comercial. Este sitio está ubicado en 240 y 250 East Interstate 30 Freeway. (Distrito 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

CHANTAL Torrain

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.)

4713 Parkhaven Drive

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

Chantal Torrain

Signature / Firma / Chữ ký

3.8.2020

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

Outside the Notification Area

Case Z 21-52

Z 21-52 OM Estate Development. The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway. (District 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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Vincent Jones

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

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

3626 Clover Meadow Dr.

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính

V. Jones

Signature / Firma / Chữ ký

3-8-22

Date / Fecha / Ngày

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

MAR 15 '22 AM 9:40

Comment Form

Case Z 21-52

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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Mary Birdwell

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.)

3606 Clover Meadow Dr.

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

3/8/22

Date / Fecha / Ngày

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

Comment Form

Case Z 21-52

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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Carmen M. Gallegos

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.)

117 W. Ave F

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 Qhính

Carmen Gallegos

Signature / Firma / Chữ ký

3/17/2022

Date / Fecha / Ngày

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

Comment Form

Outside the Notification Area

Case Z 21-52

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



For / AFavor / 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.

Teresita Hernandez

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

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

2750 Broadway

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

T. Hernandez

Signature / Firma / Chữ ký

3-9-2022

Date / Fecha / Ngày

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

Comment Form

Case Z 21-52

Z 21-52 OM Estate Development. The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway. (District 3)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Veronica Gonzalez

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.)

3133 English Oak Dr

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]
Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

MAR 16 '22 AM 11:36

Comment Form

Outside the Notification Area

Case Z 21-52

Z 21-52 OM Estate Development. The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway. (District 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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Elvira Reyes

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.)

5009 Boca Raton Dr.

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

3/8/22

Date / Fecha / Ngày

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

MAR 25 '22 04:11:00

Comment Form Outside the Notification Area

Case Z 21-52

Z 21-52 OM Estate Development. The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway. (District 3)

Z 21-52 OM Estate Development. El solicitante propone construir trescientas (300) unidades multifamiliares, cincuenta y ocho (58) casas adosadas y uso comercial. Este sitio está ubicado en 240 y 250 East Interstate 30 Freeway. (Distrito 3)

Z 21-52 OM Estate Development. Người nộp đơn đề xuất xây dựng ba trăm (300) căn hộ dành cho nhiều gia đình, năm mươi tám (58) căn nhà phố và sử dụng cho mục đích bán lẻ. Địa điểm này nằm ở 240 và 250 East Interstate 30 Freeway. (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

JACOB SCARIA

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.)

5901 SWEETLEAF LN.

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

3/21/22

Date / Fecha / Ngày

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

Z 21-52

The . The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use.

[Planned Development and Detail Plan for an apartment complex, townhomes and retail uses on a property zoned Community Office (CO) District and Agricultural (AG) District]

**City Council Meeting
April 5, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 240 and 250 East Interstate 30 Freeway
328 Oaks Trail

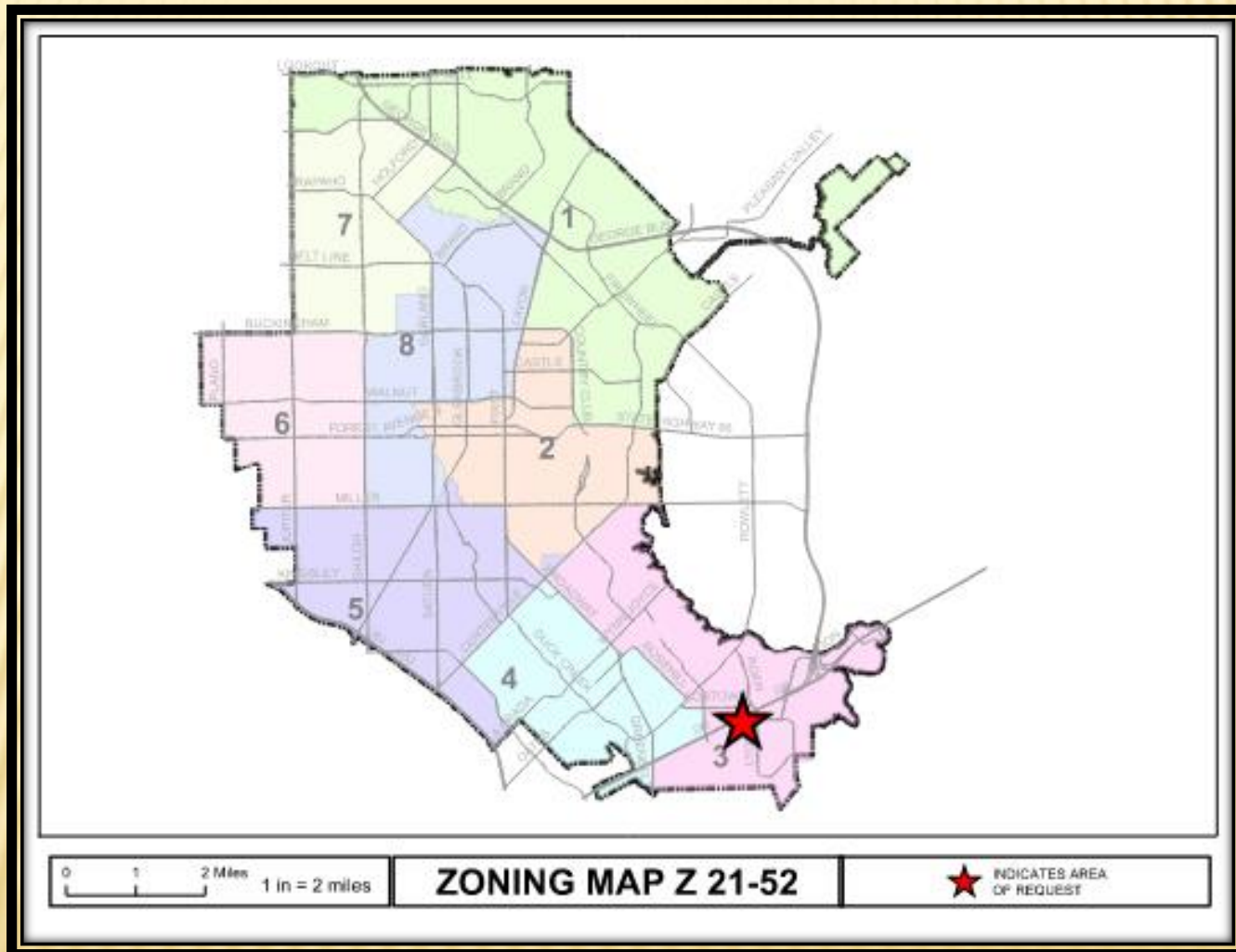
Applicant: OM Estates Development

Owner: OM Estates Development

Acreage: 20.02 acres

Zoning: Community Office (CO) District and Agricultural
(AG) District

CITYWIDE LOCATION MAP



Z 21-52

LOCATION MAP



COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

- The Envision Garland Plan designates the subject property as Business Centers.
- Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.
- Although the proposed use does not align with the Business Centers designation, it is a supportive and appropriate use to the area.



PHOTOS



View of the subject property from East Interstate 30 Freeway



Looking east of the subject property



Looking north of the subject property



Looking west of the subject property

PHASES

Phase 1: Buildings 1 through 3 (multi-family, commercial and clubhouse) and the associated walking paths and swimming pool.

Commercial Uses on Ground-Floor:

- Office, General
- Medical and Dental Office/Clinic
- Retail Store
- Restaurant without Drive-Through
- Studio, Fitness or Performing Arts
- Personal Services

Phase 2: Building 4 (multi-family)

Phase 3: Buildings 6 through 9 (townhomes) including the pond and leisure area

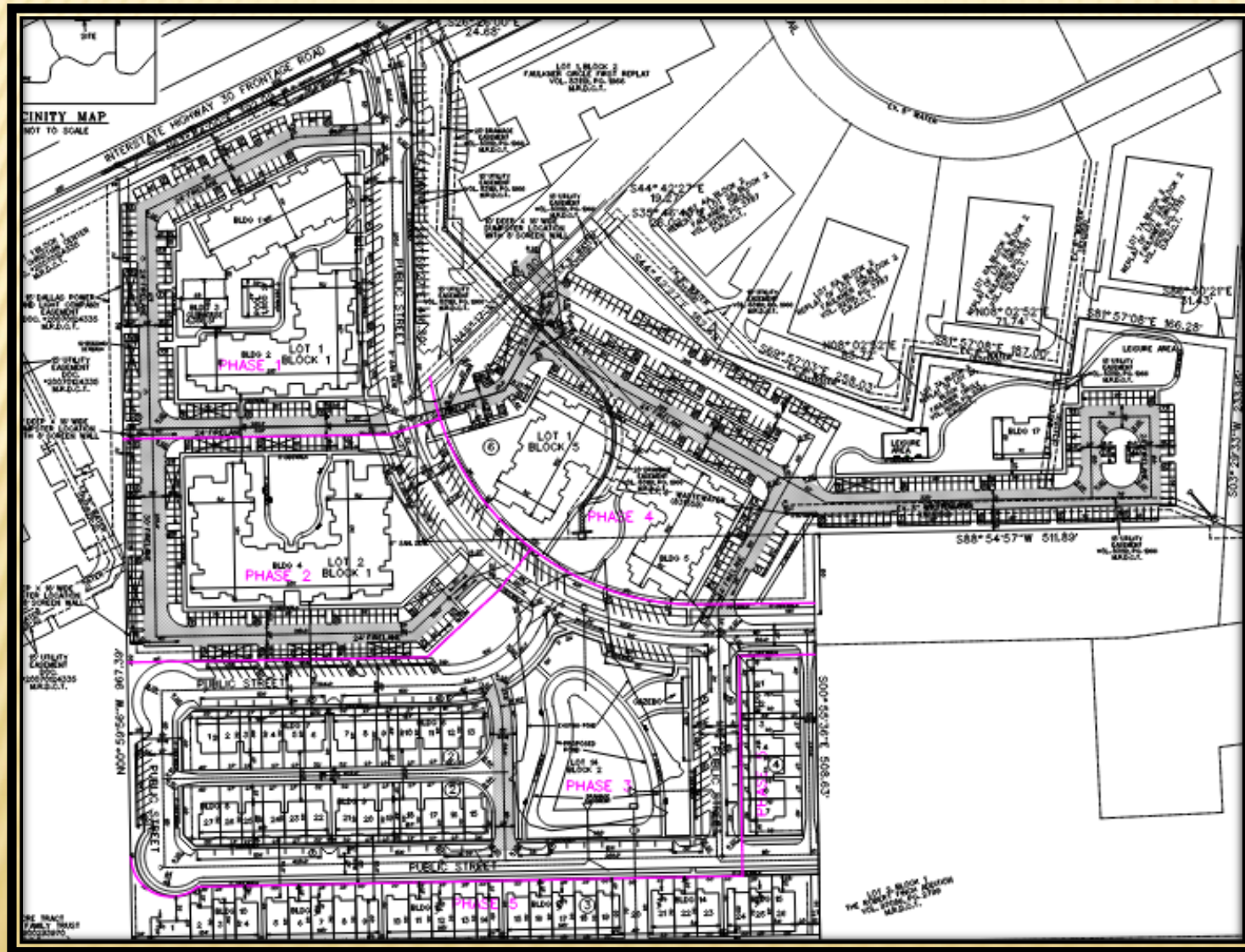
Phase 4: Buildings 5 through 17 (multi-family) and leisure area

Phase 5: Buildings 10 through 16 (townhomes)



GARLAND
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SITE PLAN

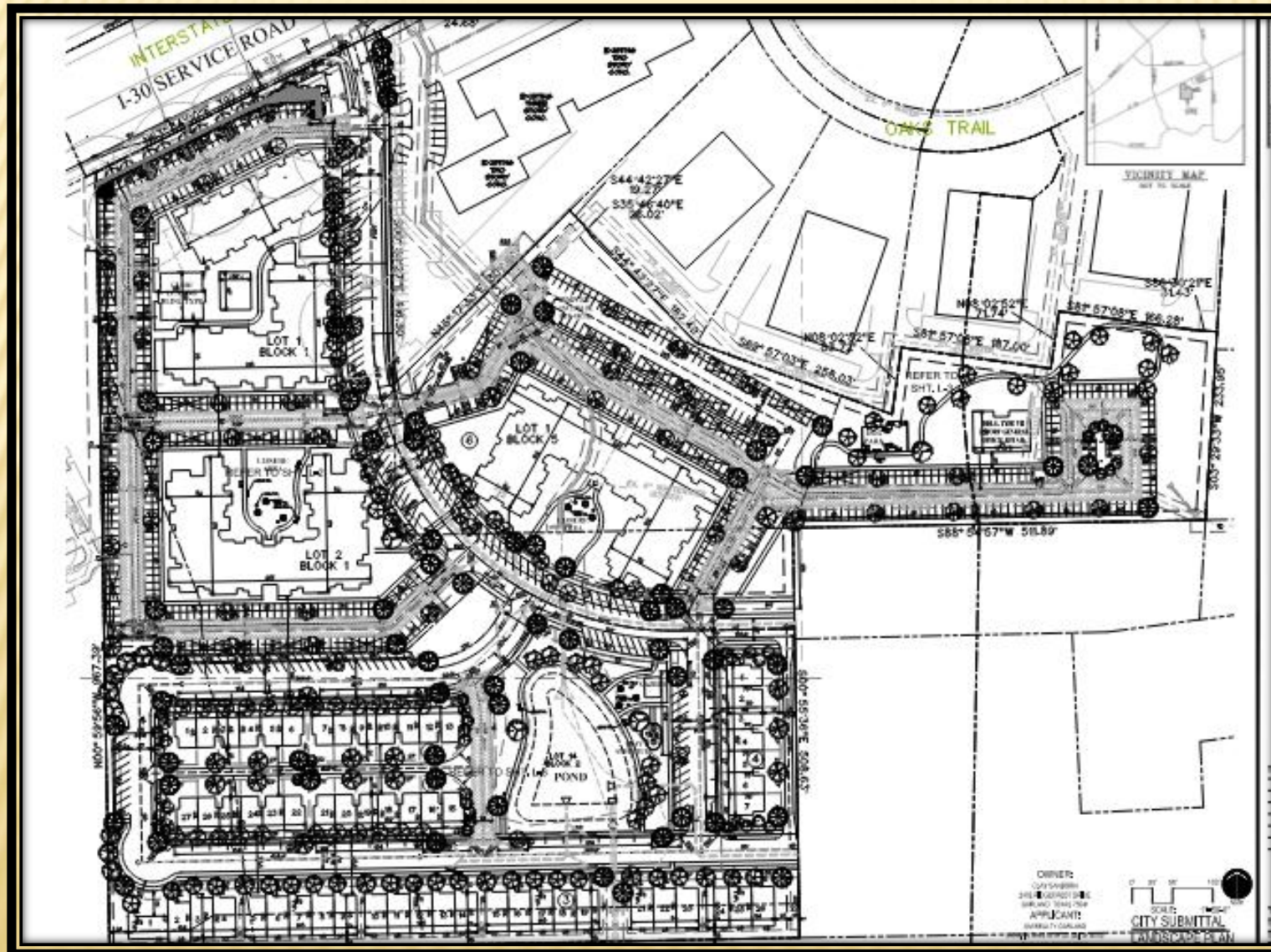


Z 21-52



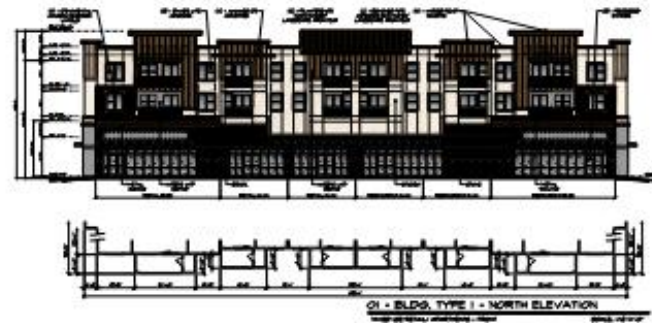
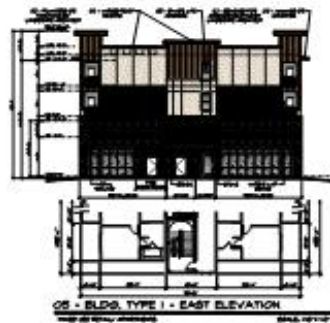
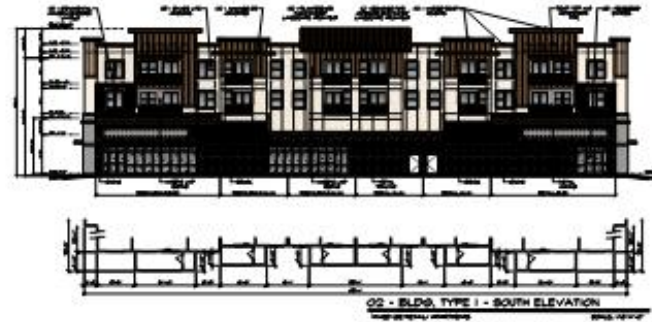
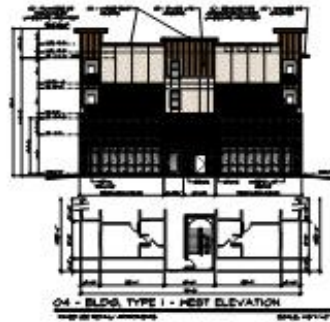
GARLAND
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LANDSCAPE PLAN



Z 21-52

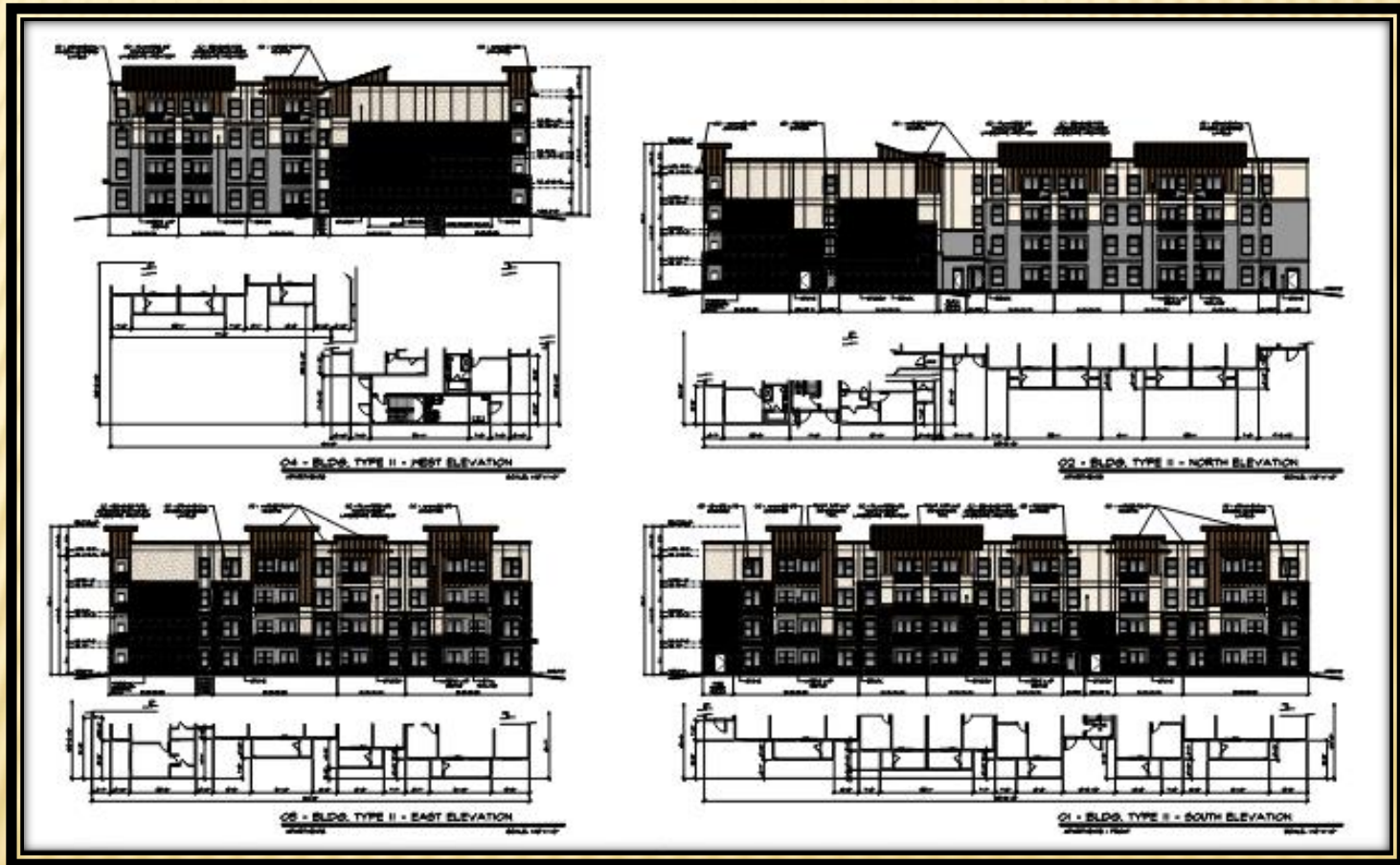
BUILDING ELEVATIONS





GARLAND
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BUILDING ELEVATIONS





GARLAND
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BUILDING ELEVATIONS



BUILDING ELEVATIONS

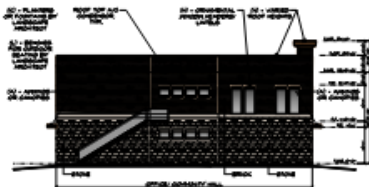




BUILDING ELEVATIONS



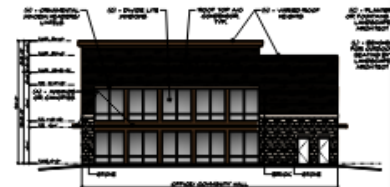
06- BLDG. TYPE VII - EAST ELEVATION
OFFICE SPACE - SIDE SCALE: 1/8"=1'-0"



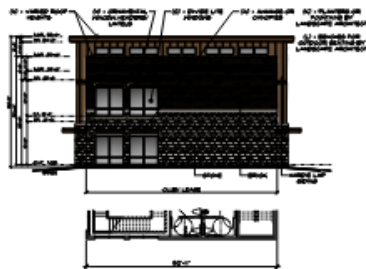
07- BLDG. TYPE VII - NORTH ELEVATION
OFFICE SPACE - BACK SCALE: 1/8"=1'-0"



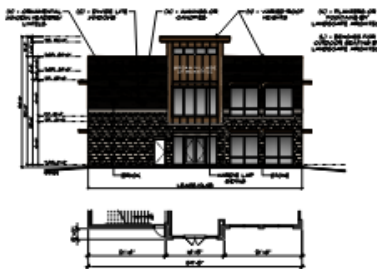
06- BLDG. TYPE VII - WEST ELEVATION
OFFICE SPACE - SIDE SCALE: 1/8"=1'-0"



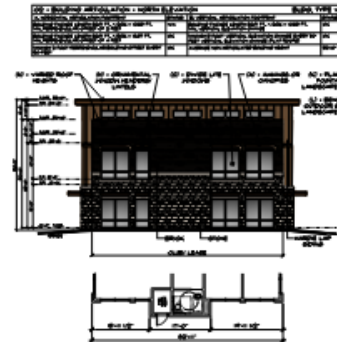
05- BLDG. TYPE VII - SOUTH ELEVATION
OFFICE SPACE - FRONT SCALE: 1/8"=1'-0"



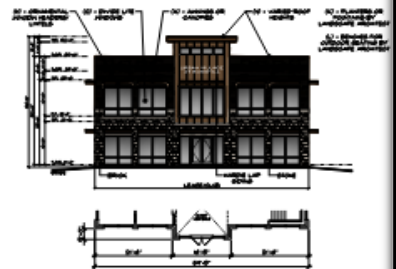
04- BLDG. TYPE V - SOUTH ELEVATION
CLUB LEASE BUILDING SCALE: 1/8"=1'-0"



05- BLDG. TYPE V - EAST ELEVATION
CLUB LEASE BUILDING SCALE: 1/8"=1'-0"



02- BLDG. TYPE V - NORTH ELEVATION
CLUB LEASE BUILDING SCALE: 1/8"=1'-0"



01- BLDG. TYPE V - WEST ELEVATION
CLUB LEASE BUILDING - FRONT SCALE: 1/8"=1'-0"

BUILDING ELEVATIONS



SUMMARY TABLE

Development Standards	Required	Proposed	Analysis
Carports	Carports cannot encroach into the building setback	Carports are located within the building setback.	This deviation is necessary in order to satisfy the covered parking requirement per the GDC.
Angles Parking in the Right-Of-Way	All uses of land and buildings in the City of Garland, except for within the Downtown district, must provide off-street parking at the ratios set forth within the Land Use Matrix (Section 2.51 in Chapter 2 of this GDC).	Angled parking will be provided in the proposed fifty (50)-foot right-of-way	The applicant contends the angled parking in the right-of-way is necessary in order to meet the parking requirement.
Density for Multi-Family	18 dwelling units/per acre	26 dwelling units per acre.	The proposed density is requested to incorporate the fifty (50)-foot right-of-way connecting from East Interstate 30 Freeway

SUMMARY TABLE

Building Height for Multi-Family	40 feet	53 feet	The proposed height is needed to allow four stories.
Lot Depth for Single-Family Attached	90 feet	75 feet	The deviation is needed to include the public street to access each individual townhome and an alley for some of the lots.
Garage Setback for Single-Family Attached	The GDC requires a driveway depth of twenty (20) feet and an additional five (5)-foot offset of the garage door behind the building for front-loaded lots.	The applicant proposes 21 feet from the garage door to the property line for the front-loaded lots.	The applicant contends this deviation is necessary in order to allow larger building footprint.

SUMMARY TABLE

Attached Units for Townhomes	The GDC requires townhome structures may have no fewer than three and no more than six attached units. The maximum length for any townhouse structure is one hundred and eighty feet.	The applicant proposes seven (7) units for three (3) of the townhome structures and a maximum of 187 feet.	The applicant contends this deviation is necessary to allow the highest number of “For Sale” residential products.
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STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Mixed Uses.

PLAN COMMISSION RECOMMENDATION

On March 16, 2022, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan for Mixed Uses.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. e.

Meeting Date: 04/05/2022

Item Title: Z 21-52 OM Estates Development - Detail Plan (District 3)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Mixed Uses.

LOCATION

705 East Oates Road

OWNER

OM Estates Development

PLAN COMMISSION RECOMMENDATION

On March 16, 2022, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan for Mixed Uses.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Mixed Uses.

BACKGROUND

The subject property is currently vacant. The applicant proposes a five-phased development.

Phase 1: Buildings 1 through 3 (multi-family, commercial and clubhouse) and the associated walking paths and swimming pool.

Phase 2: Building 4 (multi-family)

Phase 3: Buildings 6 through 9 (townhomes) including the pond and leisure area

Phase 4: Buildings 5 through 17 (multi-family) and leisure area

Phase 5: Buildings 10 through 16 (townhomes)

SITE DATA

The overall site consists of approximately 20.028 acres with 393 lineal feet of frontage along East Interstate 30 Freeway. The site plan (Exhibit C) shows the primary access from East Interstate 30 Freeway and two (2) future access points through the adjacent property to the east. The site has no direct frontage along Oaks Trail.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Office (CO) District and Agricultural (AG) District.

The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The District may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) district is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) District are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. Development and Site Plan

The applicant intends to develop a mixed-use development in five (5) phases. It includes a total of 300 multi-family dwelling units, fifty-eight (58) townhomes and commercial along East Interstate 30 Freeway. The commercial portion will be approximately 13,150 square feet within the ground floor of Building 1 while the upper floors will be multi-family units.

The applicant proposes the following commercial uses on the ground floor of Building 1:

- Office, General
- Medical and Dental Office/Clinic
- Retail Store
- Restaurant without Drive-Through
- Studio, Fitness or Performing Arts
- Personal Services

The site plan (Exhibit C) reflects a transitional layout where the higher density apartment

complex is closer to East Interstate 30 Freeway and the lower density townhomes have been planned for the southern portion of the property to complement the existing single-family residential development to the south.

In addition, the multi-family development consists of several outdoor leisure areas throughout the development, a clubhouse and a swimming pool (Exhibit C in the Plan agenda item). The townhouse development will have a leisure area around the detention pond. Both the townhouse residents and the apartment residents will be able to share all the amenities.

The overall development will consist of seventeen (17) buildings. It should be noted that Building 17 will be used for management office purpose and additional clubhouse space for residents.

2. Parking

A total of 731 spaces are required for the overall development and 788 parking spaces are provided, which also includes angled parking in the proposed right-of-way. The GDC requires covered parking and the site plan (Exhibit C) complies with the covered parking requirement.

In addition, carports are not allowed to be placed within required building setbacks. The carport structures located west of the property are all within the building setback.

3. Density

The maximum density required per the GDC Multi-Family (MF) District for a multi-family development is eighteen (18) dwelling units per acre, and the applicant proposes a density of twenty-six (26) dwelling units per acre.

The maximum density for the Single-Family Attached use is twelve (12) dwelling units per acre. The applicant proposes eight (8) dwelling units per acre, complying with the density standard.

4. Building Height:

The maximum height permitted in the Multi-Family (MF) District is forty (40) feet and the applicant proposes fifty-three (53) feet.

5. Lot Depth for Townhomes:

The minimum lot depth for townhomes is ninety (90) feet. The applicant proposes seventy-five (75) feet to include a public street to access each individual townhome.

6. Garage Setback for Townhomes:

The GDC requires a driveway depth of twenty (20) feet and an additional five (5)-foot offset of the garage door behind the building for front-loaded lots. The site plan (Exhibit C) shows twenty-one (21) feet from the garage door to the property lines.

7. Attached units for Townhomes:

The GDC requires townhome structures may have no fewer than three and no more than six attached units. The maximum length for any townhouse structure is one hundred and eighty feet. The applicant proposes seven (7) units for three (3) of the townhome structures and maximum length of 187 feet.

8. Alley Waiver for Townhomes:

The Plan Commission approved an alley waiver for twenty-five (25) lots. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

9. Amenities

Multi-Family

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 6,356 square-foot clubhouse.
- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) swimming pool containing 1,800 square feet of surface water.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a series of "pocket parks" for each building as well as a dog park. Each pocket park will consist of barbeque grills and picnic tables.

Single-Family Attached:

The GDC requires at least one (1) amenity must be provided for a townhouse development of twenty-five to one hundred dwelling units. The site plan (Exhibit C) reflects a leisure area around the pond with playground equipment, benches, gazebo, picnic tables and a barbeque grill.

The applicant has established a shared amenities agreement to allow the multi-family residents and the townhomes residents to share the amenities.

10. Dwelling unit/mix

Multi-Family:

Minimum dwelling unit size.

Required one-bedroom: 650 square feet

Proposed: 650 square feet and 776 square feet

Number of units: 200

Required two-bedroom: 800 square feet

Proposed: 1,024 square feet and 1177 square feet

Number of units: 100

Single-Family Attached:

Required dwelling size: 1,400 square feet

Proposed front-loaded: 1,879 square feet

Proposed rear-loaded: 1,647 square feet.

Number of front-loaded lots: 25

Number of rear-loaded lots 33

11. Screening and Landscaping

The landscape plan (Exhibit D) complies with all the screening and landscaping standards per the GDC for the overall development.

12. Connectivity:

The site plan (Exhibit C) shows internal trail connections throughout the development and a twelve (12)-foot trail along East Interstate 30 Freeway.

In addition, the site plan (Exhibit C) shows street access which will provide the public and the community with access to a future road connector from the East Interstate 30 service road directly to Lyons Road, relieving traffic at the intersection of East Interstate 30 Freeway and Lyons Road.

13. Building Design

The building design for the multi-family, retail and townhomes complies with the architectural elements and articulation requirements of the GDC.

14. Driveway Approval:

The subject site fronts East Interstate 30 Freeway. East Interstates 30 Freeway is located within, owned, and maintained by the Texas Department of Transportation (TxDOT). Accordingly, the applicant must obtain TxDOT approval regarding transportation design elements such as deceleration lanes, median cuts or other traffic provisions. TxDOT has reviewed the submitted analysis and provided no objections regarding applicable design elements.

15. Signage

No deviations were requested regarding signage.

16. Summary of Deviations

The applicant requests to deviate from Chapter 4 of the GDC. The table below indicates the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Carports	Carports cannot encroach into the building setback.	Carports are located within the building setback	This deviation is necessary is in order to satisfy the covered parking requirement per the GDC.
Angles Parking in the Right-Of-Way	All uses of land and buildings in the City of Garland, except for within the Downtown	Angled parking will be provided in the proposed fifty (50)-foot right-of-way.	The applicant contends the angled parking in the right-of-way is necessary in

	district, must provide off-street parking at the ratios set forth within the Land Use Matrix (Section 2.51 in Chapter 2 of this GDC).		order to meet the parking requirement.
Density for Multi-Family	18 dwelling units/per acre	26 dwelling units per acre	The proposed density is requested to incorporate the fifty (50)-foot right-of-way connecting from East Interstate 30 Freeway.
Building Height for Multi-Family	40 feet	53 feet	The proposed height is needed to allow four stories.
Lot Depth for Single-Family Attached	90 feet	75 feet	The deviation is needed to include the public street to access each individual townhome and an alley for some of the lots.
Garage Setback for Single-Family Attached	The GDC requires a driveway depth of twenty (20) feet and an additional five (5)-foot offset of the garage door behind the building for front-loaded lots.	The applicant proposes 21 feet from the garage door to the property line for the front-loaded lots.	The applicant contends this deviation is necessary in order to allow larger building footprint.

Attached Units for Townhomes	The GDC requires townhome structures may have no fewer than three and no more than six attached units. The maximum length for any townhouse structure is one hundred and eighty feet.	The applicant proposes seven (7) units for three (3) of the townhome structures and a maximum of 187 feet.	The applicant contends this deviation is necessary to allow the highest number of “For Sale” residential products.
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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Centers.

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Although the proposed use does not align with the Business Centers designation, it is a supportive and appropriate use to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

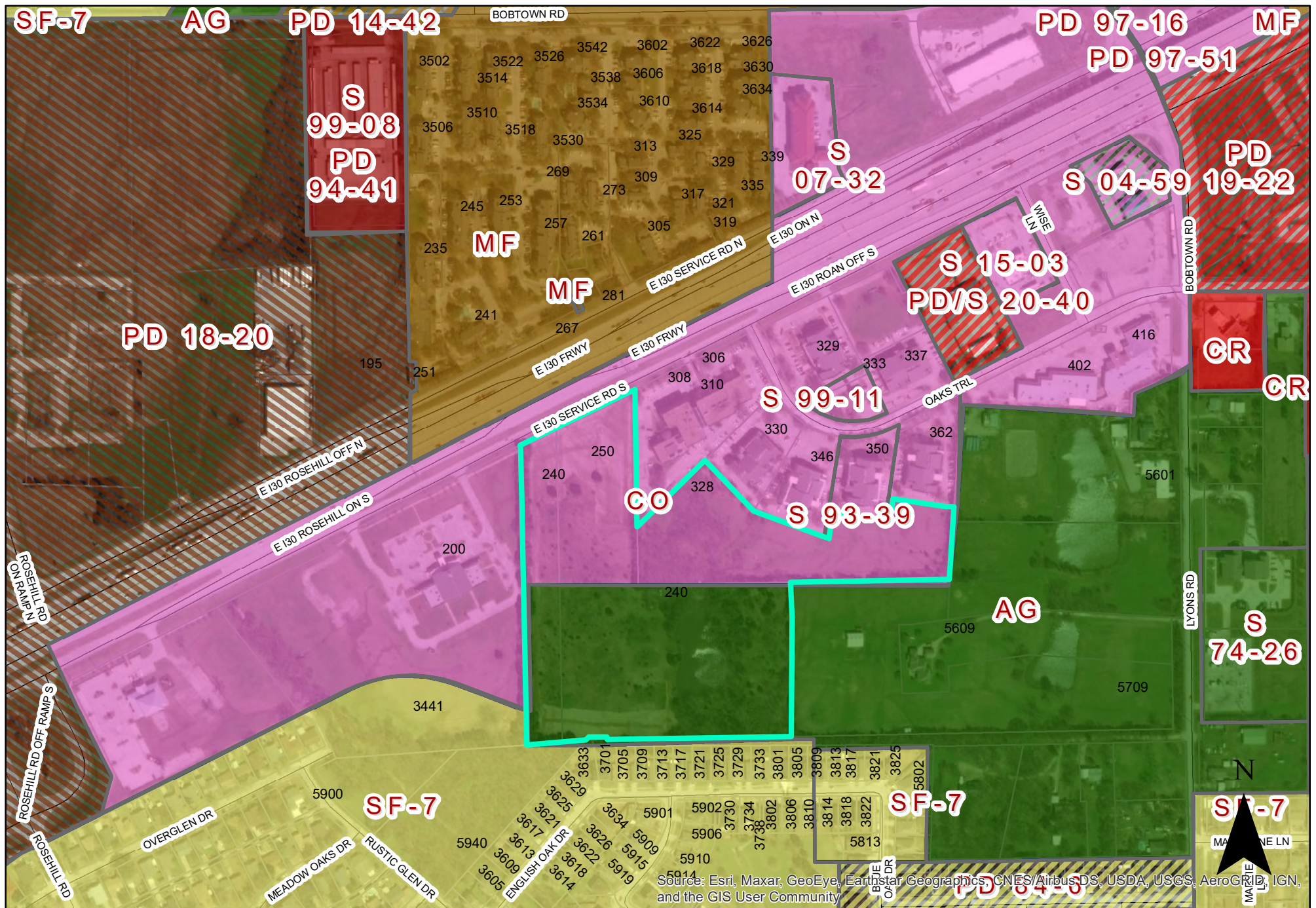
The area to the north, across East Interstate 30 Freeway, is zoned Multi-Family (MF) District; this property is developed with an apartment complex. The properties to the east are zoned Community Office (CO) District and Agricultural (AG) District; these properties are developed with office buildings and a horse riding school. The properties to the south are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family properties. The property to the west is zoned Community Office (CO) District; this property is developed with a church.

