



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
April 4, 2023
7:00 p.m.**

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

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made.
BRAILLE IS NOT AVAILABLE.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the March 21, 2023, Regular Meeting.
2. Consider approval of the following bids:
 - a. 2023 Material Hauling Services Contract Bid No. 0349-23

Parnosa Acquisition Company LLC dba Aggregates	\$ 372,500.00
Now	
Q. Roberts Trucking	\$ 390,000.00
Total	\$ 762,500.00

Consider authorizing a contract with Parnosa Acquisition Company LLC dba Aggregates Now Q. Roberts Trucking for the 2023 Material Hauling Services contract associated with rehabilitating and reconstructing alleys and streets within the City of Garland.

- b. 2022 Paving, Water, Wastewater, and Drainage Improvements Group 1 Project** **Bid No. 0372-23**

Tri-Con Services, Inc. \$ 2,152,121.10

Consider authorizing a contract with Tri-Con Services, Inc. for the Utility Construction for the 2022 Paving, Water, Wastewater, and Drainage Improvements Group 1 Project.

- c. Wynn Joyce Road 24" Water Main Installation** **Bid No. 0064-22**

Flow-Line Construction, Inc. \$ 188,118.66

Consider authorizing a change order to a contract with Flow-Line Construction, Inc. for the Wynn Joyce 24" Water Main Installation due to several unforeseen items.

- d. Rowlett Creek 36-inch Parallel Sewer Interceptor Design** **Bid No. 0804-21**

Freese and Nichols, Inc. \$ 766,381.00

Consider authorizing a change order to a contract with Freese and Nichols, Inc. for the Rowlett Creek sewer interceptor design project.

- e. Professional Services for Wynn Joyce Park** **Bid No. 1272-22**

TBG Partners \$ 635,000.00

Consider a request to enter into an agreement for professional services with TBG Partners to initiate design work for the proposed improvements at Wynn Joyce Park.

- f. Cable for Warehouse Inventory** **Bid No. 0538-23**

Techline, Inc. \$ 469,560.00

Consider a request for the purchase of cable from Techline, Inc. for Warehouse inventory to support GP&L's maintenance, repair, and construction requirements.

g. Transformers for Warehouse Inventory Bid No. 0162-22

Techline, Inc.

\$ 83,662.00

Consider a request to approve a change order with Techline, Inc. for transformers for GP&L as part of the Warehouse inventory.

h. Central Library Construction Services Bid No. 0379-21

Core Construction

\$ 10,786,956.00

Consider a request to enter into an agreement with Core Construction for construction services as Guaranteed Maximum Price (GMP) 2, for the remainder of the modernization and upgrades to Central Library.

i. Microsoft Enterprise Agreement Renewal Bid No. 0626-22

SHI Government Solutions

\$ 998,110.55

Consider a request for a year two (2) of the Microsoft Enterprise Agreement licensing and support necessary for the City's continued and future use of Microsoft products. Information Technology (IT) also requests approval for the renewal of year three (3) of the Microsoft EA Agreement as the City intends to license and use Microsoft products for the foreseeable future.

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

a. Z 22-66, My Choice Custom Homes (District 4)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Detail Plan for a Dwelling, Single-Family Detached Use on a 0.359-acre tract of land located at 5475 Robin Road zoned Planned Development (PD) District 18-40 for Single-Family-7 Uses.

b. Z 22-81, JP3 Consulting, LLC (District 6)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Community Office (CO) District to Multi-Family-2 (MF-2) District on a 2.843-acre tract of land located at 2700 West Walnut Street and 320 King Lane.

c. Z 22-71, G. Roxana Novoa (District 4)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District on a 0.45-acre tract of land located at 1009 & 1013 Rowlett 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.

4. 2022-23 Budget Amendment No. 2

Consider Budget Amendment No. 2, amending the FY 2022-23 Adopted Budget to appropriate funds in the amount of \$4,355,728 in the Electric Utility Fund for GP&L Production to cover additional maintenance and repair costs on the Olinger and Spencer Power Plants. Council first considered this Budget Amendment during the March 20, 2023 Work Session.

5. Consider an ordinance amending Section 1.100, "Fees," of Division 4, "Planning and Zoning Fees," of Article 3, "Fees," of Chapter 1, "General Provisions," and Section 4.54.1, "Applicability & Exemptions," of Division 1, "Purpose & Definitions," of Article 3, "Screening & Landscaping," of Chapter 4, "Site Development," of the Garland Development Code of Garland, Texas.

At the April 3, 2023 Work Session, City Council was provided a written briefing to consider an ordinance with several clean-up items to the Garland Development Code related to Planning & Zoning fees and tree mitigation language.

6. Request for Development Assistance from Om Realty Garland

Consider a development incentive request for Development Assistance from Om Estates Development, LLC for a waiver of certain development fees required for a proposed new mix-use project located at 240 E. IH30 and 328 Oaks Trail. This item was presented in Executive Session on December 5, 2022.

7. Request for Development Assistance from Andor Properties, LLC and Shirlee Mae, LLC

Consider an incentive grant request for Development Assistance from Andor Properties, LLC and Shirlee Mae, LLC to renovate 500 Main Street and assist proposed tenants to occupy the property.

8. Request for Adoption of Economic Development Strategic Plan

Consider a Request for Adoption of an Economic Development Strategic Plan which incorporates Council feedback from the March 20, 2023 City Council Work Session.

9. Request to Transfer Funds to the Garland Foundation for Development to Demolish the Otter Storage Facility

The Foundation for Development is acquiring the Otter Storage Facility, located at 3926 S. Shiloh Road and 3918 Leon Road. Due to safety concerns, and to prepare the site for redevelopment, the Foundation plans to demolish the properties upon closing.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

10. Appointment to the Dallas Area Rapid Transit Board

Consider by minute action one appointment to the Dallas Area Rapid Transit Board to fill the current vacancy.

11. Hold public hearings on:

a. Youth Standards of Care

Consider a request to adopt an ordinance with public comments for Youth Programs Standards of Care in order to meet the requirements of Texas Human Resource Code, Section 42.041(b)(14).

- b. Consider a Specific Use Provision request by Joseph and Beverly Darnell, to convert an existing permitted backyard workshop to a Guest House. The site is located at 2701 Larry Drive in District 5.**

Consideration of the application of Joseph and Beverly Darnell, requesting approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-10 (SF-10) District. This property is located at 2701 Larry Drive. (File Z 22-82, District 5)

- c. Consider a Plan request by Joseph and Beverly Darnell, to convert an existing permitted backyard workshop to a Guest House. The site is located at 2701 Larry Drive in District 5.**

Consideration of the application of Joseph and Beverly Darnell, requesting approval of a Plan for a Guest House on a property zoned Single-Family-10 (SF-10) District. This property is located at 2701 Larry Drive. (File Z 22-82, District 5)

- d. Consider a Specific Use Provision request by Shammy's Garland, LLC for an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road in District 7. (This item was postponed from the March 7, 2023 Regular City Council meeting per the applicant's request.)**

Consideration of the application of Shammy's Garland, LLC, requesting approval of a Specific Use Provision for a Car Wash, Automated/Rollover Use on a property zoned Community Retail (CR) District. This property is located at 2461 Belt Line Road. (File Z 22-76, District 7)

- e. Consider a Plan request by Shammy's Garland, LLC for an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road in District 7. (This item was postponed from the March 7, 2023 Regular City Council meeting per the applicant's request.)**

Consideration of the application of Shammy's Garland, LLC, requesting approval of a Plan for a Car Wash, Automated/Rollover Use on a property zoned Community Retail (CR) District. This property is located at 2461 Belt Line Road. (File Z 22-76, District 7)

12. Citizen comments.

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

13. Adjourn.

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



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 04/04/2023

Item Title: Minutes March 21

Submitted For: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the March 21, 2023, Regular Meeting.

Attachments

Minutes March 21



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, March 21, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

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

Staff Present: City Manager Judson Rex
Deputy City Manager Mitch Bates
Assistant City Manager Andy Hesser
Assistant City Manager Crystal Owens
Assistant City Manager Phillip Urrutia
City Attorney Brian England
City Secretary Eloyce René Dowl

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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Mayor LeMay presented a proclamation to the Meals on Wheels representative, proclaiming March to be "March for Meals" month.

Mayor LeMay presented a proclamation to Gary Holcomb, Director of Purchasing, along with his staff: Teresa Smith, Purchasing Manager, Elizabeth Segura, Buyer, Armando Gallardo, Associate Contracts Specialist and Cassandra Sanders, Contracts Specialist. Mayor LeMay proclaimed March to be "National Procurement Month" in the City of Garland.

CONSENT AGENDA

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

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

Vote: 9 ayes, 0 nays

1. APPROVED Consider approval of the minutes of the March 7, 2023, Regular Meeting.

2. Consider approval of the following bids:

**a. APPROVED Wastewater Improvements in Nine Alleys - Phase 2 Bid No. 0019-23
Construction**

Optional Contingency	\$490,011.00
Tri-Con Services, Inc.	Total \$5,390,000.00

This request is for Phase 2 of the wastewater improvements project. The project consists of replacing approximately 8,300 linear feet of existing wastewater lines in the remaining five (5) unimproved alleys and the replacement of approximately 1,500 linear feet of existing water lines, paving, and sidewalks. The alleys are located in three (3) separate areas as follows: Alleys between Redell Street and Newman Street; Alleys between Main Street / State Street and State Street / Austin Street; and Alleys between Cranford Drive / Randolph Drive and Lewis Drive / Caldwell Drive. An optional contingency is included for any additional work that may be required.

- b. APPROVED Side and Rear Loader Chassis** **Bid No. 0561-23**
- Bond Equipment Company Inc.** **\$ 1,288,278.00**
- This request is for the purchase of six (6) replacement chassis for side and rear loader units to be utilized by the Sanitation Department. This request includes chassis inspection and training for four (4) City employees at the Crane Carrier facility. The existing units being replaced are listed in the attached document. The items being purchased are scheduled and budgeted purchases, and the units being replaced will be retired and auctioned.
- c. APPROVED Side, Rear, and Front Loader Bodies** **Bid No. 0567-23**
- Reliance Truck and Equipment** **\$ 744,189.12**
- This request is for the purchase of five (5) replacement bodies to be mounted on chassis to be utilized by the Sanitation Department. The existing units being replaced are listed in the attached document. The items being purchased are scheduled and budgeted purchases, and the units being replaced will be retired and auctioned.
- d. APPROVED Design Services for the Rick Oden Splash Pad (ARPA-Funded)** **Bid No. 1271-22**
- Kimley-Horn & Associates** **\$ 311,500.00**
- This request is to initiate design work for the proposed splash pad at Rick Oden Park. This project is part of the 2023 CIP and utilizes American Rescue Plan Act (ARPA) funding.
- e. APPROVED Side Loader Bodies** **Bid No. 0557-23**
- Texas Pack + Load** **\$ 351,174.00**
- This request is for the purchase of two (2) replacement Side-Loader bodies to be mounted on chassis that will be utilized by the Sanitation Department. The existing unit 430-1726 is a 2017 Crane Carrier LET2-30 Automated Side-Loader with 8,321 hours and unit 430-1945 is a 2019 Crane Carrier LET2-30 Automated Side-Loader with 6,630 hours. The items being purchased are a scheduled and budgeted purchase, and the units being replaced will be retired and auctioned.
- f. APPROVED Naaman School Road Railroad Crossing Improvements** **Bid No. 0548-23**
- Optional Contingency** **\$ 100,000**
- Kansas City Southern Railway Company** **\$ 1,177,662.00**

This request is for the reconstruction of the at-grade highway-rail crossing required as part of the reconstruction of Naaman School Road (from Brand to SH 78). Naaman School Road is widening from four lanes to seven lanes at the railroad crossing, which requires an extension of the rail crossing panels, installation of new railroad flasher signals, a new control bungalow, and new railroad crossing arm gates. The City will reimburse the Kansas City Southern Railway (KCS) for the actual cost of the improvements of which the preliminary estimate is \$1,077,662. An Optional Contingency has been included should the actual expenditures exceed the preliminary estimate. This project is part of the 2019 Bond Program and was approved in the 2023 CIP.

g. APPROVED Water Utilities Building Bid No. 0840-21

Hill & Wilkinson \$ 566,164.00

This request is to approve a change order related to the construction of the new Water Utilities building. To allow the general contractor to finalize their subcontractors, this project was bid out with 95% complete set of construction drawings. Now that the construction drawings are 100% complete, additional costs of \$358,713 have been identified due to the finalizing of construction materials, finishes, and equipment to be used in the building. The change order also includes drainage work for \$207,451 for the entire site, including the Police Property Building, that will tie into the DART right-of-way located on the north side of the site. The drainage work was originally to be included in the Police Property Building project; however, due to delays in receiving final approval from DART, that work is being included in this project.

h. APPROVED Term Contract for Disaster Debris Removal, Monitoring, and Consulting Services Bid No. 0164-23

Ceres Environmental Services, Inc. (Primary)	\$6,397,128
Phillips & Jordan, Inc. (Secondary)	\$1,000,000
DRC Emergency Services, LLC. (Tertiary)	\$1,000,000
DebrisTech, LLC. (Primary)	\$1,218,240
Thompson Consulting Services, LLC. (Secondary)	\$1,235,520

TOTAL \$10,850,888

This request is to provide disaster debris removal, monitoring, and consulting services in the event of a natural or man-made disaster that exceeds the City's internal resources and capabilities. The approval is for a term agreement with four (4) optional renewals.

i. APPROVED GP&L I.H.-30 and Bass Pro Drive Feeder Duct Line Preparation Bid No. 0422-23

The Fishel Company \$ 486,721.19

This request is to provide labor for the ground preparation of an underground feeder crossing that will be installed at IH30 and Bass Pro Drive. Texas Department of Transportation (TxDOT) construction in the area is causing conflicts with the existing overhead service. The contractor will provide boring and ground preparation work at the site and GP&L crews will relocate the line segment underground. Expenses associated with this request will be reimbursed from TxDOT at 100%.

j. APPROVED GP&L and TMPA Substation Testing and Commissioning Services

Bid No. 1156-22

Power Engineers, Inc.

\$ 300,000.00

This request is to increase the blanket contract for as-needed GP&L and TMPA substation testing and commissioning services. An increase in the anticipated number of projects and services required is driving the need for this change order.

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

a. APPROVED Zoning File No. Z 22-65, Kirkman Engineering (District 7)

Ordinance No. 7409 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) a Detail Plan for Single-Family Attached (SFA) development on a 4.862-acre tract of land located at 2801 and 2901 Arapaho Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. APPROVED Zoning File No. Z 22-78, Quetzal Event Center (District 3)

Ordinance No. 7410 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amended Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses and 2) a Detail Plan for a Reception Facility on a 2.413-acre tract of land located at 354 East Interstate Highway 30; 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; a Savings Clause and a Severability Clause; and providing an effective date.

c. APPROVED Zoning File No. Z 22-79, Clay-Cristy-ClayMoore Engineering (District 8)

Ordinance No. 7411 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for an additional Drive-Through at an existing Restaurant, Drive-Through on a 0.875-acre tract of land located at 119 East Buckingham Road and zoned Industrial (IN) District; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. APPROVED Interlocal Agreement for the Internet Crimes Against Children Grant Project

The City Council was briefed at the March 20, 2023, Work Session on the Interlocal Agreement between the City of Garland and the City of Dallas for the North Texas Internet Crimes Against Children (ICAC) Task Force and Grant Program. Council is requested to approve the resolution allowing the City Manager to execute the agreement with the City of Dallas for the North Texas Internet Crimes Against Children (ICAC) Task Force and Grant Program.

5. APPROVED Ordinance Amending Section 22.23, Animal Services Advisory Committee

Council approved **Ordinance No. 7412** Ordinance amending Section 22.23, "Animal Services Advisory Committee," of Article I, "Animal Services," of Chapter 22, "Health" of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause, providing a Severability Clause; and providing an effective date.

6. APPROVED Adoption of the Proposed HOME American Rescue Cost Allocation Plan

The City Council was briefed at the March 20, 2023, Work Session on the HOME American Rescue Cost Allocation Plan. Council is requested to approve the HOME American Rescue Cost Allocation Plan for adoption.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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7. Hold public hearings on:

- a. APPROVED Consider a Detail Plan request by My Choice Custom Homes, to construct a single-family home. The site is located at 5475 Robin Road in District 4.**

Consideration of the application of My Choice Custom Homes, requesting approval of a Detail Plan for a Single-Family Detached Home on a property zoned Planned Development (PD) District 18-40 for Single-Family-7 (SF-7) Use. This property is located at 5475 Robin Road. (File Z 22-66, District 4)

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were: Azhar Mohammed, applicant and Billy J. Bagwell.

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

Vote: 9 ayes, 0 nays

- b. APPROVED Consider a Zoning Change request by JP3 Consulting LLC, from Community Office (CO) District to Multi-Family-2 (MF-2) District. The site is located at 2700 Walnut Street and 320 King Lane in District 6.**

Consideration of the application of JP3 Consulting, LLC, requesting approval of a Change in Zoning from Community Office (CO) District to Multi-Family-2 (MF-2) District. This property is located at 2700 Walnut Street and 320 King Lane. (File Z 22-81, District 6)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Sakariah Jacob, applicant.

There was discussion by the Council.

The motion was made by Council Member Vera to approve the Zoning Change, seconded by Deputy Mayor Pro Tem Smith. Motion carried:

Vote: 9 ayes, 0 nays

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.

9. APPROVED Council Member Dylan Hedrick

- Tony N. Bui - Tax Increment Finance #1 Downtown Board

Council Member Hedrick presented the nominee and a vote was cast with the following result:

Vote: 9 ayes, 0 nays

10. Citizen comments: Dave Brady and Bonita Montgomery

11. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:42 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. a.

Meeting Date: 04/04/2023

Item Title: 2023 Material Hauling Services Contract

Submitted By: Tye Tingey, Sr. Civil Engineer

Bid Number: 0349-23

Purchase Justification:

This request is for the 2023 Material Hauling Services contract associated with rehabilitating and reconstructing alleys and streets within the City of Garland. Materials to be hauled include but are not limited to, demolished bituminous and concrete pavements from the removal of alleys, streets, curbs, gutters, sidewalks, and driveways. This approval is for a term agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued per the Purchasing procedures. Three (3) bids were received, however, Mangwenya LLC withdrew their bid. Parnosa Acquisition Company LLC d.b.a Aggregates Now is recommended as the primary vendor and Q. Roberts Trucking is recommended as the secondary vendor.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Parnosa Acquisition Company LLC dba Aggregates Now	Primary	\$372,500.00
Q. Roberts Trucking	Secondary	\$390,000.00
TOTAL:		\$762,500.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 48636

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$762,500

Proposed Balance: N/A
Account #: 831-4693-7203
Fund/Dept/Project – Description and Comments:

This request is to approve two vendors for Material Hauling services to ensure the availability of material hauling services. The primary vendor is Parnosa Acquisition Company LLC dba Aggregates Now.

The award will be made to, up to two (2) bidders to ensure the availability of material Hauling services:

-Parnosa Acquisition Company LLC dba Aggregates Now \$372,500

-Q. Roberts Trucking \$390,000.00

Total: \$762,500.00

Both Term Contracts will be BL's and the below will apply to each vendor:

-One initial and four one-(1)year optional renewal clauses and thirty (30) day written termination clauses shall remain in effect.

-The PR Distribution code is 451-6999; Term contract sets price but does not commit funds. Expenses will be charged to the Street Construction account as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2023

Document Location: Page 220

Budget Director Approval: Matthew Watson

Approval Date: 03/24/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/21/2023

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 04/04/2023

Item Title: 2022 Paving, Water, Wastewater, and Drainage Improvements Group 1 Project

Submitted By: Tye Tingey, Sr. Civil Engineer

Bid Number: 0372-23

Purchase Justification:

This request is for the Utility Construction for the 2022 Paving, Water, Wastewater, and Drainage Improvements Group 1 Project. The project consists of improving and upgrading utilities within seven (7) existing roadways located in Council Districts 3, 4, and 5 and includes approximately 2,600 LF of water main replacement, 6,000 LF of wastewater main replacement, 400 LF of storm sewer improvements, and all incidentals.

Evaluation:

A request for bids was issued per the Purchasing procedures. Four (4) bids were received and evaluated with Tri-Con Services, Inc. submitting the Straight Low Bid.

Award Recommendation:

	<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
	Tri-Con Services, Inc.	All	\$2,152,121.10
		TOTAL:	\$2,152,121.10

Basis for Award: Straight Low Bid

Purchase Requisition #: 48701

Fiscal Impact

Total Project/Account: \$2,152,122

Expended/Encumbered to Date: 0

Balance: \$2,152,122

This Item: 2,152,122

Proposed Balance: \$0

Account #: 220-4049-3019200-9214, 230-4149-3215700-9305, 653-1409-148501-9017

Fund/Dept/Project – Description and Comments:

Water CIP / Relocation of Mains Prior to Paving Program	\$	529,702
Wastewater CIP / Relocation of Mains Prior to Paving Program		1,412,202
Drainage CIP / Local Flooding Program		210,218
Total	\$	2,152,121

Attachments

Bid Recap

2022 P,W,WW G1-exhibit1

2022 P,W,WW G1-exhibit2

2022 P,W,WW G1-exhibit3

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP - Pages 136, 231, & 251

Budget Director Approval: Matthew Watson

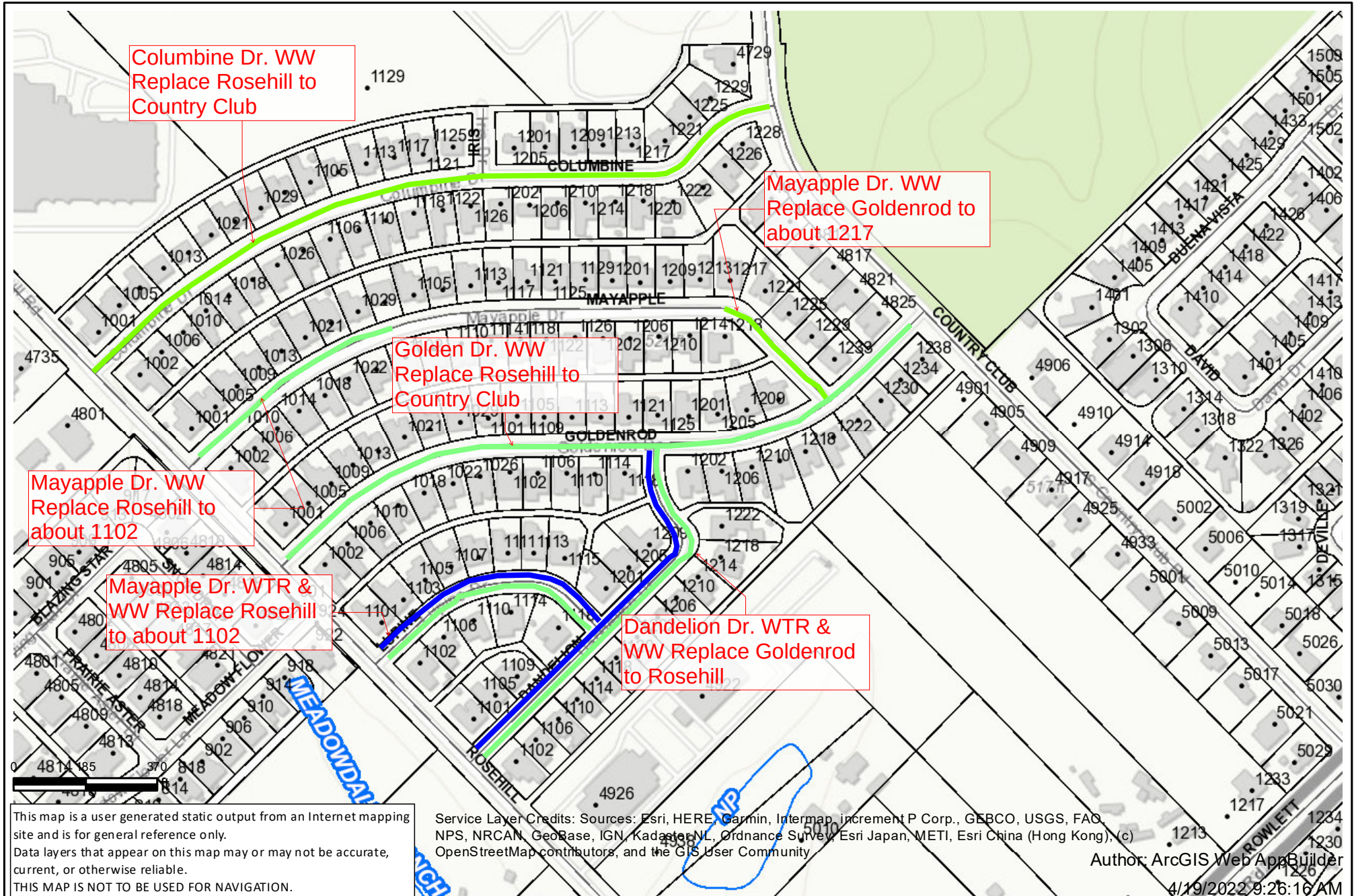
Approval Date: 03/24/2023

Purchasing Director Approval: Gary L. Holcomb

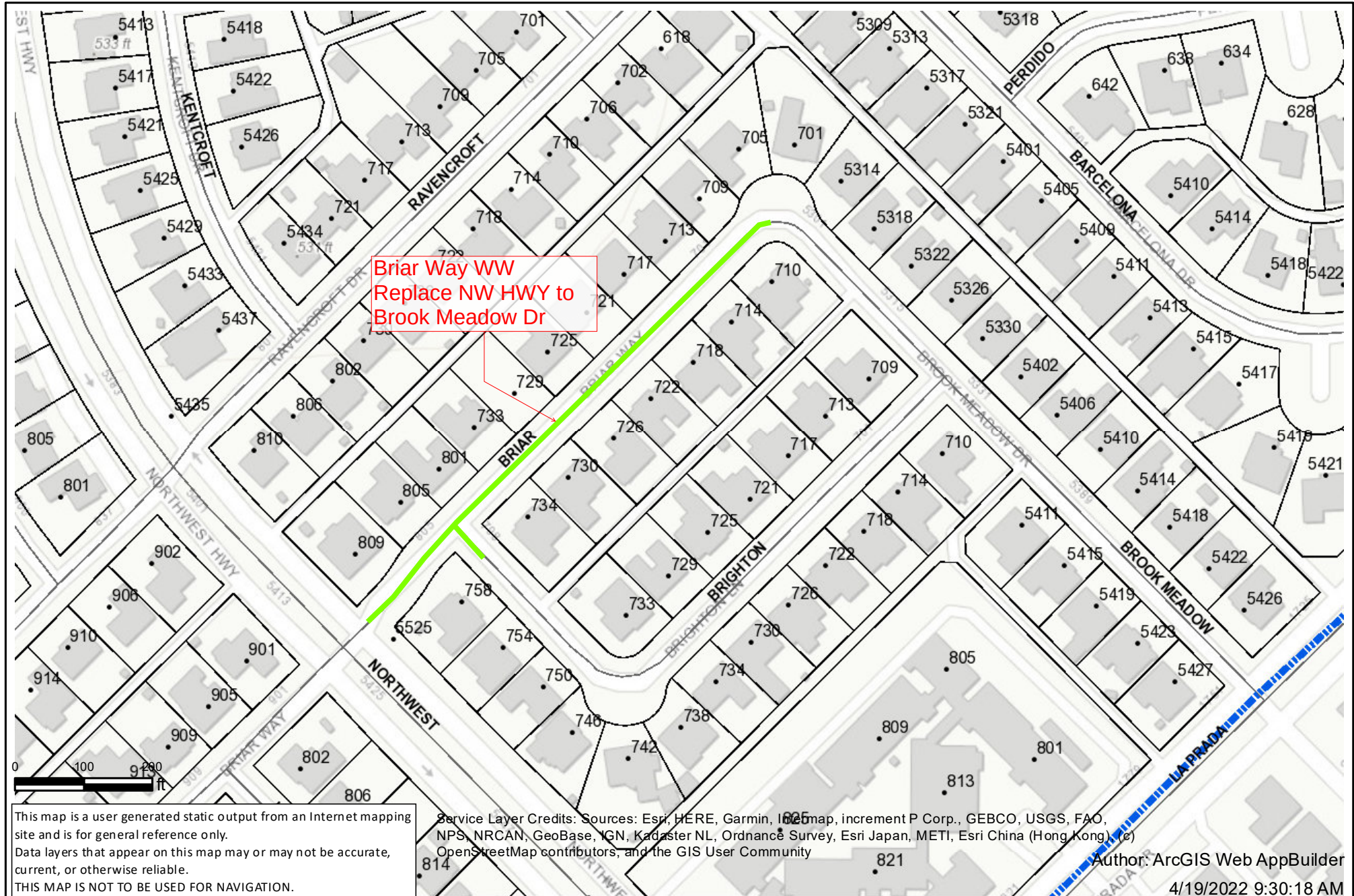
Approval Date: 03/21/2023

2023 Paving, Water & WW Group 1-m1

N



2023 Paving, Water & WW Group 1-m2



2023 Paving, Water & WWT Group 1-m3





GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. c.

Meeting Date: 04/04/2023

Item Title: Wynn Joyce Road 24" Water Main Installation

Submitted By: Mamun Yusuf, Water Operations Capital Program Director

Bid Number: 0064-22

Purchase Justification:

This request is to approve a Change Order for the Wynn Joyce 24" Water Main Installation due to several unforeseen items. The realignment of the proposed water main was necessary due to a joint on the existing 42" pipe at the proposed tie-in location, and an existing abandoned 36" pipe in the proposed alignment. This required additional bends on the 24" main and fire hydrant leads, which increased the fittings required for the project. In addition, there was sloughing of soil in the trench line which undermined the pavement, requiring the removal and replacement of additional street paving. Additional sidewalks were also replaced due to them being in worse condition than anticipated, and being lower than the top of curb grades once the street pavement was repaired. It also appears the proposed quantity of ductile iron fittings for the initial alignment was not sufficient. We estimate it would have taken 3.25 tons minimum to do the project as designed, and the proposed quantity was 1 ton.

Evaluation:

Flow-Line Construction, Inc. was awarded the original PO 32778 for \$1,140,035 at the Jan 4, 2022, City Council Meeting.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Flow-Line Construction, Inc.	All	\$188,118.66
TOTAL:		\$188,118.66

Basis for Award: Change Order

Purchase Requisition #: 48864

Fiscal Impact

Total Project/Account: \$21,438,793
Expended/Encumbered to Date: 13,404,415
Balance: \$8,034,378
This Item: 188,119
Proposed Balance: \$7,846,260
Account #: 220-4049-3019000-9213
Fund/Dept/Project – Description and Comments:
Water CIP / Transmission Mains (16-inch and Above) Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP - Page 229

Budget Director Approval: Matthew Watson

Approval Date: 03/24/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/16/2023



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 04/04/2023

Item Title: Rowlett Creek 36-inch Parallel Sewer Interceptor Design

Submitted By: Mamun Yusuf, Water Operations Capital Program Director

Bid Number: 0804-21

Purchase Justification:

This request is to approve a change order for the Rowlett Creek sewer interceptor design project. During the development of the proposed route for the design of the new 36-inch wastewater main paralleling the existing 48-inch wastewater interceptor from President George Bush Turnpike to Rowlett Creek Wastewater Treatment Plant, a historic archeological site was identified along the proposed route. In accordance with required state regulatory coordination, a preliminary archeological investigation was conducted by Freese and Nichols, Inc.; the investigation report was submitted to the Texas Historic Commission (THC). The THC requested significant additional archeological investigation of the area before approving the proposed route for the wastewater main installation; the professional services for the additional investigation is outside of the original project scope.

Evaluation:

Freese and Nichols, Inc. were awarded the original PO 31894 for \$1,400,500 at the June 22, 2021, City Council Meeting.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Freese and Nichols, Inc.	All	\$766,381.00
TOTAL:		\$766,381.00

Basis for Award: Change Order

Purchase Requisition #: 48946

Fiscal Impact

Total Project/Account: \$9,200,000

Expended/Encumbered to Date: 1,402,947
Balance: \$7,797,053
This Item: 766,381
Proposed Balance: \$7,030,672
Account #: 230-4149-3219100-7101
Fund/Dept/Project – Description and Comments:
Wastewater CIP / Interceptor Mains (15" and Above)

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2023
Document Location: Prop. CIP - Page 258

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/10/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/10/2023

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. e.

Meeting Date: 04/04/2023

Item Title: Professional Services for Wynn Joyce Park

Submitted By: Andy Hesser, Managing Director

Bid Number: 1272-22

Purchase Justification:

This request is to initiate design work for the proposed improvements at Wynn Joyce Park.

Evaluation:

A Request for Qualifications was issued per the Purchasing procedures. Eight (8) proposals were received and evaluated based on the published criteria. TBG Partners received the highest evaluated score and was selected as the Most Qualified firm for this project.

Award Recommendation:

	<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
	TBG Partners	All	\$635,000.00
		TOTAL:	\$635,000.00

Basis for Award: Most Qualified

Purchase Requisition #: 48067

Fiscal Impact

Total Project/Account: \$5,572,089
Expended/Encumbered to Date: 0
Balance: \$5,572,089
This Item: 635,000
Proposed Balance: \$4,937,089
Account #: 661-2499-1859200-7101
Fund/Dept/Project – Description and Comments:

Parks CIP / Wynn Joyce Park Improvements

This project is funded by the American Rescue Plan Act (ARPA)

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Proposed, Page 72

Budget Director Approval: Matthew Watson

Approval Date: 03/24/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/16/2023

[illegible]

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. f.

Meeting Date: 04/04/2023

Item Title: Cable for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing
Director

Bid Number: 0538-23

Purchase Justification:

This request is for the purchase of cable for Warehouse inventory to support GP&L's maintenance, repair, and construction requirements.

Evaluation:

A request for bids was issued per Purchasing procedures. Six (6) bids were received and evaluated based on the published criteria. Techline, Inc. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Techline, Inc.	All	\$469,560.00

TOTAL:	\$469,560.00
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Basis for Award: Best Value

Purchase Requisition #: 48916

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$469,560

Proposed Balance: N/A

Account #: 451-1300

Fund/Dept/Project – Description and Comments:

Cable will be charged to the appropriate Electric Operating and/or CIP account(s) as issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2022-23

Document Location: Oper. Budget - Page 241; Prop. CIP - Page 265

Budget Director Approval: Matthew Watson Approval Date: 03/24/2023

Purchasing Director Approval: Gary L. Holcomb Approval Date: 03/22/2023

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. g.

Meeting Date: 04/04/2023

Item Title: Transformers for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing
Director

Bid Number: 0162-22

Purchase Justification:

This request is to approve a change order for transformers for Warehouse inventory. The change order is necessary based on increases in the cost of raw materials due to extended lead times.

Evaluation:

Techline, Inc. was awarded the original PO 32895 for \$195,786 at the Feb 2, 2022, City Council meeting.

Award Recommendation:

	<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
	Techline, Inc.	All	\$83,662.00
TOTAL:			\$83,662.00

Basis for Award: Change Order

Purchase Requisition #: 49032

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$83,662

Proposed Balance: N/A

Account #: 451-1300

Fund/Dept/Project – Description and Comments:

Transformers will be charged to the appropriate Electric Operating and/or CIP account(s) as issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2022-23

Document Location: Oper. Budget - Page 241; Prop. CIP - Page 265

Budget Director Approval:	Matthew Watson	Approval Date:	03/24/2023
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Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/24/2023
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GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. h.

Meeting Date: 04/04/2023

Item Title: Central Library Construction Services

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0379-21

Purchase Justification:

This request is for construction services as Guaranteed Maximum Price (GMP) 2, for the remainder of the modernization and upgrades to Central Library. GMP 1 was approved on November 15, 2022, for materials procurement due to long lead times. Central Library is a 60,000-square-foot facility receiving life safety and electrical upgrades along with a full interior remodel. Interior amenities will include a new children's area, a slide, a grand staircase, a new circulation desk, two new multipurpose rooms with upgraded technology, a makerspace room, and an audiovisual space. The exterior of the facility will include features such as a new tree-lined promenade, landscaping, pedestrian lighting, swings, and a nature playground. The exterior facade will also be refreshed to relocate the main entrance and incorporate colorful art louvers around the full perimeter of the building. This project is part of the 2019 Bond Program and was approved in the 2023 CIP.

Evaluation:

A Request for Proposals for Construction Manager at Risk (CMAR) services was issued per Purchasing procedures. Four (4) proposals were received and evaluated based on the published criteria. Core Construction received the highest evaluated score, offering the Best Value for the City. They have submitted a Guaranteed Maximum Price (GMP) of \$10,786,956 for this portion of the work.

Award Recommendation:

	<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
	Core Construction	All	\$10,786,956.00

TOTAL:			\$10,786,956.00

Basis for Award: Best Value

Purchase Requisition #: 49027

Fiscal Impact

Total Project/Account: \$11,312,386
Expended/Encumbered to Date: 3,342,531
Balance: \$7,879,855
This Item: 10,786,956
Proposed Balance: \$-2,907,101*
Account #: 692-1429-1002703-9002, 692-1429-1959000-9002,
655-1429-1959019-9002

Fund/Dept/Project – Description and Comments:

Library CIP / Modernization/Upgrades to Central Library	\$10,543,176*
Economic Development CIP / Downtown Streetscapes and Redevelopment	243,780
Total:	\$10,786,956

*The Central Library project will continue into 2024; additional Certificates of Obligation funds are planned in the 2024 Capital Improvement Program for this project. The Downtown Streetscapes and Redevelopment program does not require additional funds for this contract.

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2023
Document Location: Proposed, Page 142

Budget Director Approval: Matthew Watson Approval Date: 03/24/2023

Purchasing Director Approval: Gary L. Holcomb Approval Date: 03/23/2023

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. i.

Meeting Date: 04/04/2023

Item Title: Microsoft Enterprise Agreement Renewal

Submitted By: Steven Niekamp, Chief
Information Officer

Bid Number: 0626-22

Purchase Justification:

This request is for year two (2) of the Microsoft Enterprise Agreement licensing and support necessary for the City's continued and future use of Microsoft products. Information Technology (IT) also requests approval for the renewal of year three (3) of the Microsoft EA Agreement as the City intends to license and use Microsoft products for the foreseeable future.

Evaluation:

SHI Government Solutions, Inc. is providing the licensing and support through the Department of Information Resources (DIR) Cooperative Purchasing Contract DIR-TSO-4092.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
SHI Government Solutions	All	\$998,110.55
TOTAL:		\$998,110.55

Basis for Award: Cooperative Purchase

Purchase Requisition #: 48906

Fiscal Impact

Total Project/Account:	\$11,855,583
Expended/Encumbered to Date:	7,713,036
Balance:	\$4,142,547
This Item:	998,111
Proposed Balance:	\$3,144,436

Account #: 411-4514-7121

Fund/Dept/Project – Description and Comments:

Information Technology Fund / Strategic Services

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 322

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/30/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/30/2023

[illegible]



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 04/04/2023

Item Title: Z 22-66 My Choice Custom Homes (District 4)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-66 My Choice Custom Homes

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-66 Ordinance

Z 22-66 Exhibit A

Z 22-66 Exhibit B

Z 22-66 Exhibits C & D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A DETAIL PLAN FOR A DWELLING, SINGLE-FAMILY DETACHED USE ON A 0.359-ACRE TRACT OF LAND LOCATED AT 5475 ROBIN ROAD ZONED PLANNED DEVELOPMENT (PD) DISTRICT 18-40 FOR SINGLE-FAMILY-7 USES; 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 27th day of February, 2023, the Plan Commission did consider and make recommendations on a certain request for a Detail Plan for a Dwelling, Single-Family Detached Use on a property zoned Planned Development (PD) District 18-40 for Single-Family-7 Uses by **My Choice Custom Homes**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Detail Plan for a Dwelling, Single Family Detached Use on a property zoned Planned Development (PD) District 18-40 for Single-Family-7 Uses and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 22-66

PASSED AND APPROVED this _____ day of _____,
2023.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-66

Being a 0.359-acre tract of land situated in the John Little Survey Abstract No. 761, City of Garland, Dallas County, Texas, same being the tract of land conveyed to Hana Al-Sarabi, by Quitclaim Deed recorded in instrument No. 200600131833, Official Public Records, Dallas County Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic yellow cap stamped "CBG Surveying" found for corner, being West corner of that tract of land conveyed to Oswaldo Hernandez-Tristan, by deed recorded in Instrument No. 201800081080 Official Public Records, Dallas County, Texas, and being in the Northeast Right-Of-Way line of Robin Road (50 foot Right-of-Way);

THENCE North 44 degrees 40 minutes 00 seconds West, along the Northeast line of said Robin Road, a distance of 80.00 feet to a 1/2 inch iron rod with plastic cap stamped "CBG Surveying" for corner, being the South corner of that land conveyed Gerardo Dimas Cuenca, by deed recorded in Instrument No. 202000052596, Official Public Records, Dallas County, Texas, from which a 1/2 inch rod found for witness bears South 40 degrees 30 minutes 40 seconds West, a distance of 3.39 feet;

THENCE North 48 degrees 02 minutes 38 seconds East, along the Southeast line of said Cuenca tract a distance of 195.90 feet to a 1/2 inch rod with plastic yellow cap stamped "By- Line" for corner being the East corner of said Cuenca tract, and being on the Southwest line of Lot 10R, Block 1 Replat of Lot 9 in Block 1 of Triangle Addition No. 5, according to the Map thereof recorded in Volume 92233 Page 590, Map Records, Dallas County, Texas;

THENCE South 35 degrees 31 minutes 10 seconds East along the Southwest line of said Lot 10R, a distance of 85.94 feet to a 1/2 inch iron with plastic yellow cap stamped "CBG Surveying" for corner, and being the North corner of said Hernandez-Tristan tract;

THENCE South 49 degrees 45 minutes 55 seconds East, along the Northwest line of said Hernandez-Tristan tract, a distance of 182.57 feet to the POINT OF BEGINNING and containing 15,645 square feet or 0.359 of an acre land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-66

5475 Robin Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to amend the Planned Development (PD) District 18-40 to allow the construction of a single-family detached home.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 18-40 and Single-Family-7 District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit D.

JOHN LITTLE ABST 761 PG 380
80X197X85X185

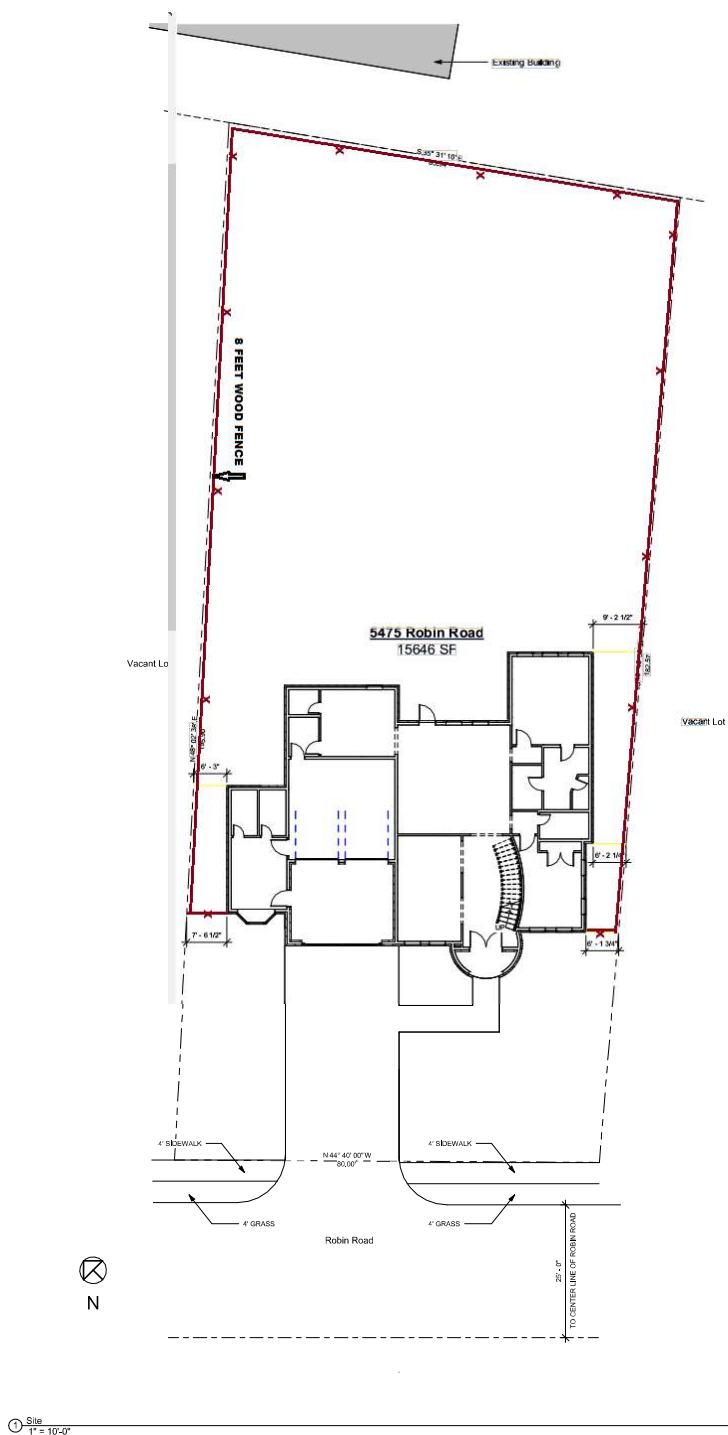
$$\begin{aligned} \text{Total Front Lot Area} &= \text{Concrete SF} / \text{Total SF} \\ &= 983 \text{ SF} / 3349 \text{ SF} \\ &= 29\% \text{ Coverage} \end{aligned}$$

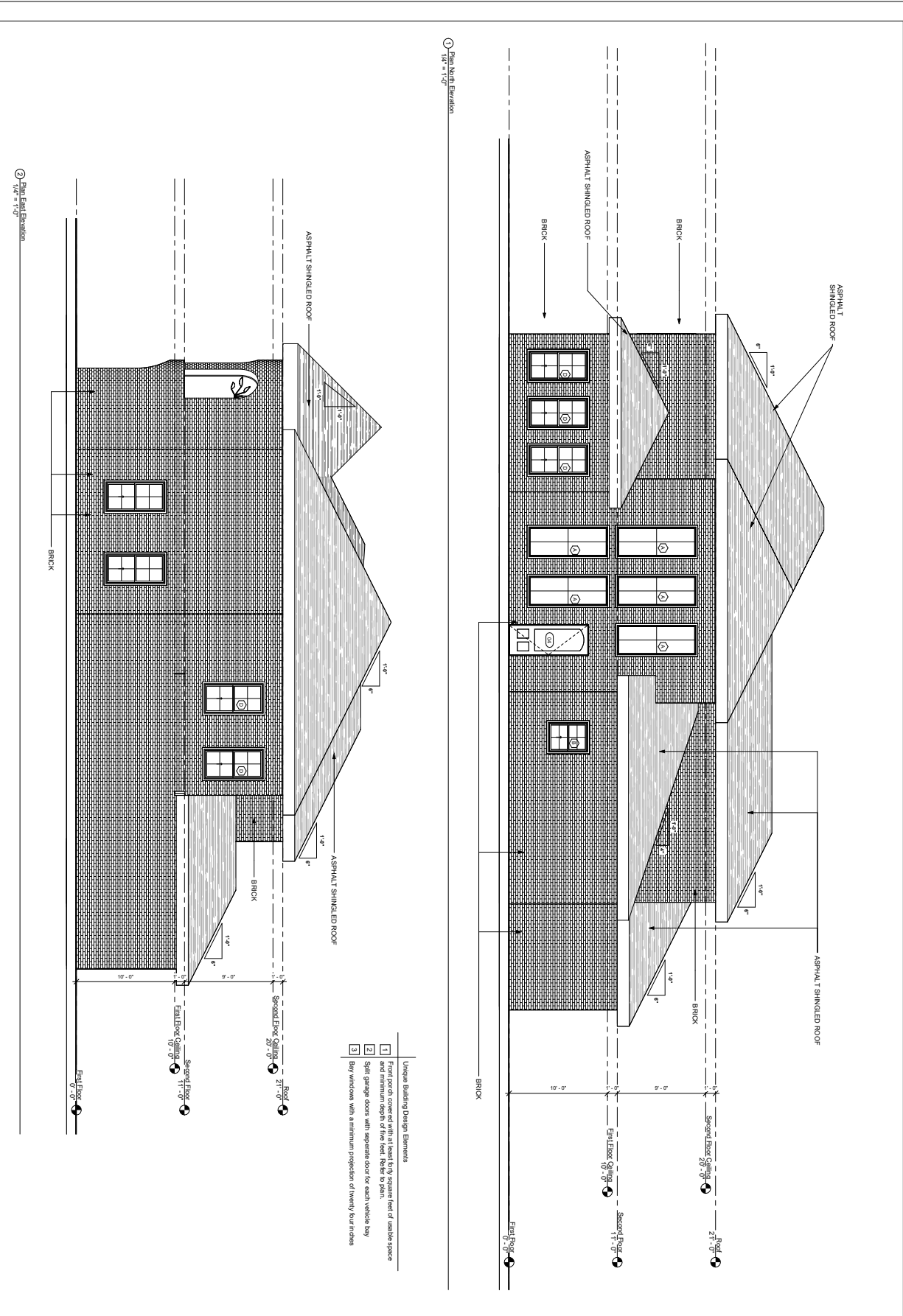
Front Lot Area Schedule	
Name	Area
Concrete	983 SF
Grass	2366 SF
Total	3349 SF

Property Schedule	
5475 Robin Road	15640 SF
Gross Area Schedule	
Name	Area
Total Building Area	3101 SF

Lot Coverage = Total Building Area SF/Property SF

Lot Coverage = 20%





5475 Robin Road

Exhibit D



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. b.

Meeting Date: 04/04/2023

Item Title: Z 22-81 JP3 Consulting, LLC (District 6)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-81 JP3 Consulting, LLC

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-81 Ordinance

Z 22-81 Exhibit A

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM COMMUNITY OFFICE (CO) DISTRICT TO MULTI-FAMILY-2 (MF-2) DISTRICT ON A 2.843-ACRE TRACT OF LAND LOCATED AT 2700 WEST WALNUT STREET AND 320 KING LANE; 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 27th day of February, 2023, the Plan Commission did consider and make recommendations on a certain request for a Change in Zoning from Community Office (CO) District to Multi-Family-2 (MF-2) District by **JP3 Consulting, LLC**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Change in Zoning from Community Office (CO) District to Multi-Family-2 (MF-2) District and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 22-81

PASSED AND APPROVED this _____ day of _____,
2023.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-81

A 2.843-acre (123,860 square feet) tract or parcel of land in the John Keene Survey, Abstract Number 744, City of Garland, Dallas County, Texas, and being all of Lot 3, Block 1, Garland Hospital & Clinic Addition, an addition to the City of Garland according to the Plat thereof recorded in Volume 89174, Page 804 of the Plat Records of Dallas County, Texas (P.R.D.C.T.) and being more particularly described by meets and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the south right-of-way line of Walnut Street (a 100-foot right-of-way), for the northwest corner of said Lot 3, same being the northeast corner of that certain tract of land described in a Special Warranty Deed to ENTRUST OC LLC, as recorded in Instrument Number 202100280694 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

THENCE North 89 degrees, 59 minutes, 51 seconds East, along the south right-of-way line of said Walnut Street, a distance of 95.54 feet to a 5/8-inch capped iron rod found with yellow cap stamped "ADAMS SURVEYING COMPANY LLC" (CIRF), for the beginning of a tangential curve to the right;

THENCE Northeasterly, continuing along the south right-of-way line of said Walnut Street and with said curve to the right having a radius of 5,680 feet, an arc length of 99.79 feet, a central angle of 01 degree, 00 minutes, 24 seconds, and having a chord which bears South 89 degrees, 29 minutes, 57 seconds East at a distance of 99.79 feet to a CIRF for the northeast corner of said Lot 3, same being in the southwest intersection of the south right-of-way line of said Walnut Street and the west right-of-way line of the abandoned King Lane (a 50-foot right-of-way abandoned according to the Quitclaim as recorded in Volume 89173, Page 2375 of the Deed Records of Dallas County, Texas);

ZONING FILE NUMBER Z 22-81

THENCE South 00 degrees, 03 minutes, 22 seconds East, along the east line of said Lot 3, a distance of 659.44 feet to a bolt found in the concrete apron of a bridge stamped "RPLS 6595";

THENCE Northwesterly, departing said west right-of-way line of King Lane and generally following the top of a creek bank the following three (3) calls:

North 83 degrees, 36 minutes, 40 seconds West, a distance of 16.79 feet to a bolt found in the concrete apron of a bridge stamped "RPLS 6595";

North 54 degrees, 01 minute, 40 seconds West, a distance of 95.90 feet to a 1/2-inch iron rod found;

South 54 degrees, 54 minutes, 20 seconds West, a distance of 121.87 feet to a CIRF for the southwest corner of said Lot 3;

THENCE North 00 degrees, 03 minutes, 26 seconds West, a distance of 672.17 feet to the POINT OF BEGINNING and containing 2.843 acres (or 123,860 square feet) of land, more or less.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. c.

Meeting Date: 04/04/2023

Item Title: Z 22-71, G. Roxana Novoa

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-71 G. Roxana Novoa

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-71 Ordinance

Z 22-71 Exhibit A

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY-10 (SF-10) DISTRICT ON A 0.45-ACRE TRACT OF LAND LOCATED AT 1009 & 1013 ROWLETT 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 13th day of February, 2023, the Plan Commission did consider and make recommendations on a certain request for a change in zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District by **G. Roxana Novoa**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a change in zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 22-71

PASSED AND APPROVED this _____ day of _____,
2023.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-71

Being a tract of land situated in the John Little League Survey, Abstract No. 761, Dallas County, Texas, being a portion of a tract of land conveyed to Melinda Sue Henson, by deed recorded in Volume 2002012, Page 215, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of Lot 2, Block 1, of Cox Estates, an addition to the city of Rowlett, Dallas County, Texas, and being a point in the Southeast line of a tract of land conveyed to John R. Wynne and J.R. Wynne, by deed recorded in Volume 91207, Page 4023, Deed Records, Dallas County, Texas;

THENCE North 44 degrees 46 minutes 19 seconds East, along the Southeast line of said Wynne tract, a distance of 145.23 feet to a 1/2 inch iron rod set for corner;

THENCE South 42 degrees 20 minutes 02 seconds East, departing from the Southeast line of said Wynne tract, a distance of 136.28 feet to a 1/2 inch iron rod set for corner, said corner being a point in the Northwest line of Rowlett Road (variable width right-of-way);

THENCE South 42 degrees 25 minutes 00 seconds West, along the Northwest line of said Rowlett Road, a distance of 139.29 feet to a 1/2 inch iron rod set for corner, said corner being the South corner of said Lot 2;

THENCE North 44 degrees 53 minutes 39 seconds West, along

ZONING FILE NUMBER Z 22-71

the Northeast line of said Lot 2, a distance of 141.83 feet to the POINT OF BEGINNING containing 19,750 square feet or 0.45 of an acre of land.

EXHIBIT A



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: 04/04/2023

Item Title: 2022-23 Budget Amendment No. 2

Submitted By: Allyson Bell Steadman, Budget Director

Summary of Request/Problem

At the March 20, 2023 Work Session, Council considered an amendment to the 2022-23 Adopted Budget. For City Council's consideration is an ordinance amending the FY 2022-23 Adopted Budget to appropriate funds in the amount of \$4,355,728 in the Electric Utility Fund for GP&L Production to cover additional maintenance and repair costs on the Olinger and Spencer Power Plants.

Recommendation/Action Requested and Justification

Consider approval of the Ordinance amending the FY 2022-23 Adopted Budget.

Attachments

Ordinance (Amendment No. 2)

Policy Report (Amendment No.2)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2022-23 OPERATING BUDGET ("BUDGET AMENDMENT NO. 2"); PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE ELECTRIC UTILITY FUND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2022-23 Operating Budget and appropriated the necessary funds out of the Electric Utility Fund for various operations and activities of the City that may be lawfully funded through such source;

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

WHEREAS, the City Council has reviewed and concurred with a Policy Report that establishes the need for change to the appropriation from the Electric Utility Fund;

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

Section 1

The City Council hereby authorizes and approves Budget Amendment No. 2, for the purpose and in the amount as shown in Exhibit A ("Policy Report"), attached hereto as Exhibit A and incorporated herein by reference.

Section 2

The City Council hereby amends Ordinance No. 7361, Section 1, adjusting the operating appropriation in the Electric Utility Fund in the amount and for the purpose specified in the Policy Report.

Section 3

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

PASSED AND APPROVED this the 4th day of April, 2023.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND POLICY REPORT

City Council Work Session Agenda

Work Session Item 3. b.

Meeting Date: March 20, 2023
Item Title: 2022-23 Budget Amendment No. 2
Submitted By: Allyson Bell Steadman, Budget Director
Strategic Focus Areas: Sound Governance and Finances

ISSUE

Amend the 2022-23 Adopted Budget to appropriate \$4,355,728 in the Electric Utility Fund for GP&L Production to cover additional maintenance and repair costs on the Olinger and Spencer Power Plants.

OPTIONS

- A. Approve 2022-23 Budget Amendment No. 2 as proposed.
- B. Do not approve 2022-23 Budget Amendment No. 2.

RECOMMENDATION

Option (A) – Approve 2022-23 Budget Amendment No. 2 as proposed. An ordinance amending the FY 2022-23 Adopted Budget will be included on the April 4, 2023, City Council Regular Meeting agenda for consideration.

BACKGROUND

Due to the extreme heat experienced last summer, coupled with the Electric Reliability Council of Texas' (ERCOT) move to operate the grid more conservatively, the generating units at the Olinger and Spencer Power Plants operated more frequently and for longer periods of time compared to historical operations. Because of the additional demands and stress placed on these older units, numerous mechanical issues manifested themselves during this last summer. To address these issues, as well as to address ERCOT's plan to continue its conservative operation of the grid, Garland Power & Light is requesting an increase to FY 2022-23 Operating appropriations for the operation and maintenance of the Olinger and Spencer Power Plants.

Additional requested funding includes, but is not limited to, the following repairs: (1) Spencer Unit 5-1 Boiler Feed Pump; (2) Spencer Unit 5-B Forced Draft Fan; (3) Olinger Unit 3B Circulating Water Pump; (4) Olinger Flue Gas-Recirculating Fan Motor; (5) Olinger Unit 3 Generator Hydrogen Seals; and (6) Olinger 50-Ton Crane Hoist. In addition, funds are requested for contractual services to help support operational staffing at the Spencer Power

Plant.

CONSIDERATION

Consider approval of an Ordinance amending the FY 2022-23 Adopted Budget at the April 4, 2023, City Council Regular Meeting. Funding for this request will come from excess fund balance reserves in the Electric Utility Fund following the 2021-22 fiscal year-end.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 04/04/2023

Item Title: Consider amendments to the Garland Development Code regarding Fees and Tree Mitigation language clean-up

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Staff proposes several clean-up items to the Garland Development Code related to Planning & Zoning fees and tree mitigation language. A written briefing was provided at the April 3, 2023 City Council Work Session. The draft ordinance is attached for consideration.

Recommendation/Action Requested and Justification

Staff recommends approval of the draft ordinance.

Attachments

Draft Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 1.100, "FEES," OF DIVISION 4, "PLANNING AND ZONING FEES," OF ARTICLE 3, "FEES," OF CHAPTER 1, "GENERAL PROVISIONS," AND SECTION 4.54.1, "APPLICABILITY & EXEMPTIONS," OF DIVISION 1, "PURPOSE & DEFINITIONS," OF ARTICLE 3, "SCREENING & LANDSCAPING," OF CHAPTER 4, "SITE DEVELOPMENT," OF THE GARLAND DEVELOPMENT CODE OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 1.100, "Fees," of Division 4, "Planning and Zoning Fees," of Article 3, "Fees," of Chapter 1, "General Provisions," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Section 1.100 Fees.

...

(B) Zoning change, specific use provision, or plat applications submitted to the Pre-Filing procedures in Section 1.15 of this GDC:

Type of Application	Fee
Planned development (PD) zoning (new or revised concept/detail plan)	\$4,600.00 + \$50.00 per acre
Planned development - amendment of conditions	\$2,000.00
Specific use provision - new construction or expansion	\$2,000.00 + \$50.00 per acre
Specific use provision - use change	\$2,000.00
Specific use provision - residential less than one (1) acre	\$500.00 (0 - 1 acre)

Type of Application	Fee
Zoning change request	\$2,000.00
Preliminary, final, or replats	\$1,000.00 + \$50.00 acre or portion thereof
Residential replats/final plat involving residentially zoned platted property	\$1,000.00 + \$50.00 acre or portion thereof
Amending plats	\$500.00 + \$50.00 acre or portion thereof
Minor plats	\$500.00 + \$50.00 acre or portion thereof
Plat vacation	\$500.00 + \$50.00 acre or portion thereof
Conveyance plats	\$500.00 + \$50.00 acre or portion thereof
Downtown development plan - less than 1 acre	\$1,000.00
Downtown development plan - 1 acre or above	\$6,000.00
...	
(D) Zoning verification letters.	

Type	Fee
Zoning verification letter	\$200.00 (per DCAD Parcel ID)
"	

Section 2

That Section 4.54.1, "Applicability and Experience," of Division 1, "Purpose and Definitions," of Article 4, "Tree Preservation and Mitigation," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part*, to read as follows:

"Section 4.54.1 Applicability & Exemptions

...

- (F) Removal of Trees in the Take Area. All trees on the Unprotected list (as defined in Section 4.55(R) "Unprotected Tree"), except for Eastern Red Cedar trees, are exempt from mitigation. All other trees will be counted as a Class 1 or Class 2 tree defined per Sections 4.55(C) & (D)."

Section 3

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

Section 4

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 5

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

PUBLISHED:

City Secretary



GARLAND POLICY REPORT

City Council Regular Session Agenda

6.

Meeting Date: 04/04/2023

Item Title: Request for Development Assistance from Om Realty Garland

Submitted By: Ayako Schuster, Economic Development Director

Strategic Focus Areas: Growing Economic Base

ISSUE

Consider a development incentive request from Om Estates Development, LLC for a waiver of certain development fees required for a proposed new mix-use project.

OPTIONS

1. Approve the staff recommendation for a partial waiver of the applicable development fees
2. Not approve a partial waiver of the applicable development fees.

RECOMMENDATION

The City would provide a waiver of certain development fees required for a proposed project upon the company realizing the following performance requirements:

1) Construct all three phases:

- **Phase I:**

- Multifamily housing with approximately 92 units and 15,000 square feet of commercial retail space at the bottom floor
- Multifamily housing with approximately 104 units
- Amenity center of approximately 5,200 square feet

- **Phase II:**

- Approximately 58 units Townhomes

- **Phase III:**

- Multifamily housing with approximately 104 units

2) Realization of an assessed new improvement valuation of at least:

- Phase I: \$26.5 million
- Phase II: \$4.5 million, and
- Phase III: \$13.0 million

3) Procurement of a Certificate of Completion issued for referenced facilities by:

- Phase I: December 31, 2027

- Phase II: December 31, 2028 and
- Phase III: December 31, 2030

BACKGROUND

Om Realty LLC is a commercial real estate firm in Flower Mound, TX. The developer currently owns and operates two office buildings in Garland.

The developer will be constructing the project on the 20 acre lot located at 240 E. IH30 and 328 Oaks Trail. Zoning was changed from Community Office and Agriculture to a mixed-use PD. The site at 328 Oaks Trail had been tax foreclosed since 2007.

CONSIDERATION

The developer proposes to invest over \$70 million. The project is anticipated to bring over \$40 million in new RE tax value to the City.

Attachments

Proposed Economic Development Incentive Agreement

URBAN VILLAGE OF ROSEHILL DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (“**Agreement**”) is made and entered into effective the 20th day of March, 2023 (“**Effective Date**”) by and among the Om Estates Development, LLC (“**Developer**”), a Texas limited liability corporation, and the City of Garland, Texas (“**City**”), a Texas home rule municipality (**each, individually, a “Party” and, collectively, the “Parties”**).

1. RECITALS.

The RECITALS in this Section are (1) true and correct; (2) incorporated as part of this Agreement for all purposes; (3) evidence the intent of the Parties in entering into this Agreement; and (4) to be used in interpreting this Agreement;

WHEREAS, the City desires to further the public interest and welfare and to induce the investment of private resources in beneficial developments in the City in order to increase tax revenue for real property within the City, and promote or develop new business enterprises;

WHEREAS, Developer is the owner of multiple tracks of land consisting of approximately 20 acres located within the territorial limits of the City of Garland (“**Property**”);

WHEREAS, the Property is (1) generally bounded by E. IH-30 on the north, extending from Rosehill Rd in the west to Lyons Rode in the east, (2) described in the attached Exhibit A, and (3) depicted in the attached Exhibit B, each incorporated herein by reference;

WHEREAS, the Developer has operated an office building at 310 E. IH-30 since approximately 2019 and has operated an office building at 337 Oaks Trail since approximately 2016;

WHEREAS, the Developer has purchased the portion of the Property at 240 E. IH-30 and 328 Oaks Trial for development, and Developer intends to use these portions of the Property as a mixed use retail, commercial, multifamily, and townhome project, as further described herein (“**Project**”);

WHEREAS, on April 19, 2022, the 240 E. IH-30 Property was rezoned (File Z 21-52) from Agricultural (AG) and Community Office (CO) to a Planned Development (PD) zoning district (“**PD Ordinance**”);

WHEREAS, the conditions of the PD Ordinance shall be supplemented by a detailed plan approved by the City before any development occurs (“**Detailed Plan**”), which Detailed Plan shall contain, among other things, infrastructure and public improvements which are generally described in the Concept Plan;

WHEREAS, the concept plan attached as Exhibit C, and incorporated herein by reference (“**Concept Plan**”), reflects enhanced development standards that shall be used as a substantive

guide in the preparation of the Detailed Plan, which will substantially conform to the Concept Plan unless otherwise approved in writing by the City at the request of Developer and in City's sole discretion;

WHEREAS, the pattern book attached as Exhibit D, and incorporated herein by reference ("**Pattern Book**"), reflects design and construction standards, architectural styles, elevations, roof forms, cladding detail, and porch, door and window detail, for the residential portion of the Project;

WHEREAS, the City has established a program in accordance with Article III, Chapter 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code, under which the City has the authority to waive or reimburse fees, make loans or grants of public funds for the purposes of promoting local economic development and stimulating business and commercial activity within the City, including the authority to enter into this Agreement;

WHEREAS, the City has determined, based on information presented to it by the Developer, that making an economic development incentive grant to the Developer in accordance with this Agreement furthers the City's economic development goals and will: (i) promote the economic development objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) advance local economic development and stimulate business and commercial activity in the City; and;

WHEREAS, the City wishes to provide incentives to Developer to assist in the economic development of the City;

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

WHEREAS, the Parties agree that notwithstanding any provision contained herein to the contrary, the maximum amount of Economic Development Incentives, of whatever nature, owed or credited by the City to Developer pursuant to this Agreement shall not exceed a value of one million dollars (\$1,000,000.00).

NOW THEREFORE, in consideration for the covenants of the Parties set forth in this Agreement, and for other good and valuable consideration the receipt and adequacy of which the Parties acknowledge, the Parties agree as follows:

2. DEFINITIONS

Terms used in this Agreement that have their initial letters capitalized shall have the meanings given to them in this Section 2 unless a term is otherwise defined in this Agreement or unless the context in which a term is used clearly requires a different meaning.

2.1 "Agreement" is defined in the introductory paragraph.

2.2 "City" is defined in the introductory paragraph.

2.3 “City Requirements” mean ordinances, resolutions, rules, regulations and policies of the City that have been duly adopted and that are customarily and uniformly applied to public and private development within the City. The City Requirements, as applied to the Public Improvements, includes, but are not limited to, payment, performance, and maintenance bonds. The City Requirements, as applied to the Private Improvements, shall not include payment or performance bonds (or cash deposits or any other form of security) or maintenance bonds.

2.4 “Concept Plan” is defined in the Recitals.

2.5 “Detailed Plan” is defined in the Recitals. Upon approval and acceptance of the Detailed Plan for Phase One, Phase Two, and Phase Three by the City, the respective Detailed Plan shall be incorporated into this Agreement for all purposes and attached to this Agreement as Exhibit F.

2.6 “Developer” is defined in the introductory paragraph.

2.7 “Economic Development Incentives” mean the consideration given by the City to the Developer for the covenants and promises of Developer as more fully described herein, and specifically pertains to any and all fees waived by the City for the benefit of Developer.

2.8 “Effective Date” is defined in the introductory paragraph.

2.9 “Nonexempt Taxable Assessed Improvement Value of Real Property” is defined as the value of the new real property improvements made to the Project as determined by the Dallas County Central Appraisal District which are constructed by Developer and which are assessed over the base value for the tax year prior to commencement of Project construction on the Property.

2.10 “Party” and “Parties” are defined in the introductory paragraph.

2.11 “Pattern Book” is defined in the Recitals.

2.12 “PD Ordinance” is defined in the Recitals.

2.13 “Private Improvements” mean privately owned improvements (including, but not limited, to structures, buildings, and homes, but excluding the public improvements) constructed within the Property or any portion thereof on lots for which a final plat has been approved by the City or on any other portion of the Property as otherwise approved by the City.

2.14 “Program” is defined as the economic development program for the Project established by the City pursuant to Texas Local Government Code Chapter 380 to promote economic development and stimulate business and commercial activity within the City as represented by the terms of this Agreement.

2.15 “Project” is defined in the Recitals.

2.16 “Property” is defined in the Recitals and, for purposes of this Agreement means all or any portion of the Property.

- 2.17 "Phase One Private Improvements" are defined in Section 3.1.6.
- 2.18 "Phase One Public Improvements" are defined in Section 3.1.5.
- 2.19 "Phase Two Private Improvements" are defined in Section 4.1.6.
- 2.20 "Phase Two Public Improvements" are defined in Section 4.1.5.
- 2.21 "Phase Three Private Improvements" are defined in Section 5.1.6.
- 2.22 "Phase Three Public Improvements" are defined in Section 5.1.5.

2.23 "Substantially Complete" or "Substantial Completion" means that the progress of the Project, or phase thereof, is sufficiently complete in accordance with this Agreement, the Detailed Plan, and the PD Zoning so that the public can lawfully occupy or use the public and private improvements, amenities, and infrastructure, and the Engineering Department of the City has issued a letter of acceptance, which shall not be unreasonably withheld, to Developer for all public infrastructure.

3. PHASE ONE DEVELOPMENT

The Project shall be divided into three construction phases. The term of this Agreement commences on the Effective Date and expires upon the completion of Phase Three of the Project.

3.1 Developer's Obligations. In consideration of the City's participation in the Project, Developer agrees that the following obligations and performance standards must be met during Phase One of the Project:

3.1.1 Developer shall, by commercially reasonable efforts, cause the first phase of the Project to be constructed and completed on or before December 31, 2027.

3.1.2 Developer shall use commercially reasonable efforts to commence construction of the Project no later than the 31st day of December, 2023, and shall diligently pursue such construction by commercially reasonable efforts to completion.

(a) Termination; Notice. In the event that commercially reasonable efforts to commence construction of Phase One are not diligently pursued by December 31, 2023, or in the event that Phase One is not complete by December 31, 2027, City may terminate this Agreement by providing written notice of termination ("Termination Notice") to Developer; however, this Agreement shall not terminate unless and until Developer fails to complete Phase One, or fails to commence commercially reasonable efforts to accomplish such, within thirty (30) days of its receipt of the Termination Notice. In the event Developer fails to complete Phase One or commence commercially reasonable efforts to accomplish such within the thirty (30) day period, this Agreement shall automatically terminate and shall be of no further effect, except for any claw back provisions.

(b) If the City terminates this Agreement pursuant to this Section 3.1.2, Developer shall reimburse City for all Economic Development Incentives paid by the City to Developer prior to the date of termination and shall pay the City for any and all fees waived or reimbursed only for unbuilt building by the City prior to the date of termination. Reimbursement shall be due not more than sixty days following the date of termination as specified in the notice of termination.

3.1.3 Phase One Development. Developer agrees to plat and develop Phase One of the Project in accordance with the PD Ordinance, City Requirements, this Agreement, the Pattern Book, and the Detailed Plan. Developer shall have all required certificates of occupancy for Phase One by December 31, 2027.

3.1.4 Phase One Public Infrastructure and Improvements. Developer shall construct and complete all alleys, streets, sidewalks, sanitary sewer and water infrastructure, storm water systems, and other utility infrastructure systems ("**Phase One Public Improvements**") that are in the area of the Project depicted as Phase One on Exhibit E. The Phase One Public Improvements shall be designed, constructed, completed, acquired, installed, and dedicated in accordance with: (1) this Agreement; (2) the applicable City Requirements; (3) the PD Ordinance; and (4) the Detailed Plan.

(a) Phase One Public Improvements shall include, but are not limited to, the following, which will be more particularly described and depicted on the Detailed Plan and civil engineering documents:

(i) *Alleys, Streets, and Sidewalks*. The public right-of-way improvements shall include, but are not limited to, ornamental lighting, ornamental street signs and related traffic control and directional facilities and improvements.

(ii) *Sanitary Sewer and Water and Storm Water Systems*.

(iii) *Public and Private Utility Infrastructure Systems*.

3.1.5 Private Improvements. Developer shall construct and complete all of the private amenities, open spaces, and improvements ("**Phase One Private Improvements**") that are in the area of the Project depicted as Phase One on Exhibit E. Private Improvements shall be designed and constructed in accordance with the PD Ordinance, the Detailed Plan, and all applicable City Requirements. In the event of an express conflict between the PD Ordinance and the City Requirements, the PD Ordinance shall control. In the event of an express conflict between the Detailed Plan and the City Requirements, the Detailed Plan shall control. Nothing in this Agreement shall impose or be interpreted to impose upon the design or construction of the Private Improvements any standards or requirements other than those in the PD Ordinance, the Detailed Plan, and the applicable City Requirements.

Phase One Private Improvements shall include, but are not limited to, the following, which will be more particularly described on the Detailed Plan and the Pattern Book:

(a) *Commercial Retail with multifamily above.* Approximately 15,000 square feet of commercial use property for restaurants retail and office use, with 92 multifamily units on top;

(b) *Multifamily units;* 104 units of multifamily housing; and

(c) *Office Building and Amenity Center.* The amenity center of 5,200 square feet and consisting of at least a clubhouse and fitness center.

3.1.6 Real Property Tax Appraisal Performance Obligations. Developer shall construct, or caused to be constructed, Phase One of the Project on the Property. The City and Developer acknowledge and agree that, for purposes of this Agreement, in addition to the condition's precedent enumerated below, Developer shall not be eligible for any waiver of fees, unless Phase One of the Project meets the express minimum Nonexempt Taxable Assessed Improvement Value of Real Property specifically described below, based on DCAD's assessment, located on the Property. **As part of consideration of this Agreement, Developer hereby waives any future causes of action or claims based on any theory that asserts that any minimum Nonexempt Taxable Assessed Improvement Value of Real Property, as agreed upon herein, is inaccurate or was improperly determined.**

(a) The annual minimum required Nonexempt Taxable Assessed Improvement Value of Real Property for Phase One to be eligible for any waiver of fees for the tax year of 2027 and for the 5 year period after that date is 26.5 million dollars.

(b) If Phase One of the Project fails to meet the express minimum Nonexempt Taxable Assessed Improvement Value as provided above, City may terminate the Agreement and Developer shall pay the City for any and all fees waived or reimbursed by the City prior to the date of termination with respect to Phase One of the Project. Reimbursement shall be due not more than sixty days following the date Developer is notified of the failure of the project to meet the expected minimum taxable assessed value.

3.2 City Obligations. In consideration of the Developer's participation in the Project, City agrees to the following obligations and duties during Phase One of the Project:

3.2.1 Development Fees Waiver. The City shall waive certain development fees for Developer with respect to Phase One Public Improvements. The following fees shall be waived by the City: Roadway Impact Fees, Water Impact Fees, Water Meter fees, Building Permits Fees and Processing Fees. The amount waived for Developer shall be the sum of all actual fees incurred by the Developer and waived by the City.

(a) The total amount of fees estimated to be waived by the City with respect to Phase One shall be \$600,000.

(b) Notwithstanding any other provision contained herein, the City shall only be obligated to waive fees for Developer in an amount not to exceed **\$1,000,000.00** for all phases of the entire Project. Once the City has waived fees for Developer in the amount of **\$1,000,000.00**, the City's fee waiver obligations shall have been fulfilled.

3.2.2 Reasonable Approval and No Delays. The City shall not unreasonably delay or deny any application or request that is necessary for Developer to complete the Phase One Private Improvements in accordance with PD Ordinance, the Detailed Plan, the applicable City Requirements, and this Agreement.

3.3 Dedication of Public Improvements. When Public Improvements have been inspected and approved by the City, the Developer shall dedicate the improvements to the City and the City shall accept such dedications. City acceptance shall be evidenced by a written confirmation signed by the City Manager or his designee. Dedications shall be in accordance with the applicable City Requirements.

4. PHASE TWO DEVELOPMENT

4.1 **Developer's Obligations.** In consideration of the City's participation in the Project, Developer agrees that the following obligations and performance standards must be met during Phase Two of the Project:

4.1.1 Developer shall, by commercially reasonable efforts, cause Phase Two of the Project to be constructed and completed on or before December 31, 2028.

4.1.2 Developer shall use commercially reasonable efforts to commence construction of Phase Two of the Project no later than the 31st day of December, 2026, and shall diligently pursue such construction by commercially reasonable efforts to completion.

(a) Termination; Notice. In the event that commercially reasonable efforts to commence construction of Phase Two are not diligently pursued by 31st December 31, 2027, or in the event that Phase Two is not complete by December 31, 2028, City may terminate this Agreement by providing written notice of termination ("Termination Notice") to Developer; however, this Agreement shall not terminate unless and until Developer fails to complete Phase Two, or fails to commence commercially reasonable efforts to accomplish such, within thirty (30) days of its receipt of the Termination Notice. In the event Developer fails to complete Phase Two or commence commercially reasonable efforts to accomplish such within the thirty (30) day period, this Agreement shall automatically terminate and shall be of no further effect, except for any claw back provisions.

(b) If the City terminates this Agreement pursuant to this Section 4.1.2, Developer shall reimburse City for all Economic Development Incentives paid by the City to Developer prior to the date of termination which relate to the Phase Two

Development, and shall pay the City for any and all fees waived or reimbursed by the City which relate to the Phase Two Development prior to the date of termination. Reimbursement shall be due not more than sixty days following the date of termination as specified in the notice of termination.

4.1.3 Phase Two Development. Developer agrees to plat and develop Phase Two of the Project in accordance with the PD Ordinance, City Requirements, this Agreement, the Pattern Book, and the Detailed Plan. Developer shall have all required certificates of occupancy for Phase Two by December 31, 2028.

4.1.4 Phase Two Public Infrastructure and Improvements. Developer shall construct and complete all alleys, streets, sidewalks, sanitary sewer and water infrastructure, storm water systems, and other utility infrastructure systems ("**Phase Two Public Improvements**") that are in the area of the Project depicted as Phase Two on Exhibit E. The Phase Two Public Improvements shall be designed, constructed, completed, acquired, installed, and dedicated in accordance with: (1) this Agreement; (2) the applicable City Requirements; (3) the PD Ordinance; and (4) the Detailed Plan.

(a) Phase Two Public Improvements shall include, but are not limited to, the following, which will be more particularly described and depicted on the Detailed Plan and civil engineering documents:

(i) *Alleys, Streets, and Sidewalks*. The public right-of-way improvements shall include, but are not limited to, ornamental lighting, ornamental street signs and related traffic control and directional facilities and improvements.

(ii) *Sanitary Sewer and Water and Storm Water Systems*.

(iii) *Public and Private Utility Infrastructure Systems*.

4.1.5 Private Improvements. Developer shall construct and complete all of the private amenities, open spaces, and improvements ("**Phase Two Private Improvements**") that are in the area of the Project depicted as Phase Two on Exhibit E. Private Improvements shall be designed and constructed in accordance with the PD Ordinance, the Detailed Plan, and all applicable City Requirements. In the event of an express conflict between the PD Ordinance and the City Requirements, the PD Ordinance shall control. In the event of an express conflict between the Detailed Plan and the City Requirements, the Detailed Plan shall control. Nothing in this Agreement shall impose or be interpreted to impose upon the design or construction of the Private Improvements any standards or requirements other than those in the PD Ordinance, the Detailed Plan, and the applicable City Requirements.

Phase Two Private Improvements shall include, but are not limited to, the following, which will be more particularly described on the Detailed Plan and the Pattern Book:

(a) *Residential Townhomes.* Approximately 58 townhomes for residential use.

4.1.6 Real Property Tax Appraisal Performance Obligations. Developer shall construct, or caused to be constructed, Phase Two of the Project on the Property. The City and Developer acknowledge and agree that, for purposes of this Agreement, in addition to the conditions precedent enumerated below, Developer shall not be eligible for any waiver of fees, unless Phase Two of the Project meets the express minimum Nonexempt Taxable Assessed Improvement Value of Real Property specifically described below, based on DCAD's assessment, located on the Property. As part of consideration of this Agreement, Developer hereby waives any future causes of action or claims based on any theory that asserts that any minimum Nonexempt Taxable Assessed Improvement Value, as agreed upon herein, is inaccurate or was improperly determined.

(a) The annual minimum required Nonexempt Taxable Assessed Improvement Value of Real Property for Phase Two to be eligible for any waiver of fees for the tax year of 2028 and for the 5 year period after that date is 4.5 million dollars.

(b) If Phase Two of the Project fails to meet the express minimum Nonexempt Taxable Assessed Improvement Value as provided above, City may terminate the Agreement and Developer shall pay the City for any and all fees waived or reimbursed by the City prior to the date of termination with respect to Phase Two of the Project. Reimbursement shall be due not more than sixty days following the date Developer is notified of the failure of the project to meet the expected minimum taxable assessed value.

4.2 City Obligations. In consideration of the Developer's participation in the Project, City agrees to the following obligations and duties during Phase Two of the Project:

4.2.1 Development Fees Waiver. The City shall waive certain development fees for Developer with respect to Phase Two Public Improvements. The following fees shall be waived by the City: Roadway Impact Fees, Water Impact Fees, Water Meter fees, Building Permits Fess and Processing Fees. The amount waived for Developer shall be the sum of all actual fees incurred by the Developer and waived by the City.

(a) The total amount of fees estimated to be waived by the City with respect to Phase Two shall be \$100,000.

(b) Notwithstanding any other provision contained herein, the City shall only be obligated to waive fees for Developer in an amount not to exceed **\$1,000,000.00** for all phases of the entire Project. Once the City has waived fees for Developer in the amount of **\$1,000,000.00**, the City's fee waiver obligations shall have been fulfilled.

4.2.2 Reasonable Approval and No Delays. The City shall not unreasonably delay or deny any application or request that is necessary for Developer to complete the Phase

Two Private Improvements in accordance with PD Ordinance, the Detailed Plan, the applicable City Requirements, and this Agreement.

4.3 Dedication of Public Improvements. When Public Improvements have been inspected and approved by the City, the Developer shall dedicate the improvements to the City and the City shall accept such dedications. City acceptance shall be evidenced by a written confirmation signed by the City Manager or his designee. Dedications shall be in accordance with the applicable City Requirements.

5. PHASE THREE DEVELOPMENT

5.1 Developer's Obligations. In consideration of the City's participation in the Project, Developer agrees that the following obligations and performance standards must be met during Phase Three of the Project:

5.1.1 Developer shall, by commercially reasonable efforts, cause Phase Three of the Project to be constructed and completed on or before December 31, 2030.

5.1.2 Developer shall use commercially reasonable efforts to commence construction Phase Three of the Project no later than the 31st day of December 2028, and shall diligently pursue such construction by commercially reasonable efforts to completion.

(a) Termination; Notice. In the event that commercially reasonable efforts to commence construction of Phase Three are not diligently pursued by December 31, 2028, or in the event that Phase Three is not complete by December 31, 2029, City may terminate this Agreement by providing written notice of termination ("Termination Notice") to Developer; however, this Agreement shall not terminate unless and until Developer fails to complete Phase Three, or fails to commence commercially reasonable efforts to accomplish such, within thirty (30) days of its receipt of the Termination Notice. In the event Developer fails to complete Phase Three or commence commercially reasonable efforts to accomplish such within the thirty (30) day period, this Agreement shall automatically terminate and shall be of no further effect, except for any claw back provisions.

(b) If the City terminates this Agreement pursuant to this Section 5.1.2, Developer shall reimburse City for all Economic Development Incentives paid by the City to Developer prior to the date of termination which relate to the Phase Three Development, and shall pay the City for any and all fees waived or reimbursed by the City prior to the date of termination which relate to the Phase Three Development. Reimbursement shall be due not more than sixty days following the date of termination as specified in the notice of termination.

5.1.3 Phase Three Development. Developer agrees to plat and develop Phase Three of the Project in accordance with the PD Ordinance, City Requirements, this

Agreement, the Pattern Book, and the Detailed Plan. Developer shall have all required certificates of occupancy for Phase Three by December 31, 2030

5.1.4 Phase Three Public Infrastructure and Improvements. Developer shall construct and complete all alleys, streets, sidewalks, sanitary sewer and water infrastructure, storm water systems, and other utility infrastructure systems ("**Phase Three Public Improvements**") that are in the area of the Project depicted as Phase Three on Exhibit E. The Phase Three Public Improvements shall be designed, constructed, completed, acquired, installed, and dedicated in accordance with: (1) this Agreement; (2) the applicable City Requirements; (3) the PD Ordinance; and (4) the Detailed Plan.

(a) Phase Three Public Improvements shall include, but are not limited to, the following, which will be more particularly described and depicted on the Detailed Plan and civil engineering documents:

(i) *Alleys, Streets, and Sidewalks.* The public right-of-way improvements shall include, but are not limited to, ornamental lighting, ornamental street signs and related traffic control and directional facilities and improvements.

(ii) *Sanitary Sewer and Water and Storm Water Systems.*

(iii) *Public and Private Utility Infrastructure Systems.*

5.1.5 Private Improvements. Developer shall construct and complete all of the private amenities, open spaces, and improvements ("**Phase Three Private Improvements**") that are in the area of the Project depicted as Phase Three on Exhibit E. Private Improvements shall be designed and constructed in accordance with the PD Ordinance, the Detailed Plan, and all applicable City Requirements. In the event of an express conflict between the PD Ordinance and the City Requirements, the PD Ordinance shall control. In the event of an express conflict between the Detailed Plan and the City Requirements, the Detailed Plan shall control. Nothing in this Agreement shall impose or be interpreted to impose upon the design or construction of the Private Improvements any standards or requirements other than those in the PD Ordinance, the Detailed Plan, and the applicable City Requirements.

Phase Three Private Improvements shall include, but are not limited to, the following, which will be more particularly described on the Detailed Plan and the Pattern Book:

(a) *Multifamily Units.* Approximately 104 multifamily units for residential use.

5.1.6 Real Property Tax Appraisal Performance Obligations. Developer shall construct, or caused to be constructed, Phase Three of the Project on the Property. The City and Developer acknowledge and agree that, for purposes of this Agreement, in addition to the conditions precedent enumerated below, Developer shall not be eligible for any waiver of fees, unless Phase Three the Project meets the express Minimum Nonexempt

Taxable Assessed Improvement Value of Real Property specifically described below, based on DCAD's assessment, located on the Property. **As part of consideration of this Agreement, Developer hereby waives any future causes of action or claims based on any theory that asserts that any minimum Nonexempt Taxable Assessed Improvement Value of Real Property, as agreed upon herein, is inaccurate or was improperly determined**

(a) The annual minimum required Nonexempt Taxable Assessed Improvement Value of Real Property for Phase Three to be eligible for any waiver of fees for the tax year of 2030 and for the 5 year period after that date is 13 million dollars.