Attachments

Z 21-52 OM Estates Development Attachments (Detail Plan)

Z 21-52 OM Estates Development Responses

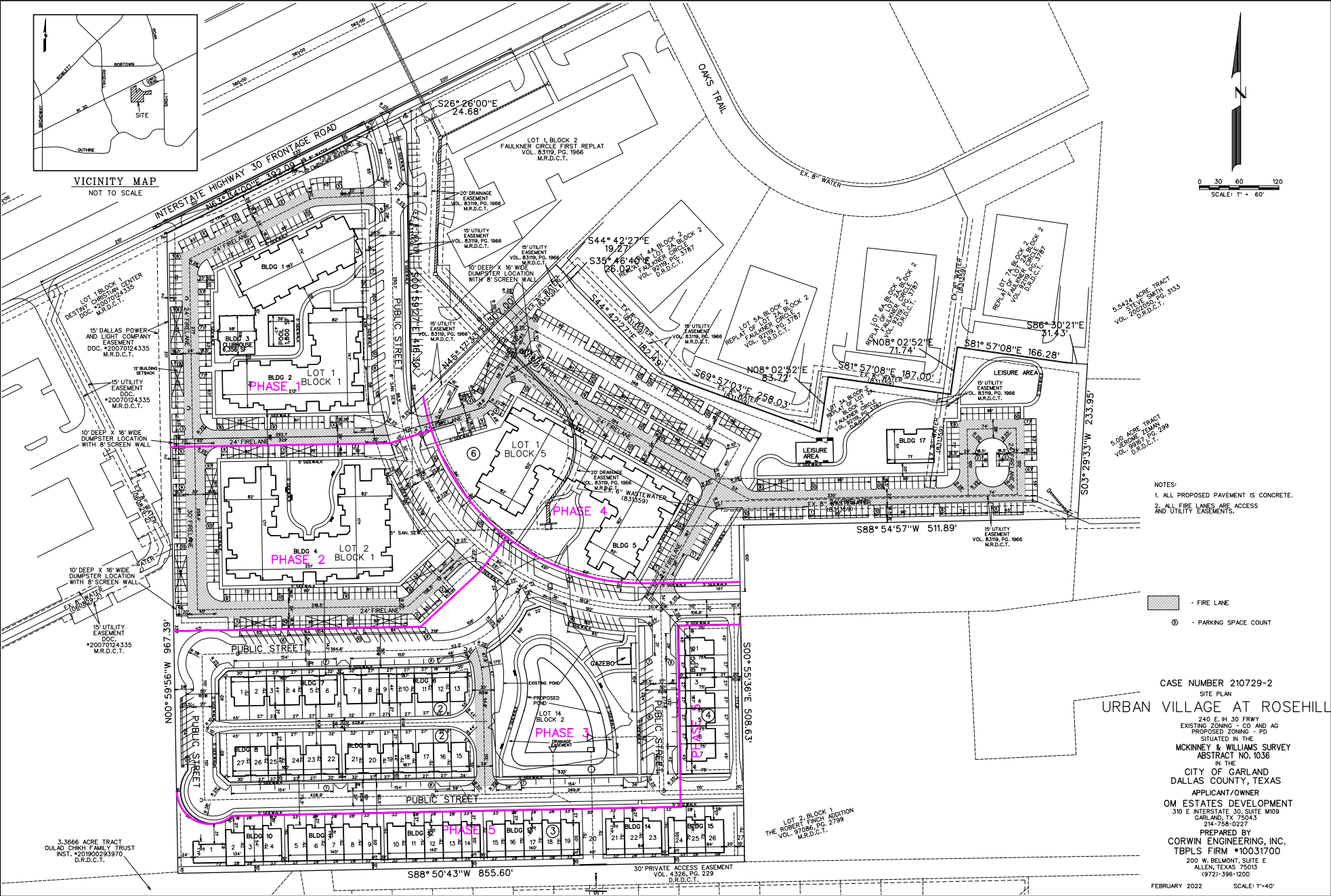
21-52 Staff Presentation



LOCATION MAP Z 21-52

240 & 250 East I-30 Freeway

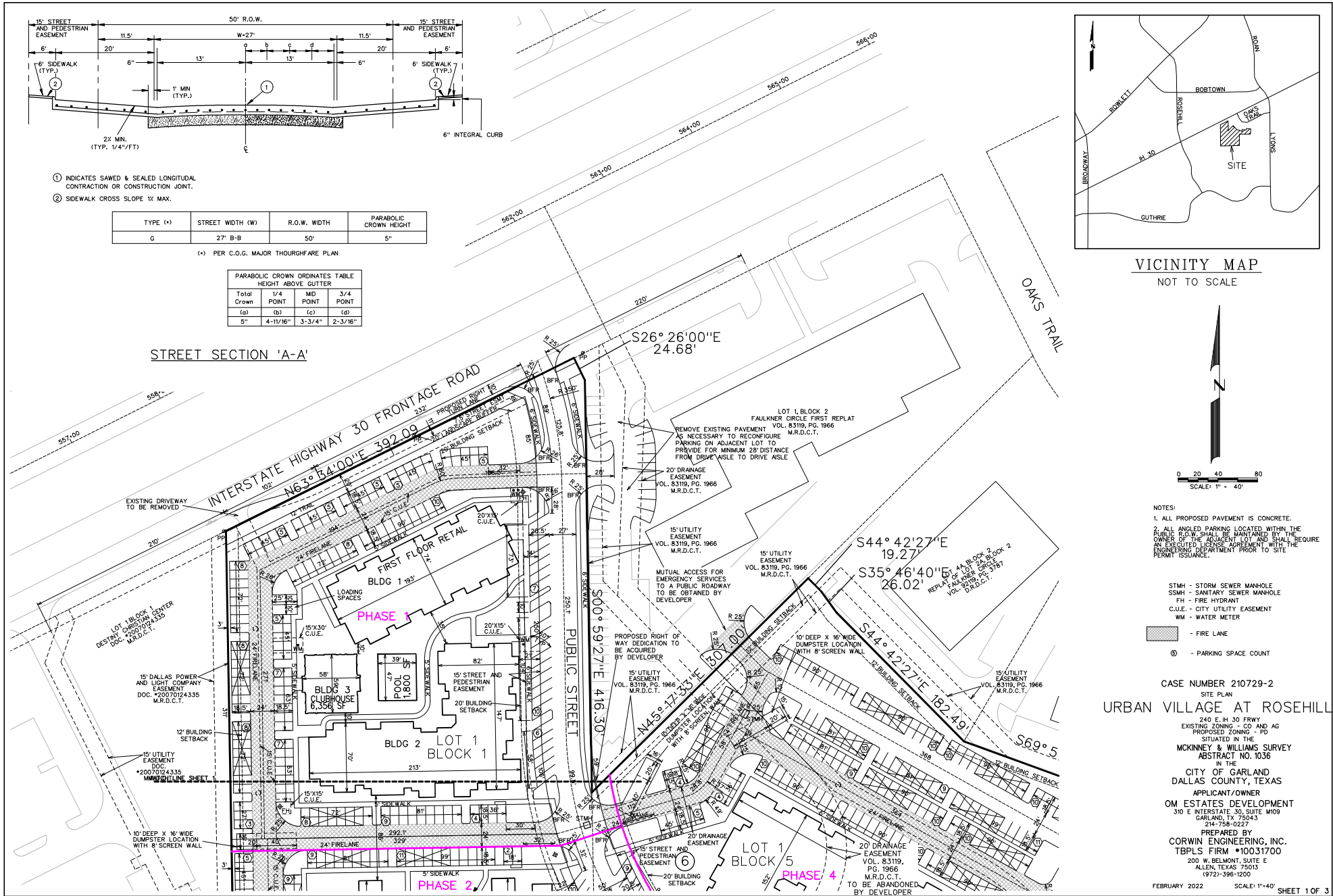
INDICATES AREA OF REQUEST

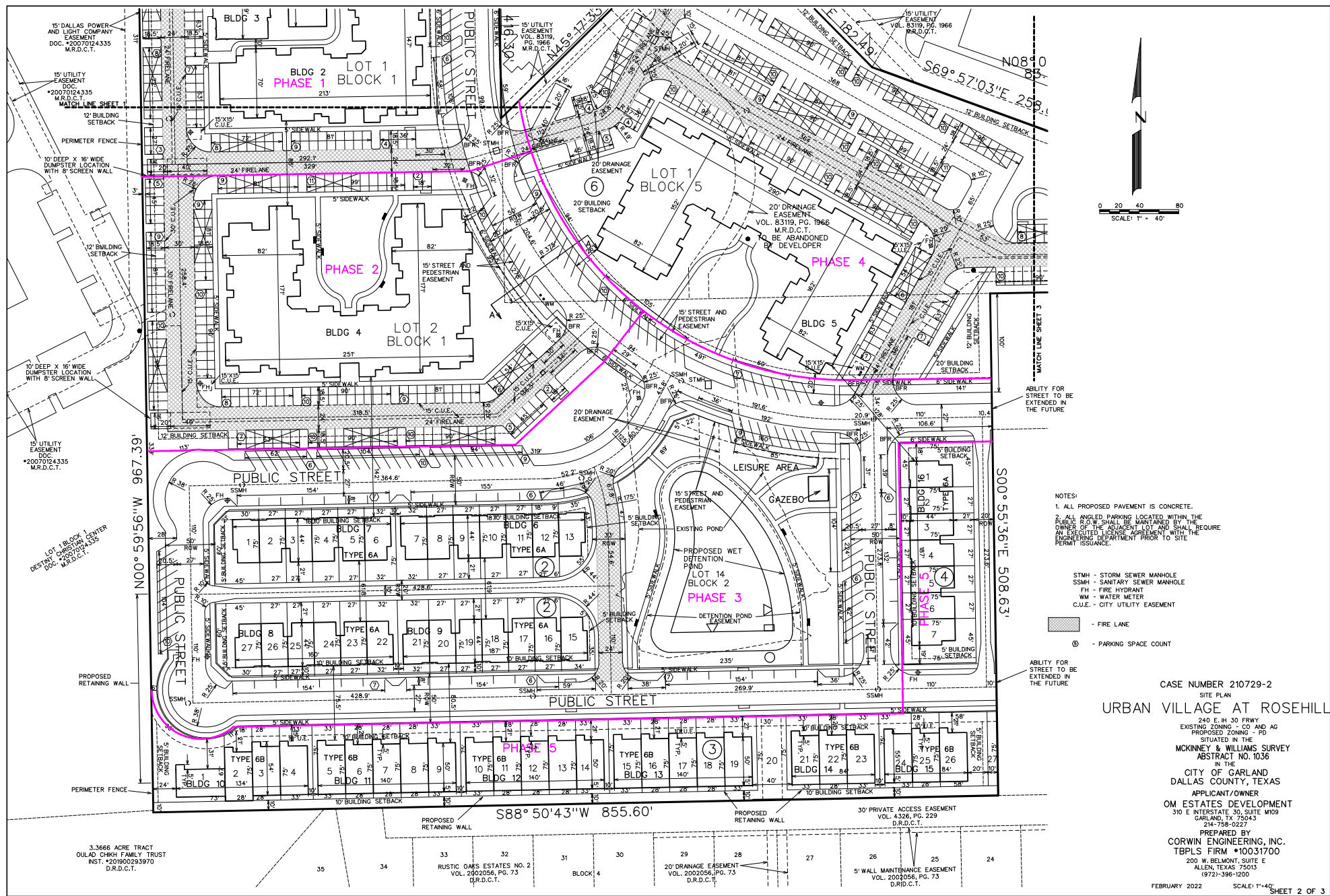


NOTES:
1. ALL PROPOSED PAVEMENT IS CONCRETE.
2. ALL FIRE LANES ARE ACCESS AND UTILITY EASEMENTS.

— FIRE LANE
Ⓢ — PARKING SPACE COUNT

CASE NUMBER 210729-2
SITE PLAN
URBAN VILLAGE AT ROSEHILL
240 E. IH 30 FRWY
EXISTING ZONING - CO AND AG
PROPOSED ZONING - PD
SITUATED IN THE
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1036
IN THE
CITY OF GARLAND
DALLAS COUNTY, TEXAS
APPLICANT/OWNER
OM ESTATES DEVELOPMENT
310 E INTERSTATE 30, SUITE M109
GARLAND, TX 75043
214-758-0227
PREPARED BY
CORVIN ENGINEERING, INC.
TBPLS FIRM #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200
FEBRUARY 2022 SCALE: 1"=40'





- NOTES:
1. ALL PROPOSED PAVEMENT IS CONCRETE.
 2. ALL ANTILOD PARKING LOCATED WITHIN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY THE OWNER OF THE LOTS. LOT 1 AND SHALL REQUIRE AN EXECUTED LICENSE AGREEMENT WITH THE ENGINEERING DEPARTMENT PRIOR TO SITE PERMIT ISSUANCE.
- STW - STORM SEWER MANHOLE
SSM - SANITARY SEWER MANHOLE
FH - FIRE HYDRANT
WM - WATER METER
C.U.E. - CITY UTILITY EASEMENT
- FIRE LANE
⊙ - PARKING SPACE COUNT

CASE NUMBER 210729-2
SITE PLAN
URBAN VILLAGE AT ROSEHILL
240 E. H. 30 FRWY
EXISTING ZONING - CO AND AG
PROPOSED ZONING - PD
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200
FEBRUARY 2022 SCALE: 1"=40' SHEET 2 OF 3

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Parking Provided		
Multifamily/Office/Retail Surface Offstreet		517 spaces
Multifamily/Office/Retail Surface Onstreet		58 spaces
Townhome Garage		116 spaces
Townhome Guest		95 spaces
	Total	788 spaces
Multifamily Covered Parking Required	50% of total	250 spaces
Multifamily Covered Parking Provided	50%	250 spaces
Townhome Common Area Calculations		
Total Townhome Area=	321,592 sf	
30% Common Area Req'd=	32,159 sf	
Common Area Provided=	53,277 sf	
	16.6%	

STMH - STORM SEWER MANHOLE
SSMH - SANITARY SEWER MANHOLE
FH - FIRE HYDRANT
WM - WATER METER
C.U.E. - CITY UTILITY EASEMENT

 - FIRE LANE

⑤ - PARKING SPACE COUNT

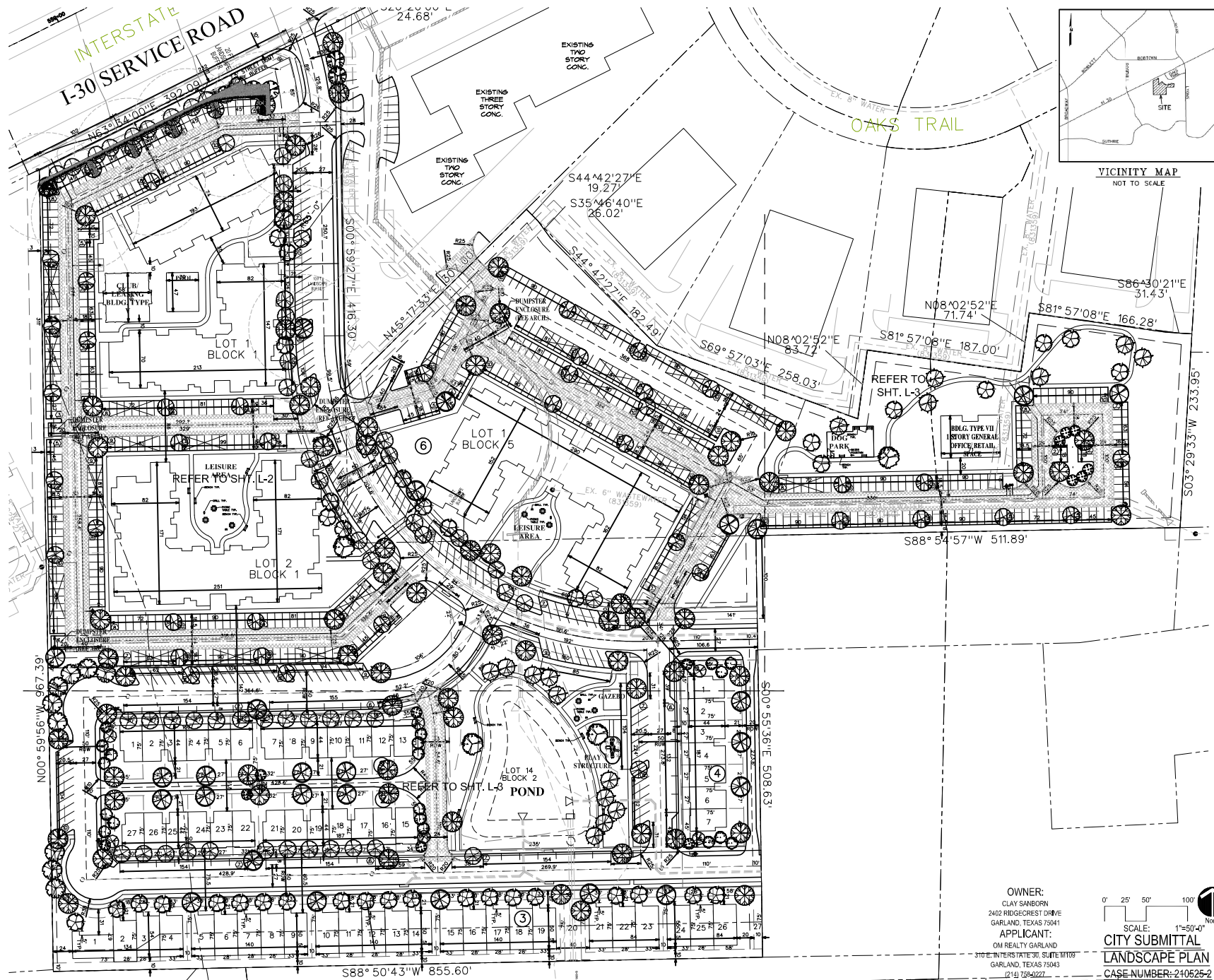
240 E. IH 30 FRWY
EXISTING ZONING - CO AND AG
PROPOSED ZONING - PD
SITUATED IN THE
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1036

APPLICANT/OWNER
OM ESTATES DEVELOPMENT

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS FIRM #10031700

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200

EXHIBIT D



PROJECT NAME	ROSEHILL VILLAGE AT ROSEHILL
PROJECT NUMBER	21-062
REVISIONS	
	CITY COMMENTS 12/07/21
	CITY COMMENTS 1/10/22
	CITY COMMENTS 2/8/22

URBAN VILLAGE AT ROSEHILL
I-30 FRONTAGE ROAD
GARLAND, TEXAS



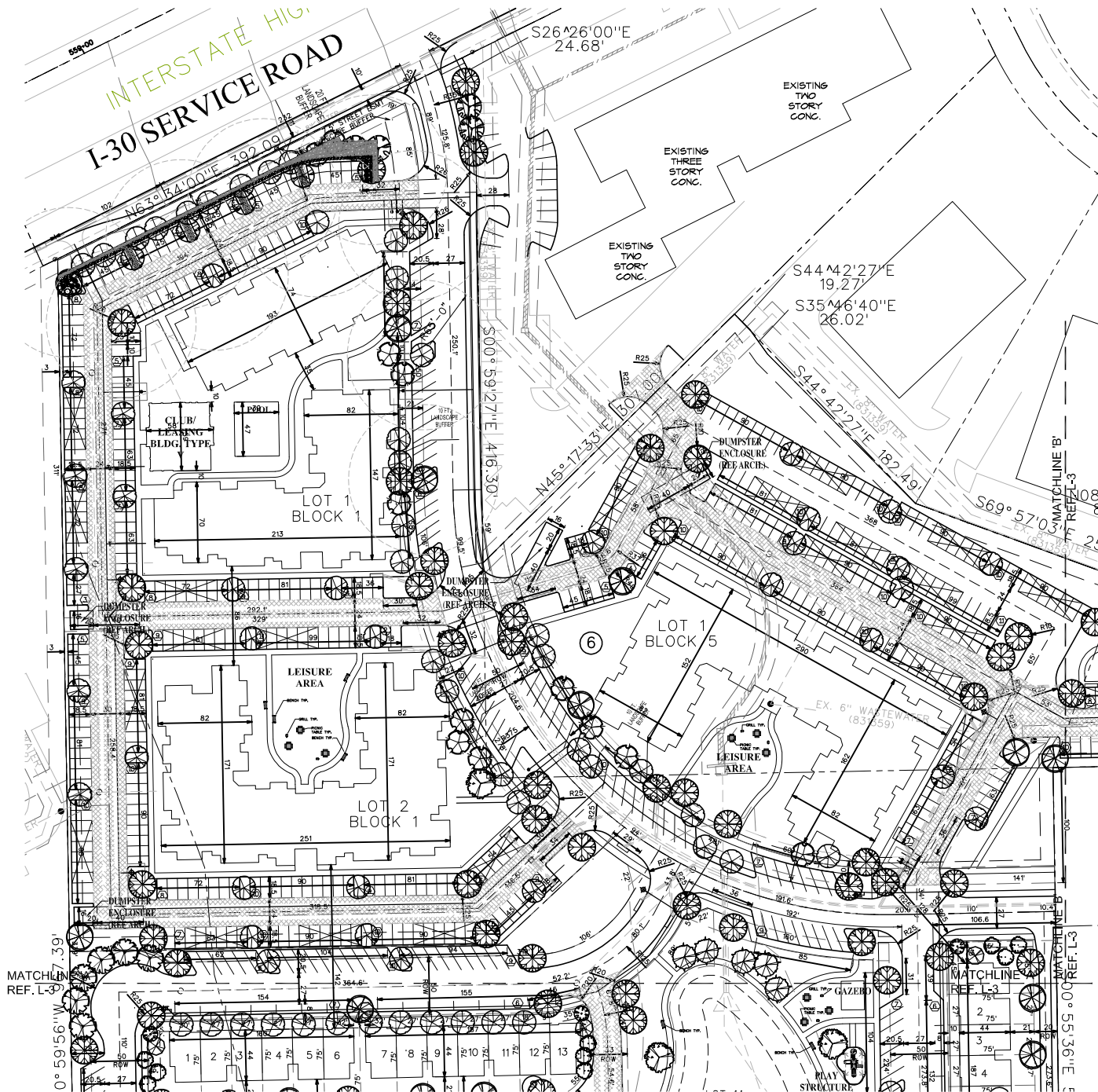
10/22/2021
PROJECT NAME
URBAN VILLAGE
AT ROSEHILL
I-30 FRONTAGE ROAD
GARLAND, TEXAS

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-5265
e-mail: ricky@rdpetty.com

TITLE **LANDSCAPE**
DATE **OCTOBER 21, 2021**
SCALE **1" = 50'-0"**
SHEET

L-1

EXHIBIT D



- SHADE TREES**
- Bald Cypress
 - Bur Oak
 - Cedar Elm
 - Chinese Pistache
 - Chinquapin Oak
 - Live Oak
 - Southern Magnolia
 - Shumard Red Oak
- ORNAMENTAL TREES**
- Crape myrtle 'Watermelon Red'
 - Oklahoma Redbud
 - Savannah Holly
 - Tree Yaupon Holly
- SHRUBS**
- Abelia 'Edward Goucher'
 - Dwarf Burford Holly
 - Nellie R. Stevens Holly
 - Red Yucca
 - SoftLeaf Yucca
- ORNAMENTAL GRASSES**
- Texas Sedge
- LAWN GRASSES**
- Bermuda
- MISCELLANEOUS**
- Decomposed Granite

OWNER:
CLAY SANBORN
2402 RIDGECREST DRIVE
GARLAND, TEXAS 75041
APPLICANT:
OM REALTY GARLAND
310 E. INTERSTATE 30, SUITE M109
GARLAND, TEXAS 75043
(214) 758-0227

SCALE: 1"=40'-0"
CITY SUBMITTAL
LANDSCAPE PLAN
CASE NUMBER: 210525-2

PROJECT NAME	URBAN VILLAGE AT ROSEHILL
PROJECT NUMBER	21-062
REVISIONS	
CITY COMMENTS 12/07/21	
CITY COMMENTS 11/02/21	
CITY COMMENTS 2/8/22	

URBAN VILLAGE AT ROSEHILL
I-30 FRONTAGE ROAD
GARLAND, TEXAS



PROJECT NAME
URBAN VILLAGE
AT ROSEHILL
I-30 FRONTAGE ROAD
GARLAND, TEXAS

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75249
PHONE: (214) 648-5385
email: rickyp@rdpetty.com
TITLE
LANDSCAPE
DATE
OCTOBER 21, 2021
SCALE
1" = 40'-0"
SHEET
L-2

PLANT SCHEDULE

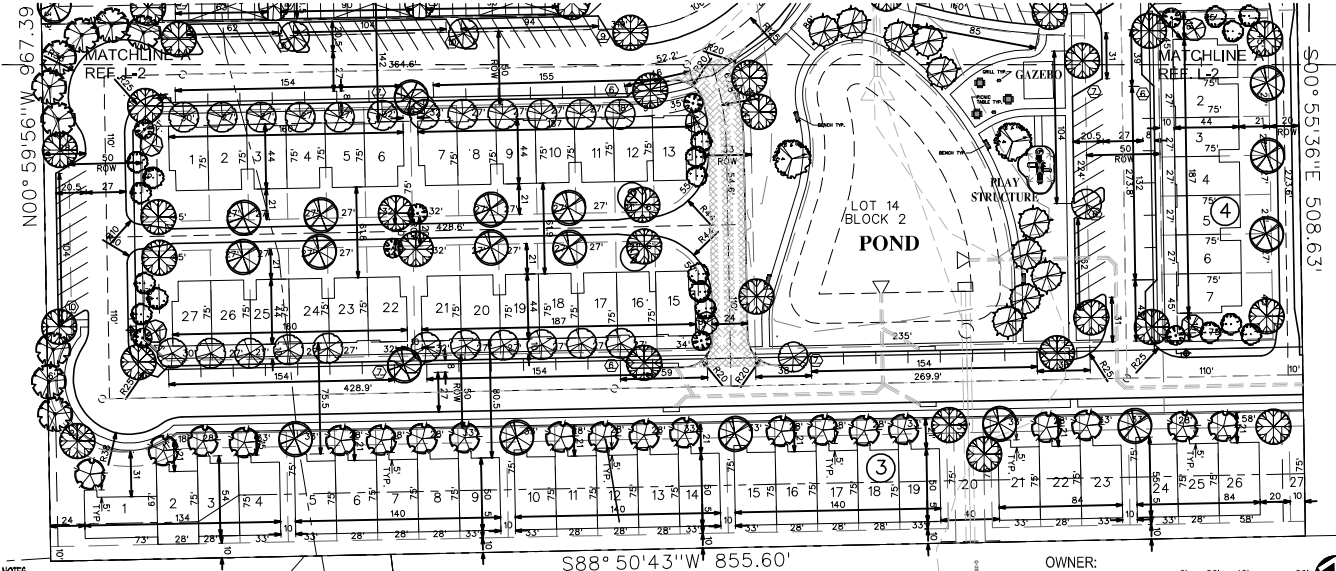
ABB BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
Shade Trees				
BC Taxodium distichum	Bald Cypress	16 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
BO Quercus macrocarpa	Bur Oak	4 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
CE Ulmus crassifolia	Cedar Elm	98 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
CO Quercus muhlenbergii	Chiquapin Oak	4 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
CP Pistacia chinensis	Chinese Pistache	39 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
LO Quercus virginiana	Live Oak	72 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
MG Magnolia grandiflora	Southern Magnolia	9 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
RO Quercus shumardii	Shumard's Red Oak	28 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
Ornamental Trees				
CM Lagerstronia indica 'Watermelon Red'	Crape Myrtle 'Watermelon Red'	14 EA.	#45, 2" cal. Min, 8' Ht. min, 4" Spread min.	Container, Multi-Trunk, 3 to 5 Canes, 1" caliper cane min., Well Branched
RB Cercis canadensis 'Oklahoma'	Oklahoma Red Bud	18 EA.	#45, 2" cal. Min, 8' Ht. min, 4" Spread min.	Container, Well Branched
TH Ilex vomitoria	Tree Yaupon Holly	6 EA.	#45, 2" cal. Min, 8' Ht. min, 4" Spread min.	Container, Multi-Trunk, 3 to 5 Canes, 1" caliper cane min., Well Branched, Berried
Shrubs				
AEG Abelia grandiflora 'Edward Goucher'	Abelia 'Edward Goucher'	51 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 36" on center
DBH Ilex cornuta Burfordii Nana	Dwarf Burford Holly	99 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 36" on center
NRS Ilex x Nellie R. Stevens'	Nellie R. Stevens Holly	4 EA.	#15, 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Specimen, Plant 60" on center
RY Hesperaloe parviflora	Red Yucca	8 EA.	#5, 36" min. Ht., 24" min. spread	Container, Well branched full to ground, Plant 48" on center
SLY Yucca recurvifolia	Soft Leaf Yucca	10 EA.	#5, 36" min. Ht., 24" min. spread	Container, Well branched full to ground, Plant 48" on center
Groundcover				
AJ Trachelospermum asiaticum	Asian Jasmine	2,280 EA.	4" pot	Container, Full, Plant 12" on center
Lawn Grasses				
BG Cynodon dactylon	Bermuda Grass	*	Solid Sod	Staggered tight joints, sand filled and rolled
Misc				
DG Decomposed Granite		*	4" deep	Install per detail.

Landscape Requirements - Multi-Family		
ITEM	REQUIRED	PROVIDED
Landscape Area:		
40% of Site (414,950 Sq. Ft.)	19,180 Sq. Ft.	23,993 Sq. Ft.
Landscape Buffer		
Width	20 Ft.	20 Ft.
1 Shade Tree per 30 Ln. Ft. (392.04 Ln. Ft.)	13 EA.	14 EA.
7 Shrubs per 30 Ln. Ft.	91 EA.	113 EA.
Groundcover at least 25% of Area (7,840.8 Sq. Ft.)	1,960.2 Sq. Ft.	1,960.2 Sq. Ft.
Parking Lot Landscaping		
Landscape Area: 6% of Parking Area (163,145 Sq. Ft.)	9,680 Sq. Ft.	22,975 Sq. Ft.
Terminus Island with Shade Tree	Yes	Yes
Tree within 65 Ln. Ft. of every parking space	Yes	Yes
1 Shade Tree per 10 Parking Spaces (411 Parking Spaces)	42 EA.	75 EA.
Multi-Family ROW Landscape Buffer		
Width	10 Ft.	10 Ft.
1 Shade Tree per 30 Ln. Ft.	18 EA.	18 EA.
Buildings 1, 2 and 4 (538 Ln. Ft.)	14 EA.	14 EA.
Common Area: 10% of Townhome Area (587,592 Sq. Ft.)		

Landscape Requirements - Townhomes		
ITEM	REQUIRED	PROVIDED
1 Shade Tree per Unit (89 Units)	89 EA.	89 EA.
1 Shade Tree per 2,500 Sq. Ft. of Open Space (113,200 Sq. Ft.)	46 EA.	94 EA.
Common Area: 10% of Townhome Area (587,592 Sq. Ft.)	58,759.2 Sq. Ft.	53,277.56 Sq. Ft.

PLANTING NOTES:

- Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
- Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
- Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
- Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
- Coordinate with other trades and subcontractors as required to accomplish the planting operation.
- Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
- Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
- Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Comix mix as manufactured by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
- Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
- Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
- Take tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate trees(a) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
- Take tree(s) immediately upon installation and within same day as planted.
- Mulch planting beds and tree pits with shredded hardwood mulch.
- Provide full service maintenance of landscape within project scope for a period of four (4) months, 120 calendar days, from date of issuance of final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional expense to Owner.
- All landscape areas to be watered by an automatic landscape irrigation system.



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

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

- SHADE TREES**
 - Bald Cypress
 - Bur Oak
 - Cedar Elm
 - Chinese Pistache
 - Chinquapin Oak
 - Live Oak
 - Southern Magnolia
 - Shumard Red Oak
- ORNAMENTAL TREES**
 - Crapemyrtle 'Watermelon Red'
 - Okahoma Redbud
 - Savannah Holly
 - Tree Yaupon Holly
- SHRUBS**
 - Abelia 'Edward Goucher'
 - Dwarf Burford Holly
 - Nellie R. Stevens Holly
 - Red Yucca
 - SoftLeaf Yucca
- GROUND COVER**
 - Asian Jasmine
- LAWN GRASSES**
 - Bermuda
- MISCELLANEOUS**
 - Decomposed Granite

OWNER:
CLAY SANBORN
2403 RIDGECREST DRIVE
GARLAND, TEXAS 75041

APPLICANT:
OM REALTY GARLAND
310 E. INTERSTATE 30, SUITE M109
GARLAND, TEXAS 75043
(214) 758-0227

SCALE: 1"=40'-0"

CITY SUBMITTAL
LANDSCAPE PLAN
CASE NUMBER: 210525-2

0' 20' 40' 80'

North

PROJECT NAME: URBAN VILLAGE AT ROSEHILL

PROJECT NUMBER: 21-062

REVISIONS:

CITY COMMENTS 12/07/21
CITY COMMENTS 11/02/21
CITY COMMENTS 09/22/21

URBAN VILLAGE AT ROSEHILL

1-30 FRONTAGE ROAD

GARLAND, TEXAS

PROJECT NAME: URBAN VILLAGE AT ROSEHILL

1-30 FRONTAGE ROAD

GARLAND, TEXAS

RICKY D. PETTY

LANDSCAPE ARCHITECT

7720 ALTO CARO DRIVE

DALLAS, TEXAS 75248

PHONE: (214) 648-5385

email: rickyp@rdpetty.com

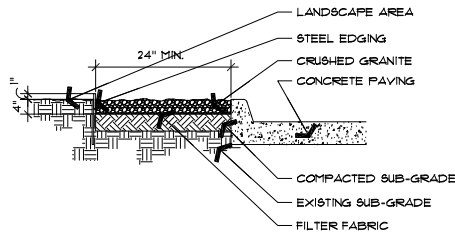
TITLE: LANDSCAPE

DATE: OCTOBER 21, 2021

SCALE: 1" = 40'-0"

SHEET

L-3



7 DECOMPOSED GRANITE
SCALE: NONE

SIZE:

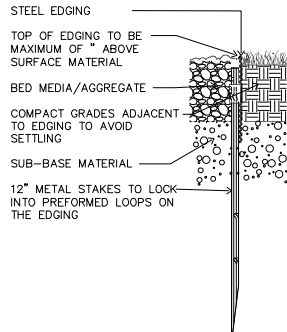
1/8" X 4" THICK

FINISH LEGEND:

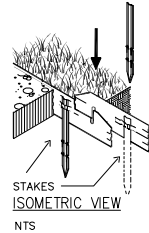
(GR) GREEN-ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603

NOTES:

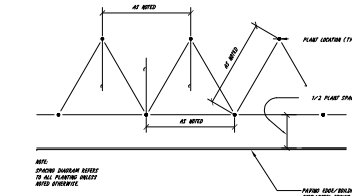
1. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES
2. 8'-0" SECTIONS TO INCLUDE (3) 12" METAL STAKES.
3. 16'-0" SECTIONS TO INCLUDE (5) 12" METAL STAKES.
4. CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.



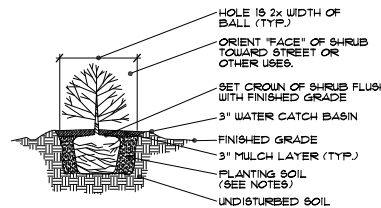
6 STEEL EDGING
SCALE: NONE



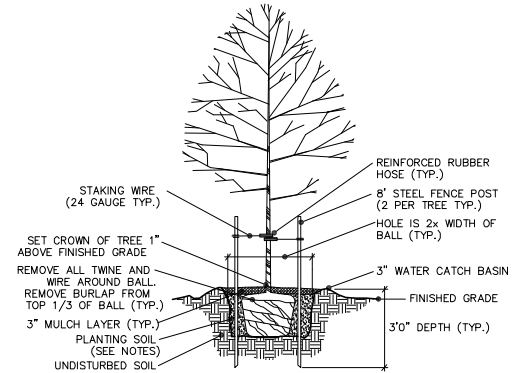
5 PLANT SPACING
SCALE: NONE



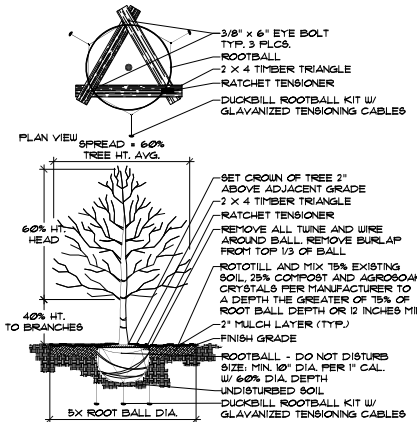
4 GROUNDCOVER PLANTING
SCALE: NONE



3 SHRUB PLANTING
SCALE: NONE



2 SMALL TREE PLANTING
SCALE: NONE



TREE PLANTING DETAIL

(2 1/2" CAL. OR LARGER)
USE TWO (2) 8' LONG MIN. STEEL POST W/ GUY WIRES FOR TREES
SMALLER THAN 2-1/2" CAL.
CHECK PERCOLATION RATE. INSTALL TREE SUMP IF UNACCEPTABLE
FOR GUARANTEE.
WRAP RED OAK LIVE OAK 4 CADDIS MAPLE TREE TRUNKS W/ BURLAP,
STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.

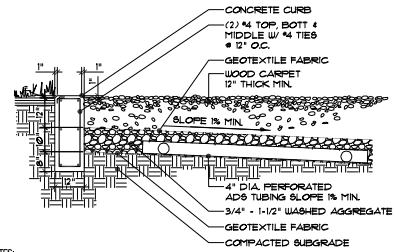
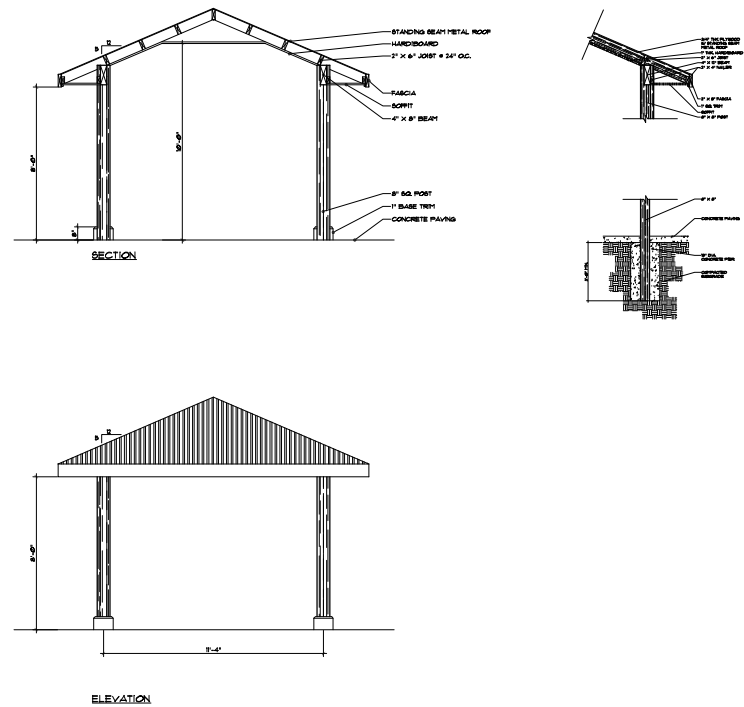
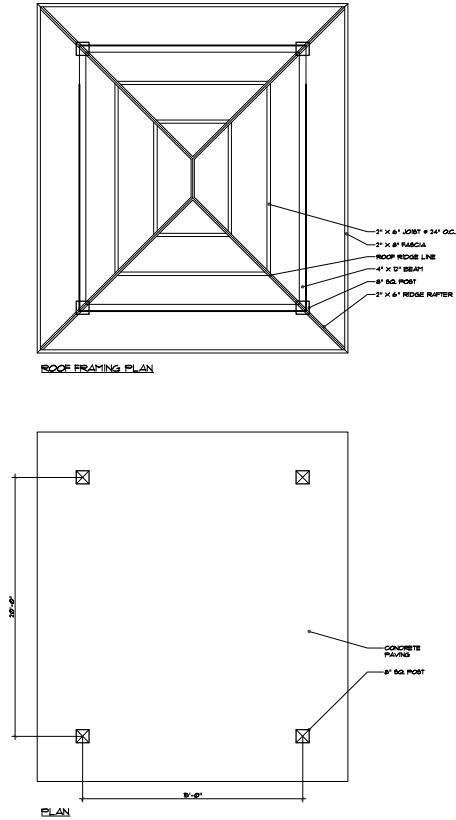
TYPICAL 'TREE PLANTING PIT' BED PREPARATION

MINIMUMS: USE THE GREATER OF CALIPER OR BALL DIAMETER
B&B BALLS REQUIRE 10:1 BALL TO CALIPER RATIO MINIMUM
CONTAINER BALLS MAY BE SMALLER, NO USE CALIPER SIZE

S	B-Bx10	PD-Bx 60%	PD-Bx 5	CD-TDx25%	TD-BDx75%
Tree Size	Min. Root	Tree Pt.	Tree Pt.	Tree Pt.	Tree Pt.
Caliper Inch	Ball Dia.	Ball Depth	Min. Depth	Trilling Depth	Trilling Depth
* BELOW ARE TYPICAL EXAMPLES TO AID IN CALCULATIONS FOR OTHER SIZES					
S = 3"	B = 30"	BD = 18"	PD = 150"	CD = 3.75"	TD = 13.5"
S = 6"	B = 60"	BD = 36"	PD = 300"	CD = 6.75"	TD = 27"

1 TREE PLANTING
SCALE: NONE





- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. ENSURE THAT SITE DRAINAGE IS ROUTED AWAY FROM OR AROUND THE PLAYGROUND AREA TO PREVENT SAND, SOIL, SILT OR OTHER FOREIGN MATERIAL FROM CONTAMINATING THE WOODCARPET. SAND SILT SOIL, AND OTHER FOREIGN MATERIAL CARRIED BY THE WATER CAN REDUCE THE IMPACT OF ATTENUATION OF THE WOODCARPET.
 4. PLACE A LAYER OF DURALINER ON TOP OF THE SUBSOIL. OVERLAP SEAMS 10" OR 5" IF A DOUBLE BEAD OF EXTERIOR GRADE CONSTRUCTION ADHESIVE IS APPLIED OF THE OVERLAP. PLACE SEAMS PARALLEL OF DIRECTION OF SLIDES AND TRAVEL OF SWINGS.
 5. INSTALL DRAINAGE PIPE ACCORDING TO LANDSCAPE ARCHITECT'S DIRECTIONS AND PROJECT SPECIFICATIONS.
 6. SPREAD WOODCARPET TO DEPTH OF 12" (AFTER COMPACTION). NATURAL COMPACTION WILL OCCUR IN 2-6 WEEKS. WOODCARPET MUST BE COMPACTIONED TO BE ACCESSIBLE. TO ACHIEVE IMMEDIATE COMPACTION AND ACCESSIBILITY SEE ALSO ACCESS ASSURANCE RECOMMENDATIONS. MECHANICALLY COMPACTION WOODCARPET REQUIRES APPROXIMATELY 10X MORE WOODCARPET, THAN NATURAL COMPACTION. EXERCISE CAUTION TO PREVENT DAMAGING THE DURALINER AND DRAIN MATERIALS. DO NOT OPERATE EQUIPMENT DIRECTLY ON DURALINER.
 7. INSTALL WOOD CARPET MATS IN THE KICK-OUT AREAS. SEE ALSO WOODCARPET MAT INSTALLATION INSTRUCTIONS.
 8. PERIODIC MAINTENANCE SHOULD INCLUDE REMOVING DEBRIS AND PAVING. SEE ALSO WOODCARPET MAINTENANCE RECOMMENDATIONS.
 9. INADEQUATE DRAINAGE VOIDS THE WOODCARPET CONDITIONAL LIMITED WARRANTY AND HASTENS DECOMPOSITION.

2 PLAY AREA SURFACING DETAIL
NOT TO SCALE

1 GAZEBO
SCALE: NONE

PROJECT NAME	URBAN VILLAGE AT ROSEHILL
PROJECT NUMBER	21-062
REVISIONS	
CITY COMMENTS 12/07/21	
CITY COMMENTS 11/02/21	
CITY COMMENTS 2/8/22	

URBAN VILLAGE AT ROSEHILL
1-30 FRONTAGE ROAD
GARLAND, TEXAS



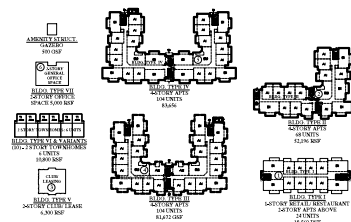
PROJECT NAME
URBAN VILLAGE
AT ROSEHILL
1-30 FRONTAGE ROAD
GARLAND, TEXAS

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75249
PHONE: (214) 648-5385
email: rickyp@rdpetty.com

TITLE
DATE
SCALE
SHEET

DETAILS
OCTOBER 21, 2021
NONE
L-5

06 - PROJECT BUILDING TYPES



1-60 PREG-IMP AFFIRMATION UNIT MATRIX					
UNIT TYPE	DESCRIPTION	# OF UNITS	AG/IMP	TOTAL \$/S	
AD	1 BIRTHAL (BIRTH)	AD	10000 \$/S	10000 \$/S	10000 \$/S
AD	2 BIRTHAL (BIRTH)	AD	10000 \$/S	20000 \$/S	20000 \$/S
AD	3 BIRTHAL (BIRTH)	AD	10000 \$/S	30000 \$/S	30000 \$/S
AD	4 BIRTHAL (BIRTH)	AD	10000 \$/S	40000 \$/S	40000 \$/S
AD	5 BIRTHAL (BIRTH)	AD	10000 \$/S	50000 \$/S	50000 \$/S
AD	6 BIRTHAL (BIRTH)	AD	10000 \$/S	60000 \$/S	60000 \$/S
AD	7 BIRTHAL (BIRTH)	AD	10000 \$/S	70000 \$/S	70000 \$/S
AD	8 BIRTHAL (BIRTH)	AD	10000 \$/S	80000 \$/S	80000 \$/S
AD	9 BIRTHAL (BIRTH)	AD	10000 \$/S	90000 \$/S	90000 \$/S
AD	10 BIRTHAL (BIRTH)	AD	10000 \$/S	100000 \$/S	100000 \$/S
AD	11 BIRTHAL (BIRTH)	AD	10000 \$/S	110000 \$/S	110000 \$/S
AD	12 BIRTHAL (BIRTH)	AD	10000 \$/S	120000 \$/S	120000 \$/S
AD	13 BIRTHAL (BIRTH)	AD	10000 \$/S	130000 \$/S	130000 \$/S
AD	14 BIRTHAL (BIRTH)	AD	10000 \$/S	140000 \$/S	140000 \$/S
AD	15 BIRTHAL (BIRTH)	AD	10000 \$/S	150000 \$/S	150000 \$/S
AD	16 BIRTHAL (BIRTH)	AD	10000 \$/S	160000 \$/S	160000 \$/S
AD	17 BIRTHAL (BIRTH)	AD	10000 \$/S	170000 \$/S	170000 \$/S
AD	18 BIRTHAL (BIRTH)	AD	10000 \$/S	180000 \$/S	180000 \$/S
AD	19 BIRTHAL (BIRTH)	AD	10000 \$/S	190000 \$/S	190000 \$/S
AD	20 BIRTHAL (BIRTH)	AD	10000 \$/S	200000 \$/S	200000 \$/S
AD	21 BIRTHAL (BIRTH)	AD	10000 \$/S	210000 \$/S	210000 \$/S
AD	22 BIRTHAL (BIRTH)	AD	10000 \$/S	220000 \$/S	220000 \$/S
AD	23 BIRTHAL (BIRTH)	AD	10000 \$/S	230000 \$/S	230000 \$/S
AD	24 BIRTHAL (BIRTH)	AD	10000 \$/S	240000 \$/S	240000 \$/S
AD	25 BIRTHAL (BIRTH)	AD	10000 \$/S	250000 \$/S	250000 \$/S
AD	26 BIRTHAL (BIRTH)	AD	10000 \$/S	260000 \$/S	260000 \$/S
AD	27 BIRTHAL (BIRTH)	AD	10000 \$/S	270000 \$/S	270000 \$/S
AD	28 BIRTHAL (BIRTH)	AD	10000 \$/S	280000 \$/S	280000 \$/S
AD	29 BIRTHAL (BIRTH)	AD	10000 \$/S	290000 \$/S	290000 \$/S
AD	30 BIRTHAL (BIRTH)	AD	10000 \$/S	300000 \$/S	300000 \$/S
AD	31 BIRTHAL (BIRTH)	AD	10000 \$/S	310000 \$/S	310000 \$/S
AD	32 BIRTHAL (BIRTH)	AD	10000 \$/S	320000 \$/S	320000 \$/S
AD	33 BIRTHAL (BIRTH)	AD	10000 \$/S	330000 \$/S	330000 \$/S
AD	34 BIRTHAL (BIRTH)	AD	10000 \$/S	340000 \$/S	340000 \$/S
AD	35 BIRTHAL (BIRTH)	AD	10000 \$/S	350000 \$/S	350000 \$/S
AD	36 BIRTHAL (BIRTH)	AD	10000 \$/S	360000 \$/S	360000 \$/S
AD	37 BIRTHAL (BIRTH)	AD	10000 \$/S	370000 \$/S	370000 \$/S
AD	38 BIRTHAL (BIRTH)	AD	10000 \$/S	380000 \$/S	380000 \$/S
AD	39 BIRTHAL (BIRTH)	AD	10000 \$/S	390000 \$/S	390000 \$/S
AD	40 BIRTHAL (BIRTH)	AD	10000 \$/S	400000 \$/S	400000 \$/S
AD	41 BIRTHAL (BIRTH)	AD	10000 \$/S	410000 \$/S	410000 \$/S
AD	42 BIRTHAL (BIRTH)	AD	10000 \$/S	420000 \$/S	420000 \$/S
AD	43 BIRTHAL (BIRTH)	AD	10000 \$/S	430000 \$/S	430000 \$/S
AD	44 BIRTHAL (BIRTH)	AD	10000 \$/S	440000 \$/S	440000 \$/S
AD	45 BIRTHAL (BIRTH)	AD	10000 \$/S	450000 \$/S	450000 \$/S
AD	46 BIRTHAL (BIRTH)	AD	10000 \$/S	460000 \$/S	460000 \$/S
AD	47 BIRTHAL (BIRTH)	AD	10000 \$/S	470000 \$/S	470000 \$/S
AD	48 BIRTHAL (BIRTH)	AD	10000 \$/S	480000 \$/S	480000 \$/S
AD	49 BIRTHAL (BIRTH)	AD	10000 \$/S	490000 \$/S	490000 \$/S
AD	50 BIRTHAL (BIRTH)	AD	10000 \$/S	500000 \$/S	500000 \$/S
AD	51 BIRTHAL (BIRTH)	AD	10000 \$/S	510000 \$/S	510000 \$/S

PHASE #1
BUILDING TYPE I, 2 & V
RIDE: #5 1, 2 & 5
12 TOTAL AT UNITS
CLUB/BOARD BUILDING
+ATKXN: 5,000 SF RESTAURANT
+ATKXN: 5,000 SF RETAIL

PHASE #2
BUILDING TYPE III & VI
RIDE: #6 4, 5, 6, 8, 9 & 11
16 TOTAL AT UNITS
35 TOTAL TOWNHOMES/CONDO UNITS

PHASE #3
BUILDING TYPE IV, VI & VII
RIDE: #6 5, 12, 13, 14, 15 & 16
16 TOTAL AT UNITS
22 TOTAL TOWNHOMES/CONDO UNITS
+5,000 SF GENERAL OFFICE SPACE
+500 SF GARAGE

05 - PROJECT UNIT & PHASE MATRIX

[illegible][illegible]

OWNER/ APPLICANT:
OM ESTATE DEVELOPMENT
4011 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214.603.6848

CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

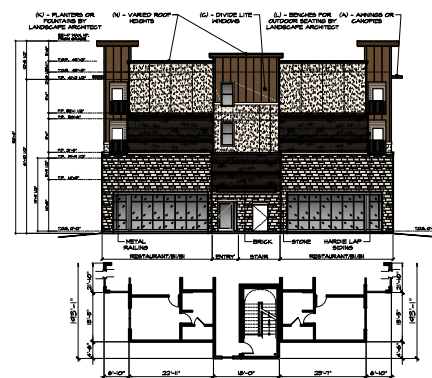
ARCHITECTURAL ELEMENTS	
(A) - AWNINGS OR CANOPIES	(K) - PLANTERS OR FOUNTAINS BY LANDSCAPE ARCHITECT
(C) - DIVIDE LITE WINDOWS	(L) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECT
(N) - RECESSED ENTRIES	(O) - VARED ROOF HEIGHTS
(P) - ORNAMENTAL FINISH HEADERS/ LINTELS	

ZONING MEETING
DATE: 01.12.22
REVISIONS:

Urban Village at Rosehill
3360 UNIT MIXED USE COMMUNITY
240 E. IH-30 FRWY
GARLAND, TEXAS 75043

BIKEMIRE ARCHITECTS LLC
ARCHITECTURE • PLANNING • INTERIORS
6660 DALLAS PKWY. SUITE 2900 DALLAS, TX 972-248-2486 FAX 972-248-1557

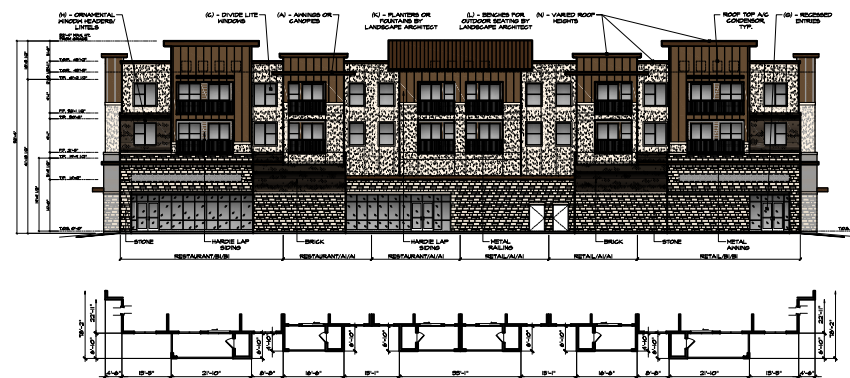
A6
of
JOB # 221056



04 - BLDG. TYPE I - WEST ELEVATION

MIXED USE RETAIL/ APARTMENTS

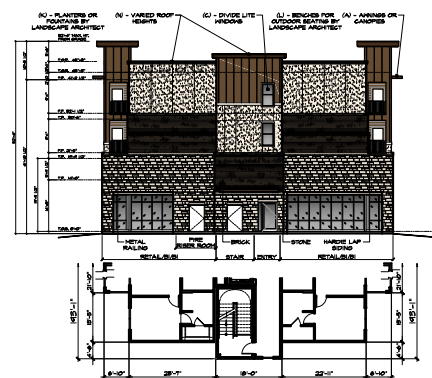
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02 - BLDG. TYPE I - SOUTH ELEVATION

MIXED USE RETAIL/ APARTMENTS

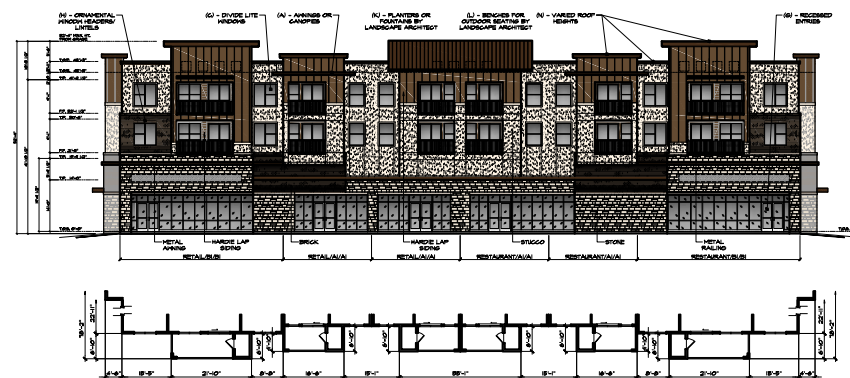
SCALE: 1/8"=1'-0"



03 - BLDG. TYPE I - EAST ELEVATION

MIXED USE RETAIL/ APARTMENTS

SCALE: 100°E1°=2"



01 - BLDG. TYPE 1 - NORTH ELEVATION

MIXED USE RETAIL/ APARTMENTS

SCALE: 1/4"=1'-0"

Figure 1 is an aerial map of a portion of Chicago, Illinois, showing the locations of 10 study sites. The map includes street names and site numbers. Site 1 is located at the intersection of Adams St and Fullerton St. Site 2 is at the intersection of Fullerton St and Madison St. Site 3 is at the intersection of Madison St and Fullerton St. Site 4 is at the intersection of Fullerton St and Madison St. Site 5 is at the intersection of Madison St and Fullerton St. Site 6 is at the intersection of Fullerton St and Madison St. Site 7 is at the intersection of Madison St and Fullerton St. Site 8 is at the intersection of Fullerton St and Madison St. Site 9 is at the intersection of Madison St and Fullerton St. Site 10 is at the intersection of Fullerton St and Madison St.

[illegible][illegible][illegible]

(1) - BENCHES FOR PEOPLE TO SIT (TO BE DESIGNED BY LANDSCAPE ARCHITECT)

(2) - ORNAMENTAL FURNITURE (TO BE DESIGNED BY LANDSCAPE ARCHITECT)

(3) - VARIOUS ROOF HEIGHTS

(4) - PLANTERS OR TREES (TO BE DESIGNED BY LANDSCAPE ARCHITECT)

(5) - AWNINGS OR CANOPIES

Architectural drawings showing a building facade and floor plan. The facade drawing includes callouts (1) through (5) detailing landscaping requirements: (1) Benches for people to sit, (2) Ornamental furniture, (3) Various roof heights, (4) Planters or trees, and (5) Awnings or canopies. The floor plan shows the layout of the ground floor with dimensions.

VICINITY MAP

ARCHITECTURAL ELEMENTS	
INGS OR	(K) - PLANTERS OR FOUNTAINS BY LANDSCAPE ARCHITECT
OC LITE	(L) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECT
ISSSED	(N) - VARED ROOF HEIGHTS
ONENTIAL LEADERS/	

[illegible]

Architectural elevation drawing of a building facade. The drawing includes various material and finish callouts:

- (A) - FINISHES OR CANOPIES
- (B) - RECESSED ENTRIES
- (C) - VAIED ROOF HEIGHTS
- (D) - PLANTERS OR LANDSCAPE ARCHITECT
- (E) - FINISHES FOR MATERIALS TO BE SUPPLIED BY LANDSCAPE ARCHITECT
- (F) - ORNAMENTAL FINISHES READING LINES

The drawing shows a multi-story building with a complex facade featuring brickwork, stone, and various window and door treatments. A vertical dimension line on the left indicates a height of 48'-0" (48'-0" x 12'-0" = 576'-0"). A horizontal dimension line at the bottom indicates a width of 100'-0" (100'-0" x 12'-0" = 1200'-0").

[illegible]

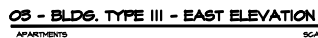
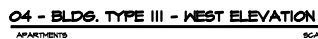
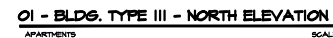
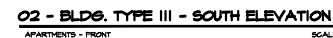
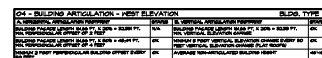
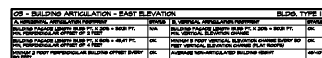


05 - PROJECT UNIT & PHASE MATRIX

BASE MATRIX

CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

(A) - AWNINGS OR CANOPIES	(C) - PLANTERS OR FOUNTAINS BY LANDSCAPE ARCHITECTS
(G) - DIVIDE LITE WINDOWS	(E) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECTS
(B) - RECESSED ENTRIES	(D) - VARIED ROOF HEIGHTS
(H) - ORNAMENTAL WINDOW HEADERS/LINTELS	



Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
240 E. IH-30 FRWAY
GARLAND, TEXAS 75043

IKEMIRE ARCHITECTS LLC
ARCHITECTURE • PLANNING • INTERIORS
6860 DALLAS PKWY. SUITE 2000 DALLAS, TX 972-248-2486 FAX 972-248-1557

A7
of
JOB # 221056



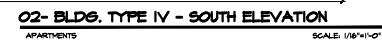
05 - PROJECT UNIT & PHASE MATRIX

BASE MATRIX

VICINITY MAP

CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

(A) - AWNINGS OR CANOPIES	(C) - PLANTERS OR FOUNTAINS BY LANDSCAPE ARCHITECTS
(G) - DIVIDE LITE WINDOWS	(J) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECTS
(N) - RECEIVED ENTRIES	(U) - VARED ROOF HEIGHTS
(V) - ORNAMENTAL WINDOW HEADERS/ LINTELS	

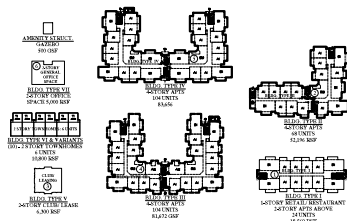
[illegible]

Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
240 E. IH-30 FRWY
GARLAND, TEXAS 75043

MIKEMIRE ARCHITECTS LLC
ARCHITECTURE • PLANNING • INTERIORS
6660 DALLAS PKWY., SUITE 2900 DALLAS, TX 972-248-2486 FAX 972-248-1557

A7.1
of
JOB # 221054

EXHIBIT E



06 - PROJECT BUILDING TYPES

1-60 FREIGHT ADJUSTMENT NET MATRIX					
UNIT TYPE	DESCRIPTION	# OF UNITS	UNIT COST	TOTAL COST	
AD	1 BUNDLE 1 BUNDLE	102	\$480.00	\$49,000.00	220
AD	1 BUNDLE 1 BUNDLE	4	\$700.00	\$2,800.00	270
AD	1 BUNDLE 1 BUNDLE	80	\$100.00	\$8,000.00	270
AD	1 BUNDLE 1 BUNDLE	80	\$100.00	\$8,000.00	270
TOTAL # OF UNITS		266	AUG. 1ST 50%	\$67,800.00	

1-60 FREIGHT VOUCHERS NET MATRIX					
UNIT TYPE	DESCRIPTION	# OF UNITS	UNIT COST	TOTAL COST	
AD	1 BUNDLE 1 BUNDLE	80	\$100.00	\$8,000.00	270
TOTAL # OF UNITS		80		\$8,000.00	

1-60 FREIGHT BUSINESS MATRIX					
BLDG. TYPE	DESCRIPTION	# OF UNITS	UNIT COST	TOTAL COST	
BLDG. TYPE V	1 BUNDLE 1 BUNDLE	100	\$600.00	\$60,000.00	270
BLDG. TYPE V	1 BUNDLE 1 BUNDLE	100	\$600.00	\$60,000.00	270
BLDG. TYPE V	1 BUNDLE 1 BUNDLE	100	\$600.00	\$60,000.00	270
BLDG. TYPE V	1 BUNDLE 1 BUNDLE	100	\$600.00	\$60,000.00	270

PHASE #1
RUMBLE TYPE I, 2 & W
RIDGES: #6, 1, 2 & 5
42 TOTAL ATT. UNITS
CLUMP (LARGE RUMBLE)
+ATROX: 5,000 SP RUSTYFLANK
+ATROX: 5,000 SP RETAIL

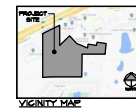
PHASE #2
RUMBLE TYPE III & W
RIDGES: #6, 7, 8, 9, 10 & 11
104 TOTAL ATT. UNITS
38 TOTAL TUMBLEHORN/CONDO UNITS

PHASE #3
RUMBLE TYPE IV, V & W
RIDGES: #6, 5, 12, 13, 14, 23 & 26
104 TOTAL ATT. UNITS
22 TOTAL TUMBLEHORN/CONDO UNITS
+5,000 SP GENERAL OFFICE SPACER
+500 SP GAZZING

G1 - BUILDING ARTICULATION - WEST ELEVATION		BLDG. TYPE V	
A. MINIMUM ARTICULATION REQUIREMENT		B. MINIMUM ARTICULATION REQUIREMENT	
1. MINIMUM VERTICAL SEPARATION OF 3'-0" + 1.0% FT. MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	1. MINIMUM VERTICAL SEPARATION OF 3'-0" + 1.0% FT. MIN. VERTICAL SEPARATION CHANGE	OK
2. MINIMUM HORIZONTAL SEPARATION 3'-0" + 3.0% FT. FT. FT.	N/A	2. MINIMUM HORIZONTAL SEPARATION CHANGE EVERY 60 FEET VERTICAL SEPARATION CHANGE PLAT HEIGHT	N/A
3. MINIMUM 3' FOOT PERPENDICULAR BUILDING OFFSET EVERY 60 FEET	OK	4. MINIMUM NON-ARTICULATED BUILDING HEIGHT	50'-0"

REGULATIONS NOT PROVIDED FOR THE OTHER SIX BUILDINGS AS THEY DO NOT FACE THE PUBLIC STREET."

THESE ELEVATIONS NOT PROVIDED FROM THE OTHER 20
ELEVATIONS AS THEY DO NOT FACE THE PARADE STREET.



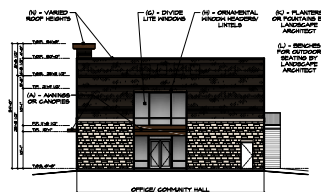
OWNER/ APPLICANT:
OM ESTATE DEVELOPMENT
4011 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214.603.6849

CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

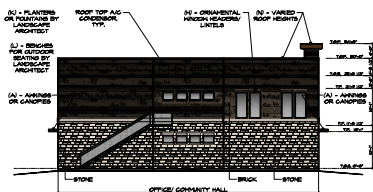
ARCHITECTURAL ELEMENTS	
(A) - ANNEXES OR GARDENS	(G) - PLANTERS OR FOUNTAINS BY LANDSCAPE ARCHITECT
(C) - DIVIDE LITE WINDOWS	(J) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECT
(H) - RECESSED ENTRIES	(N) - VARED ROOF HEIGHTS
(M) - ORNAMENTAL WINDOW HEADERS/ LINTELS	

ZONING MEETING
DATE: 01.12.22
REVISIONS:

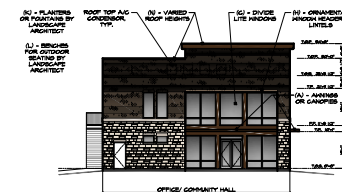
Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
240 E. IH-30 FRAY
GARLAND, TEXAS 75043



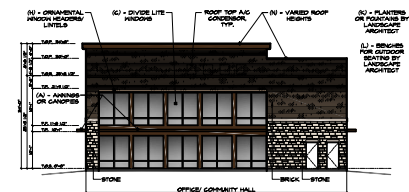
08- BLDG. TYPE VII - EAST ELEVATION
OFFICE SPACE - SIDE SCALE: 1/8"=1'-0"



07- BLDG. TYPE VII - NORTH ELEVATION

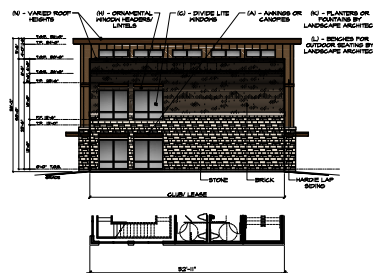


06- BLDG. TYPE VII - WEST ELEVATION
OFFICE SPACE - SIDE SCALE: 1/16"=1'-0"

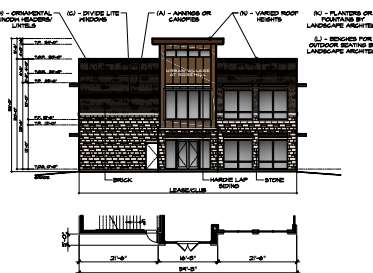


05- BLDG. TYPE VII - SOUTH ELEVATION
OFFICE SPACE - FRONT SCALE: 1/16"=1'-0"

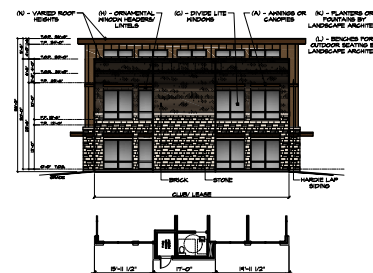
02 - BUILDING ARTICULATION - NORTH ELEVATION		BLDG. TYPE
A. HORIZONTAL ARTICULATION FOOTPRINT		
BUILDING FAÇADE LENGTH 82'6" FT. X 20'6" = 1030 FT.	OK	1. BUILDING FAÇADE LENGTH 82'6" FT. X 20'6" = 1030 FT.
MIN. VERTICAL CHANGE OFFSET OF 3 FEET	OK	MIN. VERTICAL BUILDING CHANGE
BUILDING FAÇADE LENGTH 82'6" FT. X 20'6" = 821 FT.	OK	MINIMUM 8' FOOT VERTICAL ELEVATION CHANGE EVERY 80 FEET VERTICAL ELEVATION CHANGE FLAT ROOFS
MIN. VERTICAL CHANGE OFFSET OF 4 FEET	OK	MINIMUM 8' FOOT VERTICAL ELEVATION CHANGE FLAT ROOFS
MINIMUM 8' FOOT VERTICAL ELEVATION CHANGE EVERY 80 FEET	OK	ADDITIONAL NON-ARTICULATED BUILDING HEIGHT



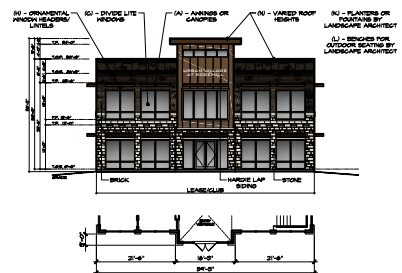
04- BLDG. TYPE V - SOUTH ELEVATION
CLUB/ LEASE BUILDING SCALE: 1/8"=1'-0"



03- BLDG. TYPE V - EAST ELEVATION
CLUB/ LEASE BUILDING SCALE: 1/16"=1'-0"



02- BLDG. TYPE V - NORTH ELEVATION
CLUB/ LEASE BUILDING SCALE: 1/16"=1'-0"



01- BLDG. TYPE V - WEST ELEVATION
CLUB/ LEASE BUILDING - FRONT SCALE: 1/16"=1'-0"

[illegible]

1-600 FWD RST APPORTMENT LIST MATRIX					
LINE TYPE	DESCRIPTION	# OF UNITS	AG/ RST	TOTAL SF	
1	100% RST	1	AG/ RST	4,000 SF	4,000 SF
2	100% RST	1	AG/ RST	4,000 SF	4,000 SF
3	100% RST	1	AG/ RST	4,000 SF	4,000 SF
4	100% RST	1	AG/ RST	4,000 SF	4,000 SF
5	100% RST	1	AG/ RST	4,000 SF	4,000 SF
6	100% RST	1	AG/ RST	4,000 SF	4,000 SF
7	100% RST	1	AG/ RST	4,000 SF	4,000 SF
8	100% RST	1	AG/ RST	4,000 SF	4,000 SF
9	100% RST	1	AG/ RST	4,000 SF	4,000 SF
10	100% RST	1	AG/ RST	4,000 SF	4,000 SF
11	100% RST	1	AG/ RST	4,000 SF	4,000 SF
12	100% RST	1	AG/ RST	4,000 SF	4,000 SF
13	100% RST	1	AG/ RST	4,000 SF	4,000 SF
14	100% RST	1	AG/ RST	4,000 SF	4,000 SF
15	100% RST	1	AG/ RST	4,000 SF	4,000 SF
16	100% RST	1	AG/ RST	4,000 SF	4,000 SF
17	100% RST	1	AG/ RST	4,000 SF	4,000 SF
18	100% RST	1	AG/ RST	4,000 SF	4,000 SF
19	100% RST	1	AG/ RST	4,000 SF	4,000 SF
20	100% RST	1	AG/ RST	4,000 SF	4,000 SF
21	100% RST	1	AG/ RST	4,000 SF	4,000 SF
22	100% RST	1	AG/ RST	4,000 SF	4,000 SF
23	100% RST	1	AG/ RST	4,000 SF	4,000 SF
24	100% RST	1	AG/ RST	4,000 SF	4,000 SF
25	100% RST	1	AG/ RST	4,000 SF	4,000 SF
26	100% RST	1	AG/ RST	4,000 SF	4,000 SF
27	100% RST	1	AG/ RST	4,000 SF	4,000 SF
28	100% RST	1	AG/ RST	4,000 SF	4,000 SF
29	100% RST	1	AG/ RST	4,000 SF	4,000 SF
30	100% RST	1	AG/ RST	4,000 SF	4,000 SF
31	100% RST	1	AG/ RST	4,000 SF	4,000 SF
32	100% RST	1	AG/ RST	4,000 SF	4,000 SF
33	100% RST	1	AG/ RST	4,000 SF	4,000 SF
34	100% RST	1	AG/ RST	4,000 SF	4,000 SF
35	100% RST	1	AG/ RST	4,000 SF	4,000 SF
36	100% RST	1	AG/ RST	4,000 SF	4,000 SF
37	100% RST	1	AG/ RST	4,000 SF	4,000 SF
38	100% RST	1	AG/ RST	4,000 SF	4,000 SF
39	100% RST	1	AG/ RST	4,000 SF	4,000 SF
40	100% RST	1	AG/ RST	4,000 SF	4,000 SF
41	100% RST	1	AG/ RST	4,000 SF	4,000 SF
42	100% RST	1	AG/ RST	4,000 SF	4,000 SF
43	100% RST	1	AG/ RST	4,000 SF	4,000 SF
44	100% RST	1	AG/ RST	4,000 SF	4,000 SF
45	100% RST	1	AG/ RST	4,000 SF	4,000 SF
46	100% RST	1	AG/ RST	4,000 SF	4,000 SF
47	100% RST	1	AG/ RST	4,000 SF	4,000 SF
48	100% RST	1	AG/ RST	4,000 SF	4,000 SF
49	100% RST	1	AG/ RST	4,000 SF	4,000 SF
50	100% RST	1	AG/ RST	4,000 SF	4,000 SF
51	100% RST	1	AG/ RST	4,000 SF	4,000 SF
52	100% RST	1	AG/ RST	4,000 SF	4,000 SF
53	100% RST	1	AG/ RST	4,000 SF	4,000 SF
54	100% RST	1	AG/ RST	4,000 SF	4,000 SF
55	100% RST	1	AG/ RST	4,000 SF	4,000 SF
56	100% RST	1	AG/ RST	4,000 SF	4,000 SF
57	100% RST	1	AG/ RST	4,000 SF	4,000 SF
58	100% RST	1	AG/ RST	4,000 SF	4,000 SF
59	100% RST	1	AG/ RST	4,000 SF	4,000 SF</

PHASE #1
BUILDING TYPE: L & V
R/DOS. #S: 1, 2 & 3
#2 TOTAL ADJ. UNITS
CLUB/LEASE BUILDING
+ ATTRON. 5,000 SF RESTAURANT
+ ATTRON. 5,000 SF RETAIL

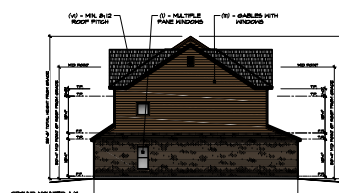
PHASE 02
BUILDING TYPE: III & VI
RIDDG. #S: 4, 5, 7, 8, 9, 10 & 11
104 TOTAL APT. UNITS
35 TOTAL CONDENSED/COND. UNITS

PLEASE #3
RULES: TYPE IV, VI & VII
 RIDES: #S 5, 12, 13, 14, 15 & 16
 104 TOTAL ATT. UNITS
 22 TOTAL 20 W/NEEDS/CONDO UNITS
 +500 SF GENERAL OFFICE SPACE
 +500 SF GARAGE

BLDG. TYPE VIB - EAST ELEVATION

TYPICAL FRONT LOAD TONNAGE - SIDE ELEVATION

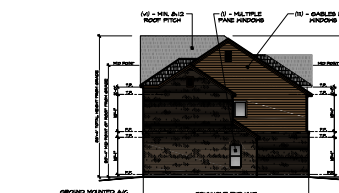
SCALE 100% only



BLDG. TYPE VIB - WEST ELEVATION

TYPICAL FRONT LOAD TOWNHOME - SIDE ELEVATION

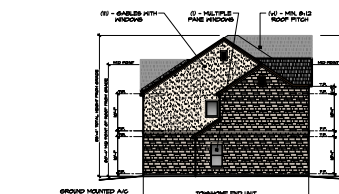
SCALE: 1/16"=1'-0"



BLDG. TYPE VIA - WEST ELEVATION

TYPICAL ALLEY TOWNHOME - SIDE ELEVATION

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



BLDG. TYPE VIA - EAST ELEVATION

TYPICAL ALLEY TOWNHOME - SIDE ELEVATION

SCALE: 100°N-0°

[illegible]

OWNER/ APPLICANT:
OM ESTATE DEVELOPMENT
4011 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214.603.6848

CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

TOWNHOME ARCHITECTURAL

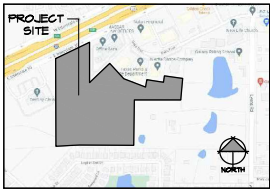
(I) - MULTIPLE PANE WINDOWS	(II) - GLAZES WITH WINDOWS
(VI) - MINIMUM 5:12 ROOF PITCH	(VII) - FRONT COVERED PORCH WITH AT LEAST 5' OF USABLE SPACE AND MIN. DEPTH OF 5 F

ZONING MEETING
DATE: 02.09.22
REVISIONS:

Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
240 E. IH-30 FRWY
GARLAND, TEXAS 75043

IKEMIRE ARCHITECTS LLC
ARCHITECTURE • PLANNING • INTERIORS
6660 DALLAS PKWY. SUITE 2900 DALLAS, TX 75248 FAX 972-248-1557

A8.1
of
JOB # 221054



VICINITY MAP

OWNER/ APPLICANT:
OM ESTATE DEVELOPMENT
4017 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214.603.6849

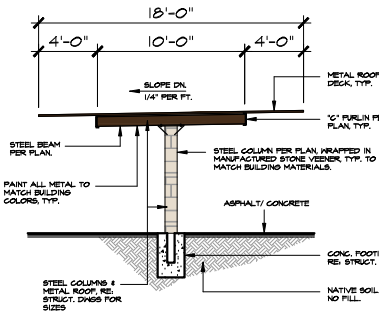
CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

CITY OF GARLAND GENERAL NOTES:

- * THE SITE PERMIT MUST BE APPROVED PRIOR TO THE FINAL APPROVAL OF A BUILDING PERMIT.
- * THE PLAY MUST BE APPROVED BY PLAN COMMISSION BEFORE FILED AND RECORDED WITH DALLAS COUNTY AND THEN GIVEN COPIES OF THE RECORDED PLAT BACK TO THE PLANNING DEPARTMENT PRIOR TO ANY BUILDING PERMIT BEING RELEASED.
- * ALL CONSTRUCTION SHALL BE REGULATED UNDER THE 2015 I-CODES, THE 2014 NEC AND ALL APPLICABLE REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE.
- * A 1/4" RATED SEPARATION WALL IS REQUIRED BETWEEN EACH UNIT.
- * ANY BUILDING WILL REQUIRE FIRE SPROKELER SYSTEM (FMS) IF IT IS 5000 SQUARE FEET AND GREATER OR THE OCCUPANT LOAD IS DETERMINED TO BE 100 AND GREATER, CONTACT THE FIRE MARSHAL'S OFFICE FOR FURTHER SUBMITTAL REQUIREMENTS.
- * NOTE THAT ALL ADVERTISEMENTS WILL REQUIRE SEPARATE PERMITTING THROUGH THE BUILDING DEPARTMENT.
- * NOTE THAT SIGNS ARE NOT ALLOWED TO BE LOCATED IN ANY EASEMENTS AND THERE IS NO VARIANCE TO ALLOW THIS.
- * NOTE THAT SIGNS ARE ALLOWED TO BE LOCATED IN A LANDSCAPE BUFFER.
- * NOTE THAT ALL SIGNS WILL REQUIRE SEPARATE PERMITTING THROUGH THE BUILDING DEPARTMENT. REFERENCE CHAPTER 4, ARTICLE 5 OF THE GARLAND DEVELOPMENT CODE (GDC) FOR ALL SIGN REQUIREMENTS.

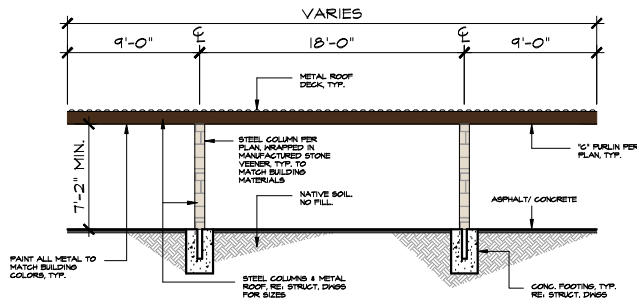
NOTE:
DUMPSTER SIZE REQUIREMENTS SHOWN WERE TAKEN FROM WWW.DUMPTER.COM. SIZES MAY VARY BY LOCATION.
OWNER TO VERIFY DUMPSTER TYPE AND SIZE, RE: MANUFACTURER SPECS FOR ACTUAL DIMENSIONS.

NOTE:
REFER TO STRUCTURAL ENGINEER DRAWING FOR DESIGN OF TRASH ENCLOSURE.



B- TYPICAL CARPORT ELEVATION

**CARPORT MATERIALS AND COLORS TO MATCH BUILDINGS PER GARLAND GDC.



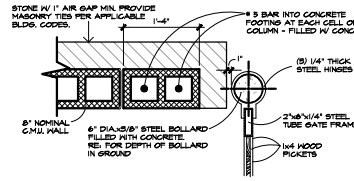
A- TYPICAL CARPORT ELEVATION

**CARPORT MATERIALS AND COLORS TO MATCH BUILDINGS PER GARLAND GDC.

08- TYPICAL CARPORT DETAILS

*DEFERRED SUBMITTAL ITEM TO CARPORT MANUFACTURER

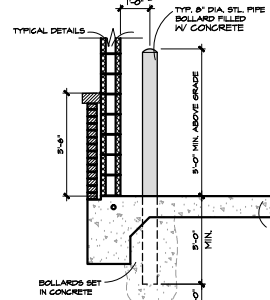
SCALE: N.T.S.



01- C.M.U. COL. / GATE DTL. SECTION

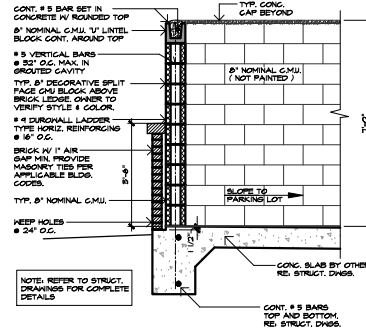
NOTE: VERIFY ALL DETAILS W/ GATE MANUFACTURER

SCALE: 1" = 1'-0"



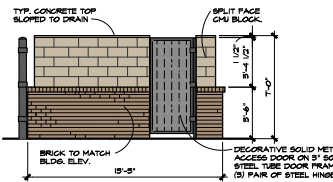
06A- BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



06- WALL SECTION DETAIL

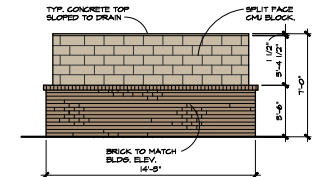
SCALE: 1/2" = 1'-0"



05- RIGHT SIDE ELEVATION

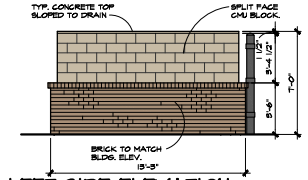
*OWNER TO VERIFY DECORATIVE SOLID METAL ACCESS DOOR DESIGN AND DOOR MANUFACTURER. VERIFY ALL DETAILS W/ DOOR MANUFACTURER.

SCALE: 1/4" = 1'-0"



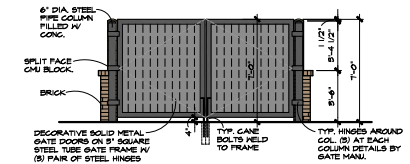
04- REAR ELEVATION

SCALE: 1/4" = 1'-0"



03- LEFT SIDE ELEVATION

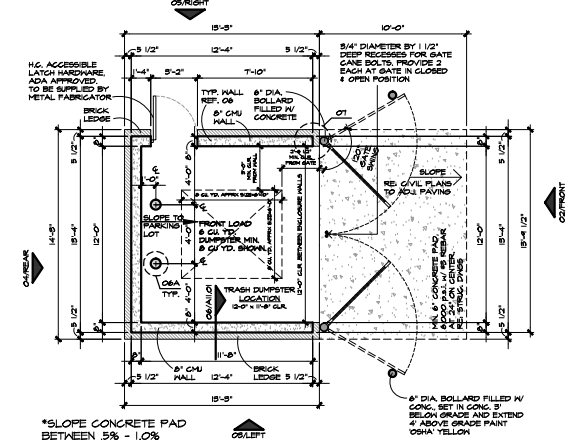
SCALE: 1/4" = 1'-0"



02- FRONT ELEVATION

SCALE: 1/4" = 1'-0"

*OWNER TO VERIFY DECORATIVE SOLID METAL GATE DOOR DESIGN AND GATE MANUFACTURER. VERIFY ALL DETAILS W/ GATE MANUFACTURER.



*SLOPE CONCRETE PAD BETWEEN .5% - 1.0%

01- TRASH DUMPSTER ENCLOSURE PLAN

*NOTE: REF. SHEET A2.01 - SITE PLAN FOR LOCATION. *REF TO SUPPLY POWER PULL LINE AND WATER LINE FOR HOSE BIB TO TRASH ENCLOSURE.