(b) If Phase Three of the Project fails to meet the express minimum Nonexempt Taxable Assessed Improvement Value as provided above, City may terminate the Agreement and Developer shall pay the City for any and all fees waived or reimbursed by the City prior to the date of termination with respect to Phase Three of the Project. Reimbursement shall be due not more than sixty days following the date Developer is notified of the failure of the project to meet the expected minimum taxable assessed value.

5.2 City Obligations. In consideration of the Developer's participation in the Project, City agrees to the following obligations and duties during Phase Three of the Project:

5.2.1 Development Fees Waiver. The City shall waive certain development fees for Developer with respect to Phase Three Public Improvements. The following fees shall be waived by the City: Roadway Impact Fees, Water Impact Fees, Water Meter fees, Building Permits Fess and Processing Fees. The amount waived for Developer shall be the sum of all actual fees incurred by the Developer and waived by the City.

(a) The total amount of fees estimated to be waived by the City with respect to Phase Three shall be \$300,000.

(b) Notwithstanding any other provision contained herein, the City shall only be obligated to waive fees for Developer in an amount not to exceed **\$1,000,000.00** for all phases of the entire Project. Once the City has waived fees for Developer in the amount of **\$1,000,000.00**, the City's fee waiver obligations shall have been fulfilled.

5.2.2 Reasonable Approval and No Delays. The City shall not unreasonably delay or deny any application or request that is necessary for Developer to complete the Phase Three Private Improvements in accordance with PD Ordinance, the Detailed Plan, the applicable City Requirements, and this Agreement.

5.3 Dedication of Public Improvements. When Public Improvements have been inspected and approved by the City, the Developer shall dedicate the improvements to the City and the City shall accept such dedications. City acceptance shall be evidenced by a written confirmation signed by the City Manager or his designee. Dedications shall be in accordance with the applicable City Requirements.

6. MISCELLANEOUS PROVISIONS

6.1 Sales and Use Tax Exemption. The Public Improvements will be dedicated to and accepted and owned by the City; therefore, the costs of materials, supplies, labor, and services to design, construct, acquire, and install the improvements will be exempt under the Texas Tax Code from sales and use taxes levied by the City or any other taxing unit. Upon request from Developer, the City shall provide certifications, and the Developer may structure contracts, to take advantage of such exemption.

6.2 Representation and Warranties of the City. The City is a home-rule, Texas municipality with the authority to enter into and perform its obligations under this Agreement. The execution and delivery of this Agreement by the City and the performance of its obligations under this Agreement have been duly authorized. To the knowledge and belief of the City: (1) there is no proceeding contesting the authority of the City to perform its obligations under this Agreement; and (2) there is no law, order, rule, or regulation applicable to the City, or provision of the City Charter, that would conflict with the performance by the City of its obligations under this Agreement. This Agreement constitutes a valid and binding obligation of the City, enforceable according to its terms, except to the extent limited by bankruptcy, insolvency and other laws of general application affecting creditors' rights and by equitable principles, whether at law or in equity.

6.3 Representations and Warranties of the Developer. The Developer is a Texas limited liability corporation duly organized and validly existing under the laws of the State of Texas, is qualified to do business in the State, and has the legal authority to enter into and perform its obligations under this Agreement. The execution and delivery of this Agreement by the Developer and the performance of its obligations under this Agreement, have been duly authorized. To the best knowledge and belief of the Developer: (1) there is no proceeding contesting the authority of the Developer to perform its obligations under this Agreement; and (2) there is no law, order, rule, or regulation applicable to the Developer that would conflict with the performance by the Developer of its obligations under this Agreement. This Agreement constitutes a valid and binding obligation of the Developer, enforceable according to its terms, except to the extent limited by bankruptcy, insolvency and other laws of general application affecting creditors' rights and by equitable principles, whether at law or in equity.

6.4 Rules of Construction. The capitalized terms listed in this Agreement shall have the meanings set forth herein whenever the terms appear in this Agreement, whether in the singular or the plural or in the present or past tense. Other terms used in this Agreement shall have meanings as commonly used in the English language. Words not otherwise defined herein that have well known and generally accepted technical or trade meanings are used herein in accordance with such recognized meanings. In addition, the following rules of interpretation shall apply:

6.4.1 The masculine shall include the feminine and neuter.

6.4.2 References to "Articles," "Sections," or "Exhibits" shall be to articles, sections, or exhibits of this Agreement.

6.4.3 The Exhibits attached hereto are incorporated in and are intended to be part of this Agreement; provided that in the event of a conflict between the terms of any Exhibit and the terms of this Agreement, the terms of this Agreement shall take precedence.

6.4.4 This Agreement was negotiated and prepared by both Parties with the advice and participation of counsel. The Parties have agreed to the wording of this Agreement and none of the provisions hereof shall be construed against one Party on the ground that such Party is the author of this Agreement or any part hereof.

6.4.5 Unless expressly provided otherwise in this Agreement, (a) where the Agreement requires the consent, approval, or similar action by a Party, such consent or approval shall not be unreasonably withheld, conditioned or delayed, and (b) wherever the Agreement gives a Party a right to determine, require, specify or take similar action with respect to a matter, such determination, requirement, specification or similar action shall be reasonable.

6.4.6 Use of the words "include" or "including" or similar words shall be interpreted as "including but not limited to" or "including, without limitation."

6.4.7 The recitals to this Agreement are incorporated herein.

6.5 Tax Protests. Developer agrees that by receiving Economic Development Incentives from the City, the Developer has (i) finally agreed to the DCAD assessed tax values as it relates to determining compliance with this Agreement of section 3.1.6, 4.1.6 and 5.1.6 and the City's procedure on which the Economic Development Incentive will be based without further protest or challenge; (ii) will not make any claim for a refund, repayment, or reduction of any Economic Development Incentive after settling on any appealed tax assessments or bills from any source, including the City; and (iii) once any existing tax protect has been settled, waives, to the extent allowed by law, the right to protest, challenge, or otherwise contest those taxes in any manner. In the event that Developer does appeal, challenge or formally protest a tax assessment relating to the Property, Developer shall promptly deliver notice of such action to the City in accordance with Section 6.17 of this Agreement.

6.6 Force Majeure. All obligations of Developer and City shall be subject to events of "force majeure" which shall mean any contingency or cause beyond the reasonable control of a party, as applicable, including, without limitations, acts of God or the public enemy, war, riot, civil commotion, insurrection, adverse weather, government or de facto governmental action or inaction (unless caused by negligence or omissions of such party), fires, explosions, floods, strikes, slowdowns or work stoppages, shortage of materials and labor, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other employee restrictions, act of authority whether lawful or unlawful, compliance with any law or governmental order, rule, regulation or direction, curfew restriction, expropriation ("Force Majeure Event") If either Party is delayed or hindered in or prevented from the performance of any obligation required hereunder by reason a Force Majeure Event, the time for performance of such obligation shall be extended for the period of the delay.

6.7 Performance Guaranty. Within 10 days of executing this Agreement, the Developer agrees to provide to the City the Performance Guaranty, in the form and substance attached hereto as Exhibit G, for the completion of the Project executed by Om Estates Development LLC.

6.8 Remedies. Unless a specific remedy and associated cure period (such as a repayment of all or an identified EDI) is set forth elsewhere in this Agreement, in the event of event of default by Developer, the City, as its sole remedy, may terminate all commitments of City under this Agreement after providing the Developer written notice of such default and 90 days to cure such default. If any event of default by the City exists, Developer shall provide written notice of such default to the City; then, the City shall have 90 days to cure such default. In the event the City is not able to cure such default, Developer may pursue such remedies available to it by law or equity, including, specific performance.

6.9 Dispute Resolution and Step Negotiations.

6.9.1 The Parties shall attempt in good faith to resolve all disputes arising out of or relating to this Agreement or any of the transactions contemplated hereby promptly by negotiation, as follows. Either Party may give the other Party written notice of any such dispute not resolved in the normal course of business. Executives of both Parties at levels one level above the Project personnel who have previously been involved in the dispute shall meet at a mutually acceptable time and place within ten days after delivery of such notice, and thereafter as often as they reasonably deem necessary, to exchange relevant information and to attempt to resolve the dispute. If the matter has not been resolved within thirty days from the referral of the dispute to such executives, or if no meeting of such executives has taken place within fifteen days after such referral, either Party may initiate mediation as provided hereinafter. If a Party intends to be accompanied at a meeting by an attorney, the other Party shall be given at least three business days' notice of such intention and may also be accompanied by an attorney. All negotiations pursuant to this clause are confidential and shall be treated as compromise and settlement negotiations for purposes of the Federal Rules of Evidence and state rules of evidence. Each Party will bear its own costs for this dispute resolution phase.

6.9.2 In the event that any dispute arising out of or relating to this Agreement or any of the transactions contemplated hereby is not resolved in accordance with the procedures set forth in this Section 6.9, such dispute shall be submitted to non-binding mediation to a Person mutually agreed by the Parties. The mediation may take place at a mutually agreed upon location. If the mediation process has not resolved the dispute within thirty days of the submission of the matter to mediation or within such longer period as the Parties may agree to, either Party may exercise all remedies available at law or in equity under this Agreement, including the initiation of court proceedings. Each Party will bear its own costs, and share equally in the costs of mediators, for this dispute resolution phase.

6.9.3 Nothing in this Section shall preclude, or be construed to preclude, the resort by either Party to a court of competent jurisdiction solely for the purposes of securing a temporary or preliminary injunction or other relief to preserve the status quo or avoid irreparable harm. The Parties shall continue to perform each of their respective obligations under this Agreement during the pendency of any dispute; provided that this obligation

shall not apply after the termination of this Agreement (except with respect to payments of amounts due and owing under this Agreement).

6.10 Jurisdiction and Venue. City and Developer, to the fullest extent permitted by applicable law, irrevocably (i) submit to the exclusive jurisdiction of the state or federal district courts located in Dallas County, Texas and any appellate court thereof; (ii) waive any objection which either may have to the laying of venue of any proceedings brought in any such court and (iii) waive any claim that such proceedings have been brought in an inconvenient forum. Nothing in this provision shall prohibit a party from bringing an action to enforce a money judgment in any other jurisdiction where the courts of such jurisdiction have jurisdiction over the other party.

6.11 Audits. Each Party has the right, at its sole expense, during normal working hours and upon thirty days' written notice to examine copies of the relevant portions of the records of the other Party to the extent reasonably necessary to verify the accuracy of any invoice, charge or calculation made pursuant to this Agreement within the twelve (12) month period immediately preceding such notice. Neither Party shall have the right to conduct such an audit more than once during any given twelve (12) month period. If any such examination reveals any inaccuracy in any invoice or calculation, the necessary adjustments in such invoice or calculation, and the payment of any adjustment thereto, shall be paid, with interest at the interest rate provided by the Texas Prompt Payment Act calculated from the date the overpayment or underpayment was made until paid, by the responsible Party within thirty days after it receives an invoice from the other Party setting forth in reasonable detail the calculation of such adjustments.

6.12 Accommodation of Financing Parties. To facilitate the Developer in obtaining financing to construct and operate the Project, City shall make reasonable efforts to provide such consents to assignments, certifications, representations, information or other documents as may be reasonably requested by Developer or the Developer's financing parties in connection with the financing of the Project; provided that in responding to any such request, the City shall have no obligation to provide any consent, certification, representation, information or other document, or enter into any agreement, that materially adversely affects, or could reasonably be expected to have or result in a material adverse effect on, any of City's rights, benefits, risks or obligations under this Agreement. Developer shall reimburse, or shall cause the financing parties to reimburse, the City for the incremental, direct, and documented third party expenses (including, without limitation, the reasonable fees and expenses of outside counsel) incurred by the City in the preparation, negotiation, execution or delivery of any documents requested by Developer or the financing parties, and provided by City, pursuant to this Section 6.12; provided, the City's reasonable fees and expenses of outside counsel shall be capped at \$3,500.00 per request.

6.13 Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

6.14 Binding Effect; Successors and Assigns. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto. This Agreement, or the right to receive grant payments, pursuant to this Agreement, may not be assigned, in whole or in part, without the express written consent of the City; provided that Developer may, without the

City's consent, assign this Agreement to a wholly-owned subsidiary or affiliate of Developer. For purposes of this Agreement, performance by a successor or an affiliate of Developer, or performance by a party with whom Developer or its affiliates contract shall be deemed to be performance by Developer.

6.15 Amendments. No modifications or amendments to this Agreement shall be valid unless in writing and signed by a duly authorized signatory.

6.16 Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

6.17 Notices. All notices required to be given under this Agreement shall be in writing and shall be given by either party or its counsel in person, via an express mail service or via courier or via receipted facsimile transmission (but only if duplicate notice is also given via express mail service or via courier or via certified mail) or certified mail, return receipt requested, to the respective parties at the below addresses (or at such other address as a party may hereafter designate for itself by notice to the other party as required hereby). All notices given pursuant to this paragraph shall be deemed effective, as applicable, on the date such notice may be given in person, next business day following the date on which such communication is transferred via facsimile transmission, or as applicable, deposited with the express mail service, courier, or in the United States mails. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address.

If to City:

City of Garland
200 North Fifth
Garland TX 75040
Attn: City Manager
Phone: (972) 205-2000
Fax: (972) 205-2504

With a required copy to:

Mr. Brian England
City Attorney
200 N. Fifth Street
Fourth Floor
Garland TX 75046
Phone: (972) 205-2380
Fax: (972) 205-2389
bengland@garlandtx.gov

If to Developer:

OM Estates Development LLC
Anjum Varshney
4017 Bordeaux Cir
Flower Mound, TX 75022
Phone: 214-603-6849
310officePlaza@gmail.com

With required copies to:

Tasker & Balderson PLLC
Attention: Jeffrey Tasker
4335 Windsor Centre Trail
Suite 150
Flower Mound, Texas 75022
Phone – 972-355-5959
jeff@tbtexlaw.com

6.18 Employment of Undocumented Workers. During the term of this Agreement the Developer agrees not to knowingly employ any undocumented workers and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Developer shall repay the amount of the Annual Grants and any other funds received by the Developer from the City as of the date of such violation within 120 business days after the date the Developer is notified by the City of such violation, plus interest at the rate of 6% compounded annually from the date of violation until paid. The

Developer is not liable for a violation of this section in relation to any workers employed by a subsidiary, affiliate, or franchisee of the Developer or by a person with whom the Developer contracts.

6.19 Non-Collusion. Developer represents and warrants that neither Developer nor anyone on Developer's behalf has given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any employee, agent, representative or official of the City as an inducement to or in order to obtain the benefits to be provided by the City under this Agreement.

6.20 Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall have the force and effect of any original, as of the Effective Date.

[Signature Pages to follow]

Executed and effective as of the 22nd day of March, 2023.

DEVELOPER

Om Estates Development LLC, a Texas
limited liability corporation

By: [Signature]
Name: Anjum Varshney
Title: Manager

Executed and effective as of the ____ day of _____, 2023.

CITY
City of Garland,
a Texas home-rule municipality

By: _____
Name: Scott LeMay
Title: Mayor

List of Exhibits

Exhibit A	Description of the Property
Exhibit B	Depiction of the Property
Exhibit C	Concept Plan
Exhibit D	Pattern Book
Exhibit E	Phase Demarcation Graphic
Exhibit F	Detailed Plan, once approved and accepted by City
Exhibit G	Guaranty

Exhibit A
Description of the 14.56 Acre Tract

BEING A 14.56 ACRE TRACT OR PARCEL OF LAND IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND LYING IN THE MICKINNEY-WILLIAMS SURVEY, ABSTRACT 1036, CONVEYED TO CLAY M. SANBORN, TOBY SANBORN MORRIS, AND HOWARD F. SANBORN, BY DEED RECORDED IN INSTRUMENT NO. 201100046984, DEED RECORDS, DALLAS COUNTY, TEXAS;

BEGINNING AT A FOUND 1/2" IRON ROD WITH YELLOW CAP STAMPED "PACHECO KOCH" FOR THE NORTHEASTERLY CORNER "DESTINY CHRISTIAN CENTER" ADDITION AS RECORDED BY PLAT IN VOLUME 20000120, PAGE 6046, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING IN THE SOUTH LINE OF U.S. HIGHWAY 67 (A VARIABLE WITH RIGHT-OF-WAY);

THENCE N 63°34'00" EA DISTANCE OF 392.09' ALONG THE NORTHERLY BOUNDARY LINE OF SAID 14.56 ACRE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. 67, TO A SET 1/2" IRON ROD WITH PINK CAP STAMPED SURVEY WORKS;

THENCE S 26°26'00" E A DISTANCE OF 24.68' TO A FOUND ½ INCH TXDOT STANDARD DISK, FOUND FOR CORNER, BEING IN THE WEST LINE THE PLAT OF "FIRST REPLAT OF FAULKNER CIRCLE" AS RECORDED IN VOLUME 83199, PAGE 1959, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE S 00°59'27" E A DISTANCE OF 603.30' ALONG THE WEST BOUNDARY LINE OF SAID REPLAT, TO A POINT FROM WHICH A ½ INCH IRON PIPE @ A FENCE POST BEARS N 88° 59' 38" E, A DISTANCE OF 0.33';

THENCE N 88°54'44" E A DISTANCE OF 491.63' ALONG THE SOUTH BOUNDARY LINE OF THE REPLAT OF LOTS 2, 3, 4, & 5, BLOCK 2, THE FIRST REPLAT OF FAULKNER CIRCLE AS RECORDED BY DEED IN VOLUME 83119, PAGE 1959, DEED RECORDS, DALLAS COUNTY, TEXAS, TO A ¾ INCH IRON PIPE FOUND FOR CORNER;

THENCE S 00°55'36" E A DISTANCE OF 508.63' ALONG THE WEST BOUNDARY LINE OF A TRACT OF LAND CONVEYED BY DEEDS TO ROBERT W. & DOROTHY FINCH IN VOLUME 96246, PAGE 3371 AND VOLUME 97086, PAGE, 02795, DEED RECORDS, DALLAS COUNTY, TEXAS, TO A ¾ INCH IRON PIPE FOUND FOR CORNER;

THENCE S 88°50'43" W A DISTANCE OF 855.60' ALONG THE NORTHERLY BOUNDARY LINE OF 30' PRIVATE ROAD EASEMENT TO A ¾ INCH IRON PIPE FOUND FOR CORNER, BEING IN THE NORTH LINE OF A TRACT CONVEYED BY DEED TO THE OULAD CHIKA FAMILY TRUST, AS RECORDED IN INSTRUMENT NO. 201900293970, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE N 00°59'56" W A DISTANCE OF 967.39' ALONG THE SAID "DESTINY CHRISTIAN CENTER" TO THE POINT OF BEGINNING AND CONTAINING IN ALL 14.56 ACRES.

Description of the 5.67 Acre Tract

Being a tract of land situated in the McKinney & Williams Survey, Abstract No. 1036, in the City of Garland, Dallas County, Texas, being all of Lot 3A, Block 2 of the Replat of Lots 2, 3, 4 & 5 of Block 2 of the First Replat of Faulkner Circle, an addition to the City of Garland, recorded in Volume 87197, Page 4040, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), being described in deed to OM Estate Development, LLC, recorded in Instrument No. 202200068311 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod (controlling monument) found at the southeast corner of said Lot 3A and the northeast corner of a called 1.5961 acre tract of land described in deed to Robert W. Finch and Dorothy Finch, recorded in Volume 99165, Page 1125, D.R.D.C.T., being in the west line of a called 5.00 acre tract of land described in deed to Jerome Zeman, Aniela Zeman and Jerome Zeman, II, recorded in Volume 99167, Page 299, D.R.D.C.T.;

THENCE South 88 degrees 53 minutes 49 seconds West, departing the west line of said Zeman tract, with the south line of said Lot 3A and the north line of said Finch tract, at a distance of 512.59 feet passing a 1-inch iron pipe found at the northwest corner of said Finch tract and the northeast corner of a called 14.5472 acre tract of land described in deed to OM Estates Development LLC, recorded in Instrument No. 202100334241, O.P.R.D.C.T., continuing with the south line of said Lot 3A and the north line of said 1.4.5472 acre tract for a total distance of 1,003.40 feet to a 1-inch iron pipe found at the southwest corner of said Lot 3A and an interior corner of said 14.5472 acre tract;

THENCE North 00 degrees 59 minutes 44 seconds West, with the west line of said Lot 3A and an east line of said 14.5472 acre tract, a distance of 187.00 feet to a 1/2-inch iron rod found at the northwest corner of said Lot 3A and the southwest corner of Lot 1, Block 2, of the First Replat of Faulkner Circle an addition to the City of Garland, recorded in Volume 83119, Page 1959, O.P.R.D.C.T.;

THENCE North 45 degrees 16 minutes 17 seconds East, departing an east line of said 14.5472 acre tract, with the northwest line of said Lot 3A and the southeast line of Lot 1, a distance of 307.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northernmost corner of said Lot 3A and the west corner of the Replat of Lot 2A of Block 2 of Faulkner Circle, an addition to the City of Garland, recorded in Volume 92119, Page 3780, D.R.D.C.T.;

THENCE South 44 degrees 43 minutes 43 seconds East, departing the southeast line of said Lot 1, with the northeast line of said Lot 3A and the southwest line of said Replat of Lot 2A, a distance of 19.27 feet to an "X" set in concrete;

THENCE South 35 degrees 46 minutes 57 seconds East, continuing with the northeast line of said Lot 3A and the southwest line of said Replat of Lot 2A, a distance of 26.02 feet to a point from which a found 1/2-inch iron rod bears South 44 degrees 43 minutes 43 seconds East, a distance of 0.65 feet;

THENCE South 44 degrees 43 minutes 4 seconds East, continuing with the northeast line of said Lot 3A and the southwest line of said Replat of Lot 2A, a distance of 182.49 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 69 degrees 58 minutes 19 seconds East, continuing with the northeast line of said Lot 3A and the southwest line of said Replat of Lot 2A, a distance of 258.03 feet to a 1/2-inch iron rod found at an interior corner of said Lot 3A;

THENCE North 08 degrees 01 minute 36 seconds East, with a west line of said Lot 3A and an east line of said Replat of Lot 2A, a distance of 83.72 feet to an "X" set in concrete;

THENCE South 81 degrees 58 minutes 24 seconds East, with the northeast line of said Lot 3A and the southwest line of said Replat of Lot 2A, a distance of 187.00 feet to an "X" set in concrete;

THENCE North 08 degrees 01 minute 36 seconds East, with a west line of said Lot 3A and an east line of said Replat of Lot 2A, a distance of 71.74 feet to a magnail set;

THENCE South 81 degrees 58 minutes 24 seconds East, with the northeast line of said Lot 3A and the southwest line of said Replat of Lot 2A, a distance of 166.28 feet to an "X" set in concrete;

THENCE South 86 degrees 31 minutes 37 seconds East, continuing with the northeast line of said Lot 3A and the southwest line of said Replat of Lot 2A, a distance of 31.43 feet to the northeast corner of said Lot 3A and the southeast corner of said Replat of Lot 2A, being in the west line of a called 6.3284 acre tract of land described in deed to Steve Smith, recorded in Volume 2002050, Page 3133, D.R.D.C.T., from which a found 2-inch iron pipe bears South 17 degrees 49 minutes 06 seconds East, a distance of 2.85 feet;

THENCE South 03 degrees 28 minutes 17 seconds West, with the east line of said Lot 3A and the west line of said Smith tract, at a distance of 45.61 feet passing a 5/8-inch iron rod with cap stamped "DC&A RPLS 3935" found at the southwest corner of said Smith tract and the northwest corner of said Zeman tract, continuing with the east line of said Lot 3A and the west line of said Zeman tract, a total distance of 234.02 feet to the POINT OF BEGINNING and containing 5.6678 acres of land.

Exhibit B
Depiction of the 14.56 and 5.67 Tracts



A handwritten signature in blue ink, appearing to be 'R' followed by a flourish.

Exhibit C
Concept Plan

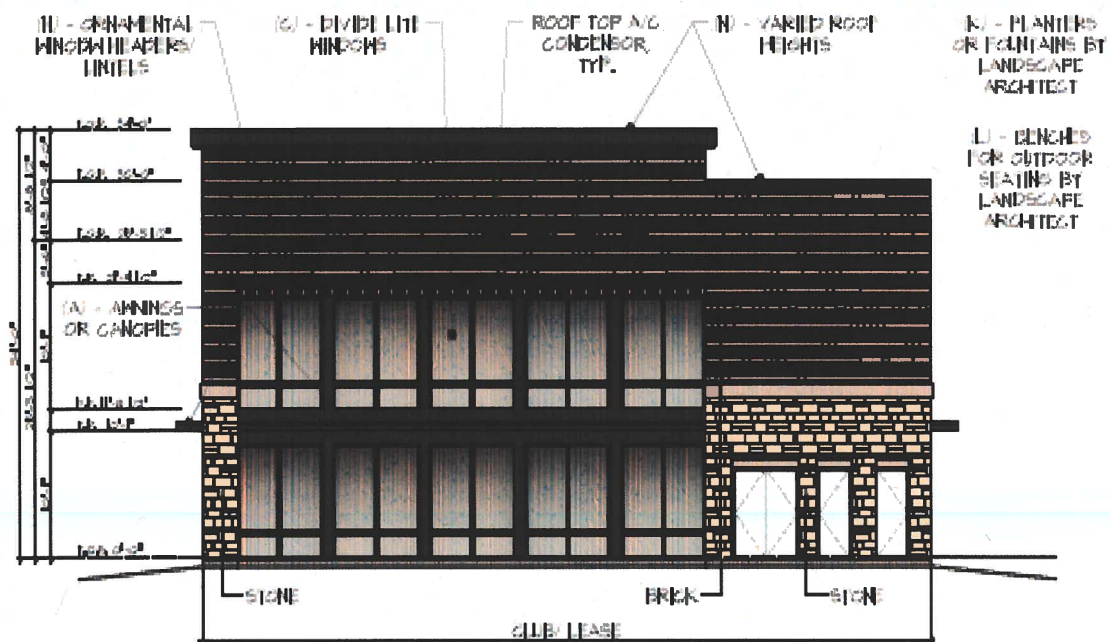




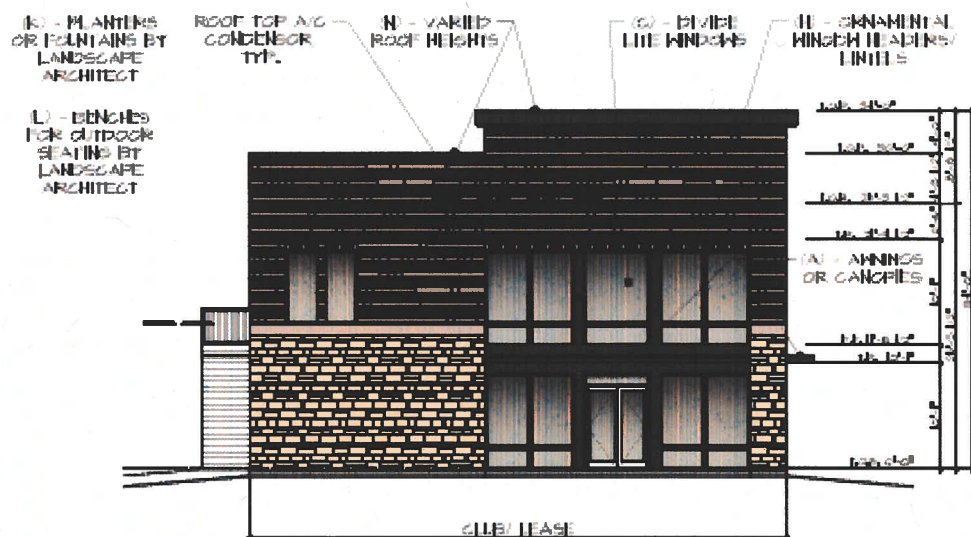
Exhibit D
Pattern Book



A handwritten signature in blue ink, located at the bottom right of the page.

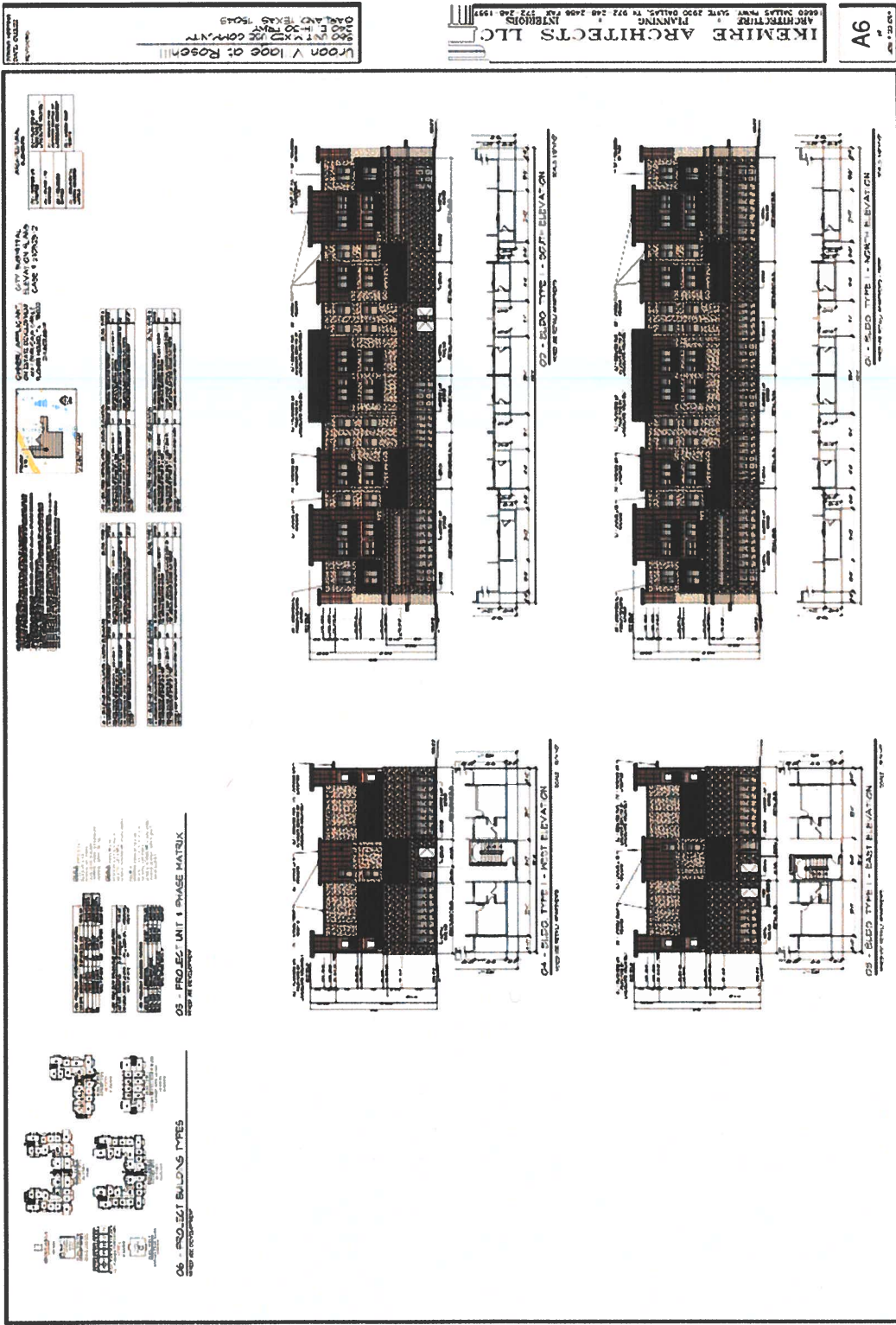


05- BLDG. TYPE VII - SOUTH ELEVATION



03- BLDG. 17: CLUB - WEST ELEVATION

Handwritten signature/initials.



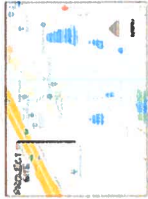
D-6

Uroon V. 1000 O: Rosehill
 1300 N. 10th St. #100
 Dallas, TX 75201
 214-609-6844
 1000 Dallas Hwy. Suite 200 Dallas, TX 75240 214-609-6844
 1000 Dallas Hwy. Suite 200 Dallas, TX 75240 214-609-6844

IKEMIRE ARCHITECTS LLC
 1000 Dallas Hwy. Suite 200 Dallas, TX 75240 214-609-6844
 1000 Dallas Hwy. Suite 200 Dallas, TX 75240 214-609-6844

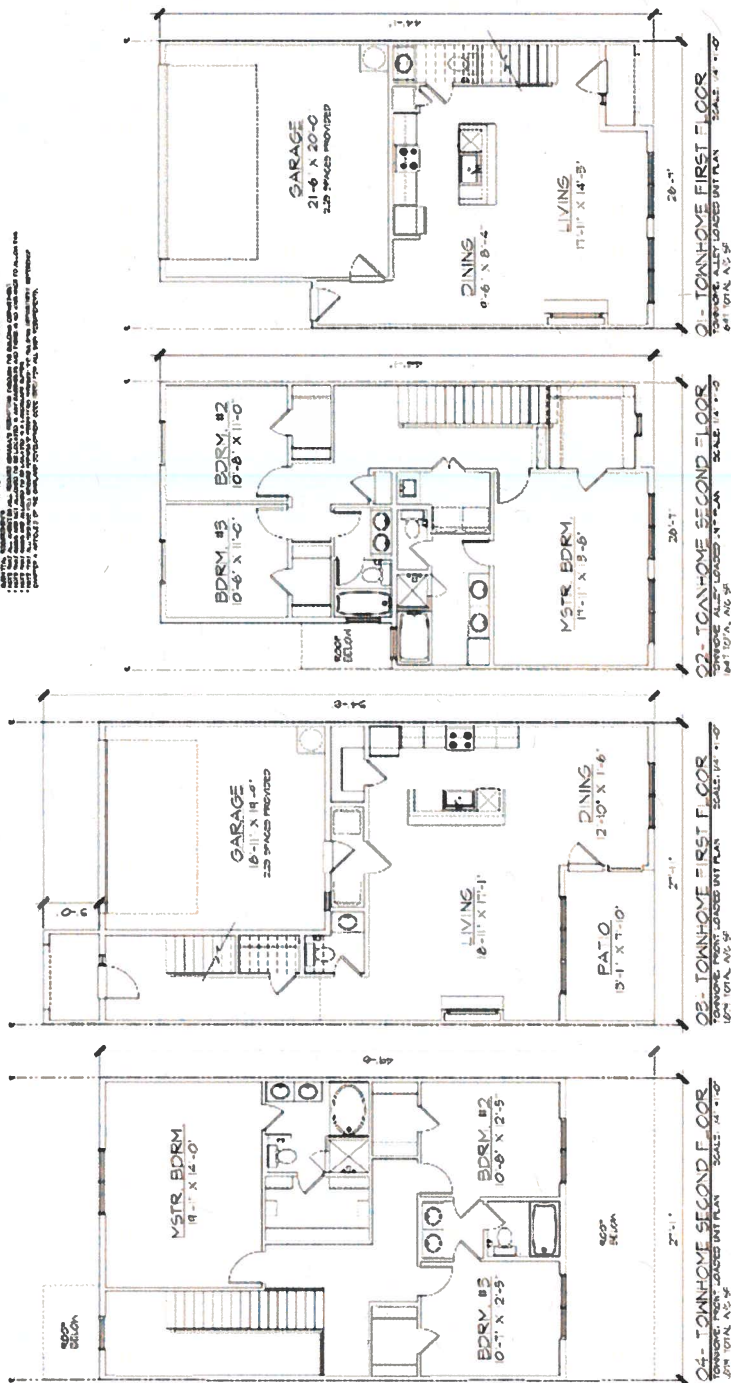
A5.1
 1/8" = 1'-0"

OWNER/ APPLICANT: CITY SUBMITTAL
 ON ESTATE DEVELOPMENT
 ELEVATION PLANS
 401 BORDEN CIRCLE
 FLOWER MOUND TX 75022
 214-609-6844



LOCATION MAP

THESE PLANS ARE THE PROPERTY OF IKEMIRE ARCHITECTS, LLC. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF IKEMIRE ARCHITECTS, LLC. IKEMIRE ARCHITECTS, LLC. MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THESE PLANS. IKEMIRE ARCHITECTS, LLC. SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THESE PLANS. IKEMIRE ARCHITECTS, LLC. SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THESE PLANS.



Handwritten signature or mark.

Urban Village at Roschill
360 UNIT MIXED USE COMMUNITY
360 E. HUBBARD AVE.
OAKLAND, TEXAS 75049

IKEMIRE ARCHITECTS LLC
ARCHITECTURE + PLANNING + INTERIORS
10000 DALLAS PKWY SUITE 2000 DALLAS, TX 75244-2000 FAX 972-248-1100

A8
JOB # 25000

Enter your search term

04 - PROJECT BUILDING TYPES

05 - PROJECT UNIT PHASE MATRIX

06 - UNIT MIXED USE COMMUNITY

01 - BLDG TYPE V - WEST ELEVATION

02 - BLDG TYPE V - NORTH ELEVATION

03 - BLDG TYPE V - EAST ELEVATION

04 - BLDG TYPE V - SOUTH ELEVATION

05 - BLDG TYPE VI - WEST ELEVATION

06 - BLDG TYPE VI - NORTH ELEVATION

07 - BLDG TYPE VI - EAST ELEVATION

08 - BLDG TYPE VI - SOUTH ELEVATION

D-8

AK

L'COON Village of Rosehill
 360 UNIT MIXED USE COMMUNITY
 1500 E. 18th Street
 OMAHA, NE 68105
 402-442-1500

IKEMIRE ARCHITECTS LLC
 PLANNING + ARCHITECTURE
 1000 GALLUP STREET SUITE 200 OMAHA, NE 68102-2000
 402-442-1500

A6.1
 001 - 1200'

enter your search term

02 - PROJECT BUILDING TYPES

03 - PROJECT UNIT / PHASE MATRIX

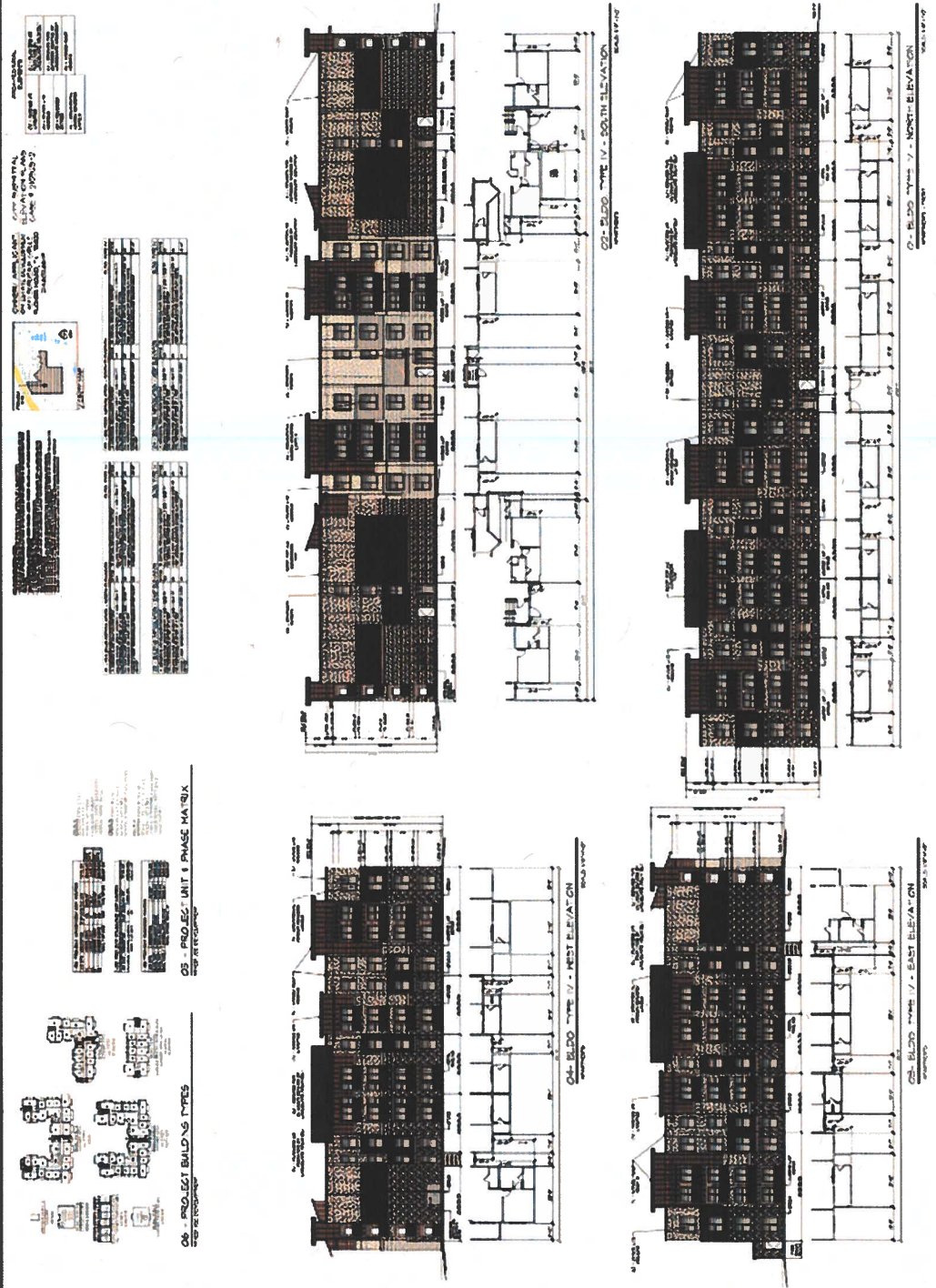
01 - BLDG TYPE II - SOUTH ELEVATION

02 - BLDG TYPE II - NORTH ELEVATION

03 - BLDG TYPE II - EAST ELEVATION

04 - BLDG TYPE II - WEST ELEVATION

D-9



OWS TRAIL

PUBLIC STREET

WEST N. HIGHWAY 50 FRONTAGE ROAD

PHASE 1 BLOCK 1

PHASE 2 BLOCK 2

PHASE 3 BLOCK 3

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Exhibit F
DETAILED PLAN

Exhibit G

GUARANTY

This GUARANTY ("Guaranty") is dated as of March 22nd, 2023 ("Effective Date"), by **Om Estates Development LLC**, a Texas limited liability corporation ("Guarantor" or "Company") and **the City of Garland, Texas**, a home rule municipality ("City").

Preliminary Statement

Pursuant to that certain Development Agreement dated as of _____, 2023 ("Agreement"), Company has agreed to construct, or cause to construct, the Project (as more fully defined, described, and detailed therein), including all public and private improvements contemplated by the Agreement. All initially capitalized terms used herein without definition which are defined in the Agreement shall have the meanings ascribed to them therein.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in order to induce the City to enter into the Agreement, the Guarantor hereby unconditionally and irrevocably agrees for the benefit of the City, its successors and assigns, as follows:

1. Guaranteed Obligations.

1.1 Bad Acts. Guarantor unconditionally and irrevocably agrees to indemnify, defend and hold the City harmless from and against any loss, cost, liability, damage, claim or expense, (including reasonable attorney's fees and litigation costs) which the City may suffer or incur by reason of (a) any breach by the Company, or any affiliate or assignee of the Company, of their covenants or representations in the Agreement, (b) any misrepresentation made by the Company, or any affiliate or assignee of the Company, in connection with the Agreement, and (c) any costs and expenses to finish the construction of the Project as set forth in the Agreement.

1.2 Completion Guaranty. Guarantor, irrevocably and unconditionally guarantees to the City (a) subject to *Force Majeure*, and the City's obligations not to unreasonably delay or deny applications necessary for the Developer's performance the full and timely performance of the development of the Project in accordance with the Agreement, PD Ordinance, Detailed Plan, and applicable City Requirements, free and clear of any and all liens which may arise from, or in any way relate to the construction of the Project, (b) the full and timely payment of all contractors, subcontractors and material suppliers whose work and materials have been or may hereafter be delivered or supplied for, or incorporated into, the Project, and (c) the payment of all amounts required to be paid by the Company, and/or any affiliate or assignee of the Company, under the Agreement. Without limiting the foregoing, the Guarantor guarantees that if undisputed claims and liens relating to, or arising out of, the Project are filed, the Guarantor shall cause such liens to be removed or satisfied of record or otherwise bonded or insured over no later than ninety (90) days after notice thereof to Guarantor, all to the reasonable satisfaction of the City.

1.3 Guaranteed Obligations Defined. The indemnification obligations set forth in this Section 1 are referred to herein as the "Guaranteed Obligations".

2. Representations and Covenants. The Guarantor represents, warrants, covenants and agrees that:

2.1 Payment of Expenses. Intentionally Deleted.

2.2 Validity of Agreement. The Guarantor has duly and validly executed and delivered this Guaranty. This Guaranty constitutes the legal, valid and binding obligation of the Guarantor, enforceable against the Guarantor in accordance with its terms (subject to rights/defenses available to creditors generally, and equitable defenses); and the execution, delivery and performance of this Guaranty by the Guarantor has been duly authorized by all requisite action and will not result in any breach of the terms, conditions or provisions of, or conflict with or constitute a default under, or result in the creation of any lien, charge or encumbrance upon any of the property or assets of the Guarantor pursuant to the terms of any indenture, mortgage, deed of trust, note, other evidence of indebtedness, agreement or other instrument to which the Guarantor may be a party or by which the Guarantor or any of the property or assets of the Guarantor may be bound, or violate any provision of applicable law, or any applicable order, writ, injunction, judgment or decree of any court of which the Guarantor is aware, or any applicable order or other public regulation of any governmental commission, bureau or administrative agency.

3. Consents and Waivers Intentionally Deleted.

4. Guarantor's Understanding with Respect to Waivers. The Guarantor warrants and agrees that each of the waivers set forth above is made with the Guarantor's full knowledge of their significance and consequences and that, under the circumstances, the waivers are reasonable and not contrary to public policy or law. If any of such waivers is determined to be contrary to any applicable law or public policy, such waiver shall be effective only to the extent permitted by law.

5. Notices. Any Notice required or permitted to be given hereunder shall be in writing and shall be (as elected by the party giving such Notice): (a) transmitted by certified or registered mail, return receipt requested, postage prepaid, (b) transmitted by personal delivery, or (c) transmitted by nationally recognized overnight courier service. Except as otherwise specified herein, all notices and other communications shall be deemed to have been duly given: (i) five (5) days after the date of posting if transmitted by certified or registered mail, (ii) the date of delivery if transmitted by personal delivery, or (iii) the first day after the date of posting if delivered by recognized national overnight courier service. The Guarantor and/or the City may change its respective address for purposes hereof by notice to the other party. Notices hereunder shall be directed:

To the Guarantor:

With a copy to:

Tasker & Balderson PLLC
Attention: Jeffrey Tasker
4335 Windsor Centre Trail
Suite 150
Flower Mound, Texas 75022
Phone – 972-355-5959
jeff@tbtexlaw.com

To the City:

City Manager
City of Garland, Texas
200 N. Fifth Street
Garland, Texas 75040

With a copy to:

Office of the City Attorney
Attention: Brian England
City of Garland, Texas
200 N. Fifth Street
Garland, Texas 75040

6. Successors and Assigns. This Guaranty shall be binding upon the Guarantor and its permitted successors and assigns, but may not be assigned or delegated by the Guarantor except with the prior written consent of the City.

7. Applicable Law. This Guaranty, and any other instruments executed and delivered to evidence, complete or perfect the transactions contemplated hereby, and thereby, shall be interpreted, construed, applied and enforced in accordance with the laws of the State of Texas.

8. Modification of Guaranty. No modification or waiver of any provision of this Guaranty, nor any consent to any departure by the Guarantor therefrom, shall in any event be effective unless the same shall be in writing and signed by the Guarantor and the City.

9. Waiver of Rights Intentionally Deleted.

10. Severability. In case any one or more of the provisions contained in this Guaranty should be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby, but this Guaranty shall be reformed and construed and enforced to the maximum extent permitted by applicable law.

11. Entire Contract. This Guaranty constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and shall supersede and take the place of any other instruments purporting to be an agreement of the parties hereto relating to the subject matter hereof.

12. Headings. Headings in this Guaranty are for purposes of reference only and shall not limit or otherwise affect the meaning hereof.

13. Remedies. The rights of the City under this Guaranty shall be in addition to and not in limitation of all of the rights and remedies of the City under the Agreement.

WITNESS the execution hereof under seal as of the day and date above first written.

GUARANTOR:

Om Estates Development LLC

By: 
Name: Anjum Vashney
Title: Manager



GARLAND POLICY REPORT

City Council Regular Session Agenda

7.

Meeting Date: 04/04/2023

Item Title: Request for Development Assistance from Andor Properties, LLC and Shirlee Mae, LLC

Submitted By: Ayako Schuster, Economic Development Director

Strategic Focus Areas: Growing Economic Base

ISSUE

Consider a development incentive grant request from Andor Properties, LLC and Shirlee Mae, LLC to renovate 500 Main Street and assist proposed tenants to occupy the property.

OPTIONS

1. Approve the staff recommendation for providing a grant
2. Not approve the staff recommendation for providing a grant

RECOMMENDATION

The City would provide a \$500,000 grant towards the renovation hard costs upon submission of the receipts.

- Landlord would receive \$300,000
- Tenant would receive \$200,000

BACKGROUND

Shirlee Mae, LLC completed a renovation project on 113 N 6th Street and will partner with Andor Properties, LLC to renovate 500 Main Street and lease to two tenants. The 83-year old building used to be a car dealership before it became home to the Garland Furniture Store. Due to the significant renovation cost, the city, developers and tenants agreed to pursue a partnership to add destination retailers in the historic downtown.

CONSIDERATION

The developers propose investing over \$2 million in the redevelopment of 500 Main Street and the City is looking forward to a completed project that will offer two tenant spaces and increase foot traffic to downtown Garland.

By supporting mitigating their hard-cost renovations to revitalize the downtown area, we align with the economic development strategic efforts to:

- Creating a destination
- Improve amenities

- Assist small businesses

Additionally, Garland downtown is a catalyst area and focus for City redevelopment initiatives.

Attachments

Proposed Economic Development Incentive Agreement

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This Economic Development Incentive Agreement ("Agreement") is made by and between the **City of Garland, a Texas home-rule municipality** ("City"), and **Shirlee Mae, LLC, a Texas limited liability corporation**, its successors and assigns, and **Andor Properties, LLC, a _____ limited liability corporation**, its successors and assigns, (together as "Developer") acting by and through their respective authorized officers. The City and Developer are referred to individually in this Agreement as a "Party" and together they are referred to as the "Parties."

ARTICLE I

RECITALS

The City and Developer each acknowledge and agree that the following recitals are true and correct and that the same are incorporated herein and are a material part of this Agreement:

WHEREAS, the City desires to further the public interest and welfare and to induce the investment of private resources in productive business enterprises located in certain areas of the City in order to increase tax revenue for real property and business personal property within the City, and promote or develop new business enterprises; and

WHEREAS, Developer intends to repair, renovate and improve commercial space at 500 Main Street to create a restaurant space and a retail/wine shop space and then lease these spaces to Tenants for the operation of restaurant and retail businesses that generates sales tax, on a certain tract of land consisting of approximately 0.18 acres located within the City of Garland, Dallas County, Texas ("Property"), being further described in Exhibit A, which is attached hereto and incorporated herein by reference for all purposes; and

WHEREAS, Developer proposes to invest approximately **\$2,000,000.00** in new real property improvement at the Property ("Project"); and

WHEREAS, the Project will result in new economic development in the City, including serving as a catalyst for further, perhaps related development in the area; will increase tax revenues because of investments in real property, business personal property, and taxable sales within the City; and increases in the number of new jobs; and

WHEREAS, the Project will have a direct and positive economic benefit to the City; and

WHEREAS, the Developer has advised the City that a contributing factor of inducing the Developer to develop the Property is an agreement by the City to provide an economic development incentive to the Developer as set forth herein; and

WHEREAS, the City is authorized by Article 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code to provide a program for economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, City wishes to provide incentives to Developer to assist in the economic development of the City; and

WHEREAS, the City has determined, based on information presented to it by the Developer, that making an economic development incentive grant to the Developer in accordance with this Agreement furthers the City's economic development goals and will: (i) promote the economic development objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) advance local economic development and stimulate business and commercial activity in the City; and

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

NOW, THEREFORE, the Developer and the City make and enter into this Agreement in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both the Developer and the City, and agree as follows:

ARTICLE II

DEFINITIONS

Section 2.01. "Compliance Certificate" has the meaning set forth in Section 4.02.

Section 2.02. "Economic Development Incentive Payment Request" has the meaning set forth in Section 4.02.

Section 2.03. "Performance Rebate Period" means the period of time, as more fully described in below Article III, during which Developer is eligible for Performance Rebate Payments.

Section 2.04. "Performance Rebate Payments" means the City's payments to Developer in the form of rebate payments equal to the amounts expended by Developer or Tenant for Qualified Hard Costs for which a Performance Rebate Payment is requested by Developer in accordance with Article IV.

Section 2.05. "Program" means the economic development program for the Project established by the City pursuant to Texas Local Government Code Chapter 380 to promote

economic development and stimulate business and commercial activity within the City as represented by the terms of this Agreement.

Section 2.06. “Project” has the meaning described in the Recitals to this Agreement.

Section 2.07. “Property” has the meaning described in the Recitals to this Agreement.

Section 2.08. “Qualified Hard Costs” means expenditures actually paid by Developer or paid by Tenant during the Performance Period for the improvement made to the Property which are specifically listed in the Rebate Tracking Sheet Table attached hereto as Exhibit B.

Section 2.09. “Tenant” means one or more person or entity which during the Performance Period holds a leasehold estate in the Property which is owned by Developer for the purpose of operating one of more restaurants or retail that generates sales tax on the Property.

ARTICLE III

COMMENCEMENT, COMPLETION AND OPERATION OF THE PROJECT

Section 3.01. Commencement of the Project. Developer shall enter into lease agreements with Tennant to occupy and operate one or more restaurants or retail that generates sales tax on the Property and shall initiate construction of the Project, including dedicating significant resources and funds for the restoration and improvements to the Property. Developer shall provide the City with copies of all lease agreements between Developer and Tenant as soon as practicable after execution. All of Developer’s efforts to commence the project shall be conducted in a good and workmanlike manner and Developer and/or Tennant shall obtain all necessary building permits prior to any work being commenced.

Section 3.02. Commencement of Operation. Developer shall substantially complete the build out of the Property on or before June 30, 2025 and Developer and/or Tenant shall have obtained all necessary building permits and Certificates of Occupancy (or applicable equivalent) for the Property and commence operation of a restaurant on the Property on or before said date.

Section 3.03. Performance Period. The Performance Rebate Period during which Developer is eligible to receive Performance Rebate Payments shall extend from the Effective Date of this Agreement through the date when the Project becomes operational, however under no circumstances shall the Performance Rebate Period extend past June 30, 2025.

Section 3.04. Continued Operation of Business. After Project becomes operational as a restaurant or retail that generates sales tax, Developer shall continuously lease, operate, maintain, and manage Project or make diligent commercial efforts to lease, operate, maintain and manage Project on the Property for use as one or more restaurants or retail that generates sales tax until at least March 31, 2028.

ARTICLE IV

PERFORMANCE REBATE PAYMENTS FROM THE CITY

Section 4.01. Performance Rebate Payments. Subject to the requirements and limitations of this Article, the other terms and conditions of this Agreement, and Developer's compliance with its obligations under this Agreement, the City shall make Performance Rebate Payments to Developer in accordance with this Article during the Performance Rebate Period:

- a. The City shall make rebate payments to Developer in an amount not to exceed **\$500,000.00** in total to reimburse Developer for Qualified Hard Costs actually paid by Developer or Tenant which were expended for physical improvements which were actually made to the Property during the Performance Rebate Period. Notwithstanding any other provision in this Agreement, under no circumstance shall the City's total obligation to Developer or any other entity as a result of this Agreement exceed \$500,000.00.

Section 4.02. Process for Payment. Developer may request a Performance Rebate Payment for an applicable Qualified Hard Cost by written application submitted to the City. The City shall not be required to make a Performance Rebate Payment for any applicable Qualified Hard Cost until:

- a. the Developer submits to the City a payment request form in substantially the form attached as Exhibit C (the "Economic Development Incentive Payment Request") and a certificate of compliance in substantially the form attached as Exhibit D (the "Compliance Certificate") together with all information required under the Compliance Certificate necessary to verify Developer's material compliance with its obligations under this Agreement for City's rebate of the Qualifying Hard Cost; and
- b. the City has actually received a copy of all qualified lease agreements between Developer and Tenant covering the Performance Period. In order for a lease agreement to be considered qualified by the City, the lease agreement must contain contractual provisions between the Developer and Tenant which obligates Developer to credit and/or reimburse Tennant an amount not less than \$200,000 of any Performance Rebate Payment received by Developer from the City for Qualified Hard Costs paid and incurred by Tenant;
- c. funds are appropriated by the Garland City Council for the specific purpose of making a Performance Rebate Payment under this Agreement as part of the City's ordinary budget and appropriations approval process or through any subsequent appropriation.

Provided that the foregoing conditions have been satisfied and Developer is otherwise in compliance with this Agreement, the City shall pay Developer any Performance Rebate Payments due within thirty (30) days after the last to occur of the events in above subsections (a) through (c) of this Section 4.02.

ARTICLE V

TERMINATION AND DEFAULT

Section 5.01. Events of Termination. This Agreement terminates upon any one or more of the following:

- a. by expiration of the Term; or
- b. if a party materially defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within sixty (60) days after written notice thereof by the non-defaulting party unless a longer period is provided. Any default under this provision and right to recover any claims, refunds, rebates, damages and/or expenses shall survive the termination of the Agreement.

Section 5.02. Effect of Termination/ Survival of Obligations. The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the applicable effective date of termination of this Agreement, except for any obligations or defaults(s) that existed prior to such termination or as otherwise provided herein and those liabilities and obligations shall survive the termination of this Agreement, including the refund provision, maintenance of records, and access thereto.

ARTICLE VI

ADDITIONAL AGREEMENTS AND OBLIGATIONS

Section 6.01. Indemnification. TO THE FULLEST EXTENT ALLOWED BY TEXAS LAW, DEVELOPER AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF GARLAND, TEXAS AND ALL OF ITS PRESENT, FUTURE AND FORMER AGENTS, EMPLOYEES, OFFICIALS AND REPRESENTATIVES IN THEIR OFFICIAL, INDIVIDUAL AND REPRESENTATIVE CAPACITIES FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, JUDGMENTS, LIENS AND EXPENSES (INCLUDING ATTORNEY'S FEES, WHETHER CONTRACTUAL OR STATUTORY), COSTS AND DAMAGES OF ANY CONCEIVABLE CHARACTER, DUE TO OR ARISING FROM DEVELOPER'S CONTRACTUAL OBLIGATIONS TO THIRD PARTIES, INJURIES TO PERSONS (INCLUDING DEATH), OR INJURIES TO PROPERTY (BOTH REAL AND PERSONAL) RESULTING FROM DEVELOPER'S PERFORMANCE OF THIS AGREEMENT.

ARTICLE VII

PERSONAL LIABILITY OF PUBLIC OFFICIALS AND LIMITATIONS ON CITY OBLIGATIONS

Section 7.01. Personal Liability of Public Officials. No employee or elected official of the City shall be personally responsible for any liability arising under this Agreement.

Section 7.02. Limitations on City Obligations. The Performance Rebate Payments made and any other financial obligation of the City hereunder shall be paid solely from lawfully available funds that have been budgeted and appropriated each year during the Term by the City as provided in this Agreement. Under no circumstance shall the City's obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. Consequently, notwithstanding any other provision of this Agreement, the City shall have no obligation or liability to pay any Performance Rebate Payments unless the City budgets and appropriates funds to make such payments during the City's fiscal year in which such payments are due. If the City fails to appropriate funds to make any Performance Rebate Payment(s), it shall immediately notify Developer of such non-appropriation and Developer may, at its sole option, terminate this Agreement, effective upon written notice to the City.

Section 7.03. No Recourse. Except for the right to terminate as provided in above Section 6.02, Developer shall have no recourse against the City for the City's failure to budget and appropriate funds during any fiscal year to meet the purposes and satisfy its obligations under this Agreement.

Section 7.04. Source of Funds. Performance Rebate Payments shall be made from annual appropriations only from such funds of the City as may be legally appropriated for the implementation of Article III, Section 52-a of the Texas Constitution, Chapter 380 of the Texas Local Government Code or any other economic development or financing programs authorized by Texas law or the home-rule powers of the City. Any Performance Rebate Payment to be made by the City to the Developer shall be limited as described in this Section and shall in no event exceed the amounts actually paid by Developer or Tenant for Qualified Hard Costs on the Project.

ARTICLE VIII

INFORMATION REGARDING PERFORMANCE

Section 8.01. Information. Subject to this Article VII, Developer shall, at such times and in such form as the City may reasonably request from Developer, provide information concerning the performance of Developer's obligations under this Agreement.

Section 8.02. Review of Developer's Records. To the extent that the City has questions about the information supplied by Developer in any report, application, filing, or other document provided under this Agreement, the Parties will engage in good faith efforts to resolve such questions and, upon the City's reasonable request, Developer will furnish or make available for inspection documentation reasonably sufficient to verify the accuracy and completeness of the

report, application, filing, certification or other information, and to demonstrate the manner in which such items or their contents were calculated or prepared. If, notwithstanding the good faith efforts of the Parties to resolve any questions concerning such items, the Parties are unable to resolve such issues, during the Term and for six (6) months thereafter, the City may examine and audit such books and records of Developer as are reasonably sufficient to verify the accuracy of such items. In the event the City's examination reveals a payment deficiency or discrepancy, the Parties will cooperate in good faith to address and resolve such deficiency or discrepancy. Information, documents, and materials provided by Developer shall be treated as described in below Section 8.04 of this Agreement. Notwithstanding the foregoing or any other provision of this Agreement, Developer shall not be required to disclose, permit the inspection of or examination of, or discuss, any document, information or other matter that is not necessary to verify Developer's compliance with this Agreement and that (x) constitutes trade secrets or proprietary information, (y) in respect of which disclosure is prohibited by law or any binding agreement or (z) is subject to attorney-client, attorney work product or other privilege recognized under Texas law. Notwithstanding anything to the contrary herein, the City will not have the right to review, inspect or audit any of Developer's records for periods that are more than four years from the date of the review, inspection or audit.

Section 8.03. Public Records; Confidentiality. Developer acknowledges and agrees that this Agreement, Developer's Compliance Certificates, and certain other documents and filing related to this Agreement are or will be public records subject to disclosure (after redaction of information exempt from disclosure as described below) under the Texas Public Information Act. The Parties acknowledge and agree that the Public Information Act exempts from disclosure certain types of records, materials and information, including without limitation: records confidential by law, either constitutional, statutory or by judicial decision (Section 552.101 of the Texas Government Code); social security numbers (Section 552.117(a)(2) of the Texas Government Code); trade secrets and economic development project information (Sections 552.110 and 552.131 of the Texas Government Code); and proprietary commercial information (Section 552.110 of the Texas Government Code). The City will endeavor to use adequate safeguards, no less than those safeguards observed by the City for its own confidential information, to maintain the security and confidentiality of all materials, communications, data and information related to this Agreement or supplied by Developer in connection with this Agreement that may be subject to such exemptions from disclosure. Developer acknowledges that this Agreement constitutes public information and the materials, communications, data and information related to this Agreement may also constitute public information subject to disclosure under the Public Information Act and agrees that the City may disclose this Agreement, the Compliance Certificates and the portions of materials, communications, data and information related to this Agreement as required by law. The City will make reasonable efforts to (a) give Developer prior written notice of a request for public information (other than a request for copies of this Agreement or Compliance Certificates, which Developer agrees may be released without notice to Developer) in a reasonably practicable time period to allow Developer to seek a protective order or other appropriate remedy, (b) disclose only such information as is required under the applicable law, (c) cooperate with Developer in responding to any such records request (but there shall be no obligation for the City to independently request or join in any request for a ruling from the Attorney General, to engage or participate in litigation or to otherwise pursue any remedies sought by Developer with regard to asserted proprietary commercial or financial information or trade

secrets). The City, without waiving its right to appeal an opinion or ruling under applicable procedures, will or may comply with any opinion or ruling of the Texas Attorney General or court order recommending or requiring redaction or withholding of information in response to a request for public information without further protest or appeal.

ARTICLE IX

MISCELLANEOUS

Section 9.01. Rules of Construction. The capitalized terms listed in this Agreement shall have the meanings set forth herein whenever the terms appear in this Agreement, whether in the singular or the plural or in the present or past tense. Other terms used in this Agreement shall have meanings as commonly used in the English language. Words not otherwise defined herein that have well known and generally accepted technical or trade meanings are used herein in accordance with such recognized meanings. In addition, the following rules of interpretation shall apply:

- a. The masculine shall include the feminine and neuter.
- b. References to "Articles," "Sections," or "Exhibits" shall be to articles, sections, or exhibits of this Agreement.
- c. The Exhibits attached hereto are incorporated in and are intended to be part of this Agreement; provided that in the event of a conflict between the terms of any Exhibit and the terms of this Agreement, the terms of this Agreement shall take precedence.
- d. This Agreement was negotiated and prepared by both Parties with the advice and participation of counsel. The Parties have agreed to the wording of this Agreement and none of the provisions hereof shall be construed against one Party on the ground that such Party is the author of this Agreement or any part hereof.
- e. Unless expressly provided otherwise in this Agreement, (i) where the Agreement requires the consent, approval, or similar action by a Party, such consent or approval shall not be unreasonably withheld, conditioned or delayed, and (ii) wherever the Agreement gives a Party a right to determine, require, specify or take similar action with respect to a matter, such determination, requirement, specification or similar action shall be reasonable.
- f. Use of the words "include" or "including" or similar words shall be interpreted as "including but not limited to" or "including, without limitation."
- g. The recitals to this Agreement are incorporated herein.

Section 9.02. Force Majeure. Unless otherwise provided, all obligations of Developer and City shall be subject to events of “force majeure” which shall mean any contingency or cause beyond the reasonable control of a party, as applicable, including, without limitations, acts of God or the public enemy, war, riot, civil commotion, insurrection, adverse weather, government or de facto governmental action or inaction (unless caused by negligence or omissions of such party), fires, explosions, floods, strikes, slowdowns or work stoppages, shortage of materials and labor. Notwithstanding any other provision to the contrary, calculations for Performance Rebate Payments owed by the City are not subject to, and expressly excluded from, events of “force majeure.” Performance Rebate Payment amounts owed by the City shall be strictly calculated in accordance with the terms and conditions of Article IV, without regard to any event, contingency, or cause beyond the reasonable control of either Party.

Section 9.03. Dispute Resolution and Step Negotiations. (a) The Parties shall attempt in good faith to resolve all disputes arising out of or relating to this Agreement or any of the transactions contemplated hereby promptly by negotiation, as follows. Either Party may give the other Party written notice of any such dispute not resolved in the normal course of business. Executives of both Parties at levels one level above the Project personnel who have previously been involved in the dispute shall meet at a mutually acceptable time and place within ten days after delivery of such notice, and thereafter as often as they reasonably deem necessary, to exchange relevant information and to attempt to resolve the dispute. If the matter has not been resolved within thirty days from the referral of the dispute to such executives, or if no meeting of such executives has taken place within fifteen days after such referral, either Party may initiate mediation as provided hereinafter. If a Party intends to be accompanied at a meeting by an attorney, the other Party shall be given at least three business days’ notice of such intention and may also be accompanied by an attorney. All negotiations pursuant to this clause are confidential and shall be treated as compromise and settlement negotiations for purposes of the federal and state rules of evidence. Each Party will bear its own costs for this dispute resolution phase.

(b) In the event that any dispute arising out of or relating to this Agreement or any of the transactions contemplated hereby is not resolved in accordance with the procedures set forth in this Section 8.03, such dispute shall be submitted to non-binding mediation to a person mutually agreed by the Parties. The mediation may take place at a mutually agreed upon location. If the mediation process has not resolved the dispute within thirty days of the submission of the matter to mediation or within such longer period as the Parties may agree to, either Party may exercise all remedies available at law or in equity under this Agreement, including the initiation of court proceedings. Each Party will bear its own costs, and share equally in the costs of mediators, for this dispute resolution phase. If the mediation process has not resolved the dispute within thirty (30) days of the submission of the matter to mediation or within such longer period as the Parties may agree to, either Party may exercise all remedies available at law or in equity under this Agreement, including the initiation of Court Proceedings, subject to the limitations of this Agreement.

(c) Nothing in this Section shall preclude, or be construed to preclude, the resort by either Party to a court of competent jurisdiction solely for the purposes of securing a temporary or preliminary injunction or other relief to preserve the status quo or avoid irreparable harm. The Parties shall continue to perform each of their respective obligations under this Agreement during the pendency of any dispute; provided that this obligation shall not apply after the termination of this Agreement (except with respect to payments of amounts due and owing under this Agreement).

Section 9.04. No Joint Venture. It is acknowledged and agreed by the parties that the terms of this Agreement are not intended to and shall not be deemed to create a partnership or joint venture among the parties. Neither party shall have any authority to act on behalf of the other party under any circumstances by virtue of this Agreement. Developer, in performing its obligations thereunder, is acting independently, and the City assumes no responsibilities or liabilities in connection therewith to third parties including Tennant, and Developer agrees to indemnify and hold City harmless therefrom. City, in performing its obligations hereunder, is acting independently, and the City assumes no responsibilities in connection therewith to third parties, specifically including any obligations to Tennant.

Section 9.05. Jurisdiction and Venue. City and Developer, to the fullest extent permitted by applicable law, irrevocably (i) submit to the exclusive jurisdiction of the district courts located in Dallas County, Texas and any appellate court thereof; (ii) waive any objection which either may have to the laying of venue of any proceedings brought in any such court and (iii) waive any claim that such proceedings have been brought in an inconvenient forum. Nothing in this provision shall prohibit a party from bringing an action to enforce a money judgment in any other jurisdiction where the courts of such jurisdiction have jurisdiction over the other party.

Section 9.06. Accommodation of Financing Parties. To facilitate Developer's obtaining of financing to construct and operate the Project, City shall make reasonable efforts to provide such consents to assignments, certifications, representations, information or other documents as may be reasonably requested by Developer or the Developer's financing parties in connection with the financing of the Project; provided that in responding to any such request, the City shall have no obligation to provide any consent, certification, representation, information or other document, or enter into any agreement, that materially adversely affects or unduly burdens the City. Developer shall reimburse, or shall cause the financing parties to reimburse, the City for the incremental, direct, and documented third party expenses (including, without limitation, the reasonable fees and expenses of outside counsel) incurred by the City in the preparation, negotiation, execution or delivery of any documents requested by Developer or the financing parties, and provided by the City.

Section 9.07. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Section 9.08. Binding Effect; Successors and Assigns. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto. This Agreement, or the right to receive grant payments, pursuant to this Agreement, may not be assigned, in whole or in part, without the express written consent of the City; not to be unreasonably withheld, conditioned or delayed; provided that Developer may, without the City's consent, assign this Agreement to a wholly-owned subsidiary or affiliate of Developer. However, without the City's consent, Developer may enter into a collateral assignment of this Agreement in connection with any financing of the Project. For purposes of this Agreement, performance by a successor or an affiliate of Developer, or performance by a party with whom Developer or its affiliates contract shall be deemed to be performance by Developer.

Section 9.09. Amendments. No modifications or amendments to this Agreement shall be valid unless in writing and signed by a duly authorized signatory.

Section 9.10. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

Section 9.11. Notices. All notices required to be given under this Agreement shall be in writing and shall be given by either party or its counsel in person, via an express mail service or via courier or via receipted facsimile transmission (but only if duplicate notice is also given via express mail service or via courier or via certified mail) or certified mail, return receipt requested, to the respective parties at the below addresses (or at such other address as a party may hereafter designate for itself by notice to the other party as required hereby). All notices given pursuant to this paragraph shall be deemed effective, as applicable, on the date such notice may be given in person, next business day following the date on which such communication is transferred via facsimile transmission, or as applicable, deposited with the express mail service, courier, or in the United States mails. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address.

If to City:

City of Garland
Mr. Judson Rex
City Manager
Post Office Box 469002
Garland, Texas 75046
Phone: (972) 205-3800
Fax: (972) 205-2474
jrex@garlandtx.gov

With a required copy to:
Mr. Brian England
City Attorney
200 North Fifth Street
Fourth Floor
Garland, Texas 75046
Phone: (972) 205-2380
Fax: (972) 205-2389
bengland@garlandtx.gov

If to Developer:

_____@_____

With a required copy to:

Section 9.12. Employment of Undocumented Workers. During the term of this Agreement the Developer agrees not to knowingly employ any undocumented workers and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Developer shall repay the amount of the Performance Rebate Payments and any other funds received by the Developer from the City as of the date of such violation within 120 business days after the date the Developer is notified by the City of such violation, plus interest at the rate of six percent compounded annually from the date of violation until paid.

Section 9.13. Non-Collusion. Developer represents and warrants that neither Developer nor anyone on Developer's behalf has given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any employee, agent, representative or official of the City as an inducement to or in order to obtain the benefits to be provided by the City under this Agreement.

Section 9.14. Time of the Essence. Time is of the essence in the performance of this Agreement. If any deadline contained herein ends on a Saturday, Sunday or a legal holiday recognized by the Texas Supreme Court, such deadline shall automatically be extended to the next day that is not a Saturday, Sunday or legal holiday.

Section 9.15. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall have the force and effect of any original, as of the Effective Date.

Section 9.16. Default and Claw-Back. (a) The City shall notify the Developer, in writing, of a default by the Developer in complying with the terms and provisions of this Agreement. In the event that the Developer has failed to cure the default(s) within thirty (30) days of receipt of the notice of default (or has failed to commence and diligently pursue such cure within such thirty (30) day period if cure cannot be completed within such thirty (30) day period), the Developer shall promptly reimburse the City for any Performance Rebate Payment received by Developer under this Agreement. Failure on the part of the City to exercise any right contained in this Agreement shall not constitute waiver of any right in the event of any subsequent default, and no waiver shall be effective unless in writing, executed by both the City and the Developer.

(b) In the event that the Developer and/or Tenant does not commence operation as a restaurant or retail that generates sales tax on the Property by January 1, 2024, Developer shall promptly reimburse the City for any Performance Rebate Payment received by Developer under this Agreement.

(c) In the event the Project does not remain operational or Developer fails to make diligent commercial efforts to ensure that the Project remains operational through January 1, 2028, Developer shall promptly reimburse the City for any Performance Rebate Payment received by Developer under this Agreement.

Section 9.17. Term. The Term of this Agreement commences on the Effective Date and continues until June 30, 2028, unless sooner terminated by either Party in accordance with the terms of this Agreement, provided that any obligation of Developer to reimburse or repay the City for any obligation to the City otherwise arising under this Agreement shall survive the termination of this Agreement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

Executed and effective as of the ____ day of _____, 2023.

DEVELOPER

Shirlee Mae, LLC, a Texas limited liability corporation

By: _____

Name: _____

Title: _____

DEVELOPER

Andor Properties, LLC, a Texas limited liability corporation

By: _____

Name: _____

Title: _____

CITY

City of Garland, Texas
a home-rule municipality

By: _____

Judson Rex,
City Manager

Exhibit A
Property Legal Description

Address: 500 Main Street

Legal Description: Downtown Garland Square, EMBREE Block 9 Lot 1 Acres .1820



Exhibit B
Rebate Tracking Sheet Table

Rebate Tracking Sheet	Total Construction Cost	Matt's Hard Costs	Allowable Hard Costs	Allowable Rebate \$500,000 \$200,000 tenant & \$300,000 landlord
Plans (Exterior of Bldg.)	34,202.00			
Plans (Restaurant Space)	63,000.00			
Plans (Wine Shop)	15,000.00			
Permit (Exterior Remodel)	5,444.00			
Permit (Restaurant Remodel)	5,000.00			
Permit (Wine Shop)	2,000.00			
Tap Fees for (1) Sewer, (1) Water, (\$20,000.00 Allowance)	5,444.00			
Asbestos Survey	4,650.00			
Asbestos Abatement	28,020.00		\$28,020	
Engineering Costs	4,500.00			
On Site Supervision	40,000.00			
Dump Fees	3,500.00			
Construction Clean Up	1,800.00			
Rentals (Barricades, Lifts, Etc.)	2,200.00			
Dust Protection	1,000.00			
Final Clean	2,600.00			
Insurance	3,500.00			
Temp Utilities	5,000.00			
	226,860.00			
Exterior Stucco Removal East Wall	2,000.00		\$2,000	
Brick Removal at (3) O/H Door Locations	5,400.00		\$5,400	
Misc. Brick removal at Interior	1,000.00		\$1,000	
Clean Brick East Ext. Wall	1,000.00		\$1,000	
Remove (1) Over Head Door	400.00		\$400	
Remove (1) Service Door	200.00		\$200	
Saw Cut and Remove Concrete for Grease Trap	3,140.00		\$3,140	
Saw Cut and Remove Concrete at Alley for Utility Work	3,000.00		\$3,000	
Saw Cut and Remove Concrete at Interior LL space	2,100.00		\$2,100	
Saw Cut and Remove Concrete at for RR Plumbing	3,000.00		\$3,000	
Saw Cut and Remove Concrete (Sagging)	3,000.00		\$3,000	
Concrete Removal at Below Slab (\$3000.00 Allowance)	3,000.00		\$3,000	
Gate and Frames at Dumpster	2,000.00		\$2,000	

Landscape (Decomposed Granite) Planters	30,000.00			
Utility Work	43,325.00		\$43,325	
Tree Surgeons	1,922.00		\$1,922	
Irrigation Work at Alley	3,340.00		\$3,340	
	107,827.00			
Dumpster Pad	9,000.00		\$9,000	
East Side Walk and Grease Trap	10,000.00		\$10,000	
Repairs at Alley	6,000.00		\$6,000	
Interior Concrete at MEP Areas	8,000.00		\$8,000	
Interior Concrete at Damaged Sagging Areas	12,000.00		\$12,000	
Column Bases	1,000.00		\$1,000	
	46,000.00			
Saw Cut and Remove Concrete for Plumbing				
Brick Removal at (1) Exterior Door				
		\$4,800.00		
Pour Back Plumbing Trenches		\$6,800.00		
Brick Work at Dumpster Enclosure	9,500.00		\$9,500	
Patch Brick Work at (3) O/H Doors	N/A			
Brick work at Removal of Service Door	2,000.00		\$2,000	
Brick Work at Existing Interior Brick Wall	15,000.00		\$15,000	
Brick Work at (2) New Service Door Openings	1,000.00		\$1,000	
Stucco Repairs at Soffit	4,400.00		\$4,400	
	31,900.00			
Brick work at Interior Kitchen Wall		\$91,900.00		
Pipe Bollards at Dumpster Pad	1,500.00		\$1,500	
Dumpster Gate Supports and Gate Frames	4,000.00		\$4,000	
Interior Columns	3,000.00		\$3,000	
Steel Supports at (3) Overhead Door Locations and (2) Service Doors	3,000.00		\$3,000	
Metal Fencing around Patio	17,000.00		\$17,000	
Roof Ladder (Interior)	1,400.00		\$1,400	
	29,900.00			
Install Wood slats at Dumpster Gates	1,000.00		\$1,000	
Install Wood Support Framing at Existing Roof locations	6,400.00		\$6,400	
Additional Supports for TRU's	3,000.00		\$3,000	
Additional Supports for Kitchen Equip	2,000.00		\$2,000	
Cabinetry and Shelves at Restaurant	10,000.00		\$10,000	
Cabinetry and Shelves at Wine Shop	2,000.00		\$2,000	
Paneling and Trim at Restaurant	25,000.00		\$25,000	
Wood Base at Restaurant	5,000.00		\$5,000	

Cont.

Wood Base at Wine Shop	2,000.00		\$2,000	
Wood Bar Top at Restaurant	10,000.00		\$10,000	
Wood Supports at Overhead Doors	1,000.00		\$1,000	
	67,400.00			
Remove and Replace Roofing	95,000.00		\$95,000	
Insulation at Demising Walls	2,500.00		\$2,500	
Insulation at Kitchen and Restroom Walls	2,000.00		\$2,000	
Caulking and Sealants	1,000.00		\$1,000	
	100,500.00			
Install Vinyl Face R19 Insulation at Roof Deck				
Patch Rood at MEP Penetrations				
Install Insulation at Restroom Walls and Ceiling				
Caulking and Sealants				
		\$16,000.00		
Install (3) Glass OH Doors	25,000.00		\$25,000	
Install (1) Metal Insulated OH Door	2,500.00		\$2,500	
Install (1) Exterior Metal Door and Frame	2,000.00		\$2,000	
Install (1) Glass Service Door	3,000.00		\$3,000	
Install Glass Door and Side Lite at Wine Sh.	5,000.00		\$5,000	
install (2) Eliason Doors at Restaurant	4,000.00		\$4,000	
Install (3) Wood Doors in H/M Frames at R.	2,700.00		\$2,700	
Install (2) Doors with H/M Frames Wine Sh.	1,800.00		\$1,800	
Mirrors at Restrooms	1,200.00		\$1,200	
	47,200.00			
Demising Wall	10,000.00		\$10,000	
Restroom Walls at Wine Shop	2,000.00		\$2,000	
Wall at Storage Room Wine Shop	2,000.00		\$2,000	
Walls and Ceilings at Restaurant	45,000.00		\$45,000	
FRP on Walls of Kitchen Bar at Restroom	10,000.00		\$10,000	
Tile at Restrooms Wind Shop	2,500.00		\$2,500	
Tile at Restrooms Restaurant	15,000.00		\$15,000	
Epoxy Floor at Kitchen and Bar Restaurant	10,000.00		\$10,000	
Sealed Concrete Floors Wine Shop	6,000.00		\$6,000	
Sealed Concrete Floors Restaurant	10,000.00		\$10,000	
Tape and Bed Work Wine Shop	2,000.00		\$2,000	
Tape and Bed Work Restaurant	5,000.00		\$5,000	
Interior Painting/Staining Restaurant	20,000.00		\$20,000	
Interior Painting Wine Shop	3,000.00		\$3,000	
Exterior Building Painting	4,000.00		\$4,000	
Painting Patio, Fencing and Gates	3,000.00		\$3,000	
	149,500.00			
Building Signage Wine Shop	4,000.00			
Building Signage Restaurant (2) Each	15,000.00			
Building Neon	3,784.00		\$3,784	

Cont.

Interior Signage	1,000.00			
Toilet Portions/Accessories Restaurant	12,000.00		\$12,000	
Fire Extinguisher Restaurant	1,500.00		\$1,500	
	37,284.00			
Supply and Install Walking Cooler and Equipment	35,000.00		\$35,000	
Supply and Install Exhaust Hoods, Exhaust Fans, Make Up Air Unit and Related Duct	55,000.00		\$55,000	
Install 7.5 Ton RTU at Wine Shop	18,000.00		\$18,000	
Install (1) 10 Ton and (3) 7.5 Ton RTU's at Restaurant	80,000.00		\$80,000	
Install Duct Work at Wine Shop	10,000.00		\$10,000	
Install Duct Work at Restaurant	30,000.00		\$30,000	
Install Exhaust Fans Wine Shop Restrooms	1,600.00		\$1,600	
Install Exhaust Fans Restaurant Restrooms	800.00		\$800	
	230,400.00			
Install Duct Work and Grilles				
Install Exhaust Fans at Restrooms				
Install Owner Furnished Hoods, Make Up Air Unit, Exhaust Fans and Grease Ducts				
		\$51,500.00		
Grease Trap and Sewer Install	50,540.00		\$50,540	
Plumbing Work at Restaurant	106,000.00		\$106,000	
Sinks and Faucets at Wine Shop	6,000.00		\$6,000	
	162,540.00			
Install Water, Sewer, Grease and Vent Pipe				
Install Toilets and Sinks				
Install RPZ Valves				
Install Janitor Sink and Faucet				
Hook Up Owner Furnished Bar Equipment				
Install (2) Tank-less Water Heaters				
		\$106,000.00		
Building Electric (Distribution Panel, Trans socket, Main Disconnect, Etc.)	90,000.00		\$90,000	
House Panel Disconnect and Lighting	8,000.00		\$8,000	
Panel for (Wine Shop)	3,000.00		\$3,000	
Panels for (Restaurant)	18,000.00		\$18,000	
Outlets, Switches and Lighting (Wine Shop)	7,000.00		\$7,000	
Outlets, Switches and Lighting (Restaurant)	97,000.00		\$97,000	
Fire Alarm	12,000.00		\$12,000	
	235,000.00			
Install (1) 600 Amp Panel				
Install outlets and Switches				
Install Lighting and Exit Devices				
Hook Up Equipment				

Cont.

		\$115,000.00		
Fire Riser and Sprinklers	85,000.00		\$85,000	
Install Sprinkler Heads and Required				
Install Fire Alarm System		\$16,500.00		
	85,000.00			
	\$1,557,311.00			
	186,877.32			
	\$1,744,188.32			
	143,895.54			
	\$1,888,083.86			
Jones Baker Design	32,000.00			
DTech Services (Asbestos Survey)	4,650.00			
Excellence Ecological (Asbestos Abatement)	28,020.00			
Monk Consulting Engineering	4,500.00			
TOTAL	\$1,957,253.86	408,500.00	\$1,308,471	0
	REBATE	\$200,000 Tenant	\$300,000 Landlord	\$500,000

Exhibit C
Incentive Payment Request Form



GARLAND
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Economic Development Incentive Payment Request

Contact Information

Date: _____
Company Name: _____
Contact Person: _____ Job Title: _____
Address: _____
Phone: _____ Email: _____

Current payment requested \$ _____ **DOLLARS**
(Please include EXACT dollars and cents amount)
Payments made to date: \$ _____
Total remaining incentive amount: \$ _____
(Please attach paid invoices/receipts to this form)

Before me, the undersigned notary, on this day personally appeared _____ *[printed name of affiant]*, a person whose identity is known to me. After I administered an oath to him/her, upon said oath affiant stated:

1. My name is _____ *[printed name of affiant]*. I am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.
2. I have personal knowledge of the Agreement entered into between the City of Garland, Texas and _____ *[printed name of company]* (the "Company"). I read the Agreement and understand the Company's obligations and representations therein.
3. I am authorized by the Company to make this affidavit on behalf of the Company.
4. I am the _____ *[affiant's job position held with the Company]*. As such, I have personal knowledge of the Company's operations as it relates to the Agreement.

5. The Company has met all of its obligations, conditions, and terms of the Agreement as of the _____ day of _____, 20_____.

6. I understand that in order to receive payments from the City, the Company must register as an authorized City Vendor.

Signature of Affiant

Sworn to and subscribed before me by _____ [name of affiant] on the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Please submit the completed form by mail to:

**City of Garland
Department of Economic Development
PO Box 469002
Garland, TX 75046-9002**

For additional questions, contact the City of Garland at 972-205-3800.

Office Use Only

Notes:

Vendor Name: _____

Vendor Number: _____ Invoice Number: _____

Distribution Code / Funding Source: _____ Received (Please Initial): _____

☐ Research Specialist

☐ Business Development

☐ Department Coordinator

Director Approval: _____

City of Garland - Payment Request Revised 8/2018 Page 2 of 2

Exhibit D

Compliance Certificate



GARLAND
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Annual Development Incentive Compliance and Certification Report

Reporting Period: January 1 to December 31, 20 23

Instructions:

Please complete Section 1 (page 1) along with Annual Certificate of Compliance (page 2), which is required to be completed and notarized by a binding contract officer.

In addition, please review and fill all other sections with applicable information covering the relevant reporting period. If the Economic Development Agreement requires any specific performance requirements and/or deliverables, they must be reported in this compliance form.

It is encouraged for the client to attach any additional documentation that can assist the City in verifying the claims in this reporting form.

Section 1: Project Information (Required)

Company / Project Name: _____

Project Contact: _____ Title: _____

Phone: _____ Fax: _____ Email: _____

Project Contact Address: _____

Company Address (if different): _____

Address of Property Subject to Incentive: _____

Have there been any changes in the contact information above? Yes ☐ No ☐

If yes, please fill out the Notification Change form and send the original hard copy to the below stated physical address for review and proper filing.

**City of Garland
Department of Economic Development
203 N 5th Suite 100,
Garland, TX 75040**



GARLAND

TEXAS MADE HERE

Annual Certificate of Compliance for Economic Development Incentive Agreement

Before me, the undersigned notary, on this day personally appeared _____ [printed name of affiant], a person whose identity is known to me. After I administered an oath to him/her, upon said oath affiant stated:

1. My name is _____ [printed name of affiant]. I am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.
2. I have personal knowledge of the Agreement entered into between the City of Garland, Texas and _____ [printed name of company] (the "Company"). I read the Agreement and understand the Company's obligations and representations therein.
3. I am authorized by the Company to make this affidavit on behalf of the Company.
4. I am the _____ [affiant's job position held with the Company]. As such, I have personal knowledge of the Company's operations as it relates to the Agreement.
5. The Company has met all of its obligations, conditions, and terms of the Agreement as of the _____ day of _____, 20_____.

Signature of Affiant

Sworn to and subscribed before me by _____ [name of affiant] on the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Please submit the completed form by mail to:

**City of Garland
Department of Economic Development
203 N 5th Suite 100,
Garland, TX 75040**

For additional questions, contact the City of Garland at 972-205-3800.

City of Garland - Annual Certification of Compliance Revised 8/2018

Section 2: Tax Valuation

Does the agreement include specific performance requirements regarding real estate, personal property, or other tax impacting valuations?

Yes ☐ No ☐

If yes, what is the:

Real Estate value requirement?

_____ N/A ☐

Business Personal Property value requirement?

_____ N/A ☐

Other requirement?

_____ N/A ☐

Are you currently or do you intend to protest the specified appraised values?

Yes ☐ No ☐

Has anything changed since the last compliance report that may be relevant to this report?

Additional information on appraised property values can be found at the Dallas County Appraisal District's website: <http://www.dallascad.org/>

Section 3: Employment

Does the agreement include performance requirements regarding job creation, payroll, etc?

Yes ☐ No ☐

If yes, what is the:

Number of current employees at end of this reporting period?

Full time: _____ Part time: _____

Number of employees added in this reporting period?

Full time: _____ Part time: _____

What are the payroll requirements?

_____ N/A ☐

Did the project meet all employment requirements?

Yes ☐ No ☐ N/A ☐

To confirm employment performance, please attach to this report a copy of the Employer's Quarterly Report (Form C-3) provided by the Texas Workforce Commission.

Section 4: Building

Does the agreement include performance requirements regarding building size or construction performance dates?

Yes ☐ No ☐

If yes, what is the:

Building Area (square feet)?

Building Permit issue date?

Certificate of Completion issue date?

Certificate of Occupancy date?

Are there any other building/construction requirements?
If yes, please describe below.

Section 5: Utilities

Does the agreement require the use of utilities provided by the City of Garland? *(Electricity, water, wastewater, and/or solid waste)*

Yes ☐ No ☐

If yes, does the project use City of Garland services for:

Electricity?

Yes ☐ No ☐

Water?

Yes ☐ No ☐

Wastewater?

Yes ☐ No ☐

Solid waste?

Yes ☐ No ☐

Section 6: Additional Requirements

Please answer the following questions regarding additional requirements in the agreement.

Most Favored Customer – *If the City desired to be a customer of any products/services of the Project, did the company offer terms/pricing offered to the most favored customer?*

Yes ☐ No ☐ N/A ☐

Garland Recognition – *In communications/branding/marketing/promotions regarding the Project, did the company use commercially reasonable efforts to recognize that the Project and associated business operations are in Garland?*

Yes ☐ No ☐ N/A ☐

Local Purchases – *Did the company make commercially reasonable efforts to purchase within Garland all supplies, materials, and equipment related to the project?*

Yes ☐ No ☐ N/A ☐

Please describe any other requirements not reported above.

*For the convenience of speeding up submittal, you may email a copy of the completed report to **ED@GarlandTX.gov**.*

Please note that you must submit an original hard copy of the report to the below stated physical address for review and proper filing. No photocopies or scanned copies of the Certificate of Compliance (page 2) will be accepted as a record of contract compliance.

The City may agree amend this form, provided such amended form shall be substantially similar in reporting the information necessary to confirm compliance with the agreement.

Upon request of the City, the developer or tenant shall permit the City to conduct an audit or inspection of the developer or tenant's records in accordance with the terms of the agreement.

Please submit the completed form by mail to:

**ATTN: Annual Development Incentive Compliance and
Certification Report
City of Garland
Department of Economic Development
203 N 5th Suite 100,
Garland, TX 75040**



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: 04/04/2023

Item Title: Request for Adoption of Economic Development Strategic Plan

Submitted By: Ayako Schuster, Economic Development Director

Summary of Request/Problem

Council is requested to adopt the Economic Development Strategic Plan. Feedback from the prior presentation has been incorporated into the finalized plan. Adoption will allow the staff to continue in its efforts and give direction to future development projects.

Recommendation/Action Requested and Justification

Adopt Economic Development Strategic Plan.

Attachments

Economic Development Strategic Plan

Garland Economic Development Strategic Plan

2023



GARLAND

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Acknowledgements

City Council

Scott LeMay, Mayor
Jeff Bass, District 1
Deborah Morris, District 2, Mayor Pro Tem
Ed Moore, District 3
B.J. Williams, District 4
Margaret Lucht, District 5
Robert Vera, District 6
Dylan Hedrick, District 7
Robert John Smith, District 8, Deputy Mayor Pro Tem

City of Garland

Bryan Bradford, City Manager Emeritus
Judson Rex, City Manager
City Manager's Office
Economic Development Department
Community Development Department
Planning & Development Department
Building Inspection Department
Financial Services Department
Garland Power and Light

Community Partners

Garland Chamber of Commerce
Garland Independent School District
Dallas College

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- 02 Key Findings
- 03 Existing Conditions and Trends
- 04 Perspectives on Economic
Development Issues Facing Garland
- 05 Focus Areas and Recommendations
- 06 Appendix

01 Introduction and Executive Summary

01 Introduction and Executive Summary:

Introduction

At over 242,000 residents and as the 13th largest city in Texas, Garland is a culturally diverse and industrious city of makers. The City's business - friendly, "can do" attitude works to support both existing and future development/redevelopment. Regarding assets, Garland has many that are rich in history, urban appeal, and natural amenities. As a first - ring suburb of Dallas, Garland also has access to many world class amenities associated with the larger metropolitan region. In order to take advantage of this wide range of opportunities, the City of Garland engaged in a strategic planning process to refine its direction and future plans.

Since its inception in 2014, the City of Garland's Economic Development department has lacked a strategic plan. In creating this strategic plan, leadership aims to design a living and breathing document that will guide future development decision - making. As seen in this plan, the City aims to create place where people want to make their mark. We aim to create a desirable community for people to visit, work in, and call their home. This goal requires sustainable development and appropriate choices supporting the economy of Garland. The plan attempts to encompass many of these facets, keeping an eye to what Garland has and to what it could become.



Executive Summary

Key Factors Influencing the Approach to Economic Development for Garland

- Garland is largely built out
- Property tax growth as a key source of revenue for the city will be impacted by state law
- Dallas region is increasingly being driven by tech companies and advanced manufacturing needing a different talent mix
- Garland has a mixed image based on its industrial mix and physical appearance
- Garland's primary value proposition for attracting new residents has been housing affordability
- Garland's demographics impact the perception of its ability to support certain types of retail and amenity development

Economic Strategy Focus Areas

- **Drive more sales taxes** by creating and supporting amenities (both public and private -- including restaurants, entertainment, activities, and public spaces) that promote Garland as a destination during daytime and nighttime, weekdays and weekends.
- **Support retention and expansion** of the city's key **high value property tax** base
- **Promote and encourage** across the city **redevelopment** of underutilized and low value parcels
- **Improve the image** and alter the perception of the city
- **Build on** city's entrepreneurial energy and diversity with an **enhanced small business** program
- **Improve the livability** of city with high value for money housing options and high QoL neighborhoods
- **Provide opportunities** for Garland's residents to **gain the skills necessary** to compete in the evolving regional economy

02 Key Findings

KEY FINDINGS

FINDING:

Garland Is More Than
A Manufacturing City

Garland's image has been one of being a manufacturing city. Manufacturing remains an important contributor to the city's tax base but most Garland residents do not work in the city's manufacturing base. Moreover, the occupational skills sets of Garland residents mirror Dallas County overall. This has led to over 88,000 residents seeking employment throughout the Dallas region.

FINDING:

Despite Being "Built
out" Garland Has
Physical Development
Capacity

Of the 29,000 acres about 10% of the land is vacant, although some of this land is in the floodplain. Another 1000 acres could potentially be added across various parts of the city through rezoning or allowing increased density in certain areas.

FINDING:

Revenue Generation
For Garland Needs To
Consider Changes In
State Law And
Development Potential

With state's property tax cap and no viable options for growth through annexation, the city needs to maximize its existing property tax base and find options to generate additional sales tax revenues.

FINDING:

Continued Focus
Needed On
Neighborhoods &
Housing

The transformation of the Dallas regional economy toward more tech manufacturing and digital services means a different mix of potential residents and workers who have choices on where they live. Moreover, rising housing prices in Garland is gradually transforming the income levels of the resident base which create a new set of opportunities for amenities and neighborhood improvement. - based

FINDING:

Need Focused
Development Effort

There has been little agreement on the purpose and focus for economic development in Garland across city leadership. Financial resources are not as deep as many cities in the metroplex. Organizationally, roles are split across different departments and stakeholders with at times, unclear responsibility. To become competitive in the DFW marketplace, the city needs a more place-based focus on its development efforts. At this time, no single department or position is in charge of "place," which hampers these efforts.

SUMMARY OF GARLAND IN CONTEXT OF DALLAS COUNTY

Garland has:

- **4%** of the **total private jobs** in Dallas County - the **same percentage** as a decade ago
- **9%** of the **total employed labor pool** in Dallas County - compared to **11%** a decade ago
- **Added jobs** since 2009 at **1/2 the rate** of Dallas County overall - **22%** to **10%**
- **9.2%** of the **manufacturing jobs** in Dallas County - up from **8%** in 2009
- **13%** of the **manufacturing workforce** in Dallas County - the **same percentage** since 2009
- **higher levels** of **educational attainment** than the city employment base - **33%** have **high school or less**
- Jobs require **lower** education attainment - **37%** **high school or less** versus **32%** across the county
- Has an aging **employment base**, almost **24%** are over the age of **55** - compared to **21%** for the county

03 Existing Conditions and Trends

03 Existing Conditions and Trends:

Some caveats on the economic data:

Texas doesn't report employment or establishment data at city level. Assessment of a city level economy requires use of alternative sources like OntheMap (OTM) and County Business Patterns (CBP) zip code data which lag by 2 to 3 years. This data is also regularly updated and therefore subject to change.

City's GIS and Dallas County Assessment District (DCAD) land use and property classification data does not easily translate back and forth to each other. For example, DCAD files have a number of unexplainable classifications of property.

Key Data Abbreviations

OTM = OntheMap

CBP = County Business Patterns

DCAD = Dallas County Assessment District

ACS = American Community Survey

BPP = Business personal property

MF = Multi-family housing

AM - area median income

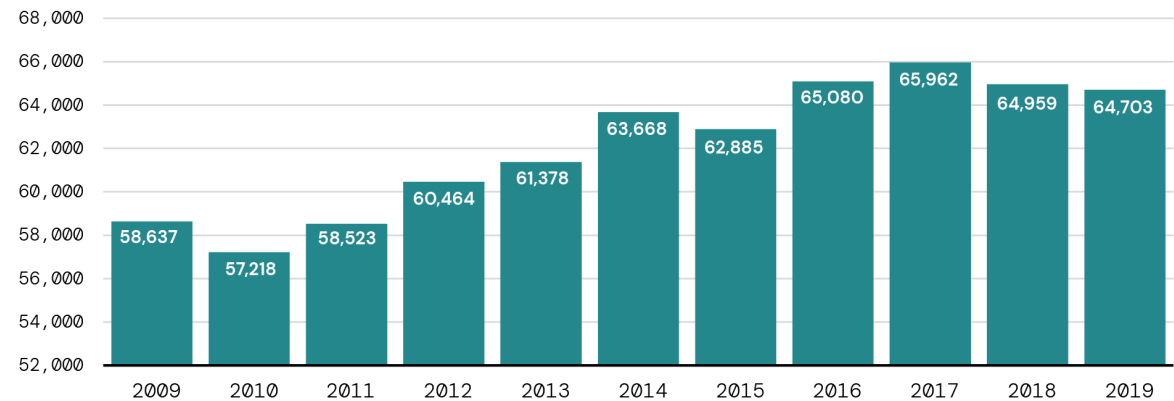
03 Existing Conditions and Trends:

Garland Economic Context

GARLAND PRIVATE EMPLOYMENT BASE AND TREND

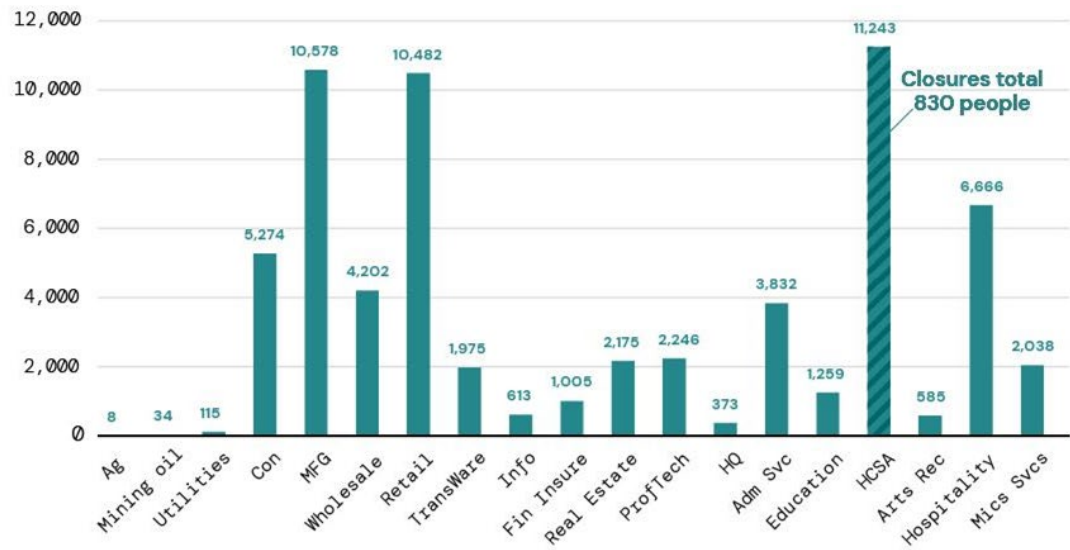
With ~65,000 payroll jobs, Garland private employment has been essentially flat since 2016. There is an estimated 4k to 5k self employed residents in Garland.

Private payroll employment



Despite the closure of the Baylor Scott and White Hospital, healthcare and social assistance enterprises are the largest sector in the city employing over 11,000. Manufacturing is the 2nd largest sector employing more than 10,000. Close behind is retail. These 3 sectors represent 50% of Garland's job base.

2019 payroll jobs



Source: NP analysis OnTheMap Census data
Self Employed estimated from American Community Survey (ACS) Public Use Microdata (PUMS)

SMALL BUSINESS ACTIVITY

Small business is an important part of the Garland job base.

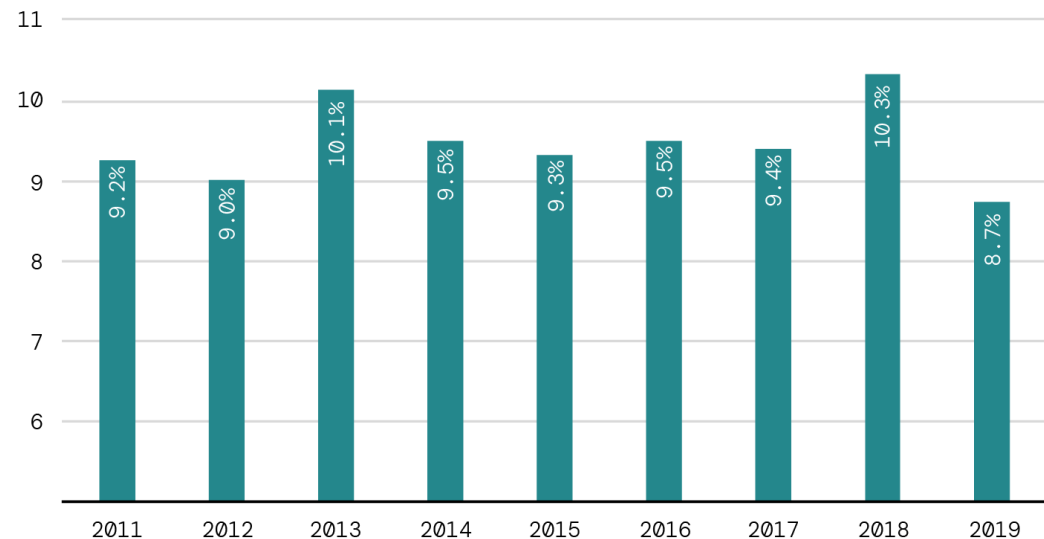
Between 2009-2019, there has been a small shift in employment size, with an increase in mid-sized employers. In contrast Richardson and Dallas County are much more dependent on very large employers, which represent 62% of their workforce.

New business formation has fallen as a % of employment versus the historic trend. However, Garland on average has approximately 50% more new business activity than Richardson or Dallas County which runs at 6-7% annually.

Employment by firm size in Garland



% Employment by firm age in Garland

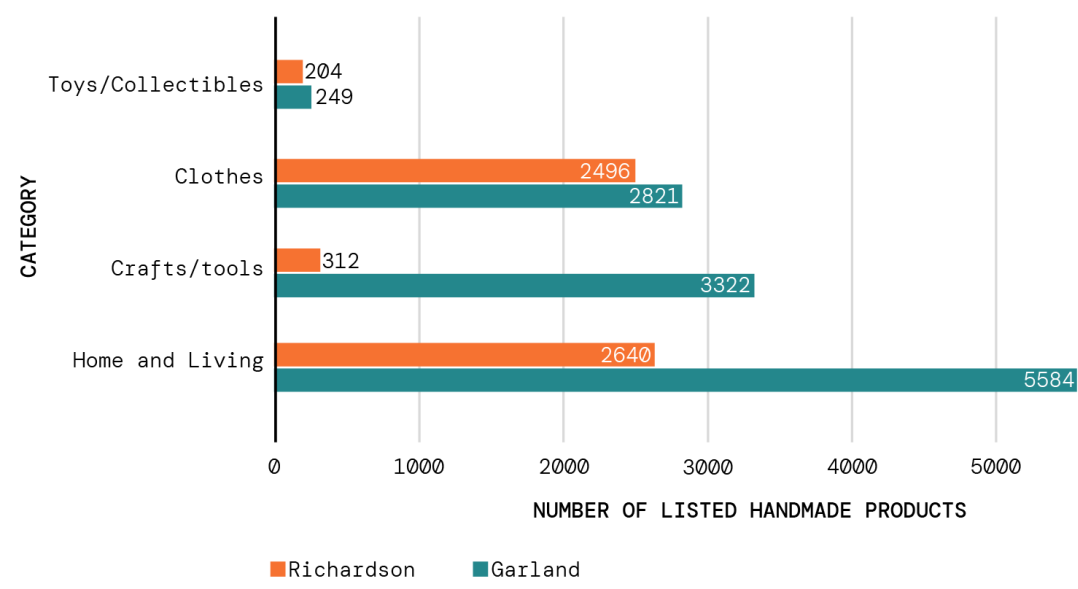


Source: NP analysis OTM Census data

MAKER ECONOMY INDICATOR

Garland is known as a city of makers given its manufacturing heritage. ETSY was used as an indicator to understand the size and scope of a local “maker” economy as identified by the shipper address or “store” identification. Based on this indicator Garland has an active maker community. This maker community has also generated several educational workshop programs to support this emerging activity.

ETSY indicator (number of listed handmade products)



CLASSES & WORKSHOPS

Contact store for more details



Garland Woodworking Classes & Workshops

Wooden Pen Turning Saturday April 30, 2022 10:00AM Price: 125.00 REGISTER NOW!	Mini River Table/Charcuterie Board Saturday April 30, 2022 1:00PM Price: 175.00 REGISTER NOW!	Acrylic Pen Turning Tuesday May 03, 2022 1:00PM Price: 125.00 REGISTER NOW!
Wooden Pen Turning Wednesday May 04, 2022 1:00PM Price: 125.00 REGISTER NOW!	Beginner Bowl Saturday May 07, 2022 10:00AM Price: 125.00 REGISTER NOW!	Mini River Table/Charcuterie Board Saturday May 07, 2022 1:00PM Price: 175.00 REGISTER NOW!
Acrylic Pen Turning Tuesday May 10, 2022 1:00PM	Beginner Bowl Wednesday May 11, 2022 1:00PM	Wooden Pen Turning Saturday May 14, 2022 10:00AM

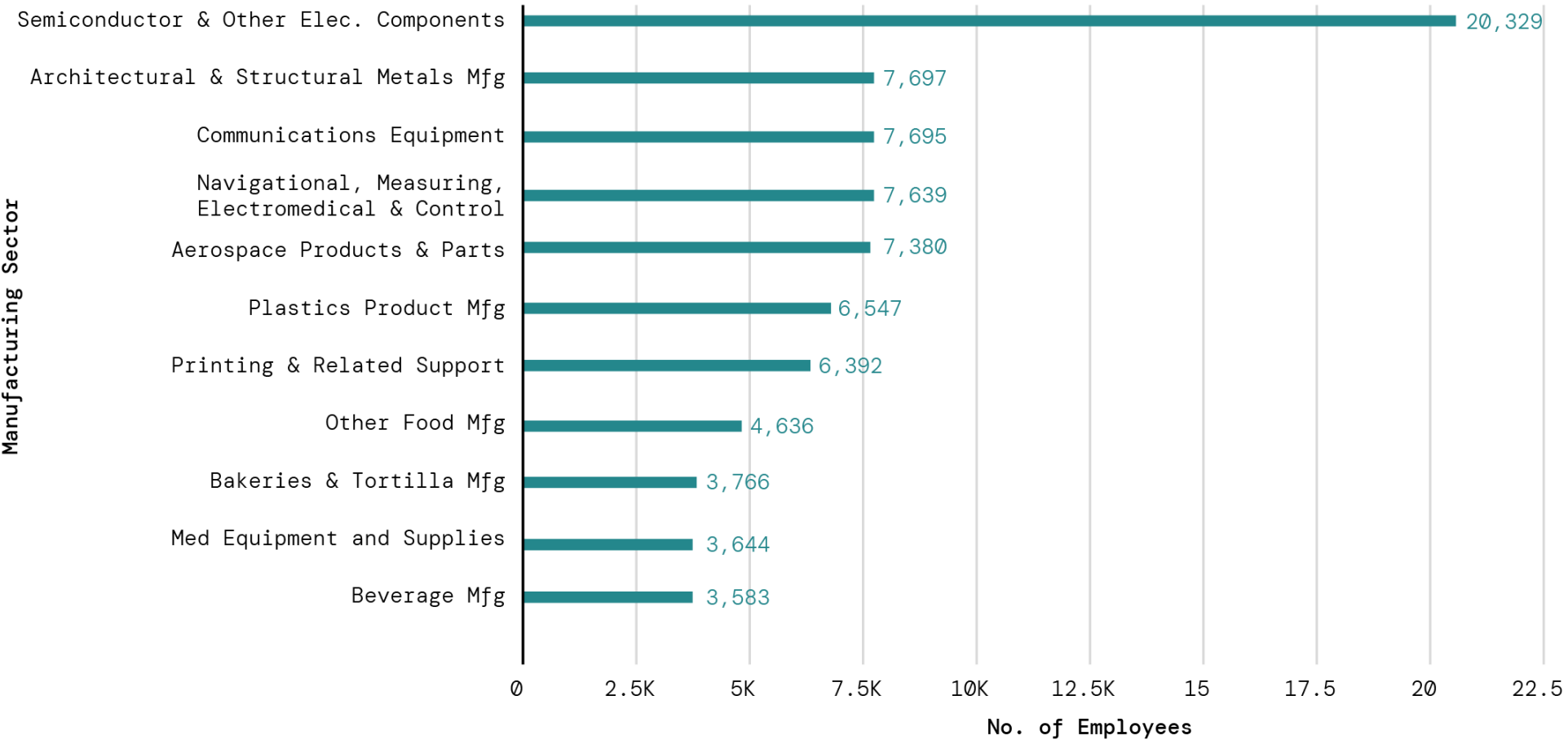
Source: Rockler

03 Existing Conditions and Trends:

Target Industries

DALLAS AND COLLIN COUNTY IS A MIX OF INDUSTRIAL SECTORS

10 largest manufacturing sectors by employment



Source: NP calculations based on Texas LMI for Collin and Dallas Counties

DALLAS AND COLLIN COUNTY GROWTH SECTORS

Food and beverage, “tech”

manufacturing, and materials industries have been adding firms and jobs. Food and beverage is a very strong fit with Garland.

Digital-based technologies are a significant driver of growth. These sectors include computer systems design, electronic shopping, software publishers, data processing.

Advanced “tech” manufacturing is clearly a growth area for the region. Does Garland have the right sized locations, parcels and buildings for it?

Consumer goods manufacturing, particularly food, is also a growth area – it appears to be aligned to specialty foods / small batch companies – potentially a good fit for Garland.

Digital-based services are a key employment sector in DFW and a growing sector – its workforce has choices (including work from home). Does Garland have the type of community that can appeal to them?

Manufacturing sector

NAICS	Industry	Firm Change 2015-20	%Firms Change	Tot Firms 2020	Employ Change 2015-20	Tot Employ 2020
3119	Other Food Mfg	38	75%	89	2377	4636
3345	Navigational, Measuring, Electromedical, a	31	44%	101	1621	7639
3399	Other Miscellaneous Mfg	28	14%	229	520	3038
3118	Bakeries and Tortilla Mfg	27	20%	162	-170	3766
3121	Beverage Mfg	25	48%	77	1077	3583
3261	Plastics Product Mfg	23	28%	105	1267	6547
3391	Med Equipment and Supplies	13	10%	139	110	3644
3364	Aerospace Product and Parts	10	42%	34	1053	7380

Service sector

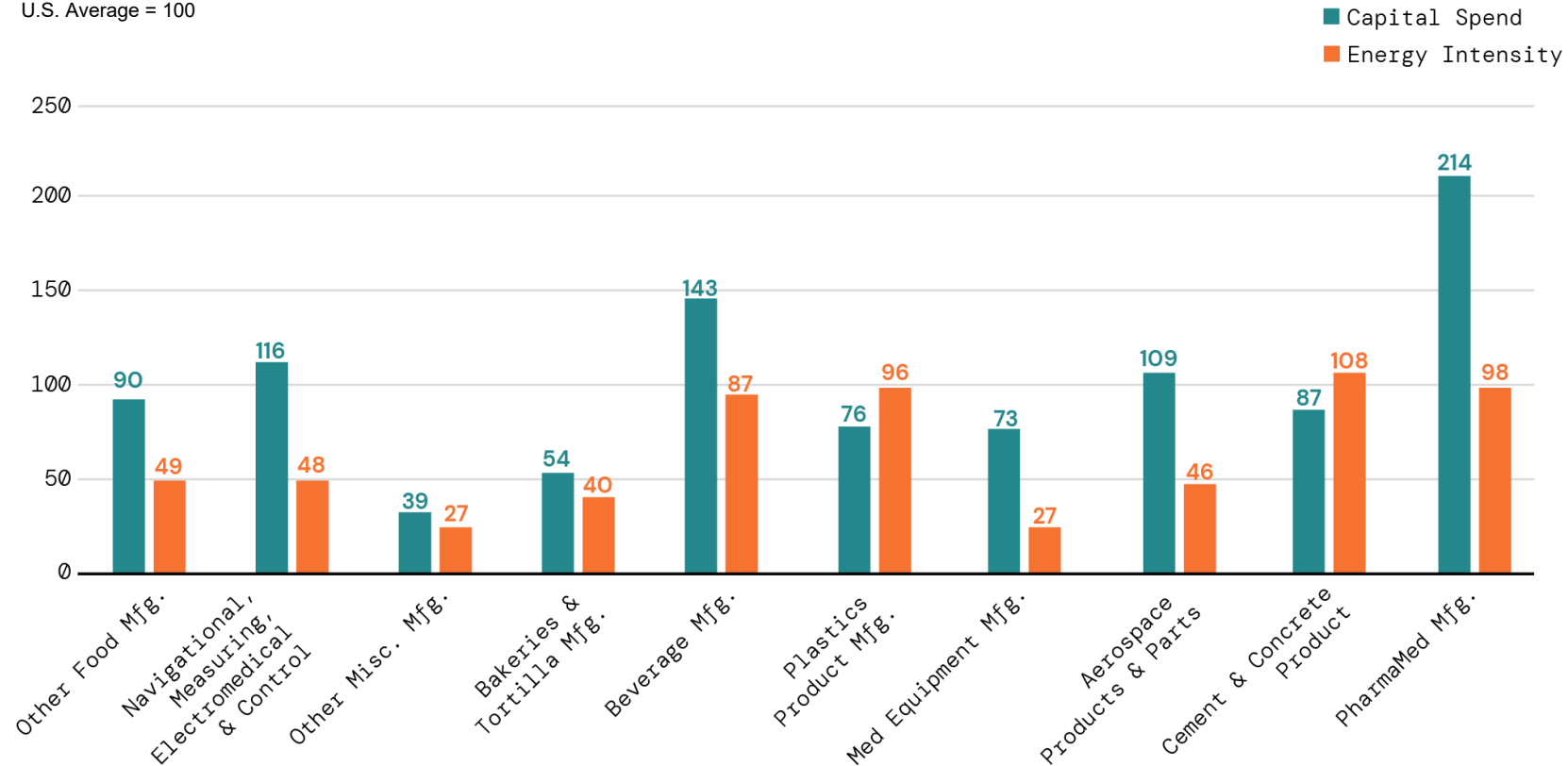
NAICS	Industry	Firm Change 2015-20	%Firms Change	Tot Firms 2020	Employ Change 2015-20	Tot Employ 2020
5415	Computer Systems Design and Related Services	1050	25%	5222	12970	69044
5416	Management, Scientific, and Technical Consulting Ser	662	19%	4067	12273	44783
5312	Offices of Real Estate Agents and Brokers	523	48%	1606	1370	6443
5313	Activities Related to Real Estate	282	28%	1286	1561	17715
5239	Other Financial Investment Activities	265	22%	1479	2202	11329
5412	Accounting, Tax Preparation, Bookkeeping, and Payro	249	16%	1778	1615	22388
4541	Electronic Shopping and Mail-Order Houses	231	73%	546	5912	10413
5411	Legal Services	217	8%	2790	1589	22055
5511	Management of Companies and Enterprises	191	36%	721	6666	45890
5242	Agencies, Brokerages, and Other Insurance Related A	186	10%	2017	8211	33035
5112	Software Publishers	122	70%	297	990	9021
5413	Architectural, Engineering, and Related Services	119	8%	1557	1752	24435
5182	Data Processing, Hosting, and Related Services	111	57%	305	-951	11660
5414	Specialized Design Services	109	21%	621	-60	2792

SEVERAL OF THESE INDUSTRIES ARE POTENTIAL HIGH BPP GENERATORS AND ELECTRICITY USERS

These industries can help Garland's fiscal profile.

Capital spending and energy intensity – top 10 growing manufacturing industries

U.S. Average = 100



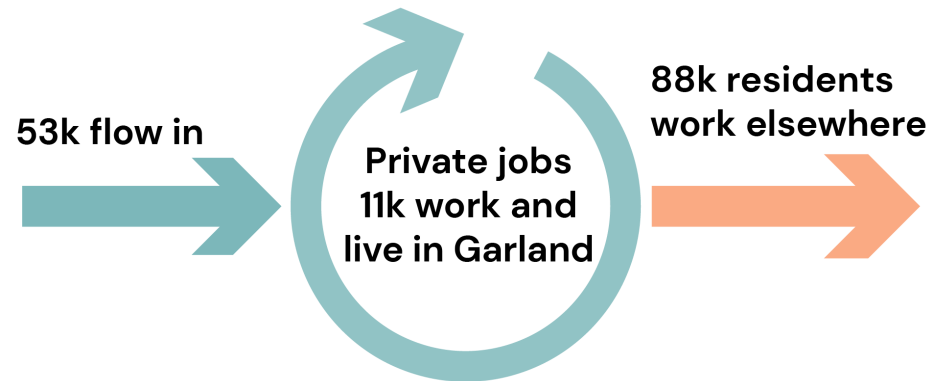
Source: NP analysis, Annual Survey of Manufacturers, 2019

03 Existing Conditions and Trends:

Garland Workforce Context

GARLAND HAS ~35K MORE WORKERS THAN JOBS

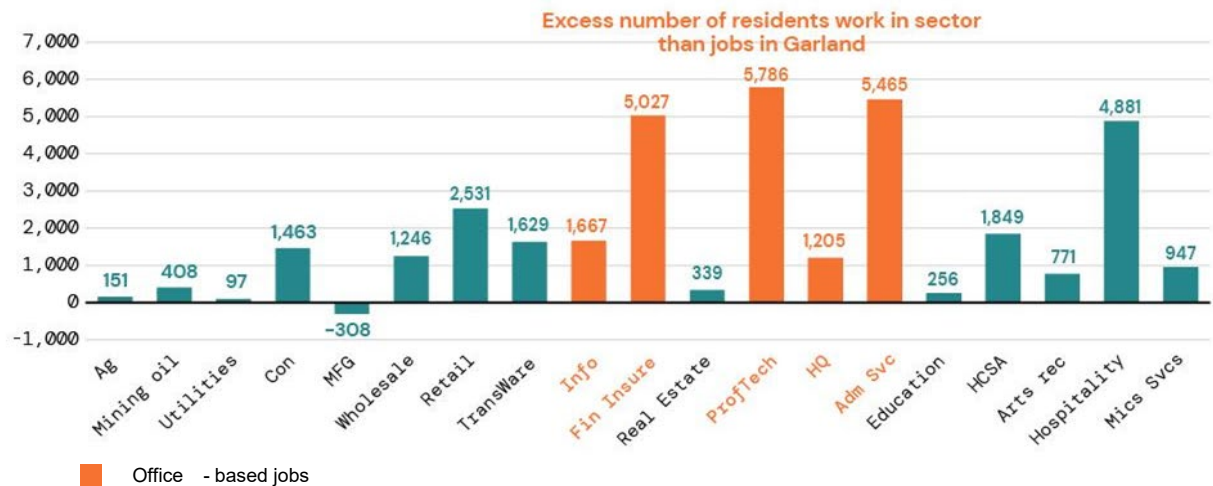
53,000 workers flow into Garland to fill jobs in the city. 88,000 Garland residents leave the city for work elsewhere. Relatively few residents work in Garland, about 10%. For comparison, in Richardson it is 5.8%, Mesquite is 13%, and Plano is 14%.



This is in part because **2x more Garland residents work in office based jobs than are available in the city.** Garland's employment base is approximately 20% manufacturing and logistics but only 14% of residents work in these sectors. 27% of Garland residents (27,000) work in office - based jobs.

Moreover, 80% of Garland residents who work in the goods producing sector (a proxy for manufacturing that also includes construction, mining, oil and gas) leave the city with 50% working in Dallas, Plano and Richardson. Based on job profiles from Indeed.com - wages in those cities appear to be 5% higher.

Garland resident jobs by industry – Garland jobs by industry



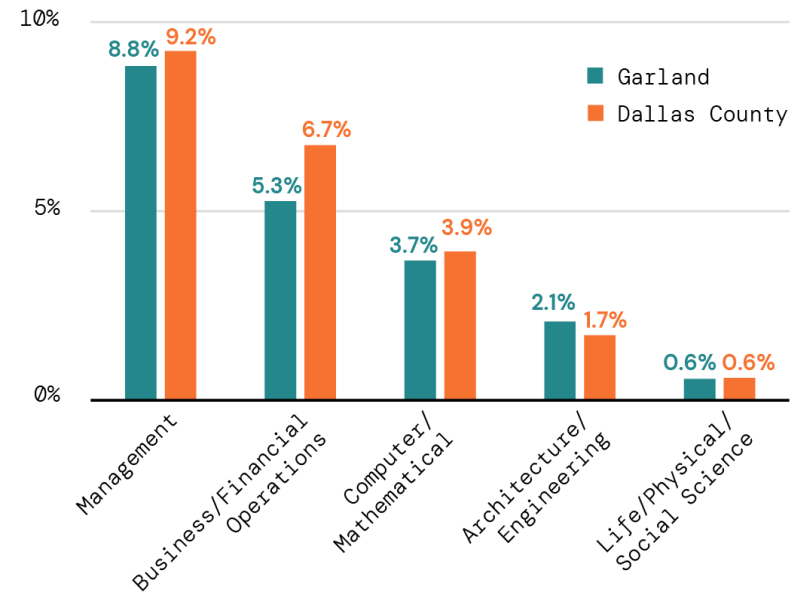
Source: NP analysis OTM Census data

WHY? IN PART, BECAUSE MORE RESIDENTS ARE WORKING IN OFFICE BASED JOBS THAN ARE AVAILABLE IN GARLAND

Garland residents mirror Dallas County in terms of professional occupations. Management and computer occupations are essentially the same percentage as the county and Garland has a slightly higher percentage of architectural and engineering occupations *Note: nationally 3.3% of the workforce is in computer and mathematical occupations.*

37% of Garland's jobs require a high school education or less. Across Dallas County 32% of jobs require high school or less.

Occupations



Source: NP analysis ACS occupational data, OTM geodata

03 Existing Conditions and Trends:

Garland Housing Context

GARLAND REMAINS ONE OF THE LESS EXPENSIVE CITIES ON THE EASTERN SIDE OF THE METROPLEX

Despite higher interest rates prices continue to increase.

Single family housing market benchmarks

Garland Single Family Housing Market Snapshot 4/26/2022

- **Garland:** 380 homes: \$295k median / \$161sqft up 18% yr/yr
- **Richardson:** 153 homes: \$400k median / \$185sqft up 11% yr/yr (residents work here)
- **Dallas:** 2898 homes: \$525k median / \$235sqft up 33% (residents work here)
- **Plano:** 465 homes: \$475k median / \$177sqft up 16% (residents work here)
- **Rowlett:** 217 homes: \$370k median / \$150sqft up 21%
- **Mesquite:** 355 homes: \$265k median / \$161sqft up 21%
- **Sunnyvale:** 37 homes: \$509k median / \$149sqft down 7.3%
- **Sachse:** 131 homes: \$423k median / \$164sqft up 13%

Garland Single Family Housing Market Snapshot 2/8/2023

- **Garland:** 285 homes: \$325k median / \$188sqft up 9.7% yr/yr
- **Richardson:** 188 homes: \$474k median / \$224sqft up 18.5% yr/yr (residents work here)
- **Dallas:** 3917 homes: \$425k median / \$237sqft up 7.6% (residents work here)
- **Plano:** 424 homes: \$530k median / \$215sqft up 14% (residents work here)
- **Rowlett:** 257 homes: \$405k median / \$188sqft up 3.9%
- **Mesquite:** 435 homes: \$299k median / \$180sqft up 8.8%
- **Sunnyvale:** 75 homes: \$736k median / \$216sqft up 13.2%
- **Sachse:** 163 homes: \$450k median / \$200sqft up 4.6%

Source: Realtor.com various years

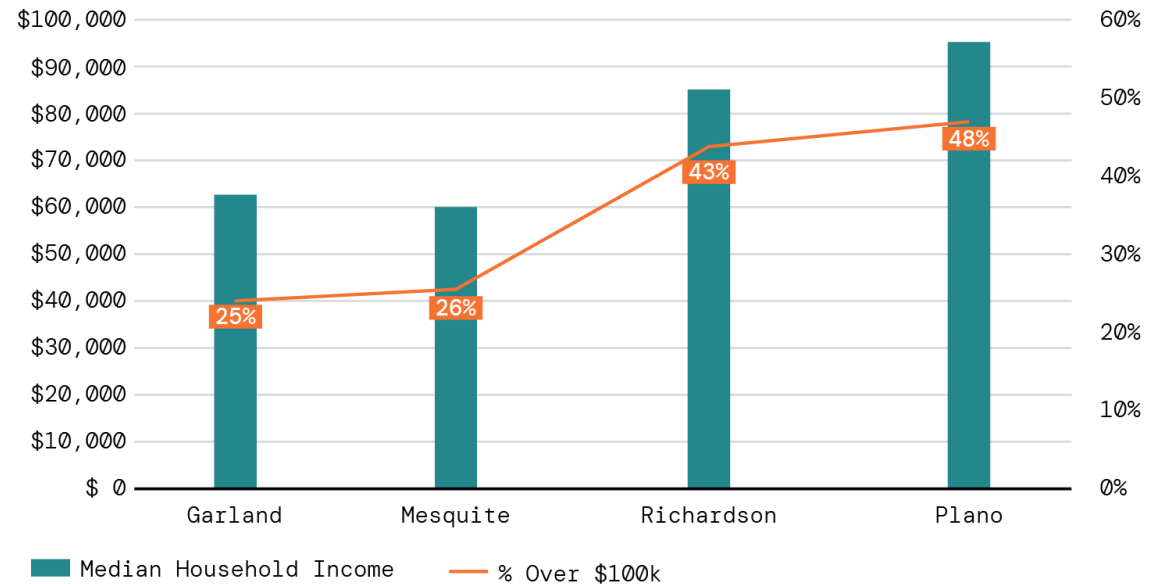
COULD HOUSING MARKET DRIVE INCOMES HIGHER IN GARLAND?

Income levels influence types of development and formula retail options developers can attract to a city.

In 2021 (most recent available data) Garland substantially lagged Richardson and Plano in median household income. In addition to lower incomes another consideration is the concentration of higher incomes in the city. 25% of Garland's population make over \$100,000 versus 43% in Richardson and 48% in Plano.

Garland could be in for a gradual socioeconomic transformation due to rising home prices. **Garland's for sale housing prices require at least 52% higher incomes than the current median household income.**

Income comparison



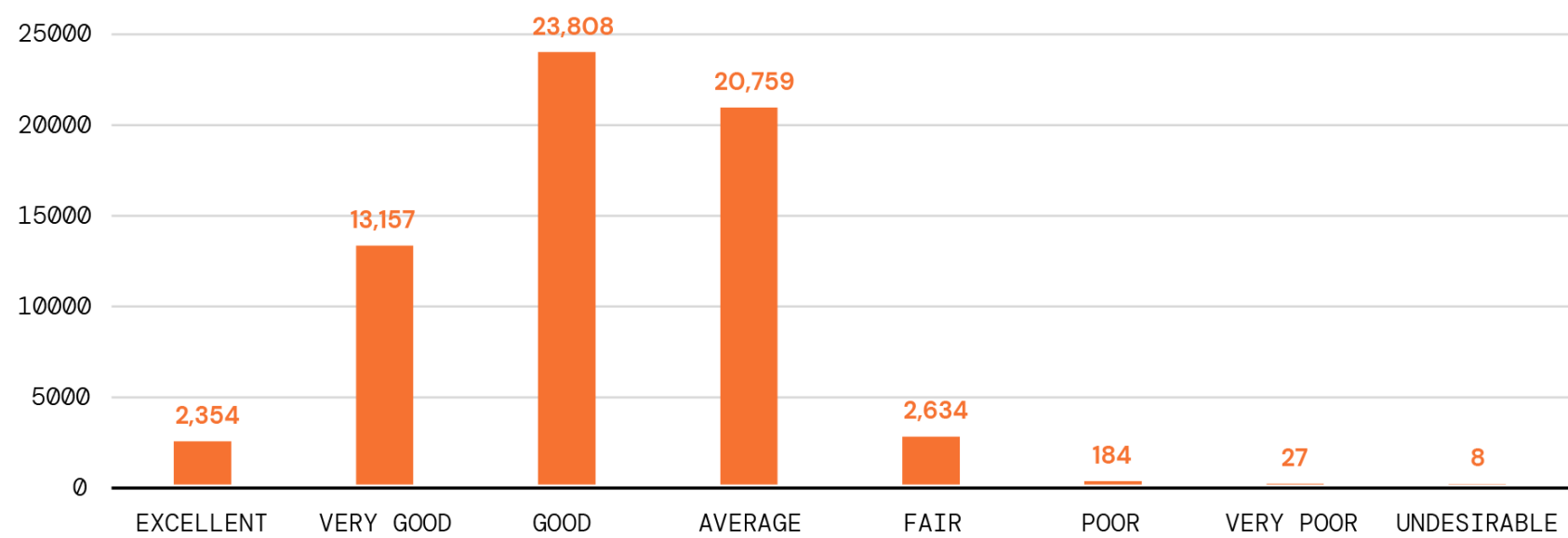
Source: ACS 5 year 2017 - 2021, NP calculations

The median home price in 2022 required at least \$96k in household income at 5% interest or \$103k at 6% interest. (\$103k is 120% of AM for a 4-person household, the top edge of “missing middle”). By comparison Richardson requires \$121k-\$130k in income depending on rates, which is 26% higher.

THE VAST MAJORITY OF GARLAND'S HOUSING STOCK IS RATED GOOD OR ABOVE

The Dallas County Appraisal District generates a housing desirability rating that represents the perspective of condition of the housing. It is determined through the assessment process. 62% of homes are rated good or better. Less than 3,000 houses are rated fair or lower.

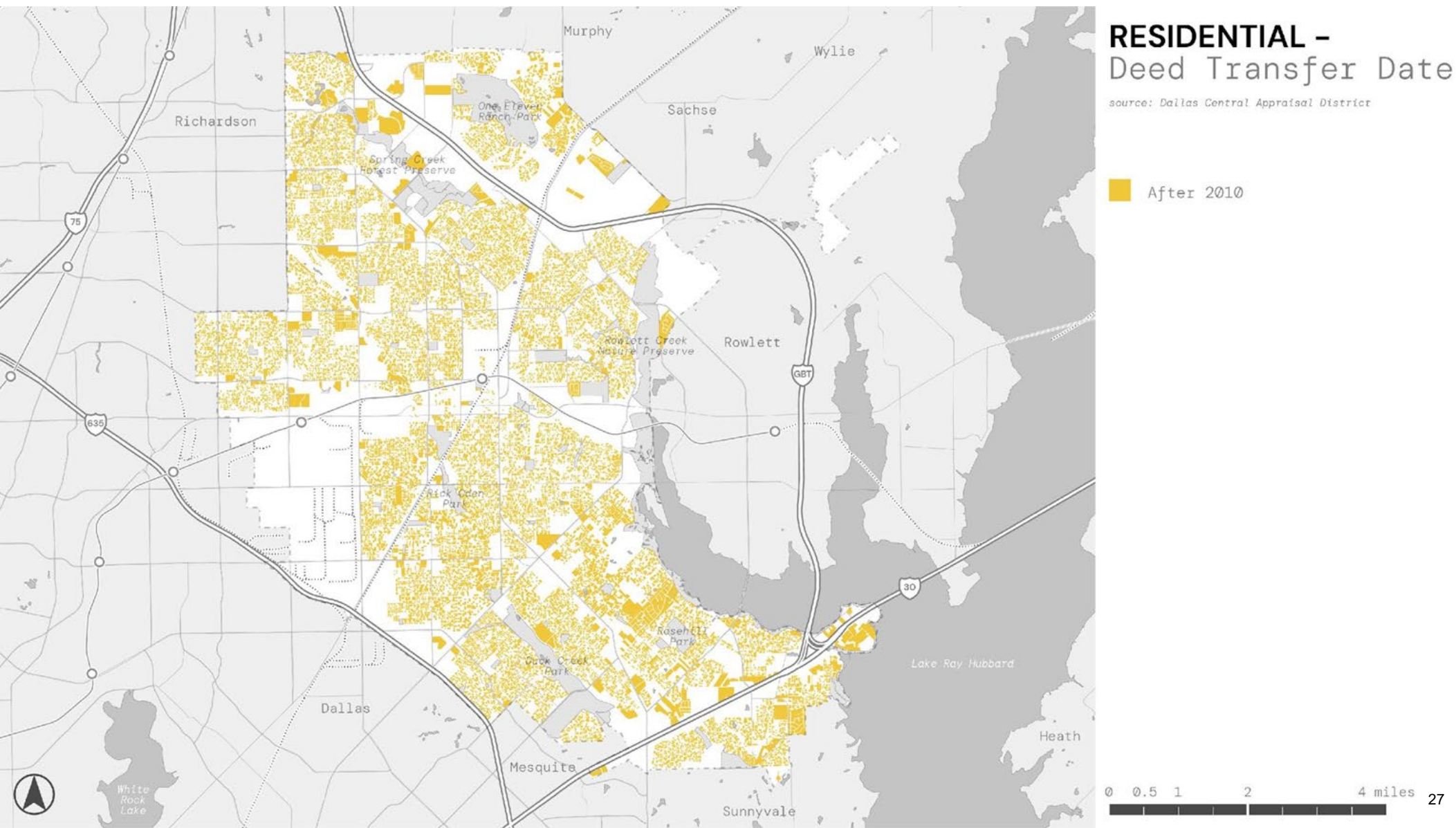
Housing classification “desirability”



Source: NP analysis of DCAD

GARLAND'S RESIDENTIAL MARKET HAS BEEN ACTIVE

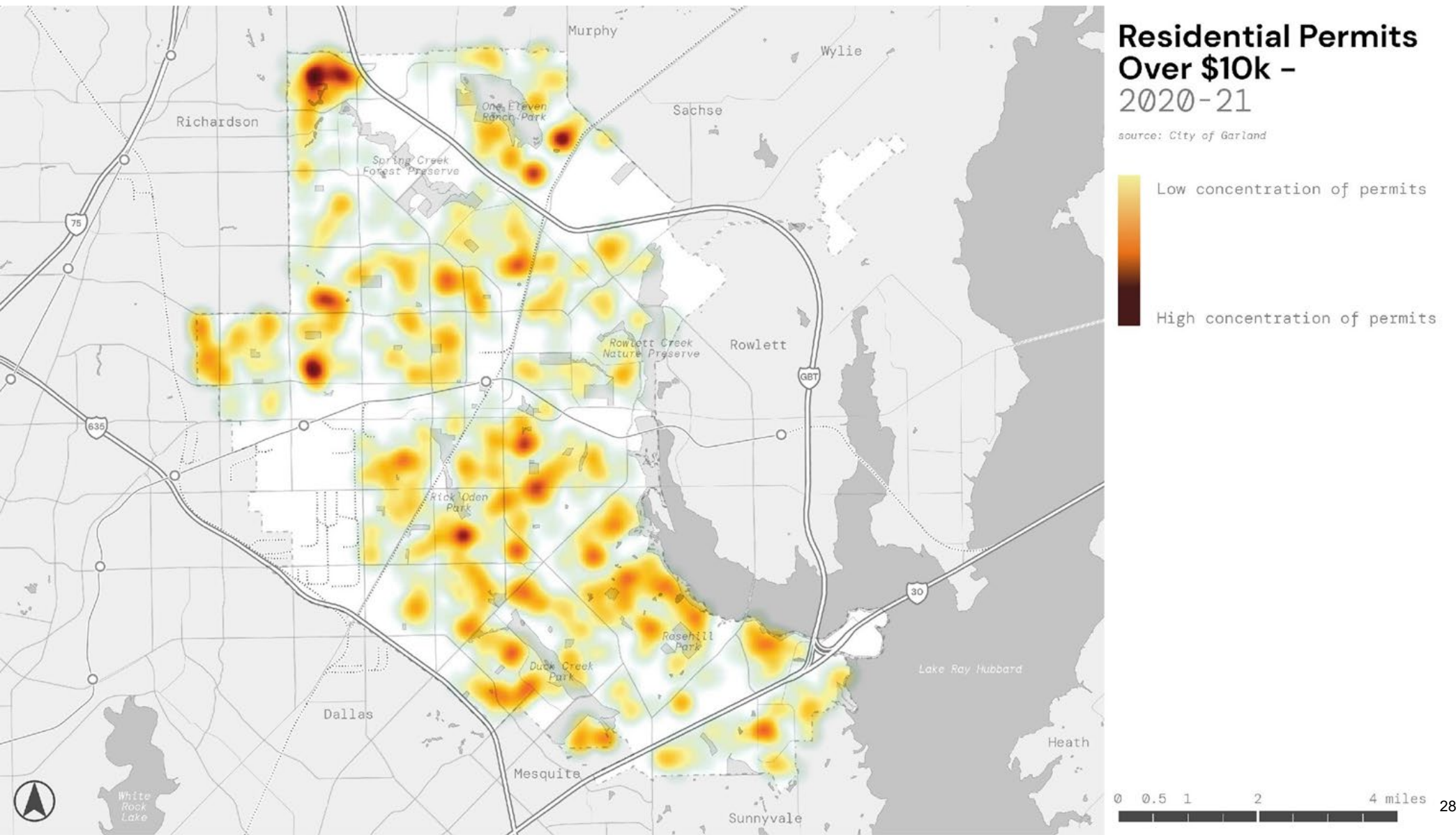
Sales since 2010 account for **51% of all the residential parcels** in Garland (33,760 of 65,982 parcels) and **55% of all the residential land** (12,086 acres of 22,028 acres).



REINVESTMENT IS OCCURING ACROSS GARLAND, INCLUDING IN HISTORICALLY UNDERINVESTED PARTS OF THE CITY

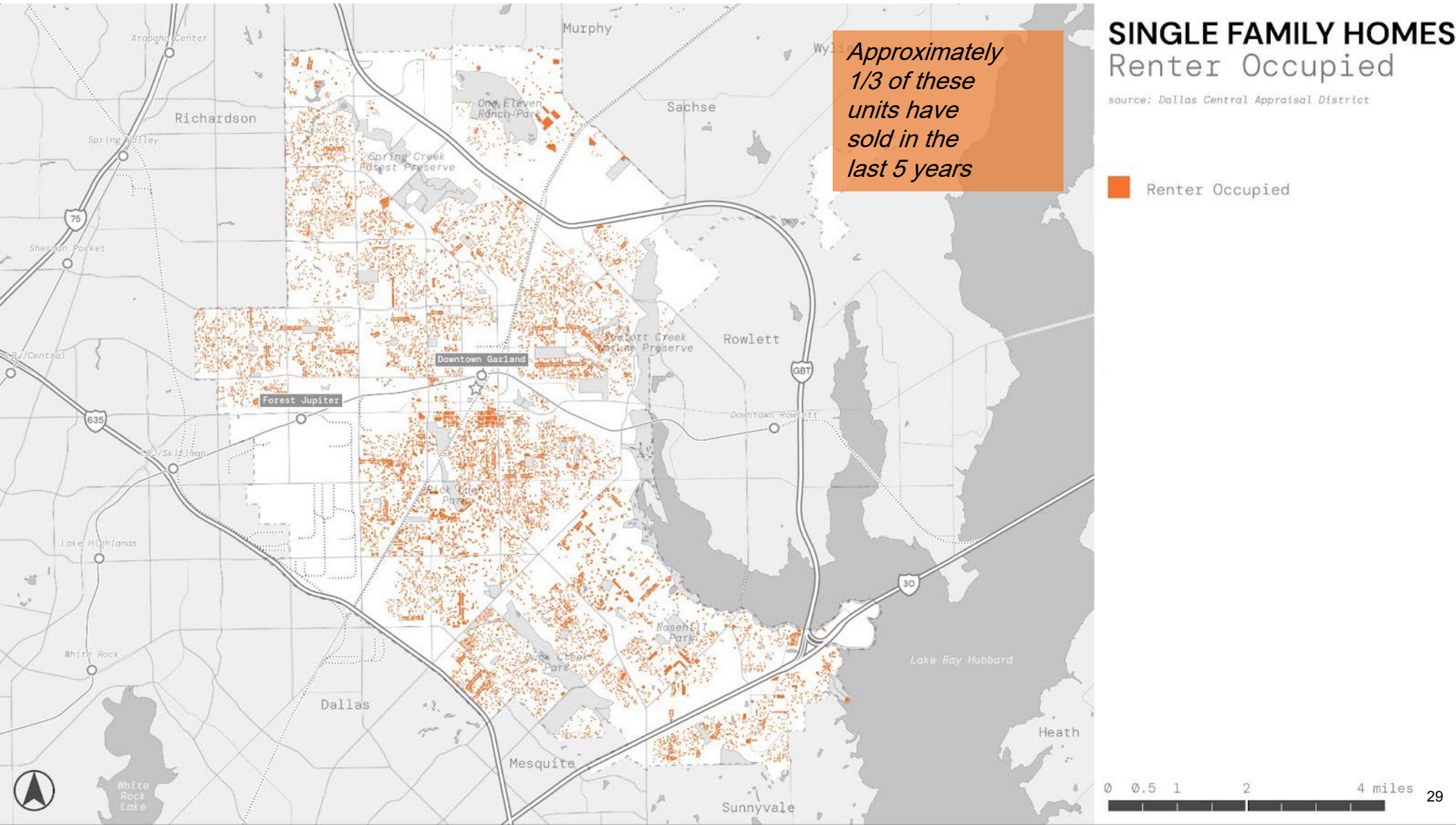
Creating a heat map of residential reinvestment using residential permits provides a look at “rehab density” throughout the city without identifying specific properties.

More than 1,000 units received at least \$10,000 in reinvestment.



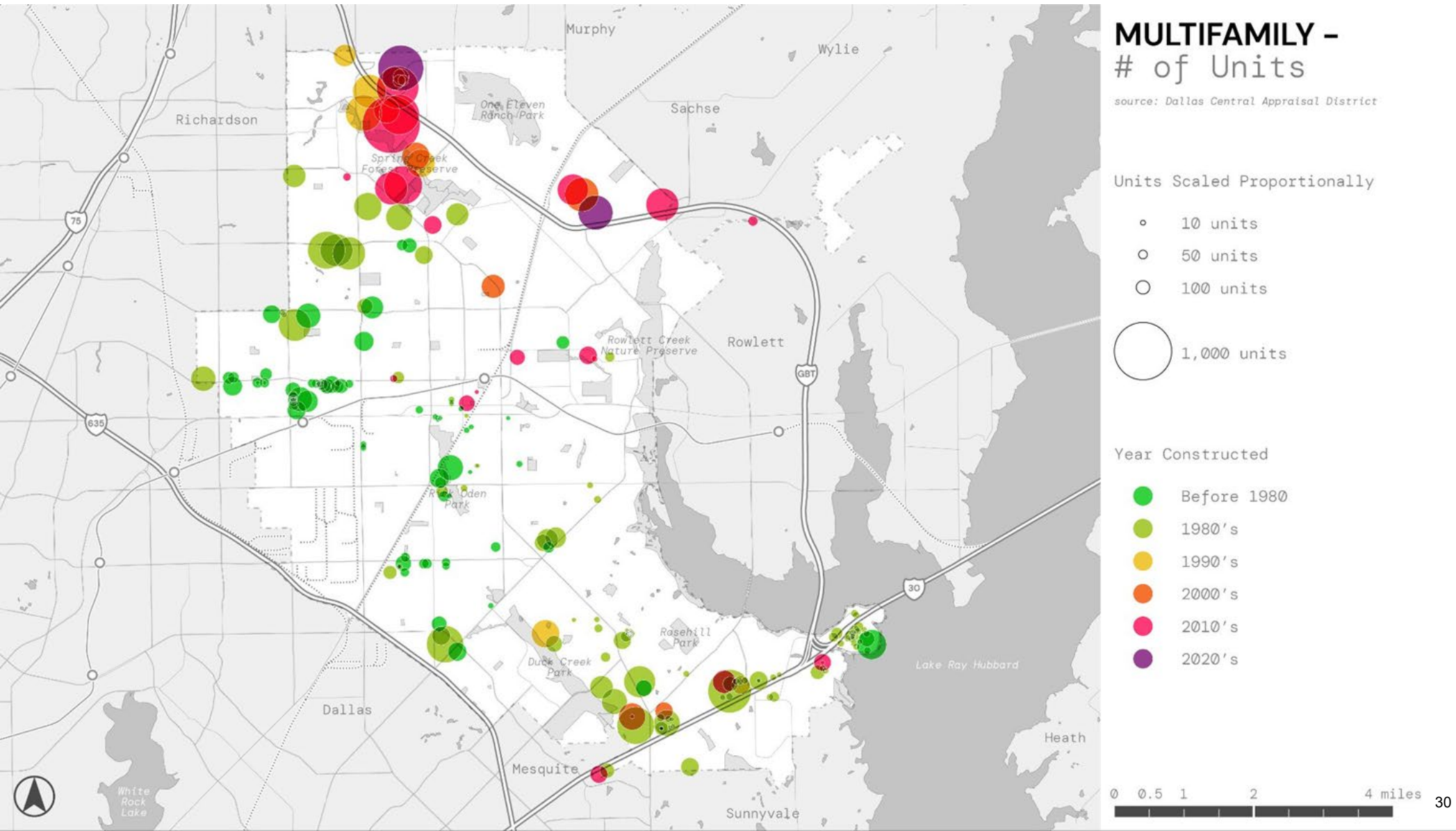
GARLAND'S SINGLE FAMILY RENTAL % IS IN LINE WITH THE AREA

This analysis was performed in two ways. First was using property tax records based on mailing address of property tax bills: 14,247 units were identified as potentially renter occupied through this method – 23% of 61k total single – family units (14,247). Second through the ACS Housing Survey which identified 17% of 55k units (9,489 units), however, the survey has a margin of error of several thousand units. This suggests that approximately 20% of single – family homes are rental. This compares to 15% in Richardson, 22% in Mesquite and 17% in Dallas County based on the ACS Housing Survey.



MULTIFAMILY DENSITY IS SHIFTING GEOGRAPHIES BUT KEY REDEVELOPMENT AREAS HOST THE OLDEST PROPERTIES

There is substantially more multi-family housing density in northern Garland along the PGBT than in other parts of Garland. However, this is the newest set of apartment complexes. Older units pre-dating 1980 are spread throughout the city. These units tend to be two stories, lower density, and do not retain value as well.



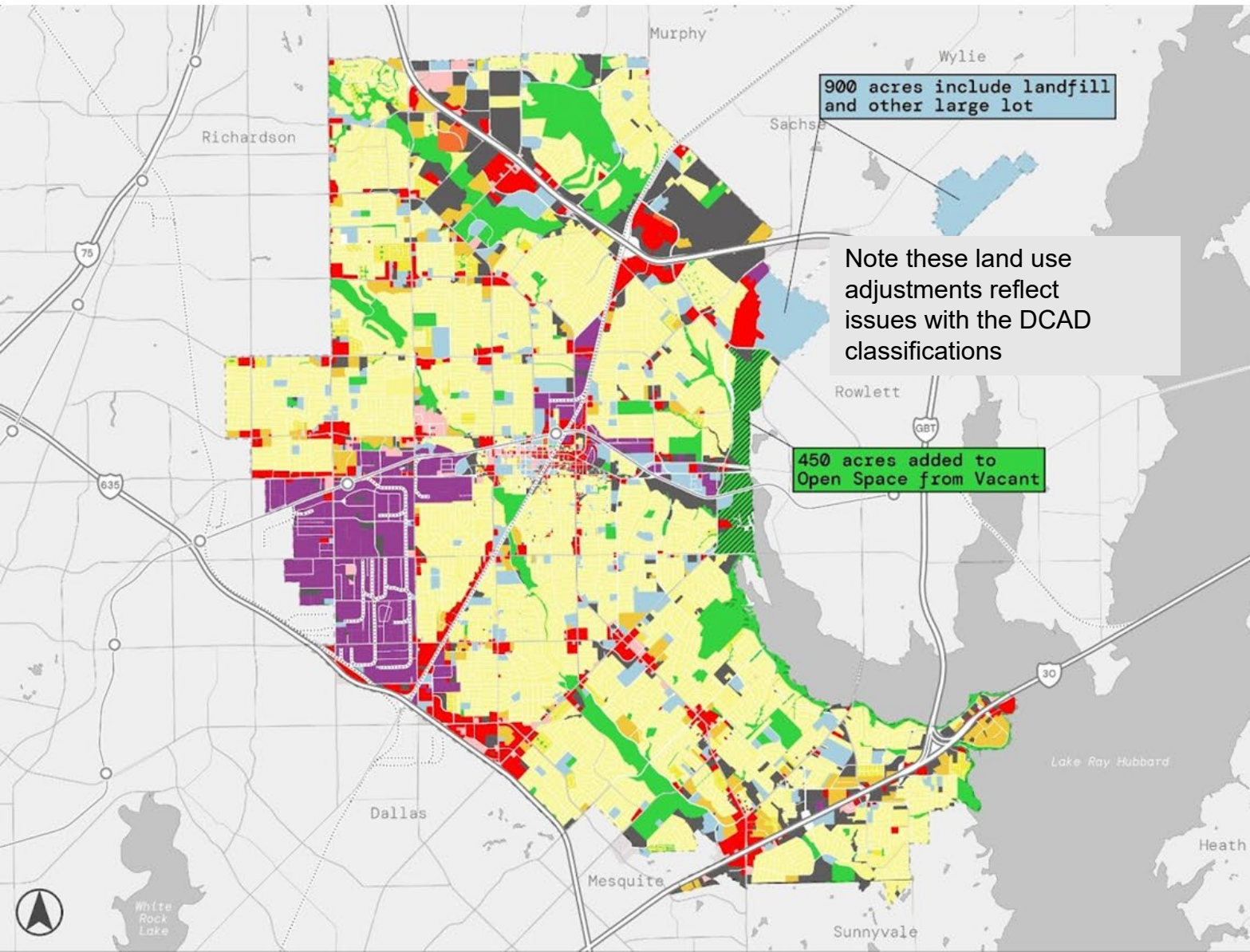
03 Existing Conditions and Trends:

Garland Land Context

LOW DENSITY RESIDENTIAL IS THE DOMINANT LAND USE IN GARLAND

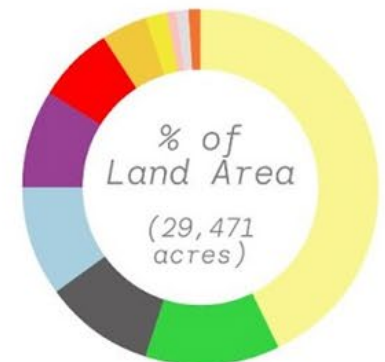
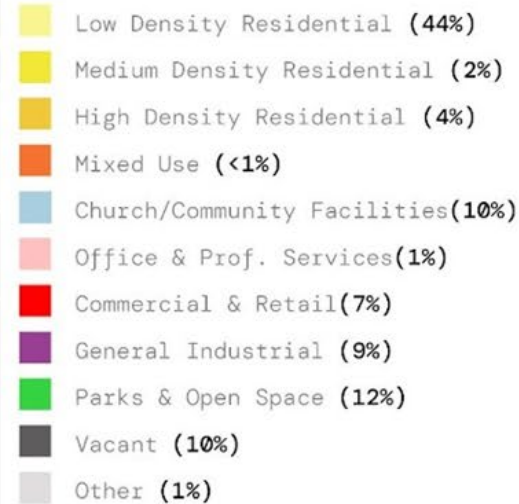
Of the city's more than 29,000 acres, 44% of the land area is low density single family residential. Multi-family represents only 4%. 17% of the land area consists of office and professional services, commercial and retail uses, and general industrial uses. These are key categories for revenue generation in Garland. An estimated 10% of land area is vacant.

consists of office and



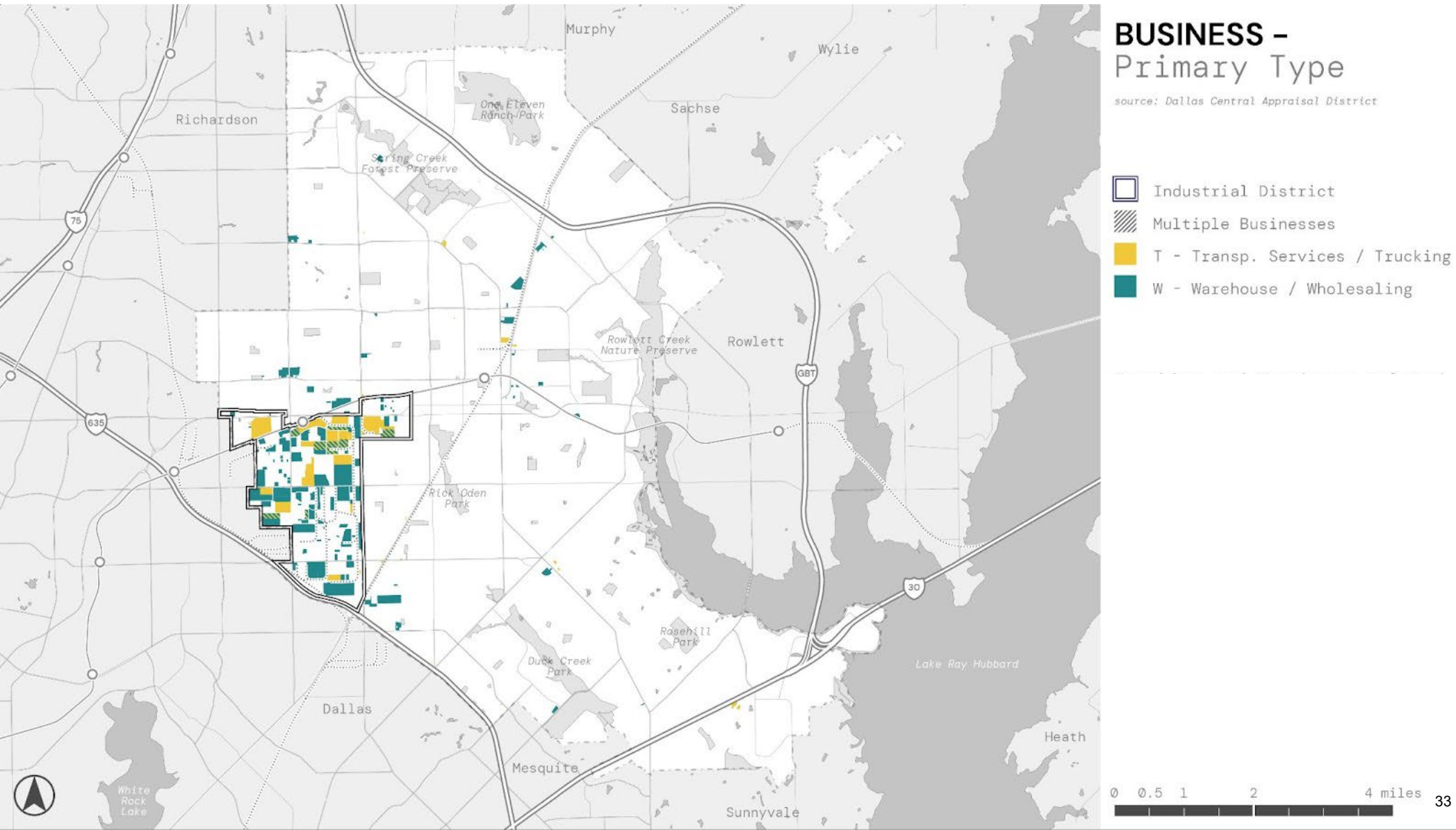
LAND USE

source: City of Garland



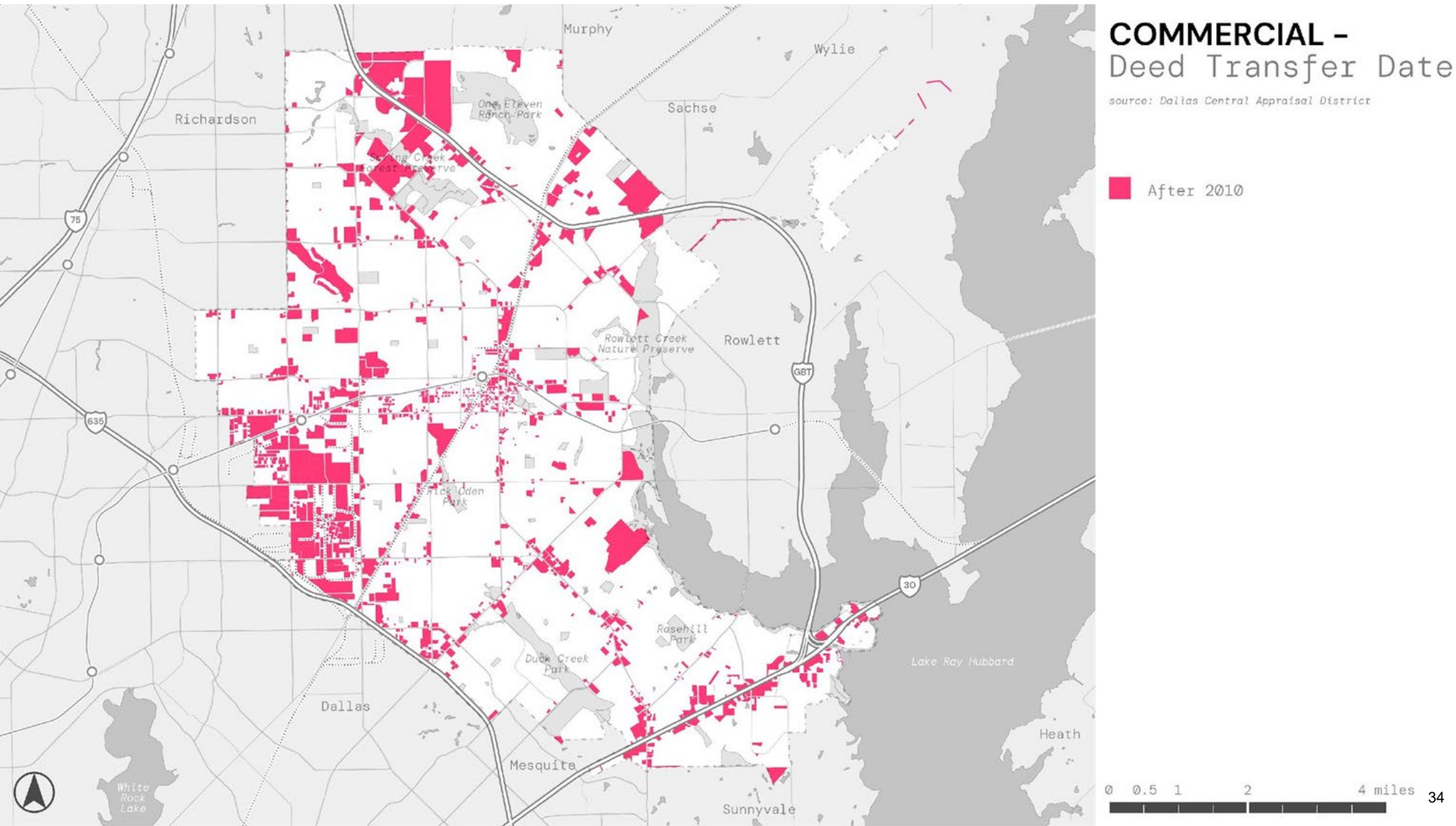
EFFECTIVELY AN “INLAND PORT” EXISTS IN GARLAND’S MAIN INDUSTRIAL DISTRICT

44% of the acreage is identified as either trucking or warehousing , accounting for 1,014 of the 2,301 acres in the main industrial district. Moreover, several of the major manufacturers in the area also have major shipping operations. This combination of uses have important implications for the amount of trucking activity taking place. The road network in the area reflects a different era of industrial development with lower trucking demand.



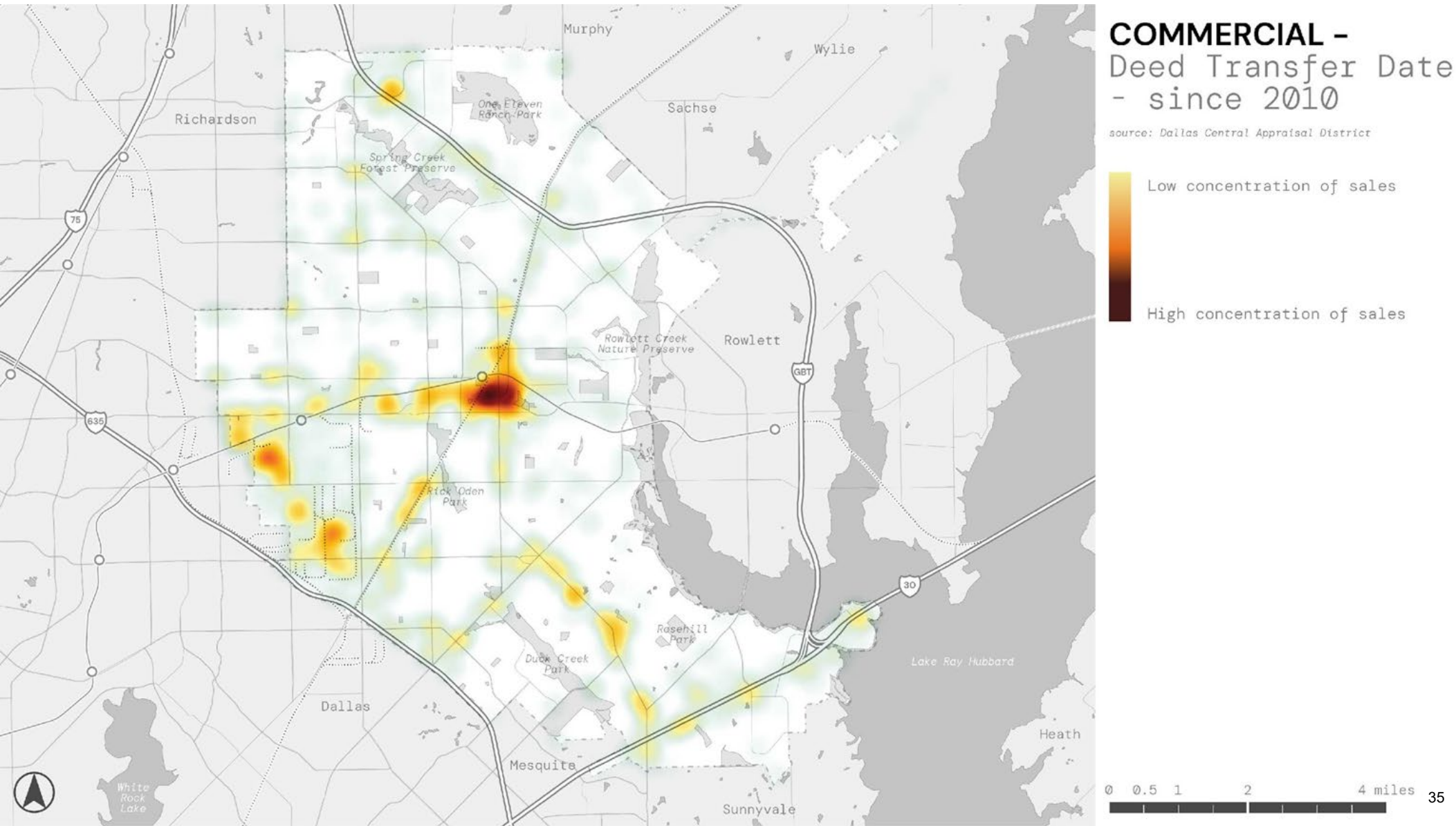
THE COMMERCIAL MARKET IS HOT

Almost half the parcels and 40% of the acreage has sold or transferred ownership at least once in the last 10 years, amounting to 2,119 of 4,573 parcels and 5,468 acres of 15,2578 acres since 2010.



DOWNTOWN HAS SEEN A SIGNIFICANT AMOUNT OF ACTIVITY

This amount of private investment activity suggests that physical improvements made to downtown have spurred renewed interest in downtown as an investment opportunity.

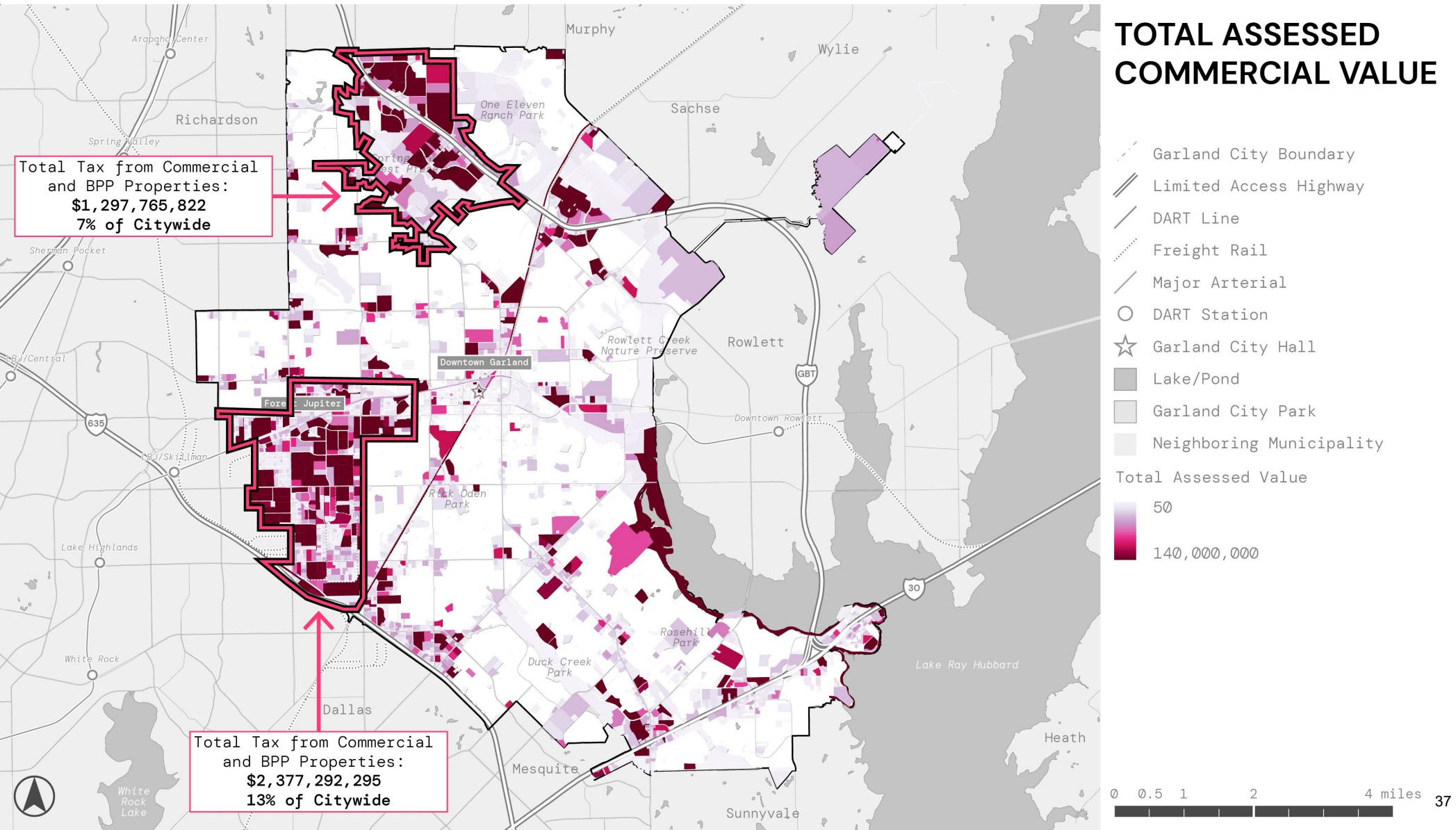


03 Existing Conditions and Trends:

Garland Fiscal / Development Insights

PROPERTY TAX GENERATION IS GEOGRAPHY CONCENTRATED

These two major concentrations represent 20% of the total property base of the city.

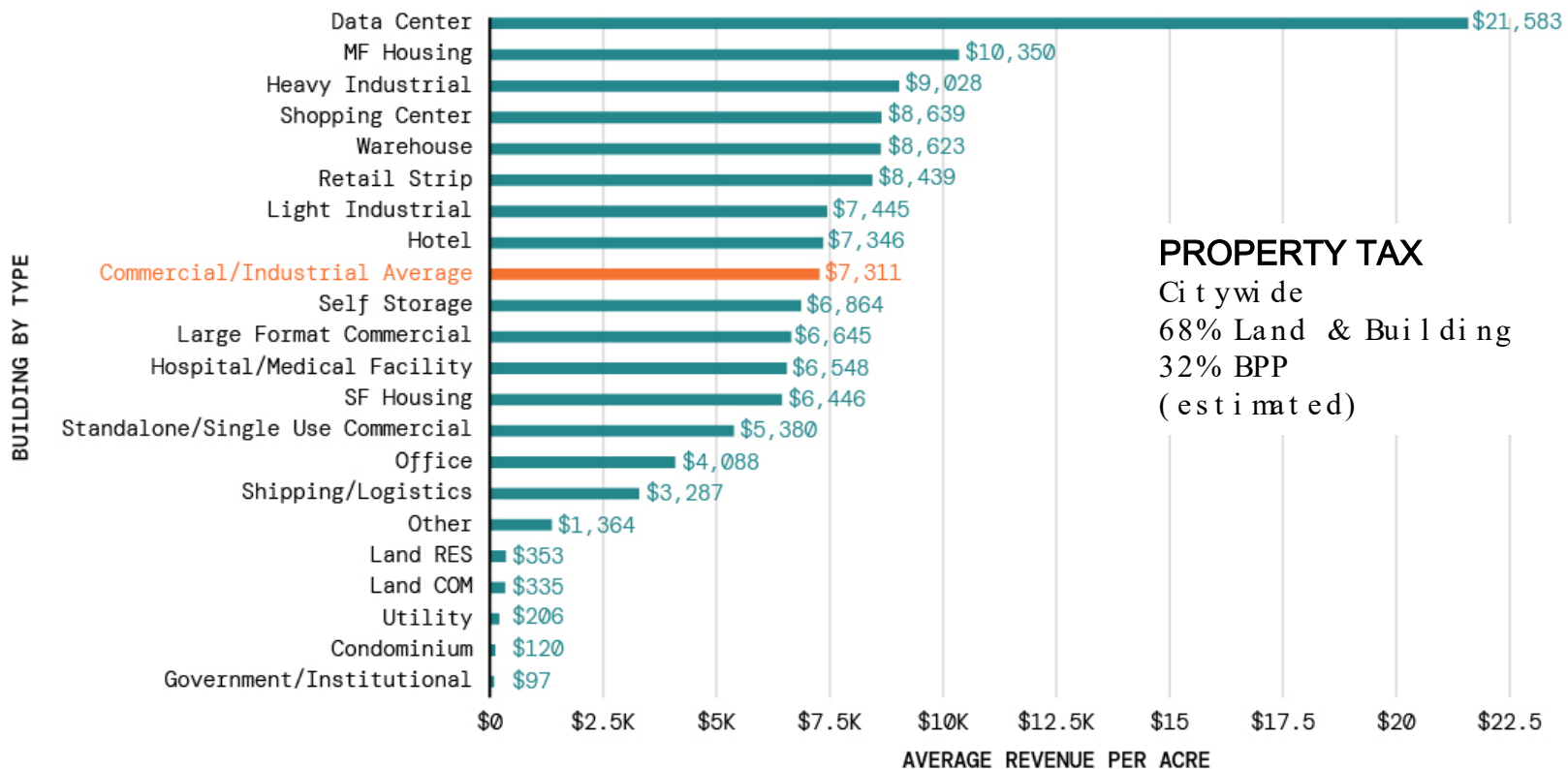


BUILDING TYPOLOGIES AND THE NATURE OF THE BUSINESS MATTERS ON REVENUE GENERATION

Parcel size can be a misleading indicator of property value (see appendix). To understand the financial contribution of different building typologies to Garland's tax base, development was converted to a per acre basis. The city commercial/industrial average is \$7,311/acre. This is higher than self - storage, large format commercial, and office.