SCALE: 1/4" = 1'-0"

ZONING MEETING
DATE: 01.12.22
REVISIONS:

Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
1-90 FRONTAGE RD
GARLAND, TEXAS 75043

IKEMIRE ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
16860 DALLAS PKWY, SUITE 2900 DALLAS, TX 75248-2486 FAX 972-248-1557

A5.2
of
JOB # 221094

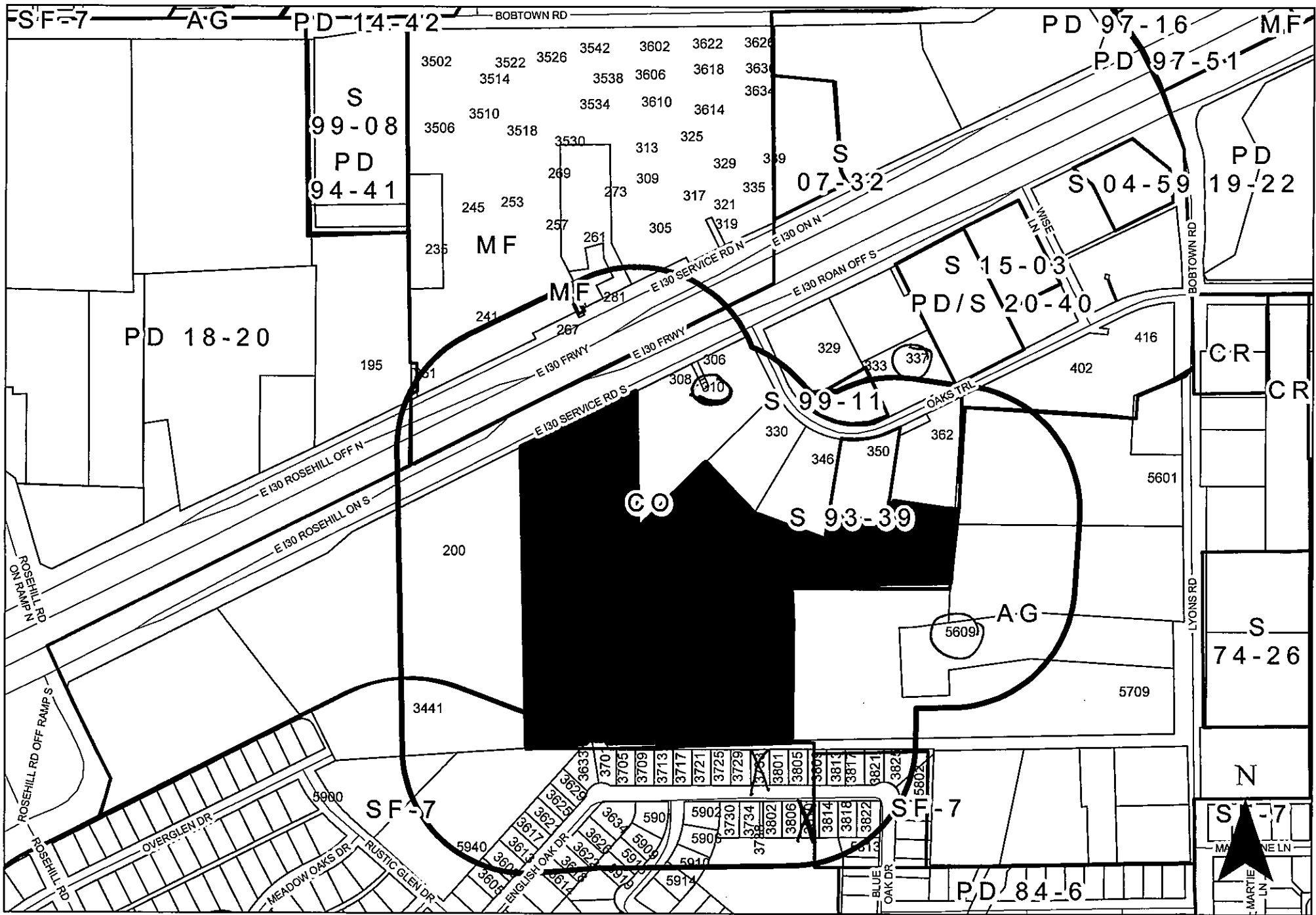
EXHIBITE

REPORT & MINUTES

P.C. Meeting, March 16, 202

Consideration of the application of **OM Estate Development**, requesting approval of Detail Plan for Mixed Uses. This property is located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail. (District 3) (File Z 21-52 – Detail Plan)

Motion was made by Commissioner Williams to **approve** the request. Seconded by Commissioner Dalton. **Motion carried: 6** Ayes, **0** Nays.



0 270 540 Feet
1 inch = 405 feet

ZONING MAP Z 21-52

240 & 250 East I-30 Freeway

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-52

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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.

John Allen Principal Agent

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.)

310 E I-30 Ste M102B

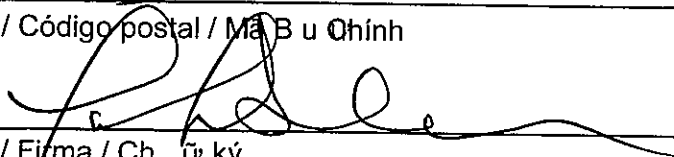
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

3-8-22

Date / Fecha / Ngày

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

Comment Form

Case Z 21-52

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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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Sammy Gupla

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.)

310 E IH 30,

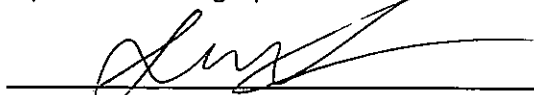
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

03/07/2022

Date / Fecha / Ngày

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

Comment Form

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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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Stephanie Chukwukelu

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.)

310 East 1-30

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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BETTER OPTIONS HOMECARE SERVICES INC

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

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

310 E. IH 30 # 103

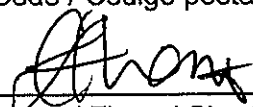
Your Property Address / La dirección de su propiedad / Địa chỉ tài sản

GARLAND TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

3/8/22

Date / Fecha / Ngày

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

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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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MARSHA Coleman

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

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310 E. Interstate 30 Ste B104

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

Marsha Coleman

3/7/2022

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-52

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/ I have reviewed the project
proposal on I-30 / Shopping Center
Townhouse / Lake and other landscaping projects.
It looks fantastic and would greatly
enhance properties of the I-30
corridor and surroundings for the future.
We hope it will be approved.

Hans Masman

Comment Form

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For / A Favor / Đúng



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Amanda Miller, 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.)

310 E. I-30, #B107

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

garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính

Ammiller

Signature / Firma / Chữ ký

3/8/22

Date / Fecha / Ngày

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

MAR 15 '22 AM 9:49

Comment Form

Case Z 21-52

Z 21-52 OM Estate Development. The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway. (District 3)

Z 21-52 OM Estate Development. El solicitante propone construir trescientas (300) unidades multifamiliares, cincuenta y ocho (58) casas adosadas y uso comercial. Este sitio está ubicado en 240 y 250 East Interstate 30 Freeway. (Distrito 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Vyom Gupta, 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.)

337 Oaks Trail, Garland, TX

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Vyom Gupta

Signature / Firma / Chữ ký

03/07/2022

Date / Fecha / Ngày

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

MAR 11 '22 AM 11:5

Comment Form

Case Z 21-52

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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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Stephen Deere President Rockwell Services Inc

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

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

337 Oaks Trail, Ste 106

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

Garland Tx 75043

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

MAR 15 '22 AM 9:45

Comment Form

Case Z 21-52

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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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FRANCIS J. NOLAN - FRANK NOLAN INSURANCE

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.)

337 OAKS TRAIL #150 GARLAND, TX 75043

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

GARLAND, TEXAS 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính

Francis J. Nolan

Signature / Firma / Chữ ký

3/7/2022

Date / Fecha / Ngày

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

Comment Form

Case Z 21-52

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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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MARY E DELLOS Secretary

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.)

331 Oaks Trail #200

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 Qính

Mary E Dellos

Signature / Firma / Chữ ký

3/1/22

Date / Fecha / Ngày

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

Allmendinger, Tracy

From: RHUNTER37@tx.rr.com
Sent: Monday, March 14, 2022 12:41 PM
To: Planning Group
Subject: [EXTERNAL] 240-250 E. I 30, 75043 (Z 21-52)

Good afternoon,

This is a note of support for Anjum Varshney of OM Realty Garland.
We currently lease business space from Om Realty in Garland and Euless.
This company bought 310 E. I30, office building adjoining this property.
They have been diligent about maintenance at both properties.
I feel comfortable saying they would. be as diligent in whatever real estate endeavor
they choose to invest.

Thank you.
Best regards,
Ruby Hunter, Realtor
214 779 0779

Comment Form

Case Z 21-52

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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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ROBERT W. & DOROTHY FINCH

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.)

5609 LYONS ROAD

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

Robert Finch & Dorothy Finch

Signature / Firma / Chữ ký

030622

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.)

MAR 10 '22 AM 11:28

Comment Form

Case Z 21-52

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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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Michael Buchanan

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.)

3810 English Oak Dr.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

03/16/2022

Date / Fecha / Ngày

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

Comment Form

Case Z 21-52

Outside the Notification Area

Z 21-52 OM Estate Development. The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway. (District 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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Alyssa Patterson

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.)

Embree Hill Apartments

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

[Signature]

Signature / Firma / Chữ ký

3/8/2022

Date / Fecha / Ngày

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

Comment Form

Case Z 21-52

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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Daniel Barker

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.)

533 W. Ridgewood Dr

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

Garland, TX 75041

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Daniel Barker

Signature / Firma / Chữ ký

3/6/22

Date / Fecha / Ngày

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

MAR 11 '22 AM 11:30

Comment Form

Case Z 21-52

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

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

Robert Martin

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.)

4905 Collingwood Dr.

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

03/09/2022

Date / Fecha / Ngày

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

Comment Form

Case Z 21-52

Outside the Notification Area

Z 21-52 OM Estate Development. The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway. (District 3)

Z 21-52 OM Estate Development. El solicitante propone construir trescientas (300) unidades multifamiliares, cincuenta y ocho (58) casas adosadas y uso comercial. Este sitio está ubicado en 240 y 250 East Interstate 30 Freeway. (Distrito 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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STELLA MERE GINI

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.)

4110 Wiltshire Dr.

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

3/9/22

Date / Fecha / Ngày

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

MAR 15 '22 AM 9:4

Comment Form

Case Z 21-52

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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Tom Allen

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.)

2905 Sheridan

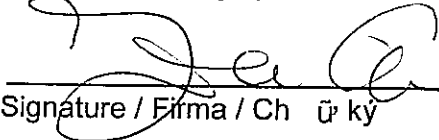
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

3/8/2022

Date / Fecha / Ngày

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

Comment Form Outside the Notification Area

Case Z 21-52

Z 21-52 OM Estate Development. The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway. (District 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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CHANTAL Torrain

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.)

4713 Parkhaven Drive

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

Chantal Torrain

Signature / Firma / Chữ ký

3.8.2020

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

Outside the Notification Area

Case Z 21-52

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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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Vincent Jones

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

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

3626 Clover Meadow Dr.

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qính

V. Jones

Signature / Firma / Chữ ký

3-8-22

Date / Fecha / Ngày

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

MAR 15 '22 AM 9:40

Comment Form

Case Z 21-52

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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Mary Birdwell

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.)

3606 Clover Meadow Dr.

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

3/8/22

Date / Fecha / Ngày

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

Comment Form

Case Z 21-52

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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Carmen M. Gallegos

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.)

117 W. Ave F

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 Qhính

Carmen Gallegos

Signature / Firma / Chữ ký

3/17/2022

Date / Fecha / Ngày

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

Comment Form

Outside the Notification Area

Case Z 21-52

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



For / AFavor / Đúng



Against / En Contra / Không

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Teresita Hernandez

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

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

2750 Broadway

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

T. Hernandez

Signature / Firma / Chữ ký

3-9-2022

Date / Fecha / Ngày

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

Comment Form

Case Z 21-52

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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.

Veronica Gonzalez

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.)

3133 English Oak Dr

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

MAR 16 '22 AM 11:36

Comment Form

Outside the Notification Area

Case Z 21-52

Z 21-52 OM Estate Development. The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway. (District 3)

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Z 21-52 OM Estate Development. Người nộp đơn đề xuất xây dựng ba trăm (300) căn hộ dành cho nhiều gia đình, năm mươi tám (58) căn nhà phố và sử dụng cho mục đích bán lẻ. Địa điểm này nằm ở 240 và 250 East Interstate 30 Freeway. (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Elvira Reyes

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.)

5009 Boca Raton Dr.

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

3/8/22

Date / Fecha / Ngày

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

MAR 25 '22 04:11:00

Comment Form Outside the Notification Area

Case Z 21-52

Z 21-52 OM Estate Development. The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway. (District 3)

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JACOB SCARIA

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.)

5901 SWEETLEAF LN.

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

3/21/22

Date / Fecha / Ngày

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Z 21-52

The . The applicant proposes to construct three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use.

[Planned Development and Detail Plan for an apartment complex, townhomes and retail uses on a property zoned Community Office (CO) District and Agricultural (AG) District]

**City Council Meeting
April 5, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 240 and 250 East Interstate 30 Freeway
328 Oaks Trail

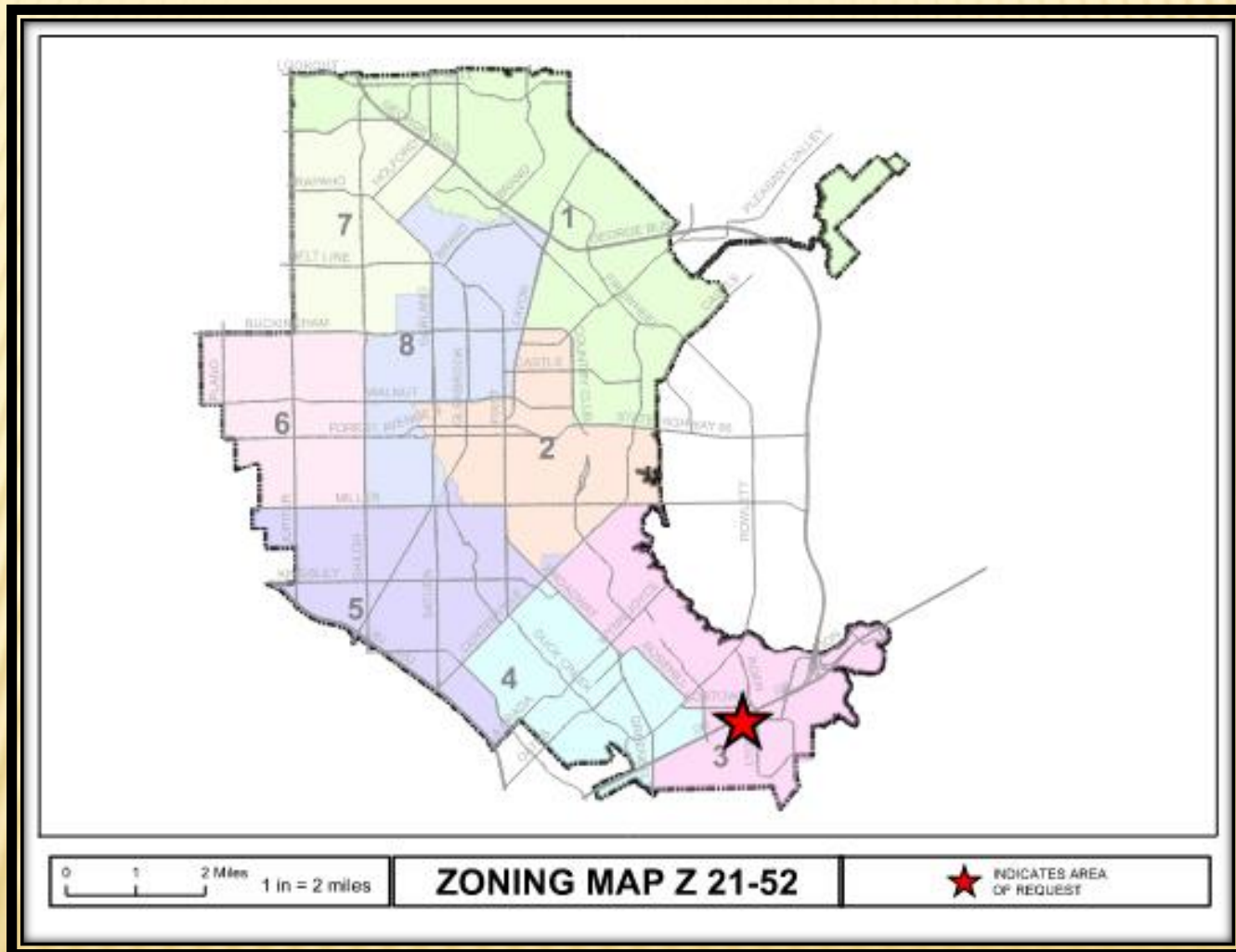
Applicant: OM Estates Development

Owner: OM Estates Development

Acreage: 20.02 acres

Zoning: Community Office (CO) District and Agricultural
(AG) District

CITYWIDE LOCATION MAP



Z 21-52

LOCATION MAP



COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

- The Envision Garland Plan designates the subject property as Business Centers.
- Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.
- Although the proposed use does not align with the Business Centers designation, it is a supportive and appropriate use to the area.

PHOTOS



View of the subject property from East Interstate 30 Freeway



Looking east of the subject property



Looking north of the subject property



Looking west of the subject property

PHASES

Phase 1: Buildings 1 through 3 (multi-family, commercial and clubhouse) and the associated walking paths and swimming pool.

Commercial Uses on Ground-Floor:

- Office, General
- Medical and Dental Office/Clinic
- Retail Store
- Restaurant without Drive-Through
- Studio, Fitness or Performing Arts
- Personal Services

Phase 2: Building 4 (multi-family)

Phase 3: Buildings 6 through 9 (townhomes) including the pond and leisure area

Phase 4: Buildings 5 through 17 (multi-family) and leisure area

Phase 5: Buildings 10 through 16 (townhomes)



SITE PLAN

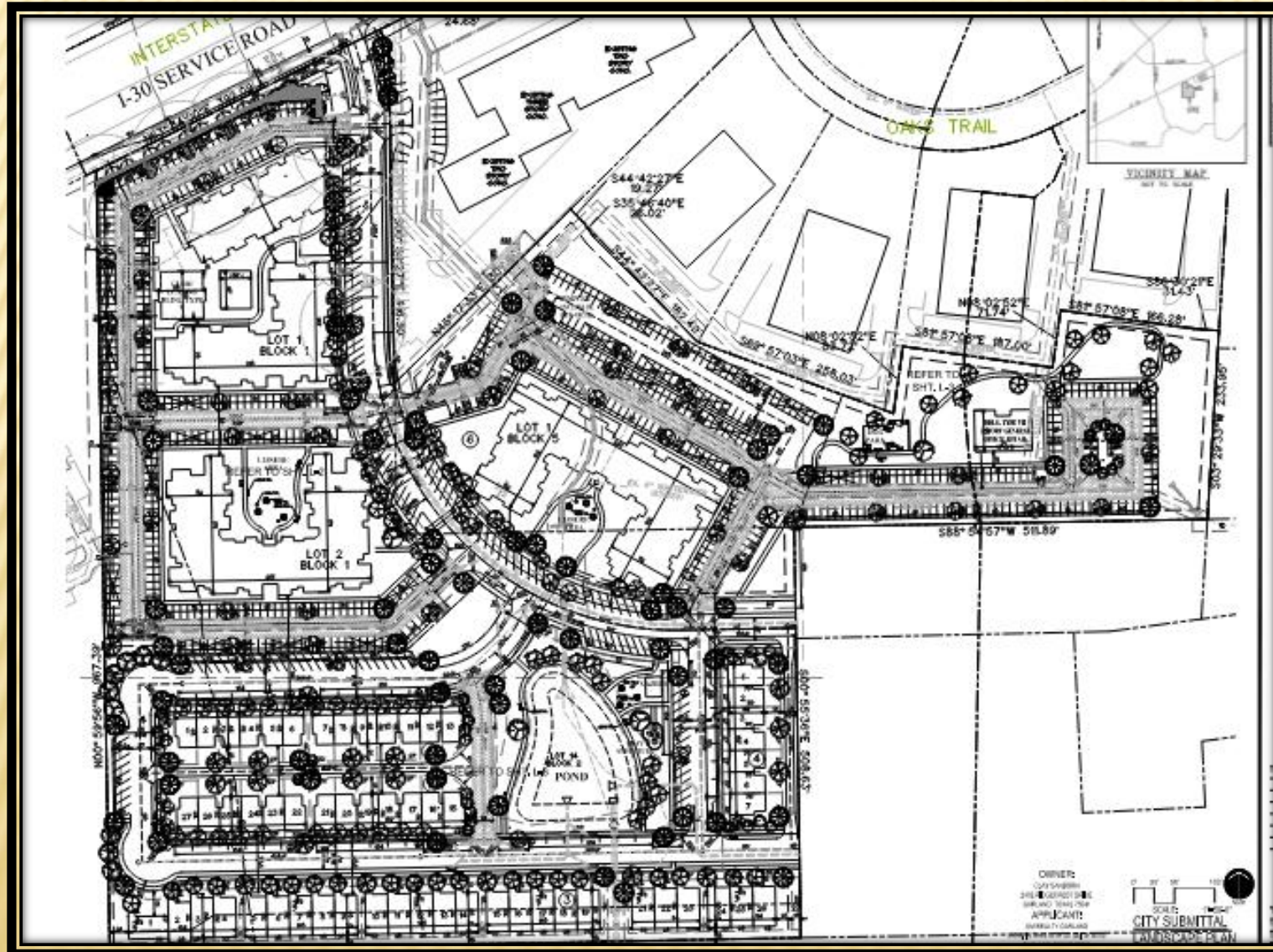


Z 21-52



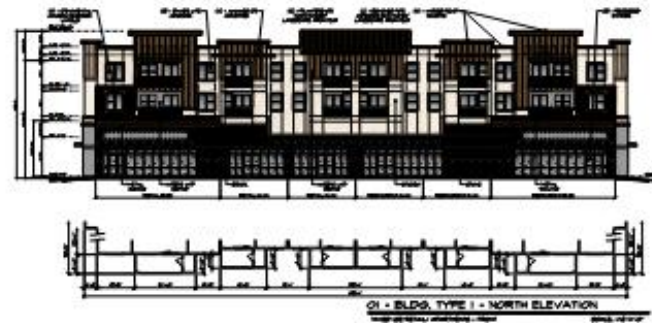
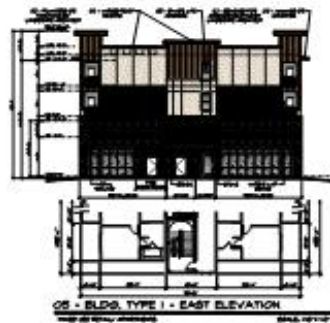
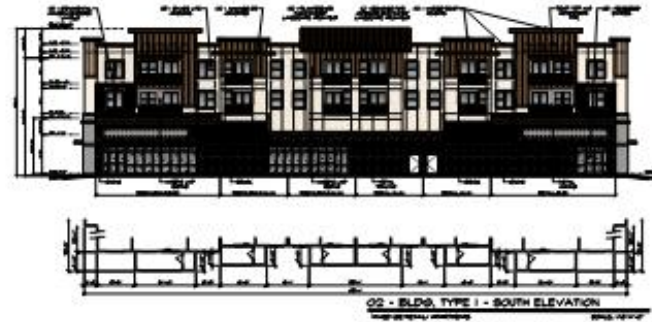
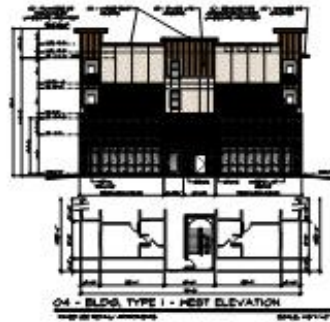
GARLAND
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LANDSCAPE PLAN



Z 21-52

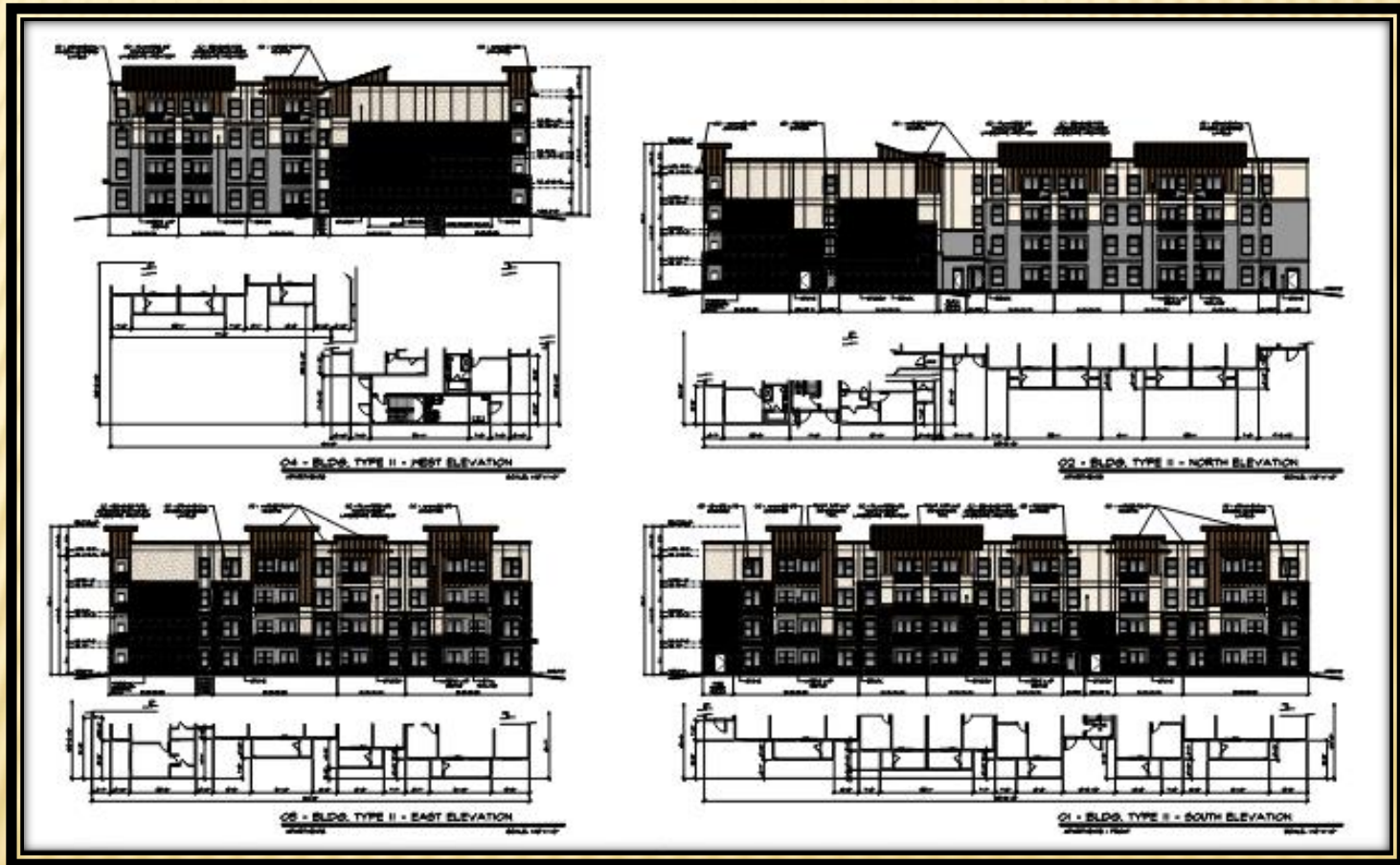
BUILDING ELEVATIONS





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BUILDING ELEVATIONS



BUILDING ELEVATIONS





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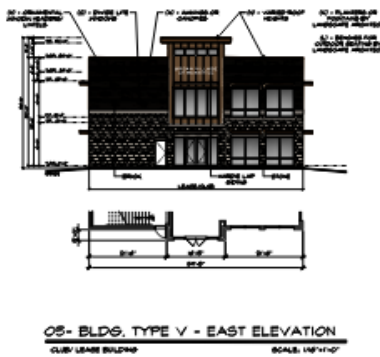
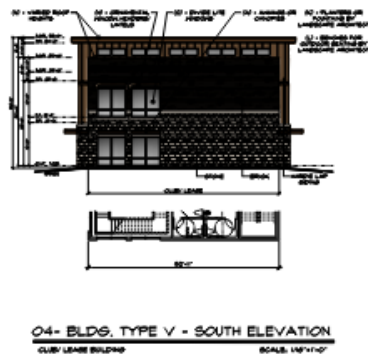
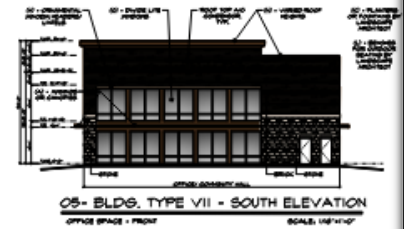
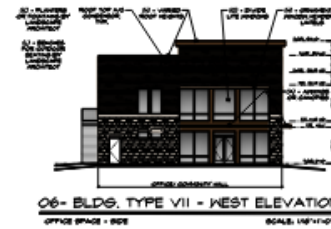
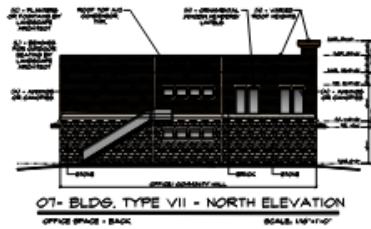
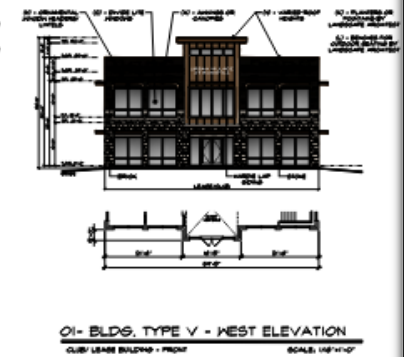
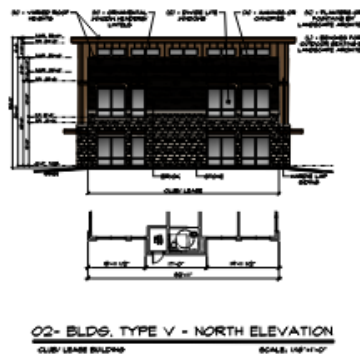
BUILDING ELEVATIONS





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OFFICE SPACE - TYPE VII
EAST ELEVATION
SCALE: 1/8" = 1'-0"

[illegible]

BUILDING ELEVATIONS



SUMMARY TABLE

Development Standards	Required	Proposed	Analysis
Carports	Carports cannot encroach into the building setback	Carports are located within the building setback.	This deviation is necessary in order to satisfy the covered parking requirement per the GDC.
Angles Parking in the Right-Of-Way	All uses of land and buildings in the City of Garland, except for within the Downtown district, must provide off-street parking at the ratios set forth within the Land Use Matrix (Section 2.51 in Chapter 2 of this GDC).	Angled parking will be provided in the proposed fifty (50)-foot right-of-way	The applicant contends the angled parking in the right-of-way is necessary in order to meet the parking requirement.
Density for Multi-Family	18 dwelling units/per acre	26 dwelling units per acre.	The proposed density is requested to incorporate the fifty (50)-foot right-of-way connecting from East Interstate 30 Freeway

SUMMARY TABLE

Building Height for Multi-Family	40 feet	53 feet	The proposed height is needed to allow four stories.
Lot Depth for Single-Family Attached	90 feet	75 feet	The deviation is needed to include the public street to access each individual townhome and an alley for some of the lots.
Garage Setback for Single-Family Attached	The GDC requires a driveway depth of twenty (20) feet and an additional five (5)-foot offset of the garage door behind the building for front-loaded lots.	The applicant proposes 21 feet from the garage door to the property line for the front-loaded lots.	The applicant contends this deviation is necessary in order to allow larger building footprint.

SUMMARY TABLE

Attached Units for Townhomes	The GDC requires townhome structures may have no fewer than three and no more than six attached units. The maximum length for any townhouse structure is one hundred and eighty feet.	The applicant proposes seven (7) units for three (3) of the townhome structures and a maximum of 187 feet.	The applicant contends this deviation is necessary to allow the highest number of “For Sale” residential products.
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STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Mixed Uses.

PLAN COMMISSION RECOMMENDATION

On March 16, 2022, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan for Mixed Uses.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. f.

Meeting Date: 04/05/2022

Item Title: Z 21-24 Hanif Nensey - Zoning (District 4)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.

LOCATION

705 East Oates Roads

OWNER

Hanif Nensey

PLAN COMMISSION RECOMMENDATION

On March 16, 2022, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Specific Use Provision and a Plan for a Guest House.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.

BACKGROUND

The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District to construct two (2) single-family homes and a Specific Use Provision (SUP) to allow a guest house. The subject property is currently undeveloped.

SITE DATA

The subject site contains approximately 1.45 acres. The site has approximately 178 lineal feet of frontage along East Oates Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.
2. 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.
3. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
4. The intent of the request is for two single-family homes on separate lots and a Guest House on Lot B.

Specific Use Provision

5. The GDC requires approval of a Specific Use Provision through the public hearing process. The applicant proposes a 1,970 square-foot Guest House on Lot B. The primary structure will be approximately 6,579 square feet.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30)

percent of the floor area of the main structure), and is not involved in the conduct of a business.

The Guest House will remain below the threshold.

6. The proposed Guest House will comply with the building design regulations of GDC.
7. The applicant requests a Specific Use Provision to be valid for an indefinite time period, which aligns with the time frame per the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Agricultural (AG) District; this property is developed with a church. The properties to the east are zoned Agricultural (AG) District; these properties consist of mobile homes. The properties to the south, across East Oates Road, are zoned Single-Family (SF-7) District; these properties are developed with single-family homes.

Attachments

Z 21-24 Hanif Nensey Attachments (Zoning)

Z 21-24 Hanif Nensey Responses

Z 21-24 Hanif Nensey Staff Presentation

PD 79-5

S 11-21

AG

SF-7

CR

S 06-20

S 08-49

MAMI DR

COATES RD

WALKER DR

N

0 70 140 Feet
1 inch = 108 feet

Zoning Map Z 21-24



INDICATES AREA
OF REQUEST

REPORT & MINUTES

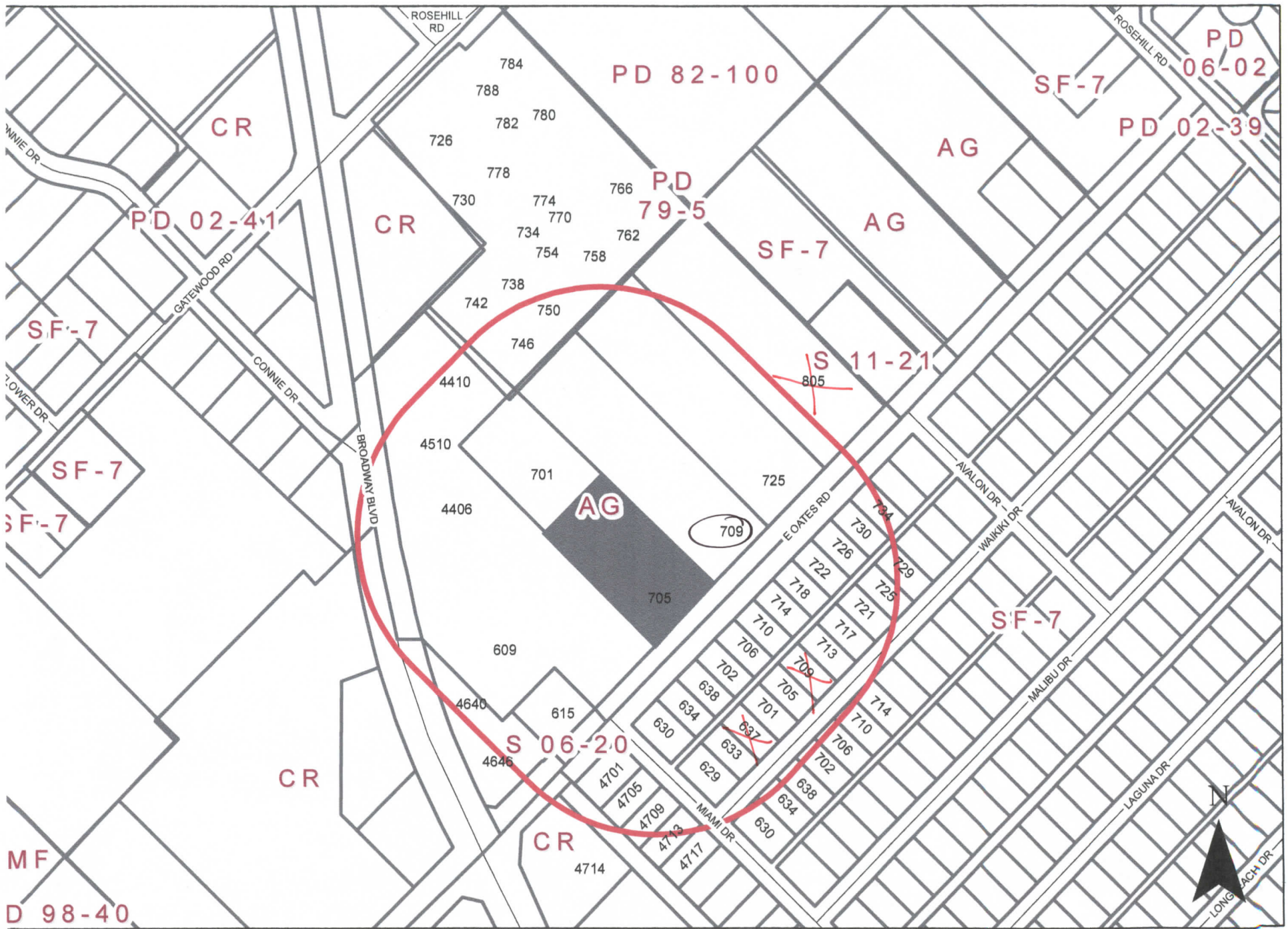
P.C. Meeting, March 16, 202

Consideration of the application of **Hanif Nensey**, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District. This property is located at 705 East Oates Road. (District 4) (File Z 21-24 - Zoning)

The applicant Hanif Nensey, 1108 Windy Meadow, Plano, TX provided an overview of the request and remained available for questions.

There were no questions of this applicant.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**



Comment Form

Case Z 21-24

Z 21-24 Hanif Nensey. The applicant proposes to rezone the property allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

Z 21-24 Hanif Nensey. El solicitante propone rezonificar la propiedad para permitir dos (2) viviendas unifamiliares y una casa de huéspedes. Este sitio está ubicado en 705 East Oates Road. (Distrito 4)

Z 21-24 Hanif Nensey. Người nộp đơn đề nghị phân khu lại tài sản để cho phép hai (2) ngôi nhà dành cho một gia đình và một nhà khách. Địa chỉ này nằm ở 705 East Oates Road. (Quận 4)

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.

MR. MICHAEL L. SERBANICH

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.)

805 E. OATES ROAD

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

Michael L. Serbanich

Signature / Firma / Ch ữ ký

3/16/22

Date / Fecha / Ngày

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

CELL # 214-642-8401 EVENINGS

MAR 16 '22 PM 2:1

Comment Form Continued – Case Z 21-24

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

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

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

I SEE THAT YOU HAVE THIS LISTED AS SINGLE FAMILY HOMES.
THE TWO MAIN HOMES AT 6579 SQ FT IS FOUR TIMES THE
SIZE OF HOMES IN THIS AREA. THEY ARE EQUIVALENT IN SIZE
TO A QUADRUPEX HOUSE. THE GUEST HOUSE IS ABOUT THE SIZE
OF HOMES IN THIS AREA. THE PROPERTY OWNER WHO LIST HIMSELF
AS LIVING IN CALIFORNIA AT ONE TIME WANTED TO PUT IN
ANOTHER TRAILER COURT BUT I TOLD HIM THE CITY WOULDN'T ALLOW IT,
THEN HE MENTIONED ANOTHER APARTMENT COMPLEX IN WHICH
I SAID THAT I ALREADY HAD THREE COMPLEX BEHIND MY BACK
FENCE. PLEASE LETS HAVE ONE OR TWO SINGLE STORY HOMES
ONLY AND FACING ONTOS.

ALSO THIS IS THE SECOND PIECE OF LAND THAT HAS BEEN
LISTED AS A 'PMG' CHURCH (PENTECOSTAL MARANTHA GOSPEL).
AND SINCE IT WAS LISTED AS CHURCH PROPERTY OF COURSE NO
TAXES HAVE BEEN. I HOPE HE IS REQUIRED TO PAY BACK
TAXES ON THIS PROPERTY SINCE HE PROBABLY NEVER
INTENDED TO BUILD A CHURCH.

Comment Form

Case Z 21-24

Z 21-24 Hanif Nensey. The applicant proposes to rezone the property allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

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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.

Marvin Bailey, Property Owner / Judy Bailey

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.)

709 E. Oates Rd., Garland, TX, 75043 Business

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 Qhính

Marvin Bailey

Signature / Firma / Ch ữ ký

mailing address:

marvin Bailey 102 W. Main St., Clarksville, TX

Date / Fecha / Ngày

75426

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

Comment Form Continued – Case Z 21-24

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

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

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

They told me they were going to build a church.

Comment Form

Case Z 21-24

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For / A Favor / Đúng

☒

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Sinan Muhsin

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.)

637 WaiKiki Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Sinan Muhsin

Signature / Firma / Chữ ký

03/06/2022

Date / Fecha / Ngày

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

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

As an owner of a Property within This Re-Zoning Process,

I vote against Such Proposal. There is no change to

any zoning that was helpful or beneficial. It always is

affect the Quality of the Neighborhood. Whether Single-

family home or Multi-family homes and the worst out

of all of them is the Commercial Multi-family complex.

My vote will always be against Such Proposal.

Thank You

Sinan Mubsin

Sinan Mubsin

03/06/2022

Comment Form

Outside the Notification Area

Case Z 21-24

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Gilbert Salazar Melisse Salazar

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

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802 E Oates Rd

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

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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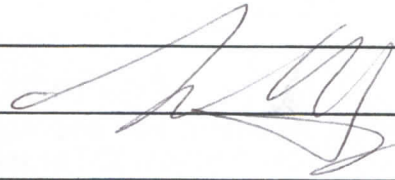
Comment Form Continued – Case Z 21-24

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

Where is the PMG
Church? The intentions are clear
here!! Their intrests ~~are~~ do not match
with ours **HECK NO!!**



Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-24	March 16, 2022	April 5, 2022	Nabiha Ahmed

The applicant proposes to rezone the property to allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

**Roberto
aguinaga**
3/5/2022
6:39:34 PM

Against

709 Waikiki dr

Robertoaguinaga@icloud.com

Garland

4606825750

Texas

United States

75043

I'm respectfully voting against this rezoning proposal

Z 21-24

The applicant proposes to rezone the property to allow two (2) single-family homes and a guest house.

[Change in Zoning, Specific Use Provision and a Plan for a Guest House on a property zoned Agricultural (AG) District.

**City Council Meeting
April 5, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 705 East Oates Road

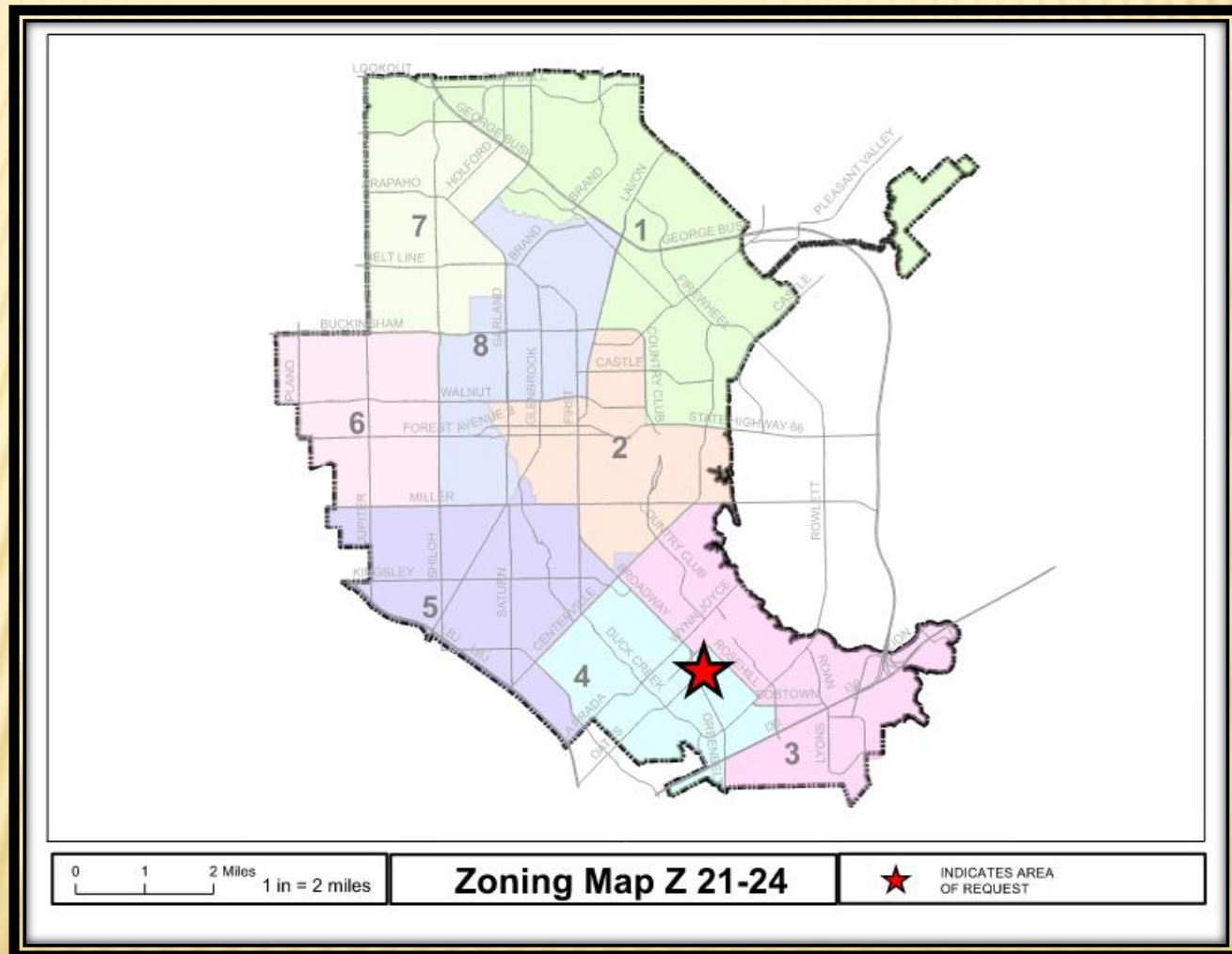
Applicant: Hanif Nensey

Owner: Hanif Nensey

Acreage: 1.45 acres

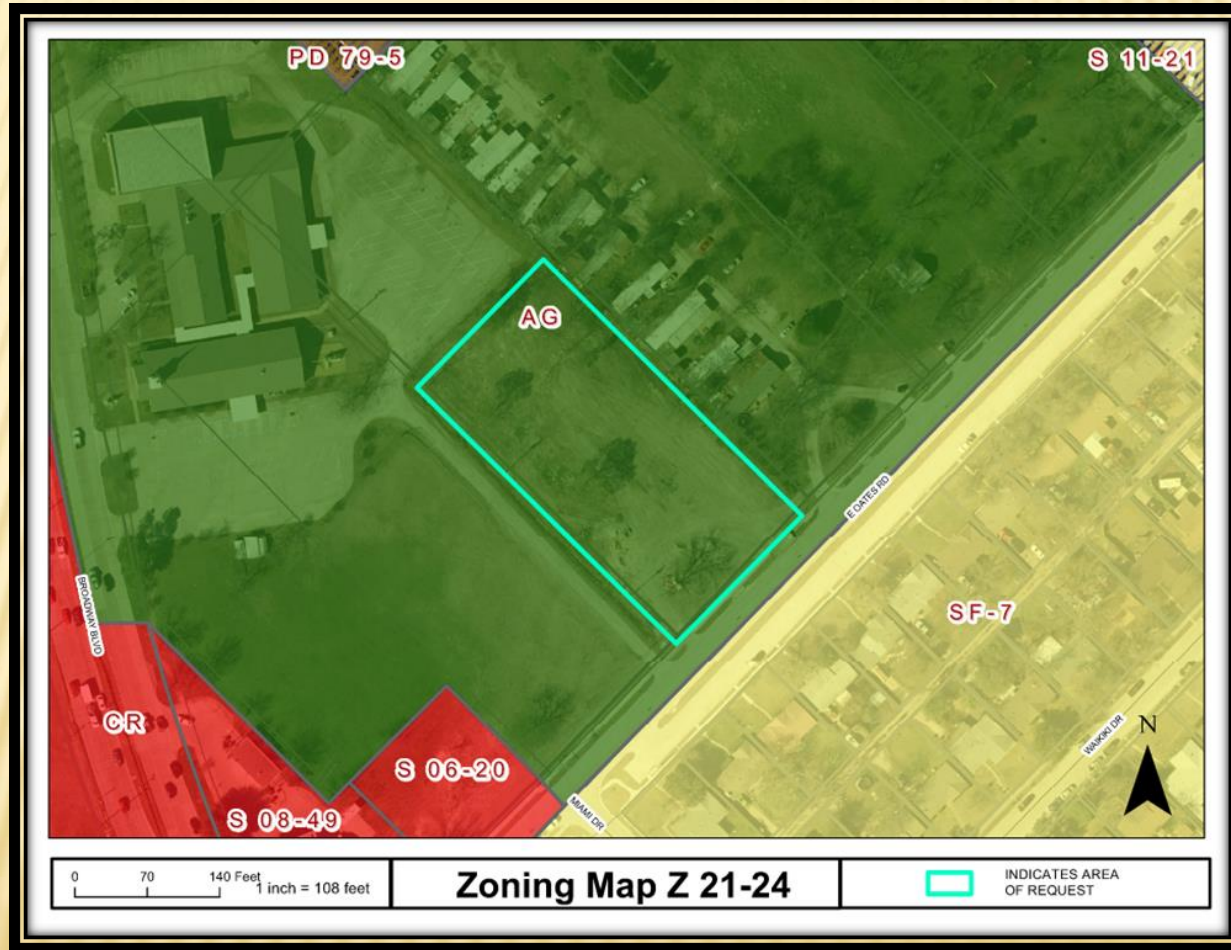
Zoning: Agricultural (AG) District

CITYWIDE LOCATION MAP



Z 21-24

LOCATION MAP



Z 21-24

COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.
- The proposed use is compatible with the Comprehensive Plan.



GARLAND
TEXAS MADE HERE

PHOTOS



View of the subject property



Looking east of the subject property



Looking south of the subject property



Looking north of the subject property



CONSIDERATION

Change in Zoning

- The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.
- The intent of the request is for two single-family homes on separate lots and a Guest House on Lot B.



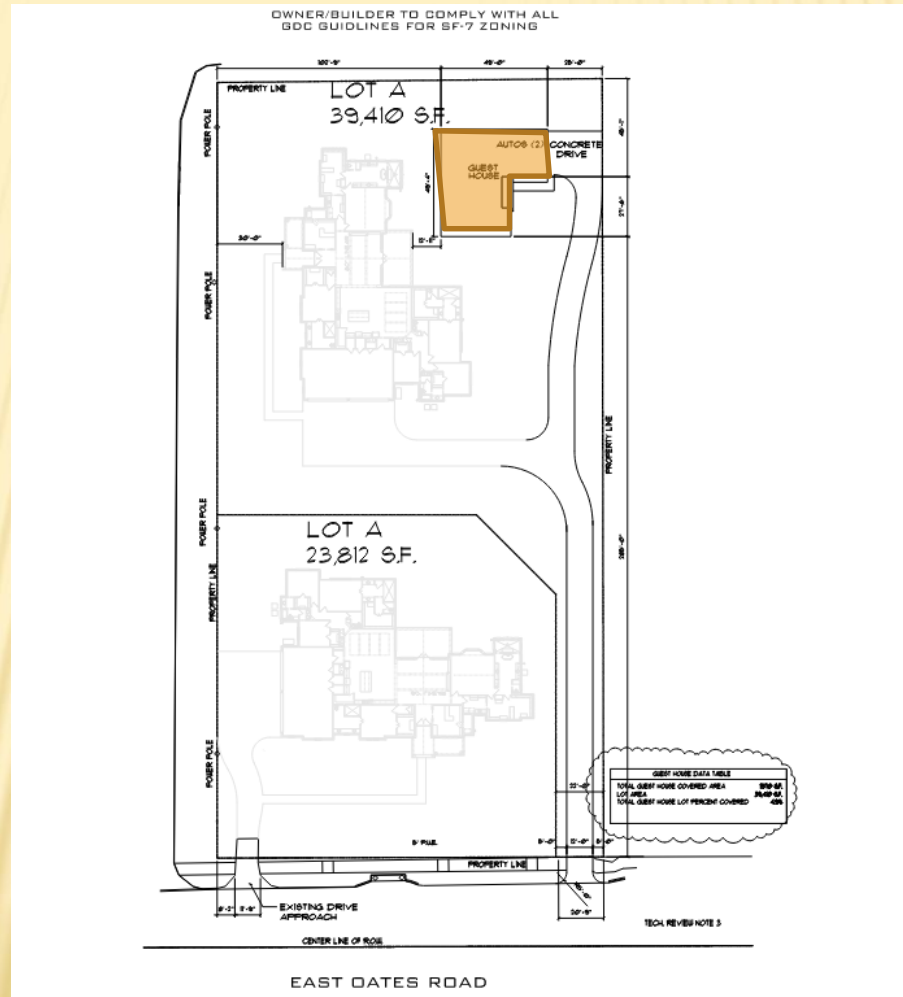
CONSIDERATION

Specific Use Provision

- The GDC requires approval of a Specific Use Provision through the Public Hearing process. The applicant proposes a 1,970 square-foot Guest House on Lot B. The primary structure will be approximately 6,579 square-foot.
- The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business. The Guest House will remain below the threshold.
- The proposed Guest House will comply with the building design regulations of GDC.
- The applicant requests a Specific Use Provision to be valid for an indefinite time period, which aligns with the time frame per the SUP Time Period Guide.



SITE PLAN





BUILDING ELEVATIONS



STAFF RECOMMENDATION

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.



PLAN COMMISSION RECOMMENDATION

On March 16, 2022, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Specific Use Provision and a Plan for a Guest House.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. g.

Meeting Date: 04/05/2022

Item Title: Z 21-24 Hanif Nensy - Specific Use Provision (District 4)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.

LOCATION

705 East Oates Roads

OWNER

Hanif Nensy

PLAN COMMISSION RECOMMENDATION

On March 16, 2022, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Specific Use Provision and a Plan for a Guest House.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.

BACKGROUND

The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District to construct two (2) single-family homes and a Specific Use Provision (SUP) to allow a guest house. The subject property is currently undeveloped.

SITE DATA

The subject site contains approximately 1.45 acres. The site has approximately 178 lineal feet of frontage along East Oates Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.
2. 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.
3. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
4. The intent of the request is for two single-family homes on separate lots and a Guest House on Lot B.

Specific Use Provision

5. The GDC requires approval of a Specific Use Provision through the public hearing process. The applicant proposes a 1,970 square-foot Guest House on Lot B. The primary structure will be approximately 6,579 square feet.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30)

percent of the floor area of the main structure), and is not involved in the conduct of a business.

The Guest House will remain below the threshold.

6. The proposed Guest House will comply with the building design regulations of GDC.
7. The applicant requests a Specific Use Provision to be valid for an indefinite time period, which aligns with the time frame per the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Agricultural (AG) District; this property is developed with a church. The properties to the east are zoned Agricultural (AG) District; these properties consist of mobile homes. The properties to the south, across East Oates Road, are zoned Single-Family (SF-7) District; these properties are developed with single-family homes.

Attachments

Z 21-24 Location Map
Z 21-24 Hanif Nensey Attachments (Specific Use Provision)
Z 21-24 Hanif Nensey Responses
Z 21-24 Hanif Nensy Staff Presentation

PD 79-5

S 11-21

AG

SF-7

CR

S 06-20

S 08-49

MAMI DR

COATES RD

BROADWAY BLVD

WALKER DR

N

0 70 140 Feet
1 inch = 108 feet

Zoning Map Z 21-24



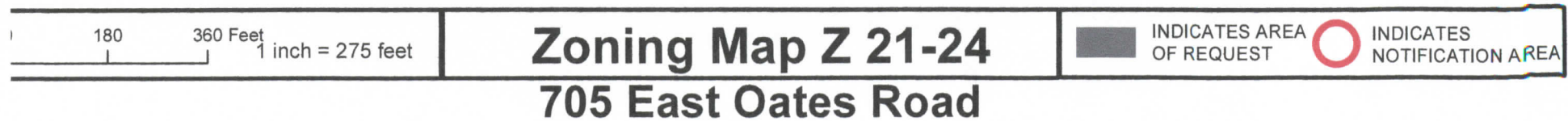
INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-24

705 East Oates Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-7 (SF-7) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan, landscape plan, and elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for the Guest House shall be in effect for an indefinite time period.
- B. Site Plan: The site shall be in conformance with the site layout in Exhibit C.
- C. Building Area: The maximum building area for the Guest House shall be 1,970 square feet.
- D. Building Elevations: Building elevations shall be in general conformance with Exhibit E.



Zoning Map Z 21-24

705 East Oates Road

Comment Form

Case Z 21-24

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For / A Favor / Đúng

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Against / En Contra / Không

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MR. MICHAEL L. SERBANICH

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.)

805 E. OATES ROAD

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

Michael L. Serbanich

Signature / Firma / Ch ữ ký

3/16/22

Date / Fecha / Ngày

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

CELL # 214-642-8401 EVENINGS

MAR 16 '22 PM 2:1

Comment Form Continued – Case Z 21-24

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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 SEE THAT YOU HAVE THIS LISTED AS SINGLE FAMILY HOMES.
THE TWO MAIN HOMES AT 6579 SQ FT IS FOUR TIMES THE
SIZE OF HOMES IN THIS AREA. THEY ARE EQUIVALENT IN SIZE
TO A QUADRUPEX HOUSE. THE GUEST HOUSE IS ABOUT THE SIZE
OF HOMES IN THIS AREA. THE PROPERTY OWNER WHO LIST HIMSELF
AS LIVING IN CALIFORNIA AT ONE TIME WANTED TO PUT IN
ANOTHER TRAILER COURT BUT I TOLD HIM THE CITY WOULDN'T ALLOW IT,
THEN HE MENTIONED ANOTHER APARTMENT COMPLEX IN WHICH
I SAID THAT I ALREADY HAD THREE COMPLEX BEHIND MY BACK
FENCE. PLEASE LETS HAVE ONE OR TWO SINGLE STORY HOMES
ONLY AND FACING ONTOS.

ALSO THIS IS THE SECOND PIECE OF LAND THAT HAS BEEN
LISTED AS A 'PMG' CHURCH (PENTECOSTAL MARANTHA GOSPEL).
AND SINCE IT WAS LISTED AS CHURCH PROPERTY OF COURSE NO
TAXES HAVE BEEN. I HOPE HE IS REQUIRED TO PAY BACK
TAXES ON THIS PROPERTY SINCE HE PROBABLY NEVER
INTENDED TO BUILD A CHURCH.

Comment Form

Case Z 21-24

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



For / A Favor / Đúng



Against / En Contra / Không

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

Marvin Bailey, Property Owner / Judy Bailey

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.)

709 E. Oates Rd., Garland, TX, 75043 Business

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 Qhính

mailing address:

marvin Bailey 102 W. Main St., Clarksville TX

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

75426

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

Comment Form Continued – Case Z 21-24

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

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

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

They told me they were going to build a church.

Comment Form

Case Z 21-24

Z 21-24 Hanif Nensey. The applicant proposes to rezone the property allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

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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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Sinan Muhsin

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.)

637 WaiKiki Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Sinan Muhsin

Signature / Firma / Chữ ký

03/06/2022

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-24

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

As an owner of a Property within This Re-Zoning Process,

I vote against such Proposal. There is no change to

any zoning that was helpful or beneficial. It always is

affect the quality of the Neighborhood. Whether Single-

family home or Multi-family homes and the worst out

of all of them is the Commercial Multi-family complex.

My vote will always be against such Proposal.

Thank You

Sinan Mubsin

Sinan Mubsin

03/06/2022

Comment Form

Outside the Notification Area

Case Z 21-24

Z 21-24 Hanif Nensey. The applicant proposes to rezone the property allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

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☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Gilbert Salazar Melisse Salazar

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.)

802 E Oates Rd

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

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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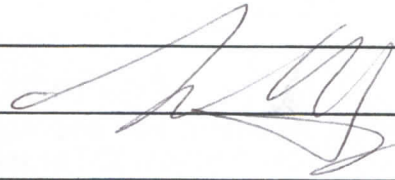
Comment Form Continued – Case Z 21-24

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

Where is the PMG
Church? The intentions are clear
here!! Their interests ~~are~~ do not match
with ours **HECK NO!!**



Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-24	March 16, 2022	April 5, 2022	Nabiha Ahmed

The applicant proposes to rezone the property to allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

**Roberto
aguinaga**
3/5/2022
6:39:34 PM

Against

709 Waikiki dr

Robertoaguinaga@icloud.com

Garland

4606825750

Texas

United States

75043

I'm respectfully voting against this rezoning proposal

Z 21-24

The applicant proposes to rezone the property to allow two (2) single-family homes and a guest house.

[Change in Zoning, Specific Use Provision and a Plan for a Guest House on a property zoned Agricultural (AG) District.

**City Council Meeting
April 5, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 705 East Oates Road

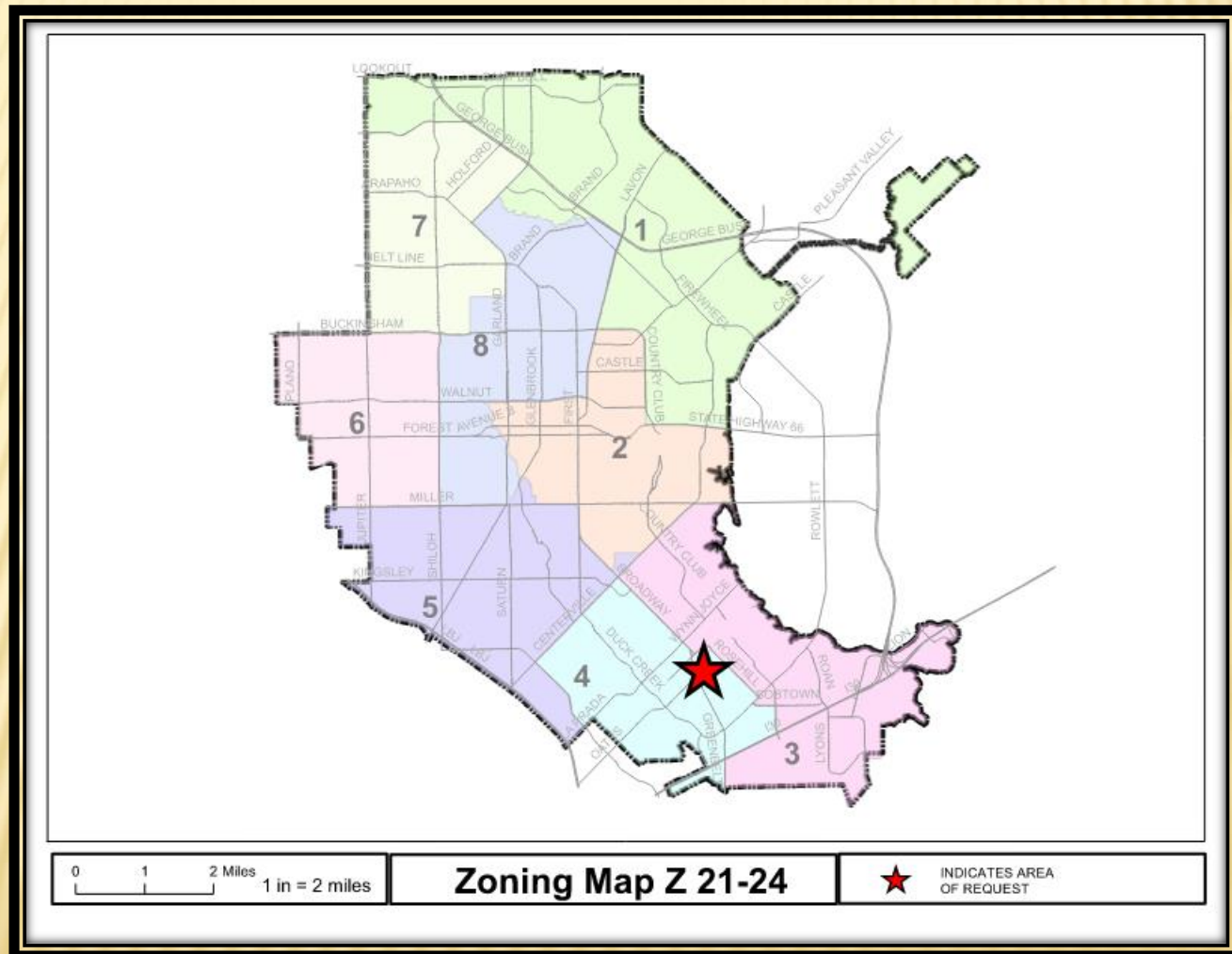
Applicant: Hanif Nensey

Owner: Hanif Nensey

Acreage: 1.45 acres

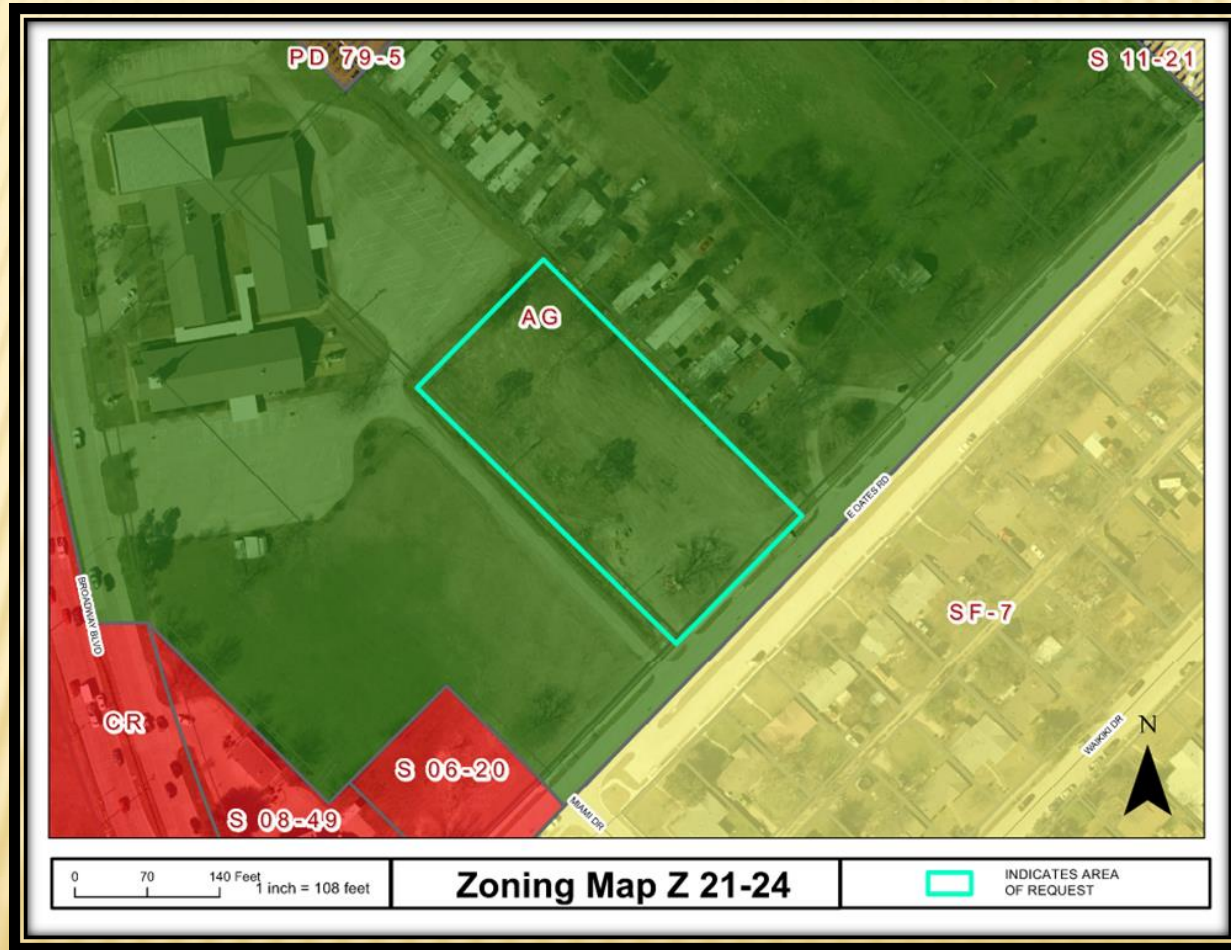
Zoning: Agricultural (AG) District

CITYWIDE LOCATION MAP



Z 21-24

LOCATION MAP



Z 21-24

COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.
- The proposed use is compatible with the Comprehensive Plan.



GARLAND
TEXAS MADE HERE

PHOTOS



View of the subject property



Looking east of the subject property



Looking south of the subject property



Looking north of the subject property



CONSIDERATION

Change in Zoning

- The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.
- The intent of the request is for two single-family homes on separate lots and a Guest House on Lot B.



CONSIDERATION

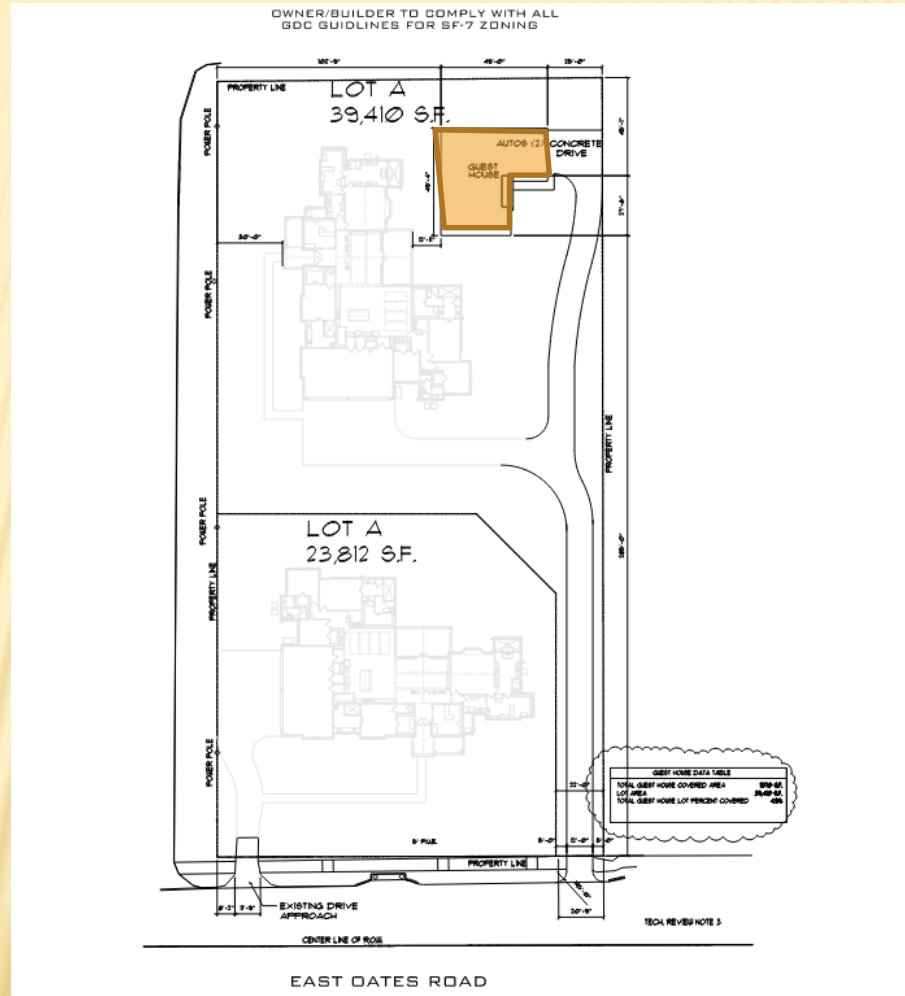
Specific Use Provision

- The GDC requires approval of a Specific Use Provision through the Public Hearing process. The applicant proposes a 1,970 square-foot Guest House on Lot B. The primary structure will be approximately 6,579 square-foot.
- The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business. The Guest House will remain below the threshold.
- The proposed Guest House will comply with the building design regulations of GDC.
- The applicant requests a Specific Use Provision to be valid for an indefinite time period, which aligns with the time frame per the SUP Time Period Guide.



GARLAND
TEXAS MADE HERE

SITE PLAN





BUILDING ELEVATIONS



STAFF RECOMMENDATION

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.



PLAN COMMISSION RECOMMENDATION

On March 16, 2022, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Specific Use Provision and a Plan for a Guest House.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. h.

Meeting Date: 04/05/2022

Item Title: Z 21-24 Hanif Nensey - Plan (District 4)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.

LOCATION

705 East Oates Roads

OWNER

Hanif Nensy

PLAN COMMISSION RECOMMENDATION

On March 16, 2022, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Specific Use Provision and a Plan for a Guest House.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.

BACKGROUND

The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District to construct two (2) single-family homes and a Specific Use Provision (SUP) to allow a guest house. The subject property is currently undeveloped.

SITE DATA

The subject site contains approximately 1.45 acres. The site has approximately 178 lineal feet of frontage along East Oates Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.
2. 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.
3. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
4. The intent of the request is for two single-family homes on separate lots and a Guest House on Lot B.

Specific Use Provision

5. The GDC requires approval of a Specific Use Provision through the public hearing process. The applicant proposes a 1,970 square-foot Guest House on Lot B. The primary structure will be approximately 6,579 square feet.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30)

percent of the floor area of the main structure), and is not involved in the conduct of a business.

The Guest House will remain below the threshold.

6. The proposed Guest House will comply with the building design regulations of GDC.
7. The applicant requests a Specific Use Provision to be valid for an indefinite time period, which aligns with the time frame per the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Agricultural (AG) District; this property is developed with a church. The properties to the east are zoned Agricultural (AG) District; these properties consist of mobile homes. The properties to the south, across East Oates Road, are zoned Single-Family (SF-7) District; these properties are developed with single-family homes.

Attachments

Z 21-24 Hanif Nensey Attachments (Plan)
Z 21-24 Hanif Nensey Responses
Z 21-24 Hanif Nensey Staff Presentation

PD 79-5

S 11-21

AG

SF-7

CR

S 06-20

S 08-49

MAMI DR

COATES RD

BROADWAY BLVD

WALKER DR

N

0 70 140 Feet
1 inch = 108 feet

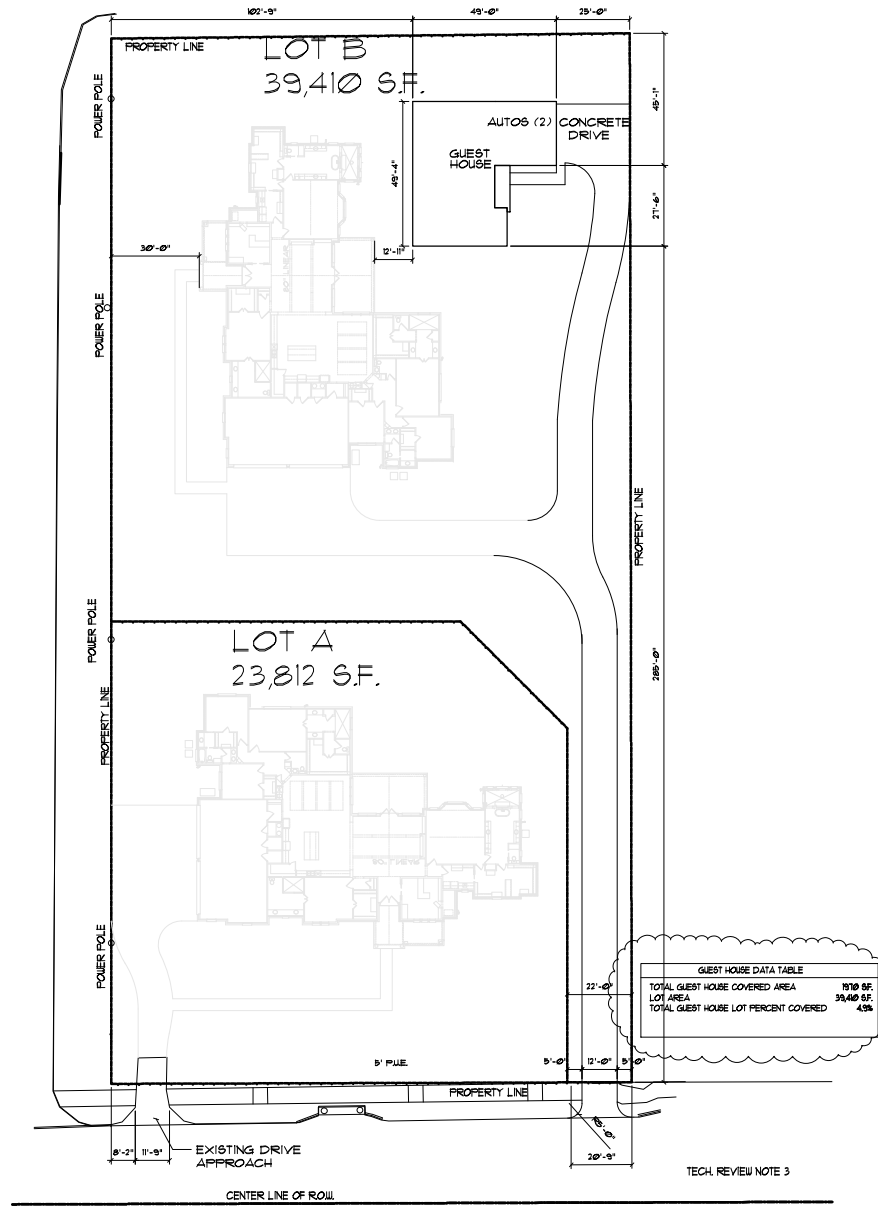
Zoning Map Z 21-24



INDICATES AREA
OF REQUEST

EXHIBIT C

OWNER/BUILDER TO COMPLY WITH ALL
GDC GUIDELINES FOR SF-7 ZONING



PLOT PLAN
SCALE: 1" = 20'

LOT 38
ROSE HILL ACREAGE
HOMESITES
GARLAND, TEXAS
DALLAS COUNTY

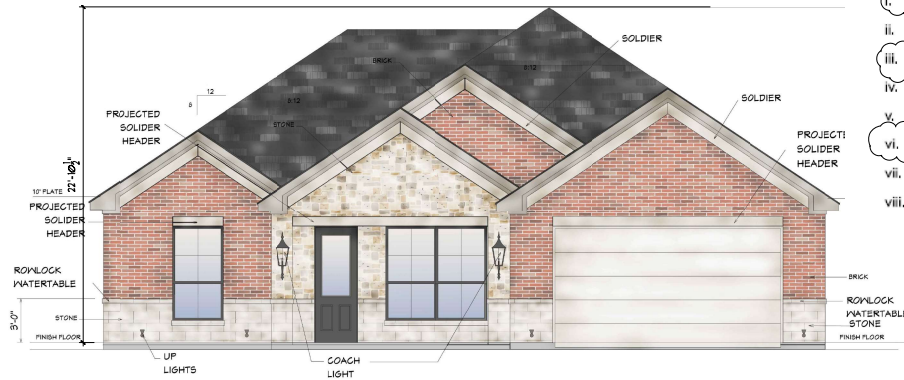
PAGE
1
OF
1

HANIF

HANIF RESIDENCE

JMA DESIGN GROUP
DALLAS, TEXAS
903.399.0167
EMAIL: GLENG@JMADESIGNGROUP.COM
DATE: 1/10/22





FRONT ELEVATION
SCALE: NTS

(c) Minimum Number of Design Elements. A minimum of three of the following elements, as depicted in Illustrations 4-16 and 4-17, must be incorporated into the design of each dwelling unit:

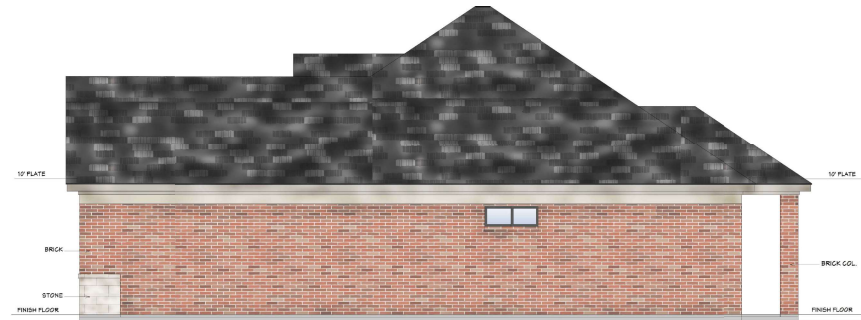
- i. Multiple pane windows featuring either divided light or simulated divided light;
- ii. A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter;
- iii. Gable(s) with window(s);
- iv. Dormer(s);
- v. Bay windows with a minimum projection of twenty-four inches;
- vi. Minimum 8:12 roof pitch;
- vii. Split garage doors with a separate door for each vehicle bay; or
- viii. Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet.



LEFT SIDE ELEVATION
SCALE: NTS



REAR ELEVATION
SCALE: NTS



RIGHT SIDE ELEVATION
SCALE: NTS

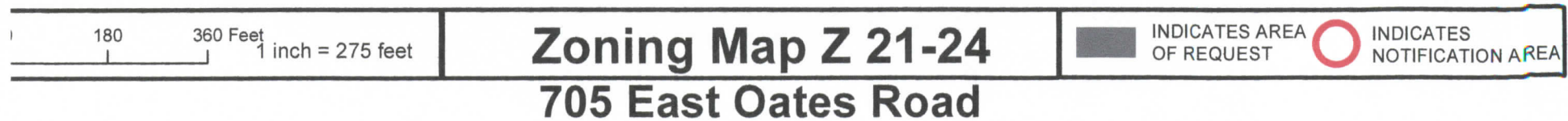


REPORT & MINUTES

P.C. Meeting, March 16, 202

Consideration of the application of **Hanif Nensey**, requesting approval of a Plan for a Guest House. This property is located at 705 East Oates Road. (District 4) (File Z 21-24 –Plan)

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**



Comment Form

Case Z 21-24

Z 21-24 Hanif Nensey. The applicant proposes to rezone the property allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

Z 21-24 Hanif Nensey. El solicitante propone rezonificar la propiedad para permitir dos (2) viviendas unifamiliares y una casa de huéspedes. Este sitio está ubicado en 705 East Oates Road. (Distrito 4)

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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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MR. MICHAEL L. SERBANICH

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.)

805 E. OATES ROAD

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

Michael L. Serbanich

Signature / Firma / Ch ữ ký

3/16/22

Date / Fecha / Ngày

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

CELL # 214-642-8401 EVENINGS

MAR 16 '22 PM 2:1

Comment Form Continued – Case Z 21-24

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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 SEE THAT YOU HAVE THIS LISTED AS SINGLE FAMILY HOMES.
THE TWO MAIN HOMES AT 6579 SQ FT IS FOUR TIMES THE
SIZE OF HOMES IN THIS AREA. THEY ARE EQUIVALENT IN SIZE
TO A QUADRUPEX HOUSE. THE GUEST HOUSE IS ABOUT THE SIZE
OF HOMES IN THIS AREA. THE PROPERTY OWNER WHO LIST HIMSELF
AS LIVING IN CALIFORNIA AT ONE TIME WANTED TO PUT IN
ANOTHER TRAILER COURT BUT I TOLD HIM THE CITY WOULDN'T ALLOW IT,
THEN HE MENTIONED ANOTHER APARTMENT COMPLEX IN WHICH
I SAID THAT I ALREADY HAD THREE COMPLEX BEHIND MY BACK
FENCE. PLEASE LETS HAVE ONE OR TWO SINGLE STORY HOMES
ONLY AND FACING ONTOS.