Data centers generate the most revenue per acre. The next highest category is multi - family housing. However, MF housing age impacts valuations. Manufacturing is heavily influenced by the amount of Business Personal Property tax inside the building. The level of capital investment is an important driver of manufacturing property tax value. The following 5 pages provide additional breakdown by building type.

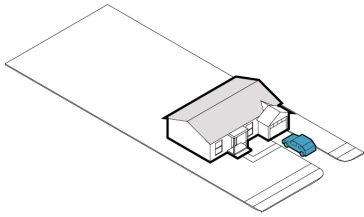
Revenue per acre by building type



PROPERTY TAX GENERATION Residential

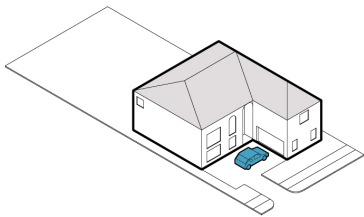
Single Family - Small

* single family homes scaled up 3x for visual clarity

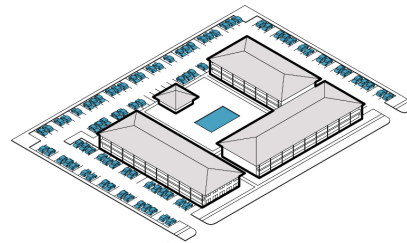


Single Family - Large

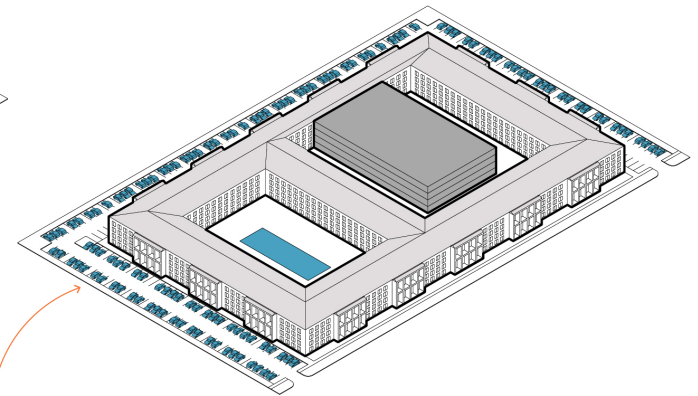
* single family homes scaled up 3x for visual clarity



Multi Family - Small



Multi Family - Large



Total Acres: **12,859 acres**
Total Revenue: **\$82,715,630**
Revenue per Acre - All: **\$6,433**
Revenue per Acre - Pre 1980: **\$5,444**
Revenue per Acre - 1980-2000: **\$7,770**
Revenue per Acre - Post 2000: **\$10,632**

Total Acres: **1,163 acres**
Total Revenue: **\$13,843,310**
Revenue per Acre - All: **\$11,905**
Revenue per Acre - Pre 1980: **\$9,116**
Revenue per Acre - 1980-2000: **\$10,541**
Revenue per Acre - Post 2000: **\$15,404**

PROPERTY TAX GENERATION

– Production/Employment

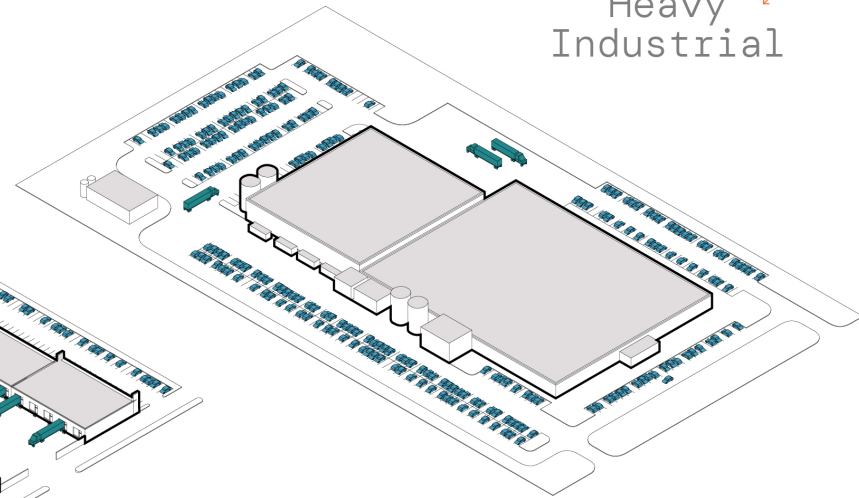
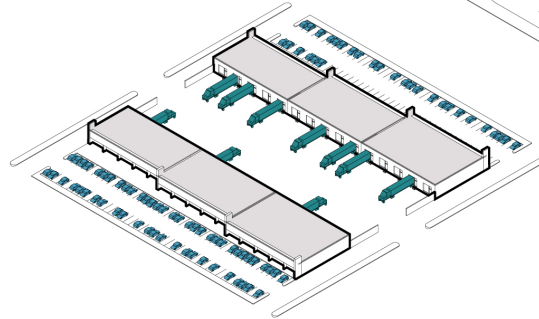
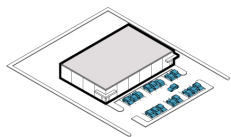
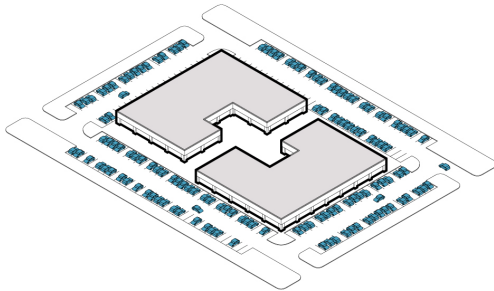
Total Acres: 389 acres
Total Revenue: \$3,512,003
Revenue per Acre: \$9,028

Heavy
Industrial

Office

Light
Industrial

Office /
Showroom



Types:

medical office building,
office building

Types:

light industrial,
office/showroom, technical
building, storage
warehouse

Types:

light industrial, office/showroom,
storage warehouse

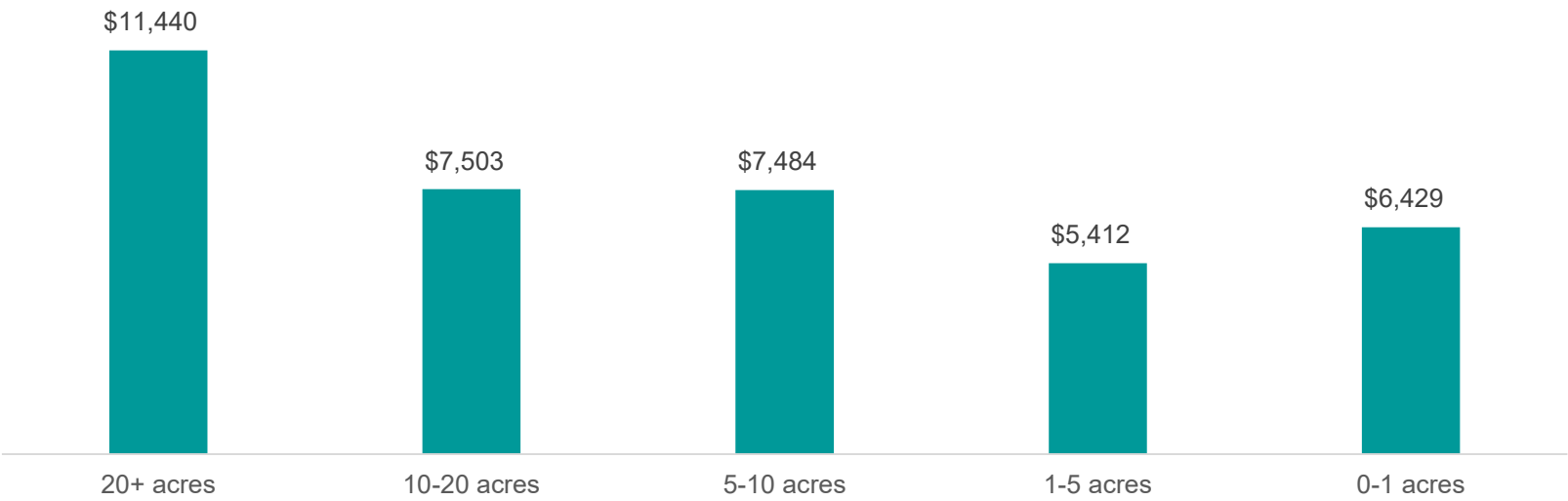
Total Acres: 451 acres
Total Revenue: \$1,843,426
Revenue per Acre: \$4,088

Total Acres: 576 acres
Total Revenue: \$4,288,821
Revenue per Acre: \$7,445

HEAVY INDUSTRY HAS A WIDE VARIATION IN REVENUE PER ACRE

The biggest difference of property tax revenue for manufacturing space is BPP. Processes that are capital intensive can generate revenue per acres values over \$20k, rivaling Data Centers.

Garland heavy industry revenue per acre



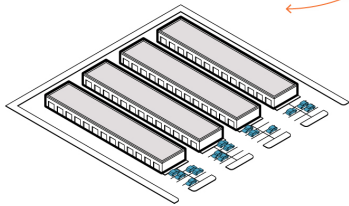
Source: NP calculations based on DCAD data

PROPERTY TAX GENERATION Storage/Warehouse

Self-Storage

Types:

mini warehouse



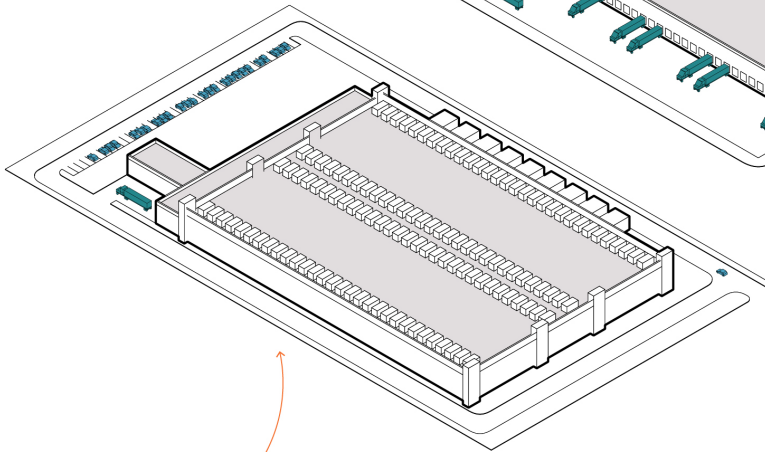
Total Acres: 123 acres
Total Revenue: \$851,101
Revenue per Acre: \$6,864

Data Center

Types:

computer data center

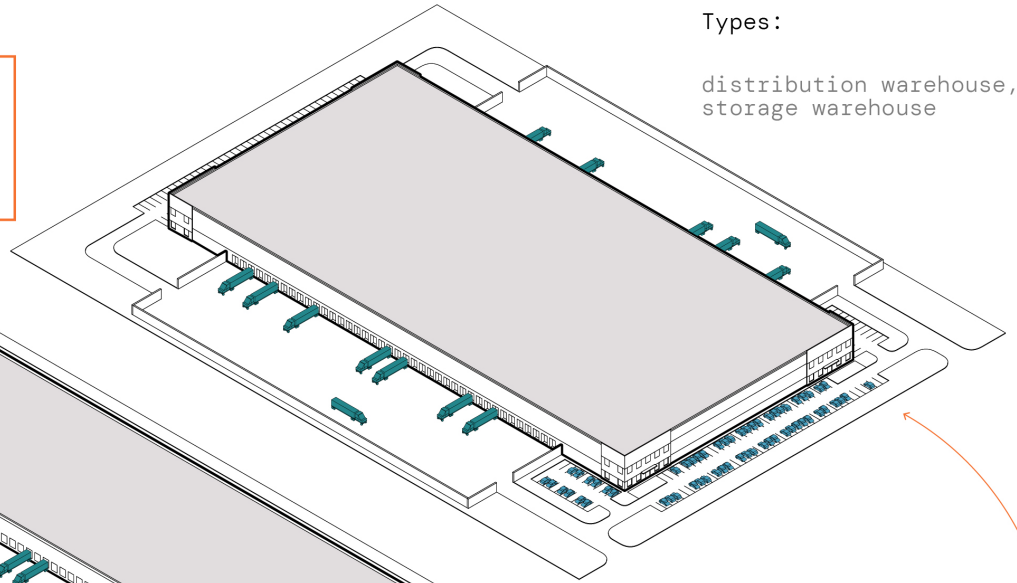
Total Acres: 60 acres
Total Revenue: \$1,306,460
Revenue per Acre: \$21,583



Warehouse-Large

Types:

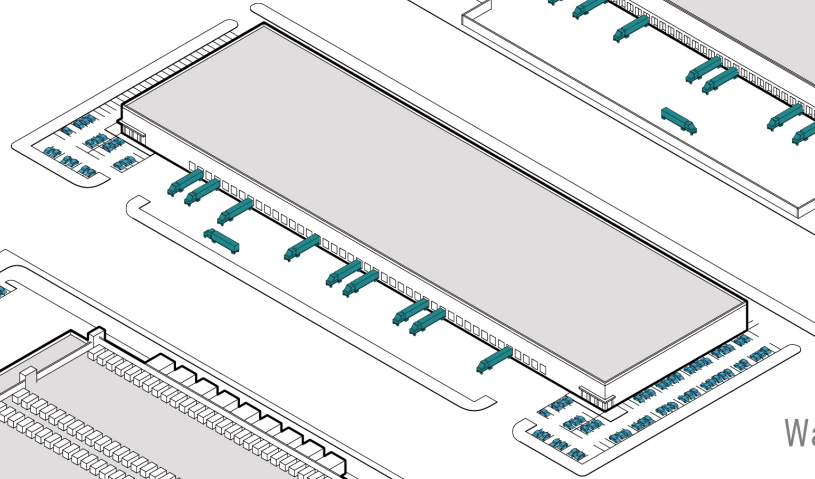
distribution warehouse,
storage warehouse



Warehouse-Medium

Types:

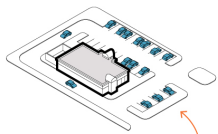
distribution warehouse,
storage warehouse



Total Acres: 1,409 acres
Total Revenue: \$12,150,962
Revenue per Acre: \$8,623

PROPERTY TAX GENERATION Retail

Stand Alone Comercial

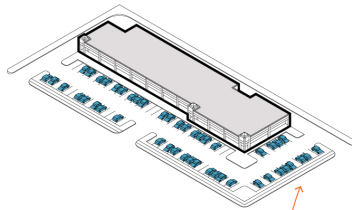


Total Acres: 994 acres
Total Revenue: \$5,346,690
Revenue per Acre: \$5,380

Retail Strip

Types:

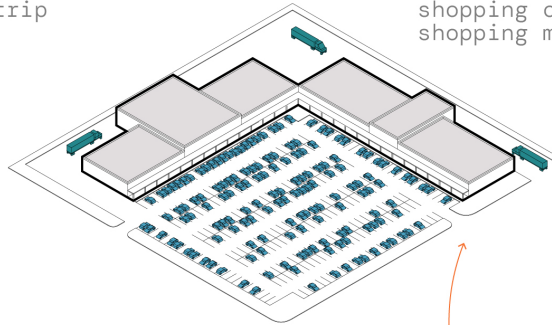
retail strip



Shopping Center

Types:

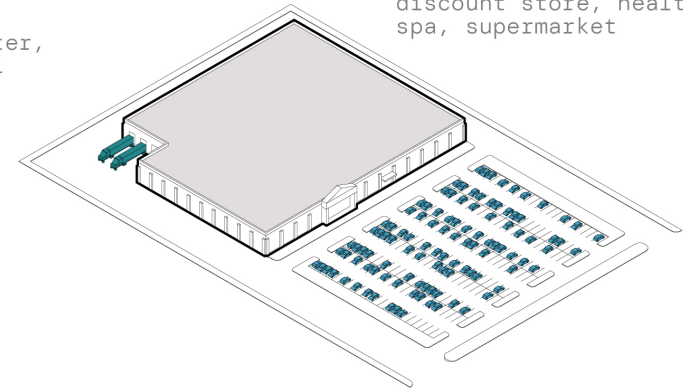
shopping center,
shopping mall



Large Format

Types:

department store,
discount store, health
spa, supermarket



Total Acres: 304 acres
Total Revenue: \$2,570,875
Revenue per Acre: \$8,439

Total Acres: 251 acres
Total Revenue: \$2,173,009
Revenue per Acre: \$8,638

Types:

automatic car washes,
automotive auto display,
auto service, bank, barber
shop, cafeteria, cold
storage, convenience
store, converted service
station, converted
residence, day nursery,
fast food restaurant, free
standing retail store,
laundromat, mini lubes,
gas service station,
restaurant, sales office,
service station

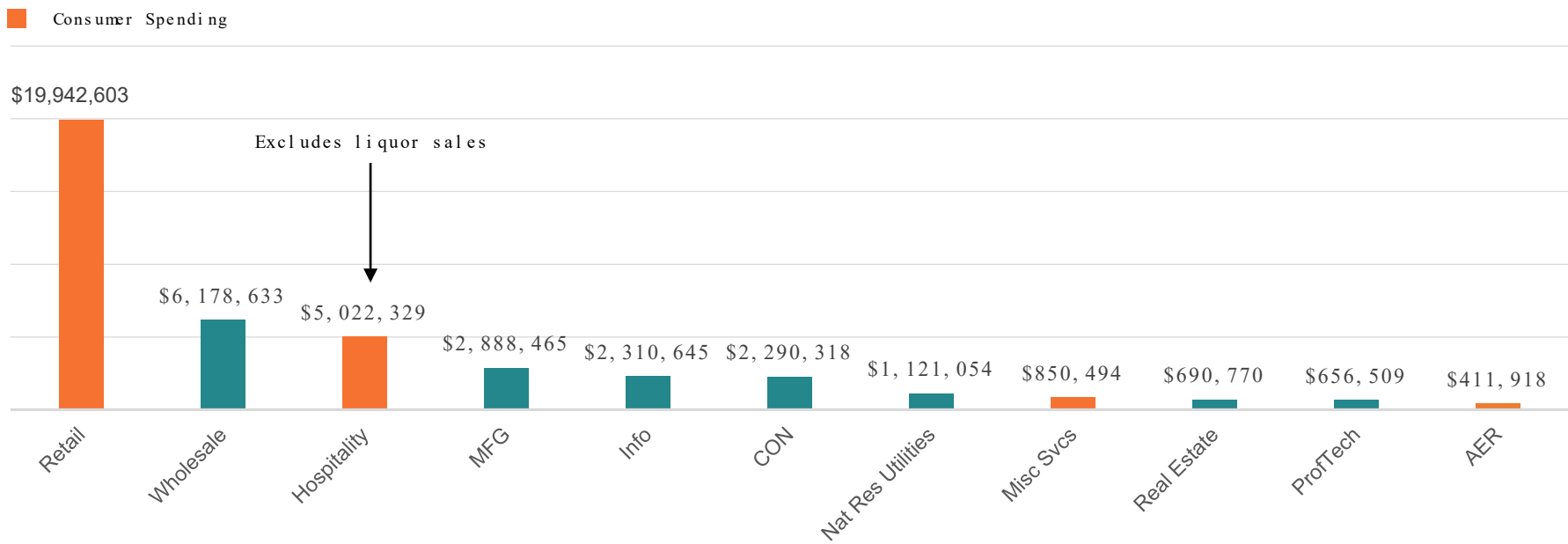
Total Acres: 313 acres
Total Revenue: \$2,078,507
Revenue per Acre: \$6,645

NOT ALL SALES TAX IS CONSUMER SPENDING DRIVEN

Sales tax is typically associated with retail spending. In Garland, consumer spending generated sales tax is 62% of total which means that 38% is generated by business - to - business activity.

This excludes raw materials for manufacturing, as that is sales tax exempt; however, a significant amount of revenue is generated through business expenditures. The \$19m in retail tax in Garland suggests the retail market size is \$1.9b (\$19m / 1% tax rate). At least 10% of retail is online but may be as high as 20%. A monthly analysis (not shown here) shows sales tax is not subject to large seasonal swings.

2021 Sales tax collections by category



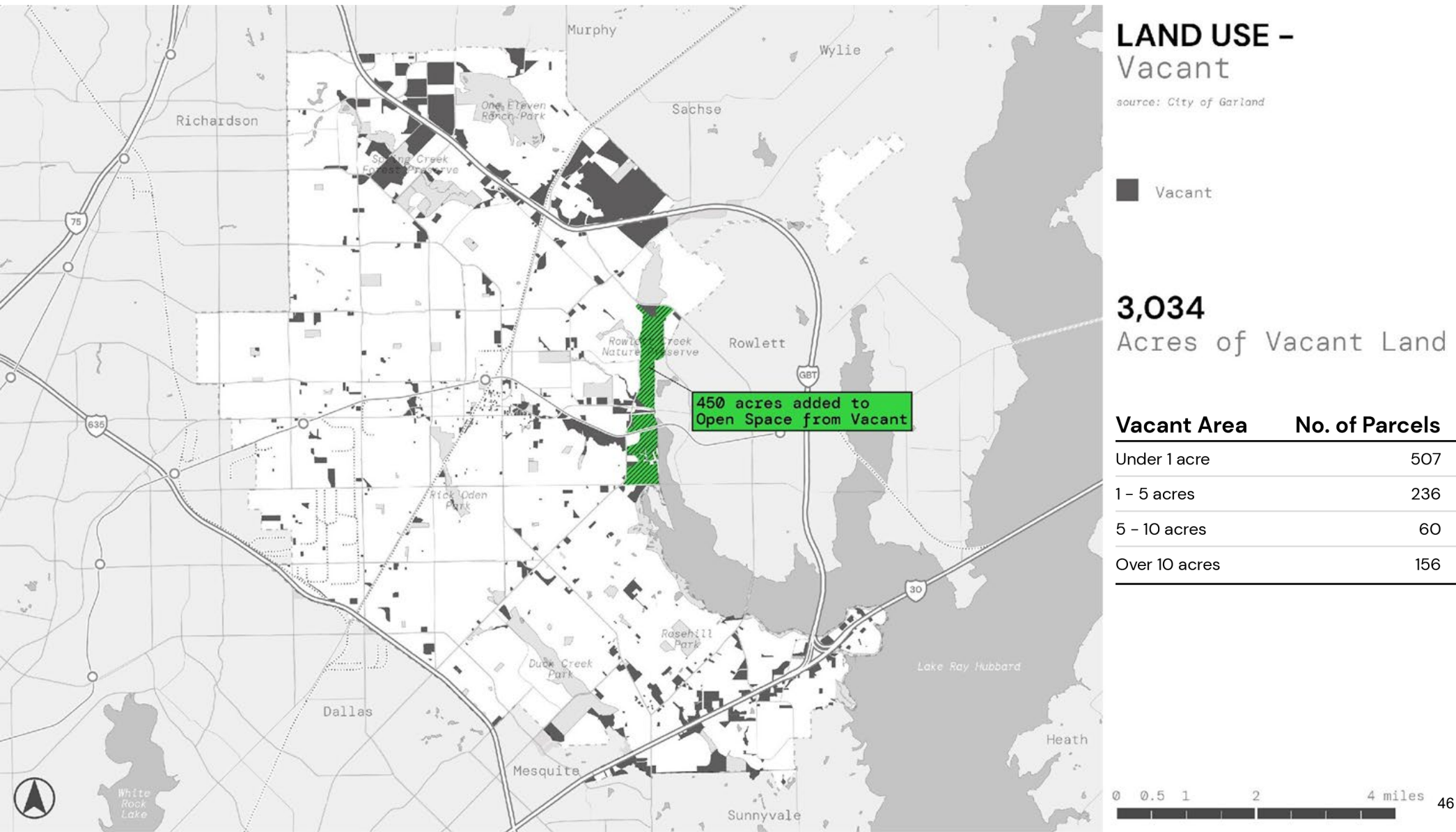
Source: City Finance Office

03 Existing Conditions and Trends:

Physical Development Potential

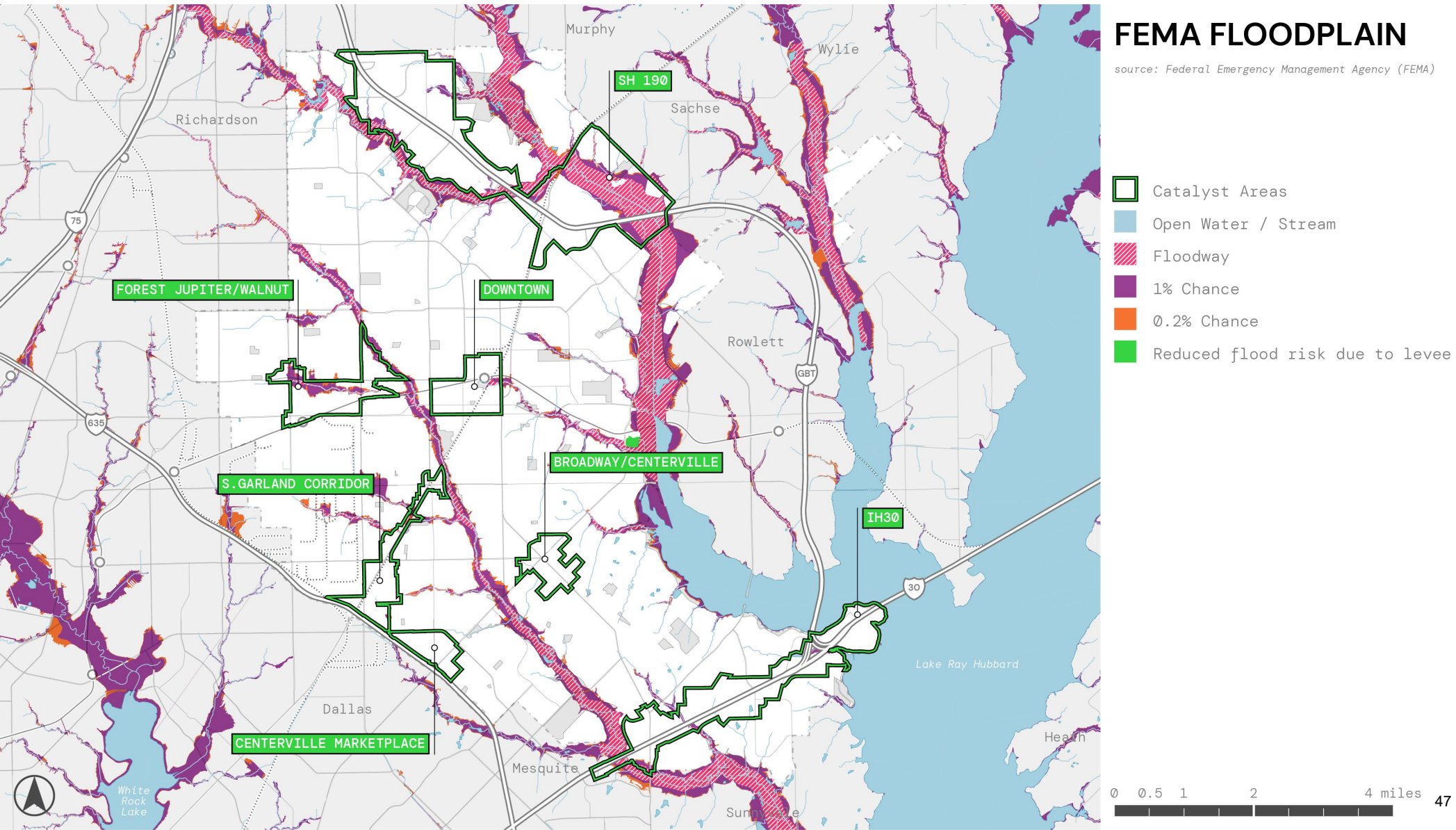
ABOUT 10% OF THE TOTAL LAND AREA IS VACANT

156 parcels exist that are more than 10 acres. These are primarily along the Turnpike.
There also appears to be some opportunities along I - 30 but this will depend on how traffic patterns are ultimately realigned.



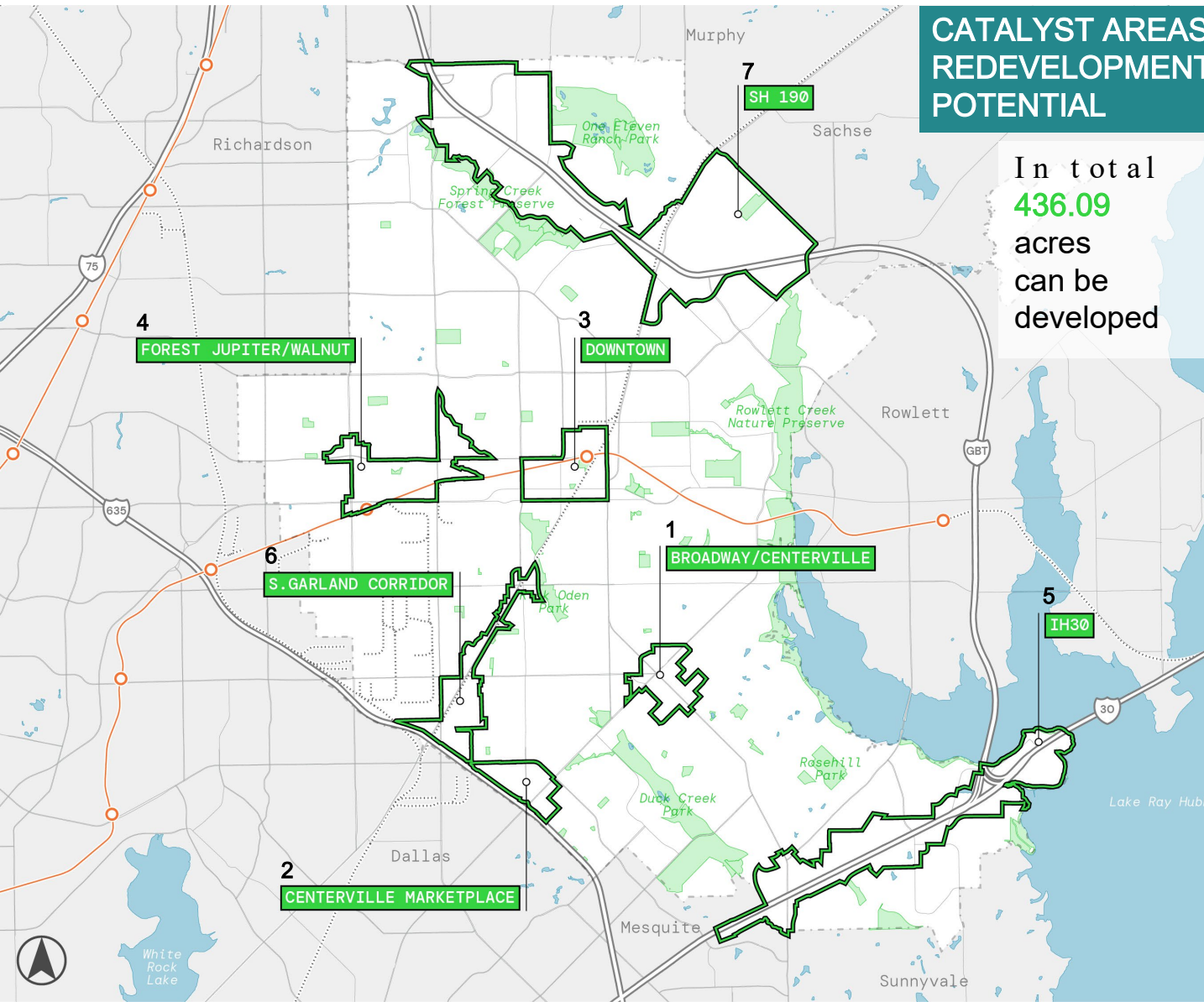
SOME OF THE CATALYST AREAS CONTAIN PARCELS IN THE FLOODPLAIN

This is a key issue along the SH190 Catalyst Area.



AN OPPORTUNITY EXISTS TO ADD TO GARLAND'S PHYSICAL DEVELOPMENT POTENTIAL

Although Garland is “built - out” there are opportunities for redevelopment at various levels of complexity based on environmental conditions, parcel assembly requirements, and zoning that allows for more density on underdeveloped parcels.

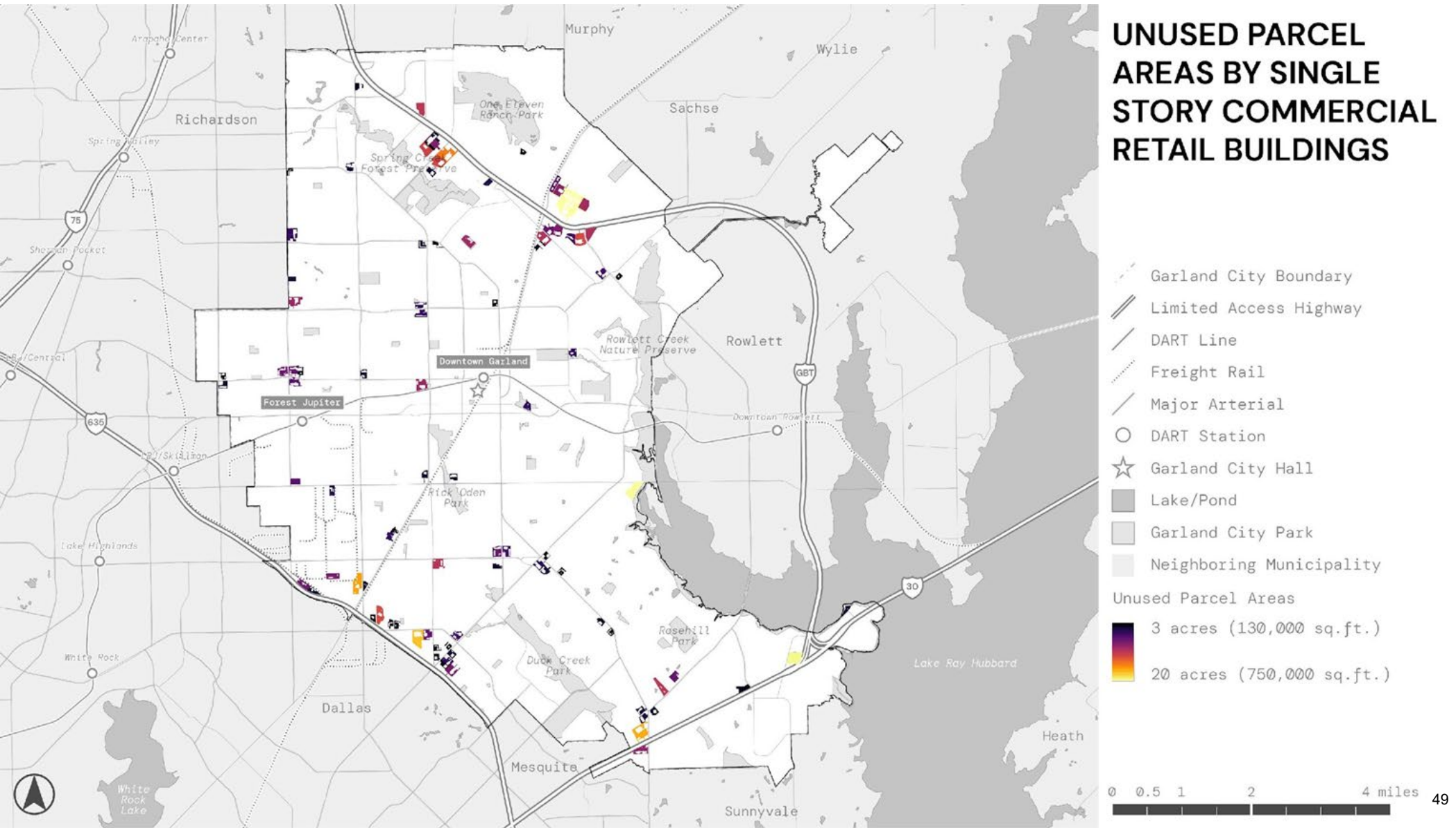


1	All parcel area	: 260.94	
	Underdeveloped commercial area	: 17.19 (7%)	
	Auto businesses	: 0.86 (0%)	
	Vacant - no flood	: 43.09 (17%)	
	Vacant - flood	: 0 (0%)	
2	All parcel area	: 211.97	
	Underdeveloped commercial area	: 58.25 (27%)	
	Auto businesses	: 4.25 (2%)	
	Vacant - no flood	: 19.28 (9%)	
	Vacant - flood	: 0 (0%)	
3	All parcel area	: 328.52	
	Underdeveloped commercial area	: 0.00 (0%)	
	Auto businesses	: 16.91 (5%)	
	Vacant - no flood	: 15.89 (5%)	
	Vacant - flood	: 0 (0%)	
4	All parcel area	: 546.36	
	Underdeveloped commercial area	: 31.46 (6%)	
	Auto businesses	: 26.39 (5%)	
	Vacant - no flood	: 11.74 (2%)	
	Vacant - flood	: 9.91 (2%)	
5	All parcel area	: 1,016.61	
	Underdeveloped commercial area	: 71.95 (7%)	
	Auto businesses	: 12.91 (1%)	
	Vacant - no flood	: 226.16 (22%)	
	Vacant - flood	: 85.72 (8%)	
6	All parcel area	: 388.43	
	Underdeveloped commercial area	: 33.55 (9%)	
	Auto businesses	: 43.89 (11%)	
	Vacant - no flood	: 23.74 (6%)	
	Vacant - flood	: 15.88 (4%)	
7	All parcel area	: 2560.97	
	Underdeveloped commercial area	: 223.69 (9%)	
	Auto businesses	: 5.00 (0%)	
	Vacant - no flood	: 432.04 (17%)	
	Vacant - flood	: 889.64 (35%)	

OPPORTUNITIES TO ADD DENSITY ON EXISTING COMMERCIAL PARCELS

All single - story commercial properties were identified on the basis of SPTD codes and Num_Story columns in the DCAD dataset. For properties with 30% or less land utilization the building footprints for these properties were subtracted from the parcels to generate the Unused Parcel Areas.

Property Size	No. of Parcels
3 - 6 acres	62
6 - 11.5 acres	45
11.5 - 17 acres	19
Over 17 acres	7

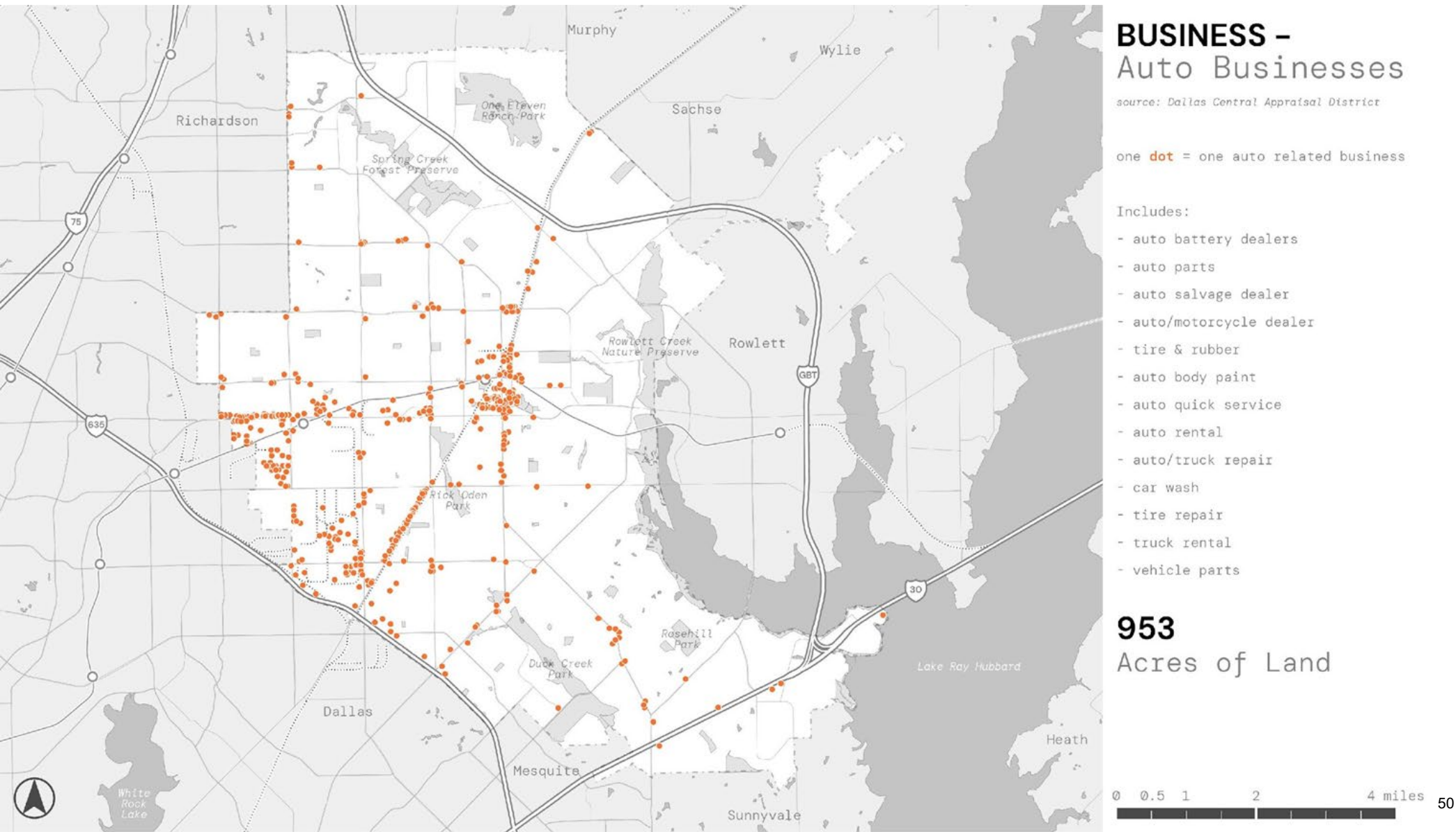


POTENTIAL LAND ASSEMBLY OPPORTUNITIES

953 acres of land are used for auto - related businesses.
More than half is under ½ acre. However, given their location pattern there could be opportunities to assemble these into larger parcels.

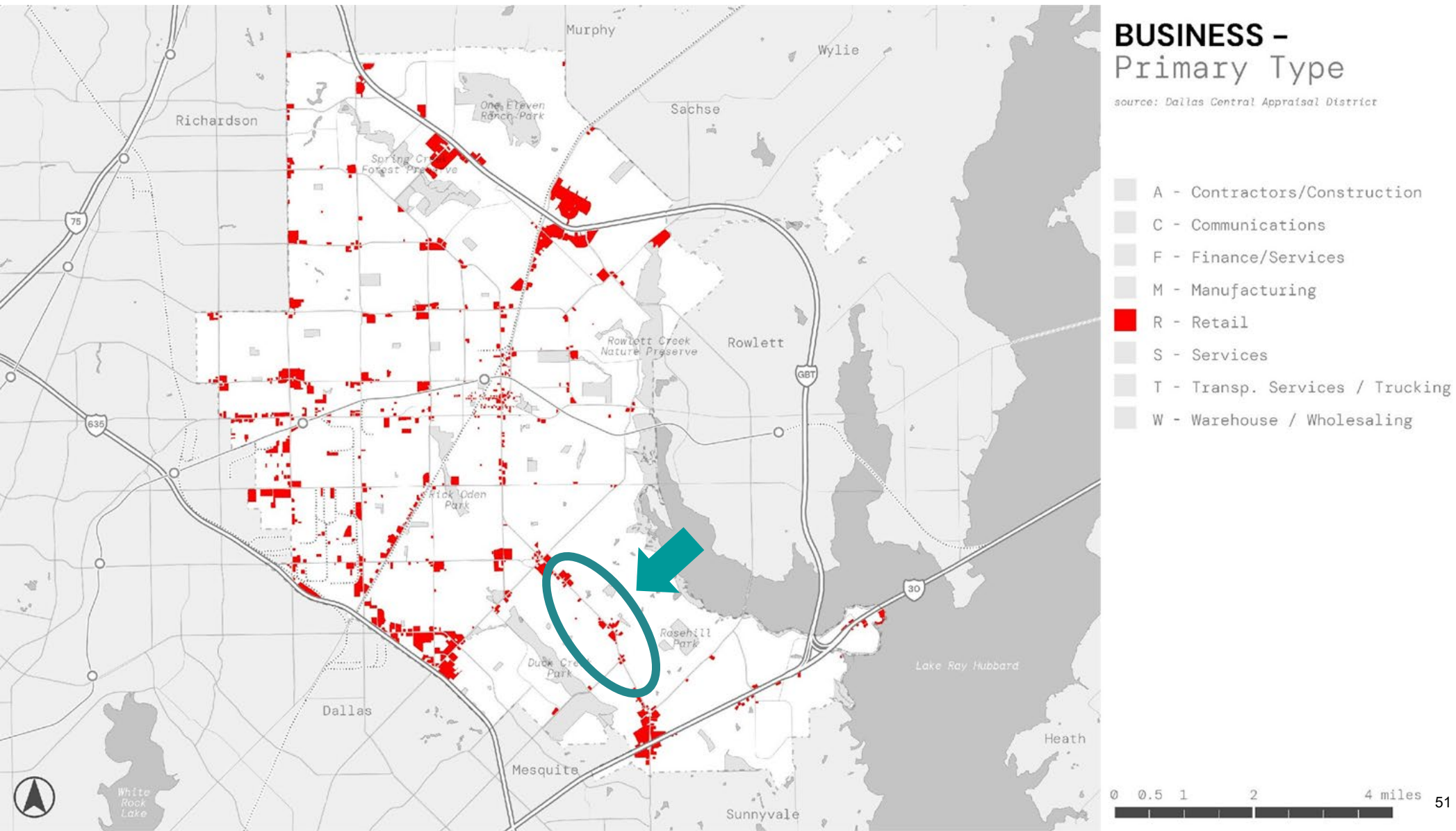
There are also several large concentrations of auto businesses along key development corridors and areas.

Property Size	Number (parcels)	Total Area (acre)
Under 0.5 acres	286	87
0.5 - 1 acres	220	157
1 - 5 acres	180	378
Over 5 acres	29	333



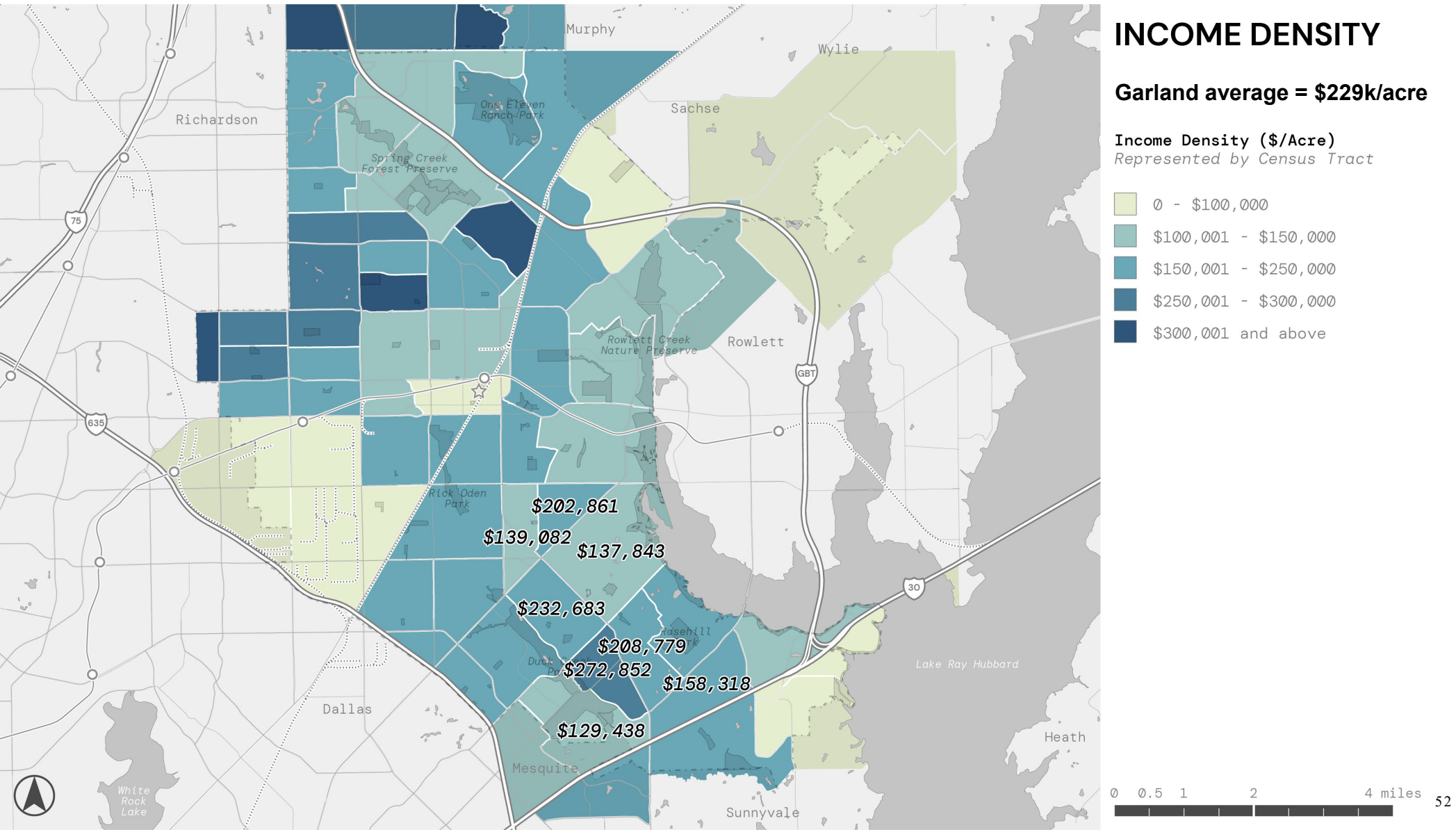
POTENTIAL NEIGHBORHOOD HUBS

In addition to the Catalyst areas there are several potential locations for neighborhood hubs based on their location, neighborhood accessibility, and surrounding housing. These are intended to provide neighborhood level services, retail and food amenities. The area circled in green presents an example of an opportunity.



"INCOME DENSITY" EXISTS IN SOME NEIGHBORHOODS

Income density measures the amount of income that exists within a given geography. Some retail developers use income density as a way to consider locations that don't fit conventional metrics. What an income density map of Garland shows are areas across the city with many people having moderate incomes and a few scattered areas of higher incomes. Looking at the area around the identified example on the previous page, several of these census tracts have densities higher than \$200k per acre.



03 Existing Conditions and Trends:

Catalyst Areas

BROADWAY

23% or 61 acres of the catalyst area is made up of vacant parcels and undeveloped retail areas. A high concentration of developable parcels exist along E. Kingsley Road.



CATALYST AREA: Broadway

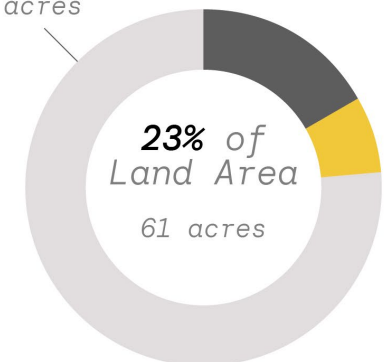
source: City of Garland, DACA

- Catalyst Area Boundary
- Rail Line
- Lake/Stream
- Garland City Park

REDEVELOPMENT OPPORTUNITIES

- Vacant Parcel (17%)
- Vacant Parcel in Floodplain (0%)
- Auto Business (<1%)
- Undeveloped Retail Area (7%)

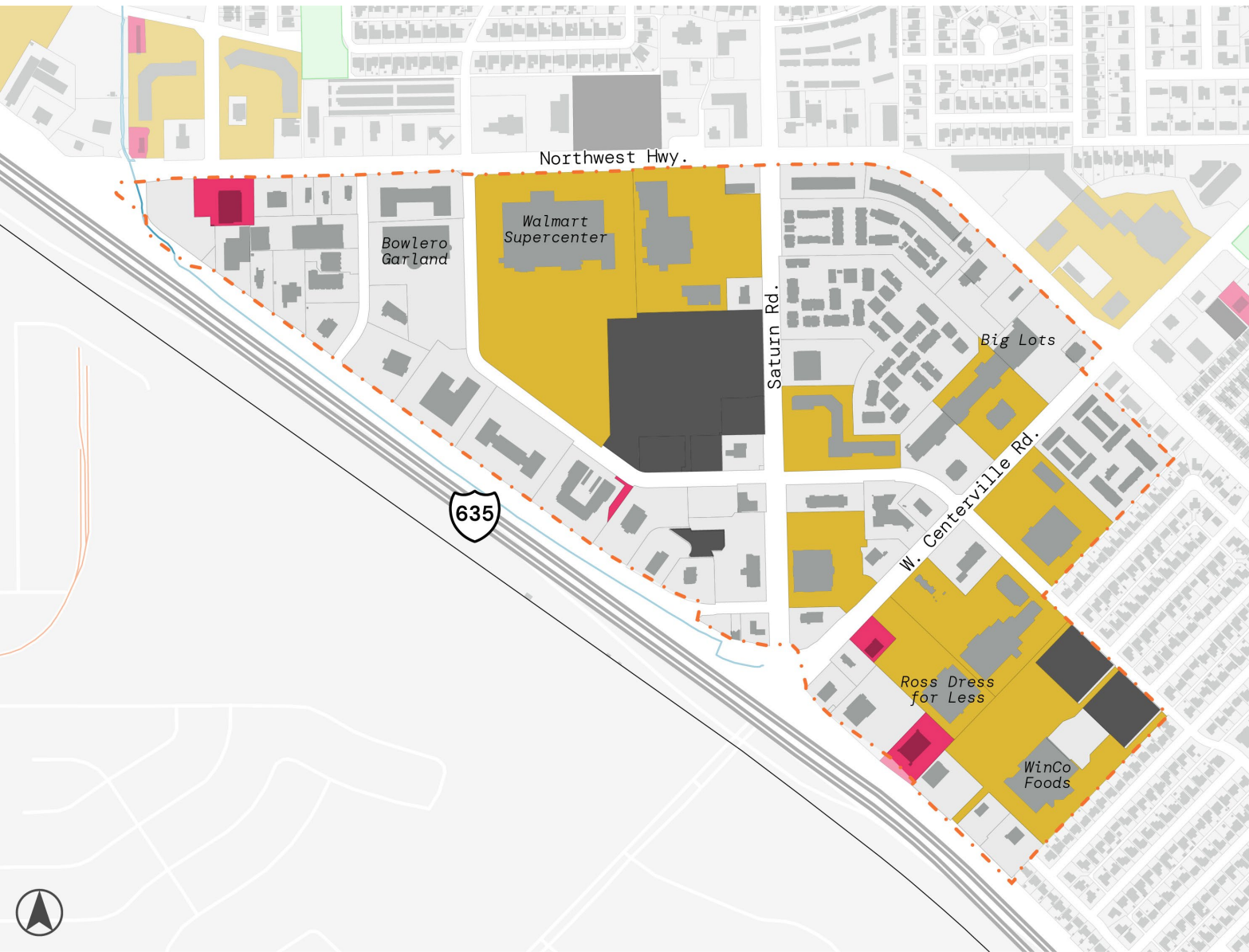
260 total
acres



0 0.07 0.15 0.3 miles

CENTERVILLE

39% or 82 acres of the catalyst area is made up of vacant parcels, undeveloped retail areas and auto - oriented businesses. The large parking lots and vacant parcels are prime development opportunities.



CATALYST AREA: Centerville

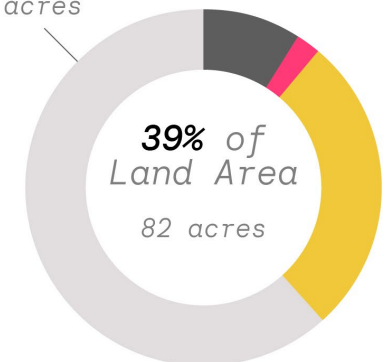
source: City of Garland, DACA

- Catalyst Area Boundary
- Rail Line
- Lake/Stream
- Garland City Park

REDEVELOPMENT OPPORTUNITIES

- Vacant Parcel (9%)
- Vacant Parcel in Floodplain (0%)
- Auto Business (2%)
- Undeveloped Retail Area (27%)

212 total
acres

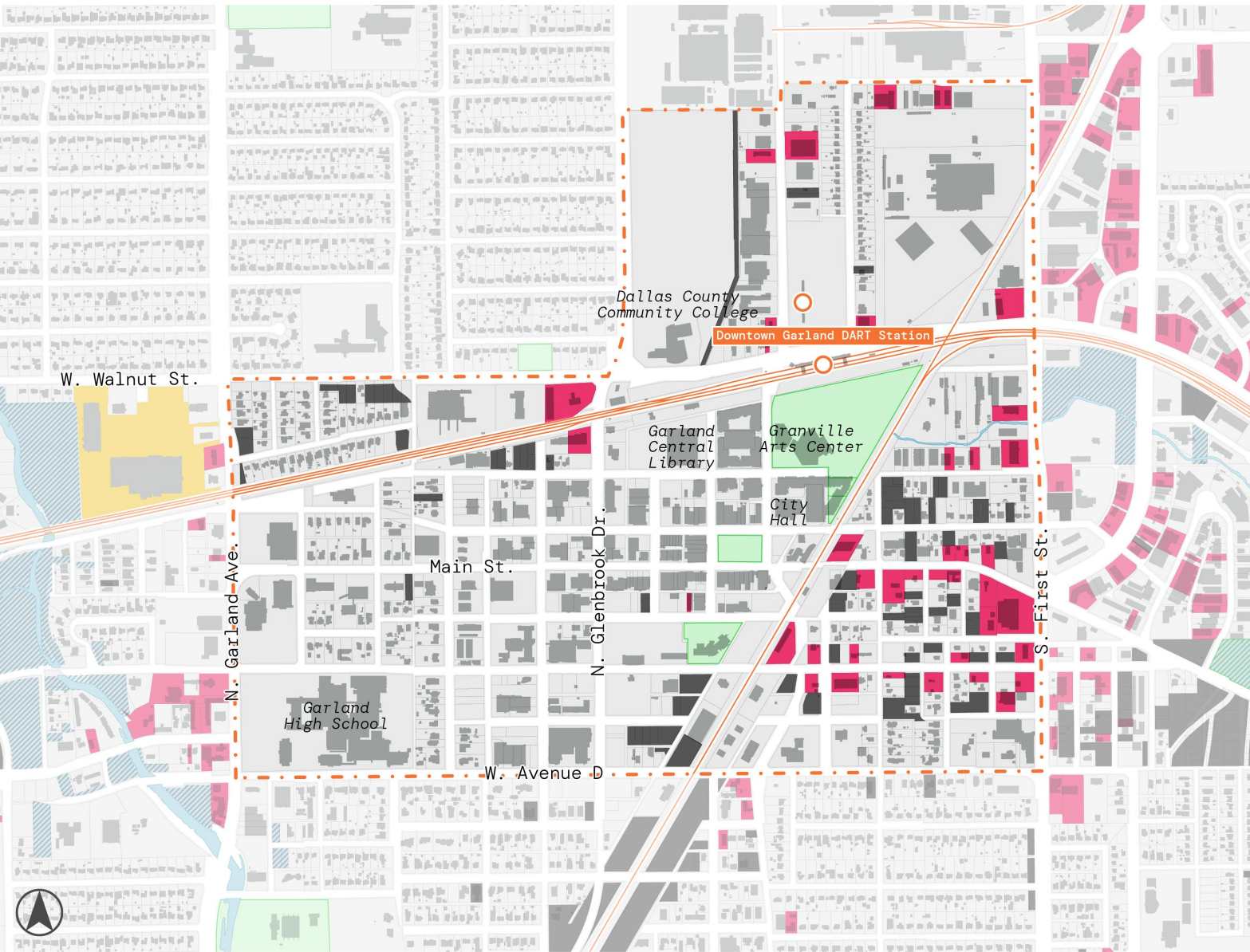


0 0.05 0.1 0.2 miles

DOWNTOWN

10% or 33 acres of the redevelopment area is made up of vacant parcels and auto businesses. There is potential to redevelop the area east of the rail tracks, creating a singular downtown district.

- oriented



CATALYST AREA: Downtown

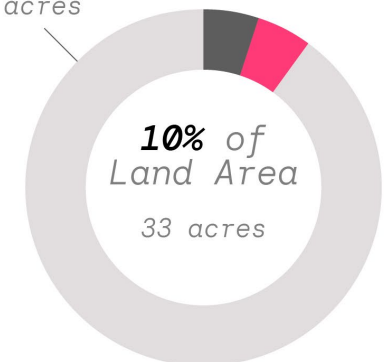
source: City of Garland, DACA

- - - Catalyst Area Boundary
- Rail Line
- Lake/Stream
- Garland City Park

REDEVELOPMENT OPPORTUNITIES

- Vacant Parcel (5%)
- ▨ Vacant Parcel in Floodplain
- Auto Business (5%)
- Undeveloped Retail Area

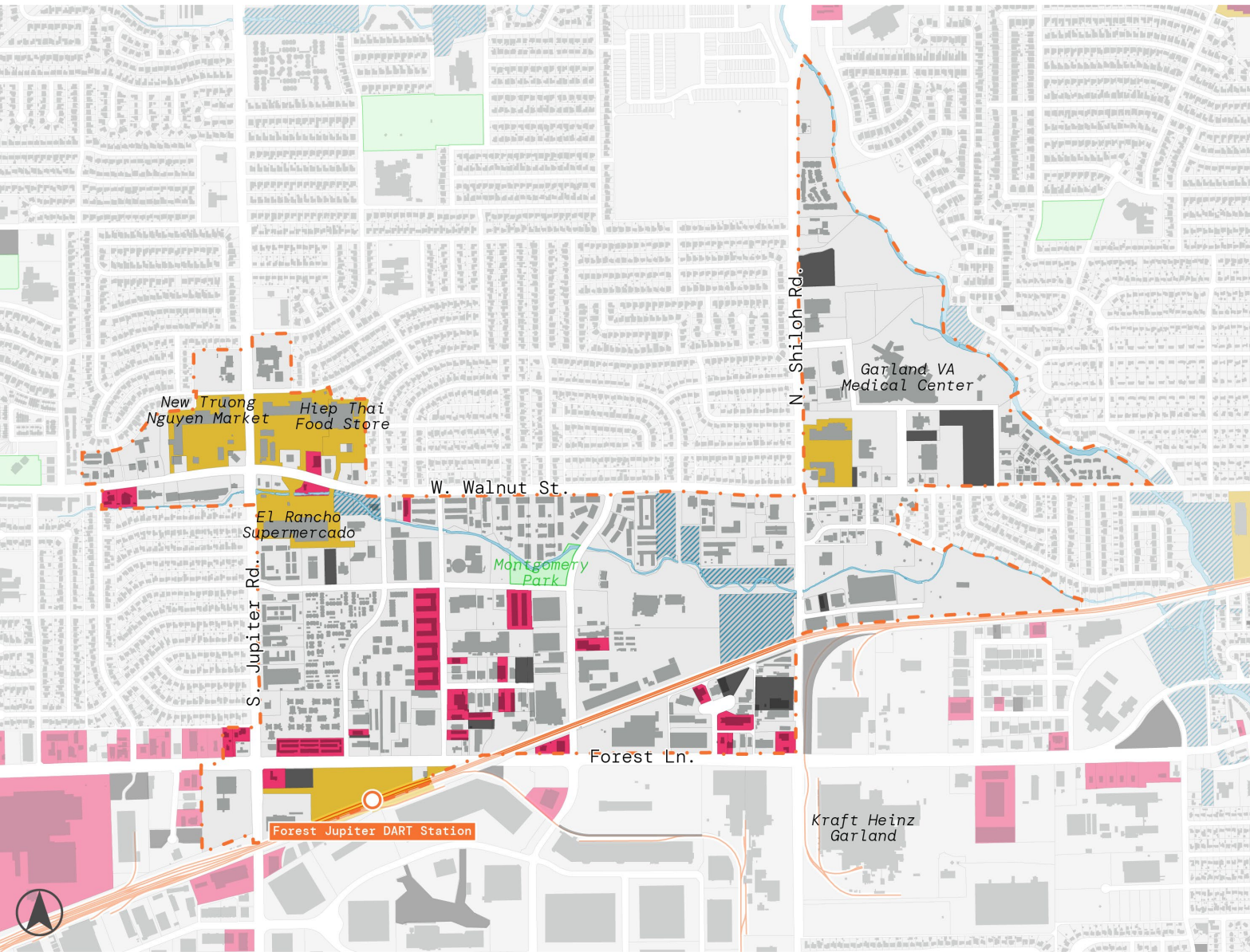
329 total
acres



0 0.07 0.15 0.3 miles

FOREST JUPITER

20% or 108 acres of the redevelopment area is made up of vacant parcels, undeveloped retail areas, and auto - oriented businesses. There is potential to redevelop the area with land uses that benefit from transit proximity.



CATALYST AREA: Forest-Jupiter

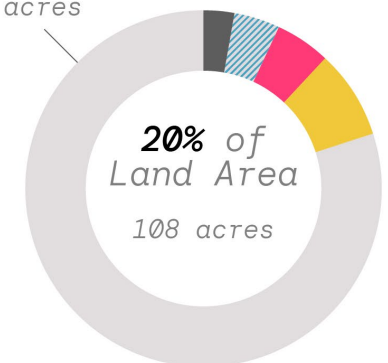
source: City of Garland, DACA

- - - Catalyst Area Boundary
- Rail Line
- Lake/Stream
- Garland City Park

REDEVELOPMENT OPPORTUNITIES

- Vacant Parcel (3%)
- ▨ Vacant Parcel in Floodplain (4%)
- Auto Business (5%)
- Underdeveloped Area (8%)

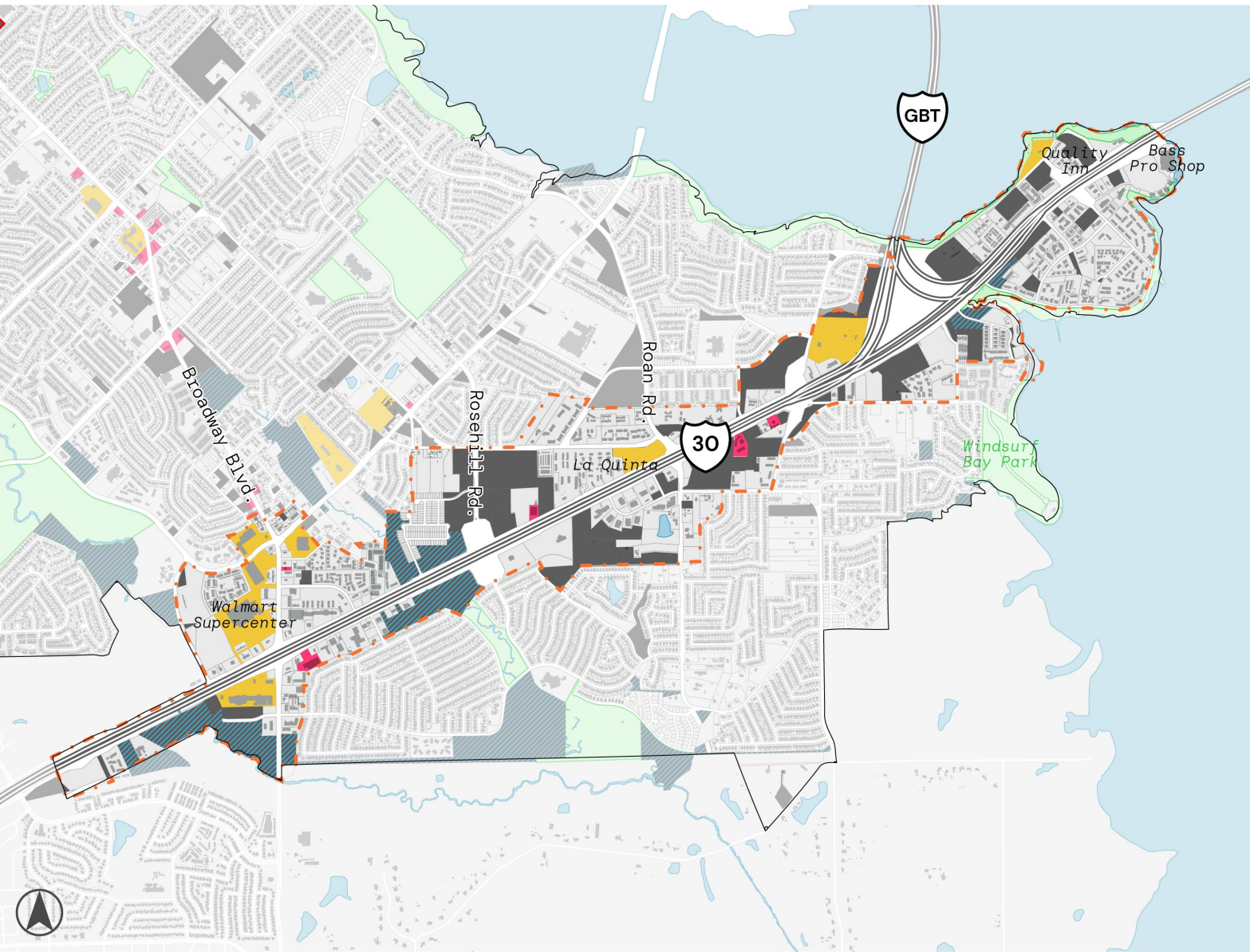
546 total
acres



0 0.13 0.25 0.5 miles

IH- 30

39% or 397 acres of the redevelopment area is made up of vacant parcels, undeveloped retail areas, and auto - oriented businesses. The large highway adjacent vacant parcels are prime commercial development opportunities.



CATALYST AREA: IH30

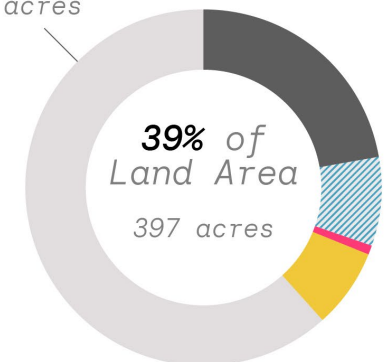
source: City of Garland, DACA

- Catalyst Area Boundary
- Rail Line
- Lake/Stream
- Garland City Park

REDEVELOPMENT OPPORTUNITIES

- Vacant Parcel (22%)
- Vacant Parcel in Floodplain (8%)
- Auto Business (1%)
- Undeveloped Retail Area (7%)

1,017 total
acres



0 0.25 0.5 1.0 miles

04 Perspectives on Economic Development Issues Facing Garland

STAKEHOLDER INPUT HIGHLIGHTS

As part of this process, discussion groups with stakeholders were held. These included large manufacturers, major employers, small businesses, women and minority owned businesses. Additionally, each member of the city council participated in one-on-one interviews. Key members of the city staff were also engaged through a series of interviews and workshops. The following are highlights from these discussions:

- **Various opinions about what is economic development** – no consensus on what economic development is: jobs vs tax base vs amenities (retail) vs small business.
- **“Platypus problem”** – hybrid businesses that don’t neatly fit into a use table and regulatory approach.
- **“Built out”** – redevelopment capacity, role of city, types of incentives and approaches, getting the expertise.
- **Industrial district** – appearance, trucking management, infrastructure upgrades, role of the smaller buildings, availability of space for expansion, space for new businesses, declining affordability.
- **Workforce** – commuting issues, availability, skill sets (primarily soft skills), nearby housing options for employees.
- **Focus area opportunities** – waterfront, Bush area, 30 interchange/corridor.
- **Ideas raised** – convention / meeting space, Dallas College campus, Maker Village, more development around downtown station.
- **Concerns** – lack of quality retail amenities in parts of the city, right scale of development downtown (future of the housing), what are real options for Forest Jupiter station?

ORGANIZATION AND RESOURCES ISSUES

Organizational:

No department is in charge of “place” or amenities; roles are scattered. Expertise in managing programs is also dispersed which makes better staff leverage more difficult. Small business efforts are under - resourced and need to consider new types of programming.

Resources:

Garland, for a city of its size and complexity, lags in economic development funding. Some of this differential is the availability of 4A and 4B funding.

Plano has an additional \$10.3m for incentives funded by 2 cents of the residential property tax.

Richardson has the most Ch380 agreements in Texas with 288; Plano is 5th with 96. Garland ranks 22nd with 32.

Comparative general fund economic development operating budgets

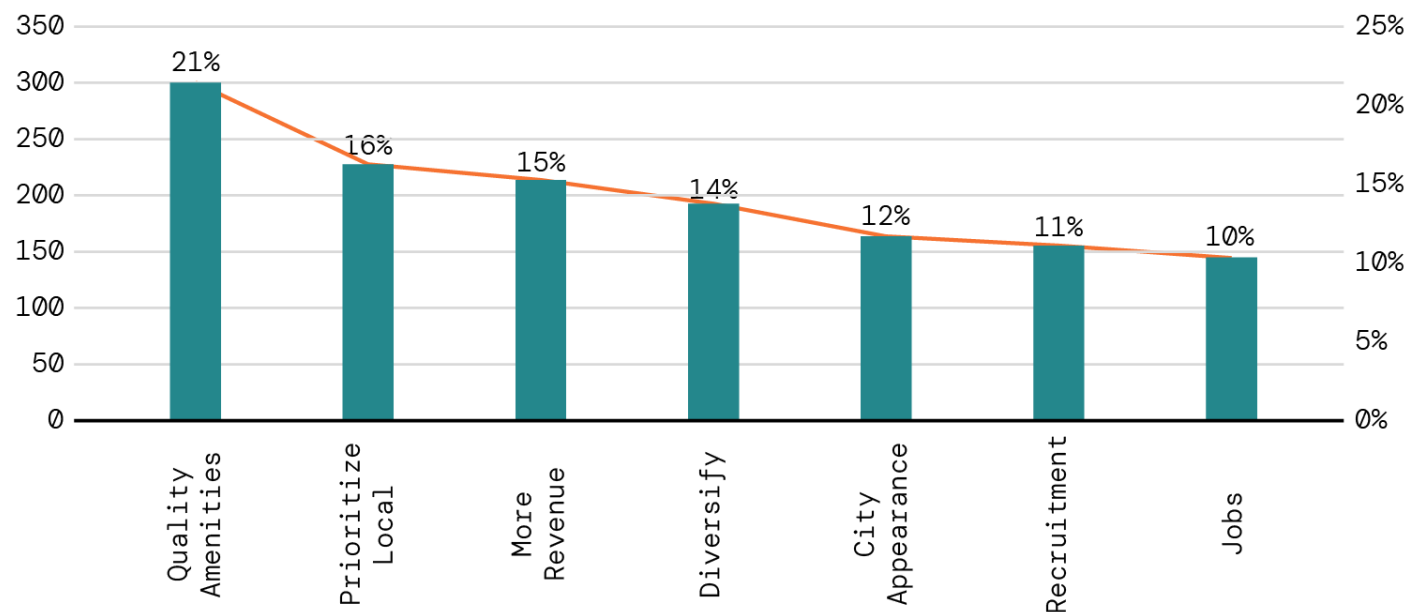
City Name	Population	ED Budget	Median household Income	Type
Arlington	394,266	\$12.3 Million	\$59,889	City Department and Type 4B Corporation
Plano	285,494	\$1.55 Million	\$95,002	City Department and Chamber
Irving	256,684	\$4.18 Million	\$70,340	City Department and Chamber Partnership
Garland	246,018	\$1.08 Million	\$61,607	City Department and Chamber Partnership
Frisco	200,509	\$49.3 Million	\$130,118	Type 4A and Type 4B ED Corporation
McKinney	195,308	\$20.8 Million	\$98,317	Type 4A and Type 4B ED Corporation
Mesquite	150,108	\$13.4 Million	\$60,957	City Department and Type 4B Corporation
Richardson	119,469	\$1.4 Million	\$85,580	City Department and Chamber

CITY ECONOMIC DEVELOPMENT PRIORITIES

During the stakeholder engagement process it became evident that there was no clear consensus among stakeholders, city staff and city council. A one question survey was sent to staff and council to ask them to identify economic development priorities.

Survey Question:
Imagine that you have \$100 to spend on economic development in the city of Garland. How much would you spend on each of the potential priority topics ?
(Note that you can break up your \$100 any way you want...but all the responses must add to \$100)

Council / staff survey



Survey Definitions

Quality amenities = Improve quality of life amenities such as more retail, more restaurants, more things to do across the neighborhoods

Prioritize local = Prioritize local owned small business growth from all types of small business whether its locally owned shops, to small "makers" that sell on ETSY, to contractors

More revenue = Increasing city revenue potential through property tax base growth, sales tax growth and more utility revenues

Diversify = Diversify the Garland economy with more tourism, more tech - based businesses

City Appearance = Improve the city's appearance with more landscaping, better gateways into the city, blight reduction

Recruitment = More recruitment, retention and attraction of industrial businesses, office developers

Jobs = Helping Garland residents get higher paying jobs through workforce & skill training, and more educational opportunities

CITY ECONOMIC DEVELOPMENT PRIORITIES

Quality amenities received an allocation from all respondents (14). Jobs and jobs training received the lowest number of responses – 10 of a potential 14 allocations.

Total responses



Survey Definitions

- Quality amenities** = Improve quality of life amenities such as more retail, more restaurants, more things to do across the neighborhoods
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05 Focus Areas and Recommendations

Recommendation development process

IF...

You believe
the conditions
and trends are
influencing
the approach
to economic
development

THEN...

What can we do
about it
broadly -
economic
strategy focus
areas

WHAT...

Economic strategy
recommendations

**WHO &
HOW...**

Implementing
the economic
strategy

Key Factors Influencing the Approach to Economic Development

IF...

- Garland is largely built out
- Property tax growth as a key source of revenue for the city will be impacted by state law
- Dallas region is increasingly being driven by tech companies and advanced manufacturing needing a different talent mix
- Garland has a mixed image based on its industrial mix and physical appearance
- Garland's primary value proposition for attracting new residents has been housing affordability
- Garland's demographics impact the perception of its ability to support certain types of retail and amenity development

Economic Strategy Focus Areas

THEN...

- Drive more **sales taxes** by creating and supporting amenities *(both public and private -- including restaurants, entertainment, activities, and public spaces)* that promote Garland as a destination during daytime and nighttime, weekdays and weekends.
- Support retention and expansion of the city's key high value **property tax** base
- Promote and encourage across the city **redevelopment** of underutilized and low value parcels
- Improve the **image** and alter the perception of the city
- Build on city's entrepreneurial energy and diversity with an enhanced **small business** program
- Improve the **livability** of city with high value for money housing options and high QoL neighborhoods
- Provide **opportunities** for Garland's residents to gain the skills necessary to compete in the evolving regional economy

Drive more sales taxes by creating and supporting amenities * that promote Garland as a destination during daytime, weekdays and weekends

* both public and private - including restaurants, entertainment, activities, and public spaces

Economic Strategy Recommendations:

Create a “destination” so Garland can capture more nonlocal sales tax

- Evaluate options such as a(n) sports stadium, major meeting space, indoor waterpark, or E - Sports Arena
- Improve marketing of existing assets such as the Water Park, Skate Park and other amenities
- Utilize land assemblage, existing developments, and redevelopment options to create districts anchored by these ‘destinations’
- Examples of opportunities
 - Harbor Point and Lakefront represent one of the most unique opportunities in the Metroplex
 - Firewheel Area
 - S. Garland/ Shiloh and I-635 corridor
 - Downtown

Expand lodging options

- Encourage more high-quality hotels along highway corridors; boutique hotel downtown; fewer low-cost motels

Next Steps:

- Build on existing efforts such as the downtown and Hypermarket site begin process of reviewing new areas of the city for assemblage opportunities, present zoning, existing incentives available
- Continue support for existing incentives oriented toward “destination” tenants

Build on the city's entrepreneurial energy and diversity with an enhanced small business program

Explore options to provide a mixed space for entrepreneurs

- Spaces supportive of makers and food entrepreneurs
- Pop up / Event activations that provide lower risk launch options for retail opportunities
- Provide co - working / third spaces at libraries (South Garland, downtown) for professionals

Provide use flexibility in the zoning code to accommodate hybrid business models in selected business districts (see appendix for examples)

Develop an education and networking program

specific to industry types (food, tech, creative, maker, etc..) that includes a range of programming including skill development e.g., social media marketing; entrepreneur stories, and product / idea pitch sessions

Consider cooperative marketing support

(advertising buying bank, geographically shared CRMs, etc..)

Next Steps:

- Review current process for hybrid businesses
- Support base tenant interior improvements or major infrastructure enhancements such as fire suppression, grease traps, “black pipe”, ADA compliance
- Clarify responsibilities and activities between Chamber and city regarding development of small business programming

Support retention and expansion of the city's key high value industrial and commercial property tax base

Economic Strategy Recommendations:

Make industrial district improvements (see appendix for examples)

- Add amenities in industrial district; Beautify the industrial district
- Evaluate and move on potential options for truck staging / parking
- Evaluate options for stormwater / flood management including district solutions
- Create special district to help manage and maintain improvements

Develop brownfields program / policy (see appendix for examples)

- Develop new programs/initiatives to offset costs associated with environmental remediation and explore potential fee structures to be used to fund such initiatives
- Work with TCEQ and EPA when appropriate to garner additional grant funding for environmental remediation.

Create a top 100 business outreach program

Develop targeted sector marketing

- Identify key industry resources at the Dallas Regional Chamber and major brokerage firms to market Garland as an option for smaller firms in key sectors such as food, tech services, and advanced manufacturing
- Identify high growth industrial markets with low to mid - sized space requirements to develop new niches such as hydroponics or biotechnology solutions

Align incentives to match sector needs

Next Steps:

- Create an industrial district improvement plan
- Create a formal brownfields policy / program

Economic Strategy Focus Area:

Promote and encourage across the city redevelopment of underutilized and low value parcels

Economic Strategy Recommendations:

Use comp plan revision process to determine areas for increased density

- Joint Planning and Economic Development effort

Continue support and expansion of city land assembly / land prep program for large scale projects that protect or increase the baseline property values of the City.

Identify and market specific properties in need of redevelopment to interested parties in order to revitalize specific districts.

Be selective about the development requests
Garland approves: if a use doesn't support the needs in the strategic plan, why approve variances, rezoning, or SUPs

Target and encourage walkable mixed - use development with emphasis on underutilized shopping centers across the city, the downtown district, and key corridors

- Prioritize incentives for these activities to support the different development costs

Next Steps:

- Ensure that reuse and land underutilization is a major item for the Comprehensive Plan update.
- Begin quiet identification of key parcels in Catalyst zones.

Improve the image and alter the perception of the city

Physical Improvements / “Curb Appeal”

Continue to improve the physical appearance _____ of Garland’s major gateways and corridors

- Focus on high traffic corridors for beautification efforts, façade improvements, use limitations (car and storage), and redevelopment efforts
- Link with CIP

Increase visibility and access to our natural assets _____ (creeks, lakes, trails) from major developments and corridors by taking down barriers to visibility or building better connectors/entry features to draw their visibility/access out onto the major corridors;

Continue coordinating Neighborhood Vitality _____ revitalization efforts (such as WTHI) with ED façade improvement program,

Create a business - based beautification campaign _____ /program with a recognition program

Increase public art investment _____

Engage in additional development focused PR efforts _____ to highlight redevelopment potential in the development community, inviting higher quality property developers to new opportunities.

Next Steps:

- Form an internal neighborhood team that has representation across departments to coordinate capital investments into neighborhoods to create transformative impact.

Improve the image and alter the perception of the city (cont'd)

Image Promotion

Update Image Initiative research _____ in order to confirm/adjust Garland's brand messaging and image campaign. Coordinate Garland's updated Image Initiative efforts with the Economic Development Strategic Plan goals.

Expand outreach campaign to key influencers and decision - makers

- Traditional and social media influencers (bloggers, critics, affinity groups, etc..)
- Leverage "moments"
- Provide "This is Garland" information packages (housing, amenities, etc.) to prospective employees at the city's largest employers and tech companies
- Identify project typologies / designs across the DFW that have a "cool" factor and meet with those developers
- Include all outreach to a range of languages and ethnic business leadership groups
- Realtor campaign

Next Steps:

- Fund the Image update.
- Coordinate with Chamber, Communications an outreach campaign
 - Identify key influencers and sector organization leadership

Economic Strategy Focus Area:

Strengthen relationships between local educational institutions and the city

Economic Strategy Recommendations:

Strengthen GISD partnership

Expand Dallas College programming and profile in Garland

- Increase programming at center
- Investigate options to get better utilization of the center with potential transformation to a campus

Maintain resources to link Garland businesses & workforce issues

Next Steps:

- Clarify with Chamber expectations around workforce partnerships and activity.
- Organize a charrette or planning session with Dallas College on the future of the Garland campus.

Economic Strategy Focus Area:

Improve the livability of the city with high value for money housing options and high quality of life neighborhoods

Economic Strategy Recommendations:

Complete the housing analysis to understand Garland's housing challenge and potential actions to address housing issues

Identify specific redevelopment sites near amenities appropriate for a range of housing types

Develop a strategy to acquire low quality MFH housing complexes

- Begin with smaller scale, older properties

Continue to support park maintenance and upgrades

Continue to support trail development in the city

- Partner to identify grant opportunities to drive more money towards connectivity and natural amenities

Create "neighborhood amenities" redevelopment program for interior corridors of Garland

- Incorporate several of the programs identified in EDS to support redevelopment
- Prioritize South Garland

Next Steps:

- Understand potential tools through code enforcement related to low quality MFH and potential options.
- See Neighborhood team concept from earlier.

Create more organizational capacity

Economic Strategy Recommendations:

Create a department or position in charge of Place and amenity development

Realign some existing functions to get better leverage from existing expertise

- Downtown as part of Economic Development

Consider creating special districts to assist in managing and maintaining key development areas

- Downtown
- Industrial District

Clarify and clearly delineate roles of the Chamber, Economic Development, and Tourism particularly in areas of retention, attraction, local business support, networking, and image

Next Steps:

- Begin education process on special districts involving key stakeholders from industrial district as a start location.
- Evaluate reorganization options that bring creating “place” into city management structure.

06 Appendix

03 Existing Conditions and Trends:

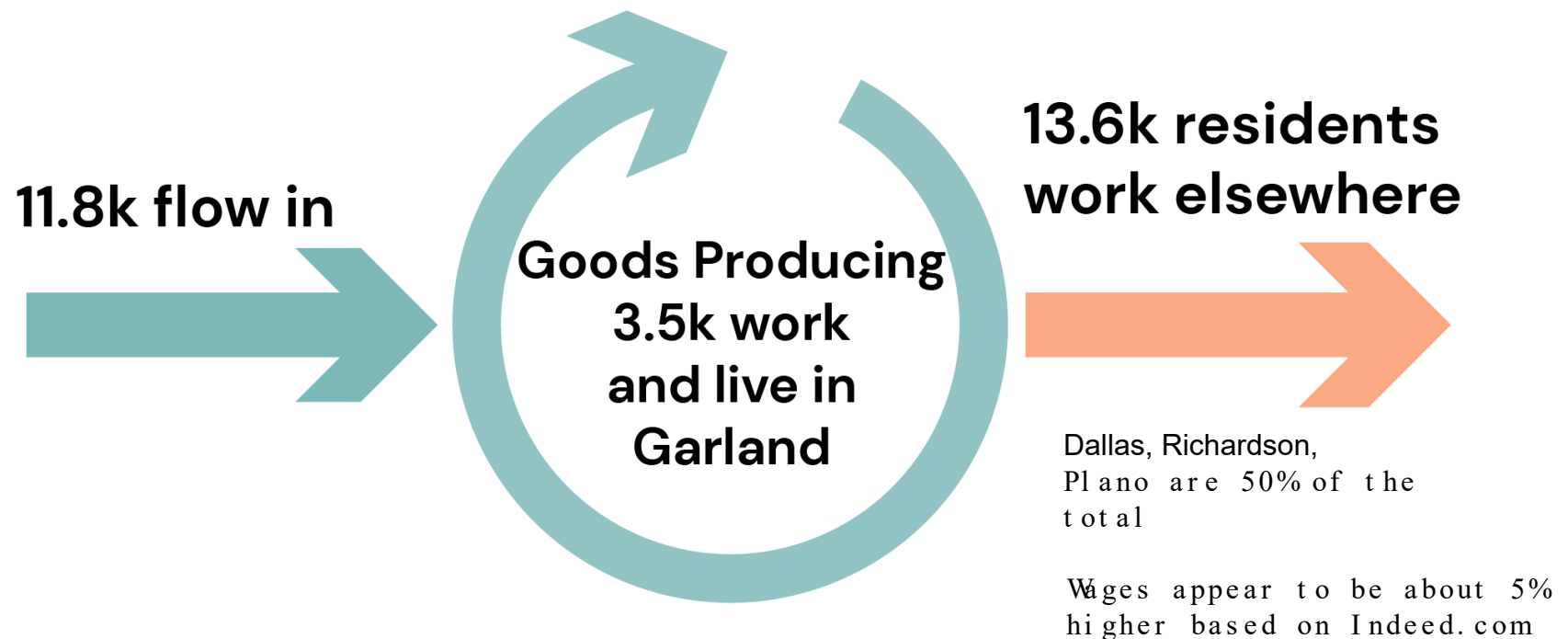
Additional Economic Data

BUT WE'RE A MANUFACTURING TOWN?

GOODS PRODUCING WORK EMPLOYMENT FLOW

Goods producing employment is a proxy for manufacturing workers. It also includes construction, agriculture, mining, oil and gas.

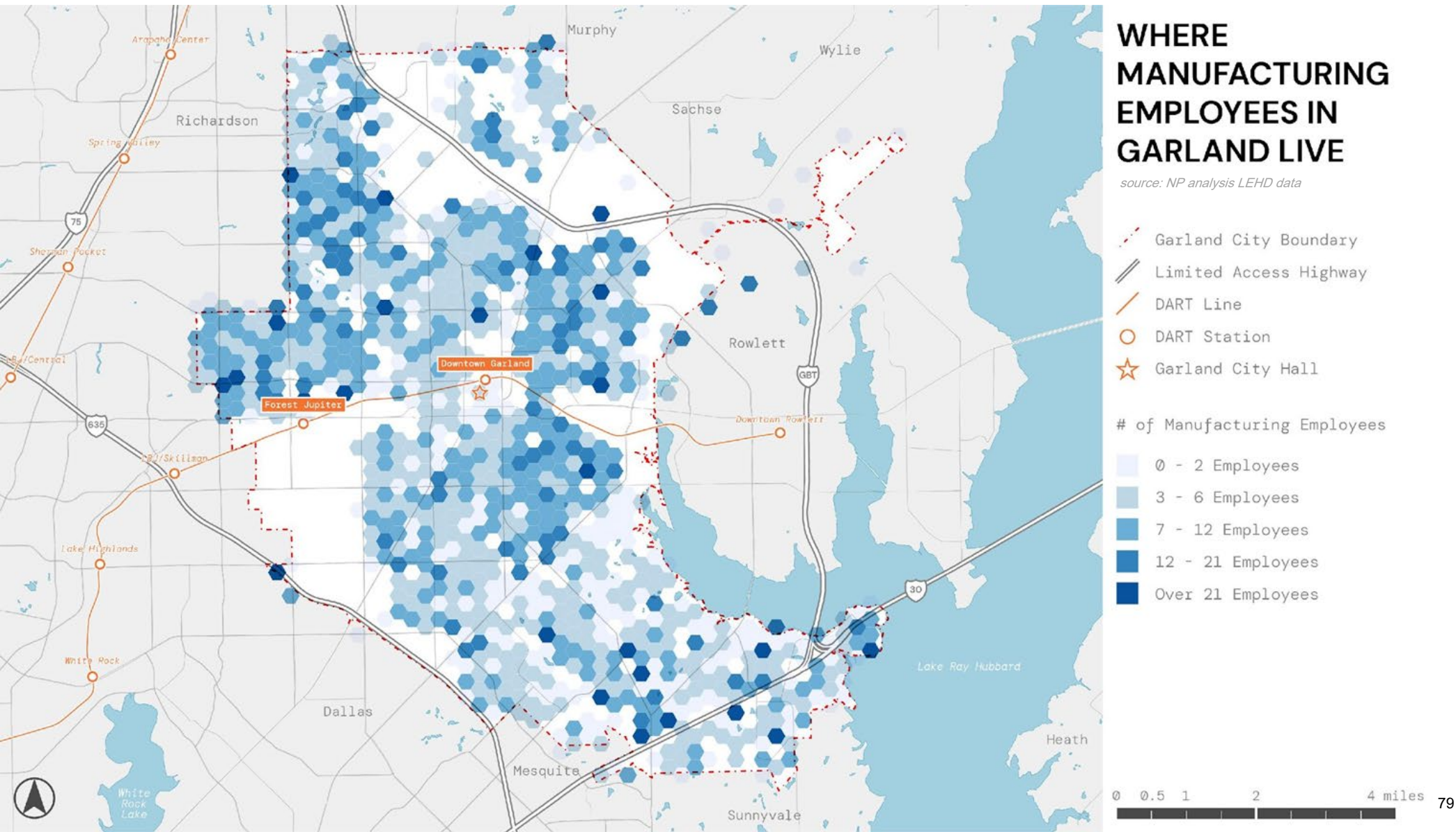
Garland *is* a manufacturing town: there is a lot of employment and there are residents who work in manufacturing *but* many of the jobs are outside of Garland.



Source: NP analysis OTM Census data

50% OF THE TOTAL MANUFACTURING JOBS GARLAND RESIDENTS COMMUTE TO ARE IN DALLAS, RICHARDSON AND PLANO

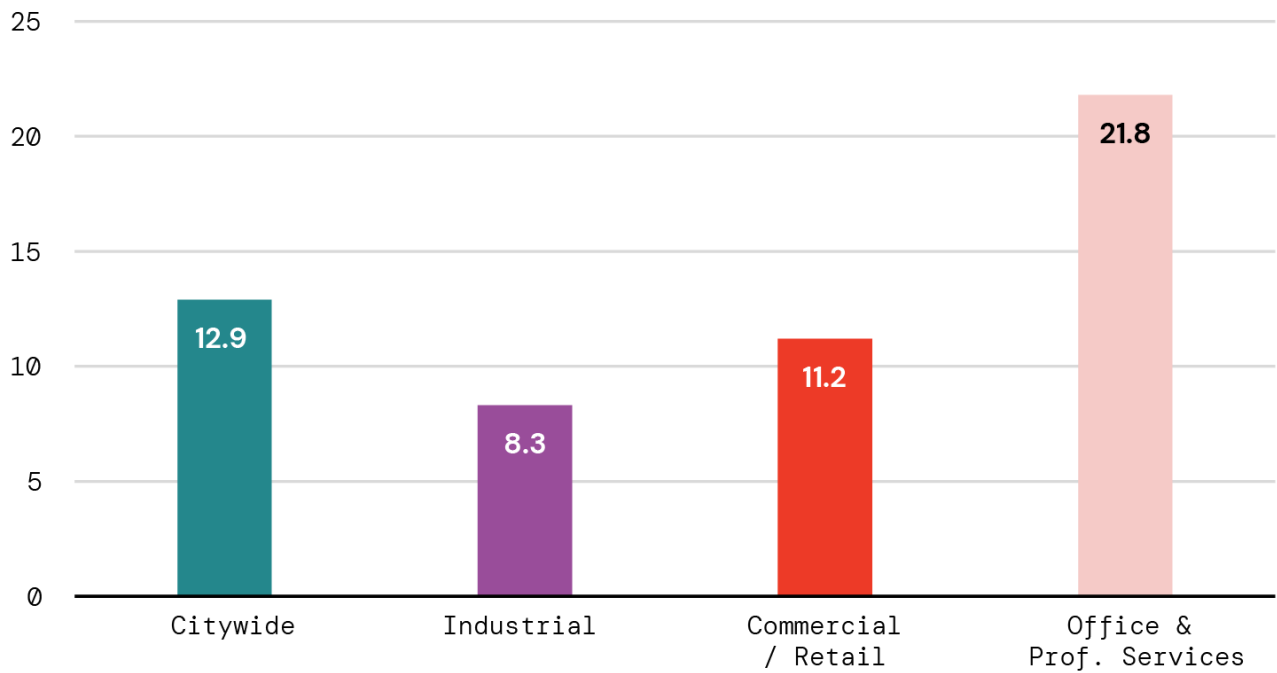
This explains in part where Garland manufacturing employees live.



SHOULD JOB DENSITY MATTER FOR GARLAND?

Given Garland's limited development options one issue to consider when evaluating potential development projects is job density per acre. If Garland wants more of its resident working in Garland, then utilization of land as it relates to jobs is an important consideration.

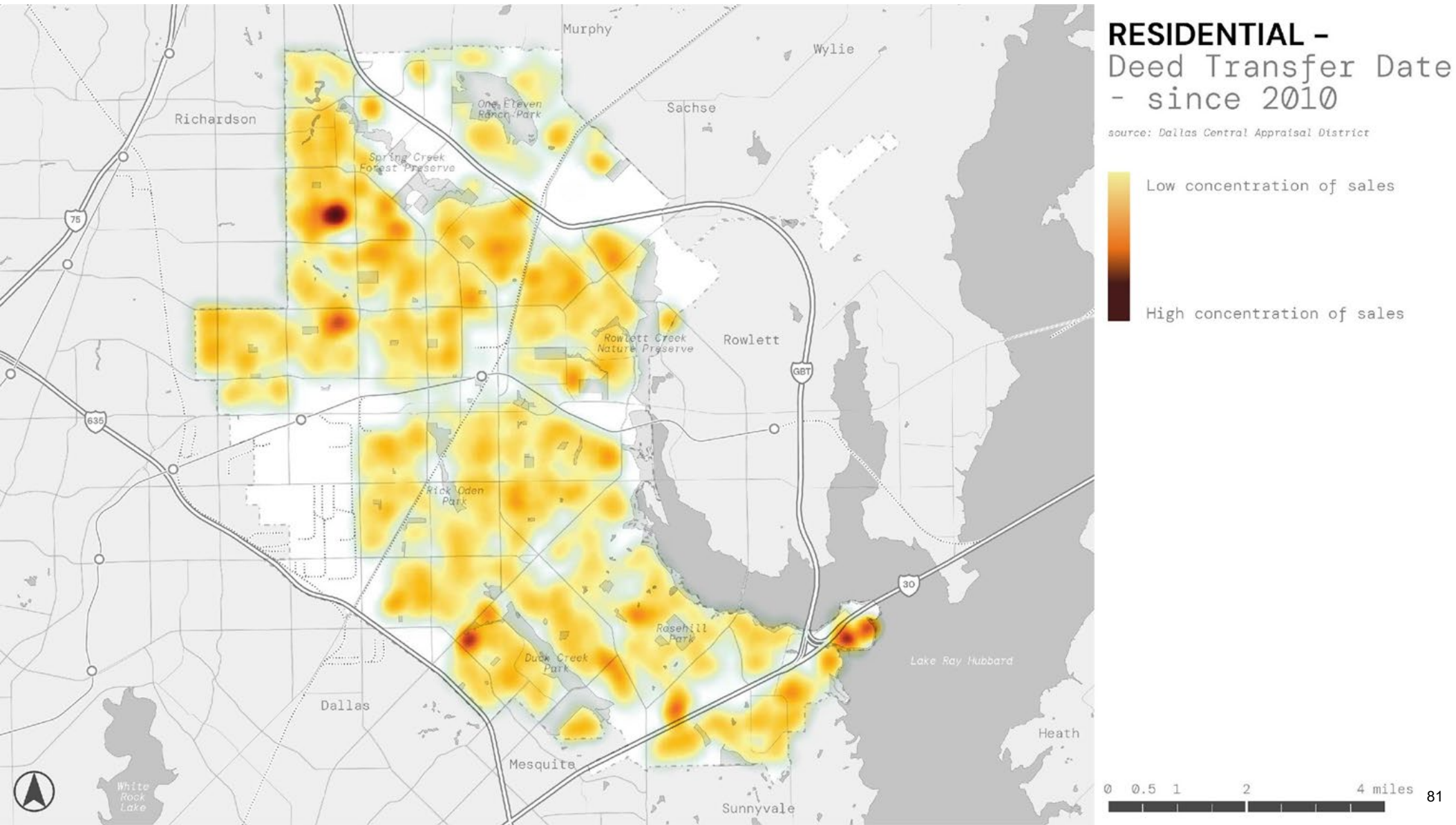
Jobs per acre by types of land use 2019



Source: NP calculations based on city GIS Land Use and OTM job calculations

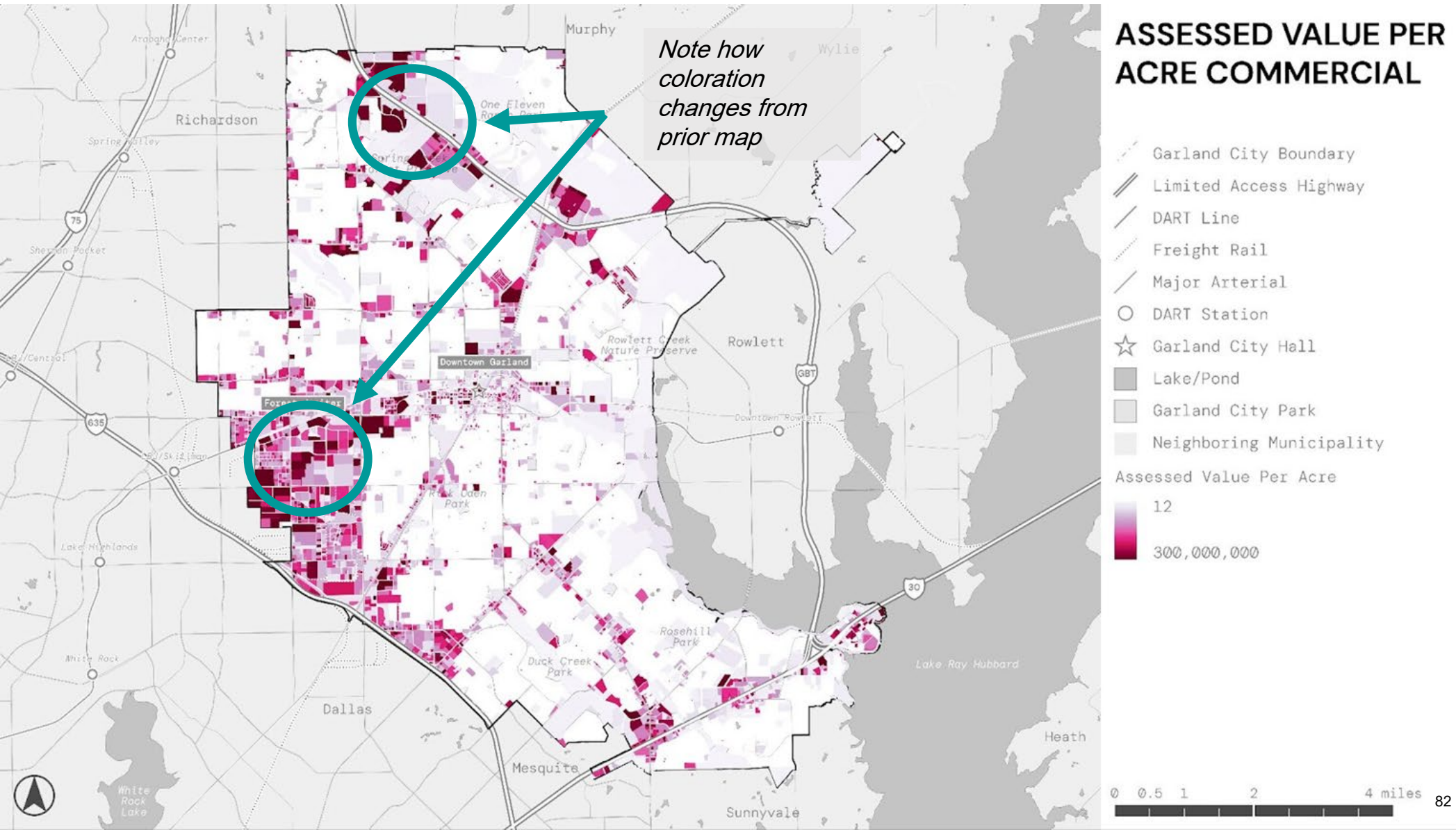
RESIDENTIAL MARKET “SALES DENSITY”

A high concentration of sales since 2010 is located near the Richardson border.



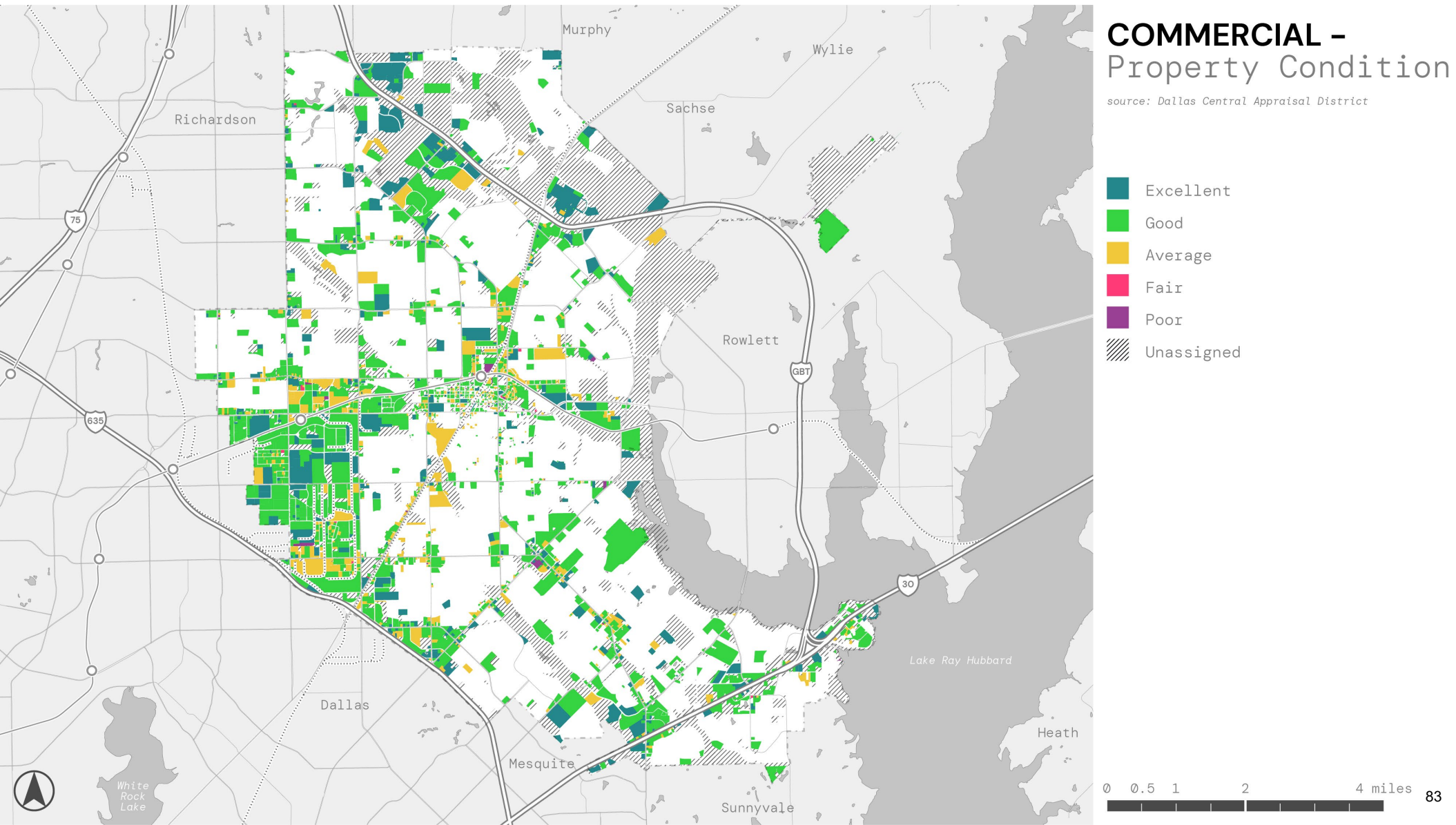
PROPERTY TAX GENERATION IS GEOGRAPHY CONCENTRATED

But when value is normalized to acres, that is not necessarily the case.



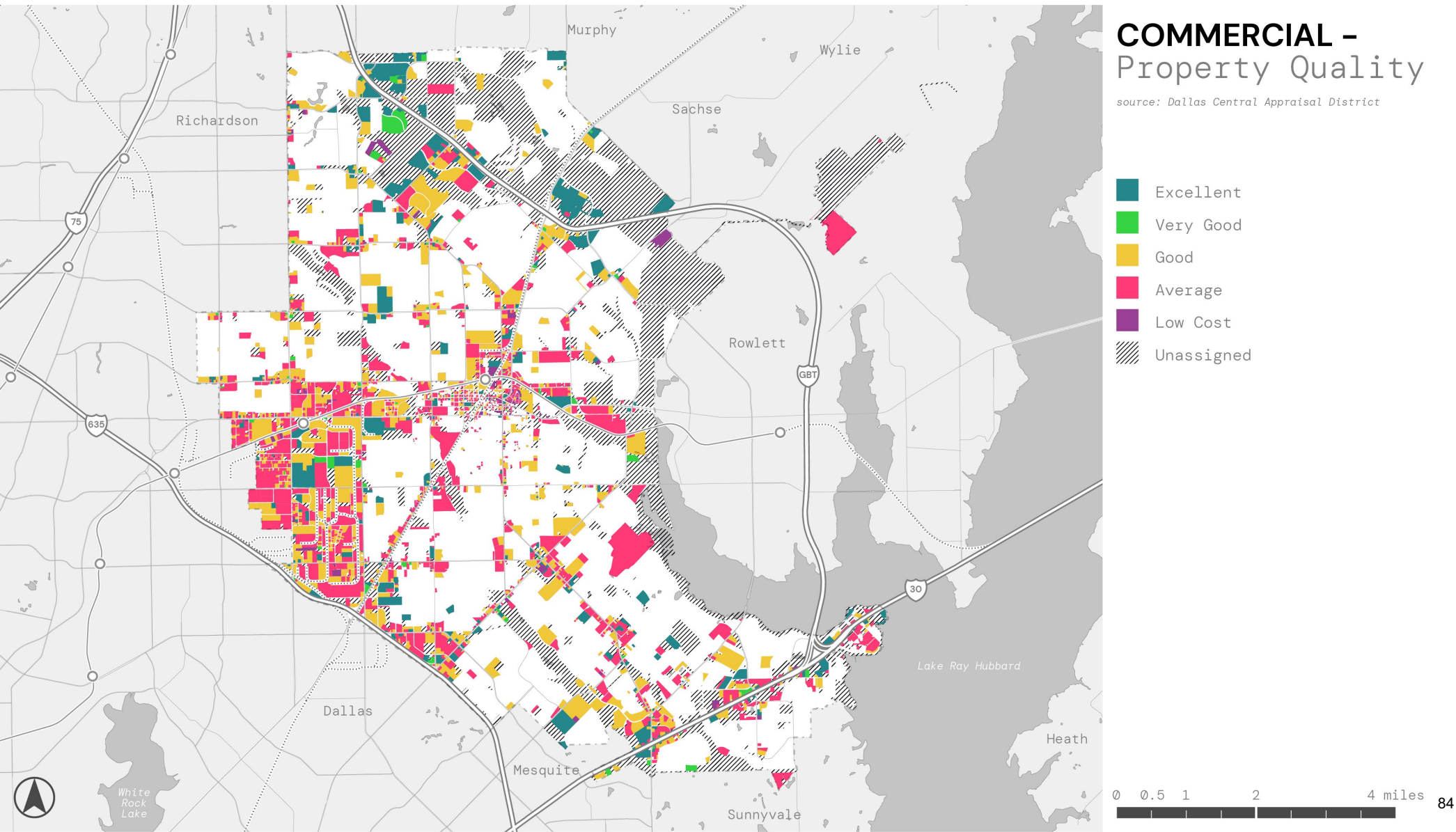
COMMERCIAL PROPERTY CONDITION

METHODOLOGY:
Based on DCAD Com Account file using Property Condition designation (PROPERTY_C).



COMMERCIAL PROPERTY QUALITY

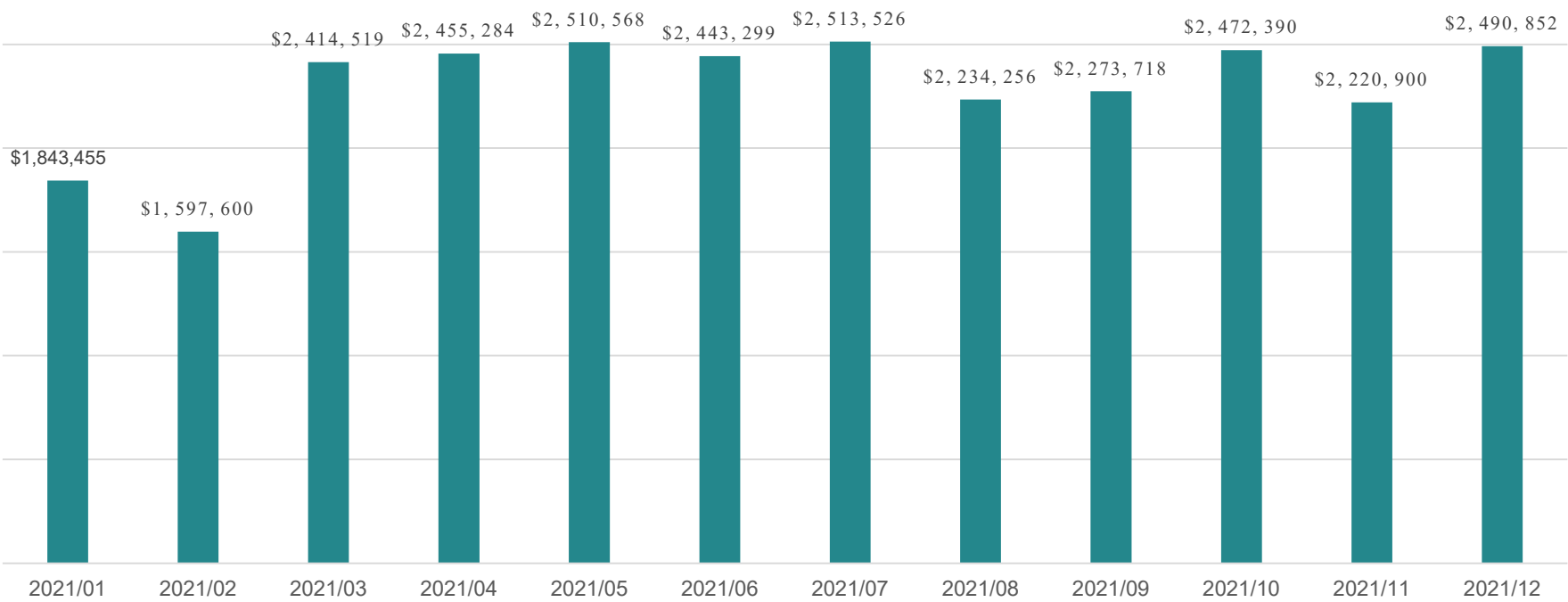
METHODOLOGY:
Based on DCAD Com Account file using Property Quality designation (PROPERTY_Q).



SALES TAX HOSPITALITY AND SEASONALITY

Sales tax was up over 2019 despite fewer licenses. Other than January and February there are not clear patterns of seasonality. \$317m in liquor sales is implied.

State liquor tax receipts, Garland license holders (restaurants, venues, clubs)

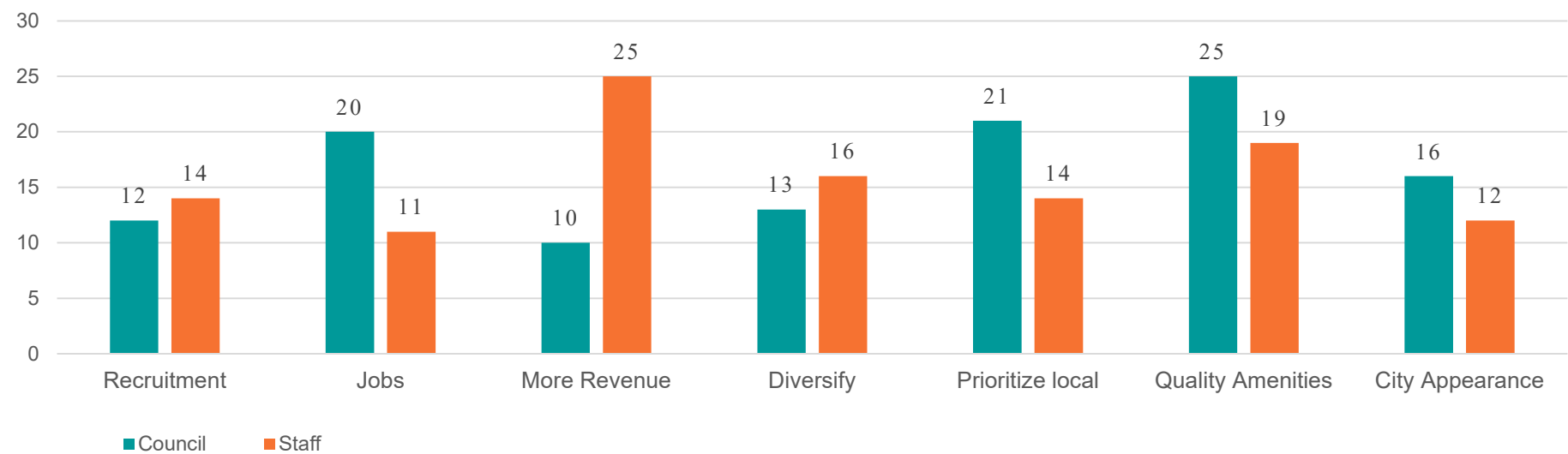


Source: NP calculations based on BarMrt report and Texas Open Data Portal Mixed Beverage License sale summary

CITY ECONOMIC DEVELOPMENT PRIORITIES

Analysis of Council and staff responses

Average score



Median scores



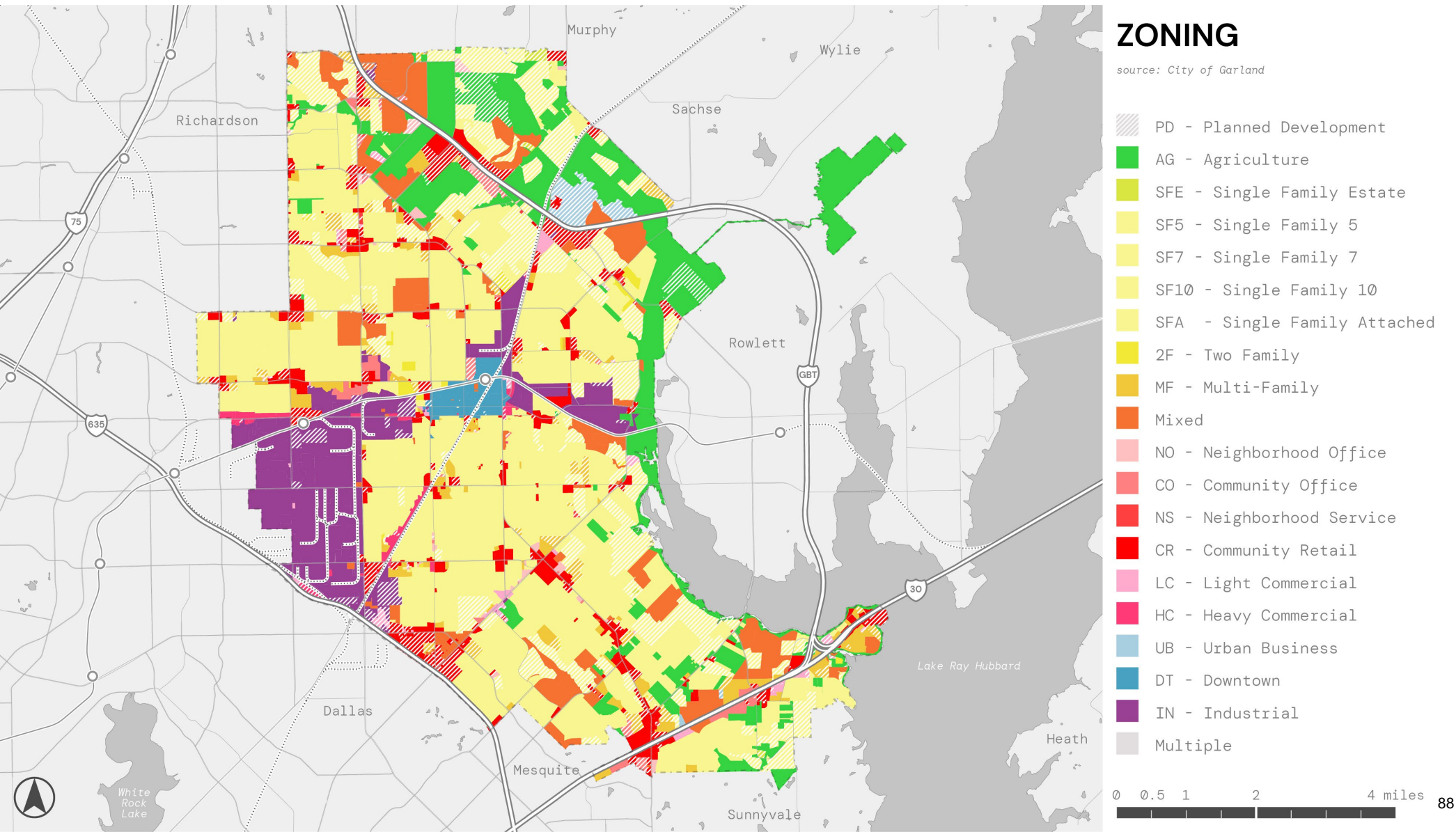
03 Existing Conditions and Trends:

Land Use and Infrastructure Capacity Considerations

ZONING

METHODOLOGY:

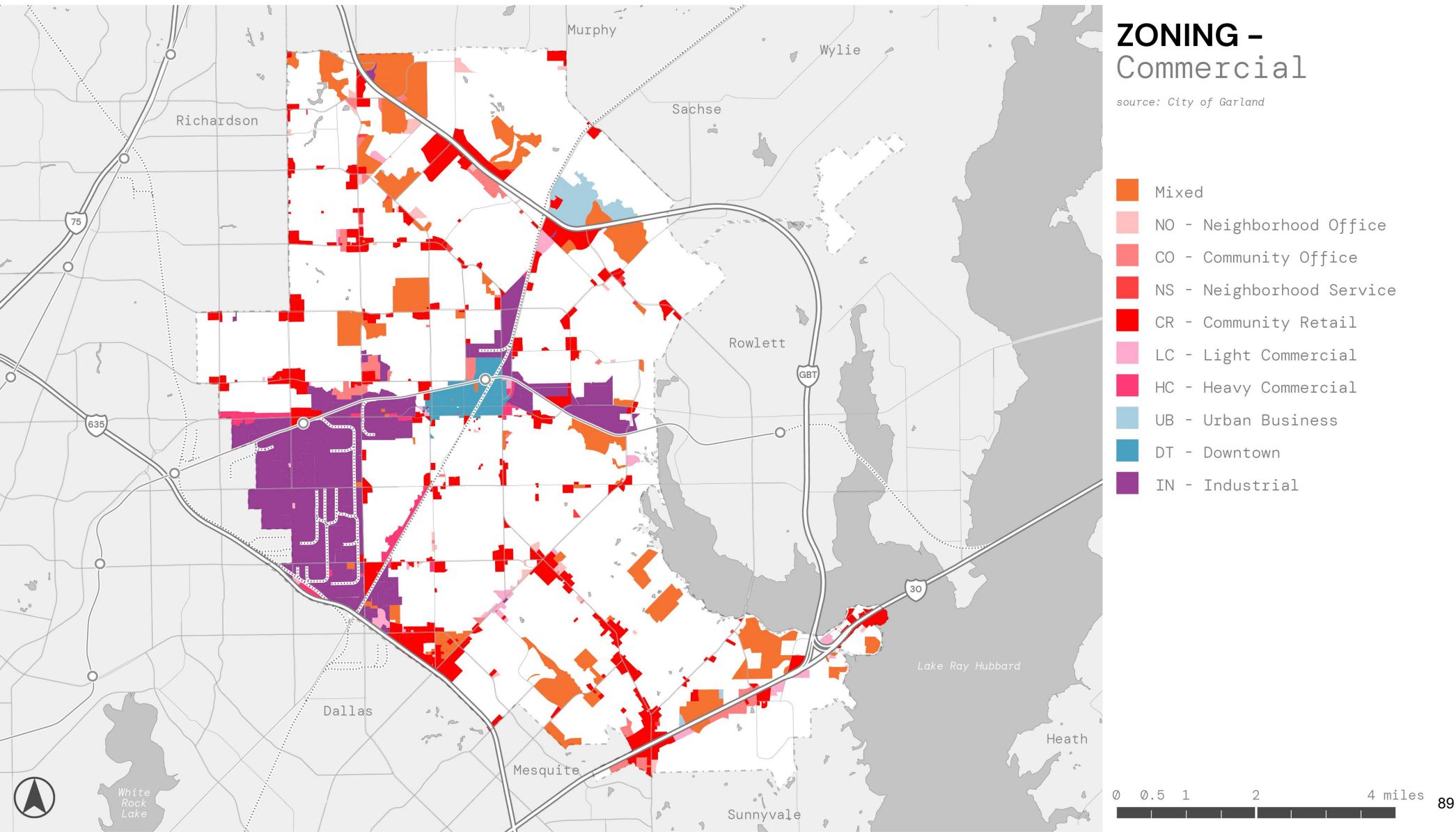
Data provided by City of Garland - Zoning.



ZONING - Commercial

METHODOLOGY:

Data provided by City of Garland - Zoning.

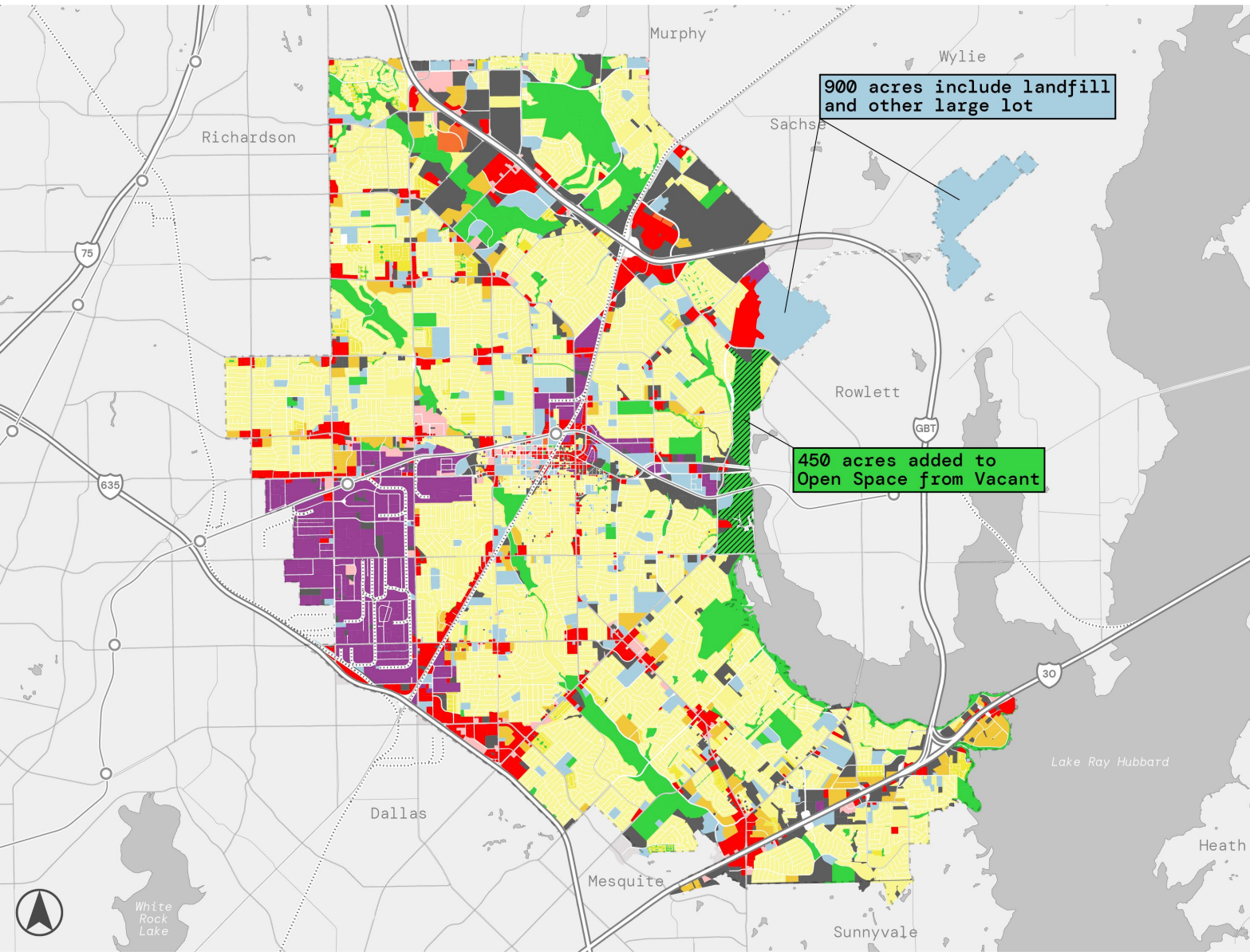


LAND USE

METHODOLOGY:

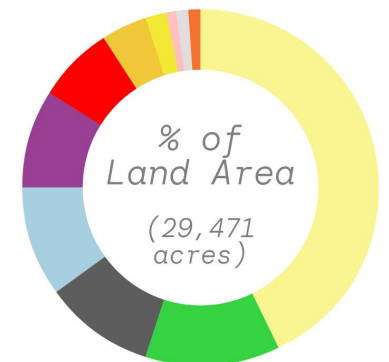
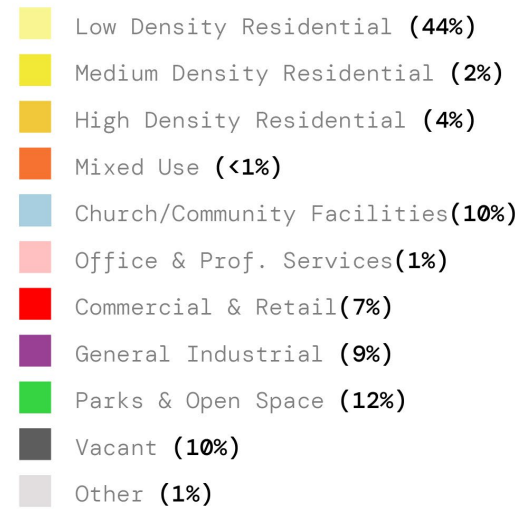
City of Garland Land Use file with a few exceptions.

1. Rowlett Creek Nature Preserve was classified as "Vacant".
2. "Parks & Open Space" reclassified.



LAND USE

source: City of Garland

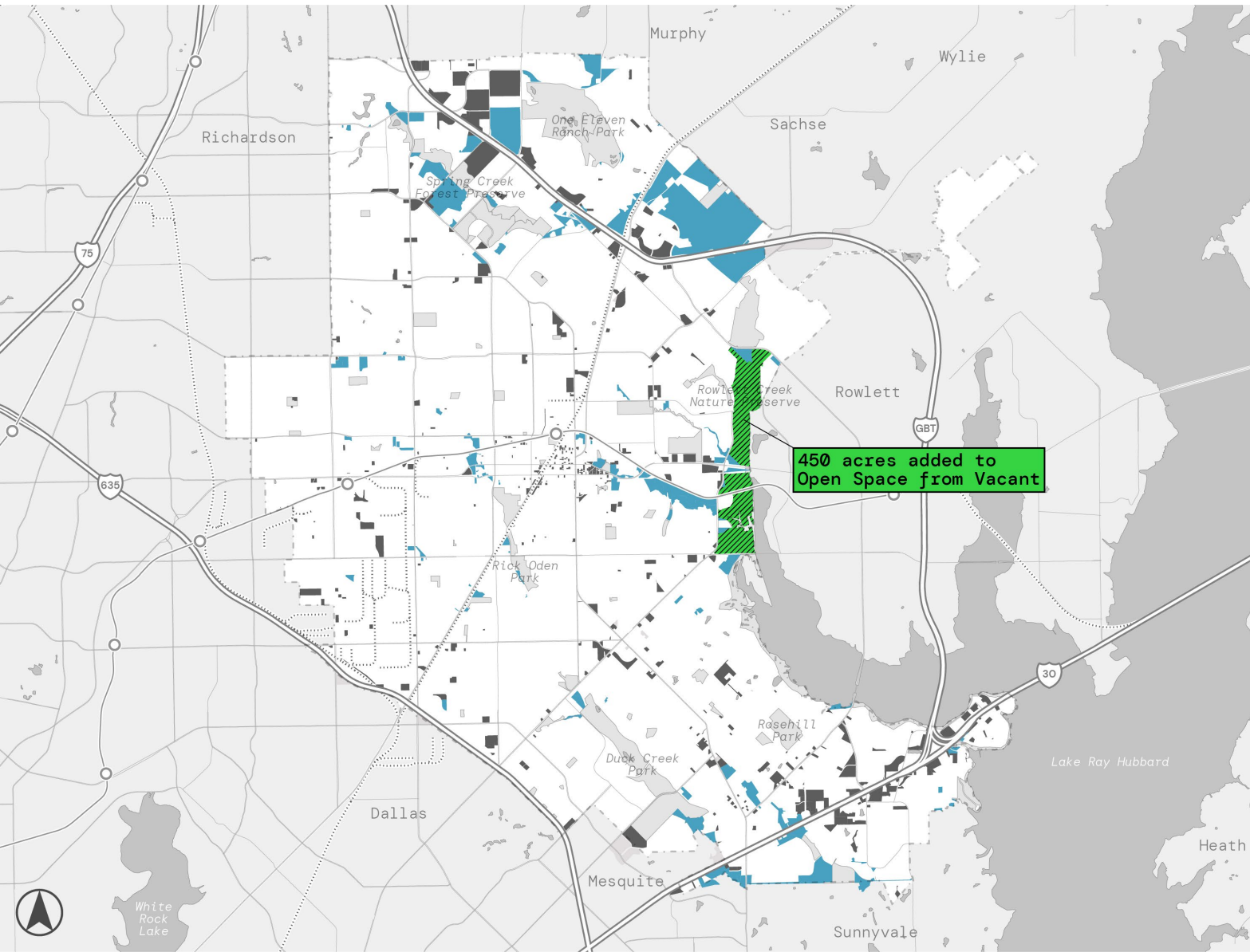


LAND USE— Vacant and Floodplain

METHODOLOGY:

City of Garland Land Use file.
was classified as “Vacant

Any vacant parcel that touched the 100 year floodplain
- in floodplain”.



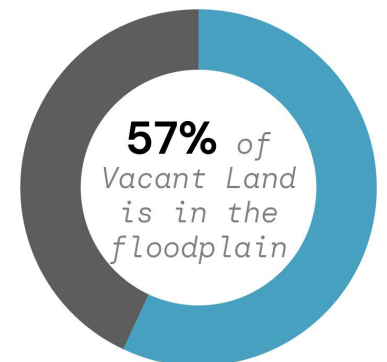
LAND USE - Vacant

source: City of Garland, FEMA

* Any parcels that touches the floodplain is considered “in floodplain”

- Vacant - In Floodplain
- Vacant - Out of Floodplain

3,034
Acres of Vacant Land

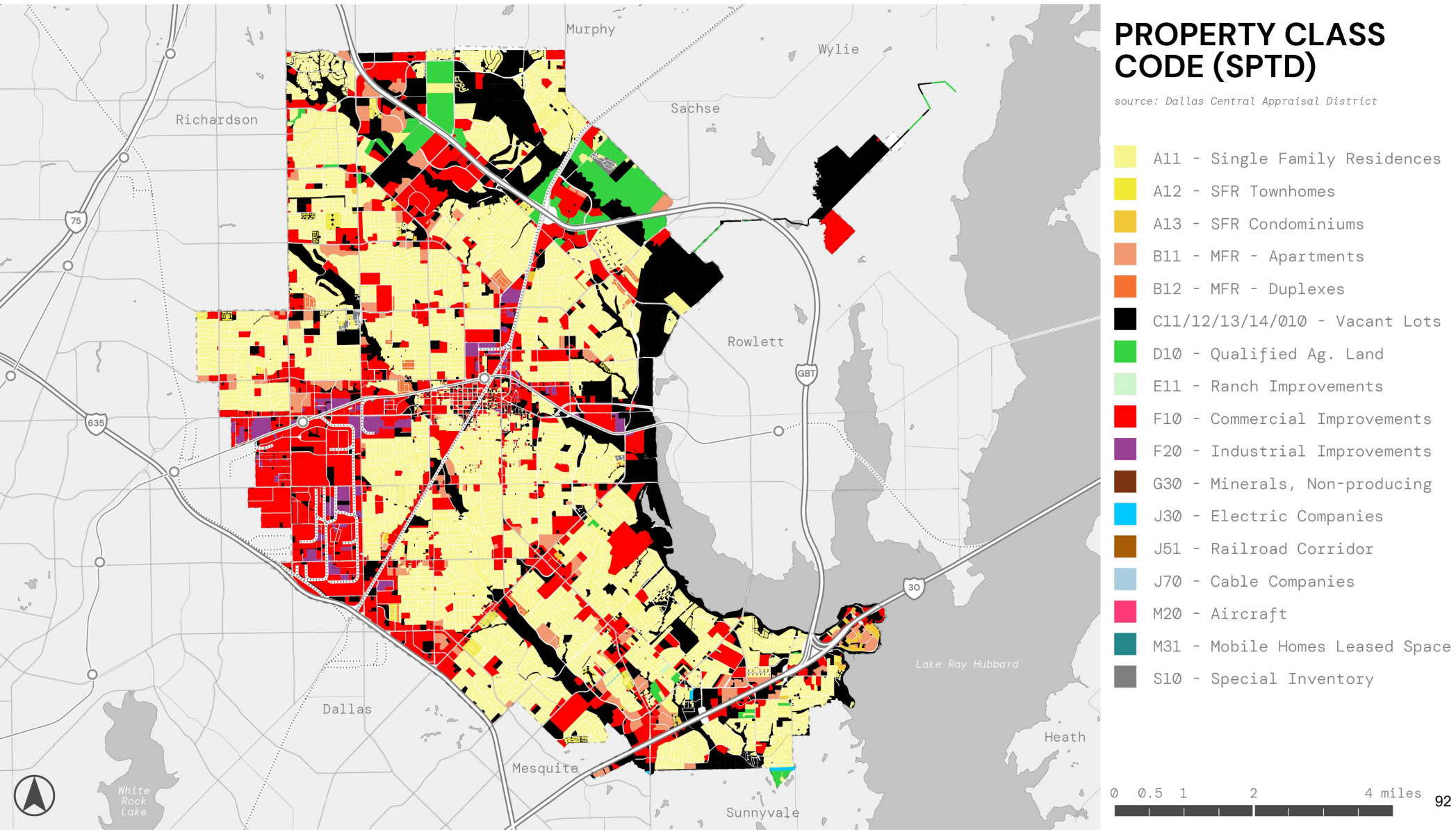


0 0.5 1 2 4 miles

PROPERTY CLASS CODE (SPTD)

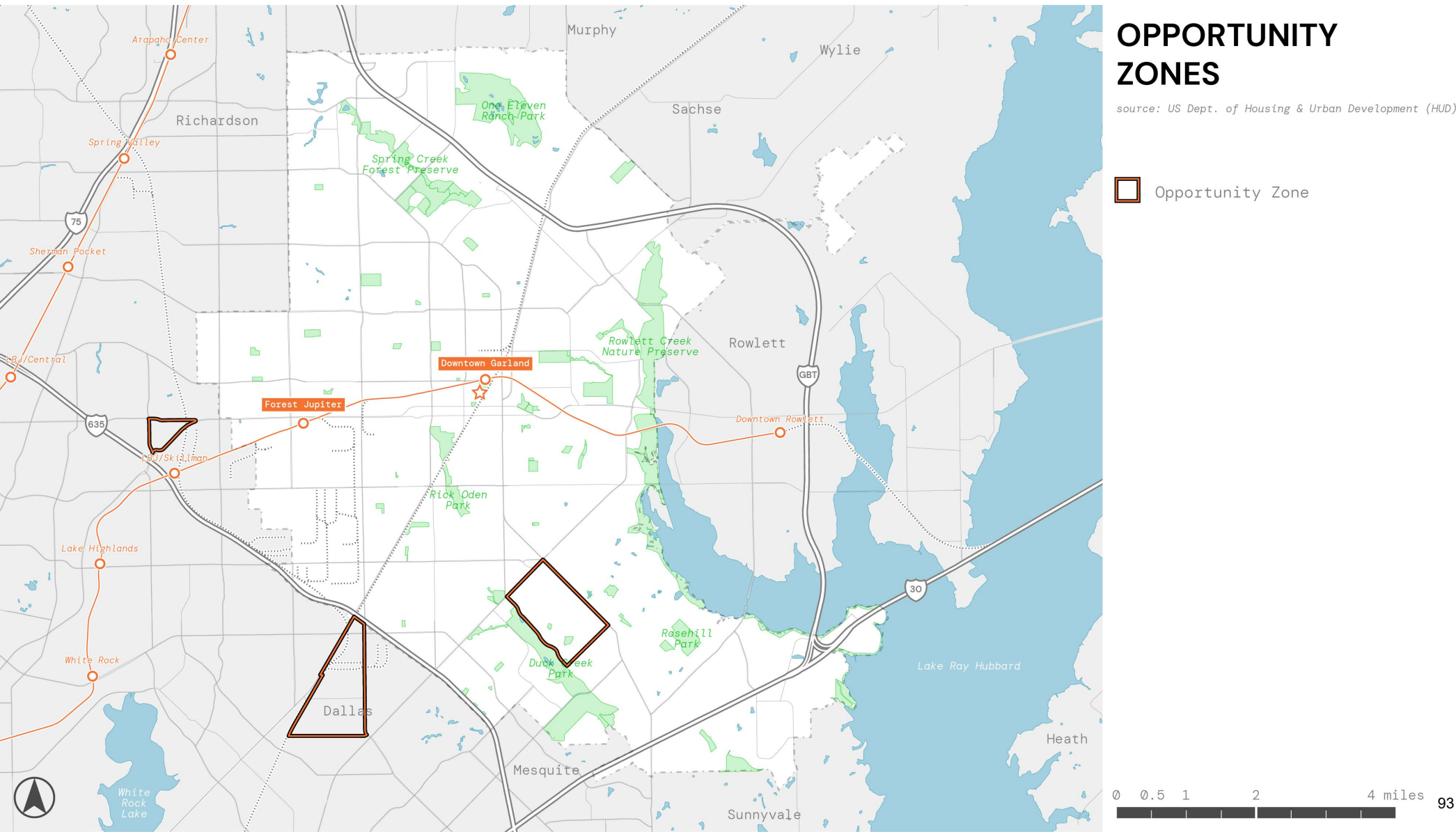
METHODOLOGY:

Based on DCAD Account file using SPTD Code (SPTD_CODE) and the DCAD SPTD Code / PTAD Property Class Code Cross - Reference List.



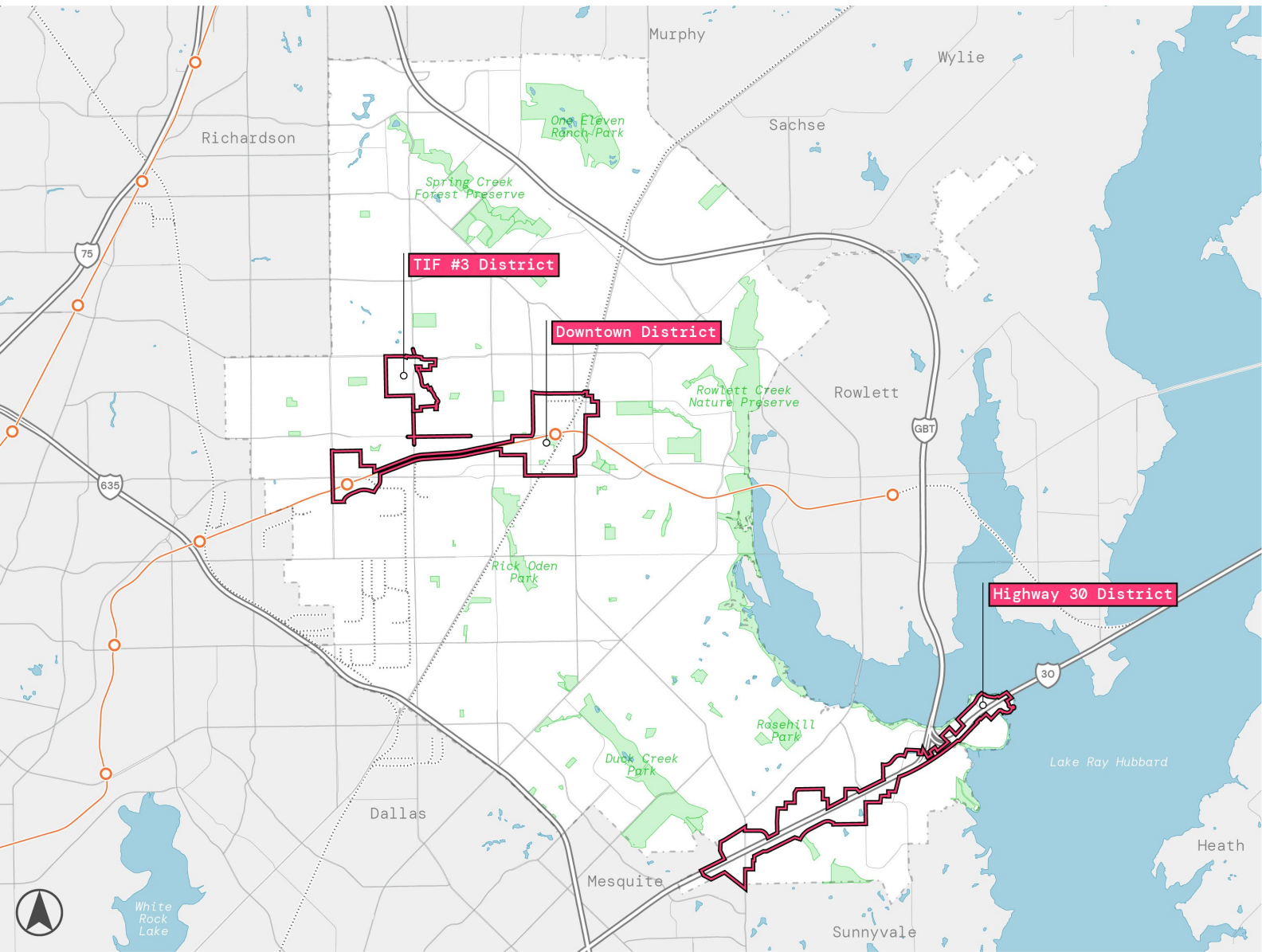
OPPORTUNITY ZONES

METHODOLOGY:
Based on US Department of Housing and Urban Development (HUD).



TIF DISTRICTS

METHODOLOGY:
Based on City of Garland data.



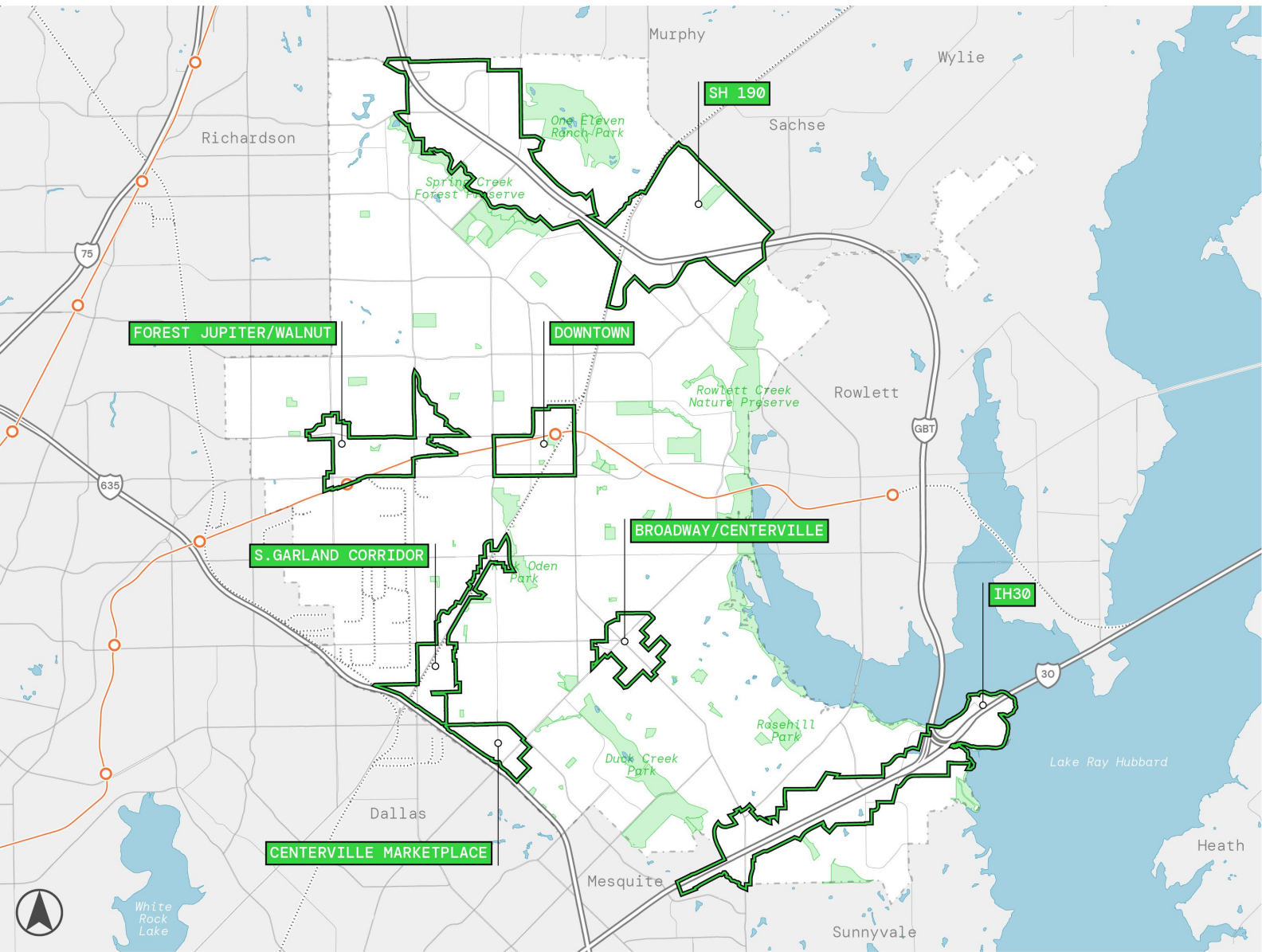
TIF DISTRICTS

source: City of Garland

 TIF District

CATALYST AREAS

METHODOLOGY:
Based on City of Garland Comprehensive Plan - Envision Garland.



CATALYST AREAS

source: City of Garland, Envision Garland Plan

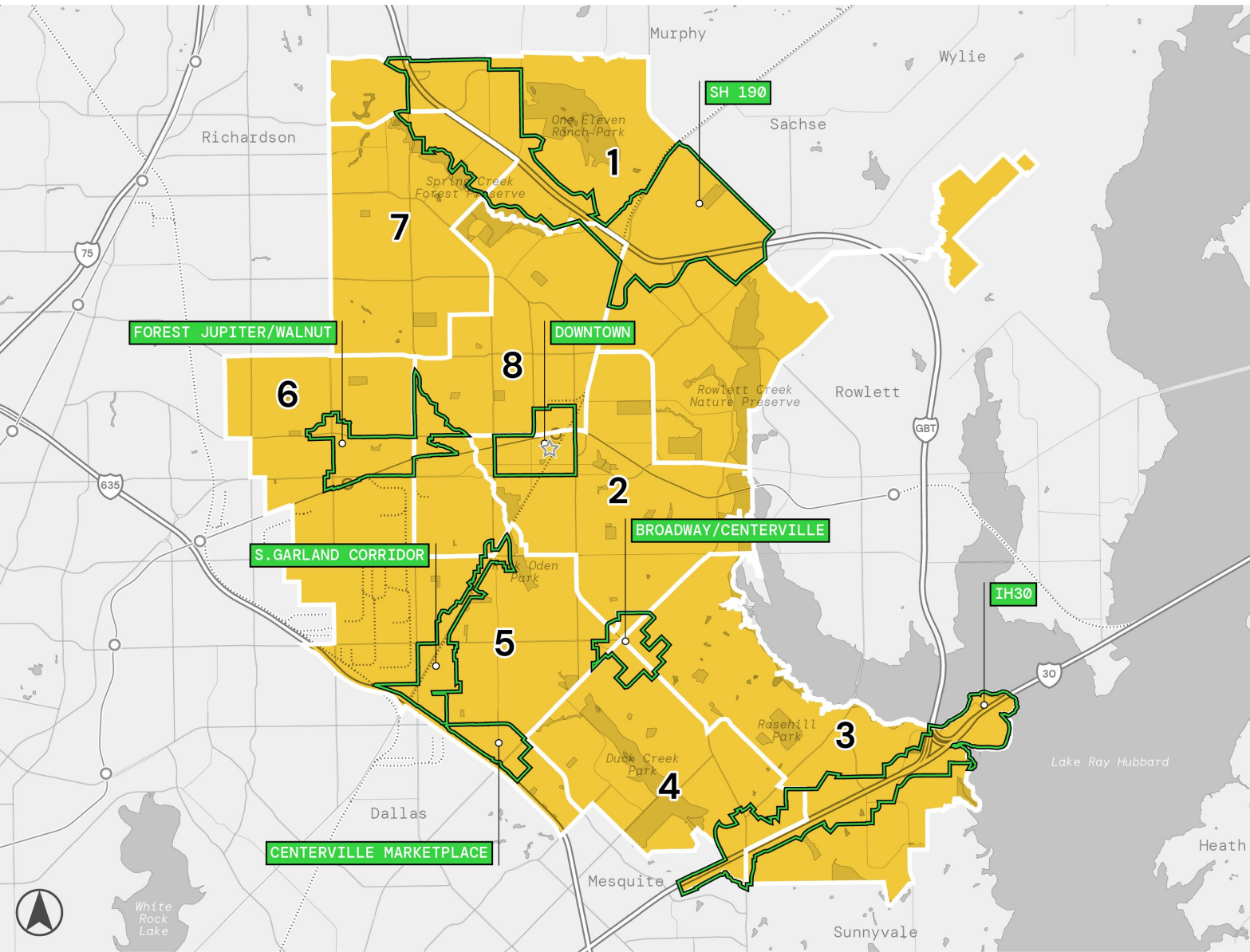
 Catalyst Areas

CATALYST AREAS & COUNCIL DISTRICTS

METHODOLOGY:

Based on City of Garland Comprehensive Plan
with City of Garland Council Districts.

- Envision Garland catalyst areas, overlaid



CATALYST AREAS & COUNCIL DISTRICTS

source: City of Garland, Envision Garland Plan

- Catalyst Areas
- City Council Districts

Catalyst Area Council Districts:

SH 190 - 1, 7 & 8

DOWNTOWN - 2 & 8

FOREST JUPITER/WALNUT - 6 & 8

S. GARLAND CORRIDOR - 5 & 8

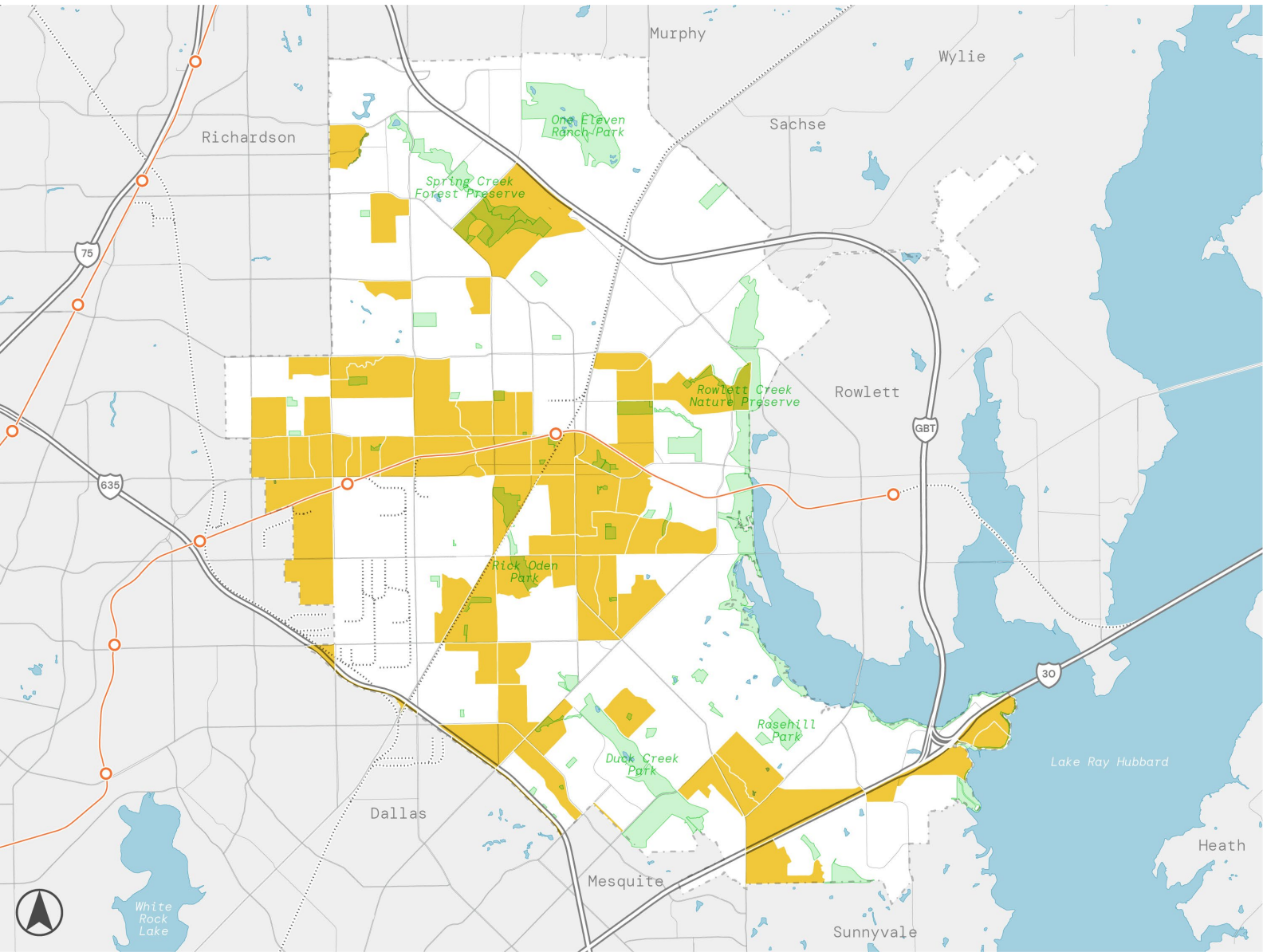
CENTERVILLE MARKETPLACE - 5

BROADWAY/CENTERVILLE - 2, 3, 4 & 5

IH30 - 3 & 4

CDBG AREAS

METHODOLOGY:
Based on City of Garland Community Development Block Grant (CDBG) areas.



CDBG AREAS

source: City of Garland

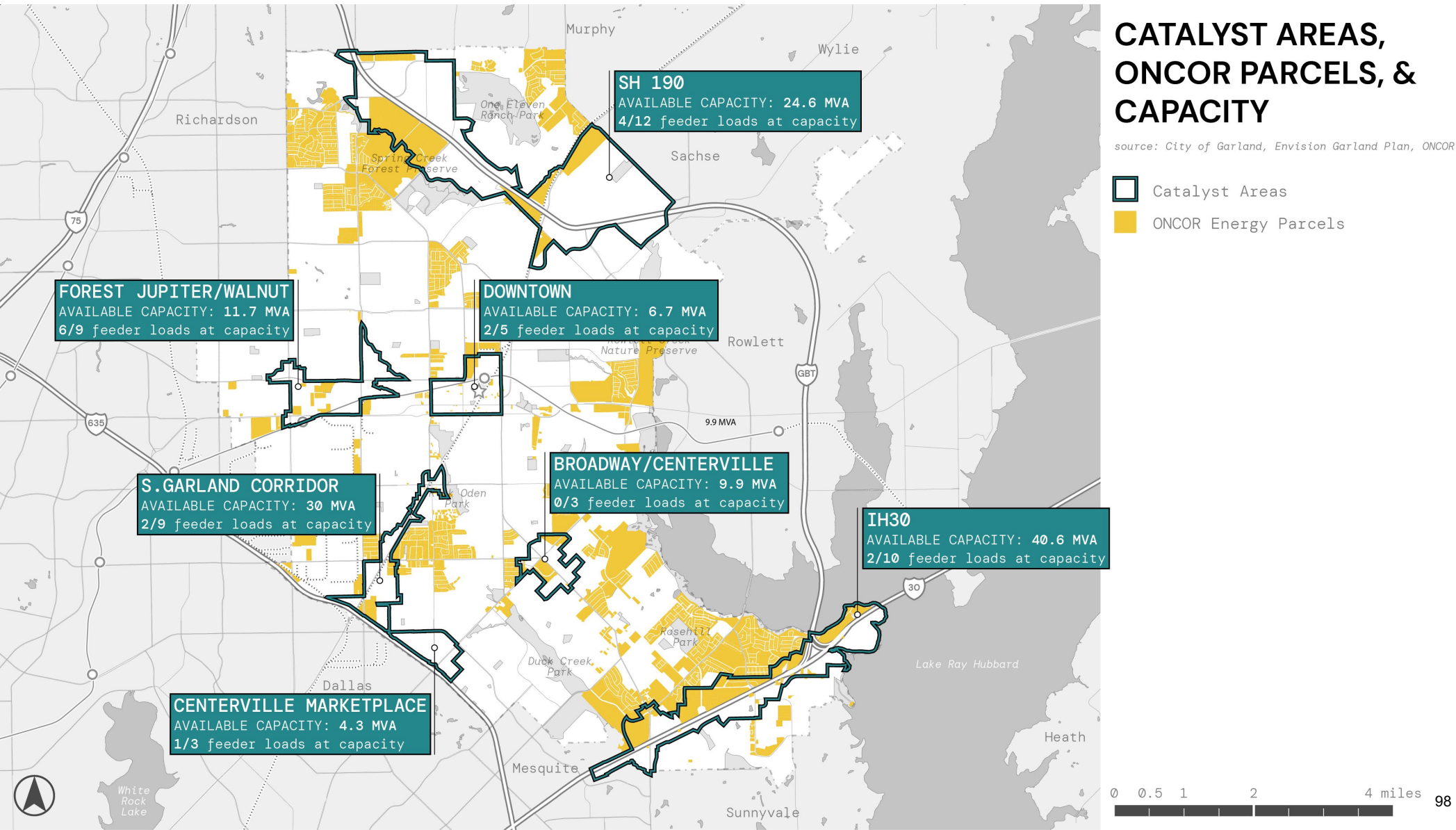
 CDBG Areas

CATALYST AREAS & ENERGY CAPACITY

METHODOLOGY:

Based on City of Garland Comprehensive Plan

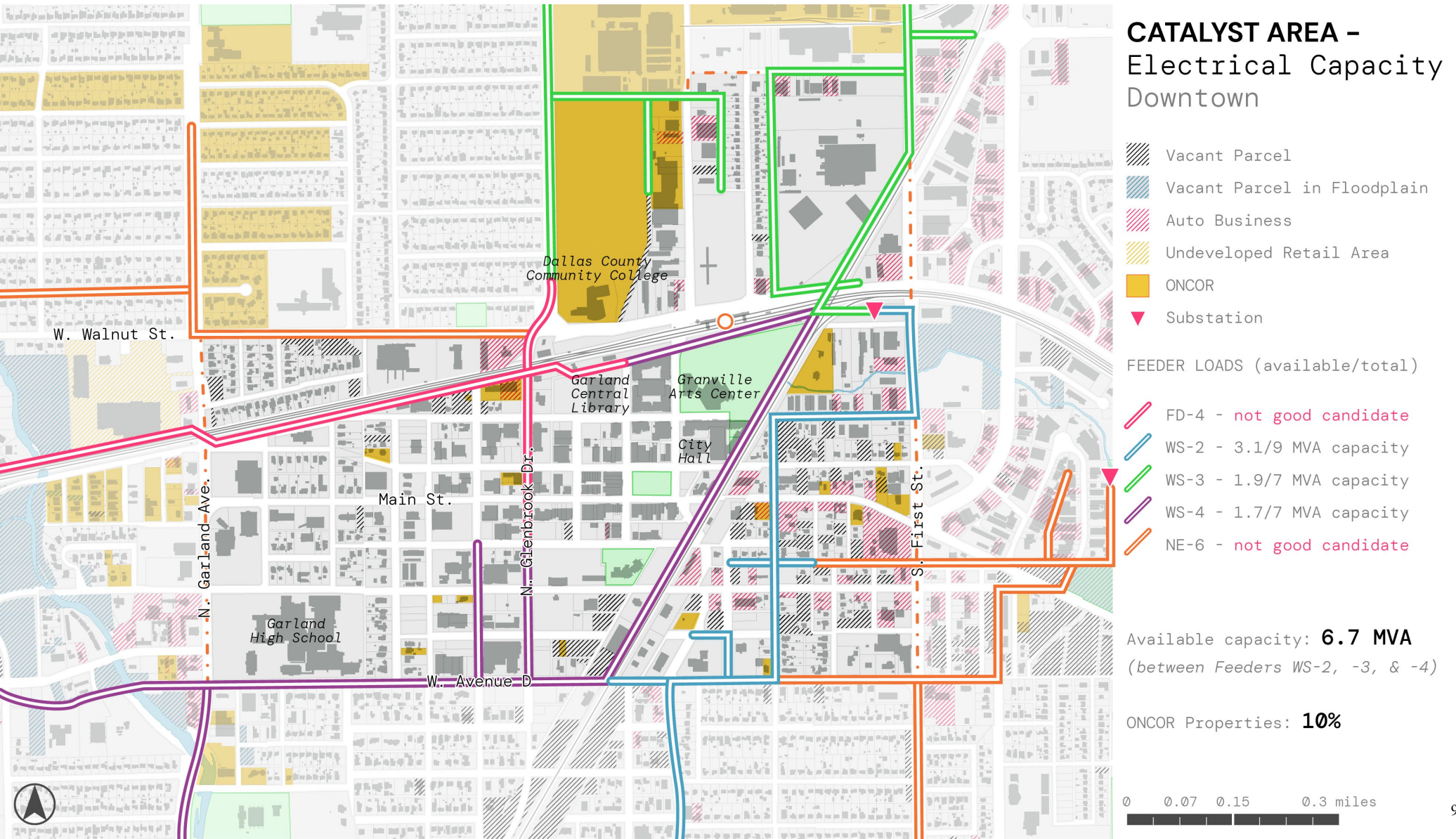
- Envision Garland catalyst areas, overlaid with ONCOR Energy Parcels. Garland Power & Light provided capacity numbers.



DOWNTOWN

The available capacity for the Downtown Catalyst Area is
10% of this area is singly certified to Oncor.

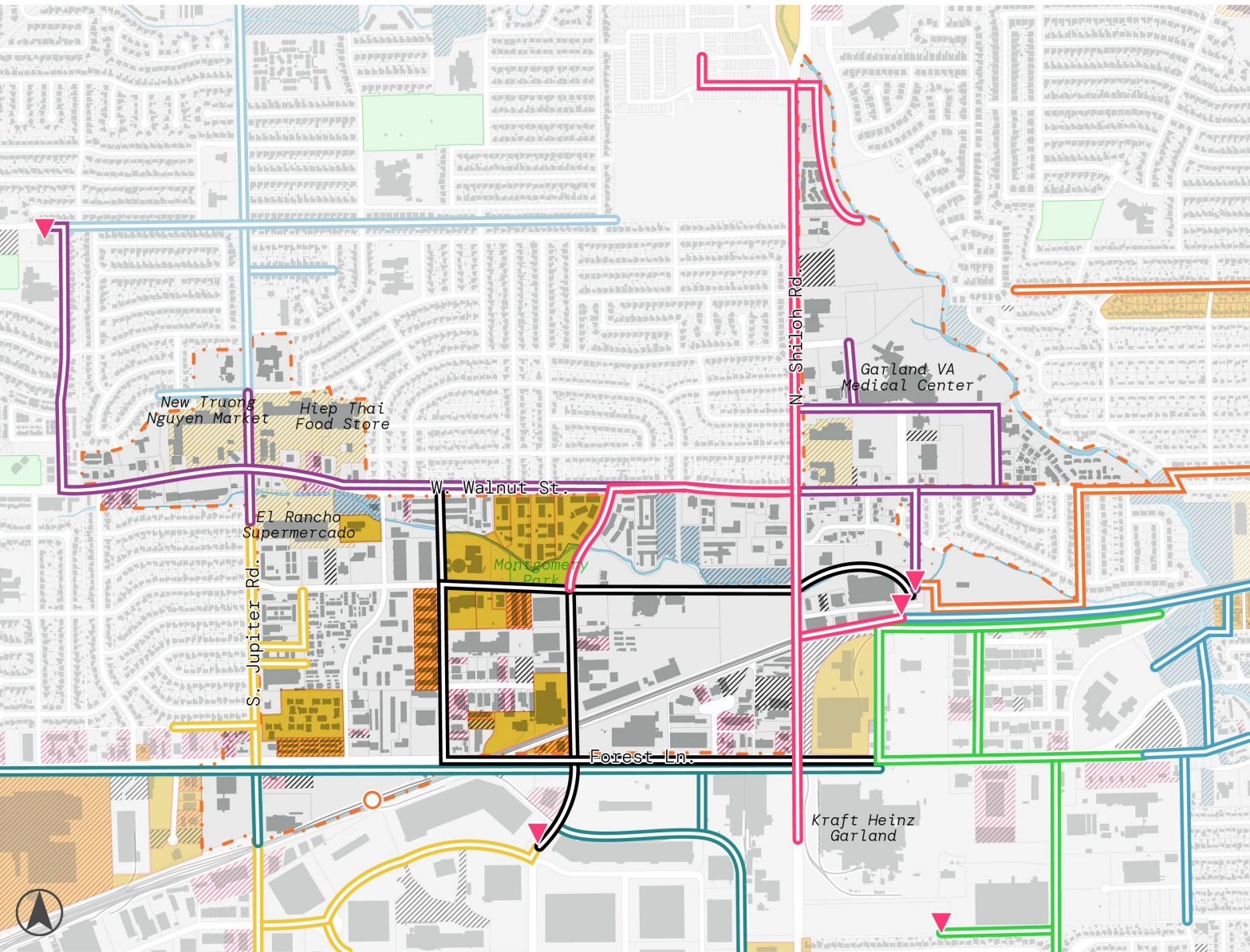
6.7 MVA between Feeders WS - 2, - 3, & - 4.



FOREST JUPITER

The total available capacity for the Forest 1, - 3, - 5, SH - 1, & JU - 5. 10% of this area is singly certified to Oncor.