ALSO THIS IS THE SECOND PIECE OF LAND THAT HAS BEEN
LISTED AS A 'PMG' CHURCH (PENTECOSTAL MARANTHA GOSPEL).
AND SINCE IT WAS LISTED AS CHURCH PROPERTY OF COURSE NO
TAXES HAVE BEEN. I HOPE HE IS REQUIRED TO PAY BACK
TAXES ON THIS PROPERTY SINCE HE PROBABLY NEVER
INTENDED TO BUILD A CHURCH.

Comment Form

Case Z 21-24

Z 21-24 Hanif Nensey. The applicant proposes to rezone the property allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

Z 21-24 Hanif Nensey. El solicitante propone rezonificar la propiedad para permitir dos (2) viviendas unifamiliares y una casa de huéspedes. Este sitio está ubicado en 705 East Oates Road. (Distrito 4)

Z 21-24 Hanif Nensey. Người nộp đơn đề nghị phân khu lại tài sản để cho phép hai (2) ngôi nhà dành cho một gia đình và một nhà khách. Địa chỉ này nằm ở 705 East Oates Road. (Quận 4)

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.

Marvin Bailey, Property Owner / Judy Bailey

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.)

709 E. Oates Rd., Garland, TX, 75043 Business

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 Qhính

Marvin Bailey

Signature / Firma / Ch ữ ký

mailing address:

marvin Bailey 102 W. Main St., Clarksville, TX

Date / Fecha / Ngày

75426

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

Comment Form Continued – Case Z 21-24

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

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

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

They told me they were going to build a church.

Comment Form

Case Z 21-24

Z 21-24 Hanif Nensey. The applicant proposes to rezone the property allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

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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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Sinan Muhsin

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.)

637 WaiKiki Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Sinan Muhsin

Signature / Firma / Chữ ký

03/06/2022

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-24

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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

As an owner of a Property within this Re-Zoning Process,

I vote against such Proposal. There is no change to

any zoning that was helpful or beneficial. It always

affects the quality of the neighborhood. Whether single-

family home or multi-family homes and the worst out

of all of them is the commercial multi-family complex.

My vote will always be against such Proposal.

Thank You

Sinan Mubsin

Sinan Mubsin

03/06/2022

Comment Form

Outside the Notification Area

Case Z 21-24

Z 21-24 Hanif Nensey. The applicant proposes to rezone the property allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

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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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Gilbert Salazar Melisse Salazar

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.)

802 E Oates Rd

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

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

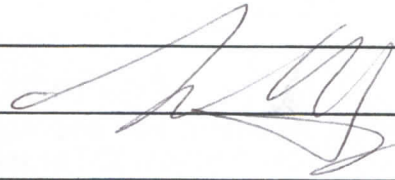
Comment Form Continued – Case Z 21-24

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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

Where is the PMG
Church? The intentions are clear
here!! Their interests ~~are~~ do not match
with ours **HECK NO!!**



Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-24	March 16, 2022	April 5, 2022	Nabiha Ahmed

The applicant proposes to rezone the property to allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

**Roberto
aguinaga**
3/5/2022
6:39:34 PM

Against

709 Waikiki dr

Robertoaguinaga@icloud.com

Garland

4606825750

Texas

United States

75043

I'm respectfully voting against this rezoning proposal

Z 21-24

The applicant proposes to rezone the property to allow two (2) single-family homes and a guest house.

[Change in Zoning, Specific Use Provision and a Plan for a Guest House on a property zoned Agricultural (AG) District.

**City Council Meeting
April 5, 2022**



GARLAND

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CASE INFORMATION

Location: 705 East Oates Road

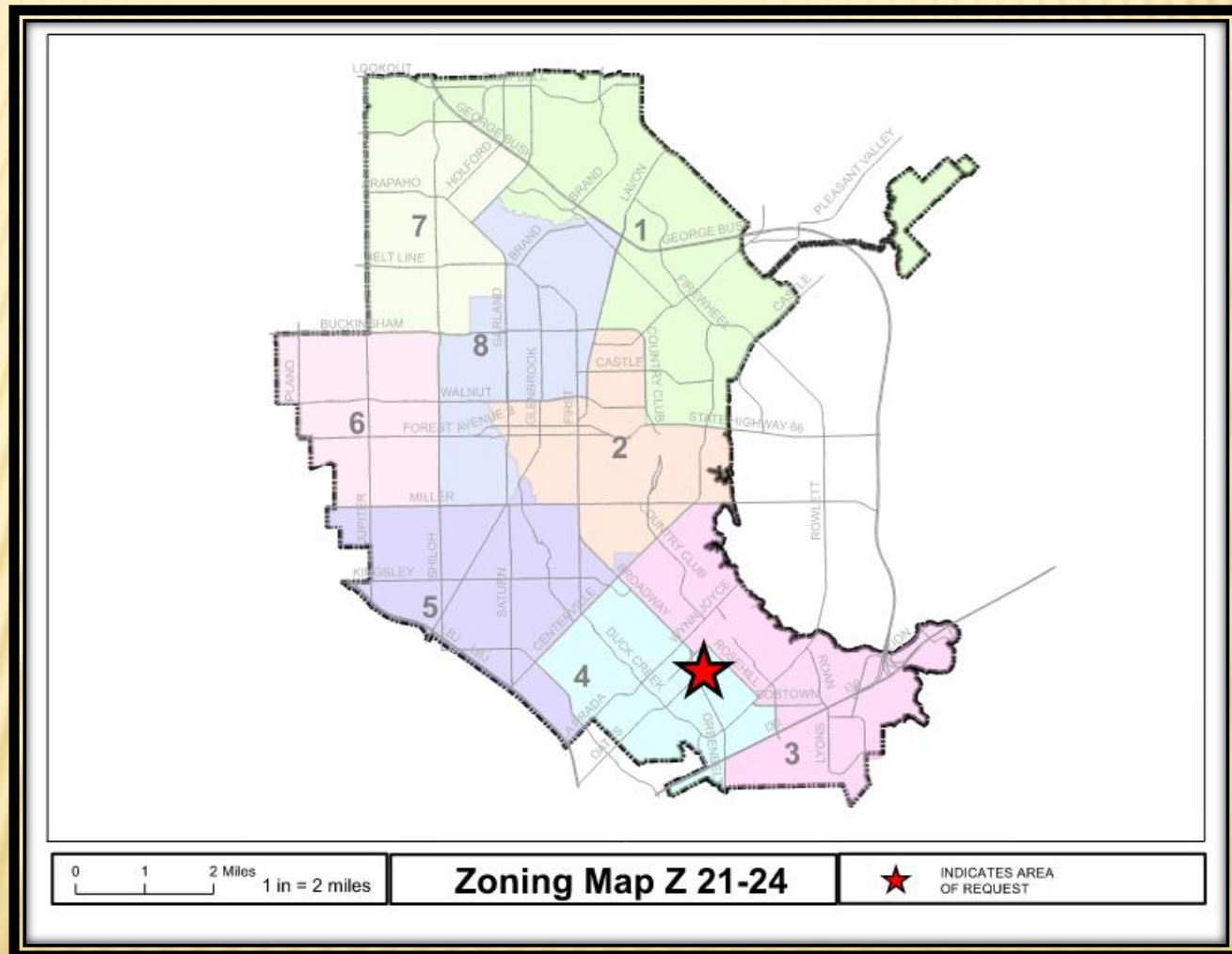
Applicant: Hanif Nensey

Owner: Hanif Nensey

Acreage: 1.45 acres

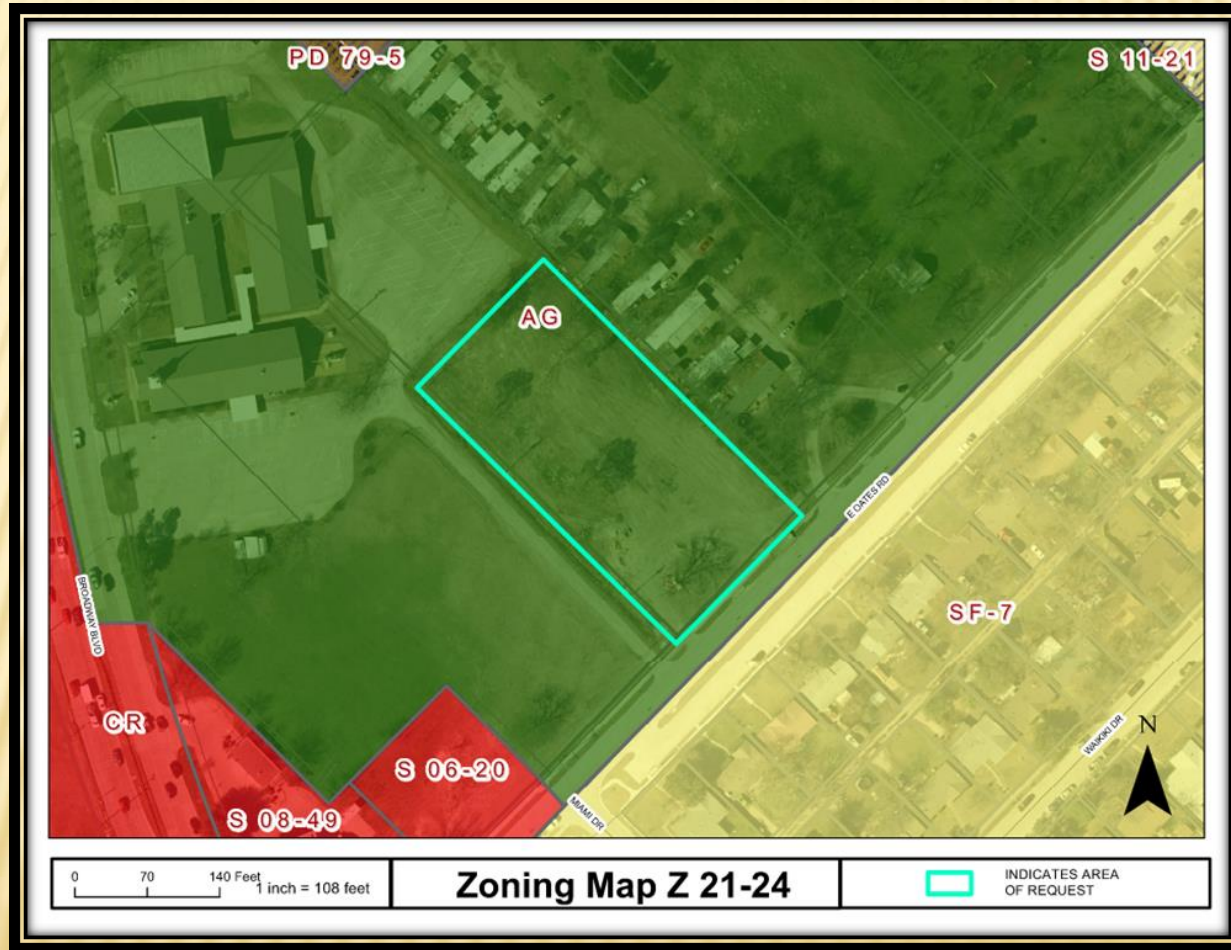
Zoning: Agricultural (AG) District

CITYWIDE LOCATION MAP



Z 21-24

LOCATION MAP



Z 21-24

COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.
- The proposed use is compatible with the Comprehensive Plan.



GARLAND
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PHOTOS



View of the subject property



Looking east of the subject property



Looking south of the subject property



Looking north of the subject property



CONSIDERATION

Change in Zoning

- The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.
- The intent of the request is for two single-family homes on separate lots and a Guest House on Lot B.



CONSIDERATION

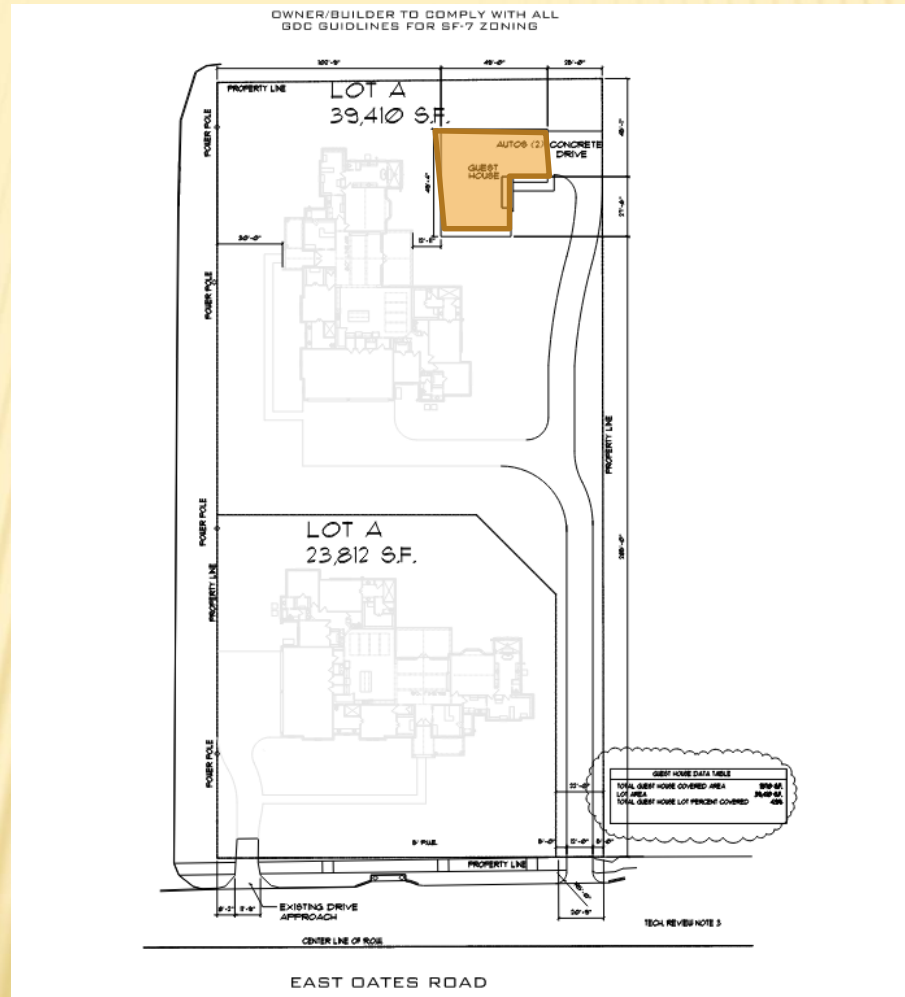
Specific Use Provision

- The GDC requires approval of a Specific Use Provision through the Public Hearing process. The applicant proposes a 1,970 square-foot Guest House on Lot B. The primary structure will be approximately 6,579 square-foot.
- The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business. The Guest House will remain below the threshold.
- The proposed Guest House will comply with the building design regulations of GDC.
- The applicant requests a Specific Use Provision to be valid for an indefinite time period, which aligns with the time frame per the SUP Time Period Guide.



GARLAND
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SITE PLAN





BUILDING ELEVATIONS



STAFF RECOMMENDATION

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.



PLAN COMMISSION RECOMMENDATION

On March 16, 2022, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Specific Use Provision and a Plan for a Guest House.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. i.

Meeting Date: 04/05/2022

Item Title: Z 21-55 Sean Kim - Specific Use Provision (District 5)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Reception Facility Use.

LOCATION

2800 West Kingsley Road, Suite 100

OWNER

Jinho Kim

PLAN COMMISSION RECOMMENDATION

On March 16, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Plan for a Reception Facility Use on a property zoned Industrial (IN) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Reception Facility Use.

BACKGROUND

In 2012, City Council approved a Specific Use Provision [S 12-34] for a Reception Facility Use. The SUP has expired and the applicant is requesting approval to allow the continued operation of a 19,967 square-foot Reception Facility on the subject property.

SITE DATA

The site is a portion of a 99,600 square foot building on a 6.803-acre site. The site has approximately 632 linear feet of frontage along West Kingsley Road. The primary access to the site is from West Kingsley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District. The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. Reception Facilities are permitted by Specific Use Provision (SUP) in the Industrial (IN) District.

CONSIDERATIONS

1. The applicant proposes to continue the Reception Facility use within the 19,967 square foot leasing area [Suite 100] within the existing 99,600 square-foot building. The previous SUP allowed the use in both Suites 100 and 101, but this request by the applicant is limited to Suite 100 only. The office hours are from Monday – Friday from 12:00pm to 7:00pm and the reception events are held on Saturdays from 12:00pm to 1:00am.
2. As per the GDC, Section 2.52(20)(a-h); Reception Facility must comply with the following provisions of this Subsection (20):
 - Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
 - Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
 - Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
 - Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
 - Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:
 - (i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;
 - (ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;
 - (iii) for an elder care facility or other Reception Facility not located on the

same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or

(iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.

- Reception Facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.
- A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with the Special Standards for the proposed use. In addition, the applicant will have a Garland PD Officer supervising all events as well as additional security personnel to assist.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. However, landscaping currently exists on the site.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision to be in effect for fifteen (15) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

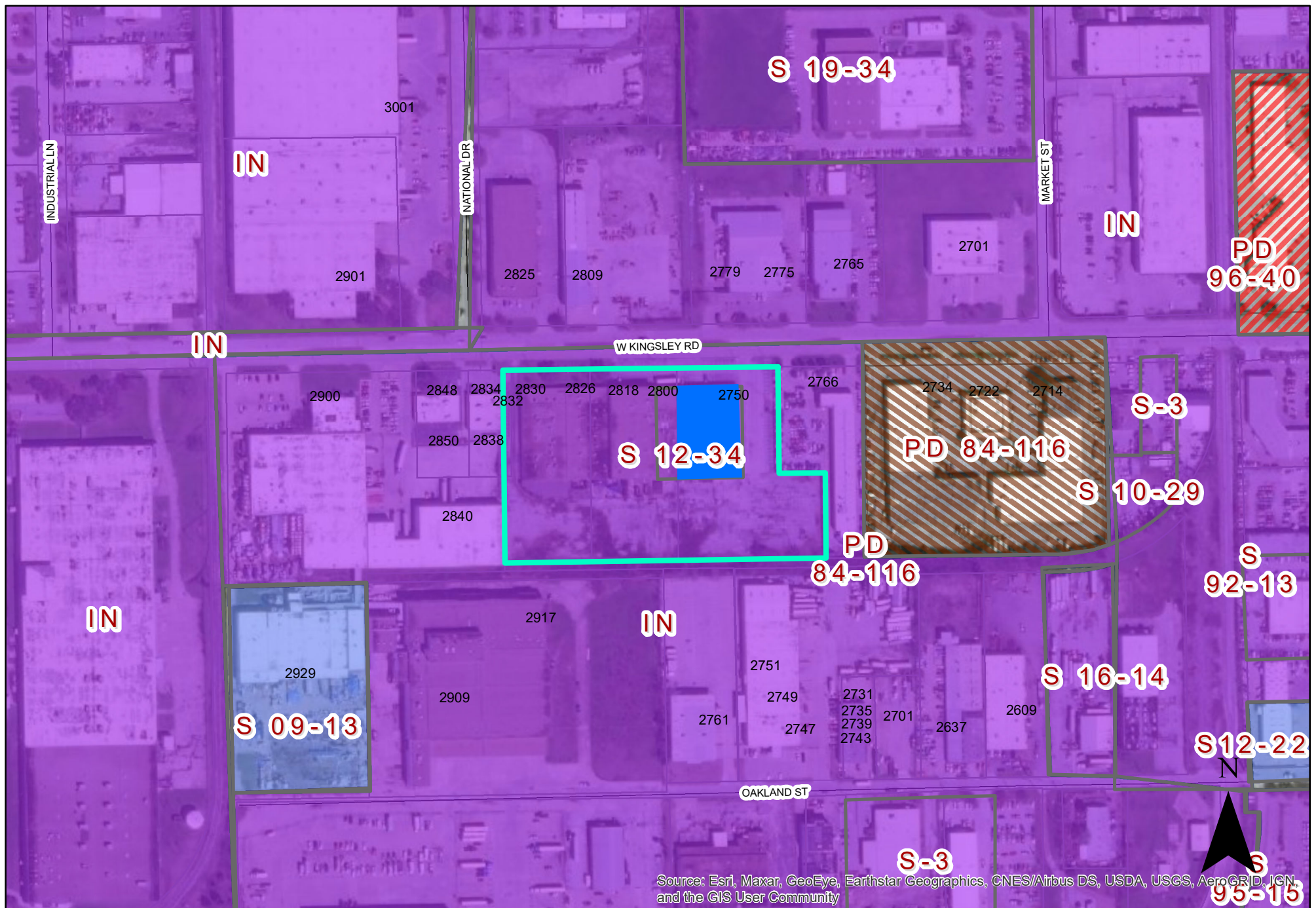
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the west, east, south, and north are zoned Industrial (IN) District. The surrounding properties are developed with an equipment and tool rental company (United Rental), metal supply company, collision repair center (Prestige Ford Collision Center) and a chemical plant.

Attachments

Z 21-55 Sean Kim Attachments (Specific Use Provision)

Z 21-55 Sean Kim Responses



0 190 380 Feet
1 inch = 289 feet

ZONING MAP Z 21-55

2800 West Kingsley Rd.

INDICATES AREA
OF REQUEST

INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-55

2800 West Kingsley Road, Suite 100

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773 and Industrial (IN) District, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. Site Plan: The site shall be in conformance with the site layout in Exhibit C. The Reception Facility use is limited to Suite #100 as shown in Exhibit C.
- B. Signage: All signage shall comply with the Garland Development Code signage requirements.
- C. Security: Security shall be provided at every event where alcohol is provided. Security will be provided by a person authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
- D. Loitering: No congregation or loitering will be allowed to occur outside the facility.
- E. SUP Time Period: The Specific Use Provision for Reception Facility shall be in effect for fifteen (15) years.

REPORT & MINUTES

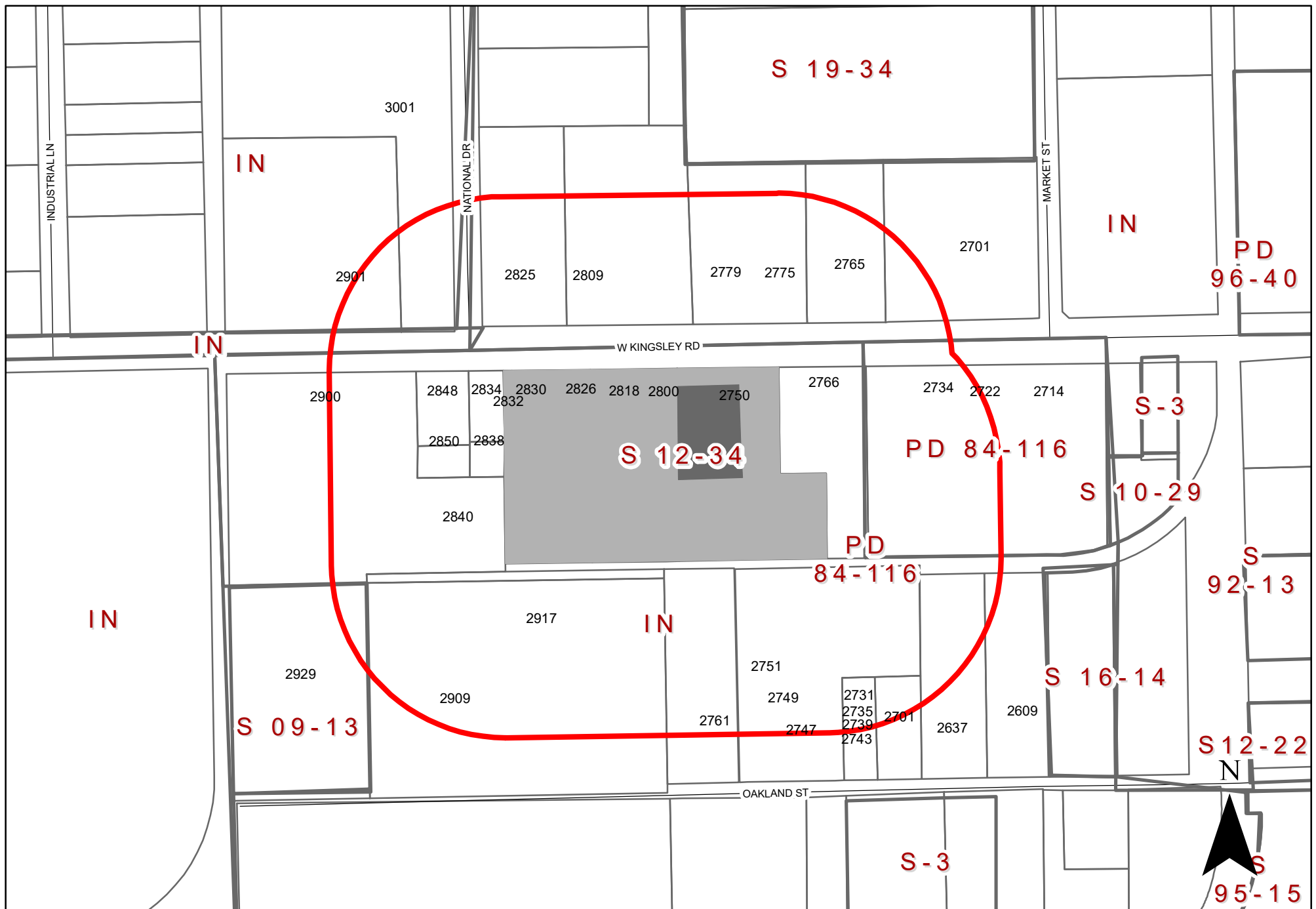
P.C. Meeting, March 16, 202

Consideration of the application of **Sean Kim**, requesting approval of a Specific Use Provision Renewal for a Reception Facility on a property zoned Industrial (IN) District. This property is located at 2800 West Kingsley Road. (District 5) (File Z 21-55 – Specific Use Provision)

Representing the applicant, Illiana Rojas, 2421 Jester, Carrollton, TX, provided an overview of the request and remained available for questions.

There were no questions of this applicant.

Motion was made by Commissioner Williams to close the public hearing and **approve** the request. Seconded by Commissioner Jenkins. **Motion carried: 6 Ayes, 0 Nays.**



0 190 380 Feet
1 inch = 289 feet

ZONING MAP Z 21-55

2800 West Kingsley Rd.

AREA OF
REQUEST

SUBJECT SITE

INDICATES
NOTIFICATION AREA

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

Z 21-55

The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility on the subject property.

[Specific Use Provision and a Plan for a Reception Facility on a property zoned Industrial (IN) District.]

**City Council Meeting
April 5, 2022**



GARLAND

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CASE INFORMATION

Location: 2800 West Kingsley Road, Suite 100

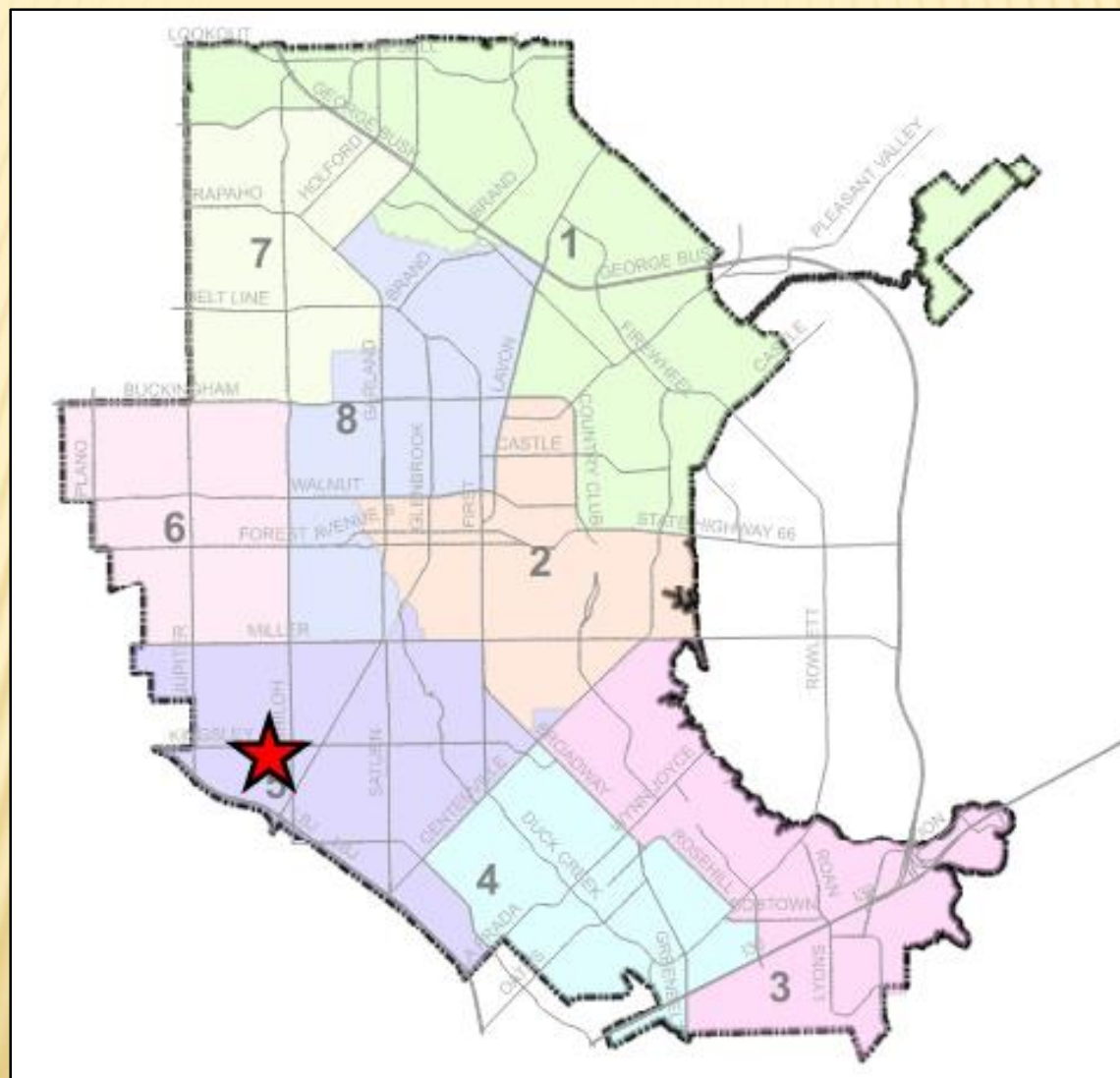
Applicant: Sean Kim

Owner: Jinho Kim

Acreage: 6.803 acres

Zoning: Industrial (IN) District

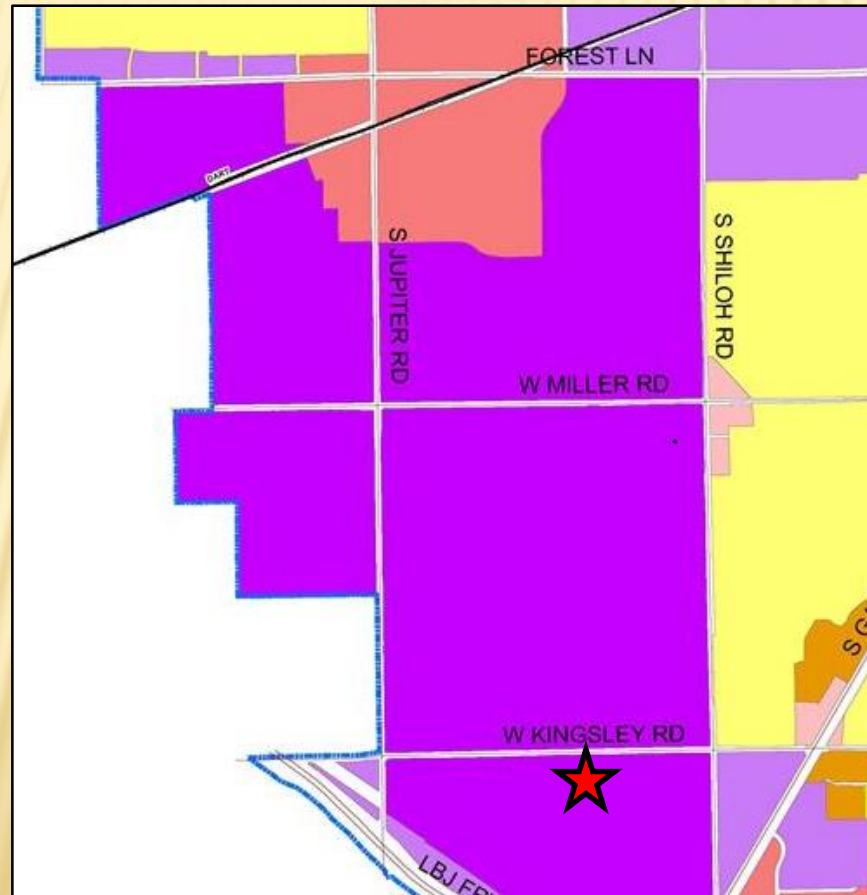
CITYWIDE LOCATION MAP



LOCATION MAP



COMPREHENSIVE PLAN





The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

PHOTOS

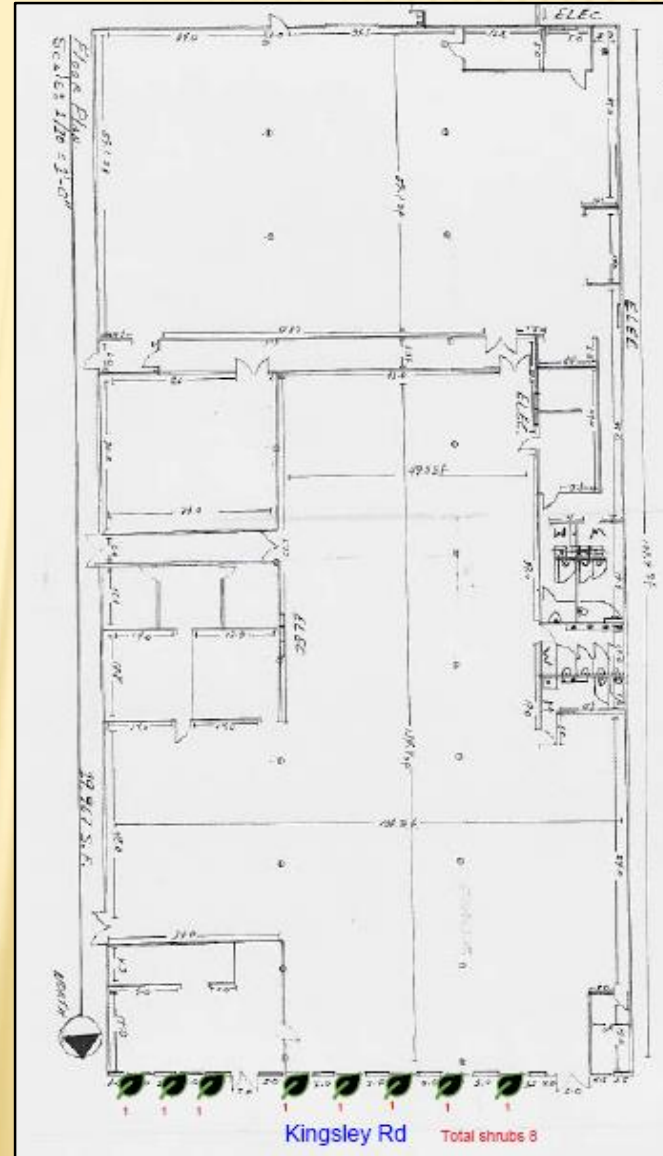


PHOTOS

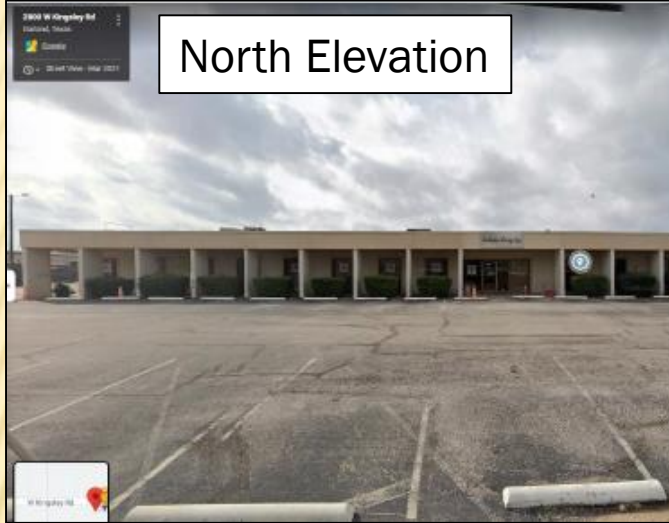


[illegible]

LANDSCAPE PLAN



BUILDING ELEVATIONS



SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision to be in effect for fifteen (15) years, which aligns with the SUP Time Period Guide.

No deviations have been requested by the applicant.

Approval of a Specific Use Provision for a Reception Facility on a property zoned Industrial (IN) District.

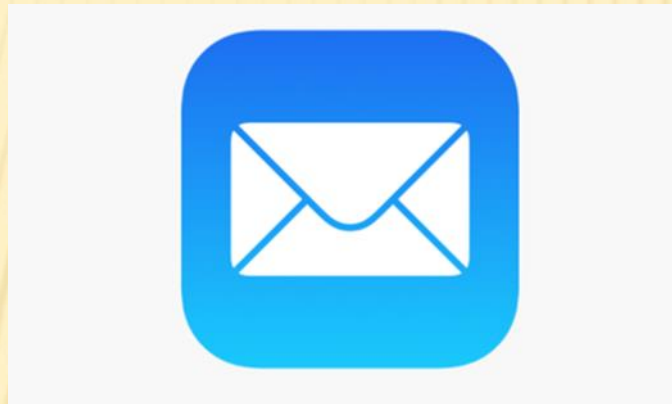
Approval of a Plan for a Reception Facility Use on a property zoned Industrial (IN) District.



PLAN COMMISSION RECOMMENDATION

On March 16, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Plan for a Reception Facility Use on a property zoned Industrial (IN) District.





GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. j.

Meeting Date: 04/05/2022

Item Title: Z 21-55 Sean Kim - Plan (District 5)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Reception Facility Use.

LOCATION

2800 West Kingsley Road, Suite 100

OWNER

Jinho Kim

PLAN COMMISSION RECOMMENDATION

On March 16, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Plan for a Reception Facility Use on a property zoned Industrial (IN) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Reception Facility Use.

BACKGROUND

In 2012, City Council approved a Specific Use Provision [S 12-34] for a Reception Facility Use. The SUP has expired and the applicant is requesting approval to allow the continued operation of a 19,967 square-foot Reception Facility on the subject property.

SITE DATA

The site is a portion of a 99,600 square foot building on a 6.803-acre site. The site has approximately 632 linear feet of frontage along West Kingsley Road. The primary access to the site is from West Kingsley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District. The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. Reception Facilities are permitted by Specific Use Provision (SUP) in the Industrial (IN) District.

CONSIDERATIONS

1. The applicant proposes to continue the Reception Facility use within the 19,967 square foot leasing area [Suite 100] within the existing 99,600 square-foot building. The previous SUP allowed the use in both Suites 100 and 101, but this request by the applicant is limited to Suite 100 only. The office hours are from Monday – Friday from 12:00pm to 7:00pm and the reception events are held on Saturdays from 12:00pm to 1:00am.
2. As per the GDC, Section 2.52(20)(a-h); Reception Facility must comply with the following provisions of this Subsection (20):
 - Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
 - Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
 - Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
 - Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
 - Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:
 - (i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;
 - (ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;
 - (iii) for an elder care facility or other Reception Facility not located on the

same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or

(iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.

- Reception Facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.
- A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with the Special Standards for the proposed use. In addition, the applicant will have a Garland PD Officer supervising all events as well as additional security personnel to assist.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. However, landscaping currently exists on the site.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision to be in effect for fifteen (15) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

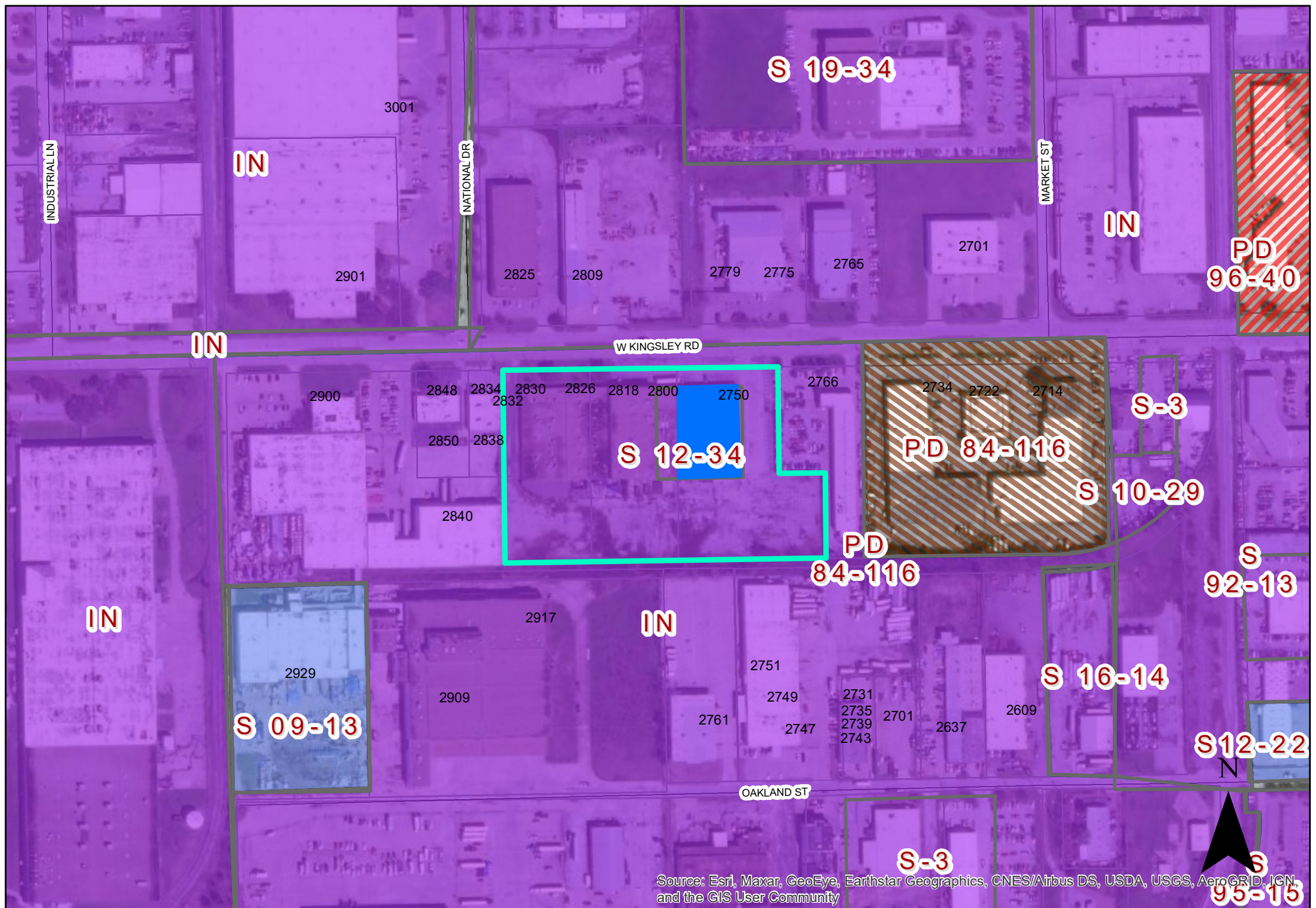
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the west, east, south, and north are zoned Industrial (IN) District. The surrounding properties are developed with an equipment and tool rental company (United Rental), metal supply company, collision repair center (Prestige Ford Collision Center) and a chemical plant.