- Jupiter Catalyst Area is 11.7 MVA between feeders CS -



CATALYST AREA - Electrical Capacity Forest-Jupiter

- Vacant Parcel
- Vacant Parcel in Floodplain
- Auto Business
- Undeveloped Retail Area
- ONCOR
- Substation

FEEDER LOADS (available/total)

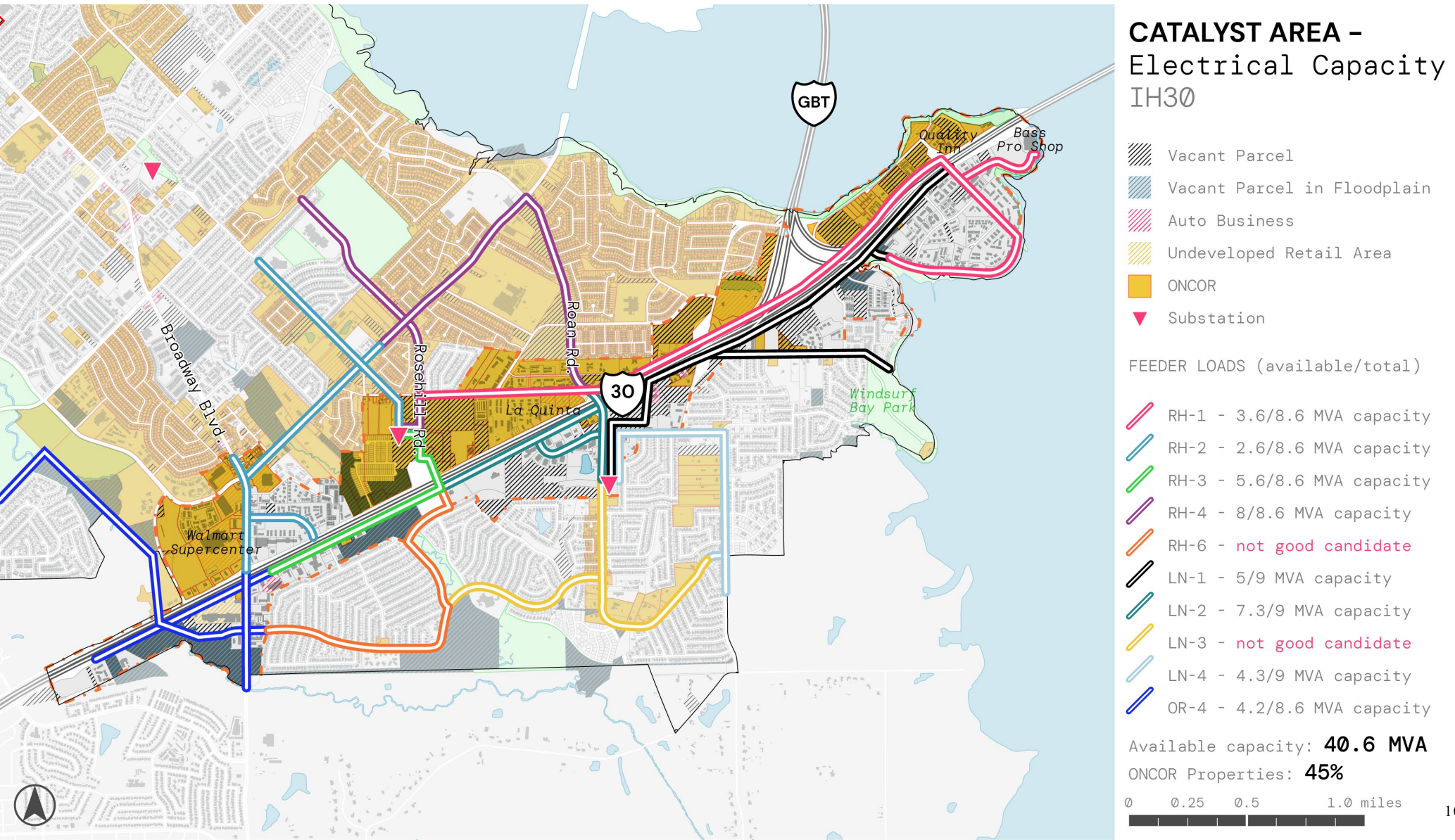
- FD-2 - not good candidate
- FD-4 - not good candidate
- FD-6 - not good candidate
- CS-1 - 2.7/9 MVA capacity
- CS-3 - not good candidate
- CS-5 - 4.2/9 MVA capacity
- SH-1 - 1.9 MVA not good candidate
- MQ-6 - not good candidate
- JU-5 - 2.9/8.3 MVA capacity

Available capacity: **11.7 MVA**
(between Feeders CS-1, -3, & -5, SH-1, & JU-5). ONCOR Properties: **10%**

0 0.13 0.25 0.5 miles 100

IH- 30

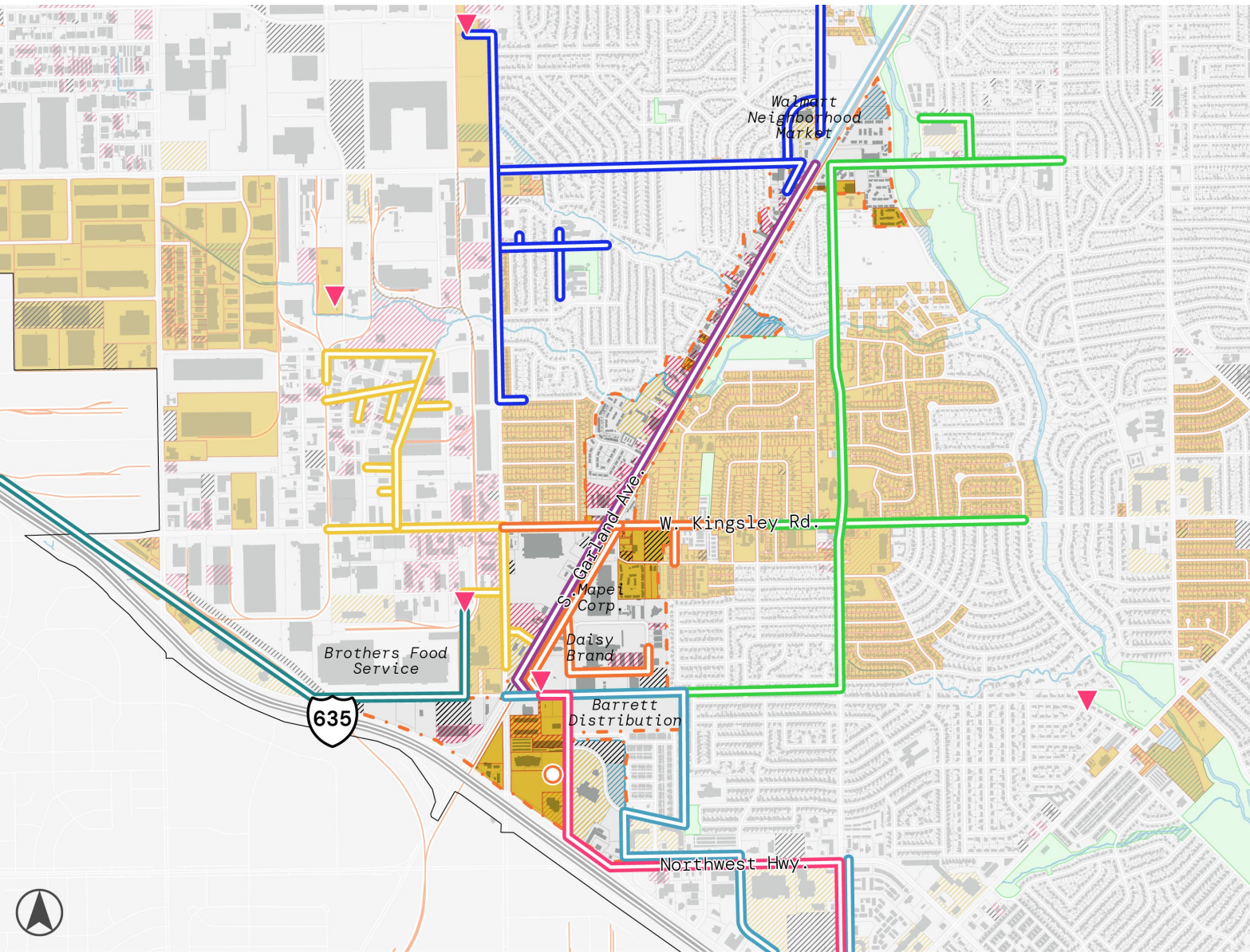
The available capacity for the IH - 30 Catalyst Area is **40.6 MVA** among feeders RH - 1, m RH - 2, RH - 3, RH 4, LN - 1, LN - 2, LN - 4, & OR - 4. **45%** of this area is singly certified to Oncor.



S. GARLAND AVE.

The available capacity for the S. Garland Catalyst Area is **30 MVA** among feeders MC - 1, MC - 3, MC - 4, MG 6, OK - 4, OK - 5, & SH - 5. **10%** of this area is singly certified to Oncor.

30 MVA among feeders MC - 1, MC - 3, MC - 4,



CATALYST AREA - Electrical Capacity S. Garland Ave.

- Vacant Parcel
- Vacant Parcel in Floodplain
- Auto Business
- Undeveloped Retail Area
- ONCOR
- Substation

FEEDER LOADS (available/total)

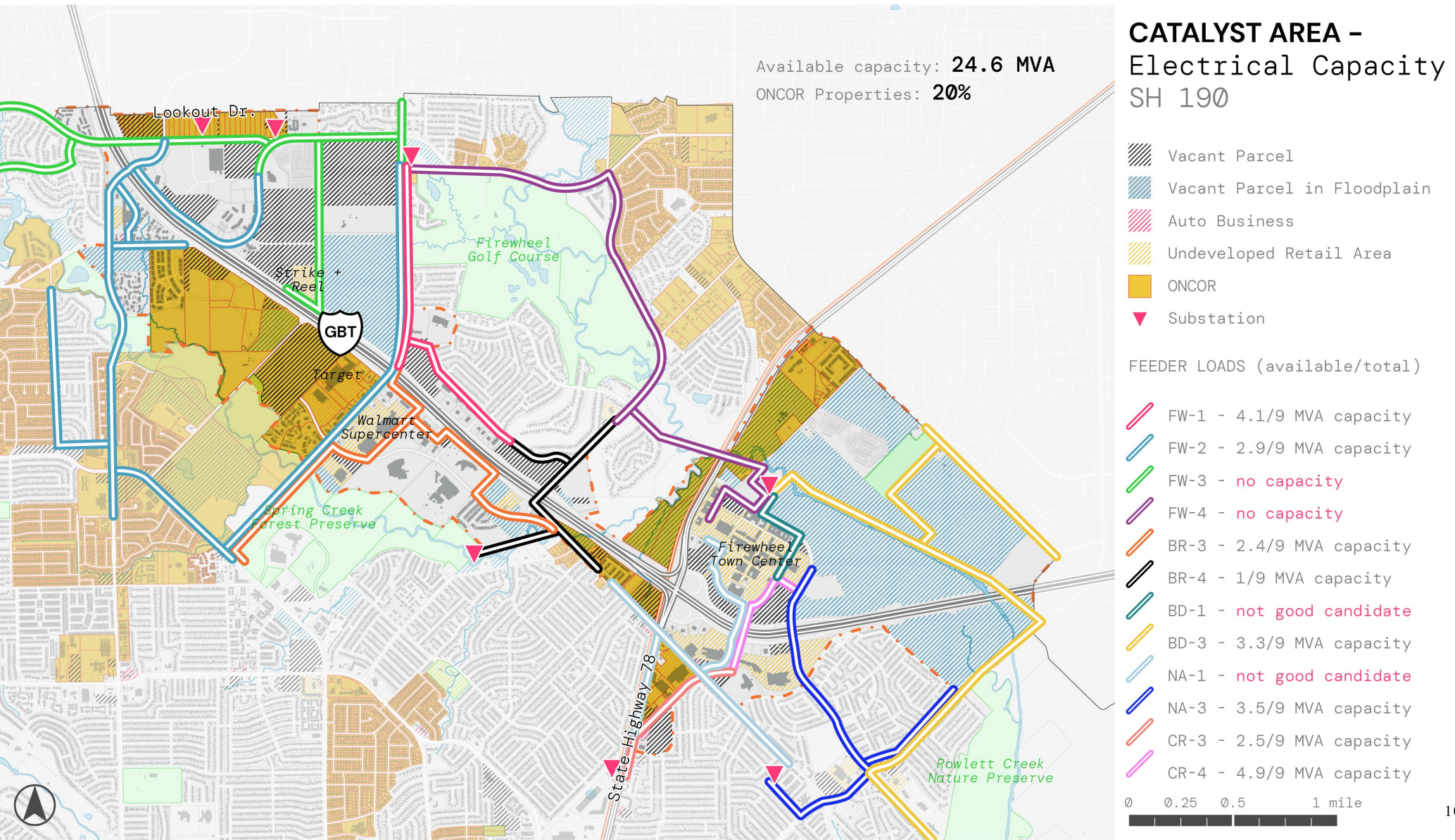
- MC-1 - 1.8/4.5 MVA capacity
- MC-2 - no capacity
- MC-3 - 8.2/9 MVA capacity
- MC-4 - 1.2/8.3 MVA capacity
- MC-6 - 7.5/8.3 MVA capacity
- OK-4 - 4.6/7 MVA capacity
- OK-5 - 4.3/8.3 MVA capacity
- SH-5 - 2.4/8.6 MVA capacity
- WS-4 - not good candidate

Available capacity: **30 MVA**
ONCOR Properties: **10%**

0 0.25 0.5 miles

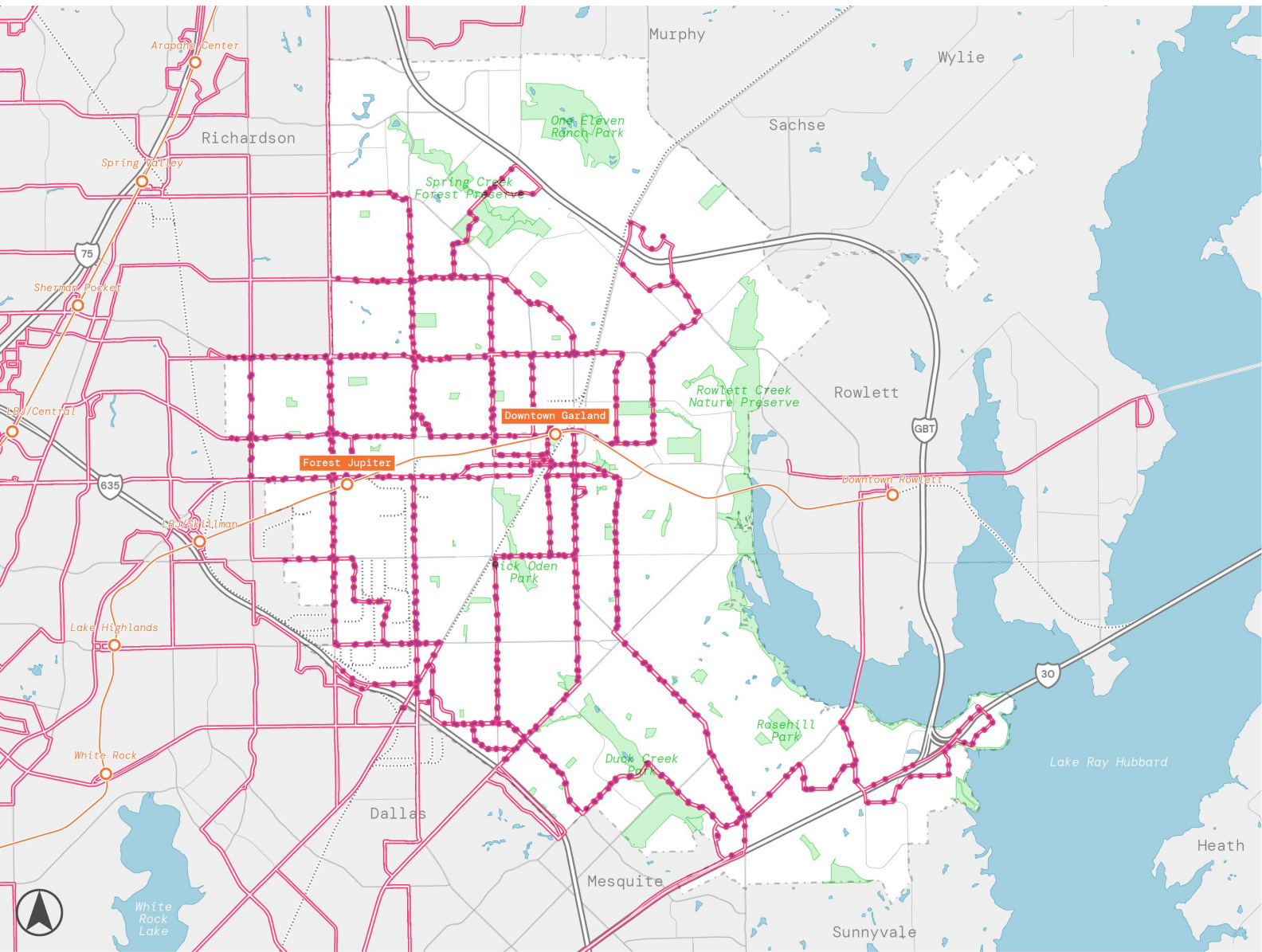
SH 190

The available capacity for the SH 190 Catalyst Area is **24.6 MVA** among feeders FW - 1, FW - 2, BR - 3, BR - 4, BD - 3, NA - 1, NA - 3, CR - 3 & CR - 4. There will be additional capacity in the area with the planned substation. **20%** of this area is singly certified to Oncor.



DART ROUTES

METHODOLOGY:
Based on Dallas Area Rapid Transit (DART) data.



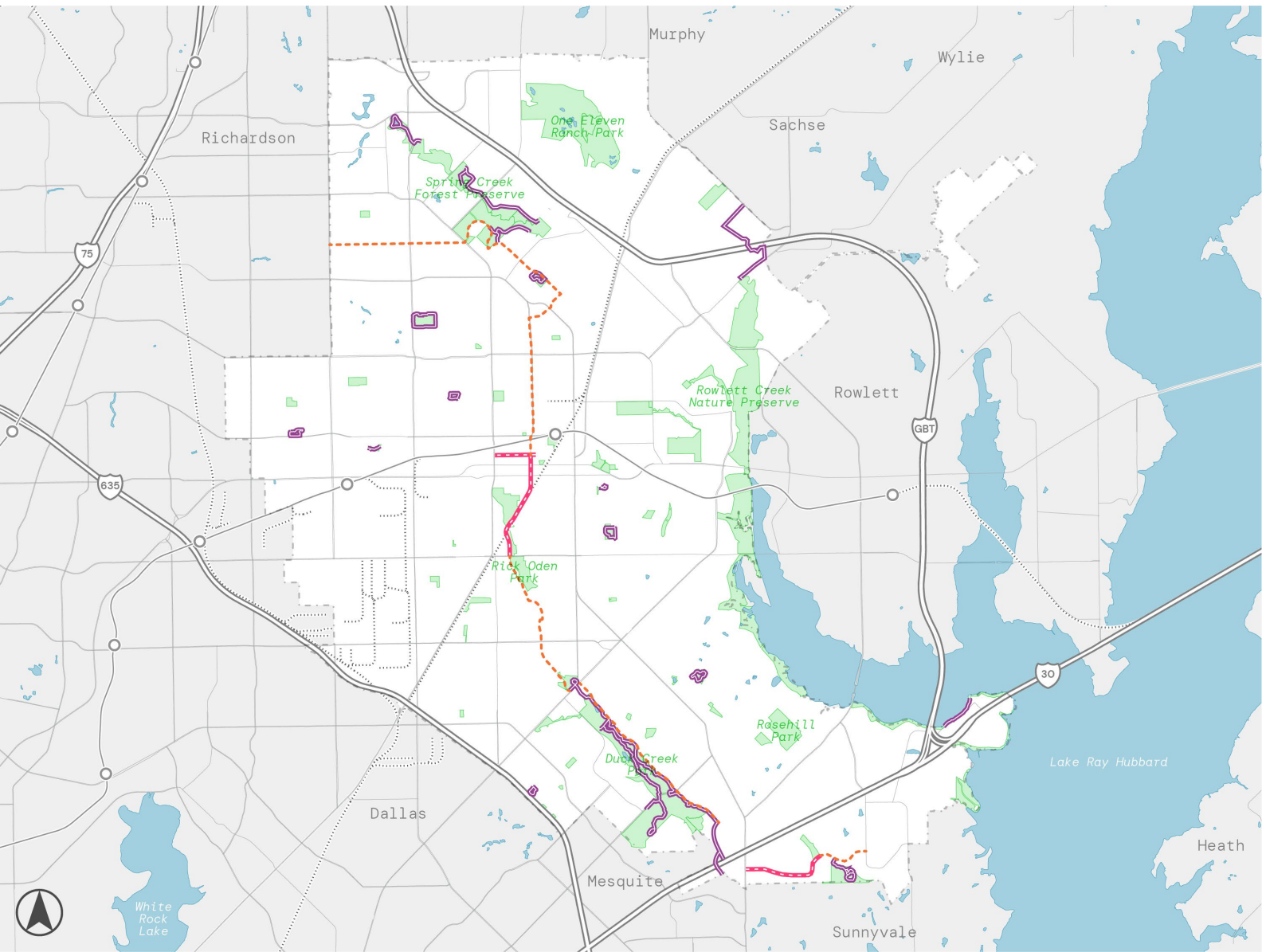
DART ROUTES –

source: Dallas Area Rapid Transit (DART)

- DART Train Station
- DART Train Line
- DART Bus Stop (within Garland)
- DART Bus Route

BIKE ROUTES

METHODOLOGY:
Based on City of Garland bike data.



BIKE ROUTES –

source: City of Garland

- Existing Off Street Trail
- Existing Bike Lane
- Existing Shared Lane

05 Focus Areas and Recommendations:

Examples

EXAMPLES OF INDUSTRIAL DISTRICT IMPROVEMENT PLANS

RICHARDSON TX

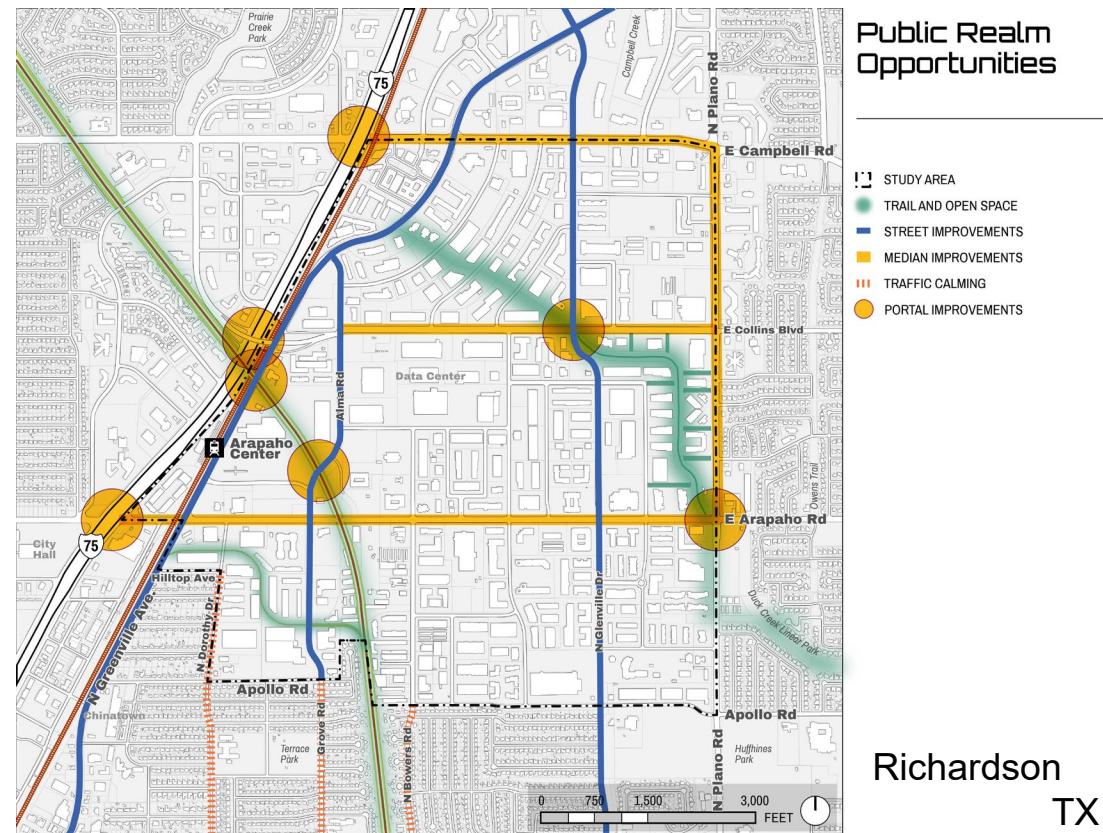
<https://www.cor.net/departments/development-services/comprehensive-planning/enhancement-redevelopment/collins-oriented-development-and-innovation-district-study/collins-arapaho-project-documents>

MILWAUKEE WI

https://city.milwaukee.gov/ImageLibrary/Groups/cityDCD/planning/plans/Industrial/MKE_IndustrialLandAnalysis_FullReport_withResolution.pdf

NEW HAVEN CT

<https://docs.google.com/file/d/0BzUrwcfp8hjRbIBiNEIKQXBIRDA/edit?pli=1&resourcekey=0-r-Z7P29U-4JDc4AcGP4GPQ>



HYBRID BUSINESS ZONING

THREE LIKELY TYPES

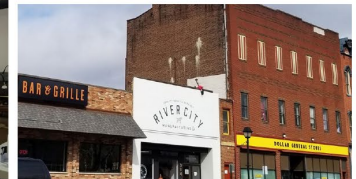
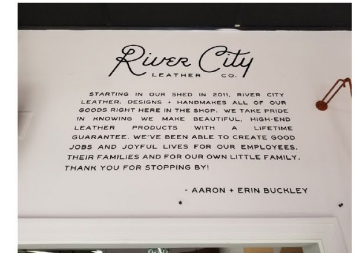
- ARTISANAL DIRECT TO CONSUMER MANUFACTURERS
- MIXED, MULTIPLE RETAILERS, ACCESSORY FOOD, EVENTS
- EVENT SPACE, BREWERY/DISTILLERY / WINE, FOOD, COWORKING

<https://mrsc.org/stay-informed/mrsc-insight/september-2020/encouraging-manufacturing> - small - scale - during - the - c

“Maker” Consumer Products

Mix production, showroom, retail.

Opportunity to co-locate and reuse spaces for the right product types that can leverage either cheap space or serve as an attractive location for their customers to visit



HYBRID ZONING EXAMPLE

UDC Section and Title (if applicable):
29-1.11(a) Definitions - General 29-3.2 Permitted Use Table 29-3.3 Use Specific Standards
Purpose of Text Amendment
This amendment provides use-specific standards related to the intensity of uses permitted in different zoning districts. The intent of the Artisan Industry use is to allow less intensive cottage-type production uses; as this use is permitted in the M-N zone, standards are desired that permit an operational scale and intensity that fits the neighborhood-commercial level as this use may include manufacturing, storage/warehousing, production and shipping. Discussions at February work sessions also centered around focusing on the scale of operation over the tools involved in production. Discussion at the March work session focused on the restrictions for more intense Artisan Industries and the need for clear guidance on what criteria the commission would review as part of a request for a Conditional Use Permit. Information has been provided by the Business Loop CID, which is promoting “maker” businesses.
Current Text:
29-1.11(a) Definitions - General Artisan industry. Small-scale fabrication, preparation, or production of arts, crafts, foods, and beverages by an artist, artisan, craftsperson, or cook, on the premises, by hand or with minimal automation. Examples include but are not limited to small-scale welding and sculpting or arts and crafts, firing of pottery or sculpture in kilns, and local, small-batch bakeries, candy shops, cheese shops, craft breweries, and micro-distilleries. Accessory uses include retail teaching of these skills to others in the course of fabrication, preparation, or production, and outdoor seating areas.
Proposed Text Amendment:
29-1.11(a) Definitions - General Artisan Industry. Small-scale fabrication, preparation, or production of goods by an artist, artisan, craftsperson, or cook, on the premises for wholesale, on-site, or online retail. Spaces and tools may be shared amongst users. Accessory uses include retail, teaching of these skills to others in the course of preparation or production, and outdoor seating areas, and incidental interior seating areas. Specific artisan industry uses shall be divided into the following two categories:

Artisan Industry, Class 1. This category is intended to include activities relating to small-scale arts, crafts, food and beverage production. Examples include but are not limited to small-scale sculpting or arts and crafts; small-batch bakeries, candy shops, and cheese shops; micro-distilleries; micro-breweries (manufacturing 10,000 barrels per year or less) as regulated by the State of Missouri and other small-scale food and beverage producers; small-scale production of textiles, jewelry, and other artisan consumer goods.

Artisan Industry, Class 2. The intent of this category is to separate more intensive activities from those described in Class 1. Examples include but are not limited to small-scale welding, metalworking, glassworking, and firing of pottery or sculpture in kilns; small batch hardware and prototyping.

29-3.2 Permitted Use Table

District	Residential				Mixed-Use				Special Purpose				Use Specific Standard	
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
Artisan Industry						C/P	P	P	P	P				(ss)

29-3.3 Use Specific Standards

(ss) Primary use of land and buildings: Artisan Industry

1. In the M-N district:
 - a. A Class 1 use may not exceed a gross floor area (GFA) of 5,000 sq. ft.. A single structure may contain more than this amount of GFA, as long as no single artisan use within the structure exceeds 5,000 GFA. Any single artisan use exceeding 5,000 sq. ft GFA shall require issuance of a conditional use permit.
 - b. A Class 2 use shall require issuance of a conditional use permit.
2. In the M-C, M-DT, and M-BP districts:
 - a. A Class 1 use may not exceed a gross floor area (GFA) of 15,000 sq. ft.. A single structure may contain more than this amount of GFA, as long as no single artisan use within the structure exceeds 15,000 GFA. Any single artisan use exceeding 15,000 sq. ft GFA shall require issuance of a conditional use permit.
 - b. A Class 2 use may not exceed a gross floor area (GFA) of 15,000 sq. ft.. A single structure containing a Class 2 use may contain up to 30,000 sq. ft. of GFA of artisan industry uses, as long as no single artisan use within the structure exceeds 15,000 GFA. Any single artisan use exceeding 15,000 sq. ft

3. **Guidance for Conditional Use Permits (CUPs).** The intent of issuing a CUP to an Artisan Industry is to encourage shared use of spaces and tools by artisans and to allow artisans to expand their businesses beyond what area is permitted if their operation is proven to not be detrimental to surrounding property owners, tenants, or residents. In addition to the six CUP criteria listed in Section 29-6.4(m)(2)(i), the commission will review the following factors as part of an Artisan Industry's request for a CUP.
 - a. Specific artisan uses and activities.
 - b. Number of tenants.
 - c. Common or shared use of spaces and tools.
 - d. Operating plans or house rules, if available.
 - e. Adaptive reuse or repurposing of buildings.
 - f. For existing businesses requesting to expand, current or previous complaints or code violations such as overparking, traffic issues, or noise complaints.
4. This use shall be considered a commercial use for the purposes of screening per Table 4.4-4.
5. Loading docks and delivery areas shall conform to the provisions of 29-4.6(c)(6).
6. No outside storage shall be allowed.

HYBRID ZONING EXAMPLE

Retail is defined! (Article 2.000)

Retail or Consumer Service Establishment. An establishment whose principal purpose is the commercial provision of goods, personal services, prepared food and beverage, entertainment, recreational activities, and similar services (but excluding professional or financial services) directly to consumers. Such provision of goods and consumer services shall be conducted on-site, but may be supplemented by telephone and online transactions and delivery services.

Must have a physical presence where customers can get direct service, but can have supplemental delivery or wholesale distribution (in some cases)

"Consumer services" distinct from "professional services," which might include a medical office or bank

New uses added!

Use	Key Characteristics
4.35 a-3 Grocery Store	Larger than Convenience Store (5,000 SF)
4.35 f-3 Craft Beverage Establishment	e.g., brewery/taproom
4.35 f-4 Food Stand or Kiosk	Can be indoor or outdoor
4.35 f-5 Food Hall	Multiple Food Stands, common seating
4.35 i-2 Fitness Center	e.g., gym, yoga studio
4.35 q-2 Performing Arts Studio	e.g., dance, music
4.36 j Temporary Outdoor Retail or Consumer Service Use	e.g., farmers' market, flea market, festival

Some uses changed!

Use	Key Changes
4.35 a-1 Convenience Store	Max. size 2,500 SF → 5,000 SF
4.35 b Craft Retail and Production	Removed min. 50% sales on premises
4.35 c Personal Services	Consolidated different service uses (beauty salons, laundry, repair, &c.)
4.35 g Dance Hall or Nightclub	No longer any establishment with "alcohol" and "entertainment"
4.35 o Quick-Service Food Establishment	Was "Fast Order Food" – prepared food w/out table service, but no strict standards re: tables, takeout sales

Distinct "Outdoor" and "Drive-In"!

Outdoor (pedestrian-oriented)	Drive-In (auto-oriented)
4.36 a Open-Lot Retail Sales Establishment	4.36 b Drive-In Food Service Establishment
	4.36 c Drive-in Consumer Service Establishment
4.36 d Outdoor Entertainment and Recreation Facility	4.35 e Drive-In Theater
	4.35 f Outdoor Auto Sales Facility
	4.35 g Auto Service Station
	4.36 h Auto Wash
4.36 j Temporary Outdoor Retail or Consumer Service Use	

Each retail use is defined! (Article 2.000/4.30)

4.35 Retail or Consumer Service	4.35 Retail or Consumer Service (cont'd)	4.36 Outdoor Retail or Consumer Service
4.35 a-1 Convenience Store	4.35 i-1 Commercial Recreation Establishment	4.36 a Open-Lot Retail Sales Establishment
4.35 a-2 Merchandise Store	4.35 i-2 Fitness Center	4.36 b Drive-In Food Service Establishment
4.35 a-3 Grocery Store	4.35 j Funeral Home	4.36 c Drive-in Consumer Service Establishment
4.35 b Craft Retail and Production Shop	4.35 l Animal Services Facility	4.36 d Outdoor Entertainment and Recreation Facility
4.35 c Personal Services Establishment	4.35 m Indoor Auto Sales Facility	4.35 e Drive-In Theater
4.35 f-1 Restaurant	4.35 o Quick-Service Food Establishment	4.35 f Outdoor Auto Sales Facility
4.35 f-2 Bar	4.35 q-1 Art/Craft Studio	4.35 g Auto Service Station
4.35 f-3 Craft Beverage Establishment	4.35 q-2 Performing Arts Studio	4.36 h Auto Wash
4.35 f-4 Food Stand or Kiosk	4.35 r Bakery, Retail	4.36 j Temporary Outdoor Retail or Consumer Service Use
4.35 f-5 Food Hall	4.35 s Cannabis Retail Store	
4.35 g Dance Hall or Nightclub	other "Retail or Consumer Service Establishment, not otherwise defined"	other "Outdoor Retail or Consumer Service Establishment, not otherwise defined"
4.35 h Theater		

Retail can be combined! (Section 4.210)

- An establishment can combine multiple permitted uses
- If not permitted in the district, some retail is allowed if combined with a permitted principal non-residential use:

Additional Allowed Uses	Examples	Limitations
Sales	Supplies, promotional materials	- No more than 25% of the size or duration of the permitted use - No additional parking - No additional signage - Meets licensing requirements, other codes
Programming	Classes, workshops	
Food and Beverage	Bar, café, concession	
Entertainment and Recreation	Limited live performances, games	

BROWNFIELDS POLICY/PROGRAM

- Will you provide a specific line time for brownfields redevelopment?
- What types of projects will you support?
- What parts of the brownfield redevelopment process will you fund?

Departments > Austin Resource Recovery > Programs > Austin Brownfields Revitalization Office

Austin Brownfields Revitalization Office

Home >

Austin Brownfields Revitalization Office >

Brownfields projects >

Brownfields projects map >

Brownfields assessment

ABRO resources

Our program supports redeveloping properties by providing site assessments and technical assistance to relieve environmental concerns.

Technical guidance

- Consult with property owners, developers and prospective purchasers on environmental issues.
- Review of environmental documentation on redevelopment sites.
- Assist with state or federal regulatory agency programs.

Financial resources

[No-cost environmental site assessments](#) (Phase I and II), building material surveys (asbestos, lead-based paint and mold) and cleanup plans for eligible projects in Austin.

Contact Info

Key Contact
Christine Whitney
Brownfields Program Manager

[512-974-6085](tel:512-974-6085)

[Contact Email](#)

BROWNFIELDS POLICY/PROGRAM

East Lansing MI has a brownfield redevelopment authority

CITY OF EAST LANSING BROWNFIELD ADMINISTRATIVE PROCEDURES

Introduction

Under Public Act 381 of 1996 (P.A. 381), as amended, the City of East Lansing has formed a Brownfield Redevelopment Authority (BRA). The purpose of the BRA is to assist development projects that face economic challenges due to environmental constraints. Environmental constraints range from the presence of toxic and hazardous substances to functionally obsolete and blighted properties. Assistance is provided through tax increment financing (TIF) and additional state incentives if available. These administrative procedures have been created to provide a framework for assessing and approving brownfield projects, and have been updated to ensure alignment with Council Policy Resolution 2017-4 pertaining to TIF. Independent of the city policy, the City of East Lansing remains subject to all requirements of P.A. 381.

Eligibility

Projects eligible for brownfield assistance must meet all of the following minimum criteria:

1. Projects meet the definition of an "eligible property" and all related requirements under the Brownfield Redevelopment Financing Act (P.A. 381).
2. A financial need for public assistance is established, i.e., a project "gap" is identified.
3. Projects must have a minimum private sector investment of \$1 million.
4. Any development entity being considered must be in good financial and legal standing with the City of East Lansing. This includes any principals or managing partners of Limited Liability Companies that control more than 10% interest in a development entity seeking TIF support.
5. Is consistent with the City's Comprehensive Plan and other relevant development plans.

Projects should also meet one or more of the following secondary criteria:

1. Addresses environmental contamination.
2. Enhances public infrastructure.

Other activity which directly supports private development shall generally not be supported unless the project has a substantial public benefit. In assessing projects and determining substantial public benefit, the BRA and City Council may consider factors including but not limited to:

1. Assists with the attraction, retention, or expansion of one or more businesses, including significant job creation.

2. Significant positive community impact.
3. Significant fiscal impact for the City of East Lansing
4. Creates opportunities for a diversity of housing options, including but not limited to owner occupied housing in the downtown or neighborhoods with a high concentration of rental housing.

The duration of TIF financing, and applicable percentage of capture shall be determined on a case-by-case basis.

Tax Capture Guidelines

Projects shall adhere to the following capture guidelines:

1. The City is under no obligation to, nor will it reimburse a developer beyond available TIF revenue.
2. The City will not capture excess funds for establishment of a revolving fund.
3. The City will not capture personal property taxes
4. The City will not capture debt millages
5. Viability of bond issuance will be evaluated on a case-by-case basis. Public benefit must be established to merit consideration.
6. Every tax capture plan shall require a separate reimbursement agreement with the development entity.

Fees

Every private project proposed for TIF support is required to submit an application for review by the BRA. Applications shall have a fee equal to 1% of the total requested capture with a maximum fee of \$25,000.

The City of East Lansing will charge an annual administrative fee for approved projects involving tax increment financing according to the following schedule:

Annual TIF Capture	Annual Fee
<\$10,000	\$1,000
\$10,001 - \$25,000	\$2,500
\$25,001 - \$50,000	\$5,000
\$50,001+	\$15,000

Annual administrative fees are allowed for reasonable costs as determined in section 13b of P.A. 381.

Review Process

The following process is required for review of all projects:

1. *Initial Developer Meeting.* Meeting with the developer to review project scope and identify why incentives are being sought. Provide necessary information to developer, including, but not limited to: copy of Policy Resolution 2017-4, BRA administrative procedures, tax rates, and sample reimbursement agreement.
2. *Draft Plan Review – City Staff.* A draft brownfield plan amendment and associated work plan, if needed, shall be reviewed by staff from Planning, Assessing, and Finance. Scenarios should be included to demonstrate development possibilities at various levels of TIF capture, including none. Comments are provided to the developer.
3. *MEDC Contact.* If State incentives are being sought (TIF or other available), MEDC staff is contacted for project review and provide necessary documentation.
4. *Draft Plan Review - BRA.* The draft plan is reviewed by the Project and Infrastructure Committee and the BRA board. Comments are provided to the developer.
5. *Third Party Review of Eligible Activities.* At the discretion of the BRA and/or City Council, external peer review by qualified consultant of proposed eligible activities may be required at developer expense.
6. *Final Plan Review & Approval - BRA.* A revised draft with any recommended BRA & Council changes is submitted for final review. BRA approves plan and recommends Council adoption.
7. *Public Notices.* Staff prepares public hearing notices and taxing jurisdiction notices. First notice must not be less than 10 days before the required public hearing.
8. *Public Hearing Date.* Council sets a date for a public hearing.
9. *Public Hearing & Final Plan Review & Approval - City Council.* The final draft approved by the BRA is submitted to Council for final approval. Approval occurs via resolution after the public hearing is held.
10. *Submission of Documents & State Approval (if necessary).* After plan is adopted, documentation is forwarded to MEDC. Depending on incentives sought, it may be necessary to follow through with State officials (MEGA and DEQ) to demonstrate local support.

Administration

The Department of Planning, Building, and Development shall be the lead department administering the brownfield approval process. The Finance Department shall assist with administration of the reimbursement process, including determination of tax capture rates and establishment of reimbursement accounts. The Department of Planning and Community Development will also assist with verifying eligible expenses, processing reimbursement requests, and other related procedures as needed.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

9.

Meeting Date: 04/04/2023

Item Title: Request to Transfer Funds to the Garland Foundation for Development to Demolish the Otter Storage Facility

Submitted By: Ayako Schuster, Economic Development Director

Summary of Request/Problem

The Foundation for Development is acquiring the Otter Storage facilities, located at 3926 S. Shiloh Road and 3918 Leon Road. Due to safety concerns, the Foundation plans to demolish the properties upon closing.

Economic Development General Obligation funds from the 2019 Election will be used to fund the demolition.

Recommendation/Action Requested and Justification

Recommend transferring the appropriate fund to the Foundation to demolish the facilities.

Attachments

Scope of Work Demolition



210 South Walnut Creek Drive • Mansfield, Texas 76063 • Phone: (817) 477-9995 • Fax: (817) 477-9996

Asbestos Abatement Lead Remediation Mold Remediation Interior Demolition Structural Demolition Site Clearing

March 21, 2023

Sent via email
jacton@garlandtx.com
Proposal # 230066

Mr. Jacob Acton
Business Analyst
City of Garland Economic Development
203 North Fifth Street, Suite 100
Garland, Texas 75040
Telephone (972) 205-3814

**Re: Demolition of the Former Otter Self Storage located at
3926 South Shiloh Road and 3918 Leon Road in Garland, Texas 75041**

Mr. Acton,

Intercon Environmental, Inc. respectfully submits our proposal for the demolition at the above-referenced locations.

This proposal utilizes the following pricing:

**TIPS (The Interlocal Purchasing System)
Intercon Environmental, Inc. Vendor Agreement # RCSP 211001
Job Order Contracting**

This vendor agreement pricing is based on the RS Means Unit Price Book and a discount coefficient.

All purchase orders for services under this pricing must be placed through the TIPS system and reference our vendor agreement number listed above at tipspo@tips-usa.com.

INCLUDE THIS PROPOSAL AND THE ATTACHED WORKSHEET ALONG WITH YOUR PURCHASE ORDER

Scope of Work Demolition:

File the demolition notification with the Texas Department of State Health Services.
Verify all utilities serving the structures have been physically disconnected by others prior to demolition.
Removal and disposal of the nine (9) structures and associated foundations.
Removal and disposal of interior property paving (driveway approaches are to remain).
Removal and disposal of perimeter chain link fencing following structure and paving demolition.
Site grading with existing soils to achieve positive drainage and prevent ponding of water.
Install erosion control (silt fence) as necessary (final site stabilization / re-vegetation is to be by others).

Our Demolition Price \$366,602.79
Estimated duration - Forty (40) Working Days.

DSHS Asbestos Abatement Contractor #800805, Asbestos Transporter #400336
TDLR Mold Remediation Company #RCO0136
Certified Lead Firm #2110368, US EPA Certification: Lead Safe Certified Firm #NAT-61742
Woman-Owned WBE, HUB, SBI



Scope of Payment and Performance Bonds:

Provide Payment and Performance Bonds for the project.

Payment and Performance Bonds Price \$8,304.45

Our Total Project Price \$374,907.24

This price includes all labor, equipment, materials, and disposal necessary to complete this work in accordance with all local, state, and federal regulations.

The following insurance coverages are provided:

General and Pollution Liability	\$1,000,000 - \$2,000,000
Workers Compensation and Employers' Liability	\$1,000,000
Automotive Liability includes Hired and Unowned	\$1,000,000
Umbrella Liability	\$5,000,000

Additional insurance is available at additional cost.

(See attached Certificate of Insurance)

Owner's Responsibilities:

Obtain physical disconnection of all utilities serving the structures prior to demolition.

The Texas Department of State Health Services notification fees.

Final site stabilization / re-vegetation.

P&P Bonds are included in the pricing.

Thank you for your consideration. If you have any questions, please feel free to give me a call.

Respectfully,

Keith Flowers

Project Manager

Intercon Environmental, Inc.

keith@intercon-environmental.com

(817) 507-9406 Cell

(817) 477-9995 Office

Any documents related to this proposal, including, but not limited to, awards, notice-to-proceeds, work orders, purchase orders, contracts, and/or any time sensitive notices should be sent to:

Purchasing@intercon-environmental.com



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

10.

Meeting Date: 04/04/2023

Item Title: Appointment to the Dallas Area Rapid Transit Board

Submitted By: Courtney Vanover, Department Coordinator II

Summary of Request/Problem

At the April 3, 2023 Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Dallas Area Rapid Transit Board for a two-year term beginning April 4, 2023. Information was posted on the City's website for 21 days regarding the qualifications of a DART Board Member in order to provide an opportunity for citizens to apply for the position.

Recommendation/Action Requested and Justification

Minute action to appoint two members to the DART Board.

Attachments

Diana O'Hearn - DART

Marc Abraham - DART

Michael Cheney - DART

March 9, 2023

CITY OF GARLAND
RECEIVED
MAR 20 2023

Ms. Rene Dowl
City Secretary
200 North 5th Street
Garland, TX 75040

CITY SECRETARY

Ms. Dowl:

I am interested in serving on the DART BOARD for several reasons:

I worked for DART for several years with the Ride Share project. I called on growing companies that could use our rideshare program to lessen their parking needs. We provided large vans for their workers and DART paid a share and the worker paid a small amount. This meant companies not having to add to the parking area as they grew, and the employee was able to park close to the front door. The employees got to work on time because of this system. A win-win for all! It was an enjoyable experience with a grant.

I enjoy riding the train and prior to COVID did this frequently. I worked the State Fair for 7 years and the train was the only way to go! Drops you off right at the Fairgrounds. Another reason to take the train is going to the Dallas zoo. Again, it drops you off right at the gate. I work downtown now and would take the train, but our company is not in a safe area for walking at night. When riding the train, I have met some nice people and have never had a problem with anyone on board. They have "police" that walk through the trains and make sure you paid for a ticket and make ensure everyone is safe. The staff are great dealing with the riders. There are special entrances to get onboard for wheelchairs, strollers, people walking disabilities including places to hang your bike. I am impressed with the DART system and how easy it is to go online to find your scheduling for getting on the train to your site.

I enjoy volunteering and serving on boards. Since moving to Garland 22 years ago, I have served on the CENAC Board, Friends of the Library Board, Garland Civic Theatre Board, The Community Multicultural Commission, GLOWS Board (overnight housing/meals for the homeless), Citizens Firefighter Club of Garland (served on the board in several roles). I also volunteer with two churches: Buckingham United Methodist and Axe Methodist. I would enjoy learning more about the DART system and the plans for the future. Anything I could done to make DART a better organization would be great.

I am enclosing my resume. If you have any questions, just give me a call. I look forward to the next step.

Sincerely,



Diana O'Hearn
812 Bowie Street
Garland, TX 75040



Diana O'Hearn

812 Bowie Street, Garland, Tx 75040

Customer Service, Office Manager, Sales

- Talented administrator with diverse background
- Customer Service attitude in problem solving
- Excellent presentation and reporting skills
- Sales Representative and Marketing professional

PROFESSIONAL BACKGROUND

Administrative Services/HR

- Able to advertise, interview in the hiring process for all employees, maintained all employee record keeping, benefits management.
- Responded to and resolved customer issues and inquiries.
- Effectively utilized each team member to his/her full potential while motivating the team to work together in the most efficient manner.
- Professional and volunteer experience in fund raising, volunteer coordinator

Customer Service

- Identified and implemented enhancement to customer service, communications, and mediation processes to improve efficiency and customer satisfaction
- Effectively communicated relevant project information to management
- Resolved and/or escalated issues in a timely fashion
- Set and managed client expectations, seeking opportunities to increase customer service

Sales

- Identified business development and "add-on" sales opportunities as they related to a specific project
- Effectively conveyed company message in both written and verbal business development discussions
- Managed day-to-day client interaction and developed lasting relationships with client personnel
- Ensured project documents were complete, current and stored appropriately
- Successfully worked events to increase sales and product/company recognition

EMPLOYMENT HISTORY – Dallas, TX

Retention Specialist, Dallas Morning News, Dallas, TX	pt	2019-2022
Event Specialist, Leaffilter, Grand Prairie	pt	2018-2021
Event Specialist, Renewal by Andersen, Carrollton, TX	pt	2015-2019
Event Specialist, Advantage Marketing, Garland, Tx	pt	2013 -2014
Recruiter, Carter Bloodcare, Bedford, Texas		2008-2013
Regional Sales Representative, Ves Medical Supply Dallas, Texas		2006-2008
Sales Account Executive, DART, Dallas, TX		2004-2005
Account Executive, Dallas Morning News, Dallas, TX		2003-2004
Advertising Consultant, Trader Publishing, Arlington, TX		2000-2003

EDUCATION AND TRAINING

Faulkner University, Huntsville, AL 1997

BS Management of Human Resources



Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: 2.20.23

Name: Marc Abraham

Phone: [REDACTED]

(Home)

Address: 4317 Gulls Landing Circle

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, TX 75043

Email: [REDACTED]

Resident of Garland for 7 years Resident of Texas for 21 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 3

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.

Participant in Leadership Garland Class #41. I have experience in real estate development and am a certified public accountant (CPA).

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

No prior experience.

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

Leadership Garland Class #41

What is your educational background?

Undergraduate degree from Stephen F. Austin and a certified public accountant.

What is your occupational experience?

Chief Financial Officer for Abby Development a real estate development company with over 350 employees across three states. I also serve as a Chief Financial Officer for a start up fulfillment company named Einstein Fulfillment.

I hereby affirm that all statements herein are true and correct.

Marc Abraham

Board or Commission of first, second and third choice:

☐ Board of Adjustment

☐ Environmental & Community Advisory Board

☐ 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

**DART Board

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status
CSO Suit/Claim Filed

Current ☐
Current ☐
Yes ☐ No ☐

Past Due ☐
Past Due ☐

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

Clerk Signature & Date

Revised 05/2021

To whom it may concern,

I am writing to express my strong interest in serving on the Board of the Dallas Area Rapid Transit (DART). As a resident of the Garland area and a user of public transportation, I am deeply committed to ensuring that the transit system continues to meet the needs of our growing and awesome city.

My experience as a certified public accountant and as a chief financial officer for two very different companies provides me with the insight to be able to help work through a diverse problem set. Additionally, early in my career I gained significant experience in the construction world working for Austin Industries. While working at Austin Industries I worked on the DART blue line expansion project from Downtown Garland to Rowlett.

As a member of the DART board, I would bring a strong commitment to working within a team for the best solution for DART overall not just my home city of Garland. I believe that public transportation is a critical component of ensuring that all members of our community have access to employment, education, healthcare, and as a means to avoiding roadway congestion. I would work to ensure that DART's services are designed with the needs of all members of our community in mind, including those with disabilities and those who rely on public transportation as their primary means of mobility.

I would also bring a data-driven approach to decision-making to the board. I believe that effective public transportation systems are those that are designed with a thorough understanding of budgetary constraints, ridership patterns and the needs of the community. I would work to ensure that DART's services are designed with a strong understanding of these factors, using data and analysis to inform our decisions.

Thank you for considering my application for the DART board. I believe that my experience and commitment make me well-suited for this role. I would be honored to serve the City of Garland in this capacity.

Sincerely,



Marc Abraham, CPA

Marc Abraham, CPA

EXPERIENCE:

Einstein Fulfillment – Coppell, TX

September 2022 – Current

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

Chief Financial Officer, Co-Founder and Minority Owner

- Manage all accounting and financial transactions
- Negotiate customer agreements
- Focus on all back office support for a growing startup

Abby Development – Dallas, TX

November 2019 – Current

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

Chief Financial Officer

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

Streetlights Residential - Dallas, TX

March 2016 – November 2019

\$300M+ Real Estate Developer/ Construction Company

Controller

- Manage the following functions (Accounting, Treasury, Forecasting and Financial reporting). CFO retired in 2017, Reported to COO 12/17 - 5/19 (performed interim CFO / CAO duties)
- During tenure managed a portfolio of 8,500 multifamily units in various phases of development, construction and disposition. Total capitalization over \$2B.
- Integral member of growth of the company from \$75M to over \$300M
- Work with internal staff and external capital market groups on sourcing new debt and establishing LP / GP relationships.
- Manage internal staff of 16+ (including Assistant Controller and Director of Accounting)
- Manage outsourced accounting provider (BDO) who prepares property level reporting for

over 200+ entities and consolidated financials.

- Work with Equity and Debt partners on all financial statement related inquiries
- Accounting lead for all capital related transactions Debt / Equity / Recaps / Dispositions
- In charge of partnership reporting (internal and external)
- Manage Tax relationship with external provider
- Present cash positions weekly to COO and President (forecasting out six months)
- Present monthly to Senior management all financial results and key metrics
- Present yearly business plans to internal and external ownership (Dallas family office)
- Managed IT function from 12/16 to 09/18

Hensley Industries - Dallas, TX

February 2015 – March 2016

\$200M Manufacturing subsidiary of Foreign Parent

Assistant Controller

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

Webber LLC - Dallas, TX

June 2012 - December 2014

\$500M Heavy Highway Contractor subsidiary of Foreign Parent

North Texas Regional Accounting Manager

April 2013 - December 2014

Sr. Project Accountant

June 2012 - April 2013

Highway Technologies - Houston, TX

January 2012 - June 2012

\$100M Highway Striping company owned by Private Equity (Filed Bankruptcy)

Operations Controller

Austin Industrial / Austin Industries - Houston, TX

June 2008 - January 2012

\$300M Industrial Construction Company owned by Austin Industries

Accounting Supervisor- Job Costing

July 2010 - January 2012

- Direct report to Controller, highest ranking financial person in the subsidiary

Austin Industries - Dallas, TX

\$2B Construction Company

Internal Auditor

June 2008 - July 2010

- Performed various audits in commercial construction, heavy highway and industrial areas

KPMG LLP-Dallas, TX

January 2007 - June 2008

EDUCATION:

Stephen F. Austin State University, Nacogdoches, TX

Fall 2005

BBA Major: Accounting

Division one college athlete – Cross Country and Track and Field

Community Involvement:

Leadership Garland Class of 41

To: Garland City Council

From: Michael T. Cheney

Subject: DART Board Representation from Garland

Date: March 17, 2023



I have attached my resume and references.

I have over 40 years' experience as a CPA and Chief Financial Officer.

I was the Garland representative to the DART Board of Directors from May, 2011 to June, 2016.

I was the Chairman of the Audit Committee and Vice-Chairman of the Budget and Finance Committee.

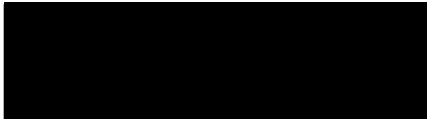
I am active in the Boy Scouts as an Assistant Scout Master and Treasurer of Troop 295.

I believe that my financial, DART Board, and commitment to community service makes me an excellent choice as the DART Board representative from Garland

Sincerely,

Michael T. Cheney

7518 Courtside Drive, Garland, Texas 75044



Michael T. Cheney, CPA

7518 Courtside Drive
Garland TX 75044

Email 

EXPERIENCE

Director

2011 to 2015

Dallas Area Rapid Transit (DART) - Director on the 15-member Board of Directors. Appointed to the Board in May 2011 by the City of Garland. Served as the Chairman of the Audit Committee.

Consultant

2011 to 2012

TGGT Midstream LLC – A spin-off from Exco, Inc. and BG Petroleum. It is a \$1.5 billion asset pipe installation company. The general ledger was converted from Excaliber to Microsoft Solomon.

2008 to 2009

Lineage Holdings, LLC – This Company was formed by The Gores Group (“Gores”), a venture capital company, as the successor to the Tyco Electronics Company Power Systems Group. The \$400 million revenue with international operations was acquired by Gores at the end of 2007. The company required the transition of accounting and administrative functions from the centralized Tyco facility. Additionally, a three-year re-statement audit was completed for the company. In December, 2008 the acquisition of the \$100 million revenue public company, Cherokee International Corp, was completed and the company was taken private and merged as a division of Lineage Holdings, LLC. Consulting activities were performed in conjunction with the consulting activities of FTI Consulting Inc. (NYSE: FCN).

Chief Financial Officer

Hackney Ladish Holding Corp.

2006 to 2008

A \$75 million manufacturer of butt-welded pipe fittings for the oil and gas pipeline industry. The company operates plants with 350 employees (union and non-union) in two states. The company is a \$57 million leveraged purchase by a venture capitalist from Trinity Industries, Inc., a multi-billion dollar publicly traded company. The accounting and manufacturing system is BPCS using manufacturing standard costs.

- Managed the transition from Trinity Industries to a stand-alone accounting system.
- Completed the acquisition accounting and initial financial statements for the certified audit.
- Installed and administered the personnel systems for the company (payroll, benefits administration, personnel procedures, and related accounting processes).
- Installed cash flow monitoring procedures, monthly financial reporting procedures, and key performance indicator reporting, banking, and manufacturing standard cost processes.

Consultant

2003 to 2006

- PricewaterhouseCoopers – Review of Sarbanes-Oxley 404 assurance audit work papers and audit materials as a member of the integrated audit team on five publicly traded company engagements. Responsible for training staff in SOX audit testing procedures and for the evaluation of a multi-billion dollar publicly traded company’s control environment.
- Radiologix Inc. (medical scanning equipment management company) – Co-management of the internal control documentation and testing team to meet the requirements of Sarbanes-Oxley Act 404 compliance.
- Safety-Kleen Inc. (liquid waste management company) – inventory controls
- Commercial Metals, Inc. (commodities trading and steel recycling company – SOX testing
- Bell Helicopter – revenue and accounts receivable

Prima Industrie SpA (publicly traded Italian company)

1993 to 2002

Prima US, Inc. (wholly owned subsidiary of Prima Industrie SpA)

Chief Financial Officer (2000 to 2002)

North American Operations consists of two US operating companies manufacturing industrial lasers and laser machine tools. Consolidated operations total \$60 million in sales and 160 employees.

Managed the financial (audit, tax, credit and collection, payroll, budgeting, forecasting, insurance, and related functions) and the HR and IT functions in two operating companies Laserdyne Prima, Inc (formally named Prima US, Inc.) and Convergent Prima, Inc. Member of the Board of Directors of each of the corporations. Reported to the President North American Operations.

- Led the restructuring of both operating companies to reduce costs and improve operating efficiencies resulting in cost savings of over 20% during a period of stagnant sales growth in the capital goods/specialty machine tool business.
- Supervised the due diligence for both acquisitions (\$6.3 million and \$8.5 million).

Chief Operating Officer (1993 to 2000)

This was a start-up company to market, sell, and service the laser machine tool products manufactured by the Italian parent company. Developed sales leads, made sales presentations and closed sales on laser machine tool systems from \$500k to \$1 million in unit value. Reported to CEO in Italian parent company.

Other Experience

- Independent Consultant (1985 to 1993)
- CFO, Secretary, Treasurer, The Continuum Company, Inc.- Publicly traded life insurance software applications provider (1980 to 1985)
- Division CFO, WR Grace Corporation - Consumer Goods Wholesale Distribution (1977 to 1980)
- Subsidiary Controller, Old El Paso Mexican food canning (1973 to 1977)
- PricewaterhouseCoopers Big 4 Public Accounting (1968 to 1973)
- General Motors Accounting (1967 to 1968)

Education

University of Michigan, Ann Arbor, Michigan – BA Economics (1967)

Professional Licenses

Certified Public Accountant – Michigan (1970)

Board of Directors

Dallas Area Rapid Transit (DART), Director and Chairman of the Audit Committee (2011 - 2016)

Boy Scouts of America

Assistant Scoutmaster Troop 295

Eagle Scout

Vigil Honor Order of the Arrow

Chairman 2020 Scouting for Food drive

References

Ray Noah
Retired Mayor and judge
City of Richardson
214-769-2179

David Brady
214-773-4584

Jon Lee
Retired Lutheran Minister
214-289-4174

Aaron Coley, CPA
Chief Financial Officer
Daseke, Inc.
817-877-8321



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

11. a.

Meeting Date: 04/04/2023

Item Title: Youth Standards of Care

Submitted By: D'Lee Williams, Recreation Director

Summary of Request/Problem

Council is requested to adopt an ordinance with public comments for Youth Programs Standards of Care to meet the requirements of Texas Human Resource Code, Section 42.041(b)(14) to exempt recreational programs for children operated by municipalities from state child care licensing.

In order to receive exempt status for elementary age (ages 5-13) and teen recreation programs, a municipality must adopt a youth programs standards of care ordinance after a public hearing. Parks, Recreation and Cultural Arts Department staff has formulated standards of care for youth programs that includes staffing ratios, minimum staff, qualifications, minimum facilities, health and safety standards, and a mechanism for monitoring and enforcing the local standards; and further provides for notifying parents that the program is not licensed by the state and that the program may not be advertised as a daycare facility.

This item was considered by the Council at the March 20, 2023 Work Session.

Recommendation/Action Requested and Justification

Adopt an ordinance with public comments for youth programs standards of care.

Attachments

Youth Programs Standards of Care Ordinance

Youth Programs Standards of Care

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS, ADOPTING STANDARDS OF CARE FOR YOUTH PROGRAMS OFFERED BY THE CITY OF GARLAND PARKS, RECREATION, CULTURAL ARTS DEPARTMENT; DIRECTING THAT A COPY OF THIS ORDINANCE, THE ADOPTED STANDARDS OF CARE, AND OTHER PROGRAM INFORMATION BE DELIVERED TO THE STATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Human Resource Code, Section 42.041(b)(14) establishes requirements to exempt recreational programs operated by municipalities for children from State child care licensing;

WHEREAS, in order to receive exempt status for an elementary age (ages 5-13) recreation program, a municipality must adopt standards of care ordinance after a public hearing for the program, then submit a copy of the standards, a notice of the public hearing for the program, a copy of the program, and a copy of the ordinance adopting the standards to the State;

WHEREAS, the City of Garland, Texas, has formulated standards of care that at a minimum includes staffing ratios, minimum staff, qualifications, minimum facilities, health and safety standards, and a mechanism for monitoring and enforcing the local standards; and further provides for notifying parents that the program is not licensed by the state and that the program may not be advertised as a day care facility; and

WHEREAS, the City Council after conducting a public hearing and affording a full and fair hearing to all citizens, and in the exercise of legislative discretion, has concluded that the attached standards of care should be approved.

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

Section 1.

The City Of Garland, Texas, hereby adopts the standards of care for an elementary age recreation program, which is attached as Exhibit "A" and incorporated herein by reference, pursuant to Section 42.041 (b)(14), Texas Human Resources Code.

Section 2.

That the Managing Director of Parks, Recreation, and Cultural Arts shall cause a copy of the standards, a notice of the public hearing for the program, a copy of the program, and a copy of this Ordinance adopting the standards be delivered to the State in accordance with the applicable regulations.

Section 3.

This Ordinance shall become effective immediately upon its passage and approval.

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City of Garland

Youth Program Standards of Care

The following Youth Program Standards of Care (“Standards of Care”) allow for exemption from state licensing by the City of Garland, Texas pursuant to Texas Human Resources Code §42.041(b)(14). The Standards of Care are intended to be minimum standards by which the City of Garland Parks, Recreation and Cultural Arts Department will operate the City's Youth Programs. The programs operated by the City are recreational in nature and are not day care programs.

GENERAL ADMINISTRATION

1) Organization

- A. The governing body of the Programs is the City Council.
- B. Implementation of the Standards of Care is the responsibility of the Director and Department employees.
- C. These Standards of Care apply to all Programs.
- D. Each Garland recreation center will have available for public review a current copy of the Standards of Care.
- E. Parents will be provided access to a current copy of the Standards of Care through the City’s web site.
- F. Criminal background checks will be conducted on prospective Program employees ages 18 and older. If results of that criminal check indicate that an applicant has been convicted of any of the following offenses, he or she will not be considered for employment:
 - (1) a felony or a misdemeanor classified as an offense against a person or family;
 - (2) a felony or misdemeanor classified as public indecency;
 - (3) a felony or misdemeanor violation of any law intended to control the possession or distribution of any controlled substance;
 - (4) any offense involving moral turpitude; or
 - (5) any offense that would potentially put youth participants or the City at risk.

2) Definitions

As used in these Standards of Care, the following words and phrases shall have the following meanings unless the context clearly indicates a different meaning:

- A. *City*: City of Garland, a Texas home rule municipality located in Dallas County, Texas.
- B. *City Council*: City Council of the City of Garland.
- C. *Department*: City’s Parks, Recreation and Cultural Arts Department.
- D. *Director*: The Recreation Director of the Department or their designee.
- E. *Employee(s)*: Term used to describe people who have been hired to work for the City and have been assigned responsibility for managing, administering, or implementing some portions of the

Programs.

F. *Parent(s)*: This term will be used to represent one or both parent(s) or adults who have legal custody and authority to enroll their child(ren) in Programs.

G. *Participant*: A youth whose parent(s) have completed all required registration procedures and determined to be eligible for a Program.

H. *Program* or *Youth Program*: City recreation programs consisting of the Standing Tall and Reaching for Success (STARS) Camp, the Duck Creek Adventure Camp, Fields Summer Camp and such other recreation programs operated from time to time by the Department where the participants are Youth.

I. *Program Leader* or *Leader*: A Department part-time employee who has been assigned responsibility to implement the Programs.

J. *Program Manual*: Notebook of policies, procedures, required forms, and organizational and programming information relevant to Programs.

K. *Program Site*: The recreation center where program is located.

L. *Program Supervisor* or *Supervisor*: The Department's full-time Recreation Specialist who has been assigned administrative responsibility for one or more of the Programs.

M. *Recreation Center*: One of six facilities operated by the City of Garland.

N. *Youth*: A child who is at least five (5) years of age but not older than thirteen (13) years of age.

O. *Recreation Manager*: The Recreation Manager of the Department or their designee.

3) Inspections/Monitoring/Enforcement

A. The Director or Recreation Manager will make visual inspections of the Program based on the following schedule:

(1) The STARS, Duck Creek Adventure, and Fields Summer camps will be inspected twice during its summer schedule.

(2) Programs scheduled during winter break and spring break will be inspected once.

(3) The inspection schedule of other Programs shall be determined when established and will be based on the duration of the Program.

B. Complaints regarding enforcement of the Standards of Care will be directed to the Supervisor. The Supervisor will be responsible to take the necessary steps to resolve the problems.

Complaints regarding enforcement of the Standards of Care and their resolution will be recorded by the Supervisor. Serious complaints regarding enforcement of the Standards of Care will be addressed by the Director and the complaint and the resolution will be noted.

4) Participation

A. Before a Youth can participate, a Parent must sign registration forms that contain:

(1) The name, address, phone number of the Youth;

(2) The name, address, and phone number of the Youth's Parent;

(3) The names and phone numbers of people to whom the Youth can be released;

(4) A statement/description of the Youth's special problems or needs;

(5) Emergency medical authorization;

(6) Proof of residency when appropriate; and

(7) A liability waiver.

(8) Disciplinary action forms

5) Suspected Abuse

Program employees will report suspected child abuse or neglect in accordance with the Texas Family

Code. In the case where a City employee is involved in an incident with a Youth that could be construed as child abuse, the incident must be reported immediately to the Recreation Manager or the Director. The Recreation Manager or Director will immediately notify the Police Department and any other agency as may be appropriate. Texas state law requires the staff of the Programs to report any suspected abuse or neglect of a child to the Texas Department of Protective and Regulatory Services or a law enforcement agency. Failure to report suspected abuse is punishable by fines up to \$1,000 and/or confinement up to 180 days. Confidential reports may be made by calling 1-800-252-5400.

STAFFING - RESPONSIBILITIES AND TRAINING

6) Youth Program Supervisor Qualifications

A. Supervisors will be full-time, professional employees of the City assigned to the Department and will be required to have all Program Leader qualifications as outlined in Section 7 of these Standards of Care.

B. Supervisors must be at least 21 years old

C. Supervisors must have a bachelor's degree from an accredited college or university or equivalent work experience.

Acceptable degrees include:

(1) Recreation Administration or General Recreation;

(2) Physical Education; or

(3) Any other comparable degree plan that would lend itself to working in a public recreation environment.

D. Supervisors must have one years' experience planning and implementing recreational activities or 2 years without a degree.

E. Supervisors must pass a background investigation including testing for illegal substances.

F. Supervisors must have successfully completed a course in first aid, Cardio Pulmonary Resuscitation (CPR), and AED based on either American Heart Association or American Red Cross standards.

7) Supervisor's Responsibilities:

A. Supervisors are responsible to administer the Programs' daily operations in compliance with the adopted Standards of Care.

B. Supervisors are responsible to recommend for hire, supervise, and evaluate Leaders.

C. Supervisors are responsible to plan, implement, and evaluate programs.

8) Youth Program Leader Qualifications:

A. Leaders will be part-time or temporary employees of the City assigned to the Department.

B. Leaders working with Youth must be age 18 or older; however, each age group will have at least one employee 18 years old or older present at all times.

C. Leaders should be able to consistently exhibit competency, good judgment, and self-control when working with Youth.

D. Leaders must relate to Youth with courtesy, respect, tolerance, and patience.

E. Leaders must have successfully completed a course in first aid, CPR, and AED based on either American Heart Association or American Red Cross standards. An exception can be made for no more than one staff person at each site, and that person shall successfully complete a first aid and CPR course within four weeks of starting work.

G. Leaders must pass a background investigation including testing for illegal substances.

9) Leader Responsibilities:

- A. Leaders will be responsible for providing Participants with an environment in which they can feel safe, can enjoy wholesome recreation activities, and can participate in appropriate social opportunities with their peers.
- B. Leaders will be responsible to know and follow all City, Departmental, and Program standards, policies, and procedures that apply to the Youth Programs.
- C. Leaders must ensure that Participants are released only to a Parent or an adult designated in writing by the Parent. A copy of the Department-approved plan to verify the identity of a person authorized to pick up a Participant if that person is not known to the Leader will be on file at the Recreation Center.
- D. Leaders are not allowed to post pictures or videos of campers on any personal social media platforms.

10) Training/Orientation:

- A. The Department is responsible for providing training and orientation to Program employees working with children and for specific job responsibilities. Supervisors will provide each Leader with a Program manual specific to Youth Programs.
- B. Program employees must be familiar with the Standards of Care as adopted by the City Council.
- C. Program employees must be familiar with the Program's policies including discipline, guidance, and release of participants as outlined in the Program Manual.
- D. Program employees will be trained in appropriate procedures to handle emergencies.
- E. Program employees will be trained in areas including City, Departmental, and Program policies and procedures, provision of recreation activities, safety issues, child psychology, and organization.
- F. Program employees will be required to sign an acknowledgement that they received the required training.

OPERATIONS

11) Staff-Participant Ratio

- A. The standard ratio of Participants to Leaders in the Programs will be 15 to 1. In the event a Leader is unable to report to work, a replacement will be assigned.
- B. Each Participant shall have a Program employee who is responsible for the Participant and who is aware of the Participant's habits, interests, and any special problems as identified by the Participant's Parent(s) during the registration process.

12) Discipline

- A. Program employees will implement discipline and guidance in a consistent manner based on the best interests of Program participants.
- B. There must be no cruel or harsh punishment or treatment.
- C. Program employees may use brief, supervised separation from the group if necessary.
- D. As necessary, Program employees will initiate discipline reports to the Parent(s) of Participants. Parents will be asked to sign discipline reports to indicate they have been advised about specific problems or incidents.
- E. A sufficient number and/or severe nature of discipline reports as detailed in the Program Manual may result in a Participant being suspended from the Program.

F. In instances where there is a danger to Participants or Program staff, offending Participants will be removed from the Program Site as soon as possible.

13) Programming

A. Program employees will attempt to provide activities for each group according to the Participants' ages, interests, and abilities. The activities must be appropriate to Participants' health, safety, and well-being. The activities also must be flexible and promote the Participants' emotional, social, and mental growth.

B. Program employees will attempt to provide time periods that include:

- (1) Alternating active and passive activities;
- (2) opportunity for individual and group activities, and
- (3) outdoor time each day as weather permits.

C. Program employees will be attentive and considerate of the participants' safety on field trips and during any transportation provided by the Program.

(1) During trips, Program employees supervising Participants must have immediate access to emergency medical forms and emergency contact information for each Participant.

(2) Program employees must have a written list of the Participants in the group and must check the roll frequently.

(3) Program employees must have first aid supplies and a guide to first aid and emergency care available on field trips.

14) Communication

A. Each age group will have communication availability to allow the age group to be contacted by Recreation Center personnel.

B. The Supervisor will make available the following phone numbers adjacent to a phone accessible to all Program employees at the Recreation Center:

- (1) Garland ambulance or emergency medical services
- (2) Garland Police Department
- (3) Garland Fire Department
- (4) Recreation Center
- (5) Numbers at which Parents may be reached
- (6) The phone number for the Program Site itself

15) Transportation

A. Before a Participant may be transported to and from the Program Site or other location by means of transportation provided by the City, a transportation form, completed by the Parent, must be filed with the Supervisor.

B. First aid supplies and a first aid and emergency care guide will be available in all Program vehicles that transport Participants.

FACILITY STANDARDS

16) Safety

A. Program employees will inspect Program areas daily to detect sanitation and safety concerns that might affect the health and safety of the Participants.

B. Buildings, grounds, and equipment on the Program site will be inspected, cleaned, repaired, and

maintained to protect the health of the Participants.

C. Program equipment and supplies must be safe for the Participants' use.

D. Program employees must have first aid supplies readily available in a designated location at each Program Site, during transportation to an off-site activity, and for the duration of any off-site activity. Program employees must have an immediately accessible guide to first aid and emergency care.

E. Air conditioners, electric fans, and heaters at the Program Site must be mounted out of Participants' reach or have safeguards that keep Participants from being injured.

F. Porches and platforms more than 30 inches above the ground at the Program Site must be equipped with railings Participants can reach.

G. All swing seats at Program Sites must be constructed of durable, lightweight, relatively pliable material.

17) Fire

A. In case of fire, danger of fire, explosion, or other emergency, Program employees' first priority is to evacuate the Participants to a designated safe area.

B. The Program Site will have an annual fire inspection and the resulting report will detail any safety concerns observed. The report will be forwarded to the Director who will review and establish deadlines and criteria for compliance.

C. All Program employees will be trained in the proper use of fire extinguishers as well as locations of fire extinguishers throughout the Recreation Center.

D. Fire drills will be initiated at the Recreation Center based on the following schedule:

(1) STARS and Duck Creek Adventure Camp: A fire drill twice during the summer sessions.

(2) Winter and spring break camps: A fire drill once during the winter and spring sessions.

(3) Other Programs: The time and frequency will be determined at the time the Program is established and will be based on the duration of the Program.

18) Health

A. *Illness or Injury*

(1) A Participant who is considered to be a health or safety concern to other Participants or Program employees will not be admitted to the Program.

(2) Illnesses and injuries will be handled in a manner to protect the health of all Participants and Program employees.

(3) Program employees will follow plans to provide emergency care for injured Participants with symptoms of an acute illness as specified in the Program manual.

(4) Program employees will follow the recommendation of the Texas Department of Health concerning the admission or readmission of any Participant after a communicable disease.

B. *Administration of Medication*

Program employees will administer medication to a Participant only if:

(1) Parent(s) complete and sign a medication form that provides authorization for staff to dispense medication with details as to time and dosages.

(2) Prescription medications are in the original containers labeled with the Participant's name, a date, directions, and the physician's name. Program employees will administer the medication only as stated on the label. Program employees will not administer medication after the expiration date.

(3) Nonprescription medications are labeled with the Participant's name and the date the medication was brought to the Program. Nonprescription medication must be in the original container. Program employees will administer it only according to label direction.

(4) Medication dispensed will be limited to routine oral ingestion not requiring special knowledge or skills on the part of Program employees. No injections will be administered by the Program employees.

(5) Program employees must ensure medications are inaccessible to Participants or, if it is necessary to keep medications in the refrigerator (when available), medications will be kept separate from food.

C. Toilet Facilities

(1) The Program site will have inside toilets located and equipped so children can use them independently and Program staff can supervise as needed.

(2) There must be one flush toilet for every 30 children. Urinals may be counted in the ratio of toilets to children, but they must not exceed 50% of the total number of toilets.

(3) An appropriate and adequate number of lavatories will be provided.

D. Sanitation

(1) Each Program Site must have adequate light, ventilation, and heat.

(2) Each Program Site must have an adequate supply of water meeting the standards of the Texas Department of Health for drinking water and ensure that it will be supplied to the participants in a sanitary manner.

(3) Program employees must see that garbage is removed from buildings daily.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. b.

Meeting Date: 04/04/2023

Item Title: Z 22-82 Joseph and Beverly Darnell - Specific Use Provision (District 5)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Specific Use Provision for a Guest House Use on a property zoned Single-Family-10 (SF-10) District.

Approval of a Plan for a Guest House.

LOCATION

2701 Larry Drive

OWNER

Joseph and Beverly Darnell

PLAN COMMISSION RECOMMENDATION

On March 13, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for a Guest House Use on a property zoned Single-Family-10 (SF-10) District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for a Guest House.

In addition, the Plan Commission recommended the SUP to be valid for fifteen (15) years.

The applicant initially requested for the SUP to be valid for an indefinite time period. However, the applicant has revised the proposed time period to twenty-five (25) years.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Guest House Use on a property zoned Single-Family-10 (SF-10) District.

Approval of a Plan for a Guest House.

BACKGROUND

This site is zoned Single-Family-10 (SF-10) District and is developed with a single-family dwelling and a workshop that was permitted in 2013. The applicant would like to convert the existing workshop in the backyard to a guest house.

SITE DATA

The site contains approximately 0.26 acres with approximately 134.92 lineal feet of frontage along Carney Drive and 79 lineal feet of frontage along Larry Drive. The property has access from Carney Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family (SF-10) District which allows single-family residential use. 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. Further, the SF-10 District allows a Guest House with approval of a Specific Use Provision through a public hearing by Plan Commission and City Council.

CONSIDERATIONS

1. **Site Plan:** The applicant requests a 384 square-foot Guest House, to be located behind the primary house. The applicant requests to convert the existing workshop in the backyard to a Guest House. The primary house and garage combined is 1,320 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.

Per the definition, the Guest House area cannot exceed more than thirty (30%) percent of the primary structure footprint. Therefore, the maximum area allowed is 396 square feet and the site plan (Exhibit C) complies with this requirement.

2. **Parking:** The site plan (Exhibit C in the Plan item) shows a total of three (3) parking spaces and meets the parking requirement.
3. **Building Design:** The design of the building complies with the applicable building design regulations of GDC.
4. **Specific Use Provision:** The applicant requests a Specific Use Provision to be valid for twenty-five (25) years. The SUP time period guide recommends between five (5) years to unlimited.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

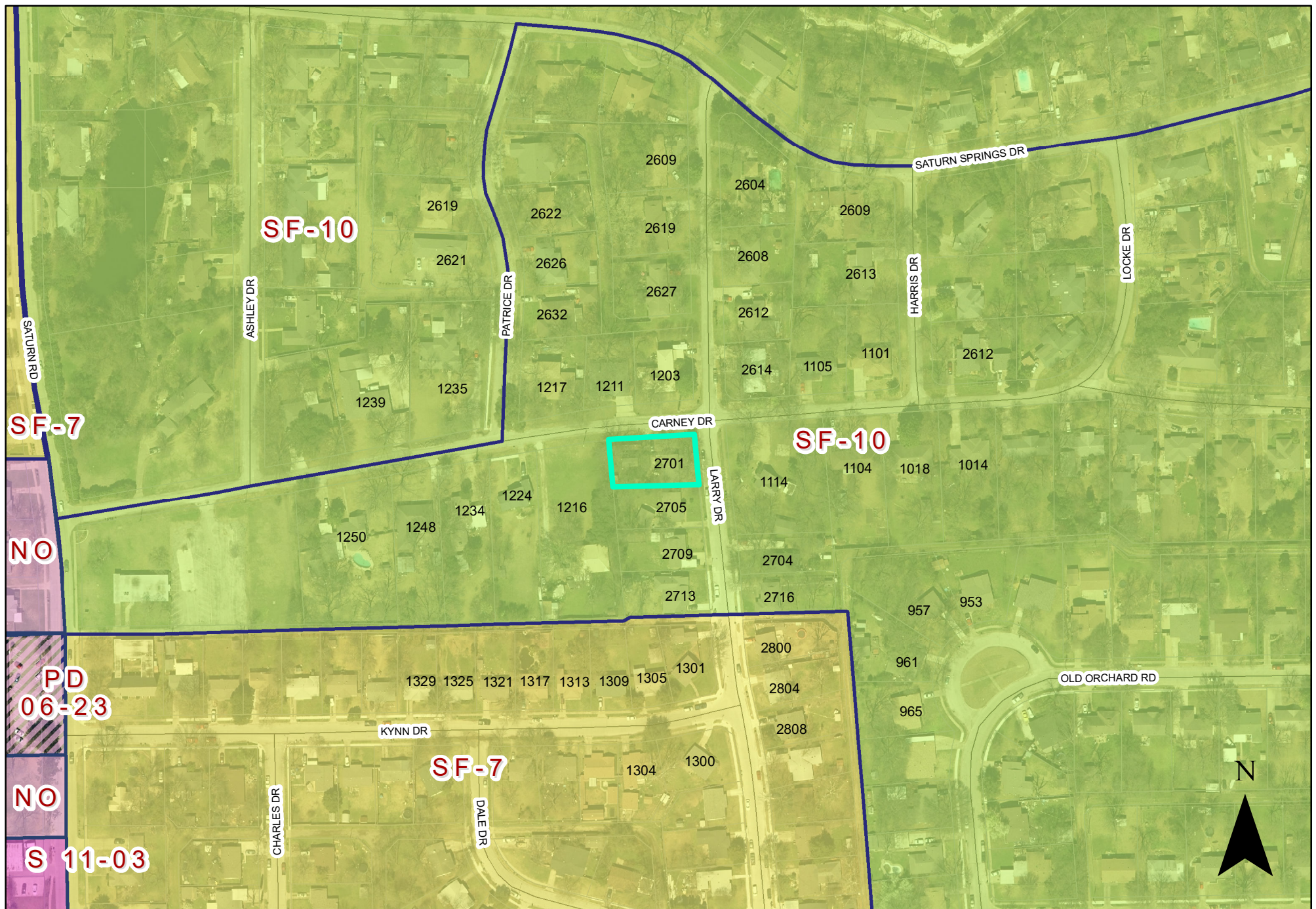
The request is generally compatible with the Comprehensive Plan. While the Comprehensive Plan does not directly address accessory dwelling units, guest houses offer an opportunity for “aging in place” and multi-generational housing, as well as offering relief for a lack of affordable housing options.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, south and west are zoned Single-Family-10 (SF-10) District and they are developed with single-family detached homes.

Attachments

Z 22-82 Location Map
Z 22-82 - SUP Conditions
Z 22-82 R&M - SUP
Z 22-82 Responses
Z 22-82 Staff Presentation



0 130 260 Feet
1 inch = 198 feet

ZONING MAP Z 22-82

 INDICATES AREA OF REQUEST

2701 Larry Drive

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-82

2701 Larry Drive

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

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

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

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

IV. General Regulations: All regulations of the Single-Family-10 (SF-10) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

V. Development Plans:

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

VI. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for twenty-five (25) years.

REPORT & MINUTES

P.C. Meeting, March 13, 2023

4a. APPROVED Consideration of the application of **Joseph and Beverly Darnell**, requesting approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-10 (SF-10) District. This property is located at 2701 Larry Drive. (District 5) (File Z 22-82 – Specific Use Provision)

Representing the applicant Beverly Darnell, 1000 W. Avenue F, Garland, Texas, remained available for questions.

There was discussion between the Plan Commission and Ms. Darnell regarding the request to be an indefinite time period. A recommendation was made to limit the approval of the Specific Use Provision to 10-12 years.

Representing nearby property ownership with a request for clarification on a guest house, Victoria Childers Askew, 1104 Carney Drive, Garland, Texas.

The speaker expressed her concerns and opposition to this property becoming similar to an Air B&B and all the issues that those properties are facing throughout the Metroplex. If the purpose of the guest house is to allow family to stay for visits, then she has no concerns and would not be in opposition.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented for a period of 15 years. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**



0 130 260 Feet 1 inch = 198 feet	ZONING MAP Z 22-82	■ INDICATES AREA OF REQUEST ○ INDICATES NOTIFICATION AREA
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2701 Larry Drive

Comment Form

Case Z 22-82

Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is located at 2701 Larry Drive. (District 5)

Z 22-82 Joseph and Beverly Darnell. El solicitante solicita convertir un taller de patio trasero permitido existente en una casa de huéspedes. El sitio está ubicado en 2701 Larry Drive. (Distrito 5)

Z 22-82 Joseph and Beverly Darnell. Người nộp đơn yêu cầu chuyển đổi một hội thảo sân sau được phép hiện có thành một nhà khách. Trang web được đặt tại 2701 Larry Drive. (Quận 5)

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

~~WRONG~~ → ☒ ~~For / A Favor / Đúng~~

Correct → ☐ 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.

Kendra Duck (Shutt) and Terry Duck - Tenant

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

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

1216 Carney Dr.

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

Kendra Duck (Shutt)

Signature / Firma / Chữ ký

March 10, 2023

Date / Fecha / Ngày

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

MAR 10 '23 AM 10:21

Comment Form Continued – Case Z 22-82

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

My parents, L.G. Shutt (deceased) and Dorla Shutt have lived at the 1216 Carney Dr., across from 2701 Larry St, for 60 years. I have lived in my house for 35 years. I have seen changes in the area, but this is not a welcome change.

In looking up "Guest House" w/ the city of Garland, all are for a rental. If so, No this is not what I want for our neighborhood.

Comment Form

Case Z 22-82

Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is located at 2701 Larry Drive. (District 5)

Z 22-82 Joseph and Beverly Darnell. El solicitante solicita convertir un taller de patio trasero permitido existente en una casa de huéspedes. El sitio está ubicado en 2701 Larry Drive. (Distrito 5)

Z 22-82 Joseph and Beverly Darnell. Người nộp đơn yêu cầu chuyển đổi một hội thảo sân sau được phép hiện có thành một nhà khách. Trang web được đặt tại 2701 Larry Drive. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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DORLA SHUTT

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.)

1203 Carney DRIVE

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

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Dorla Shutt

Signature / Firma / Ch ữ ký

March 8, 2023

Date / Fecha / Ngày

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

MAR 10 '23 AM 10:11

NOTES ON BACK

Comment Form

Case Z 22-82

I have lived in this traditional neighborhood for 60 years. I am against multi-family residences and the problems associated with them. My address faces this building.

Dorla Shutt

For / A Favor / Đồng ý

Dorla Shutt

3/8/23

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, Propietario de negocio, Inquilino, etc. / Chủ sở hữu tài sản, Chủ doanh nghiệp, Người thuê v.v.)

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

City, State / Estado de la Ciudad / Thành phố

Zip Code / Código postal / Mã Bưu Chính

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

Date / Fecha / Ngày

Comment Form

Case Z 22-82

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Z 22-82 Joseph and Beverly Darnell. Người nộp đơn yêu cầu chuyển đổi một hội thảo sân sau được phép hiện có thành một nhà khách. Trang web được đặt tại 2701 Larry Drive. (Quận 5)

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



For / A Favor / Đúng



Against / En Contra / Không

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Virginia & Michael Durrall

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.)

2621 Patrice 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

Virginia Durrall Michael Durrall 3-6-23

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-82

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

Please approve this application. This
is great for property value

Comment Form

Case Z 22-82

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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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Marquez Juan J & Maricela

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.)

1305 Kynn Dr Garland TX

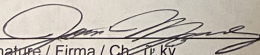
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

3-4-2023

Date / Fecha / Ngày

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

From: [Bianca Leddy](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case Z 22-82 form
Date: Monday, March 13, 2023 4:16:21 PM

Hello,

Attached is my comment form for the case. I have attached both sides in favor for the conversion. If you have any further questions, feel free to call or email me.

Heather Cruz
1309 Kynn Drive
Garland, TX 75041

214 256 0138

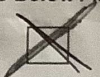
Comment Form Case Z 22-82

Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is located at 2701 Larry Drive. (District 5)

Z 22-82 Joseph and Beverly Darnell. El solicitante solicita convertir un taller de patio trasero permitido existente en una casa de huéspedes. El sitio está ubicado en 2701 Larry Drive. (Distrito 5)

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



For / A Favor / Đúng



Against / En Contra / Không

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

 Heather Cruz

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.)

1309 Kynn Dr. Garland, TX 75041

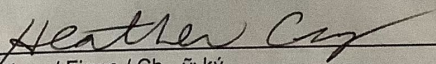
Your Property Address / La dirección de su propiedad / Địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u 0 hình

 Heather Cruz

Signature / Firma / Ch ữ ký

3-13-23

Date / Fecha / Ngày

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

[Sent from Yahoo Mail for iPad](#)

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**Comment Form Continued –
Case Z 22-82**

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 believe the property owner
has the right to convert
backyard workshop to a
guest house.

Morales, Elisa

From: Cathy Stark <cathy.stark55@yahoo.com>
Sent: Friday, March 17, 2023 2:10 PM
To: Planning Group
Subject: [EXTERNAL] Case Z22-82

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Comment Form
Case Z 22-82

Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is located at 2701 Larry Drive. (District 5)

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

☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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Cathy Stark
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.)

1014 Carney 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 Bưu Chính

Cathy Stark
Signature / Firma / Chữ ký
(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. email và số điện thoại là tùy chọn.)

3/17/23
Date / Fecha / Ngày

Comment Form

Case Z 22-82

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Todd & Alyson Brown

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.)

1217 Carney Drive

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

Garland TX 75041

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã Bưu chính

Signature / Firma / Chữ ký

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3-13-2023

Date / Fecha / Ngày

**Comment Form Continued –
Case Z 22-82**

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

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

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

The status of this home has been questionable for years. If goal of rental property for extra income is to make repairs and improvements that would be great but how could that be promised? The storage building in question sits directly across the street from our front door. Increase in noise / music not wanted. More information would have to be shared about who / why they are in need of guest quarter for us to be in favor. I'm afraid it just leads to a source of income for whoever ends up owning the property. I'm pretty sure structure already added a bath / shower long ago so may have already been in violation of useage.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-82	March 13, 2023	April 4, 2023	Nabiha Ahmed

Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is located at 2701 Larry Drive. (District 5)

**Andrea K
Semple**
3/20/2023
3:05:22 PM

Against

925 CARNEY DR

GARLAND
TX
United States
75041

asemple44@gmail.com

4698674971

Outside the Notification Area

This could potentially become a rental unit and could be detrimental to neighborhood

Nel Lynch

Against

3/8/2023
3:47:03 PM

2924 Larry Drive

Garland
Texas
United States
75041

lynch_nel@yahoo.com

214 762 7056

Outside the Notification Area

I'm concerned it will be used as a AB&B

Leslie Smith

For

3/4/2023
2:05:08 AM

705 Lochness

Garland
Texas
United States
75044

Outside the Notification Area



GARLAND

TEXAS MADE HERE

The applicant requests to convert an existing permitted backyard workshop to a guest house.

City Council Meeting

April 4, 2023

Z 22-82

CASE INFORMATION

Location:	2701 Larry Drive
Applicant:	Joseph and Beverly Darnell
Owner:	Joseph and Beverly Darnell
Acreage:	0.26 acres
Zoning:	Single-Family-10 (SF-10) District

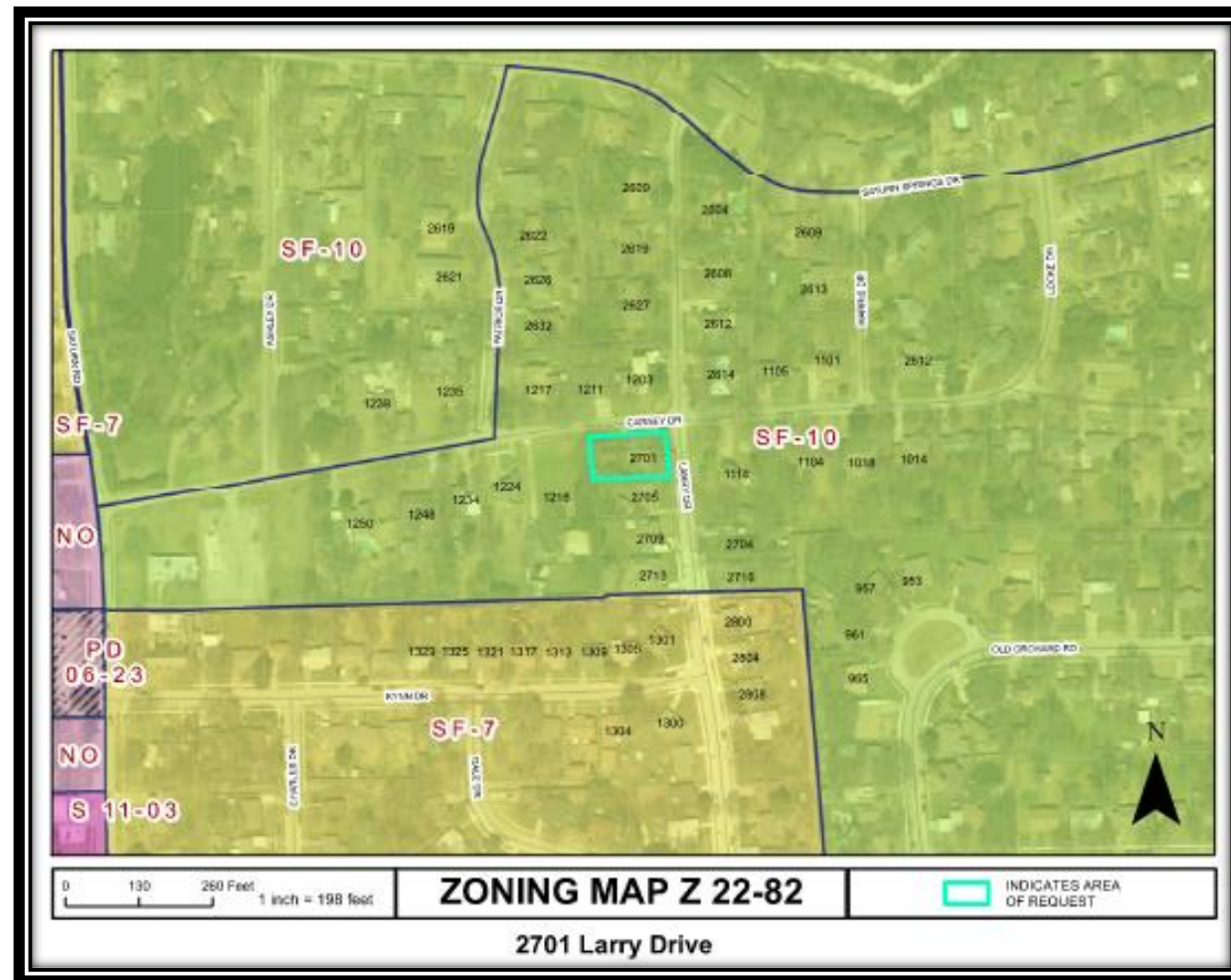


Z 22-82



GARLAND
TEXAS MADE HERE

LOCATION MAP

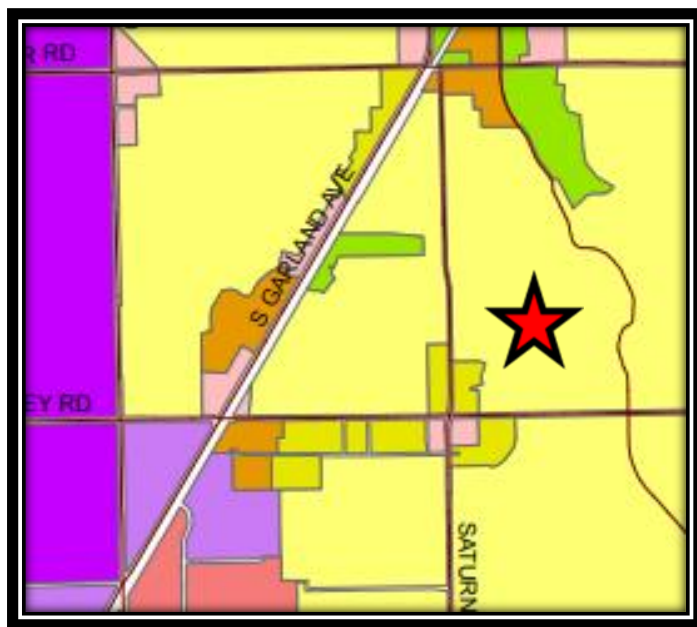


Z 22-82



GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The request is generally compatible with the Comprehensive Plan. While the Comprehensive Plan does not directly address accessory dwelling units, guest houses offer an opportunity for “aging in place” and multi-generational housing, as well as offering relief for a lack of affordable housing options.



GARLAND
TEXAS MADE HERE

PHOTOS



View of the main house from Larry Dr.



West side of the Guest House



North of the Guest House from Carney Drive

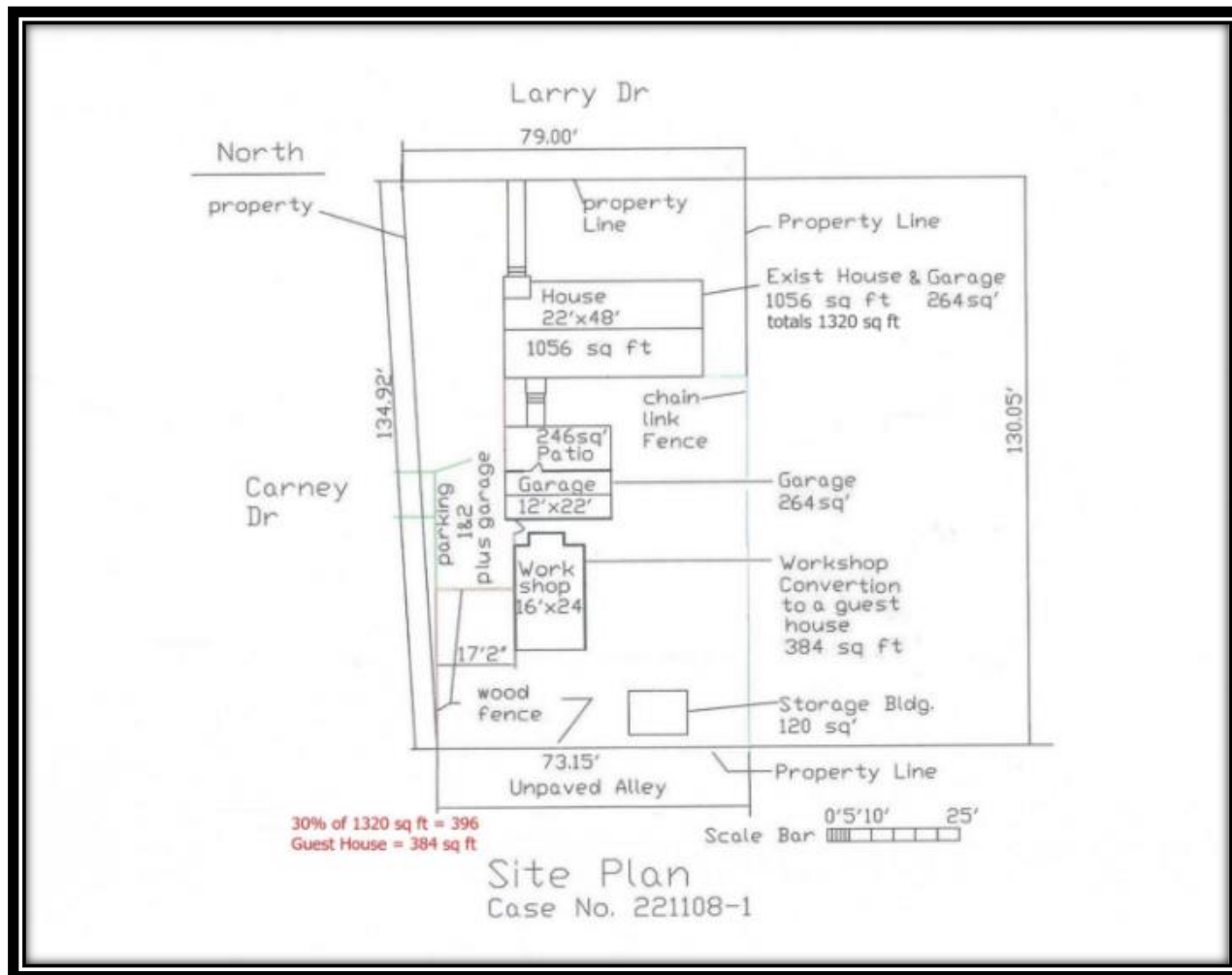


South side of the Guest House



GARLAND
TEXAS MADE HERE

SITE PLAN



Z 22-82

CONSIDERATION

The applicant requests a Specific Use Provision to be valid for an indefinite time period.
The SUP time period guide recommends between five (5) years to unlimited.

No deviations have been requested by the applicant.



GARLAND
TEXAS MADE HERE

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Guest House Use.

Approval of a Plan on a property zoned Single-Family-10 (SF-10) District.

Z 22-82

PLAN COMMISSION RECOMMENDATION

On March 13, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for a Guest House Use on a property zoned Single-Family-10 (SF-10) District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for a Guest House.

In addition, the Plan Commission recommended the SUP to be valid for fifteen (15) years.

The applicant initially requested for the SUP to be valid for an indefinite time period. However, the applicant revised the proposed time period to twenty-five (25) years.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. c.

Meeting Date: 04/04/2023

Item Title: Z 22-82 Joseph and Beverly Darnell - Plan (District 5)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Specific Use Provision for a Guest House Use on a property zoned Single-Family-10 (SF-10) District.

Approval of a Plan for a Guest House.

LOCATION

2701 Larry Drive

OWNER

Joseph and Beverly Darnell

PLAN COMMISSION RECOMMENDATION

On March 13, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for a Guest House Use on a property zoned Single-Family-10 (SF-10) District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for a Guest House.

In addition, the Plan Commission recommended the SUP to be valid for fifteen (15) years.

The applicant initially requested for the SUP to be valid for an indefinite time period. However, the applicant has revised the proposed time period to twenty-five (25) years.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Guest House Use on a property zoned Single-Family-10 (SF-10) District.

Approval of a Plan for a Guest House.

BACKGROUND

This site is zoned Single-Family-10 (SF-10) District and is developed with a single-family dwelling and a workshop that was permitted in 2013. The applicant would like to convert the existing workshop in the backyard to a guest house.

SITE DATA

The site contains approximately 0.26 acres with approximately 134.92 lineal feet of frontage along Carney Drive and 79 lineal feet of frontage along Larry Drive. The property has access from Carney Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family (SF-10) District which allows single-family residential use. 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. Further, the SF-10 District allows a Guest House with approval of a Specific Use Provision through a public hearing by Plan Commission and City Council.

CONSIDERATIONS

1. **Site Plan:** The applicant requests a 384 square-foot Guest House, to be located behind the primary house. The applicant requests to convert the existing workshop in the backyard to a Guest House. The primary house and garage combined is 1,320 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.

Per the definition, the Guest House area cannot exceed more than thirty (30%) percent of the primary structure footprint. Therefore, the maximum area allowed is 396 square feet and the site plan (Exhibit C) complies with this requirement.

2. **Parking:** The site plan (Exhibit C in the Plan item) shows a total of three (3) parking spaces and meets the parking requirement.
3. **Building Design:** The design of the building complies with the applicable building design regulations of GDC.
4. **Specific Use Provision:** The applicant requests a Specific Use Provision to be valid for twenty-five (25) years. The SUP time period guide recommends between five (5) years to unlimited.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The request is generally compatible with the Comprehensive Plan. While the Comprehensive Plan does not directly address accessory dwelling units, guest houses offer an opportunity for “aging in place” and multi-generational housing, as well as offering relief for a lack of affordable housing options.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, south and west are zoned Single-Family-10 (SF-10) District and they are developed with single-family detached homes.

Attachments

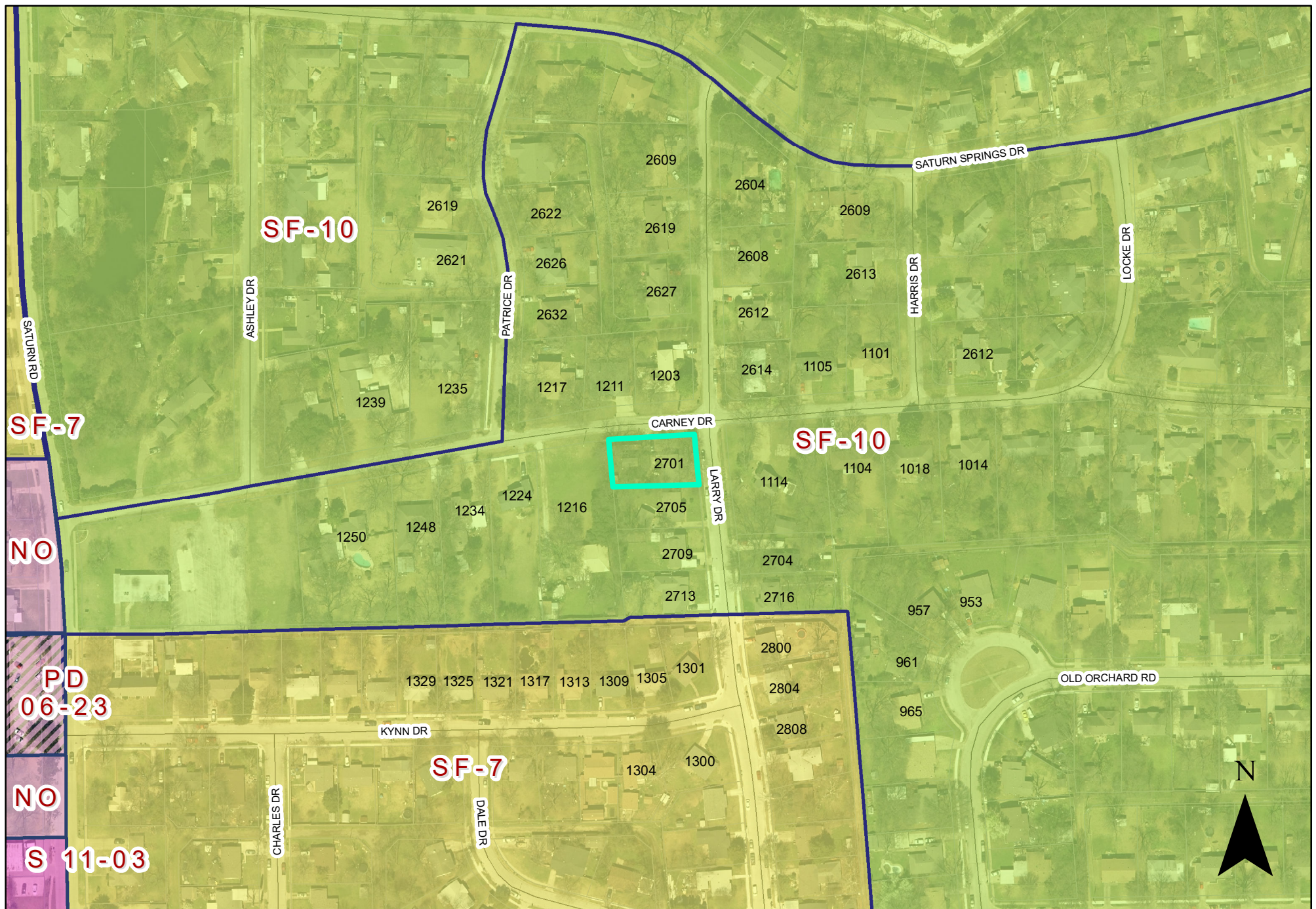
Z 22-82 Location Map

Z 22-82 Exhibit C

Z 22-82 R&M - Plan

Z 22-82 Responses

Z 22-82 Staff Presentation

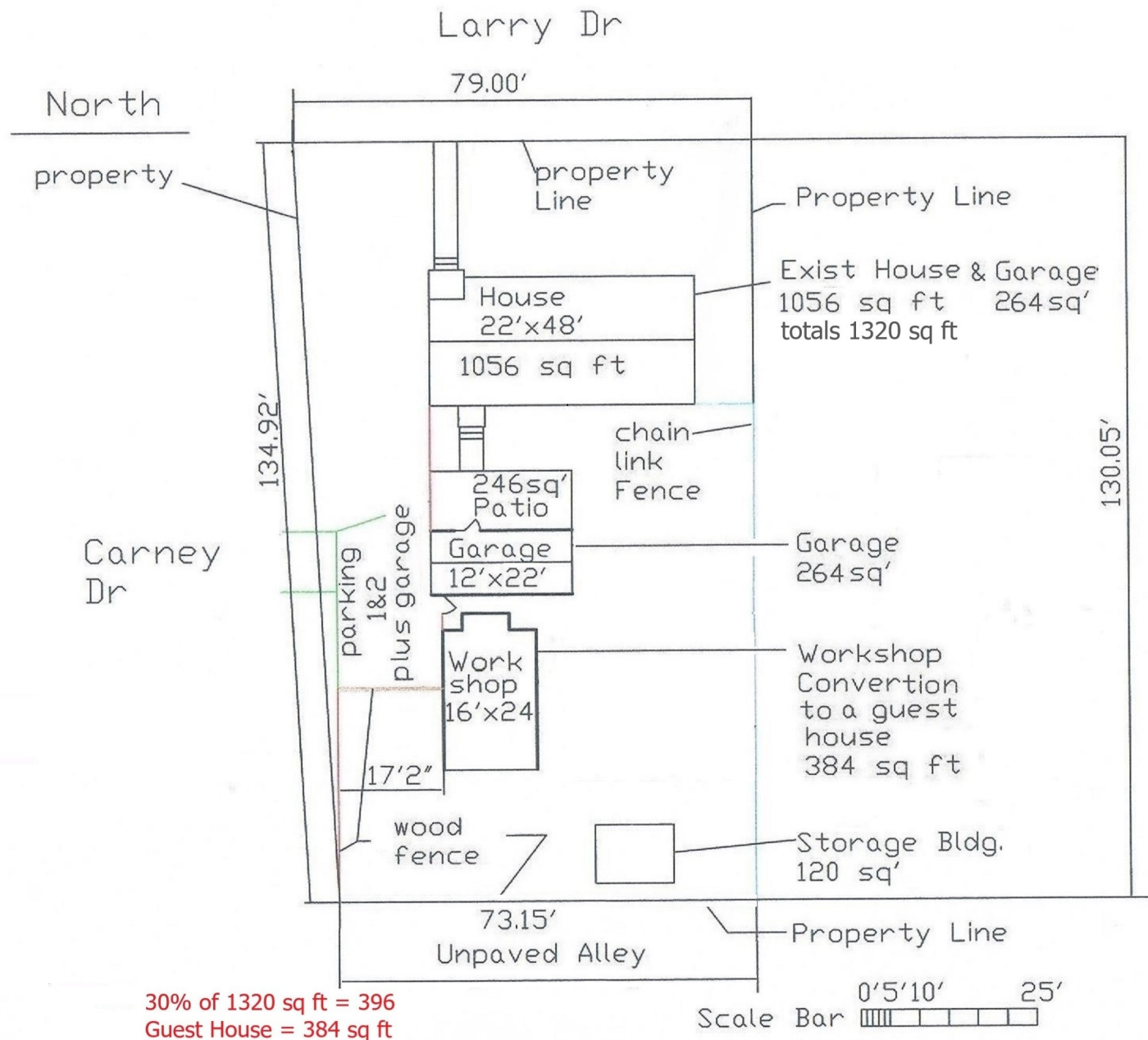


0 130 260 Feet
1 inch = 198 feet

ZONING MAP Z 22-82

 INDICATES AREA OF REQUEST

2701 Larry Drive



Site Plan
Case No. 221108-1

REPORT & MINUTES

P.C. Meeting, March 13, 2023

4b. APPROVED Consideration of the application of **Joseph and Beverly Darnell**, requesting approval of a Plan for a Guest House on a property zoned Single-Family-10 (SF-10) District. This property is located at 2701 Larry Drive. (District 5) (File Z 22-82 – Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented for a period of 15 years. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**



0 130 260 Feet
1 inch = 198 feet

ZONING MAP Z 22-82

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2701 Larry Drive

Comment Form

Case Z 22-82

Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is located at 2701 Larry Drive. (District 5)

Z 22-82 Joseph and Beverly Darnell. El solicitante solicita convertir un taller de patio trasero permitido existente en una casa de huéspedes. El sitio está ubicado en 2701 Larry Drive. (Distrito 5)

Z 22-82 Joseph and Beverly Darnell. Người nộp đơn yêu cầu chuyển đổi một hội thảo sân sau được phép hiện có thành một nhà khách. Trang web được đặt tại 2701 Larry Drive. (Quận 5)

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

~~WRONG~~ → ☒ ~~For / A Favor / Đúng~~

Correct → ☒ Against / En Contra / Không

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Kendra Duck (Shutt) and Terry Duck - Tenant

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

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

1216 Carney Dr.

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

Kendra Duck (Shutt)

Signature / Firma / Ch ữ ký

March 10, 2023

Date / Fecha / Ngày

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

MAR 10 '23 AM 10:21

Comment Form Continued – Case Z 22-82

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

My parents, L.G. Shutt (deceased) and Dorla Shutt have lived at the 1216 Carney Dr., across from 2701 Larry St, for 60 years. I have lived in my house for 35 years. I have seen changes in the area, but this is not a welcome change.

In looking up "Guest House" w/ the city of Garland, all are for a rental. If so, No this is not what I want for our neighborhood.

Comment Form

Case Z 22-82

Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is located at 2701 Larry Drive. (District 5)

Z 22-82 Joseph and Beverly Darnell. El solicitante solicita convertir un taller de patio trasero permitido existente en una casa de huéspedes. El sitio está ubicado en 2701 Larry Drive. (Distrito 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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DORLA SHUTT

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.)

1203 Carney DRIVE

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

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Dorla Shutt

Signature / Firma / Ch ữ ký

March 8, 2023

Date / Fecha / Ngày

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

MAR 10 '23 AM 10:11

NOTES ON BACK

Comment Form

Case Z 22-82

I have lived in this traditional neighborhood for 60 years. I am against multi-family residences and the problems associated with them. My address faces this building.

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

Dorla Shutt

For / A Favor / Ủng

☐

3/8/23

Dorla Shutt

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. For favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planeación 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 biên 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, Số Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề
(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu tài sản, Chủ doanh nghiệp, Người thuê v.v.)

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

City, State / Estado de la Ciudad / Thành phố

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký
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Date / Fecha / Ngày

Comment Form

Case Z 22-82

Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is located at 2701 Larry Drive. (District 5)

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Z 22-82 Joseph and Beverly Darnell. Người nộp đơn yêu cầu chuyển đổi một hội thảo sân sau được phép hiện có thành một nhà khách. Trang web được đặt tại 2701 Larry Drive. (Quận 5)

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



For / A Favor / Đúng



Against / En Contra / Không

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Virginia & Michael Durrall

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.)

2621 Patrice 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

Virginia Durrall Michael Durrall 3-6-23

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-82

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

Please approve this application. This
is great for property value

Comment Form

Case Z 22-82

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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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Marquez Juan J & Maricela

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

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1305 Kynn Dr Garland TX

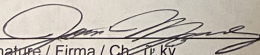
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

3-4-2023

Date / Fecha / Ngày

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

From: [Bianca Leddy](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case Z 22-82 form
Date: Monday, March 13, 2023 4:16:21 PM

Hello,

Attached is my comment form for the case. I have attached both sides in favor for the conversion. If you have any further questions, feel free to call or email me.

Heather Cruz
1309 Kynn Drive
Garland, TX 75041

214 256 0138

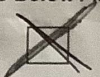
Comment Form Case Z 22-82

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For / A Favor / Đúng



Against / En Contra / Không

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 Heather Cruz

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

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1309 Kynn Dr. Garland, TX 75041

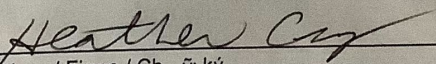
Your Property Address / La dirección de su propiedad / Địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u 0hính

 Heather Cruz

Signature / Firma / Ch ữ ký

3-13-23

Date / Fecha / Ngày

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

[Sent from Yahoo Mail for iPad](#)

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

**Comment Form Continued –
Case Z 22-82**

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 believe the property owner
has the right to convert
backyard workshop to a
guest house.

Morales, Elisa

From: Cathy Stark <cathy.stark55@yahoo.com>
Sent: Friday, March 17, 2023 2:10 PM
To: Planning Group
Subject: [EXTERNAL] Case Z22-82

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

Comment Form
Case Z 22-82

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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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Cathy Stark
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.)

1014 Carney 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 Bưu Chính

Cathy Stark
Signature / Firma / Chữ ký
(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. email và số điện thoại là tùy chọn.)

3/17/23
Date / Fecha / Ngày

Sent from my iPhone

Comment Form

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For / A Favor / Đúng



Against / En Contra / Không

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Todd & Alyson Brown

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

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1217 Carney Drive

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

Garland TX 75041

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã Bưu chính

Signature / Firma / Chữ ký

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3-13-2023

Date / Fecha / Ngày

**Comment Form Continued –
Case Z 22-82**

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

The status of this home has been questionable for years. If goal of rental property for extra income is to make repairs and improvements that would be great but how could that be promised? The storage building in question sits directly across the street from our front door. Increase in noise / music not wanted. More information would have to be shared about who / why they are in need of guest quarter for us to be in favor. I'm afraid it just leads to a source of income for whoever ends up owning the property. I'm pretty sure structure already added a bath / shower long ago so may have already been in violation of useage.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-82	March 13, 2023	April 4, 2023	Nabiha Ahmed

Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is located at 2701 Larry Drive. (District 5)

**Andrea K
Semple**
3/20/2023
3:05:22 PM

Against

925 CARNEY DR

GARLAND
TX
United States
75041

asemple44@gmail.com

4698674971

Outside the Notification Area

This could potentially become a rental unit and could be detrimental to neighborhood

Nel Lynch

Against

3/8/2023
3:47:03 PM

2924 Larry Drive

Garland
Texas
United States
75041

lynch_nel@yahoo.com

214 762 7056

Outside the Notification Area

I'm concerned it will be used as a AB&B

Leslie Smith

For

3/4/2023
2:05:08 AM

705 Lochness

Garland
Texas
United States
75044

Outside the Notification Area



GARLAND
TEXAS MADE HERE

The applicant requests to convert an existing permitted backyard workshop to a guest house.

City Council Meeting

April 4, 2023

Z 22-82

CASE INFORMATION

Location:	2701 Larry Drive
Applicant:	Joseph and Beverly Darnell
Owner:	Joseph and Beverly Darnell
Acreage:	0.26 acres
Zoning:	Single-Family-10 (SF-10) District



0 1 2 Miles
1 in = 2 miles

ZONING MAP Z 22-82

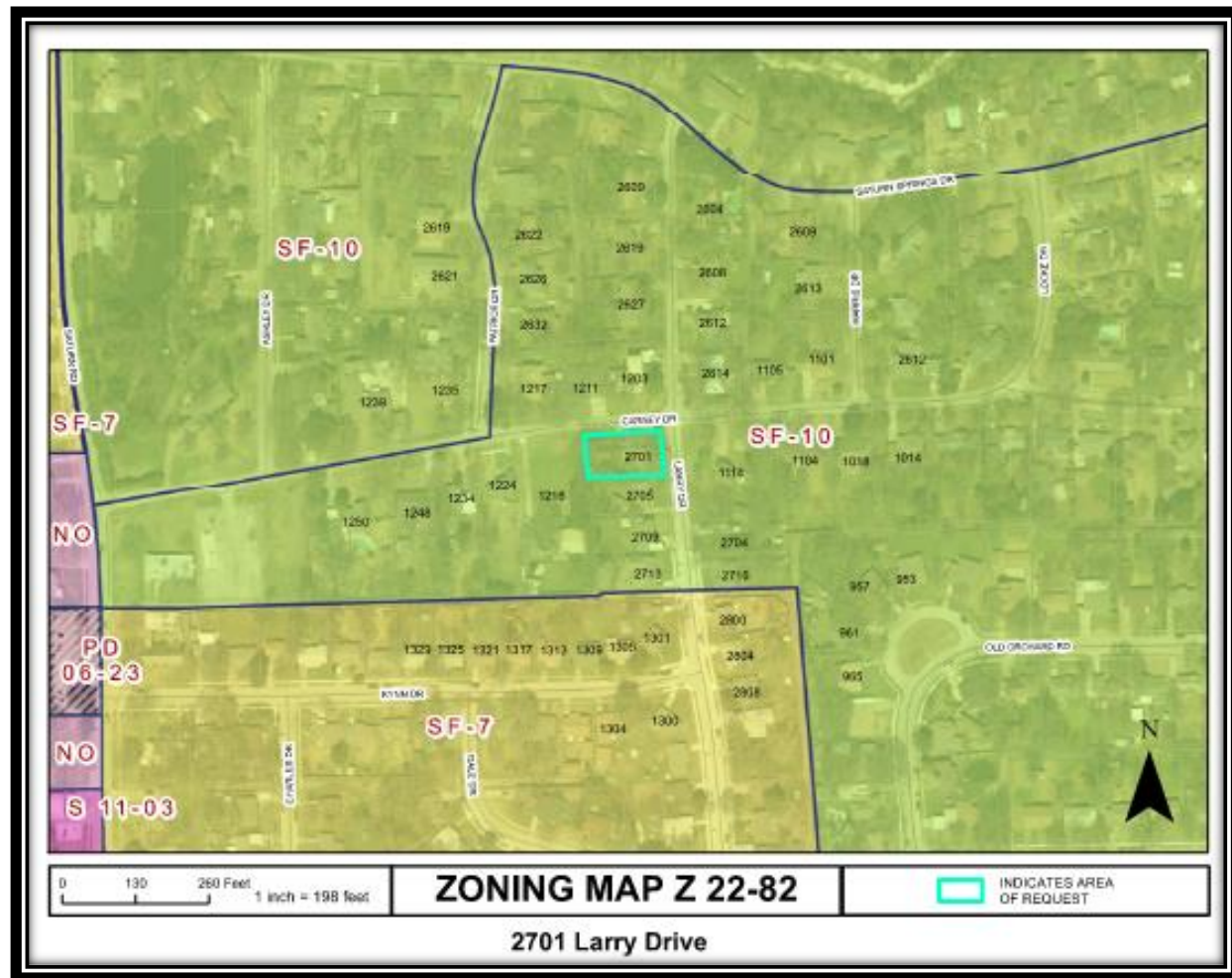
★ INDICATES AREA OF REQUEST

Z 22-82



GARLAND
TEXAS MADE HERE

LOCATION MAP

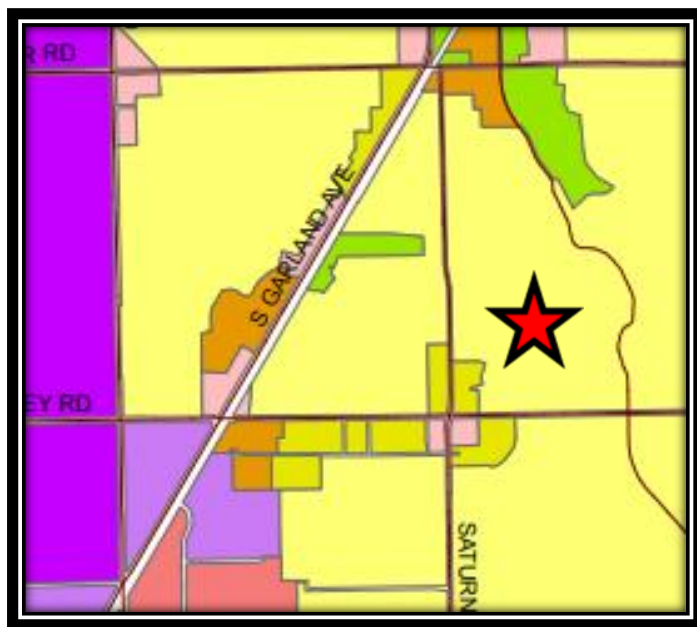


Z 22-82



GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The request is generally compatible with the Comprehensive Plan. While the Comprehensive Plan does not directly address accessory dwelling units, guest houses offer an opportunity for “aging in place” and multi-generational housing, as well as offering relief for a lack of affordable housing options.



GARLAND
TEXAS MADE HERE

PHOTOS



View of the main house from Larry Dr.



West side of the Guest House



North of the Guest House from Carney Drive

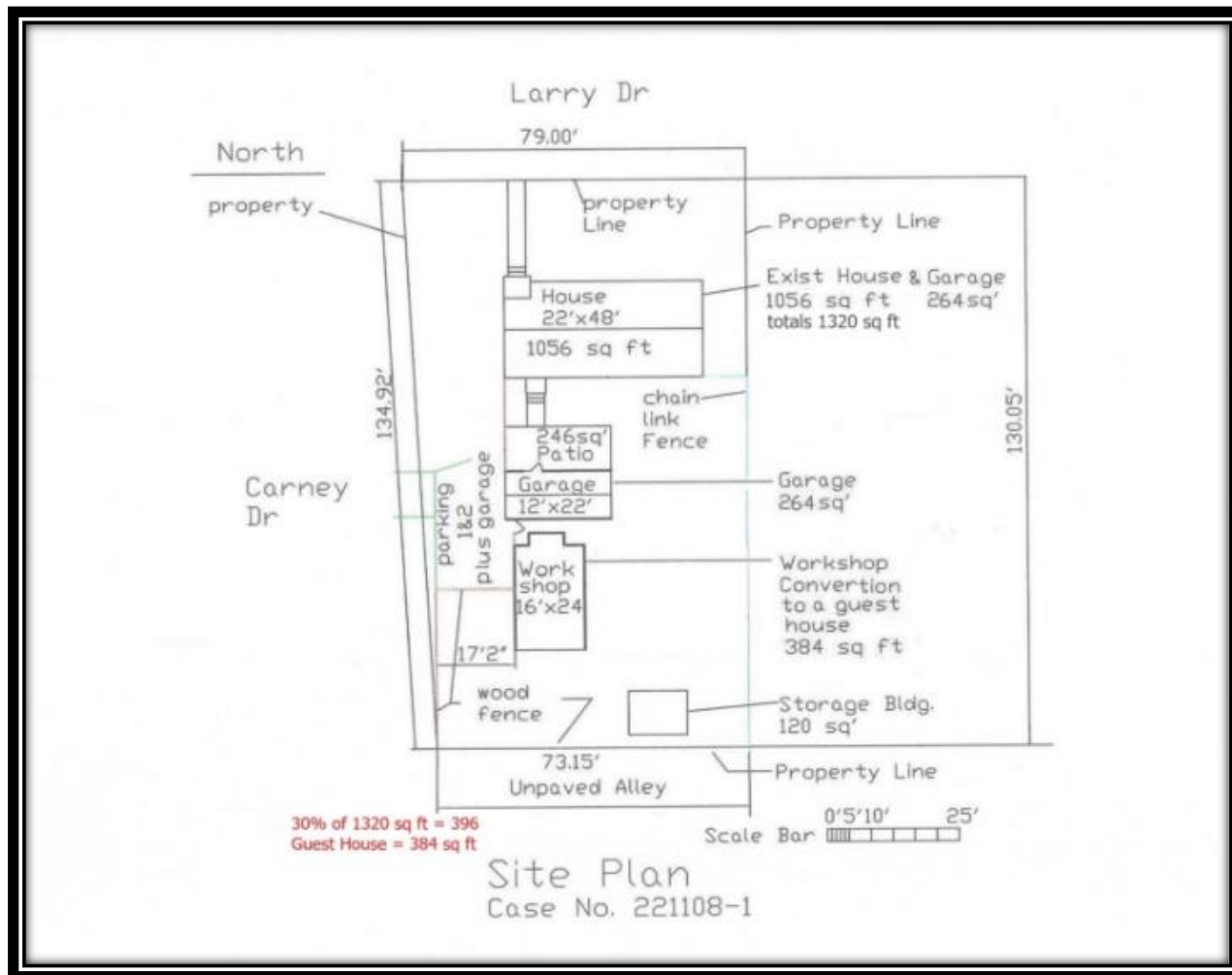


South side of the Guest House



GARLAND
TEXAS MADE HERE

SITE PLAN



Z 22-82

CONSIDERATION

The applicant requests a Specific Use Provision to be valid for an indefinite time period.
The SUP time period guide recommends between five (5) years to unlimited.

No deviations have been requested by the applicant.



GARLAND
TEXAS MADE HERE

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Guest House Use.

Approval of a Plan on a property zoned Single-Family-10 (SF-10) District.

Z 22-82

PLAN COMMISSION RECOMMENDATION

On March 13, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for a Guest House Use on a property zoned Single-Family-10 (SF-10) District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for a Guest House.

In addition, the Plan Commission recommended the SUP to be valid for fifteen (15) years.

The applicant initially requested for the SUP to be valid for an indefinite time period. However, the applicant revised the proposed time period to twenty-five (25) years.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. d.

Meeting Date: 04/04/2023

Item Title: Z 22-76 Shammy's Garland LLC - Specific Use Provision (District 7)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Community Retail (CR) District.

Approval of a Plan for an Automated/Rollover Car Wash Use.

LOCATION

2641 Belt Line Road

OWNER

Harold Peek

PLAN COMMISSION RECOMMENDATION

On February 13, 2023, the Plan Commission, by a vote of eight (8) to one (1), recommended approval of a Specific Use Provision for thirty (30) years for an Automated/Rollover Car Wash use on a property zoned Community Retail (CR) District.

The Plan Commission, by a vote of eight (8) to one (1), also recommended approval of a Plan for an Automated/Rollover Car Wash Use.

STAFF RECOMMENDATION

While a previous staff recommendation of approval was provided, new information to consider has been provided by the Economic Development Strategic Plan. Consideration should be given to whether automotive-related uses such as car washes and other “stand alone commercial” requiring zoning changes advance the City’s goals and whether a car wash is the best use of land at this location.

BACKGROUND

The subject property has an approved SUP for a Commercial Outdoor Amusement Use; however, the site remains vacant. The applicant proposes to open an automated/rollover car wash. The GDC requires a Specific Use Provision for an Automated/Rollover Car Wash use in the Community Retail (CR) District.

Per the applicant's request, this case was postponed from the March 7, 2023 City Council meeting.

SITE DATA

The site is 1.185-acres. The site is accessed from two entrances on a mutual access easement that leads to the Nursing Home to the North and is accessed from Belt Line Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community (CR) District, with a previous SUP [S 10-32] for a Commercial Outdoor Amusement Use which was not developed.

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

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to construct a 4,998 square foot automated/rollover car wash.
2. The applicant requests that the refuse container may be located in front of the building as opposed to behind the building per the GDC, due to site design challenges and safety accommodations. It should be noted the refuse container opening would face away from the public street view, as well as be screened by GDC-approved shrubs and a tree.
3. The applicant is requesting approval of a thirty (30) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty-five (25) to thirty (30) years.
4. The hours of operation will be 8:00 am to 8:00 pm every day of the week.

COMPREHENSIVE PLAN

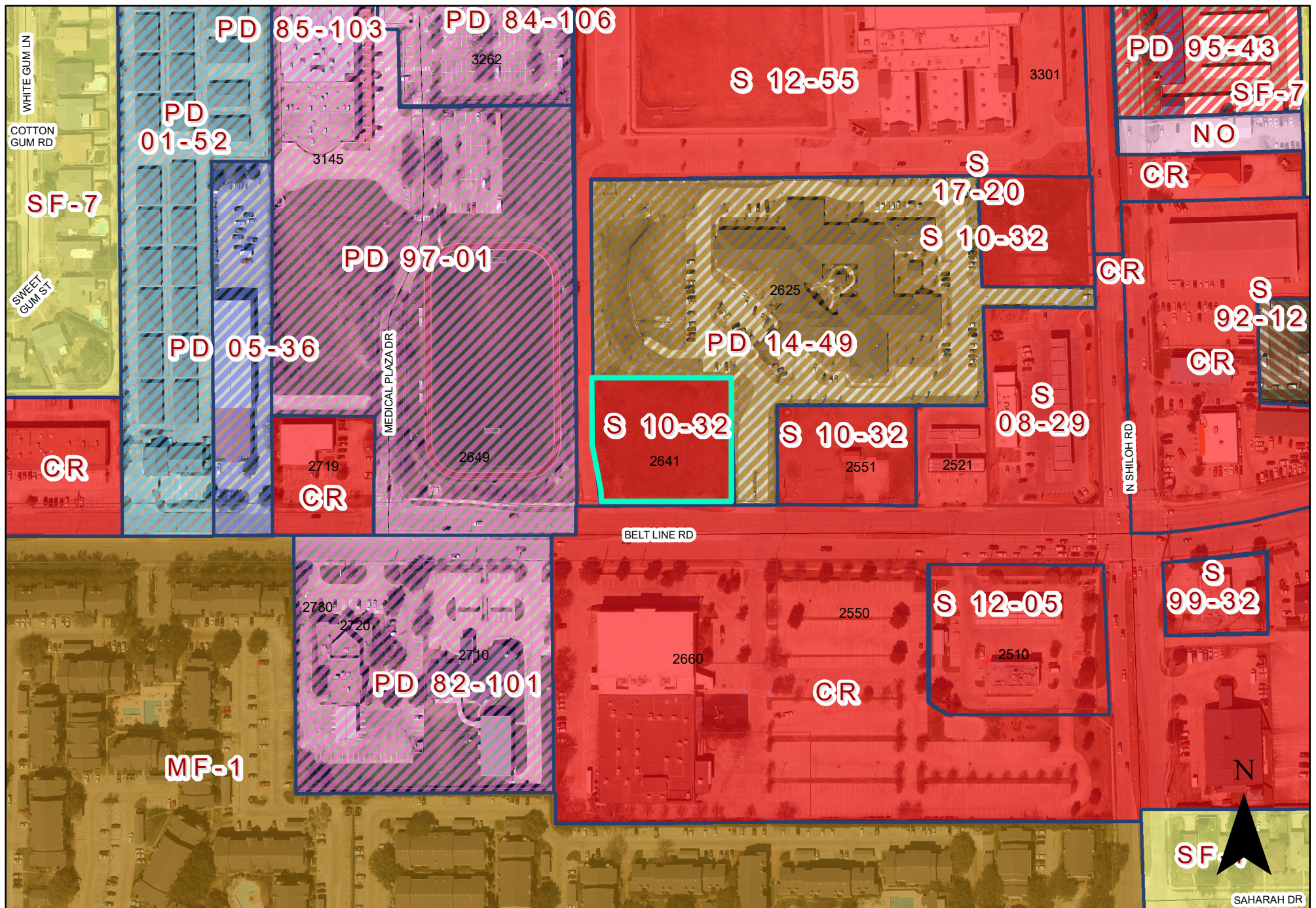
The Future Land Use Map of the Envision Garland Plan recommend Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the east is zoned Community Retail District and contains a restaurant. To the east of that, a property zoned Community Retail (CR) District contains a car wash, self-service/wand. The property to the north contains a Nursing home zoned Planned Development (PD) District 14-49 for Multi-Family use. The property to the west is a private school zoned Planned Development (PD) District 97-01 for Community Office (CO) District uses. The property to the south contains a church and is zoned Community Retail (CR) District.

Attachments

Z 22-76 Location Map
Z 22-76 SUP Conditions
Z 22-76 R&M - SUP
Z 22-76 Responses
Z 22-76 Staff Presentation



ZONING MAP Z 22-76

2641 Belt Line Road

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-76

2641 Belt Line Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Car Wash Automated/Rollover use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.
- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

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

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

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall have a thirty (30) year time period.
- B. Hours of Operation: The hours of operation will be 8:00 am to 8:00 pm every day of the week.

REPORT & MINUTES

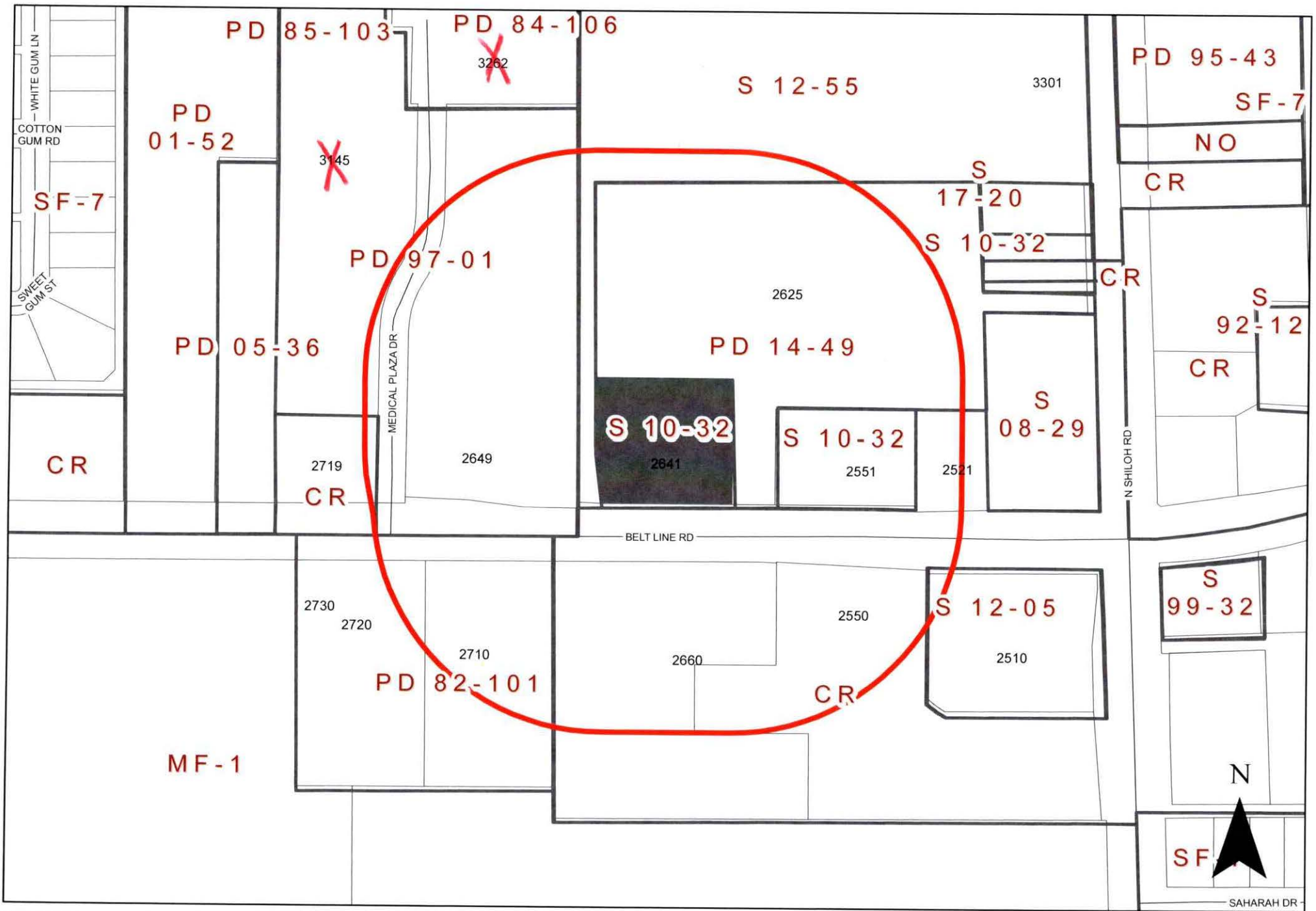
P.C. Meeting, February 13, 2023

4d. APPROVED Consideration of the application of **Shammy's Garland LLC**, requesting approval of a Specific Use Provision for a Car Wash, Automated/Rollover Use on a property zoned Community Retail (CR) District. This property is located at 2461 Belt Line Road. (District 7) (File Z 22-76 – Specific Use Provision)

Representing the applicant Nathan Chandler, 2727 LBJ Freeway, Dallas, Texas, provided an overview of the request, and remained available for questions.

Residents registered in favor but not speaking:
Jon Young, 2727 LBJ Freeway, Dallas, Texas

Motion was made by Commissioner Rose to close the public hearing and **approve** the Specific Use Provision and Detail Plan. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 1 Nay.**



ZONING MAP Z 22-76

2641 Belt Line Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case Z 22-76

Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

Z 22-76 Shammy's Garland, LLC. El solicitante solicita un uso de Lavadero de Autos Automatizado/Rollover. El sitio está ubicado en 2641 Belt Line Road. (Distrito 7)

Z 22-76 Shammy's Garland, LLC. Người nộp đơn yêu cầu sử dụng Hệ thống rửa xe tự động/Rollover Car Wash. Địa điểm tọa lạc tại 2641 Belt Line Road. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Islamic Services Foundation DBA brighter Horizons Academy

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.)

3145 Medical Plaza and 3000 Medical Plaza and 3262 Medical Plaza

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

I. Abdelkarim

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-76

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 are writing this letter to represent the Brighter Horizons Academy next door.

We have over 950 students attending the school.

We oppose for the following reasons:

1. Security and safety reasons (frequent security issues from Quick Trip and other open business)

2. Homeless issue in the area and this new car was will attract homeless during off hours.

3. Garland is saturated with car washes. Please attract more business.

4. This block of Garland has 2 major schools and one senior living and this car wash is an eye sore and not presenting the value of the block.

5. We already have a car wash next to QT and another one in the 7-11 Exxon station.

Type text here

Comment Form

Case Z 22-76

Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

Z 22-76 Shammy's Garland, LLC. El solicitante solicita un uso de Lavadero de Autos Automatizado/Rollover. El sitio está ubicado en 2641 Belt Line Road. (Distrito 7)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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Harold F. Peek

Managing Partner

Crossroads Centre Ltd.

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.)

899 Presidential Drive Suite 114

Outside the Notification Area

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

Richardson TX

City, State / Estado de la Ciudad / Thành bang

75081

Zip Code / Código postal / Mã B u Qhính

Harold F. Peek

2/08/2023

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

hpeek@peekproperties.net

(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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I believe this request will be an excellent use of the property.

Comment Form

Case Z 22-76

Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

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



For / A Favor / Đúng



Against / En Contra / Không

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HAROLD F PEEK MANAGING PARTNER CROSSROADS CENTRE LTD.

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.)

899 PRESIDENTIAL DRIVE SUITE 114

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

RICHARDSON TEXAS

Outside the Notification Area

City, State / Estado de la Ciudad / Thành bang

75081

Zip Code / Código postal / Mã B u Chính

Harold F. Peek

Signature / Firma / Chữ ký

2/20/23

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-76

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

I believe this request will be an excellent
use of the property

From: [Rosa Jaimes](#)
To: [Council7](#)
Cc: [Planning Group](#)
Subject: [EXTERNAL] ZONING CASE: Z 22-76 Shammy's Garland, LLC.
Date: Sunday, March 5, 2023 8:59:24 PM

Outside the Notification Area

Dear City Council Members,

I am writing to express my concern about the recent approval of another car wash at 2641 Belt Line Road in the city of Garland. As you may already be aware, this location is situated between the red line entrance at ILTexas and the nursing home entrance, and the construction and traffic issues that will be caused from this development will have a serious impact for the city of Garland.

Given that the area is already heavily congested with traffic from ILTexas and Bright Horizons, the addition of another car wash will only exacerbate the situation. Furthermore, there are already at least 3 other car washes within 2 miles of this location that are not self-service.

It is important that we work together to minimize any negative effects of this car wash on our community.

Thank you for your attention to this matter and for your continued efforts to make Garland a great place to live and work.

Sincerely,

Rosa E. Jaimes

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From: [boutwellchelsea](#)
To: [CouncilZ; Planning Group](#)
Subject: [EXTERNAL] SHAMMYS GARLAND ZONING REQUEST
Date: Monday, March 6, 2023 11:49:38 AM

Hello, I am a resident of Garland & a parent of three students that attend The International Leadership of Texas Charter School off of Belt Line Road and Shiloh.

If you are aware of the area then you are already aware of the existing traffic issues that arise during drop off and dismissal. Our charter has Brighter Horizons Academy next door that BOTH already require Garland Police Department to control traffic at dismissal time. The addition of the carwash attendees trying to access the carwash would only increase the traffic in the area.

This proposal should be denied simply because Garland doesn't need another car wash. There are already 3 carwash companies in a 2 mile radius of the school. This is simply not needed.

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From: [Ashley mckay](#)
To: [Planning Group](#)
Subject: [EXTERNAL] ZONING CASE: Z 22-76
Date: Monday, March 6, 2023 11:23:44 AM

Outside the Notification Area

Hello,

I am reaching out in regards to ZONING CASE: Z 22-76

The traffic on Belt Line by that area is already congested during rush hour, due to the traffic for Bright Horizons Academy and International Leadership of Texas K8.

Construction of the new business will significantly impact traffic in that area further. In addition, there are already 3 other car wash stations within 2 miles of that location.

Please consider not approving this project. Construction will cause further issues with traffic on Beltline and be an issue for businesses already in that area, and home owners in that area. Often times, during the school year, the far right lane is backed up from both schools on Beltline.

Thank you,
Ashley McKay

--

Ashley McKay
ashley.mckay06@gmail.com
214-235-3349

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From: waedmallah
To: Planning Group; council7@gmail.com
Subject: [EXTERNAL] Case Number: Z 22-76 Vote NO
Date: Sunday, March 5, 2023 1:08:58 PM

Outside the Notification Area

To whom it may concern,

To the mayor of Garland and City Council in regards to develop a CAR WASH next to BHA. My kids go to BHA and this is a huge security risk for our children. Also, creating a car wash between BHA and ILT and the nursing home that would add more traffic and congestion to the area. These two reasons alone are this decision unacceptable. There are many other reasons to reject the carwash in this location.

I STRONGLY VOTE NO AND HOPE YOU DO TO.
76

Case Number: Z 22-

Please vote NO:

<https://garland.maps.arcgis.com/apps/CrowdsourcingPolling/index.html?appid=27bcd6ff0bcc4265a2ca6d5f33217fd5>

Concerned Parents,
Waed Almallah- BHA parent.

Sent from my T-Mobile 4G LTE Device

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[EXTERNAL] RE: Case Number: Z 22-76 : Opposition to having an Automated/Rollover Car Wash located at 2641 Belt Line Road.

Ziad HUSSEINI <ZiadM.Husseini@hotmail.com>

Outside the Notification Area

Tue 3/7/2023 12:30 PM

To: Wolverton, Matthew <MWolverton@garlandtx.gov>; Council7@gmail.com
<Council7@gmail.com>; Planning Group <Planning@garlandtx.gov>

(1) Matthew Wolverton, Planning Department

MWolverton@garlandtx.gov
972-205-2454

(2) Dylan Hedrick

Council7@gmail.com

(3) planning@garlandtx.gov

My name is Ziad HUSSEINI, I have lived at 2716 Millwood Drive, Richardson TX 75082 for the past **16 years**.

I have **4 children** that went or go to BHA (Brighter Horizons Academy is a full-time accredited pre-k through 12 Islamic college preparatory in Garland, Texas, USA. - 3145 Medical Plaza Dr, Garland, TX 75044).

I would like to voice **respectfully** my opposition to having an Automated/Rollover Car Wash to be located at 2641 Belt Line Road.

Respectfully,

Ziad HUSSEINI, MD

RE: Case Number: Z 22-76

The Plan Commission of the City of Garland will hold a public meeting on **Zoning Case Z 22-76** on **February 13, 2023, 7:00 p.m.** at **William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas**. The posted Plan Commission agenda on the City of Garland website (www.garlandtx.gov) will include log-in and call-in information for accessing the meeting virtually. State law requires that cities notify all property owners within 200 feet of any proposed zoning changes. Garland notifies those within 400 feet of any proposed zoning change.

Description: Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

PC Meeting Date: February 13, 2023

City Council Meeting Date: March 7, 2023

If you want more information, please contact:

Matthew Wolverton, Planning Department
MWolverton@garlandtx.gov

972-205-2454

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[EXTERNAL] Case Number: Z 22-76 : Opposition to having an Automated/Rollover Car Wash located at 2641 Belt Line Road.

Mohamed Elnatour <mohamed.elnatour@bhaprep.org>

Outside the Notification Area

Tue 3/7/2023 4:04 PM

To: Wolverton, Matthew <MWolverton@garlandtx.gov>; Council7@gmail.com
<Council7@gmail.com>; Planning Group <Planning@garlandtx.gov>

Good evening,

My name is Mohamed Elnatour, My address is 4901 N. Garland Ave., Garland, TX 75040

I am the principal of MS/HS BHA (Brighter Horizons Academy is a full-time accredited pre-k through 12 Islamic college preparatory in Garland, Texas, USA. - 3145 Medical Plaza Dr, Garland, TX 75044).

I would like to voice **respectfully** my opposition to having an Automated/Rollover Car Wash to be located at 2641 Belt Line Road.

Respectfully,

Dr. Elnatour

MS/HS BHA Principal
(972)675-2062 EXT. 111

*If children live with criticism, they learn to condemn.
If children live with hostility, they learn to fight.
If children live with ridicule, they learn to be shy.
If children live with shame, they learn to feel guilty.
If children live with encouragement, they learn confidence.
If children live with praise, they learn to appreciate.
If children live with fairness, they learn justice.
If children live with security, they learn to have faith.
If children live with approval, they learn to like themselves.
If children live with acceptance, they learn to find love in the world.
Author - Unknown*

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[EXTERNAL] ZONING CASE: Z 22-76 complaint**Outside the Notification Area**

GEORGE BOUTWELL <george.boutwell1986@gmail.com>

Tue 3/7/2023 4:09 PM

To: **Planning Group** <Planning@garlandtx.gov>

Hello, I am a resident of Garland & a parent of three students that attend The International Leadership of Texas Charter School off of Belt Line Road and Shiloh.

If you are aware of the area then you are already aware of the existing traffic issues that arise during drop off and dismissal. Our charter has Brighter Horizons Academy next door that BOTH already require Garland Police Department to control traffic at dismissal time. The addition of the carwash attendees trying to access the carwash would only increase the traffic in the area.

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Morales, Elisa

From: Ziad HUSSEINI <ZiadM.Husseini@hotmail.com>
Sent: Tuesday, March 7, 2023 12:31 PM
To: Wolverton, Matthew; Council7@gmail.com; Planning Group
Subject: [EXTERNAL] RE: Case Number: Z 22-76 : Opposition to having an Automated/Rollover Car Wash located at 2641 Belt Line Road.

(1)Matthew Wolverton, Planning Department MWolverton@garlandtx.gov
972-205-2454
(2)Dylan Hedrick Council7@gmail.com
(3)planning@garlandtx.gov

My name is Ziad HUSSEINI, I have lived at 2716 Millwood Drive, Richardson TX 75082 for the past **16 years**.

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Respectfully,

Ziad HUSSEINI, MD

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PC Meeting Date: February 13, 2023

City Council Meeting Date: March 7, 2023

If you want more information, please contact:

Matthew Wolverton, Planning Department
MWolverton@garlandtx.gov

972-205-2454

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Morales, Elisa

From: Mohamed Elnatour <mohamed.elnatour@bhaprep.org>
Sent: Tuesday, March 7, 2023 4:04 PM
To: Wolverton, Matthew; Council7@gmail.com; Planning Group
Subject: [EXTERNAL] Case Number: Z 22-76 : Opposition to having an Automated/Rollover Car Wash located at 2641 Belt Line Road.

Good evening,

My name is Mohamed Elnatour, My address is 4901 N. Garland Ave., Garland, TX 75040
I am the principal of MS/HS BHA (Brighter Horizons Academy is a full-time accredited pre-k through 12 Islamic college preparatory in Garland, Texas, USA. - 3145 Medical Plaza Dr, Garland, TX 75044).

I would like to voice **respectfully** my opposition to having an Automated/Rollover Car Wash to be located at 2641 Belt Line Road.

Respectfully,

Dr. Elnatour

MS/HS BHA Principal
(972)675-2062 EXT. 111

*If children live with criticism, they learn to condemn.
If children live with hostility, they learn to fight.
If children live with ridicule, they learn to be shy.
If children live with shame, they learn to feel guilty.
If children live with encouragement, they learn confidence.
If children live with praise, they learn to appreciate.
If children live with fairness, they learn justice.
If children live with security, they learn to have faith.
If children live with approval, they learn to like themselves.
If children live with acceptance, they learn to find love in the world.
Author - Unknown*

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

Morales, Elisa

From: GEORGE BOUTWELL <george.boutwell1986@gmail.com>
Sent: Tuesday, March 7, 2023 4:09 PM
To: Planning Group
Subject: [EXTERNAL] ZONING CASE: Z 22-76 complaint

Hello, I am a resident of Garland & a parent of three students that attend The International Leadership of Texas Charter School off of Belt Line Road and Shiloh.

If you are aware of the area then you are already aware of the existing traffic issues that arise during drop off and dismissal. Our charter has Brighter Horizons Academy next door that BOTH already require Garland Police Department to control traffic at dismissal time. The addition of the carwash attendees trying to access the carwash would only increase the traffic in the area.

This proposal should be denied simply because Garland doesn't need another car wash. There are already 3 carwash companies in a 2 mile radius of the school. This is simply not needed.

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

Morales, Elisa

From: GEORGE BOUTWELL <george.boutwell1986@gmail.com>
Sent: Tuesday, March 7, 2023 4:11 PM
To: Planning Group
Subject: [EXTERNAL] Re: ZONING CASE: Z 22-76 complaint
Attachments: Screenshot_20230307_160328_Maps.jpg

Way to any car washes already

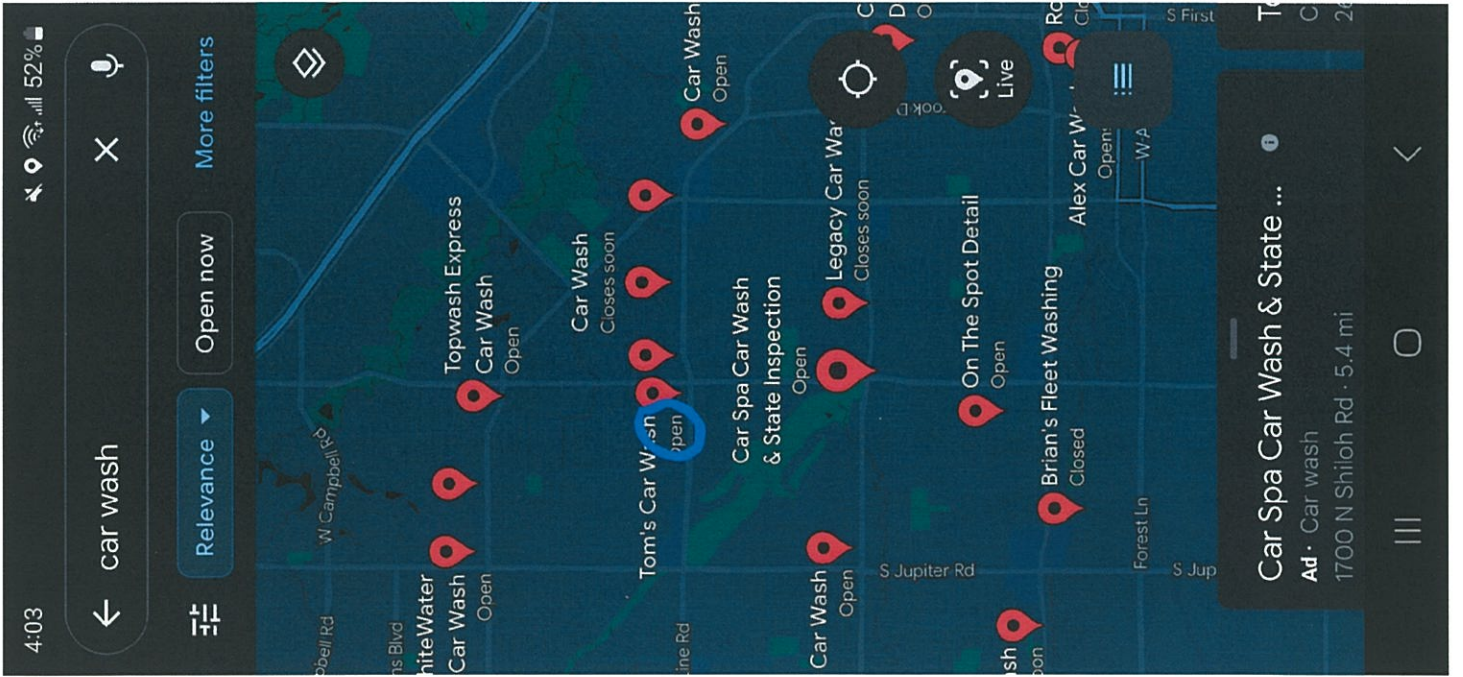
On Tue, Mar 7, 2023, 4:09 PM GEORGE BOUTWELL <george.boutwell1986@gmail.com> wrote:

Hello, I am a resident of Garland & a parent of three students that attend The International Leadership of Texas Charter School off of Belt Line Road and Shiloh.

If you are aware of the area then you are already aware of the existing traffic issues that arise during drop off and dismissal. Our charter has Brighter Horizons Academy next door that BOTH already require Garland Police Department to control traffic at dismissal time. The addition of the carwash attendees trying to access the carwash would only increase the traffic in the area.

This proposal should be denied simply because Garland doesn't need another car wash. There are already 3 carwash companies in a 2 mile radius of the school. This is simply not needed.

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Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

Mishaal

Against

3/23/2023
11:36:07 AM

2099 valley view lane

Mishoulad@gmail.com

Garland

4694416969

Texas

United States

75231

Outside the Notification Area

Against

Lina

Against

3/14/2023
11:09:09 AM

3145 Medical Plaza Dr

Garland

Texas

United States

75044

Mona

AGAINST

3/11/2023
2:22:22 PM

1111 Garden Laurel dr

Murphy

Outside the Notification Area

Texas

United States

75094

Nadia A.

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

3/11/2023
1:57:32 AM

55 Balmoral

Garland
Texas
United States
75082

Outside the Notification Area

**Andrea I
Rodriguez**
3/11/2023
12:52:54 AM

Against

3601

Garland
TX
United States
75040

andrear28@verizon.net

Outside the Notification Area

Zareen Naseem

Against

3/10/2023
8:34:16 PM

425 brighton drive

Murphy
Tx
United States
75094

zareen75pk@yahoo.com

Outside the Notification Area

Car wash next to school is not good

Osama

Against

3/10/2023
8:24:38 PM

3086 Greenfield Dr

Richardson
Texas
United States
75081

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Nida Mulk

AGAINST

3/9/2023
2:55:32 PM

7359 La Bolsa Drive

Dallas
Texas
United States
75248

nida.m19@gmail.com

8179940954

Outside the Notification Area

Muaz Alwan

Against

3/9/2023
4:10:31 AM

5711 Eaglebend Dr

Richardson
Texas
United States
75082

muazalwan@yahoo.com

3155609665

Outside the Notification Area

Amer

Against

3/8/2023
6:57:54 PM

Spencer St

Allen
Texas
United States
<null>

Outside the Notification Area

Rahaf O

Against

3/8/2023
4:44:05 PM

627 Alexandra Ave

Garland
Texas
United States
75081

Against

rahaffobeid@hotmail.com

4694646631

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Hana

Against

3/8/2023
3:35:58 PM

Beltline
Garland
Texas
United States
<null>

Outside the Notification Area

Emmad Sheikh

AGAINST

3/8/2023
3:30:56 PM

403 Michael Dr
Murphy
Texas
United States
75094

emmad75@gmail.com

Outside the Notification Area

There is already tremendous amount of traffic for both schools located there, on either side of the proposed car wash; adding such a business there will greatly increase the traffic there and the need for police assistance, which is already there for school drop-off and pick-up times.

Zhang Chu

Against

3/8/2023
6:31:13 AM

3301 N Shiloh Rd,
Garland
Texas
United States
75044

Outside the Notification Area

Christian John

Against

3/8/2023
6:29:36 AM

3301 N Shiloh Rd,
Garland
Texas
United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

75044

David Goldman

AGAINST

3/8/2023
6:28:18 AM

3301 N Shiloh Rd,
Garland
Texas
United States
75044

Outside the Notification Area

Eslam Mosaad

Against

3/8/2023
6:25:12 AM

3145 medical plaza dr.
Garland
Texas
United States
75044

You can't do that in between our kids schools !

Sana Shaikh

Against

3/8/2023
4:43:26 AM

616 Saint George
Richardson
TX
United States
75081

sshikh786@hotmail.com

2142890780

Outside the Notification Area

Rania K.

Against

3/8/2023
3:38:59 AM

17523 Woods Edge Dr.
Dallas
Texas

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

United States

<null>

**Shaham
Qureshi**

3/8/2023
3:36:50 AM

Against

6241 Naaman Forest
Blvd, Apt 9201
Garland
Texas
United States
75044

shahamq730@gmail.com

9295385540

Outside the Notification Area

Ahsan

3/8/2023
3:18:29 AM

Against

Ghafar
Garland
Texas
United States
75044

ahsanghafar@gmail.com

6465258848

Outside the Notification Area

Against

Quretul

3/8/2023
2:17:00 AM

Against

1022 kenilworth st
Allen
Texas
United States
75013

Outside the Notification Area

**Hadil Ahmed
Khalil**

3/8/2023
2:12:38 AM

Against

1222 Willow Point Drive,
Murphy

hadilkhaliljr@gmail.com

4692694879

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

TX
United States
75094

Ali

AGAINST

3/8/2023
2:04:25 AM

1222 Willow Point Dr

Murphy

9179712013

TX

United States

75094

Outside the Notification Area

Muneer Awwad

Against

3/8/2023
2:00:16 AM

506 McDivitt Dr.

muneerawwad@gmail.com

Garland

469-644-9542

Texas

United States

75040

Outside the Notification Area

Too close to school. Terrible idea and location

Umar Azeem

Against

3/8/2023
1:17:24 AM

BHA

Garland

Outside the Notification Area

Texas

United States

<null>

Noor Jabbar

Against

3/8/2023
12:44:19 AM

3619 Blue Sage Ln

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Garland
Texas
United States
<null>

Hadeel

Against

3/7/2023
11:45:06 PM

7221 Bronco Bluff

Sachse

7176682851

Texas

United States

75048

Outside the Notification Area

Hadeel

Against

3/7/2023
11:44:58 PM

7221 Bronco Bluff

Sachse

7176682851

Texas

United States

75048

Outside the Notification Area

Rania zakaria

Against

3/7/2023
11:29:45 PM

3144 medical plaza dr

Rania_z80@yahoo.com

Garland

4344770111

Texas

United States

75044

Outside the Notification Area

Rania zakaria

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

3/7/2023
11:29:28 PM

3144 medical plaza dr
Garland
Texas
United States
75044

Rania_za80@yahoo.com
4344770111

Outside the Notification Area

Rania zakaria

Against

3/7/2023
11:29:17 PM

3144 medical plaza dr
Garland
Texas
United States
75044

Rania_za80@yahoo.com
4344770111

Outside the Notification Area

Yasir Khan

Against

3/7/2023
11:27:54 PM

7302 Covewood Dr
Garland
Texas
United States
75044

ykhan82@yahoo.com
7187108333

Outside the Notification Area

No wash station near school, it will choke the driving to school, also not safe for kid friendly environment.

Yasir Khan

Against

3/7/2023
11:27:42 PM

7302 Covewood Dr
Garland
Texas
United States
75044

ykhan82@yahoo.com
7187108333

Outside the Notification Area

No wash station near school, it will choke the driving to school, also not safe for kid friendly environment.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Yasir Khan

Against

3/7/2023
11:27:26 PM

7302 Covewood Dr

ykhan82@yahoo.com

Garland

7187108333

Texas

United States

75044

Outside the Notification Area

No wash station near school, it will choke the driving to school, also not safe for kid friendly environment.

Yasir Khan

Against

3/7/2023
11:27:10 PM

7302 Covewood Dr

ykhan82@yahoo.com

Garland

7187108333

Texas

United States

75044

Outside the Notification Area

No wash station near school, it will choke the driving to school, also not safe for kid friendly environment.

Sarah Baig

Against

3/7/2023
11:17:48 PM

385 River Fern Dr.

Garland

Texas

United States

75040

Outside the Notification Area

Against

David Okkeh

Against

3/7/2023
11:16:00 PM

3145 Medical Plaza

dokkeh1@yahoo.com

Garland

469-855-1717

Texas

United States

<null>

So many cars wash

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

David Okkeh

Against

3/7/2023
11:15:57 PM

3145 Medical Plaza

dokkeh1@yahoo.com

Garland

469-855-1717

Texas

United States

<null>

So many cars wash

**Sri Hedalyani
Wardiningsih**

Against

3/7/2023
11:10:14 PM

415 Lindsey Ln

Outside the Notification Area

Grand Prairie

Texas

United States

75052

My daughter goes to BHA Garland school even though we live in grand prairie.

Maryam

Against

3/7/2023
11:08:38 PM

2000 E Arapaho Rd Apt
5203

Trueafghan2007@yahoo.com

Richardson

4023055582

Texas

United States

75081

Outside the Notification Area

**Mohammed Ur
Rehman**

Against

3/7/2023
11:05:01 PM

505 Woodlake Dr

Outside the Notification Area

Allen

Texas

United States

<null>

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

**Razeena
Rehman**
3/7/2023
11:04:24 PM

Against

505 Woodlake Dr

Allen
Texas
United States
<null>

Outside the Notification Area

**Razeena
Rehman**
3/7/2023
11:03:47 PM

For

505 Woodlake Dr

Allen
Texas
United States
<null>

Outside the Notification Area

Shahla Ali MD

Against

3/7/2023
10:55:10 PM

3145 medical plaza

Garland
Texas
United States
75044

doc@allenpsychiatry.com

4693402777

I will oppose a car wash right next to the school due to noise pollution it will bring to the school. Also not good for the running and playing kids to have so much adult traffic

Ali khalis

Against

3/7/2023
10:50:56 PM

Ashley pl

Murphy
Texas

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

United States
75094

Against

Aliyia Qureshi

Against

3/7/2023
10:46:46 PM

545 windy knoll Dr, Apt,
suite, floor, etc.
Plano
TX

aliyiaq3@gmail.com

United States
75094

Outside the Notification Area

Against!

Maaz

Against

3/7/2023
10:39:03 PM

Garland

Garland
Texas

Outside the Notification Area

United States
75082

Reem H

Against

3/7/2023
10:29:09 PM

3145 Medical Plaza Dr,
Garland, TX
Garland
Texas
United States
75044

Ingrid Siddiqui

Against

Outside the Notification Area

3/7/2023
10:26:05 PM

2005 NorthLake Dr
Garland

Siddiquingrid@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Texas
United States
75040

Qudsia Ahmad

Against

3/7/2023
10:25:25 PM

4312 jeker dr

qudsia_ahmad2000@yahoo.com

Plano

4699247354

Texas

United States

Outside the Notification Area

75074

There is a private school, well-established, with kids from kindergarten to high school. This will cause more traffic and safety concerns

Haseeb A. R.

Against

3/7/2023
10:24:44 PM

713 Finch Court

Murphy

Outside the Notification Area

TX

United States

75094

This new development would disrupt the nearby schools and cause traffic in the area to be worse than it already is.

Mousa Salem

Against

3/7/2023
10:24:19 PM

PO Box 451357

Outside the Notification Area

Garland

Texas

United States

74045

Hell no! Introducing this level of traffic 400 feet from two schools that already require daily GPD to manage and direct is negligent

Abdelrahman Elkady

Against

Outside the Notification Area

3/7/2023
10:17:29 PM

4620 Southpointe Dr

Abdelrahman.eid@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Richardson 3109096839
Texas
United States
75082

The line for drop off and pick up for my kids at BHA school is so long and we wait 45 minutes to an hour twice a day for that location is really not a good idea between two schools

Ikram Shalabi

Against

3/7/2023
10:12:43 PM

3145 Medical plaza

Garland
Texas
United States
75044

Sana Elheet

Against

3/7/2023
10:08:20 PM

2814 Briarbrook Ln

Garland
Texas
United States
75040

Sanaeht@gmail.com

Outside the Notification Area

Dr. Sameeh Zalloum

Against

3/7/2023
10:06:47 PM

1815 w Campbell rd

Garland
Texas
United States
<null>

Zalloum@yahoo.com

972-971-4223

Outside the Notification Area

The area already have huge traffic problems for both schools next to each other, adding this type of business in is totally wrong, it will create more traffic and other issues

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Ruba bakleh

Against

3/7/2023
10:04:09 PM

716 Bedell In

Garland
Texas
United States
75094

rubaa78@yahoo.com

Outside the Notification Area

Against

**Dr Anisah
El-Heet**

Against

3/7/2023
10:03:56 PM

2814 Briarbrook lane

Garland
Texas
United States
75040

anisah027@hotmail.com

469 427 3223

Outside the Notification Area

**mohammad
almallah**

Against

3/7/2023
10:03:46 PM

2809 w buckingham rd

Dallas
TX
United States
75042

alwasfieh@yahoo.com

2142291097

Outside the Notification Area

Dima

AGAINST

3/7/2023
10:02:40 PM

7883 Renderbrook bend
Irving TX 75063
Garland
Texas
United States
75063

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Samiya hassan

Against

3/7/2023
9:44:48 PM

1200 melcer street

Hsamiya@ymail.com

Plano

6108502269

Texas

United States

Outside the Notification Area

75074

I do not want this project in this location.

**Sara
Mohammed**

Against

3/7/2023
9:41:25 PM

3106 Concord Dr

Outside the Notification Area

Wylie

Texas

United States

<null>

Hiba talib

Case Number: Z 22-76

3/7/2023
9:38:31 PM

708 director ave

hibatali24@gmail.com

Garland

4693455911

Texas

United States

Outside the Notification Area

75042

Omar Z

AGAINST

3/7/2023
9:36:38 PM

2309 Parker Rd

Outside the Notification Area

St. Paul

Texas

United States

<null>

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

**Khaja k
mohammed**

3/7/2023
9:35:52 PM

Against

1504 River Oaks Circle,
Apt 133
Wylie
Texas
United States
75098

Outside the Notification Area

Noshern

3/7/2023
9:31:07 PM

Against

4704 Sheffield

Garland
Texas
United States
75002

Outside the Notification Area

**Mohammed
Jetpuri**

3/7/2023
9:29:30 PM

Against

905 Troon Circle

Richardson
Texas
United States
<null>

Outside the Notification Area

**Zareen
Tasneem**

3/7/2023
9:29:24 PM

Against

425 brighton drive

Murphy
Texas
United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

<null>

Momina Ahmad

Against

3/7/2023
9:26:54 PM

206 Bellmeade drive

Momina.sharjeel@gmail.com

Garland

Texas

United States

75040

Outside the Notification Area

Against

Idrees Hadi

Against

3/7/2023
9:26:45 PM

1212 Bravura Dr

Alps001@yahoo.com

Plano

Texas

United States

75074

Outside the Notification Area

It's not Safe to have a car wash by the school

Roshan Ayub

Against

3/7/2023
9:17:44 PM

5421 Glenscape Cir

Plano

Texas

United States

75094

Outside the Notification Area

ARIF MIRZA

AGAINST

3/7/2023
9:16:21 PM

GARLAND RESIDENT &
REG. VOTER

Garland

Texas

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

United States
75044

Sumaya

Against

3/7/2023
9:15:55 PM

1522 Bellingham Lane

Garland
Texas
United States
75044

Outside the Notification Area

**Abdillahi
Abdinoor**

Against

3/7/2023
9:15:51 PM

801 owl creek drive

Murphy
Texas
United States
75094

Outside the Notification Area

Ziad Abunasrah

Against

3/7/2023
9:11:12 PM

11344 Ashley Ln

Frisco
TX
United States
75035

ziad.abunasrah@gmail.com

5019402245

Outside the Notification Area

Please do not allow this car wash to be next to this school. We

Tamim Hamdi

Against

3/7/2023
9:06:26 PM

7883 renderbrook bend

Irving

tamimos@hotmail.com

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Texas
United States
75063

M Syed

Against

3/7/2023
9:05:31 PM

606 Forest Hill Dr

Murphy
Texas
United States
75094

Outside the Notification Area

**Osama
Abukaram**

Against

3/7/2023
9:02:39 PM

2208 Greenpark Dr

Richardson
Texas
United States
<null>

Outside the Notification Area

Maria

Against

3/7/2023
9:00:41 PM

Cidermont Dr

mariakhan1103@gmail.com

Plano
Texas
United States
75074

2108477710

Outside the Notification Area

School traffic will deter customers,3 established car washes nearby, puts kids in vulnerable situations

Samiya Yasin

Against

3/7/2023
8:59:31 PM

3801 goose creek pkwy

samiyayasin101@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Metairie 3373568299

Louisiana

United States

75040

Outside the Notification Area

Against

Ahmad

Against

3/7/2023
8:55:53 PM

1667 w campbell

Garland

Outside the Notification Area

Texas

United States

<null>

Razan

Against

3/7/2023
8:55:30 PM

3315 meadow wood dr

Richardson

Outside the Notification Area

Texas

United States

75082

Fatimah

Against

3/7/2023
8:54:38 PM

15935 Bent Tree Forest

Cir. #20558

Outside the Notification Area

Dallas

Texas

United States

75248

Asad Mohmand

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

3/7/2023
8:54:17 PM

1201 Nimitz Lane

asad@dr.com

Plano

5173373172

Texas

United States

Outside the Notification Area

75074

The proposed business is right next to the entrance to our kids school. We already have terrible traffic issues both at dropoff in the mornings and pickup in the afternoons. The addition of a business that predominantly deals with cars on a constant basis will make it a nightmare for parents and pose a safety hazard not just for the traffic, but for the children as well. I strongly oppose the plan for establishing a carwash at this property. There is a carwash less than a mile away at Shiloh and Arapaho and I don't see a pressing need to put another one right next to a school here.

Dr Elbe Akman

Against

3/7/2023
8:54:14 PM

5706 MCKINLEY LN

elbeakman@gmail.com

Richardson

2069229949

Texas

United States

Outside the Notification Area

75082

Not appropriate zoning wise and due to the potential problems it can cause

Hayat abram

Against

3/7/2023
8:53:33 PM

12250 Abrams Rd

Dallas

469-441-9249

Texas

United States

Outside the Notification Area

75243

Zuhair Osman

Against

Outside the Notification Area

3/7/2023
8:52:09 PM

1911 fairway Glen dr

zooz68@yahoo.com

Wylie

7178236557

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

United States
75098

Shamim Latif

Against

3/7/2023
8:51:44 PM

4105 Autumn CT
Richardson
TX
United States
75082

shamimlatif@gmail.com

2027463690

Outside the Notification Area

Mohamed Yagi

Against

3/7/2023
8:51:13 PM

6713 Osage Trl
Plano
Texas
United States
75023

Mohdsyagi75@gmail.com

6128063457

Outside the Notification Area

My kids are students of BHA. The project will definitely have a negative impact on the school.