Attachments

Z 21-55 Sean Kim Attachments (Plan)

Z 21-55 Sean Kim Responses



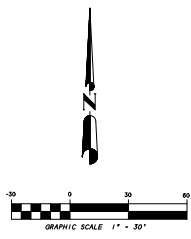
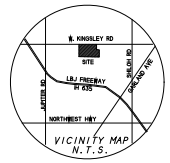
0 190 380 Feet
1 inch = 289 feet

ZONING MAP Z 21-55

2800 West Kingsley Rd.

INDICATES AREA
OF REQUEST

INDICATES AREA
OF REQUEST



PARKING SUMMARY
360 REGULAR SPACES
7 PARALLEL SPACES
2 HANDICAP SPACES

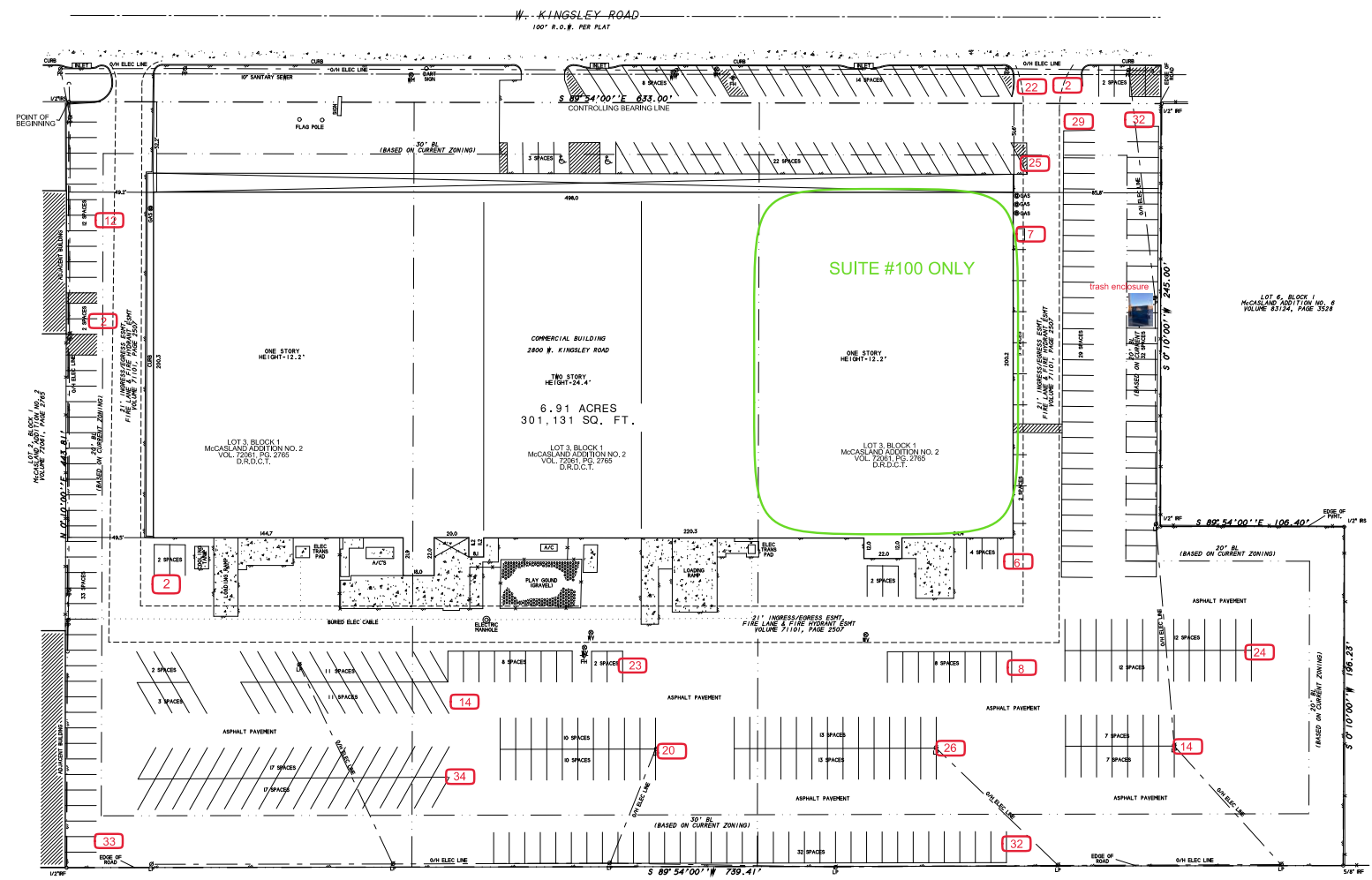
CURRENTLY ZONED **COMMUNITY RETAIL (CR)**
ZONING RESTRICTIONS ARE:
PARKING RATIO: ONE (1) SPACE FOR EACH 300 SQ. FT. OFFICE
OFFICE (1) SPACE FOR EACH 1,000 SQ. FT. WAREHOUSE
SET BACKS: FRONTS-30 FOOT MIN. & REAR-30' MIN. & SIDE 20' MIN.
HEIGHT RESTRICTION-BUILDINGS MAY BE ERECTED TO ANY LEGAL HEIGHT.

DESCRIPTION
All that certain lot, tract or parcel of land situated in the W.W. KEEN SURVEY, ABSTRACT NO. 740, City of Garland, Dallas County, Texas, and being all of Lot 3, Block 1 of McCasland Addition No. 2, an addition to the City of Garland, Texas, according to the Plat thereof recorded in Volume 7261, Page 2765, of the Deed Records of Dallas County, Texas, and being all of Lot 4, Block 1, of McCasland Addition No. 3, an addition to the City of Garland, Texas, according to the Plat thereof recorded in Volume 7268, Page 2768, of the Deed Records of Dallas County, Texas, and being all of Lot 5, Block 1 of McCasland Addition No. 4, an addition to the City of Garland, Texas, according to the Plat thereof recorded in Volume 8312, Page 3525 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the south right-of-way line of Kingsley Road (100' R.O.W.) at the northwest corner of said Lot 3, Block 1 and the northeast corner of Lot 2, Block 1;
THENCE S. 89 deg. 54 min. 00 sec. E. (controlling bearing line) along said right-of-way line, a distance of 633.00 feet to a 1/2" iron rod found for corner at the north most northeast corner of said Lot 5, Block 1;
THENCE S. 89 deg. 54 min. 00 sec. W. along the east line of Lot 5, a distance of 245.00 feet to a 1/2" iron rod found for corner at an "L" corner of same;
THENCE S. 89 deg. 54 min. 00 sec. E. along Lot 5, a distance of 106.40 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the east most northeast corner of said Lot 5;
THENCE S. 00 deg. 10 min. 00 sec. W. along the east line of Lot 5, a distance of 190.23 feet to a 5/8" iron rod found for corner at the southeast corner of Lot 5 and being in the north right-of-way line of M.K. & T. Railroad;
THENCE S. 89 deg. 54 min. 00 sec. W. along the south line of Lots 5, 4 and 3, Block 1 and the north right-of-way line of the M.K. & T. Railroad, a distance of 739.41 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 3, Block 1;
THENCE N. 00 deg. 10 min. 00 sec. E. along the west line of said Lot 3, a distance of 443.81 feet to the POINT OF BEGINNING and containing 301,131 square feet or 6.91 acres of land.

- NOTES**
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 4813C0202L dated July 7, 2014, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
2) BEARING SOURCE: RECORDED PLAT.
3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034".

SURVEYOR'S CERTIFICATE
I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Lawyers Title Company, Fidelity National Title Insurance Company and other firm at 2800 W. Kingsley Road, Garland, Dallas County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1962 and subsequent revisions, and the same was surveyed under my supervision on the ground this 20th day of June, 2017.

H.D. Fetty Land Surveyor, LLC
Firm Registration No. 10109-00
6770 FM 1565, ROYSE CITY, TX 75789 972-435-2255 PHONE tracy@hdfetty.com



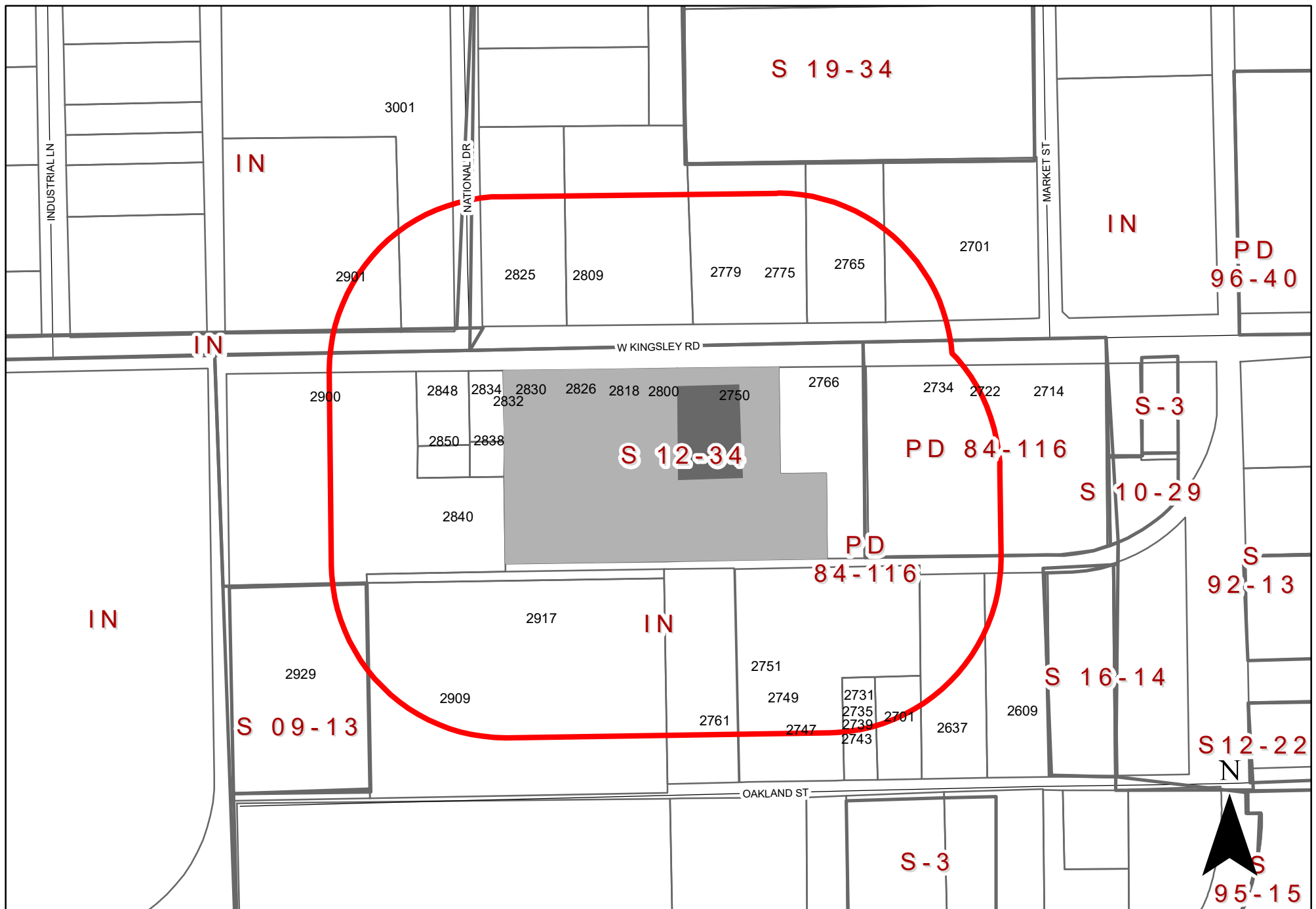
Site size:	6.91 acres
Building size:	99,600 SQF
SUP request unit size:	19,967 SQF
Height of the building:	One story; 12.2'
Existing zoning:	Community Retail
Required parking spaces per GDC proposed use:	Required parking spaces 200 Total Parking on site: 369 Parking Spaces

REPORT & MINUTES

P.C. Meeting, March 16, 202

Consideration of the application of **Sean Kim**, requesting approval of a Plan for a Reception Facility on a property zoned Industrial (IN) District. This property is located at 2800 West Kingsley Road. (District 5) (File Z 21-55 – Plan)

Motion was made by Commissioner Williams to close the public hearing and **approve** the request. Seconded by Commissioner Jenkins. **Motion carried: 6 Ayes, 0 Nays.**



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

Z 21-55

The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility on the subject property.

[Specific Use Provision and a Plan for a Reception Facility on a property zoned Industrial (IN) District.]

**City Council Meeting
April 5, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 2800 West Kingsley Road, Suite 100

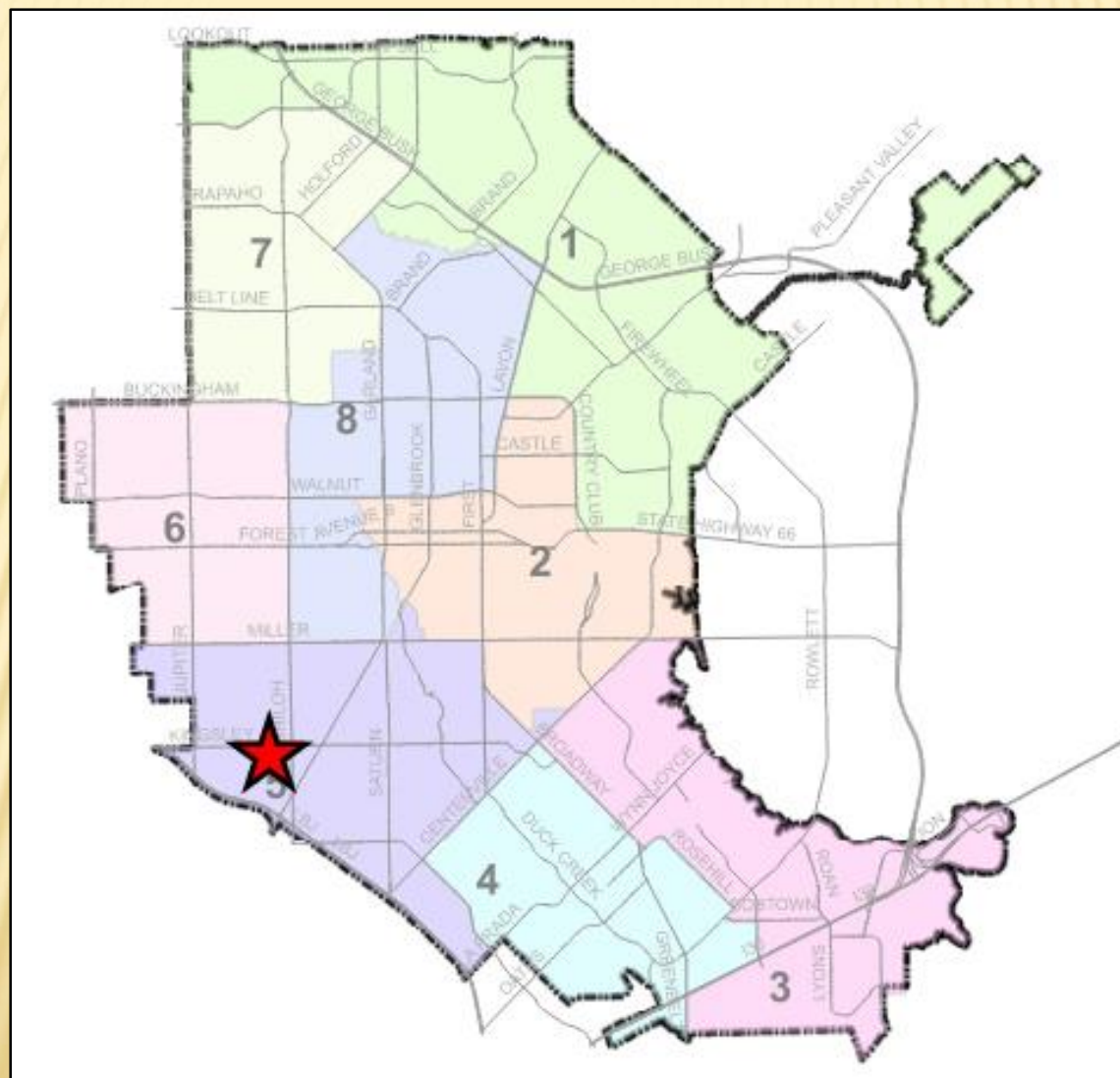
Applicant: Sean Kim

Owner: Jinho Kim

Acreage: 6.803 acres

Zoning: Industrial (IN) District

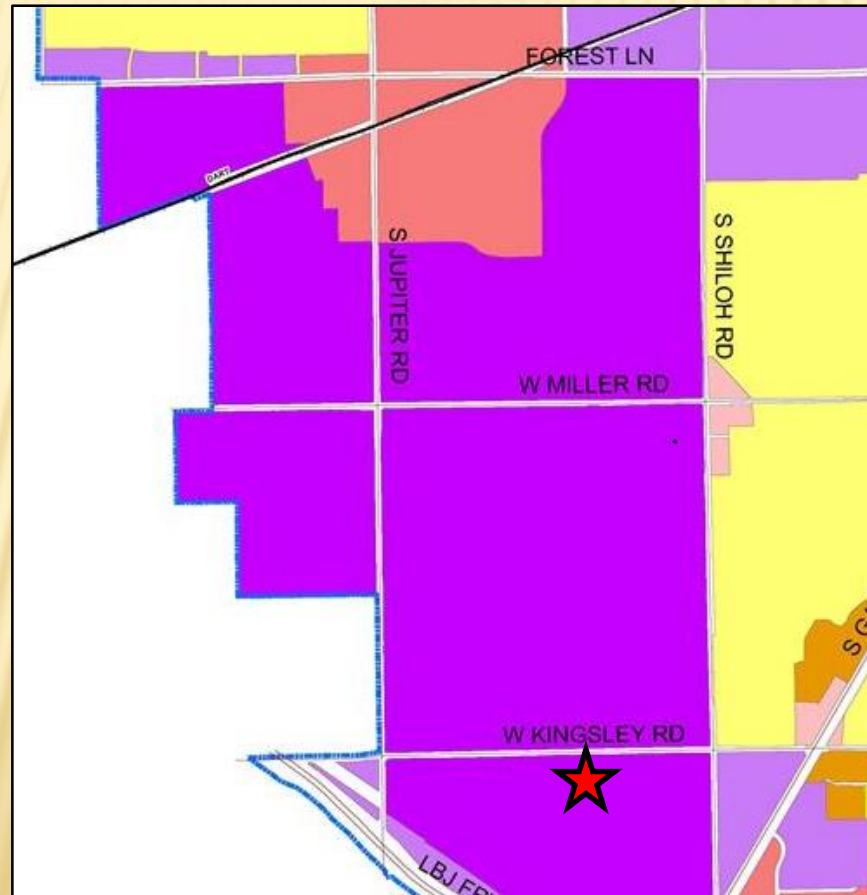
CITYWIDE LOCATION MAP



LOCATION MAP



COMPREHENSIVE PLAN





The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

PHOTOS



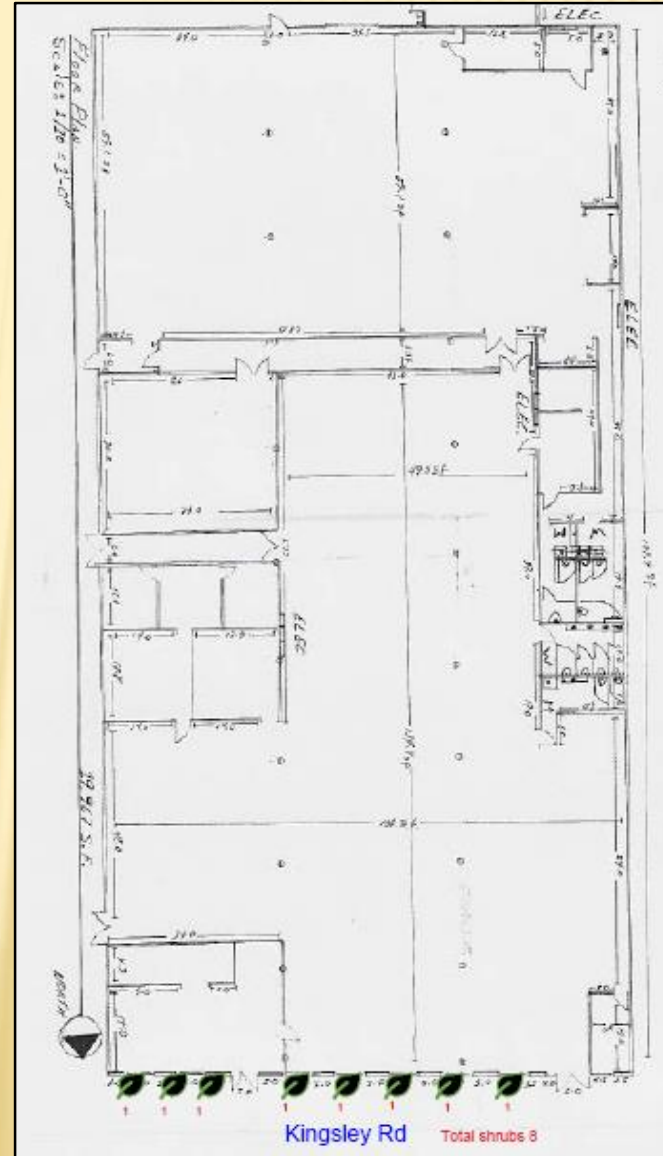
PHOTOS



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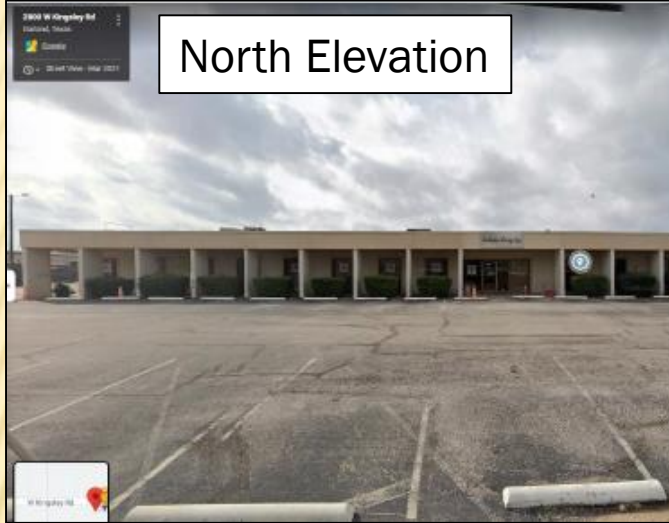


LANDSCAPE PLAN



Z 21-55

BUILDING ELEVATIONS



SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision to be in effect for fifteen (15) years, which aligns with the SUP Time Period Guide.

No deviations have been requested by the applicant.

Approval of a Specific Use Provision for a Reception Facility on a property zoned Industrial (IN) District.

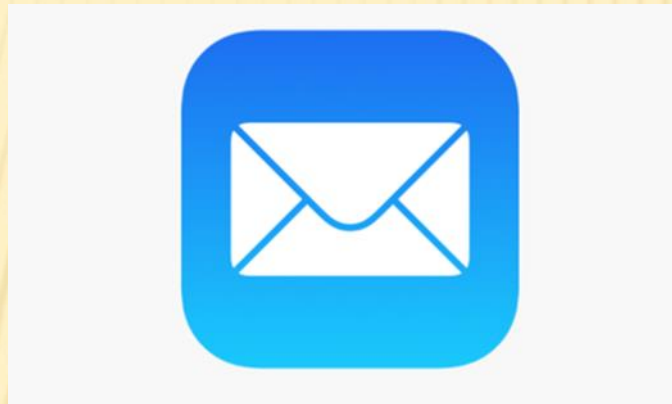
Approval of a Plan for a Reception Facility Use on a property zoned Industrial (IN) District.



PLAN COMMISSION RECOMMENDATION

On March 16, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Plan for a Reception Facility Use on a property zoned Industrial (IN) District.





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7. k.

Meeting Date: 04/05/2022

Item Title: Z 21-62 Provident Realty Advisors - Zoning (District 1)

Submitted By: Nabiha Ahmed, Lead Development Planner

Summary of Request/Problem

The applicant requests postponement of this case to the April 19, 2022 Regular City Council meeting.

Recommendation/Action Requested and Justification

Consider postponement of Case Z 21-62 to the April 19, 2022 Regular City Council meeting.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7. I.

Meeting Date: 04/05/2022

Item Title: Z 21-62 Provident Realty Advisors - Detail Plan (District 1)

Submitted By: Nabiha Ahmed, Lead Development Planner

Summary of Request/Problem

The applicant requests postponement of this case to the April 19, 2022 Regular City Council meeting.

Recommendation/Action Requested and Justification

Consider postponement of Case Z 21-62 to the April 19, 2022 Regular City Council meeting.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. m.

Meeting Date: 04/05/2022

Item Title: Z 22-02 Don Gordon - Zoning (District 8)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

LOCATION

2025 Old Mill Run

OWNER

Don Gordon

PLAN COMMISSION RECOMMENDATION

On March 16, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

The Plan Commission further recommended all repair vehicles should be stored in the rear of the property and all repair work shall remain in the existing building.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

As mentioned in the report, a PD Condition is drafted prohibiting mechanical repairs ordinarily allowed in Automobile Repair, Major Use such as engine and transmission repairs.

BACKGROUND

In 1982, City Council approved a zoning change on a 152-acre site from Single-Family (SF-7) District, Two-Family (2F) District, and Community Retail (CR) District to Planned Development (PD) District 82-42. The subject site is located in Tract 3, which allows Community Retail (CR) Uses. The Planned Development (PD) District 82-42 has a total of three (3) tracts. Tract 1 allows Single-Family Uses and Tract 2 allows Duplex Uses.

The applicant requests approval of an amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use on Tract 3 by right. As per the Garland Development Code, Automobile Repair, Major Use is not allowed by right or by Specific Use Provision (SUP) in the Community Retail (CR) District.

SITE DATA

The proposed Detail Plan portion of the site is approximately 0.373 acres with 72 linear feet of frontage along Old Mill Run. The primary access to the site is from Old Mill Run.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 82-42 and Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. 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 an Automobile Repair, Major Use in an existing 5,390 square-foot building. The applicant is only proposing automobile bodywork and paint services on the subject site; the applicant states that mechanical repairs are conducted off-site. A Planned Development (PD) Condition is drafted prohibiting mechanical repairs ordinarily allowed in Automobile Repair, Major Use such as engine and transmission repairs. Automobile Repair, Minor Use is permitted on the subject property by right.

The hours of operation are from Monday – Friday from 8am to 5pm and 8am to 12pm (noon) on Saturday.

2. As per the GDC, Section 2.52(3)(f); Automobile Repair, Major uses may not conduct any outdoor vehicle or equipment repairs or store overnight vehicles, parts, equipment, or accessories outdoors, except as follows:

- Vehicles currently being repaired may remain on-site for a maximum of ninety

calendar days.

- All vehicles stored on-site must be kept either in a secured garage bay or in a secured, gate access parking lot enclosed by a blind fence or wall at least six feet high and enclosing area of at least 600 square feet per garage bay.
- A Major Automobile Repair business may not conduct, or market, the on-site sale of motor vehicles. It shall be an affirmative defense to prosecution that the on-site sale, or marketing, of a motor vehicle is the incidental sale of an unclaimed vehicle where the vehicle was brought into the facility for repair but was then abandoned back to the repair facility by the owner of the vehicle.
- A Major Automobile Repair establishment may keep a maximum of one wrecker on-site for incidental towing.

The applicant concurs with the Special Standards for the proposed use.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. Therefore, landscaping requirements are not triggered by this request. An existing eight (8) foot wooden fence with a gate is located around the rear perimeter of the property. In addition, there is an existing brick wall located along the adjacent alleyway.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Automobile Repair, Major Use to be allowed by right.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east, south, and north are zoned Planned Development (PD) District 82-42. The properties consist of an automobile repair shop, educational institution (Harari Community Center), and a shopping center. The area to the west is currently zoned Planned Development (PD) District 09-21 and is developed with single-family homes.

Attachments

- Z 22-02 Don Gordon Attachments (Zoning)
 - Z 22-02 Don Gordon Responses
 - Z 22-02 Don Gordon Staff Presentation
-



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-02

2025 Old Mill Run

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-02

2025 Old Mill Run

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use by right at 2025 Old Mill Run.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 82-42, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 82-42 and the Community Retail(CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The Automobile Repair, Major Use shall be in conformance with the layout in Exhibit C.
- B. Signage: All signage shall comply with the GDC requirements.
- C. Vehicle Repair: The Automobile Repair, Major Use shall only conduct bodywork and vehicle paint work on the subject site. Mechanical repairs ordinarily allowed with Automobile Repair, Major Use, as defined by the Garland Development Code, such as engine and transmission repairs, are prohibited on the subject property. Automobile Repair, Minor Use, as defined by the Garland Development Code, is allowed on the subject property. All repair

vehicles shall be stored in the rear of the property and all repair work shall take place in the existing building.

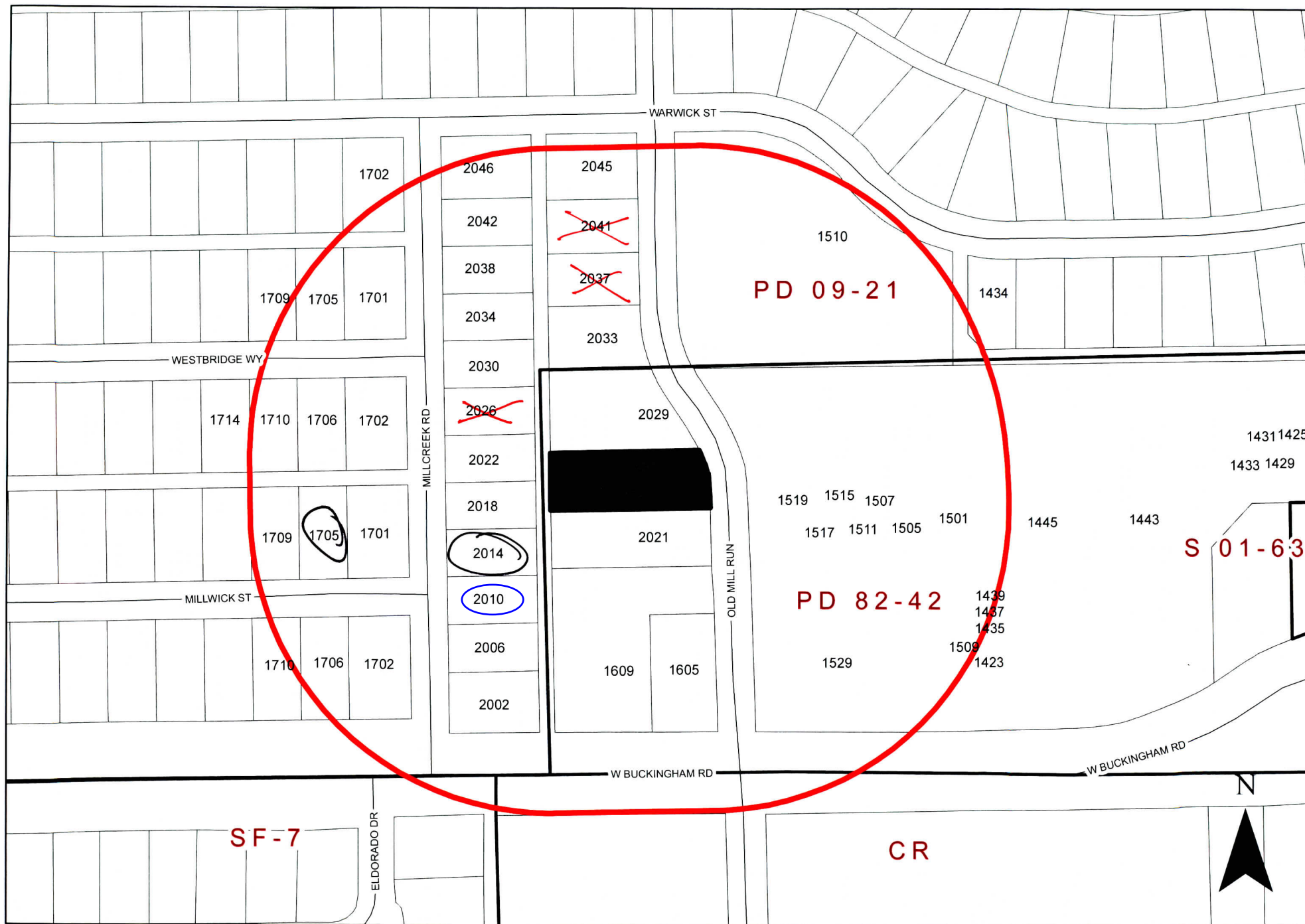
REPORT & MINUTES

P.C. Meeting, March 16, 202

Consideration of the application of **Don Gordon**, requesting approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-02 – Zoning)

The applicant, Don Gordon, was available for questions.

Motion was made by Commissioner Ott to close the public hearing and **approve** the application as presented with the added condition automotive repair is only to be completed within the building. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-02

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

2025 Old Mill Run

CASE: 211214 – 3

FILE: Z 22-02

ADDR: 2025 OLD MILL RUN

AMENDING PD 82-42 FOR MAJOR REPAIR

This tenant has leased one of our other buildings previously. There were never any issues regarding his business staying clean and neat at all time. The outside of the property as well as the inside. We enjoyed having him as one of our tenants. He is currently in Garland now under **A Plus Collision Center**. If you look at his record, there have been no violations of any kind during the time he has been in business. He maintains his business in a clean and orderly way. When we had him as a tenant from 2011 to 2014, we also had the tenant next door to him and there were never any issues. They actually helped each other sometimes if needed. He was a very good neighbor.

One very positive item is there will be no mechanical work. There will be no engine or transmission work will be done at this location. All of the mechanical work is contracted out. There will only be Bodywork and Painting done on at the premises. He is currently leasing at 3601 Dividend Dr. in Garland.

Don purchased the building on 2025 Old Mill Run in 2006. We had the same business there until November, 2021. Since there is an eight (8') foot wooden fence and eight (8') wooden gate around the back of the building, I doubt if anyone could tell you what business was ever there. They housed large and small parts for the sanitation department's (garbage) trucks. Everything was in the warehouse and in the concreted area behind the fence and gate. Behind the eight (8') foot fence next to the alley is a masonry fence. We have double protection in the back.

The only cars to be parked in the front are the owner's car and the three (3) employees' cars. Of course, a customer's car (not wrecked) will be there from time to time. No parked damaged cars will be in the front. No cars will be left overnight in the front. There are no wreckers parked at the location either. They use a contracted wrecker service.

He has assured us and we assure you that the tenant will follow all city regulations and restrictions.

We appreciate your time and consideration of the change to the amendment.

Comment Form

Case Z 22-02

Z 22-02 Don Gordon. The applicant proposes a Major Automobile Repair Shop on the subject property. The site is located at 2025 Old Mill Run. (District 8)

Z 22-02 Don Gordon. El solicitante propone un Taller Mayor de Reparación de Automóviles en la propiedad en cuestión. El sitio está ubicado en 2025 Old Mill Run. (Distrito 8)

Z 22-02 Don Gordon. Người nộp đơn đề xuất một Cửa hàng sửa chữa ô tô lớn trên tài sản đối tượng. Trang web được đặt tại 2025 Old Mill Run. (Quận 8)

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.

DAN Ryhal

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.)

2037 Old Mill Run

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

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính



Signature / Firma / Ch ữ ký

MARCH 7, 2022

Date / Fecha / Ngày

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

MAR 11 '22 AM 11:30

Comment Form

Case Z 22-02

Z 22-02 Don Gordon. The applicant proposes a Major Automobile Repair Shop on the subject property. The site is located at 2025 Old Mill Run. (District 8)

Z 22-02 Don Gordon. El solicitante propone un Taller Mayor de Reparación de Automóviles en la propiedad en cuestión. El sitio está ubicado en 2025 Old Mill Run. (Distrito 8)

Z 22-02 Don Gordon. Người nộp đơn đề xuất một Cửa hàng sửa chữa ô tô lớn trên tài sản đối tượng. Trang web được đặt tại 2025 Old Mill Run. (Quận 8)

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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Keith + Paulette Robinson

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

2041 Old Mill Run

City, State / Estado de la Ciudad / Thành bang

Garland, TX 75044

Zip Code / Código postal / Mã B u Chính

75044

Paulette Robinson

3/9/22

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

MAR 15 '22 AM 9:47

Comment Form

Case Z 22-02

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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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SONG NGUYEN

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.)

2014 MILL CREEK Rd

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044-7616

Zip Code / Código postal / Mã Bưu Chính

Song

3/21/2022

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

MAR 22 '22 AM 9:52

Comment Form

Case Z 22-02

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Z 22-02 Don Gordon. El solicitante propone un Taller Mayor de Reparación de Automóviles en la propiedad en cuestión. El sitio está ubicado en 2025 Old Mill Run. (Distrito 8)

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

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For / A Favor / Đúng



Against / En Contra / Không

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Sandy Peyron owner & Dale Peyron 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.)

2026 Mill Creek Rd

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

Garland Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Sandy Peyron

Dale Peyron

3-19-22

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form

Case Z 22-02

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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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Blanca E Rosas

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

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

2010 mill Creek rd

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u chính

Blanca E Rosas

Signature / Firma / Chữ ký

03/19/2022

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-02	March 16, 2022	April 5, 2022	Kimberly Hopkins

The applicant proposes a Major Automobile Repair Shop on the subject property. The site is located at 2025 Old Mill Run. (District 8)

**Gary A.
Trimmier**
3/13/2022
9:47:44 PM

For

1705 Millwick St

gtrimmier@aol.com

Garland

12145325791

Texas

United States

75044

Will bring more people to neighborhood, and I am for it.

Z 22-02

***The applicant proposes a Major Automobile Repair Shop
on the subject property***

***[Approval of an Amendment to Planned Development (PD) District 82-42
to allow an Automobile Repair, Major Use.***

***Approval of a Detail Plan on a property zoned Planned Development (PD)
District 82-42 for Automobile Repair, Major Use .]***



GARLAND

TEXAS MADE HERE

**City Council Meeting
April 5, 2022**

CASE INFORMATION

Location: 2025 Old Mill Run

Applicant: Don Gordon

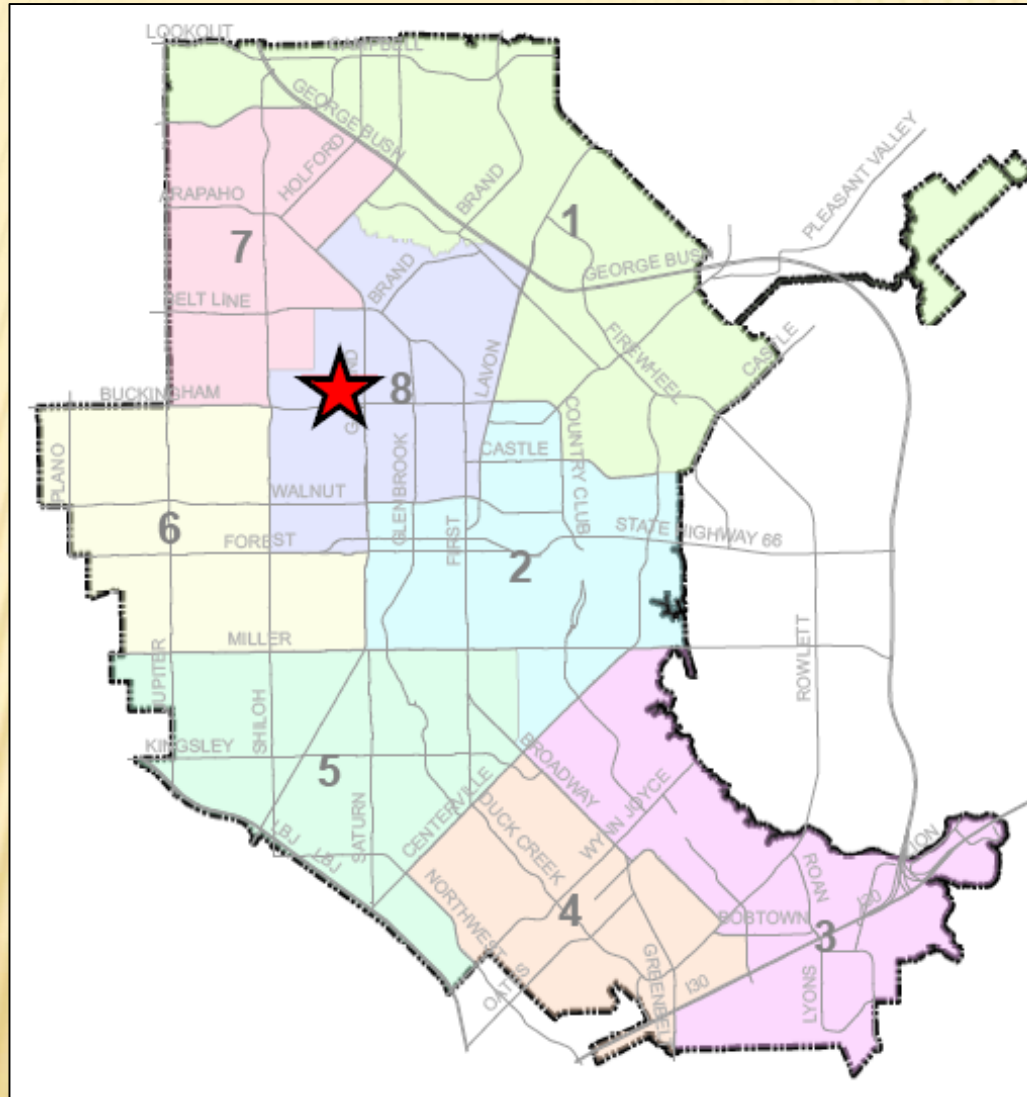
Owner: Don Gordon

Acreage: 0.373 acres

Zoning: Planned Development (PD) District 82-42

Z 22-02

CITYWIDE LOCATION MAP



LOCATION MAP



COMPREHENSIVE PLAN



Z 22-02



The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

PHOTOS

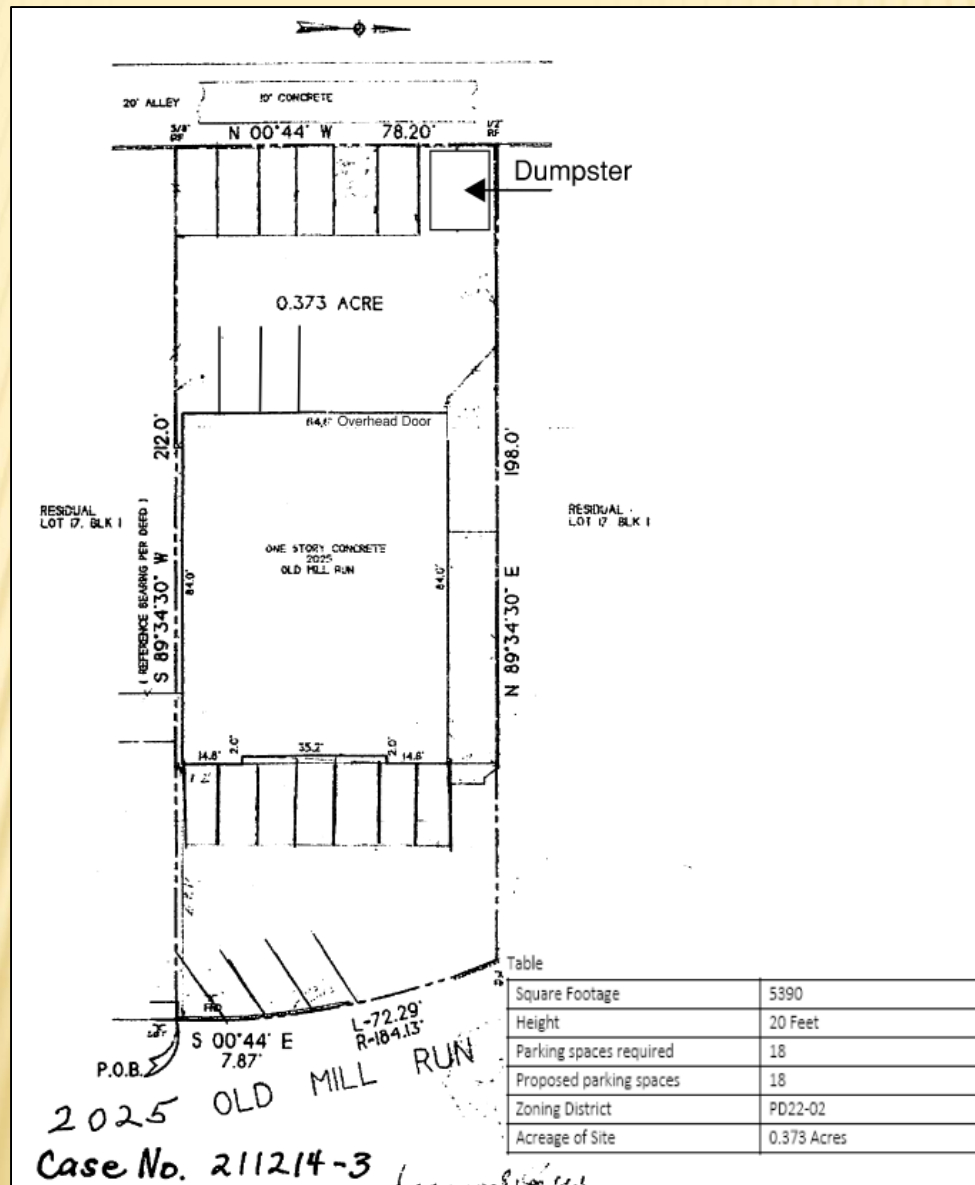


PHOTOS





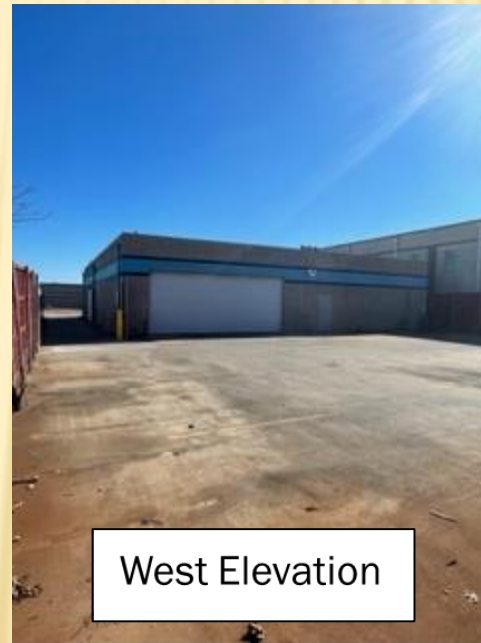
SITE PLAN



BUILDING ELEVATIONS



North Elevation



West Elevation

SCREENING



CONSIDERATION

The applicant requests the Automobile Repair, Major Use to be allowed by right through the Planned Development (PD) 82-42 District.

No deviations have been requested by the applicant.

Approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

A PD Condition is drafted prohibiting mechanical repairs ordinarily allowed in Automobile Repair, Major Use such as engine and transmission repairs.



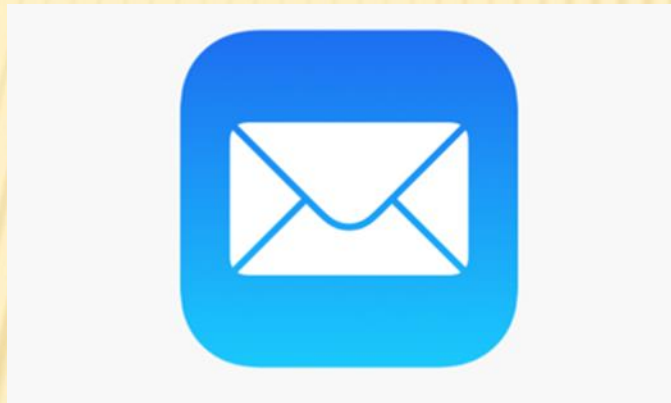
PLAN COMMISSION RECOMMENDATION

On March 16, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

The Plan Commission further recommended all repair vehicles should be stored in the rear of the property and all repair work shall remain in the existing building.

Z 22-02





GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. n.

Meeting Date: 04/05/2022

Item Title: Z 22-02 Don Gordon - Detail Plan (District 8)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

LOCATION

2025 Old Mill Run

OWNER

Don Gordon

PLAN COMMISSION RECOMMENDATION

On March 16, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

The Plan Commission further recommended all repair vehicles should be stored in the rear of the property and all repair work shall remain in the existing building.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

As mentioned in the report, a PD Condition is drafted prohibiting mechanical repairs ordinarily allowed in Automobile Repair, Major Use such as engine and transmission repairs.

BACKGROUND

In 1982, City Council approved a zoning change on a 152-acre site from Single-Family (SF-7) District, Two-Family (2F) District, and Community Retail (CR) District to Planned Development (PD) District 82-42. The subject site is located in Tract 3, which allows Community Retail (CR) Uses. The Planned Development (PD) District 82-42 has a total of three (3) tracts. Tract 1 allows Single-Family Uses and Tract 2 allows Duplex Uses.

The applicant requests approval of an amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use on Tract 3 by right. As per the Garland Development Code, Automobile Repair, Major Use is not allowed by right or by Specific Use Provision (SUP) in the Community Retail (CR) District.

SITE DATA

The proposed Detail Plan portion of the site is approximately 0.373 acres with 72 linear feet of frontage along Old Mill Run. The primary access to the site is from Old Mill Run.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 82-42 and Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. 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 an Automobile Repair, Major Use in an existing 5,390 square-foot building. The applicant is only proposing automobile bodywork and paint services on the subject site; the applicant states that mechanical repairs are conducted off-site. A Planned Development (PD) Condition is drafted prohibiting mechanical repairs ordinarily allowed in Automobile Repair, Major Use such as engine and transmission repairs. Automobile Repair, Minor Use is permitted on the subject property by right.

The hours of operation are from Monday – Friday from 8am to 5pm and 8am to 12pm (noon) on Saturday.

2. As per the GDC, Section 2.52(3)(f); Automobile Repair, Major uses may not conduct any outdoor vehicle or equipment repairs or store overnight vehicles, parts, equipment, or accessories outdoors, except as follows:

- Vehicles currently being repaired may remain on-site for a maximum of ninety

calendar days.

- All vehicles stored on-site must be kept either in a secured garage bay or in a secured, gate access parking lot enclosed by a blind fence or wall at least six feet high and enclosing area of at least 600 square feet per garage bay.
- A Major Automobile Repair business may not conduct, or market, the on-site sale of motor vehicles. It shall be an affirmative defense to prosecution that the on-site sale, or marketing, of a motor vehicle is the incidental sale of an unclaimed vehicle where the vehicle was brought into the facility for repair but was then abandoned back to the repair facility by the owner of the vehicle.
- A Major Automobile Repair establishment may keep a maximum of one wrecker on-site for incidental towing.

The applicant concurs with the Special Standards for the proposed use.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. Therefore, landscaping requirements are not triggered by this request. An existing eight (8) foot wooden fence with a gate is located around the rear perimeter of the property. In addition, there is an existing brick wall located along the adjacent alleyway.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Automobile Repair, Major Use to be allowed by right.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east, south, and north are zoned Planned Development (PD) District 82-42. The properties consist of an automobile repair shop, educational institution (Harari Community Center), and a shopping center. The area to the west is currently zoned Planned Development (PD) District 09-21 and is developed with single-family homes.

Attachments

- Z 22-02 Don Gordon Attachments (Detail Plan)
 - Z 22-02 Don Gordon Responses
 - Z 22-02 Don Gordon Staff Presentation
-



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-02

2025 Old Mill Run

EXHIBIT C

LEGAL DESCRIPTION

STATE OF TEXAS.
COUNTY OF DALLAS:

BEING A TRACT OR PARCEL OF LAND OUT OF LOT 17, BLOCK 1 IN THE JACOB REAGER SURVEY, ABSTRACT NO. 1259, IN THE NORTH STAR WEST ESTATES, 4TH SECTION ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 7645, PAGE 2562, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT THE INTERSECTION OF THE NORTH LINE OF BUCKINGHAM ROAD (100 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF OLD MILL RUN (50 FOOT RIGHT-OF-WAY):

THENCE NORTH 00 DEGREES 44 MINUTES WEST WITH THE WEST LINE OF OLD MILL RUN, A DISTANCE OF 291.65 FEET TO AN "X" FOUND FOR CORNER AT THE POINT OF BEGINNING:

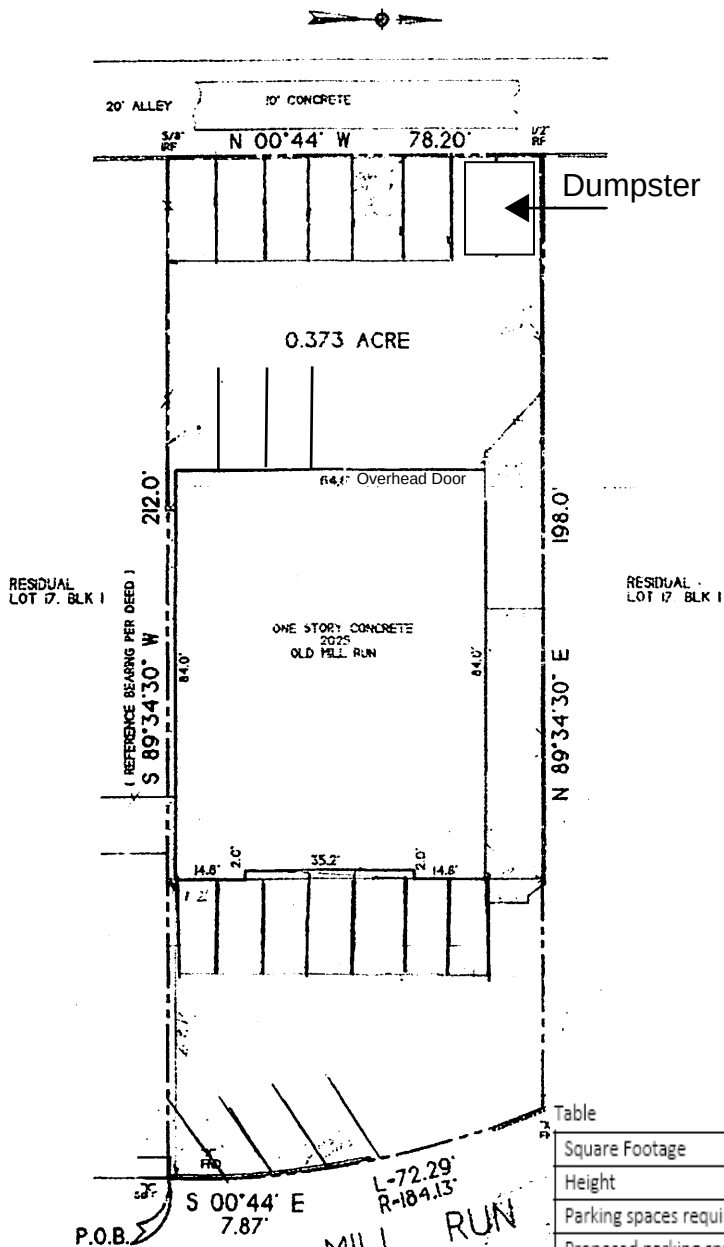
THENCE SOUTH 89 DEGREES 34 MINUTES 30 SECONDS WEST, LEAVING THE WEST LINE OLD MILL RUN, A DISTANCE OF 22.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EAST LINE OF A 20 FOOT ALLEY:

THENCE NORTH 00 DEGREES 44 MINUTES WEST, WITH THE EAST LINE OF A 20 FOOT WIDE ALLEY, A DISTANCE OF 78.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER:

THENCE NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST, LEAVING THE EAST LINE OF A 20 FOOT ALLEY, A DISTANCE OF 198.0 FEET TO AN "X" FOUND IN CONCRETE, SAID POINT BEING IN THE WEST LINE OF OLD MILL RUN AND IN A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 29 MINUTES 39 SECONDS, A RADIUS OF 184.13 FEET, AND AN ARC DISTANCE OF 72.29 FEET TO AN "X" FOUND FOR CORNER:

THENCE SOUTH 00 DEGREES 44 MINUTES EAST, WITH THE WEST LINE OF OLD MILL RUN, A DISTANCE OF 7.87 FEET TO AN "X" SET FOR CORNER AND SAID POINT BEING THE POINT OF BEGINNING AND CONTAINING 16,263 SQUARE FEET OR 0.373 ACRE OF LAND.

NOTE: PER THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4813C0220J THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN)



Table

Square Footage	5390
Height	20 Feet
Parking spaces required	18
Proposed parking spaces	18
Zoning District	PD22-02
Acres of Site	0.373 Acres

Case No. 211214-3

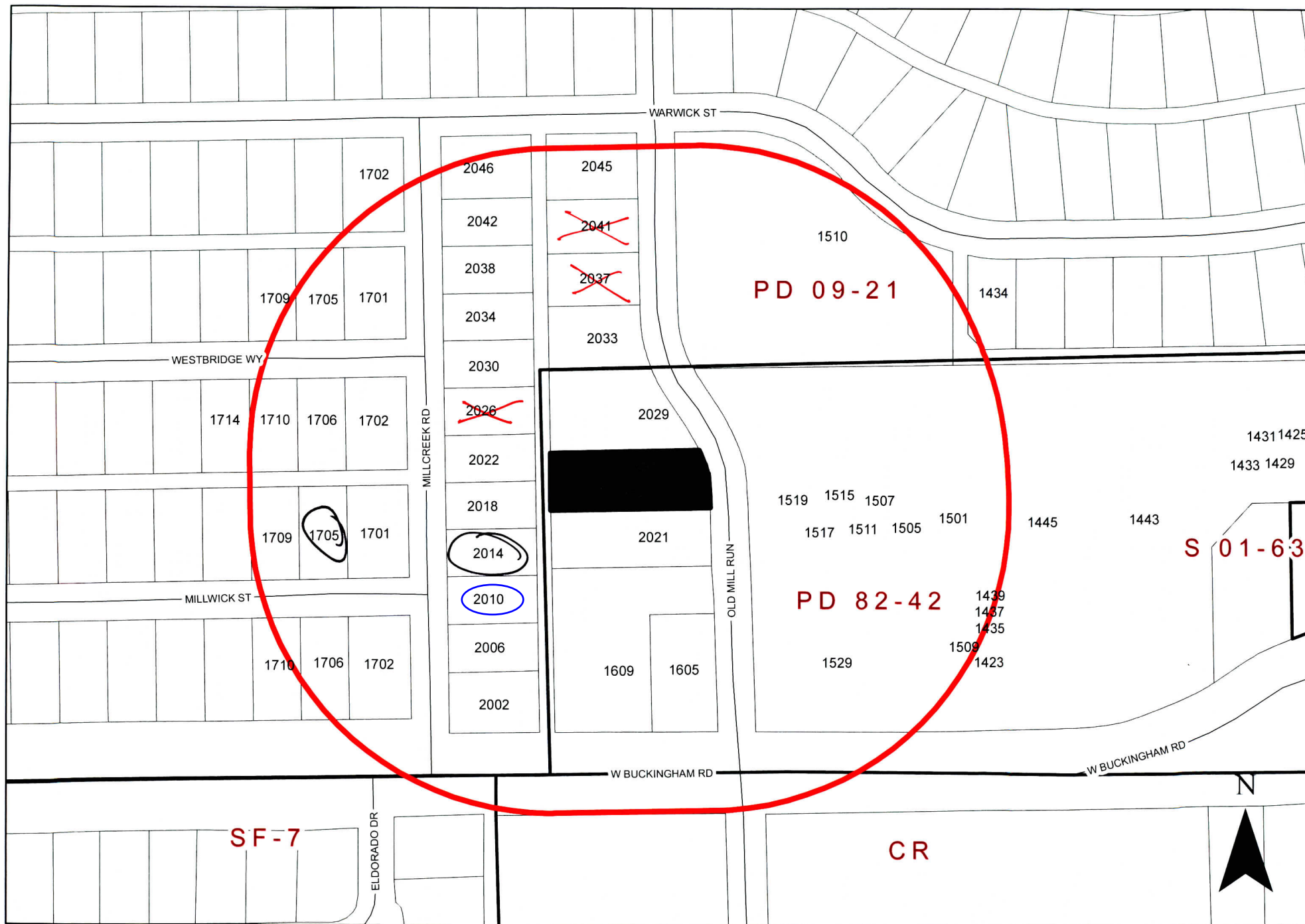
Handwritten signature/initials

REPORT & MINUTES

P.C. Meeting, March 16, 202

Consideration of the application of **Don Gordon**, requesting approval of a Detail Plan for Automobile Repair, Major Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-02 – Detail Plan)

Motion was made by Commissioner Ott to close the public hearing and **approve** the application as presented with the added condition automotive repair is only to be completed within the building. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-02

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

2025 Old Mill Run

CASE: 211214 – 3

FILE: Z 22-02

ADDR: 2025 OLD MILL RUN

AMENDING PD 82-42 FOR MAJOR REPAIR

This tenant has leased one of our other buildings previously. There were never any issues regarding his business staying clean and neat at all time. The outside of the property as well as the inside. We enjoyed having him as one of our tenants. He is currently in Garland now under **A Plus Collision Center**. If you look at his record, there have been no violations of any kind during the time he has been in business. He maintains his business in a clean and orderly way. When we had him as a tenant from 2011 to 2014, we also had the tenant next door to him and there were never any issues. They actually helped each other sometimes if needed. He was a very good neighbor.

One very positive item is there will be no mechanical work. There will be no engine or transmission work will be done at this location. All of the mechanical work is contracted out. There will only be Bodywork and Painting done on at the premises. He is currently leasing at 3601 Dividend Dr. in Garland.

Don purchased the building on 2025 Old Mill Run in 2006. We had the same business there until November, 2021. Since there is an eight (8') foot wooden fence and eight (8') wooden gate around the back of the building, I doubt if anyone could tell you what business was ever there. They housed large and small parts for the sanitation department's (garbage) trucks. Everything was in the warehouse and in the concreted area behind the fence and gate. Behind the eight (8') foot fence next to the alley is a masonry fence. We have double protection in the back.

The only cars to be parked in the front are the owner's car and the three (3) employees' cars. Of course, a customer's car (not wrecked) will be there from time to time. No parked damaged cars will be in the front. No cars will be left overnight in the front. There are no wreckers parked at the location either. They use a contracted wrecker service.

He has assured us and we assure you that the tenant will follow all city regulations and restrictions.

We appreciate your time and consideration of the change to the amendment.

Comment Form

Case Z 22-02

Z 22-02 Don Gordon. The applicant proposes a Major Automobile Repair Shop on the subject property. The site is located at 2025 Old Mill Run. (District 8)

Z 22-02 Don Gordon. El solicitante propone un Taller Mayor de Reparación de Automóviles en la propiedad en cuestión. El sitio está ubicado en 2025 Old Mill Run. (Distrito 8)

Z 22-02 Don Gordon. Người nộp đơn đề xuất một Cửa hàng sửa chữa ô tô lớn trên tài sản đối tượng. Trang web được đặt tại 2025 Old Mill Run. (Quận 8)

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.

DAN Ryhal

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.)

2037 Old Mill Run

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

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính



Signature / Firma / Ch ữ ký

MARCH 7, 2022

Date / Fecha / Ngày

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

MAR 11 '22 AM 11:30

Comment Form

Case Z 22-02

Z 22-02 Don Gordon. The applicant proposes a Major Automobile Repair Shop on the subject property. The site is located at 2025 Old Mill Run. (District 8)

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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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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.)

Keith + Paulette Robinson

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

2041 Old Mill Run

City, State / Estado de la Ciudad / Thành bang

Garland, TX 75044

Zip Code / Código postal / Mã B u Chính

75044

Paulette Robinson

3/9/22

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

MAR 15 '22 AM 9:47

Comment Form

Case Z 22-02

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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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SONG NGUYEN

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.)

2014 MILL CREEK Rd

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044-7616

Zip Code / Código postal / Mã Bưu Chính

Song

Signature / Firma / Chữ ký

3/21/2022

Date / Fecha / Ngày

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

MAR 22 '22 AM 9:52

Comment Form

Case Z 22-02

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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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Sandy Peyron owner & Dale Peyron 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.)

2026 Mill Creek Rd

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

Garland Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Sandy Peyron

Dale Peyron

Signature / Firma / Chữ ký

Date / Fecha / Ngày

3-19-22

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

Comment Form

Case Z 22-02

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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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Blanca E Rosas

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

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

2010 mill Creek rd

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u chính

Blanca E Rosas

Signature / Firma / Chữ ký

03/19/2022

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-02	March 16, 2022	April 5, 2022	Kimberly Hopkins

The applicant proposes a Major Automobile Repair Shop on the subject property. The site is located at 2025 Old Mill Run. (District 8)

**Gary A.
Trimmier**
3/13/2022
9:47:44 PM

For

1705 Millwick St

gtrimmier@aol.com

Garland

12145325791

Texas

United States

75044

Will bring more people to neighborhood, and I am for it.

Z 22-02

***The applicant proposes a Major Automobile Repair Shop
on the subject property***

***[Approval of an Amendment to Planned Development (PD) District 82-42
to allow an Automobile Repair, Major Use.***

***Approval of a Detail Plan on a property zoned Planned Development (PD)
District 82-42 for Automobile Repair, Major Use .]***



GARLAND

TEXAS MADE HERE

**City Council Meeting
April 5, 2022**

CASE INFORMATION

Location: 2025 Old Mill Run

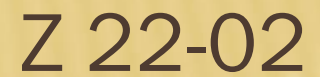
Applicant: Don Gordon

Owner: Don Gordon

Acreage: 0.373 acres

Zoning: Planned Development (PD) District 82-42

Z 22-02



LOCATION MAP



COMPREHENSIVE PLAN



Z 22-02



The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

PHOTOS

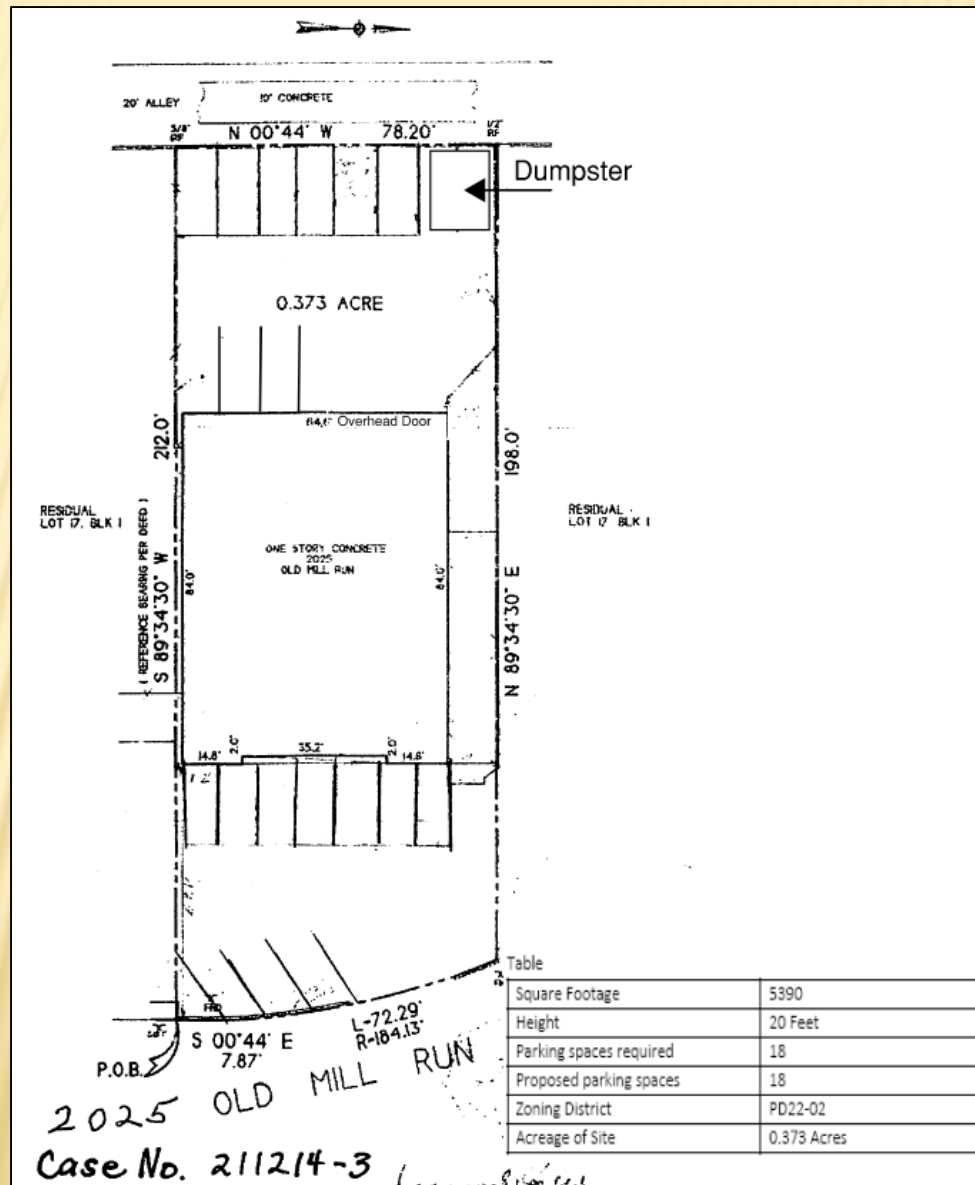


PHOTOS





SITE PLAN



BUILDING ELEVATIONS



North Elevation



West Elevation

SCREENING



CONSIDERATION

The applicant requests the Automobile Repair, Major Use to be allowed by right through the Planned Development (PD) 82-42 District.

No deviations have been requested by the applicant.

Approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

A PD Condition is drafted prohibiting mechanical repairs ordinarily allowed in Automobile Repair, Major Use such as engine and transmission repairs.



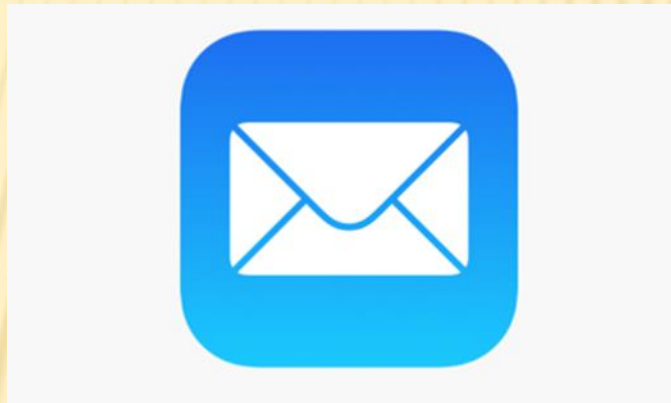
PLAN COMMISSION RECOMMENDATION

On March 16, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

The Plan Commission further recommended all repair vehicles should be stored in the rear of the property and all repair work shall remain in the existing building.

Z 22-02





GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7. o.

Meeting Date: 04/05/2022

Item Title: Determination not to update Land Use Assumptions, Capital Improvements Plan, or Impact Fees.

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Section 395.052 of the Texas Local Government Code mandates an update of a City's land use assumptions, capital improvements plan, and impact fees by the City's governing body every five years, or in the alternative, a determination by the City that a change to the existing fees is unnecessary. In 2016 (with a March 1, 2017 effective date), the City Council adopted the land use assumptions, capital improvement plan, and impact fees, as drafted by consultant Kimley-Horn. Staff has determined that the impact fee study is still valid for another five (5) years and recommends a final approval of determination by the City Council that no change to the land use assumptions, capital improvement plan, and impact fees is required. The Capital Improvements Advisory Committee [Plan Commission] recommended no changes to the current land use assumptions, capital improvements plan, and impact fees during their November 11, 2021 meeting. The Council was briefed on this item during the December 6, 2021 Work Session, and then the required notices were made according to the statute.

Recommendation/Action Requested and Justification

Staff recommends adoption of the attached ordinance.

Attachments

Draft Ordinance

Service Area Map

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS, DETERMINING THAT NO CHANGES TO THE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEES ARE NEEDED FOR THE 2022 UPDATE OF THE IMPACT FEE PROGRAMS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code, Chapter 395, authorizes the City to create and use land use assumptions, capital improvements plan, and impact fees for new development;

WHEREAS, Texas Local Government Code Section 395.052 requires a mandatory five-year update to impact fees, or alternatively, a determination by the City's governing body that changes are unnecessary;

WHEREAS, in 2017 the City Council ("City") adopted land use assumptions, capital improvements plan, and impact fees, as drafted by consultant Kimley-Horn & Associates, with the passage of Ordinance No. 6879 with an effective date of March 1, 2017;

WHEREAS, the City has appointed a Capital Improvements Advisory Committee ("Advisory Committee") to advise the City Council concerning the need for adoption of land use assumptions, capital improvements plan, and impact fees for amendment or revision of the same;

WHEREAS, on November 11, 2021, the Advisory Committee took action to recommend to the City Council that no changes to the land use assumptions, capital improvements plan, and impact fees for the year 2022 were necessary within the water and roadway service areas shown on Exhibit "A" attached hereto; and

WHEREAS, the City published notices as required by Chapter 395 and the passage of 60 days has occurred since the first notice without anyone providing written notification to the City requesting updates to land use assumptions, capital improvements plan, and impact fees.

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

Section 1

That the City Council has made a final determination that no changes to the land use assumptions, capital improvements plan, and impact fees are needed in the year 2022, within the water and roadway service areas shown in Exhibit "A" attached hereto; and the Garland land use assumptions, capital improvements plan, and impact fees will remain at the rates adopted in 2017, and currently published in Article 3, "Fees," of Chapter 1, "General Provisions," of the Garland Development Code of the City of Garland, Texas.

Section 2

Article 3, "Fees," of Chapter 1, "General Provisions," of the Garland Development Code of the City of Garland, Texas, 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 _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

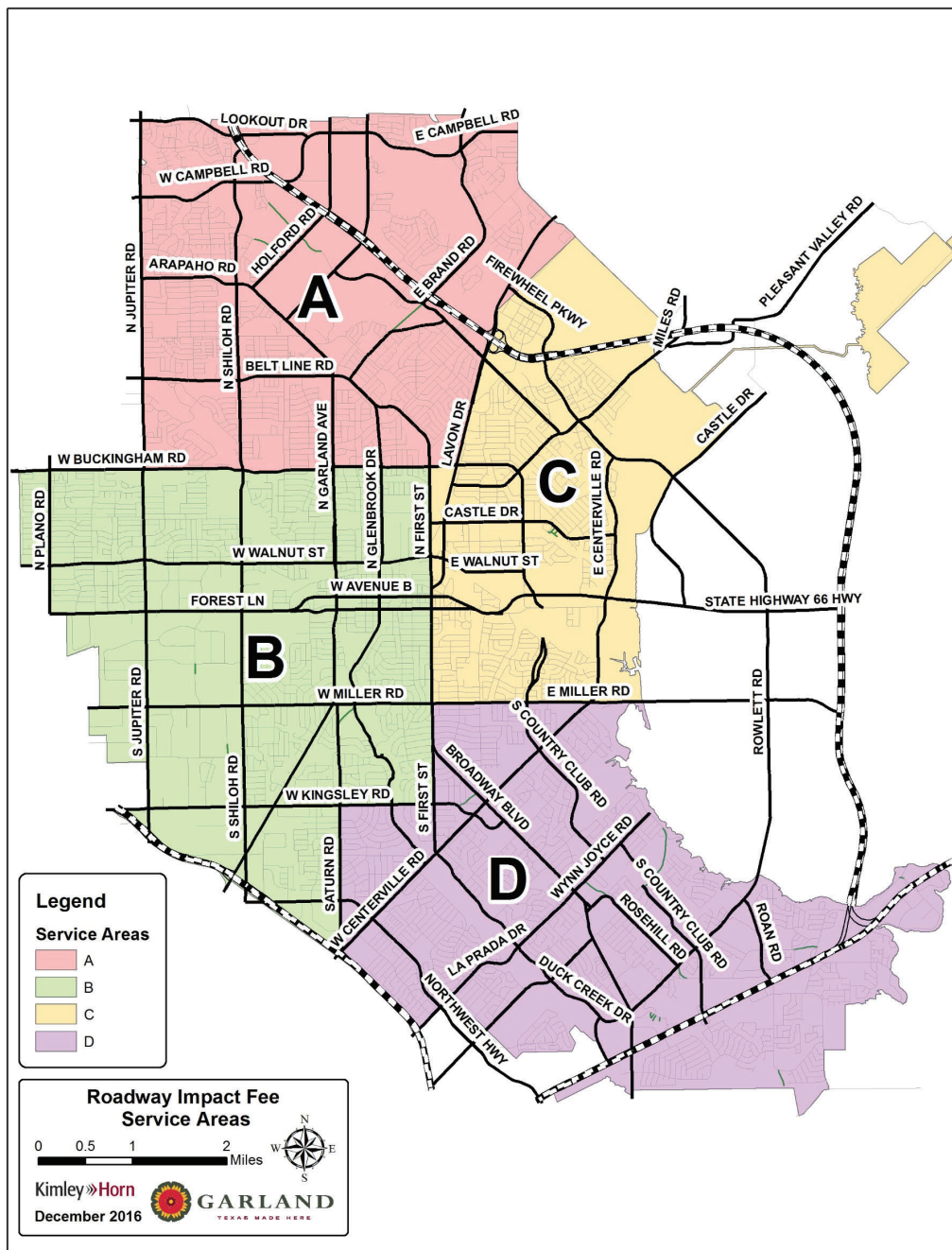


EXHIBIT A



GARLAND

City Council Regular Session Agenda

Meeting Date: 04/05/2022

Item Title: Board and Commission Appointment

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

Summary:

Council Member Rich Aubin

- Margaret Bice - Board of Adjustment
-

Attachments

Margaret Bice - BOA



Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowling@GarlandTX.gov

Please Type or Print Clearly:

Date: March 28, 2022

Name: Margaret Bice

Phone

(Home)

Address: 2617 Ashley Dr

Phone

(Other)

City, State, Zip: Garland, TX 75041

Email

Resident of Garland for 40 years Resident of Texas for 41 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 5

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

My experience working in the field of law and mediation for over 20 years trained me to consider the facts of both sides and form a decision based on the law or other established ordinances without bias.

If you have previously served on a City Board or Commission, please specify and list dates of service.
No

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

GPD Citizen's On Patrol; Orchard Hills Neighborhood Association Founding Member 2001, and served on the board or a committee every year since; President of Orchard Hills Neighborhood Association 2017-2021; Awarded Who's Who of Garland Neighborhoods 2021

What is your educational background?

Human Relations and Business B.S.

What is your occupational experience?

Insurance Office Support Staff - 5 years; Sales - 7 years; Legal Secretary, Mediation Specialty - 22 years

I hereby affirm that all statements herein are true and correct.

Margaret Bice

Board or Commission of first, second and third choice:

☒ Board of Adjustment

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Civil Service Commission

☐ Community Multicultural Commission

☐ Garland Cultural Arts Commission

☐ Garland Youth Council **

☐ Library Board

☐ Property Standards Board

☐ Parks and Recreation Board

☐ Plan Commission *

☐ Senior Citizens Advisory Committee

☐ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Date Appointed

Utility Account Status

Current ☒

Past Due ☐

Appointed By

CSO Suit/Claim Filed

Yes ☐

No ☒

Date Notified

Clerk Signature & Date

Courtney Vanover
3/31/22

Disclosure Form Filed

Revised 05/2021

Vanover, Courtney

From: Kurth, Christine
Sent: Monday, March 28, 2022 4:01 PM
To: Vanover, Courtney; Daniel, Brenda
Subject: RE: Account Status

Good Afternoon

Here you go.

Thank you

Christine Kurth
Call Center Supervisor
972-205-2677
Email: CKurth@garlandtx.gov



GARLAND

From: Vanover, Courtney <CVanover@garlandtx.gov>
Sent: Monday, March 28, 2022 3:59 PM
To: Daniel, Brenda <BDaniel@garlandtx.gov>; Kurth, Christine <CKurth@garlandtx.gov>
Subject: Account Status

Good afternoon,

I need to check the account status for the following:

Margaret Bice---- She is secondary on the account- Excellent/Current
2617 Ashley Dr.

Thank you!

Courtney Vanover

City Secretary's Office
972-205-2406

Our Mission

We are committed to preserve public trust, deliver quality services, promote economic growth, protect our community and enhance the quality of life for the good of our city and our future.



GARLAND

Vanover, Courtney

From: Daniel, Brenda
Sent: Wednesday, March 30, 2022 12:28 PM
To: Vanover, Courtney; Kurth, Christine
Subject: RE: Account Status

All is good with tax dept. So sorry for the delay. I was off a few days.

From: Vanover, Courtney
Sent: Monday, March 28, 2022 3:59 PM
To: Daniel, Brenda <BDaniel@garlandtx.gov>; Kurth, Christine <CKurth@garlandtx.gov>
Subject: Account Status

Good afternoon,

I need to check the account status for the following:

Margaret Bice
2617 Ashley Dr.

Thank you!

Courtney Vanover

City Secretary's Office
972-205-2406

Our Mission

We are committed to preserve public trust, deliver quality services, promote economic growth, protect our community and enhance the quality of life for the good of our city and our future.



GARLAND



GARLAND

TEXAS MADE HERE

Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Margaret S. Bice
- Title: _____
(City Council Member, Plan Commissioner, e.g.)
2. Spouse: Raymond O. Bice, III
- Minor Children
or Dependents: _____

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

None

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

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

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

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002