Amer Dalain

Against

3/7/2023
8:50:26 PM

2718 KNIGHTSBRIDGE
LN
GARLAND
TX
United States
75043

amerdalain@hotmail.com

2145631214

Outside the Notification Area

Too close to a school. Also - there are several car washes already in the neighborhood

Amer Dalain

Against

3/7/2023
8:50:24 PM

2718 KNIGHTSBRIDGE
LN
GARLAND

amerdalain@hotmail.com

2145631214

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

TX
United States
75043

Too close to a school. Also - there are several car washes already in the neighborhood

**Muhammad
Latif**

3/7/2023
8:50:22 PM

Against

4105 Autumn CT

latif.islamabad@gmail.com

Richardson

2028136606

TX

United States

75082

Outside the Notification Area

Kamran Jafree

3/7/2023
8:50:07 PM

Against

3145 medical plaza drive

kajafree@gmail.com

Garland

8327481748

Texas

United States

75044

Next to my kids schools will make place unsafe and worsen already bad traffic problem.

imran ali

3/7/2023
8:49:56 PM

against

7801 SAN ISABEL
DRIVE
PLANO

IRFANQASIM@EMAIL.COM

2024877861

TX

United States

75025

Outside the Notification Area

RUKHSANA ALI

3/7/2023
8:49:31 PM

against

7801 San Isabel Dr

Outside the Notification Area

IRFANQASIM@EMAIL.COM

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Plano
TEXAS
United States
75025

2024877861

**Fouzia Ayachi
Yanouri**

3/7/2023
8:49:28 PM

Against

1212 whitestone dr

yanouri.fouzia@hotmail.con

Murphy
Texas
United States
75094

Outside the Notification Area

Sara Haque

3/7/2023
8:49:19 PM

Against

4105 Autumn Ct

sarahaque86@gmail.com

Richardson
TX
United States
75082

2024200811

Outside the Notification Area

**GULAFSHAN
IRFAN ALI**

3/7/2023
8:49:15 PM

against

7801 SAN ISABEL
DRIVE
PLANO
Texas
United States
75025

Outside the Notification Area

**SYED IRFAN
QASIM ALI**

against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

3/7/2023
8:48:57 PM

7801 SAN ISABEL
DRIVE
PLANO
TX
United States
75025

IRFANQASIM@EMAIL.COM

2024877861

Outside the Notification Area

Abdul Jalil

Against

3/7/2023
8:48:35 PM

4105 Autumn CT

Richardson
TX
United States
75082

drajalil@gmail.com

2023741321

Outside the Notification Area

Nafisa

Against

3/7/2023
8:46:27 PM

3114 Ripplewood

Garland
Texas
United States
75044

Outside the Notification Area

Fatima Jaafari

Against

3/7/2023
8:46:22 PM

3145 Medical Plaza Dr

Garland
Texas
United States
75044

H4green@yahoo.com

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Etaf

Against

3/7/2023
8:46:05 PM

1679 W Campbell Rd

Garland
Texas
United States
<null>

Outside the Notification Area

Nawal Elnashar

Against

3/7/2023
8:45:34 PM

108 E Kingsbridge Dr

Garland
Texas
United States
75040

Outside the Notification Area

Asif

Against

3/7/2023
8:45:29 PM

Khattak

Garland
Texas
United States
<null>

Outside the Notification Area

Afrin Wahab

Against

3/7/2023
8:45:19 PM

5205 Limestone Ct

Richardson
Texas
United States
75082

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

**Khusroo
Qureshi**
3/7/2023
8:44:21 PM

AGAINST

5205 Limestone Ct

Richardson
Texas
United States
75082

kmq15787@yahoo.com

Outside the Notification Area

Zulfiqar Ahmed

Against

3/7/2023
8:44:00 PM

609 Peacock Dr

Garland
Texas
United States
<null>

Outside the Notification Area

Wayez Ahmad

Against

3/7/2023
8:43:40 PM

1603 Pantego Ln

Allen
Texas
United States
75013

wayez@yahoo.com

2148366407

Outside the Notification Area

This will add more traffic to a very busy area between 2 school entrances & I also have safety concerns.

Adeel Ahmed

Against

3/7/2023
8:43:31 PM

3145 Medical Plaza

Garland
Texas
United States
<null>

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Azhar Soomro

Against

3/7/2023
8:43:23 PM

1117 Burnett Ct

Garland
Texas
United States
75044

azharsoomro@hotmail.com

408 393 9719

Outside the Notification Area

**Hakima
Mezenner**

Against

3/7/2023
8:43:12 PM

3505 Moroney Dr

Richardson
Texas
United States
<null>

Outside the Notification Area

**Ameena
Soomro**

Against

3/7/2023
8:42:46 PM

1117 Burnett Ct

Garland
Texas
United States
75044

ameena.azhar@yahoo.com

408 393 9721

Outside the Notification Area

TAHA ALAM

AGAINST

3/7/2023
8:42:29 PM

4136 ELK SPRINGS TRL

RICHARSON
Texas
United States

tahaha733@gmail.com

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

75082

It's not good my friends and classmates

**Ameena
Soomro**
3/7/2023
8:41:53 PM

For

1117 Burnett Ct
Garland
Texas
United States
75044

ameena.azhar@yahoo.com

4083939721

Outside the Notification Area

Saqib Hasan

Against

3/7/2023
8:41:49 PM

4506 Red Barn Dr
Richardson
Texas
United States
75082

saqibhasan@sbcglobal.net

8102471213

Outside the Notification Area

EISHA ALAM

AGAINST

3/7/2023
8:40:59 PM

4136 ELK SPRINGS TRL
RICHARSON
Texas
United States
75082

eishaalam871@gmail.com

Outside the Notification Area

not safe for me and my brother

Saba

Against

3/7/2023
8:39:30 PM

547 Matthew pl
Richardson
Texas

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

United States

<null>

Zaki Malik

Against

3/7/2023
8:39:25 PM

114 Echo Ridge Lane

Carpediem_zak@yahoo.com

Murphy

3132121257

Collin

United States

Outside the Notification Area

75094

Multiple schools in the immediate vicinity. Will create a further traffic mess of an already messed up scenario.

Salva Firdaus

Against

3/7/2023
8:38:42 PM

1634 Hope Lane

firdaussalva@gmail.com

Canton

3133182822

MI

United States

Outside the Notification Area

75040

Against

HUMA FAKHR

Against

3/7/2023
8:38:38 PM

4136 ELK SPRINGS TRL

humafakhr@yahoo.com

RICHARSON

7753513935

Texas

United States

Outside the Notification Area

75082

for my kids safety

Siham

Against

Outside the Notification Area

3/7/2023
8:38:09 PM

2713 meadow park Dr

Siham@yahoo.com

Garland

2147095452

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Texas
United States
75040

FAKHRE ALAM

AGAINST

3/7/2023
8:37:44 PM

4136 ELK SPRINGS TRL

fakhre@rocketmail.com

RICHARSON

7756225458

Texas

United States

75082

Outside the Notification Area

AGAINST FOR MY KIDS SAFETY

Fatma yassin

Against

3/7/2023
8:37:42 PM

140 merideth dr

fatema.yassin@gmail.com

Murphy

9725524018

Texas

United States

75094

Outside the Notification Area

This will affect the safety of my kids on school and the quality of the traffic in the street that is already crowded

Monabbara Alim

Against

3/7/2023
8:37:30 PM

805 Graystone

malim526@msn.com

Garland

9728344971

Texas

United States

75043

Outside the Notification Area

There are 2 private schools k-12 within 400 feet of this project. Concerned about noise pollution, concerned about traffic possible water pollution

Amera

AGAINST

3/7/2023
8:36:35 PM

3145 Medical Plaza Dr

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Garland
Texas
United States
<null>

**Mohsin
alhaddad**
3/7/2023
8:36:31 PM

Against

1107 deer lake dr

Alhasin10@yahoo.com

Garland
Texas
United States
78036

Outside the Notification Area

**Amjad
Hamadneh**
3/7/2023
8:36:19 PM

Against

6623 Rutledge rd

Moddog27@gmail.com

Garland
Texas
United States
75044

4407967656

Outside the Notification Area

Esra
3/7/2023
8:34:54 PM

Against

3909 clear creek ct

Richardson
Texas
United States
75082

Outside the Notification Area

**Jacqueline
Vergara**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

3/7/2023
8:34:53 PM

6623 Rutledge rd

Jackie_232@yahoo.com

Garland

2145050499

Texas

United States

75044

Outside the Notification Area

Irfan Shahdad

Against

3/7/2023
8:34:32 PM

880 Maverick Court

Fairview

Texas

United States

<null>

Outside the Notification Area

**Muhammad
Anwer**

Against

3/7/2023
8:33:18 PM

821 Cascades dr

smartbuyer80@hotmail.com

ALLEN

Texas

United States

75002

Outside the Notification Area

Fedlu Issa

Against

3/7/2023
8:33:07 PM

2009 Walnut Creek trail

Outside the Notification Area

Garland

Texas

United States

75040

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Amany Isa

Against

3/7/2023
8:32:48 PM

1218 Kent Brown Rd

Garland
TX
United States
75044

Outside the Notification Area

Ayemen Fedlu

Against

3/7/2023
8:31:40 PM

2009 Walnut Creek trail

Garland
Texas
United States
75040

Against

Outside the Notification Area

Abdul

Against

3/7/2023
8:30:57 PM

Garland, TX

Garland
Texas
United States
<null>

Outside the Notification Area

Faizaan

Against

3/7/2023
8:30:37 PM

1725 W Campbell Rd

Garland
Texas
United States
<null>

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Suzie Ahmed

Against

3/7/2023
8:30:34 PM

2009 Walnut Creek trail

Sjahmed94@yahoo.com

Garland

469-360-5515

Texas

United States

75040

Outside the Notification Area

Against

Sohail Ahmed

Against

3/7/2023
8:30:28 PM

518 Creekside Drive,

sohail11@gmail.com

Murphy

3522832024

TX

United States

75094

Outside the Notification Area

Ahmed

Against

3/7/2023
8:29:53 PM

3710 Belt Line Rd

Dallast

Outside the Notification Area

Texas

United States

<null>

OMAR MODY

AGAINST

3/7/2023
8:29:19 PM

829 FLEMING TRL

Outside the Notification Area

RICHARDSON

TEXAS

United States

75081

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Nora Hamed

Against

3/7/2023
8:29:00 PM

7001 Chianti Ct

Rowlett
TX
United States
75088

Outside the Notification Area

Sadia syeda

Against

3/7/2023
8:28:44 PM

800 sterling drive

Garland
Texas
United States
75094

Drsana456@gmail.com

6037035139

Outside the Notification Area

Faisal

Against

3/7/2023
8:28:14 PM

1857 breedshill

Garland
Texas
United States
<null>

Outside the Notification Area

Urwah Masud

Against

3/7/2023
8:28:12 PM

1225 E Renner Rd Apt
501
Richardson
Texas
United States

urwah_masud@yahoo.com

5127347234

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

75082

Ahmed

Against

3/7/2023
8:27:47 PM

Aleemuddin

Garland
Texas
United States
<null>

Outside the Notification Area

Sara

Aganist

3/7/2023
8:27:37 PM

mulholland dr

Garland
Texas
United States
<null>

Sarahaseef@gmail.com

2142137228

Outside the Notification Area

Sabah Hamideh

Against

3/7/2023
7:50:21 PM

2825 GRAND OAK DR

Garland
Texas
United States
75044

ibrahimhamideh42@gmail.com

2147185151

Outside the Notification Area

**HAMIDEH
IBRAHIM**

Against

3/7/2023
7:48:45 PM

2825 GRAND OAK DR

Garland
Texas

ibrahimhamideh42@gmail.com

2147185151

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

United States
75044

Ibrahim Saab

Against

3/7/2023
7:47:13 PM

2110 Maplevue Dr.

ibrahimsaab@gmail.com

Garland
TX

2148925467

United States
75042

Outside the Notification Area

Hassan Safy

Against

3/7/2023
7:45:27 PM

3145 medical plaza dr

H4green@yahoo.com

Garland
Texas

United States
75044

**KHUDEJA
MOHAMMAD**

Against

3/7/2023
7:43:13 PM

1313 JENNIFER DR

hanif1313@gmail.com

Garland
TX

9728417083

United States
75042

Outside the Notification Area

**HANIF
MOHAMMAD**

Against

3/7/2023
7:41:15 PM

HANIF MOHAMMAD

issamk@hotmail.comhanif1313@
gmail.com

Garland

9728417083

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

TX
United States
75042

Outside the Notification Area

**ALSHAREEF
NIMAN**

Against

3/7/2023
7:33:08 PM

2017 MARTIN DAVID
WAY
Garland
TX
United States
75042

issamk@hotmail.com

12147270626

Outside the Notification Area

Hasan Elheet

Against

3/7/2023
7:29:35 PM

2814 Briarbrook Ln
Garland
Texas
United States
75040

elheet@yahoo.com

2147626573

Outside the Notification Area

Julie Elheet

Against

3/7/2023
7:28:37 PM

2814 briarbrook Ln
Garland
Texas
United States
75040

Juliebha@yahoo.com

6825523860

Outside the Notification Area

Not a good fit for the area

David Okkeh

Agaist

3/7/2023
7:27:43 PM

5625 Seneca Dr.

DAOUD@
MUSLIMYELLOWPAGES.COM

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Plano 4698551717
Texas
United States
75094
NO.

Reteal
Abdelkarim
3/7/2023
7:24:52 PM

Against

2110 Mapleview Dr suhausa@hotmail.com
Garland 2147274374
TX - Texas
United States
75042
No for another car wash!!!

Outside the Notification Area

Hala Khalil

3/7/2023
6:11:01 PM

Against

3145 Medical Plaza Dr HALA.khalil@bhaprep.org
Garland 3216155587
Texas
United States
75044
I reject this project

Ziad HUSSEINI

3/7/2023
5:51:53 PM

Against

2716 Millwood Drive
Richardson
Texas
United States
75082
Near School KG to 12 (Not a good option)

Outside the Notification Area

Sidra

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

3/7/2023
5:10:59 PM

2261 Richmond Lane

Sidra.umaraz@hotmail.com

Allen

Texas

United States

75013

Outside the Notification Area

Yasmi

Against

3/7/2023
4:36:13 PM

1849 McClary St

Garland

Texas

United States

<null>

Outside the Notification Area

If the City of Garland is considering the approval of opening a car wash next to a BHA school, there are several factors to consider: 1. Environmental impact: Car washes can have a significant environmental impact, particularly on water quality. Ensure that the car wash is equipped with water treatment and recycling systems to minimize the amount of water and chemicals that are released into the environment. 2. Traffic: A car wash may attract a significant amount of traffic, which could increase the risk of accidents and congestion in the area around the school. Consider how this may impact the safety of students and the surrounding community. 3. Noise: Car washes can be noisy, which may be disruptive to students and teachers in the school. Consider measures to minimize noise pollution, such as soundproofing or scheduling car washes outside of school hours. 4. Health and safety: Car washes involve the use of potentially hazardous chemicals, such as detergents and solvents.

**Nadene
Habboush**

Against

3/7/2023
4:04:51 PM

3145 Medical Plaza Dr

nhabboush@yahoo.com

Garland

781 392-6017

Texas

United States

75044

Naja-Lee

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Habboush

3/7/2023
4:03:36 PM

3145 Medical Plaza Dr

najaleeh@gmail.com

Garland

214 675-6153

Texas

United States

75044

Shariff Habboush

3/7/2023
4:01:49 PM

Against

3145 Medical Plaza Dr

shariff.habboush@yahoo.com

Garland

214 793-5973

TX

United States

75044

Isam Habboush

3/7/2023
3:59:00 PM

Against

3145 Medical Plaza Dr

ihabboush@yahoo.com

Garland

781 640-0492

Texas

United States

75044

Majd ch

3/7/2023
11:52:50 AM

Against

4808

Mchweki@yahoo.com

Garland

Texas

United States

<null>

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Majd ch

Against

3/7/2023
11:52:50 AM

4808

Mchweki@yahoo.com

Garland

Texas

United States

<null>

Outside the Notification Area

Ameena

Against

3/7/2023
3:43:11 AM

1117 Burnett Ct

ameenazaman24@gmail.com

Garland

4083939721

Texas

United States

75044

Against

Outside the Notification Area

**Farah
abdelkarim**

Against

3/7/2023
12:35:16 AM

Mapleview Dr

FarahkArim@hotmail.com

Garland

9722209827

Texas

United States

75042

Not safe next to our school soccer field

Outside the Notification Area

**Farah
abdelkarim**

Against

3/7/2023
12:35:12 AM

Mapleview Dr

FarahkArim@hotmail.com

Garland

9722209827

Texas

United States

75042

Not safe next to our school soccer field

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

**Farah
abdelkarim**
3/7/2023
12:35:01 AM

Against

Mapleview Dr

FarahkArim@hotmail.com

Garland

Texas

United States

75042

Outside the Notification Area

Not safe next to our school soccer field

**Farah
abdelkarim**
3/7/2023
12:30:23 AM

Against

Mapleview Dr

Garland

Texas

United States

75042

Outside the Notification Area

Not good for harmful chemicals next to our kids soccer field

**Farah
abdelkarim**
3/7/2023
12:30:13 AM

Against

Mapleview Dr

Garland

Texas

United States

75042

Outside the Notification Area

Not good for harmful chemicals next to our kids soccer field

**Farah
abdelkarim**
3/7/2023
12:30:08 AM

Against

Mapleview Dr

Garland

Texas

United States

75042

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Not good for harmful chemicals next to our kids soccer field

**Farah
abdelkarim**
3/7/2023
12:30:01 AM

Against

Mapleview Dr

Garland

Texas

United States

75042

Outside the Notification Area

Not good for harmful chemicals next to our kids soccer field

Feras Sawas

3/7/2023
12:18:59 AM

Against

2725 Deansbrook drive

Plano

Texas

United States

75093

Outside the Notification Area

Feras Sawas

3/7/2023
12:18:49 AM

Against

2725 Deansbrook drive

Plano

Texas

United States

75093

Outside the Notification Area

Feras Sawas

3/7/2023
12:18:43 AM

Against

2725 Deansbrook drive

Plano

Texas

United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

75093

Faten Salahie

Against

3/7/2023
12:13:22 AM

2725 Deansbrook drive

Plano

Texas

United States

75093

Outside the Notification Area

Faten Salahie

Against

3/7/2023
12:13:06 AM

2725 Deansbrook drive

Plano

Texas

United States

75093

Outside the Notification Area

Amal

Against

3/6/2023
11:22:45 PM

1919 naples dr

Garland

Texas

United States

<null>

Outside the Notification Area

Amal

Against

3/6/2023
11:21:25 PM

1919 naples dr

Garland

Texas

Outside the Notification Area

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

Amal

Against

3/6/2023
11:22:45 PM

1919 naples dr

Garland

Texas

United States

<null>

Outside the Notification Area

Amal

Against

3/6/2023
11:21:25 PM

1919 naples dr

Garland

Texas

United States

<null>

Outside the Notification Area

Fatima Alhindi

Against

3/6/2023
7:38:46 PM

5912 Tribune Way

Garland

Texas

United States

<null>

Outside the Notification Area

William Spears

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/6/2023
5:45:00 PM

1921 Mission Dr.

william.w.spears@gmail.com

Garland

TX

Outside the Notification Area

United States

75042

There are enough carwashes in this area already. Adding another one would be an eyesore.

Nada

Against

3/6/2023
4:55:06 PM

Brighter horizon academy

Garland

Texas

Outside the Notification Area

United States

<null>

Jameeli

AGAINST!!

3/6/2023
4:33:30 PM

3931 Forest Ln

Garland

Outside the Notification Area

Texas

United States

75042

Who would even consider building this next to the schools? This is absurd.

Mahdi Awwad

AGAINST

3/6/2023
3:36:48 PM

6018 Tuckers Pl

mahdiawwad@gmail.com

Rowlett

4693484124

Texas

United States

75089

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Jeffry Maynard
Against

3/6/2023
3:12:48 PM

7410 Ramblewood Dr

jeffry.maynard@gmail.com

Garland

2144582018

Tx

United States

75044

Outside the Notification Area

There are already 2 car washes in this immediate area, one which is underutilized.

Qudsia Nadeem
Against

3/6/2023
2:48:06 PM

3840 Ridgeway Lane

aquny@msn.com

Plano

2103473080

Texas

United States

75074

Outside the Notification Area

**Zinet
Abdurahman**
Against

3/6/2023
2:39:19 PM

3009 Leesa Dr

Wylie

Texas

United States

75098

Outside the Notification Area

Abdulbasit
Against

3/6/2023
2:28:41 PM

Abdellah

biko.abdellah@verizon.net

Wylie

2146203168

Texas

United States

75098

Outside the Notification Area

This location has already two schools with very lengthy traffic during student

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

drop off and pickup. Adding the proposed car wash facility would make the tragic worst.

**Sultana
kadiwala**
3/6/2023
1:53:27 PM

Against

8025 mountain ridge
drive
Plano
Texas
United States
75025

Outside the Notification Area

Omar jetpuri

Against

3/6/2023
1:52:39 PM

904 troon circle

RICHARDSON
Texas
United States
75081

Mjetpuri@gmail.com

4696937081

Outside the Notification Area

Farida Jetpuri

Against

3/6/2023
1:51:58 PM

905 Troon Circle

Richardson
TX
United States
75081

Jetpuri@gmail.com

9727438865

Outside the Notification Area

hamid kadiwala

Against

3/6/2023
1:51:26 PM

930 horseshoe bend

richardson
TX
United States

hamid_kadiwala@yahoo.com

4693286354

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

75081

Zaiba Jetpuri

Against

3/6/2023
1:50:57 PM

930 Horseshoe Bend
Richardson
Texas
United States
75081

zaibajetpuri@gmail.com

9723456683

Outside the Notification Area

Ryanne

Against

3/6/2023
1:18:35 PM

Fort Worth
Garland
Texas
United States
<null>

Outside the Notification Area

Layla Hammoude

Against

3/6/2023
12:50:02 PM

1324 Somerset Lane
Rockwall
TX
United States
75032

laylaeido83@gmail.com

9728004422

Outside the Notification Area

Rolana bash

Against

Outside the Notification Area

3/6/2023
12:48:10 PM

1650 hope ln
Garland
TX

Rolanabash@gmail.com

4694387972

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States

75040

3 schools near by. Safety issues

Mervet Goudah

Against

3/6/2023
11:45:57 AM

4901 N Garland Avenue

Megouda67@gmail.com

Garland

7732335800

Texas

United States

Outside the Notification Area

75040

It is dangerous next to my children school

Nashwan

Againt

3/6/2023
11:26:48 AM

1675 w campbell

Garland

Outside the Notification Area

Texas

United States

75044

Dean

Against

3/6/2023
7:14:33 AM

5704 Kinsley circle

Plano

Outside the Notification Area

Texas

United States

<null>

Nour sabbagh

Against

3/6/2023
6:33:07 AM

4520 red barn

Outside the Notification Area

Garland

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
75082

Nour

3/6/2023
6:30:15 AM

For

4520 red barn

Garland
Texas
United States
75082

Outside the Notification Area

Maria ATIF

3/6/2023
5:58:07 AM

Against

5609 Saddleback Road

Garland
Tx
United States
75043

maroogr8@gmail.com

8455362702

Outside the Notification Area

Sadeen Akhtari

3/6/2023
5:36:51 AM

Against

1505 Bellingham Ln

Garland
Texas
United States
<null>

Outside the Notification Area

Ghassan Farra

3/6/2023
4:50:25 AM

Against

2012 Osprey Ln

Outside the Notification Area

Farramg@outlook.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland 2026155725
Texas
United States
75044

Traffic already jamming this location between two schools. Too close to schools .

**Marwa
Abdelkarim**
3/6/2023
4:26:50 AM

For

2110 Mapleview Dr

marwakarim523@hotmail.com

Garland 2147273474
Texas
United States
75042

Outside the Notification Area

Suha Hamideh

Against

3/6/2023
4:23:02 AM

2110 Mapleview Dr

issamk@hotmail.com

GARLAND
TEXAS
United States
75042

Outside the Notification Area

Arooj Butt

Against

3/6/2023
4:15:51 AM

403 Michael Dr

arooj.b@gmail.com

Murphy 7323187157
TX
United States
75094

Outside the Notification Area

This area is already very congested due to two schools being in the vicinity. I strongly oppose opening up a car wash next to the school.

Sammy hussein

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/6/2023
4:06:41 AM

6807 audubon dr

Ohussien@hotmail.com

Parker

Texas

United States

75002

Outside the Notification Area

Sofia

Against

3/6/2023
3:58:29 AM

413 bent creek drive

Garland

Texas

United States

<null>

Outside the Notification Area

Emily sankar

Against

3/6/2023
3:56:03 AM

7506 fitchburg ave

Garland

Texas

United States

75044

Outside the Notification Area

Yalda asadi

Against

3/6/2023
3:51:08 AM

355 vista glen drive

Yaldapopal@gmail.com

Plano

4694758118

Texas

United States

75074

Outside the Notification Area

Absolutely against this my daughter goes to school there I would not want her to be exposed to stranger lurking around the area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Sonya Badr

Against

3/6/2023
3:47:47 AM

901 Chumley Rd

Garland
TX
United States
75044

sonya.sayed@gmail.com

5599709641

Outside the Notification Area

Samina

Against

3/6/2023
3:42:03 AM

Bhojwani

Garland
Texas
United States
75094

saminarn@gmail.com

4697421112

Outside the Notification Area

Zeeshan Khan

Against

3/6/2023
3:30:05 AM

906 Falcon Trl

Murphy
Texas
United States
75094

zeeobuddy@gmail.com

Outside the Notification Area

Sanaa Azzam

Against

3/6/2023
3:28:45 AM

933 Green Pond Dr.

Garland
Texas
United States
75040

Against

sanaa_128@hotmail.com

9727405477

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Zee Abdullah

Against

3/6/2023
3:06:46 AM

3145 Medical plaza Dr.

zsiufanua@yahoo.com

Garland

2068567745

Texas

United States

75044

Hamza

Against

3/6/2023
3:06:22 AM

2465 Greenbrook Dr

Little Elm

Texas

United States

<null>

Outside the Notification Area

Rafay Latif

Against

3/6/2023
3:06:13 AM

3145 medical plaza dr

Garland

Texas

United States

<null>

Mohammed M

Against

3/6/2023
3:05:06 AM

2801 W Buckingham Rd

Mezher.mustafa1@gmail.com

Garland

4695638830

Texas

United States

75042

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Sarah

Against

3/6/2023
3:03:50 AM

2465 Greenbrook Dr

Little Elm
Texas
United States
75068

Outside the Notification Area

S S

Againts

3/6/2023
2:50:52 AM

Campbell

Garland
Texas
United States
<null>

Kid s school near

Outside the Notification Area

Yahya

Against

3/6/2023
2:50:46 AM

4217 crestfield

Garland
Texas
United States
75082

Outside the Notification Area

E. Ashry

Against

3/6/2023
2:42:56 AM

1014 Green pond dr

Garland
Texas
United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

<null>

Fuad masoud

Against

3/6/2023
2:42:51 AM

3505 manor dr

Rowlett

2146033184

Texas

United States

75089

Outside the Notification Area

S. Moussa

Against

3/6/2023
2:39:48 AM

1014 Green Pond dr

Garland

Texas

United States

<null>

Outside the Notification Area

Ayah

Against

3/6/2023
2:35:59 AM

3145 Medical Plaza Dr

Garland

Texas

United States

75044

Khalid

Against

3/6/2023
2:35:53 AM

1767 W Campbell Rd

Outside the Notification Area

Garland

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
<null>

**Amjad
Hajhassan**
3/6/2023
2:31:00 AM

Against

1825 Arbor Creek Dr

Garland
Texas
United States
75040

amjad.hajhassan@gmail.com

706-254-0806

Outside the Notification Area

Waed

AGAINST

3/6/2023
2:26:33 AM

Arbor creek drive

garland
Texas
United States
75040

waed_86@yahoo.com

7819416177

Outside the Notification Area

Ahmed Qalfat

For

3/6/2023
2:22:08 AM

617 sassy dr

Garland
Texas
United States
<null>

Outside the Notification Area

Against

Amanda Osman

Against

3/6/2023
2:21:43 AM

1405 buckeye trail

Garland

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
<null>

Traffic is already backed up daily in that area

Ahmed Qalfat

For

3/6/2023
2:20:49 AM

617 sassy dr

Garland
Texas
United States
<null>

Outside the Notification Area

Against

Yasser

Against

3/6/2023
2:20:45 AM

3209 fairwood dr

Garland
Texas
United States
<null>

Outside the Notification Area

**Abdullah
Housini**

Against

3/6/2023
2:19:48 AM

17523 woods edge dr

Dallas
Texas
United States
<null>

Outside the Notification Area

Ziad Dekelbab

Against

3/6/2023
2:19:42 AM

1650 HOPE LN,

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

GARLAND
TX
United States
75040

**Desiree
Nachawati**
3/6/2023
2:17:23 AM

Against

2916 Saihaan Dr

Richardson
Texas
United States
75082

desireenachawati@hotmail.com

Outside the Notification Area

This is too close to my child's school, and will create even more traffic than what we have already. Please choose another location. Thank you.

**Hatem
Alnatsheh**
3/6/2023
2:17:20 AM

Against

413 waters edge way

Murphy
Texas
United States
75094

2147632521

Outside the Notification Area

Rabia Ibrahim

Against

3/6/2023
2:14:27 AM

1 Lochleven

Richardson
Texas
United States
75082

rabia_ebraheem@hotmail.com

972-730-2053

Outside the Notification Area

**Sumayya
Khatib**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/6/2023
2:13:10 AM

7501 Alderwood Dr

Garland
Texas
United States
75044

skhatib_02@hotmail.com

2148646173

Outside the Notification Area

Wafa Sharif

AGAINST

3/6/2023
2:12:44 AM

1767 west Campbell
Road
Garland
Texas
United States
75044

wafa26c@hotmail.com

9454005044

Outside the Notification Area

Against

Sufian Dweik

Against

3/6/2023
2:09:56 AM

1767 west Campbell road

Garland
Texas
United States
75044

sufian.dweik@gmail.com

2149800221

Outside the Notification Area

Against

Fahad Irfan

Against

3/6/2023
2:04:42 AM

1207 old knoll dr

Wylie
Texas
United States
75098

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Donia Alrimawi

Against

3/6/2023
1:59:30 AM

8205 Navigation

Rowlett
Texas
United States
75088

Outside the Notification Area

Saira Rahman

Against

3/6/2023
1:56:17 AM

1128 Discovery st

Plano
Texas
United States
75094

Against

Outside the Notification Area

Zunaira Hijazi

Against

3/6/2023
1:55:31 AM

3145 Medical Plaza Dr.

Garland
Texas
United States
75044

**TAREK
KADOWR**

Against

3/6/2023
1:55:12 AM

5203 naaman Forest

Garland
Texas
United States
75040

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

**Mohamed
Shamali**

3/6/2023
1:53:30 AM

Against

7501 Alderwood Dr

Garland
Texas
United States
75044

Shamali@masadesignbuild.com

8172666544

Outside the Notification Area

Ahmed

3/6/2023
1:51:33 AM

Against

2816 Gulf Breeze Ct

Plano
Texas
United States
<null>

Outside the Notification Area

**Mahmoud
Harmouch**

3/6/2023
1:44:37 AM

Against

3609 Escabosa dr

Garland
Texas
United States
75040

Outside the Notification Area

**Maimoona
Qamar**

3/6/2023
1:40:05 AM

Against

6 Lochleven

Garland
Texas
United States
75082

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Noor Alsmadi

Against

3/6/2023
1:36:35 AM

6609 overbrook dr

Parker
Texas
United States
75002

smadinoor@yahoo.com

Outside the Notification Area

Alaa said

AGAINST

3/6/2023
1:35:07 AM

2505 breanna way

Garland
Texas
United States
75040

Outside the Notification Area

Shehla Vora

Against

3/6/2023
1:32:20 AM

2912 Greenfield Ct,

Richardson
TX
United States
75082

Outside the Notification Area

Sharjeel Ahmad

Against

3/6/2023
1:29:55 AM

206 Bellmeade Drive

Garland
Texas
United States

inv.sharjeel.ahmad@gmail.com

3109277826

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

75040

Against

Alley zaidi

Against

3/6/2023
1:29:19 AM

Saint Croix Court

Garland

Texas

United States

75082

Outside the Notification Area

Shireen Said

Against

3/6/2023
1:23:26 AM

2505 breanna way

Garland

Texas

United States

75040

Outside the Notification Area

You should not have a default voting "for ", there should be a selection box to choose. this is misleading and against all our democratic voting systems.

Owais Idris

Against

3/6/2023
1:19:44 AM

13347 Sprucewood Trail

owaisidris@hotmail.com

Frisco

8109089090

TX

United States

75033

Outside the Notification Area

Neda Abusaad

Against

Outside the Notification Area

3/6/2023
1:18:59 AM

4517 buena vista ln

Neda@bhapprep.org

McKinney

469-471-8041

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
75070

Heba Gharbieh

Against

3/6/2023
1:18:22 AM

2834 Grand Oak Dr

Gharbieh.heba@gmail.com

Garland

2145008210

Texas

United States

75044

Outside the Notification Area

Arame Diouf

Against

3/6/2023
1:17:22 AM

2903 eagle ct

Melissa

Outside the Notification Area

Texas

United States

75454

Maryam said

Against

3/6/2023
1:16:51 AM

2505 breanna way

Rryrsaid@gmail.com

Garland

214-842-3472

Texas

United States

75040

Outside the Notification Area

Not a good idea in between two schools

**Nader
Tashtoush**

Against

3/6/2023
1:14:50 AM

3145 medical plaza dr

dr_ntash@yahoo.com

Garland

2488827855

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
<null>

Norma Said

Against

3/6/2023
1:11:45 AM

2505 Breanna Way

Emyoussef2000@yahoo.com

Garland
Texas
United States
75040

Outside the Notification Area

Shady Osman

Against

3/6/2023
1:08:54 AM

1405 Buckeye Trl

Garland
Texas
United States
75042

Outside the Notification Area

Moe Mustapha

Against

3/6/2023
1:08:21 AM

2714 meadow park dr

Expresscaredallas@gmail.com

Garland
TX
United States
75040

2145851138

Outside the Notification Area

Candra Daghes

Against

3/6/2023
12:55:27 AM

1979 Arapaho Rd

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland
Texas
United States
75044

Manal Malallah

Against

3/6/2023
12:53:52 AM

7801 Fallbrook Dr

Goopsy@gmail.com

Sachse

9729000690

Texas

United States

75048

Outside the Notification Area

The traffic in this area is already enough. Police have to direct traffic for the 2 schools. There is also an elderly home there that has frequent ambulances and the school traffic lines already block the entrance to there during emergencies.

Sofia Zamir

Against

3/6/2023
12:42:02 AM

6175 medical plaza dr

sofiazamir@yahoo.com

Garland

2142285192

Texas

United States

75044

Outside the Notification Area

Sofia Zamir

Against

3/6/2023
12:41:47 AM

6175 medical plaza dr

sofiazamir@yahoo.com

Garland

2142285192

Texas

United States

75044

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

**Mohammad
El-khaled**
3/6/2023
12:32:49 AM

Against

3706 creststone

Garland
Texas
Garland
<null>

Outside the Notification Area

**Nasser
El-khaled**
3/6/2023
12:30:58 AM

Against

3706 creststone

Garland
Texas
United States
<null>

Outside the Notification Area

Saad Gharbieh

3/6/2023
12:26:36 AM

Against

2321 diamond
saadgharbieh@yahoo.com

Garland
Texas
United States
75859

Outside the Notification Area

Sofia Ibrahim

3/6/2023
12:25:32 AM

Against

801 owl creek
sofiabdinoor@gmail.com

Garland
3143594640
Texas
United States
75094

Outside the Notification Area

It will be next to a busy school. Environmental, traffic and congestion

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

concern for our children/ students

Sofia Ibrahim

Against

3/6/2023
12:25:23 AM

801 owl creek

sofiabdinoor@gmail.com

Garland

3143594640

Texas

United States

75094

Outside the Notification Area

It will be next to a busy school. Environmental, traffic and congestion concern for our children/ students

Sofia Ibrahim

Against

3/6/2023
12:25:19 AM

801 owl creek

sofiabdinoor@gmail.com

Garland

3143594640

Texas

United States

75094

Outside the Notification Area

It will be next to a busy school. Environmental, traffic and congestion concern for our children/ students

Grecia Salvador

Against

3/6/2023
12:23:03 AM

6139 N Jim Miller Road

Garland

Texas

United States

<null>

Outside the Notification Area

Manar El-khaled

Against

3/6/2023
12:22:38 AM

3110 fairwood dr

Garland

Texas

United States

<null>

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Manar El-khaled

Against

3/6/2023
12:22:21 AM

3110 fairwood dr

Garland
Texas
United States
<null>

Outside the Notification Area

Fatme El-khaled

Against

3/6/2023
12:20:52 AM

3110 fairwood dr

Garland
Texas
United States
<null>

Outside the Notification Area

Ali El-khaled

Against

3/6/2023
12:19:22 AM

3110 Fairwood Dr

Garland
Texas
United States
<null>

Outside the Notification Area

Hiba Fatima

Against

3/6/2023
12:17:01 AM

2515 spring meadow

Sachse
Texas
United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

75048

**Mariam
Mahmood**
3/6/2023
12:14:33 AM

Against

3145 Medical Plaza Drive

Garland
Texas
United States
75044

**Mariam
Mahmood**
3/6/2023
12:14:28 AM

Against

3145 Medical Plaza Drive

Garland
Texas
United States
75044

Omar Darwish

3/6/2023
12:10:45 AM

Against

3145 Medical Plaza Dr,

Garland
TX
United States
<null>

Omar Darwish

3/6/2023
12:10:34 AM

Against

3145 Medical Plaza Dr,

Garland
TX

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
<null>

Elida itani

Against

3/6/2023
12:06:40 AM

8305 laurel court

Rowlet
Texas
United States
75089

elida_selimovic@yahoo.com

9728004031

Outside the Notification Area

Mehnaz Kafray

Against

3/6/2023
12:05:40 AM

3145 medical plaza drive

Garland
Texas
United States
75044

Against

Mehnazismail@gmail.com

9035300336

Mehnaz Kafray

Against

3/6/2023
12:05:35 AM

3145 medical plaza drive

Garland
Texas
United States
75044

Against

Mehnazismail@gmail.com

9035300336

Sarah Khedr

Against

3/6/2023
12:02:39 AM

3145 Medical Plaza Dr,

Garland

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
75044

Sarah Khedr

Against

3/6/2023
12:02:28 AM

3145 Medical Plaza Dr,

Garland
Texas
United States
75044

**Rabeea
Choudhary**

Against

3/5/2023
11:59:01 PM

609 Dove Cove Ct

Murphy
TX
United States
75094

rabeeakc@gmail.com

9729032149

Outside the Notification Area

Gerald Borom

Against

3/5/2023
11:54:29 PM

7817 Thorpe Rd

Rowlett
Texas
United States
75089

lukeborom@gmail.com

9729987690

Outside the Notification Area

This would create undue hardship to the students and parents/caretakers of the adjacent schools.

Gerald Borom

Against

3/5/2023
11:54:24 PM

7817 Thorpe Rd

Outside the Notification Area

lukeborom@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Rowlett 9729987690
Texas
United States
75089

This would create undue hardship to the students and parents/caretakers of the adjacent schools.

Aeman Khera

Against

3/5/2023
11:48:13 PM

3604 Glenhaven Dr.

amykhera22@gmail.com

Garland

702-750-7263

Texas

United States

75048

Outside the Notification Area

Aeman Khera

Against

3/5/2023
11:48:00 PM

3604 Glenhaven Dr.

amykhera22@gmail.com

Garland

702-750-7263

Texas

United States

75048

Outside the Notification Area

Aeman Khera

Against

3/5/2023
11:47:49 PM

3604 Glenhaven Dr.

amykhera22@gmail.com

Garland

702-750-7263

Texas

United States

75048

Outside the Notification Area

Aeman Khera

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/5/2023
11:47:35 PM

3604 Glenhaven Dr.
Garland
Texas
United States
75048

amykhera22@gmail.com
702-750-7263

Outside the Notification Area

Aeman Khera

Against

3/5/2023
11:47:24 PM

3604 Glenhaven Dr.
Garland
Texas
United States
75048

amykhera22@gmail.com
702-750-7263

Outside the Notification Area

Aleena

AGAINST

3/5/2023
11:47:05 PM

202 Love Bird Lane
Garland
Texas
United States
<null>

Outside the Notification Area

Albina Albikova

Against

3/5/2023
11:46:36 PM

1226 Sicily dr
garland
Texas
United States
75040

albina3albikova@yahoo.com
469-226-4544

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Albina Albikova

Against

3/5/2023
11:46:25 PM

1226 Sicily dr

garland
Texas
United States
75040

albina3albikova@yahoo.com

469-226-4544

Outside the Notification Area

Mousa

Against

3/5/2023
11:43:22 PM

3406 Castleman Cove Dr

Garland
Texas
United States
75040

Mousasalem@yahoo.com

Outside the Notification Area

Against

Mousa

Against

3/5/2023
11:43:21 PM

3406 Castleman Cove Dr

Garland
Texas
United States
75040

Mousasalem@yahoo.com

Outside the Notification Area

Against

Mousa

Against

3/5/2023
11:43:08 PM

3406 Castleman Cove Dr

Garland
Texas
United States
75040

Mousasalem@yahoo.com

Outside the Notification Area

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

**Nouhad
sahyouni**
3/5/2023
11:40:25 PM

Against

3406 Castleman Cove Dr

Garland
Texas
United States
75040

Nouhadsahyouni@yahoo.com

Outside the Notification Area

I am against this project

**Nouhad
sahyouni**
3/5/2023
11:40:11 PM

Against

3406 Castleman Cove Dr

Garland
Texas
United States
75040

Nouhadsahyouni@yahoo.com

Outside the Notification Area

I am against this project

Amanda Dahab

AGAINST

3/5/2023
11:29:56 PM

2517 woodpark drive

Garland
Texas
United States
76044

Amanda.d3e@gmail.com

5045643566

Outside the Notification Area

Amanda Dahab

AGAINST

3/5/2023
11:29:47 PM

2517 woodpark drive

Garland
Texas
United States
76044

Amanda.d3e@gmail.com

5045643566

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Amanda Dahab

AGAINST

3/5/2023
11:29:43 PM

2517 woodpark drive

Garland
Texas
United States
76044

Amanda.d3e@gmail.com

5045643566

Outside the Notification Area

Inssaf Lachtar

Against

3/5/2023
11:21:08 PM

3145 Medical Plaza
Drive, Garland, Texas
75044
Garland, Texas
Texas
United States
75044

Insaf@bhaprep.org

12147701472

Inssaf Lachtar

Against

3/5/2023
11:20:55 PM

3145 Medical Plaza
Drive, Garland, Texas
75044
Garland, Texas
Texas
United States
75044

Insaf@bhaprep.org

12147701472

Syed saad

Against

3/5/2023
11:17:39 PM

3801 goose creek pkwy

Garland
Texas
United States

Syedmalisaad@gmail.com

3373564909

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

75040

Against

Syed saad

Against

3/5/2023
11:17:17 PM

3801 goose creek pkwy

Syedmalisaad@gmail.com

Garland

3373564909

Texas

United States

Outside the Notification Area

75040

Against

Samiya

Against

3/5/2023
11:14:06 PM

3801 goose creek pkwy

samiyayasin101@gmail.com

Garland

13373568299

Texas

United States

Outside the Notification Area

75040

Against

danya zuaiter

Against

3/5/2023
11:13:21 PM

348 apache trail

murphy

2149409940

Texas

United States

Outside the Notification Area

75094

danya zuaiter

Against

3/5/2023
11:12:51 PM

348 apache trail

Outside the Notification Area

murphy

2149409940

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
75094

danya zuaiter

Against

3/5/2023
11:12:35 PM

348 apache trail

murphy

2149409940

Texas

United States

75094

Outside the Notification Area

**Aasma
Khandekar**

Against

3/5/2023
11:12:18 PM

1603 pantego lane

aasmey@gmail.com

Allen

6175157727

Texas

United States

75013

Outside the Notification Area

**Aasma
Khandekar**

Against

3/5/2023
11:12:07 PM

1603 pantego lane

aasmey@gmail.com

Allen

6175157727

Texas

United States

75013

Outside the Notification Area

Sanoj Shahul

Against

Outside the Notification Area

3/5/2023
11:03:27 PM

4036 Kyndra Cir.

anydiet@yahoo.com

Richardson

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas

United States

75082

Not ideal to have a car wash right next to a school

Noor

Against

3/5/2023
11:02:14 PM

1517 Northaven Dr

Garlanda

Texas

United States

75002

Against

Outside the Notification Area

Areej Khalaf

Against

3/5/2023
10:48:47 PM

348 apache trail

Murphy

4697749488

Texas

United States

75094

Outside the Notification Area

sarah berhanu

Against

3/5/2023
10:48:10 PM

1815 Crimson Avenue

moaliomer1@gmail.com

Farmersville

2062342229

TX

United States

75442

Outside the Notification Area

Saja Omran

Against

Outside the Notification Area

3/5/2023
10:44:10 PM

1314 Jennifer Drive

saja.omran93@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland 4696446767
Texas
United States
75042

Shahma

Against

3/5/2023
10:40:29 PM

3002 Belt Line Rd

Garland
Texas
United States
75044

Outside the Notification Area

Tayyaba

Against

3/5/2023
10:37:39 PM

613 Jagged Way

Tayyaba_714@hotmail.com

Garland
Texas
United States
75074

8169294645

Outside the Notification Area

Azhar Soomro

Against

3/5/2023
10:30:31 PM

1117 Burnett Ct

azharsoomro@hotmail.com

Garland
Texas
United States
75044

4083939719

Outside the Notification Area

I want to vote against the building a car wash at this location. Thanks

Aneeqa Anas

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/5/2023
10:28:14 PM

Cheyenne Dr
Parker
Texas
United States
75002

draneeqaanas@gmail.com

6464133168

Outside the Notification Area

Shabana

Against

3/5/2023
10:24:07 PM

7414 Covewood dr
Garland
Texas
United States
75044

Outside the Notification Area

Irfan Suleman

Against

3/5/2023
10:23:35 PM

1102 lavon
Garland
Texas
United States
<null>

Outside the Notification Area

Sameena

Against

3/5/2023
10:21:51 PM

3145 medical plaza drive
Garland
Texas
United States
75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Eyhab

Against

3/5/2023
10:21:35 PM

716 Precious Dr

Garland
Texas
United States
75094

Outside the Notification Area

Sadaf

Agsinst

3/5/2023
10:19:18 PM

4701 14th street plano TX
75074
Garland
Texas
United States
75074

Sarah.bobby45@yahoo.com

Outside the Notification Area

Sobia

Against

3/5/2023
10:17:56 PM

Hawkswood Dr

Garland
Texas
United States
75069

Outside the Notification Area

Zarena Jabbar

AGAINST

3/5/2023
10:17:42 PM

3619 Bluesage Lane

Garland
Texas
United States
<null>

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Amina

Against

3/5/2023
10:16:50 PM

Plano

Garland
Texas
United States
<null>

Outside the Notification Area

Amal Nouredin

Against

3/5/2023
10:16:45 PM

472 Legacy ct

Coppell
Texas
United States
75019

Amal.nouredun@gmail.com

4695694919

Outside the Notification Area

Moni

For

3/5/2023
10:15:44 PM

Plano

Garland
Texas
United States
<null>

Outside the Notification Area

**Rawand
Agrabawi**

Against

3/5/2023
10:14:19 PM

3145 Medical Plaza Dr.,
Garland, TX 75044
Garland
Texas
United States
<null>

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Uzma Ilyas

Against

3/5/2023
10:11:55 PM

611 Silver Ridge Dr

Murphy
Texas
United States
75094

omershakoora43@gmail.com

9033637877

Outside the Notification Area

Anna Wani

Against

3/5/2023
10:05:50 PM

Maverick Court

Fairview
Texas
United States
75069

Outside the Notification Area

Omar Hamdy

AGAINST

3/5/2023
10:03:09 PM

5203 E Parker Rd

Parker
Texas
United States
<null>

Outside the Notification Area

Sara Haque

Against

3/5/2023
10:02:46 PM

Bha

Garland
Texas
United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

<null>

Eman

Against

3/5/2023
10:02:39 PM

5203 E parker rd

Parker

Texas

United States

<null>

Outside the Notification Area

Sumera haider

Against

3/5/2023
10:01:45 PM

4306 Mitchell Ln

Rowlett

Texas

United States

75088

Outside the Notification Area

Sumera haider

Against

3/5/2023
10:01:43 PM

4306 Mitchell Ln

Rowlett

Texas

United States

75088

Outside the Notification Area

Rayda Saleh

against

3/5/2023
10:01:39 PM

3145 medical Plaza dr

Garland

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
<null>

**Maareah
Naviwala**
3/5/2023
10:01:14 PM

Against
6101 Naaman Forest
Blvd Apt 4201
Garland
Texas
United States
75044

Outside the Notification Area

Fatema Qasimi
3/5/2023
10:00:48 PM

Against
221 Brick Row Dr
Garland
Texas
United States
75081

Outside the Notification Area

**Zaheda
Ebrahim Moosa**
3/5/2023
9:59:00 PM

Against
326 Kirkland Road,
Garland
TX
United States
75044

zmoosa@gmail.com

2816857863

Outside the Notification Area

Qamar Madani

Against

Outside the Notification Area

3/5/2023
9:57:24 PM

4281 Crestfield Dr
Richardson

qmadani@gmail.com

9729510223

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

TX
United States
<null>

Abiha Husain

Against

3/5/2023
9:57:05 PM

5513 seneca dr

Garland
Texas
United States
75094

Outside the Notification Area

Siham Said

Against

3/5/2023
9:56:01 PM

3717 Willowood dr

Garland
Texas
United States
75040

Against

saidmash@gmail.com

9723109581

Outside the Notification Area

Hussam Said

Against

3/5/2023
9:54:50 PM

3717 Willowood Dr

Garland
Texas
United States
75040

Against

saidmash@gmail.com

9722766438

Outside the Notification Area

Abigail Jirani

Against

3/5/2023
9:54:43 PM

3145 medical plaza dr

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland
Texas
United States
75044

Kinda kishi

Against

3/5/2023
9:54:41 PM

30 dunrobin

Garland
Texas
United States
75044

Outside the Notification Area

**Rihab
Abdelgalil**

Against

3/5/2023
9:53:45 PM

2501 Buttercup Drive

Rusha29@hotmail.com

Richardson
Texas
United States
75082

Outside the Notification Area

Against a car wash being next to a school

Said Said

100% Against

Outside the Notification Area

3/5/2023
9:52:30 PM

301 N first st

rickstexas@gmail.com

Garland
Texas
United States
75040

9723109583

Very bad business idea. Traffic problems, Enviromental Problem. Safety for students ...

**Abdel rahman
Lataifeh**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/5/2023
9:52:27 PM

3145 Medical plaza

Garland
Texas
United States
75044

A'ishah Bhatti

Against

3/5/2023
9:45:40 PM

3206 Walker Drive

Richardson
Texas
United States
75082

kbhatti@hotmail . com

214-901-5464

Outside the Notification Area

This will make traffics worst, it's really congested at times

Abeer Sadig

Against

3/5/2023
9:45:37 PM

3813 ledgestone ct

Richardson
Texas
United States
<null>

Outside the Notification Area

Laraib Khera

Against

3/5/2023
9:43:19 PM

1206 Beacon Hill Ct.

Garland
Texas
United States
75043

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Umar Butt

Against

3/5/2023
9:39:54 PM

7414 Covewood Dr

Garland
Texas
United States
<null>

Outside the Notification Area

Sarah Subei

Against

3/5/2023
9:39:12 PM

4110 Bullwhip creek lane

Sachse
Texas
United States
75048

sarahsubei10@gmail.com

6824146178

Outside the Notification Area

**Susan
Demachkie**

Against

3/5/2023
9:32:05 PM

2900 laurel lane

Plano
Texas
United States
75074

Susan1@outlook.com

972-877-1040

Outside the Notification Area

**Hind El
Mubarek**

Against

3/5/2023
9:30:09 PM

6713 osage trl

Plano
Texas
United States
75023

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Bana Basha

Against

3/5/2023
9:29:58 PM

5525 Linmore Ln

Plano
Texas
United States
75093

Outside the Notification Area

Shamsa ashraf

Against

3/5/2023
9:28:59 PM

1401 hickory woods way

Wylie
Texas
United States
75098

Outside the Notification Area

Samia Anas

Against

3/5/2023
9:27:36 PM

6004 Ridgemore dr

Parker
Texas
United States
<null>

Outside the Notification Area

Lana Farra

Against

3/5/2023
9:25:44 PM

2012 Osprey

Garland
Texas
United States
75044

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Zain sharif

Against

3/5/2023
9:21:03 PM

3145 medical plaza drive

Garland
Texas
United States
75044

Bushra Abbasi

Against

3/5/2023
9:18:30 PM

3145 medical plaza drive

Garland
Texas
United States
75044

Dr. Mohamed Elnatour

Against

3/5/2023
9:16:19 PM

4059 N. Garland Avenue

Garland
Texas
United States
75040

Mohamed.Elnatour@bhaprep.org

7085909087

Outside the Notification Area

This project will increase the traffic which is already packed

Hanadi

Against

3/5/2023
9:13:53 PM

3415 medical plaza drive

Garland
Texas
United States

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

<null>

Fariha Inaam

Against

3/5/2023
9:12:09 PM

4701 14th Street, APT
2101
Plano
TX
United States
75074

Fareeha_h@yahoo.com

2145665585

Outside the Notification Area

**Ahmad
Kadiwala**

AGAINST!

3/5/2023
9:10:50 PM

930 Horseshoe Bend

Richardson
Texas
United States
75081

Ahmadkadiwala0829@gmail.com

4699545894

Outside the Notification Area

Omar Ka

AGAINST

3/5/2023
9:10:07 PM

3145 Medical plaza drive

Garland
Texas
United States
<null>

John Jacobson

AGAINST

3/5/2023
9:09:56 PM

901 Shiloh Rd

Garland
Texas

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
<null>

Sumaiya

Against

3/5/2023
9:05:27 PM

1725 west Campbell Rd

Garland
TX

United States
75044

Outside the Notification Area

Adam Aly

Against

3/5/2023
9:04:05 PM

2013 Matterhorn Drive

Adam-aly@sbcglobal.net

Garland
TX

4696007848

United States
75044

Outside the Notification Area

Nawal Zeidan

Against

3/5/2023
8:59:29 PM

4413 Trailridge Dr

nawalzeidan@hotmail.com

Sachse
Texas

United States
75048

Outside the Notification Area

**Mayyadah
Abuawad**

Against

3/5/2023
8:59:18 PM

3145 Medical Plaza Dr

Garland

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
75044

Marwa

Against

3/5/2023
8:58:54 PM

2110 Maplevue

Garland
Texas
United States
75042

Outside the Notification Area

Razan

Against

3/5/2023
8:58:00 PM

3010 Kingsbrook Drive

Wylie
TX
United States
75098

razanaawad@gmail.com

4698499210

Outside the Notification Area

**Muhammad
khatib**

Against

3/5/2023
8:57:57 PM

6718 Rutledge Ct

Garland
TX
United States
75044

ABDULLAHKHATIB@GMAIL.
COM

Outside the Notification Area

Too much traffic in the area as it is!

Hafsa Hamdan

Against

3/5/2023
8:57:23 PM

6310 Naaman Forest
Blvd

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland
Texas
United States
<null>

Islam
Abouelenin
3/5/2023
8:56:33 PM

Against

3145 Medical a plaza
Drive
Garland
Texas
United States
75044

Manal

3/5/2023
8:56:15 PM

Against

6541 Shady Brook Ln
3311
Dallas
Texas
United States
75206

Outside the Notification Area

Ali

3/5/2023
8:56:11 PM

Against

3145 Medical Plaza Dr,

Garland
Texas
United States
<null>

Nedai Kotynski

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/5/2023
8:56:01 PM

3145 medical plaza dr

Garland
Texas
United States
75040

**Amina
Bencheckroun**

3/5/2023
8:55:27 PM

Against

5629 saint thomas dr

Plano
Texas
United States
75094

Ambench@gmail.com

9706948773

Outside the Notification Area

Rami

3/5/2023
8:53:40 PM

Against

18003 Benchmark Dr.

Dallas
Texas
United States
75252

Outside the Notification Area

Danya

3/5/2023
8:53:10 PM

Against

11344 Ashley lane

Frisco
Texas
United States
75035

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

**Abdullah
Shawky**
3/5/2023
8:53:06 PM

Against

1729 W Campbell Rd

abdullah.shawky@gmail.com

Garland

2147279300

Texas

United States

75044

Outside the Notification Area

Traffic is already bad enough with having both schools (BHA & ILT) next to each other. Building this carwash will not only lead to increased traffic issues, but it will reduce safety near the schools as well

Layal

Against

3/5/2023
8:52:27 PM

11344 Ashley lane

Frisco

Outside the Notification Area

Texas

United States

75035

Tarik

Against

3/5/2023
8:52:04 PM

11344 Ashley lane

Frisco

Outside the Notification Area

Texas

United States

75035

Ziad

Against

3/5/2023
8:51:34 PM

11344 Ashley Lane

Outside the Notification Area

Frisco

Texas

United States

75035

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Lena

AGAINST

3/5/2023
8:51:04 PM

11344 Ashley lane

Frisco
Texas
United States
75035

Lmekdad@gmail.com

5015089028

Outside the Notification Area

Tasneem Basha

Against

3/5/2023
8:50:58 PM

4565 N Garland

Garland
Texas
United States
75040

Outside the Notification Area

Fayad Azzam

Against

3/5/2023
8:50:28 PM

2501 S GARLAND AVE

Garland
TX
United States
75041

ELITE36608@HOTMAIL.COM

2515100222

Outside the Notification Area

Momina Ahmad

Against

3/5/2023
8:50:21 PM

206 Bellmeade drive

Garland
Texas
United States

Momina.sharjeel@hmail.com

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

75040

Against

Aber Ismail

Against

3/5/2023
8:50:02 PM

2705 Crestmont

Aberismail@yahoo.com

Garland

9729793294

Texas

United States

75040

Outside the Notification Area

Yosr Omran

Against

3/5/2023
8:48:00 PM

1314 Jennifer Dr

Outside the Notification Area

Garland

TX

United States

75042

Saja Omran

Against

3/5/2023
8:47:40 PM

1314 Jennifer Dr

Outside the Notification Area

Garland

TX

United States

75042

Dalia Assem

Against

3/5/2023
8:47:00 PM

3145 Medical Plaza Dr

Garland

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
75044

Muna Elkhatib

Against

3/5/2023
8:46:56 PM

1314 Jennifer Dr

Garland
TX

United States
75042

Outside the Notification Area

Adnan Omran

Against

3/5/2023
8:46:34 PM

1314 Jennifer Dr

Garland
TX

United States
75042

Outside the Notification Area

Samaha Syed

Against

3/5/2023
8:46:15 PM

5321 St Croix Ct

Richardson
Texas

United States
75082

Outside the Notification Area

Ali said

Against

3/5/2023
8:45:19 PM

2505 breanna way

Garland

Outside the Notification Area

alisaid@me.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
75040

**Farheen
Farooqui**
3/5/2023
8:45:01 PM

AGAINST

4840 Rabbit Trail

Janfarooqui@gmail.com

Plano

214 400 7574

Texas

United States

75074

Outside the Notification Area

Shahid Hussain

Against

3/5/2023
8:44:00 PM

837 hunters gln

Outside the Notification Area

Garland

Texas

United States

<null>

Samar Syed

Against

3/5/2023
8:43:21 PM

414 windward drive

Outside the Notification Area

Garland

Texas

United States

<null>

Samar Syed

For

3/5/2023
8:42:30 PM

414 windward drive

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland
Texas
United States
<null>

Ali said

For

3/5/2023
8:42:16 PM

2505 breanna way

alisaid@me.com

Garland
Texas
United States
75040

Outside the Notification Area

Against

Arbad Ismail

Against

3/5/2023
8:42:01 PM

2705 Crestmont Dr

Rbadismail0@gmail.com

Garland
Texas
United States
75040

9729790566

Outside the Notification Area

Saima

Against

3/5/2023
8:41:21 PM

Basith

Sbasith@bhaprep.org

Garland
Texas
United States
<null>

Outside the Notification Area

Homaira Badr

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/5/2023
8:39:56 PM

4602 Donna Lane

Parker

Texas

United States

<null>

Outside the Notification Area

Abeer Latif

Against

3/5/2023
8:38:57 PM

3221 Robert Drive

Richardson

Texas

United States

75082

Outside the Notification Area

Kelsey Azzam

Against

3/5/2023
8:38:55 PM

Kelseyazzam@gmail.
com

Garland

Texas

United States

75040

Outside the Notification Area

Wessam

Against

3/5/2023
8:38:08 PM

2116 parkhurst ct

Wessamplus@yahoo.com

Wylie

9729713973

Texas

United States

75098

Outside the Notification Area

Against this project and fear for our kids safety!!!

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Kawther

Against

3/5/2023
8:37:38 PM

4901 Jon Boat

Garland
Texas
United States
<null>

Outside the Notification Area

Fatima

Against

3/5/2023
8:37:15 PM

202 Love Bird Lane

Murphy
TX
United States
75094

Fatima.Habeeb@gmail.com

3474521412

Outside the Notification Area

Heba gharbieh

Against

3/5/2023
8:36:33 PM

2834 grand oak dr

Garland
Texas
United States
75044

Against

Heba.Gharbieh@gmail.com

2145008210

Outside the Notification Area

Fatima

Against

3/5/2023
8:36:16 PM

2714 meadow park Dr

Garland
Texas
United States
75040

Mostafafatme@yahoo.com

214-709-5451

Outside the Notification Area

Against!!! Our students come first and have the right to object on this

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

project!!!

Heba gharbieh

For

3/5/2023
8:34:59 PM

2834 grand oak dr

Gharbieh.heba@gmail.com

Garland

2145008210

Texas

United States

Outside the Notification Area

75044

Against

Kiran Bilal

Against

3/5/2023
8:34:06 PM

7414 Covewood Dr

Garland

Outside the Notification Area

Texas

United States

75044

Huda Biabani

AGAINST

3/5/2023
8:33:56 PM

518 Creekside Drive

huda.biabani@gmail.com

Murphy

8474147361

TX

United States

Outside the Notification Area

75094

Nadia

Against

3/5/2023
8:31:30 PM

2809 Sequoia ln

Outside the Notification Area

Wylie

Texas

United States

75098

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Syeda Vasifa

Against

3/5/2023
8:31:24 PM

1010 Alamo Lane

Garland
Texas
United States
75042

vasifa.syeda@gmail.com

Outside the Notification Area

Syeda Vasifa

Against

3/5/2023
8:31:23 PM

1010 Alamo Lane

Garland
Texas
United States
75042

vasifa.syeda@gmail.com

Outside the Notification Area

shorouq husein

AGAINST

3/5/2023
8:31:20 PM

3262 medical plaza drive

Garland
Texas
United States
75044

shorouq2011@hotmail.com

9726036276

Linah

AGAINST

3/5/2023
8:28:22 PM

Garland

Garland
Texas
United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

<null>

Marwan

Against

3/5/2023
8:28:11 PM

2113 Mapleview
Garland
Texas
United States
75042

Outside the Notification Area

Ghada Turk

Against

3/5/2023
8:28:08 PM

6209 N George Bush
Highway
Garland
Texas
United States
70544

Outside the Notification Area

It will cause lots of problems especially because there are two schools in the area

Naffa

Against

3/5/2023
8:27:06 PM

1202 fairhaven drive
Garland
Texas
United States
75040

Outside the Notification Area

**Mohammad
Gharbieh**

Against

3/5/2023
8:26:17 PM

518 S LOIS LN
RICHARDSON
TX

Outside the Notification Area

mgharbiehq1@gmail.com

4698316315

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
75081

**Dr. Syed
Abraruddin
Hasan**

Against

3/5/2023
8:26:05 PM

1010 ALAMO LN

abraruddin@yahoo.com

GARLAND

9032456707

TX

United States

75040

Outside the Notification Area

Rabia Khattak

Against

3/5/2023
8:24:42 PM

1201 nimitz lane

Plano

Texas

Outside the Notification Area

United States

75074

Abrar

Against

3/5/2023
8:23:49 PM

2317 Apollo rd

Garland

Outside the Notification Area

Texas

United States

<null>

Suheib

Against

3/5/2023
8:23:20 PM

1314 Jennifer Dr

Outside the Notification Area

Garland

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
<null>

Uzma

Against

3/5/2023
8:23:13 PM

7202 Covewood Drive

Garland
Texas
United States
75044

Outside the Notification Area

Against

Ehsan

Against

3/5/2023
8:20:16 PM

3145 medical plaza dr

Garland
Texas
United States
<null>

Enough with the car washes.

Bill

Against

3/5/2023
8:09:50 PM

1979 Arapaho rd

Billgrand@gmail.com

Garland
Texas
United States
75044

4698776788

Outside the Notification Area

Against

amin

against

3/5/2023
8:09:45 PM

3324 merriitt road

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland
Texas
United States
<null>

Ami

Against

3/5/2023
8:03:25 PM

301 S first

ami.said@gmail.com

Garland
Texas
United States
75040

Outside the Notification Area

Against, this will be detrimental to the 2 schools and church on that block, I am shocked COG is even entertaining this type of business in that area next to them.

Karam

Against

3/5/2023
7:29:20 PM

3145 Medical Plaza Dr.

Garland
Texas
United States
<null>

Shireen

Against

3/5/2023
7:18:21 PM

2505 Breanna Way

Garland
Texas
United States
75040

Outside the Notification Area

Kamal

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Abou-Khamis

3/5/2023
7:16:12 PM

2625 WOODPARK DR

GARLAND

Texas

United States

<null>

Outside the Notification Area

Eman

Against

3/5/2023
6:58:29 PM

4414 Merlin Dr

Eman11023@yahoo.com

Garland

7134125111

Texas

United States

75043

Outside the Notification Area

Kal

Against

3/5/2023
6:56:56 PM

4414 Merlin Dr

Kahlilsaid@gmail.com

Garland

4693873787

Texas

United States

75043

Outside the Notification Area

Absolutely ridiculous location to put a car wash next to not just one, but two of the top schools in Garland. Car washes bring a number of issues, including criminal activity and hazardous pollution.

Rob

Against

3/5/2023
6:44:48 PM

2717 Crosslands

Garland

Outside the Notification Area

Texas

United States

<null>

Dumb idea

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Haifa

Against

3/5/2023
6:32:31 PM

3717 willowood

Garland
Texas
United States
75094

Outside the Notification Area

Jamie

Against

3/5/2023
6:18:29 PM

2717 cross lands dr

Garland
Texas
United States
75040

Outside the Notification Area

Suzy

Against

3/5/2023
6:12:10 PM

3717 Willowood

Garland
Texas
United States
75040

Sihamsaid2001@gmail.com

4696428356

Outside the Notification Area

Against

Jacob

Against

2/25/2023
11:14:32 PM

Acton

Garland
Texas
United States
75040

jacob.r.acton@gmail.com

9403910308

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

The City does not need any further car oriented businesses. There are already plenty of car washes included automated and non-automated car washes.



GARLAND
TEXAS MADE HERE

The applicant requests approval of a Specific Use Provision for an Automated/Rollover Car Wash use.

City Council Meeting

April 4, 2023

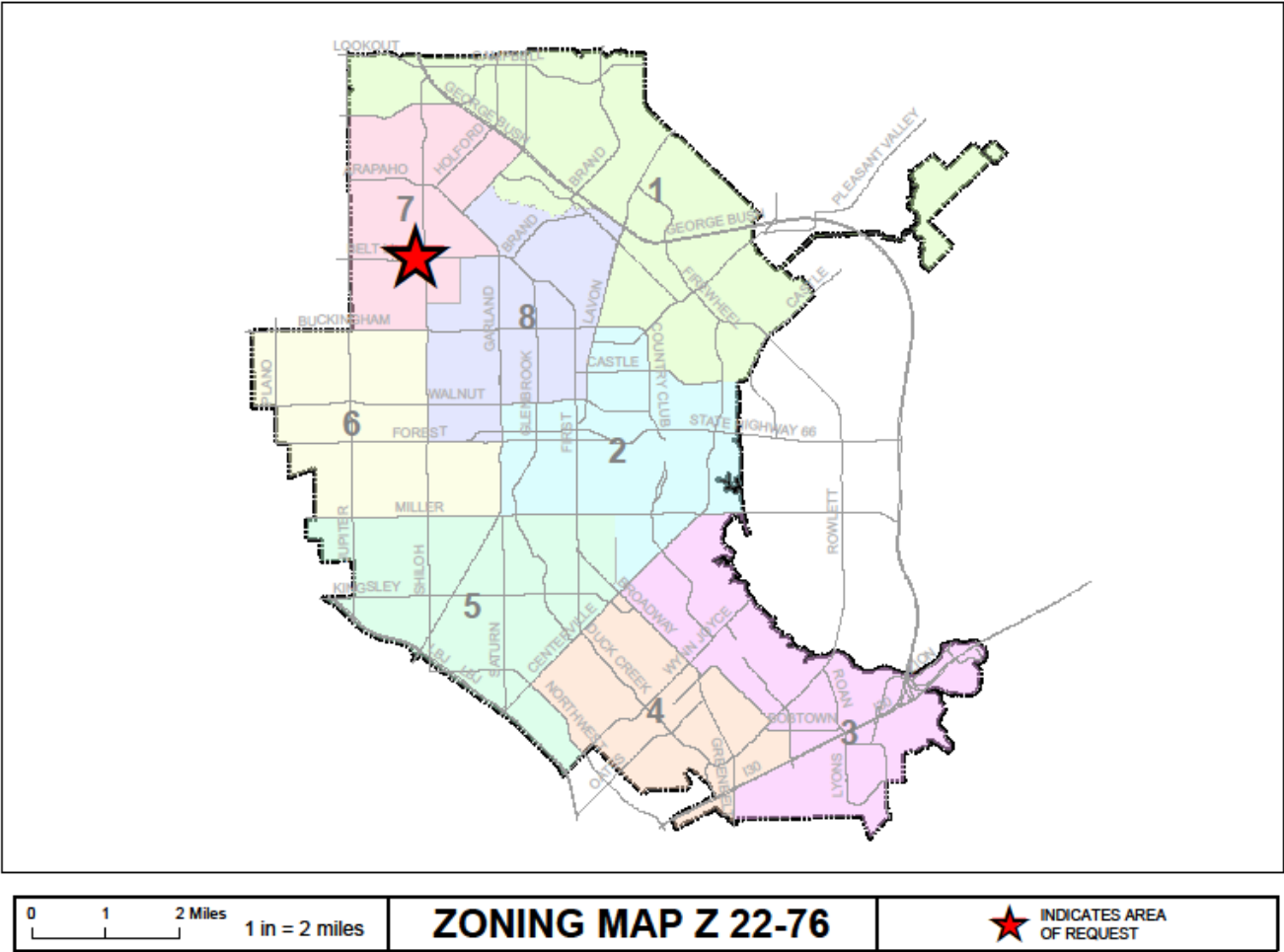
Z 22-76

CASE INFORMATION

Location:	2641 Belt Line Road
Applicant:	Shammy's Garland, LLC
Owner:	Harold Peek
Acreage:	1.185 acres
Zoning:	Community Retail (CR) District



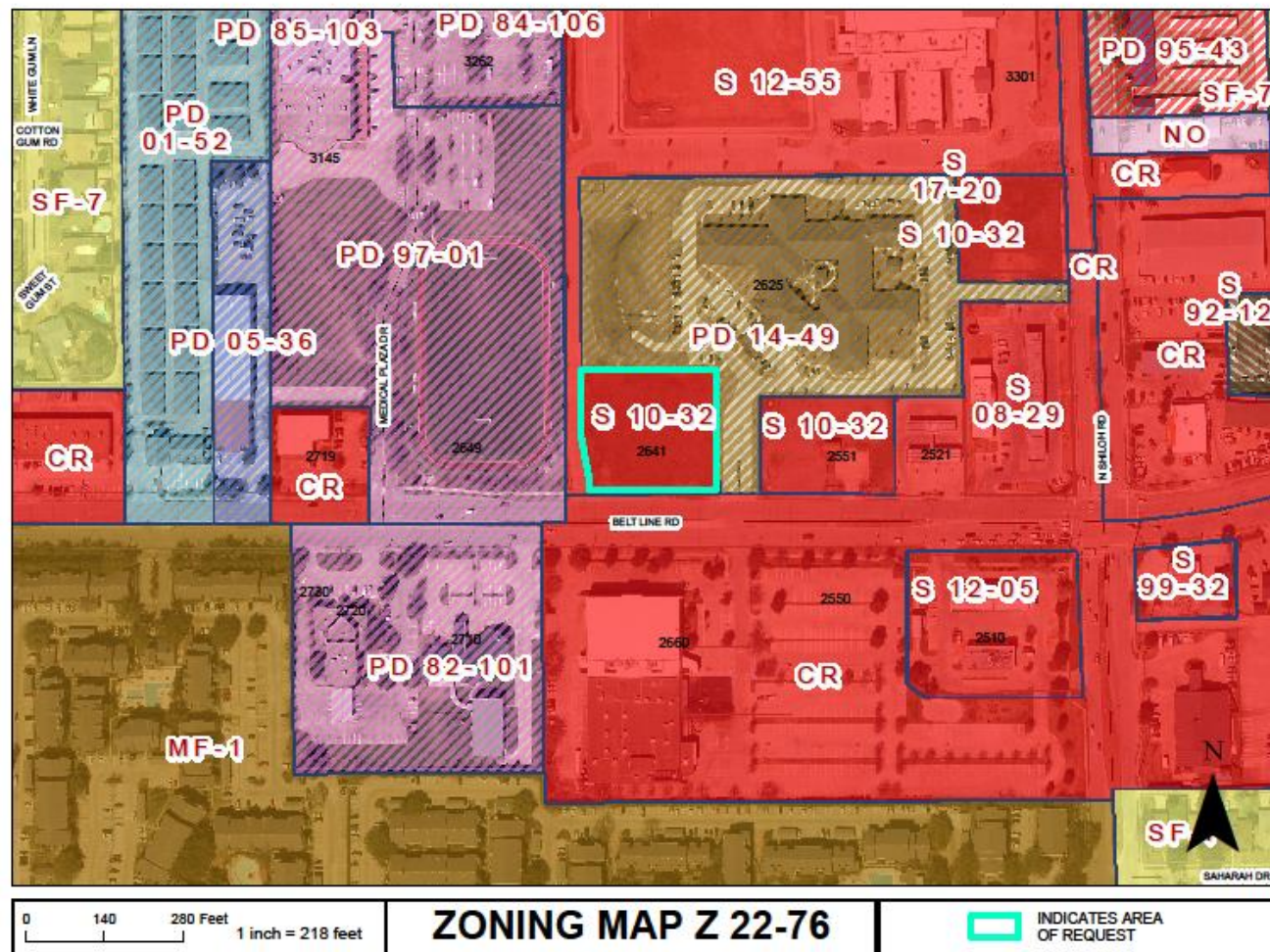
CITYWIDE LOCATION MAP





GARLAND
TEXAS MADE HERE

LOCATION MAP



2641 Belt Line Road

Z 22-76

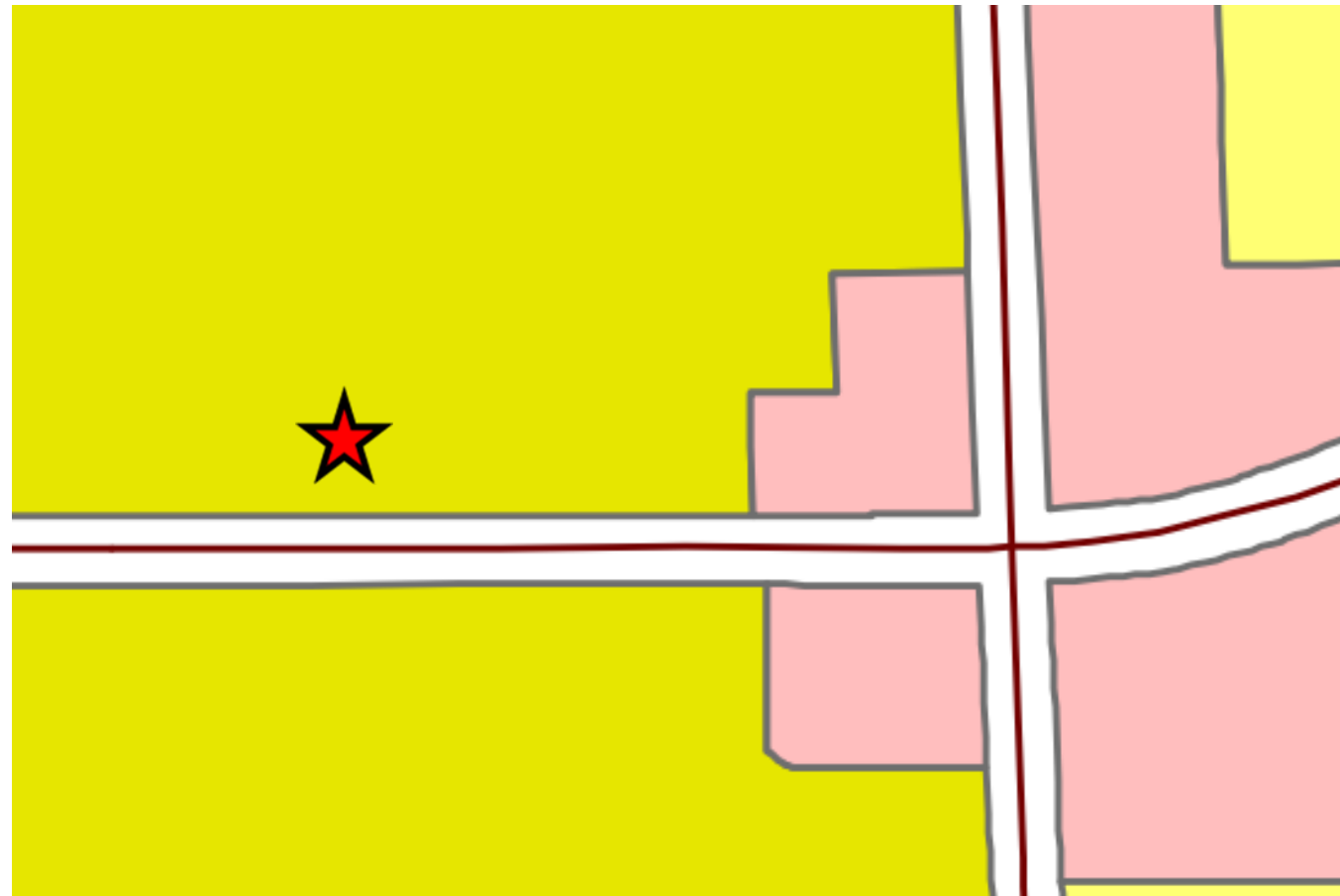


GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



Compact Neighborhoods



Z 22-76

PHOTOS

Z 22-76



View of the subject site looking West from the mutual access easement. The private school is shown in the background.



View of the subject site looking West from Belt Line Road. The private school is shown again.



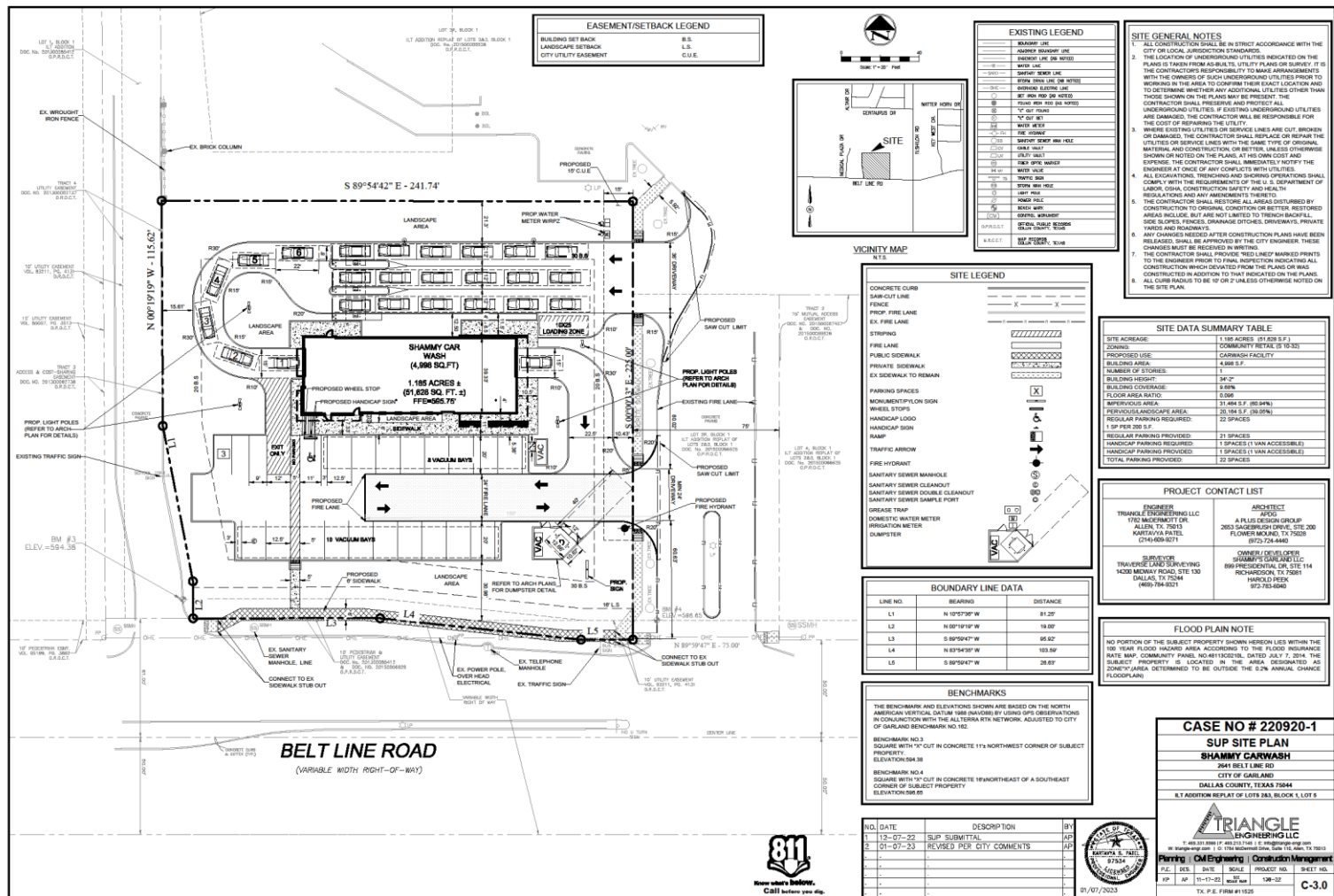
View from the subject site looking East on Belt Line Road. The restaurant, car wash, and other commercially zoned areas are shown.



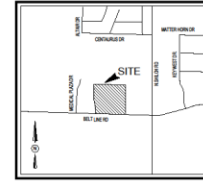
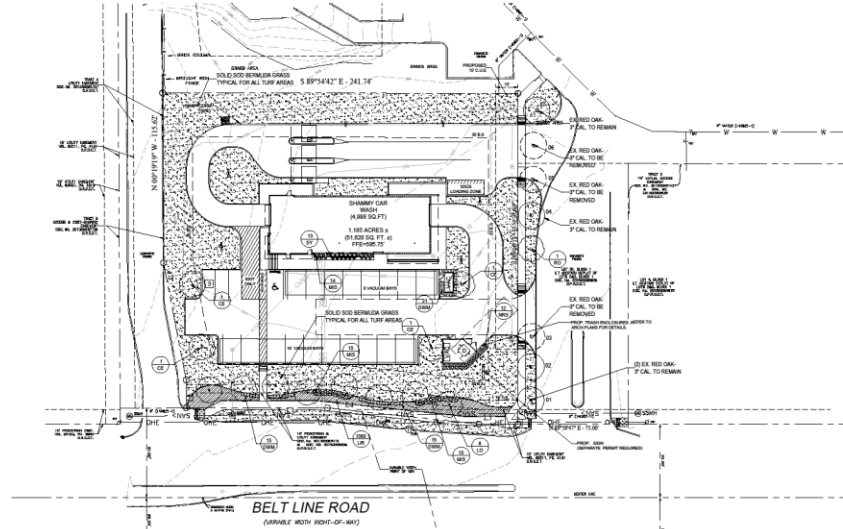
View from the subject site looking South. The church across from Belt Line is shown.



SITE PLAN



LANDSCAPE PLAN



VICINITY MAP
N.T.S.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS SHALL BE SUPPLIED BY CLIENTS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY COMPLETES. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING DEEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE SEEN IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE MAIN AND FEEDER LINES.
- ALL LAWN AREAS TO BE SOLID SOIL BROADCASTING, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL PLANTING AREAS THAT ARE TO RECEIVE MULCH SHALL BE MULCHED WITH A MINIMUM OF DOUBLE SPREADS OF MULCH.

SOIL NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LAWN AREAS TO RECEIVE TOPSOIL. 2" BELOW FINAL GRADE. GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM SLOPING AT TOP AND BOTTOM OF SLOPES AND OTHER AREAS IN GRADE. CORRECT REGULARITIES AND AREAS WHERE WATER MAY STAGNATE.
- ALL LAWN AREAS TO RECEIVE SOLID SOIL SHALL BE LEFT IN A MINIMUM OF 1" BELOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR REMOVAL OF EXISTING TOPSOIL.
- PLANT SOIL BY HAND TO COVER INDICATED AREA COMPLETELY. MINIMUM EDGE OF SOIL AND TOPSOIL. TOP SOILS LAYED BY HAND WITH TOPSOIL TO FULL VIEWS.
- MULCH AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNIFORM, UNIFORMITIES.
- WATER SOIL THOROUGHLY AS SOIL OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, NORMAL WATERING, WEEDING, CULTIVATING, CLEANING AND REMOVAL OF DEBRIS AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE REPLACEMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL LAWN AREAS TO BE COVERED WITH WATER PROOFING. AT A RATE OF 1" OF FINISHED SOIL PER 1000 SQ. FT. OF LAWN AREA.

CITY NOTES

- PUBLIC RIGHT OF WAY, EXISTING AND COMMON AREAS MUST BE STABILIZED WITH PERMANENT VEGETATION. CONTRACTOR SHALL ESTABLISH WITH 10% COVERAGE, AND OTHER APPROVED STABILIZATION METHODS.
- NO LANDSCAPING SUCH AS TREES, SHRUBS, AND BUSHES EXISTING OR PROPOSED SHALL EXIST AND BE RIGHT OF WAY WITHIN CITY LIMITS. PROPERTY REPRESENTATIVE AUTHORIZATION FORM OF CITY LICENSE AGREEMENT.

LANDSCAPE REQUIREMENTS

Tree Landscaping Area
Minimum: Minimum of 10% of site to be devoted to landscape area.
(Site Area: 10,000 sq. ft.)

Planting: 10% of total planting area to be landscaped.
Tree: Minimum of 10% of total planting area, and planting area to be planted with 10% of total planting area.
(Planting Area: 10,000 sq. ft.)

Planting Species: 10 Species

Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

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Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

Planting: 10 Species

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 10°57'38" W	81.20'
L2	N 00°12'10" W	18.00'
L3	S 89°50'40" W	65.62'
L4	N 12°54'20" W	102.30'
L5	S 89°50'40" W	28.67'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	777'	123.45'	41°30'59"	N 41°30'59" E	678.90'
C2	777'	123.45'	41°30'59"	N 41°30'59" E	678.90'
C3	777'	123.45'	41°30'59"	N 41°30'59" E	678.90'

EXISTING TREE TABLE

TREE #	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	STATUS
01	Red Oak	Quercus shumardii	2" cal.	Healthy	To remain
02	Red Oak	Quercus shumardii	2" cal.	Healthy	To remain
03	Red Oak	Quercus shumardii	2" cal.	Healthy	To be removed
04	Red Oak	Quercus shumardii	2" cal.	Healthy	To remain
05	Red Oak	Quercus shumardii	2" cal.	Healthy	To be removed
06	Red Oak	Quercus shumardii	2" cal.	Healthy	To remain

PLANT MATERIAL SCHEDULE

TREE #	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
01	4	Red Oak	Quercus shumardii	4" cal.	8' tall, 12" dbh, 1" spread, 1" clear straight trunk
02	8	Live Oak	Quercus virginiana	4" cal.	8' tall, 12" dbh, 1" spread, 1" clear straight trunk
03	1	Red Oak	Quercus shumardii	8" cal.	12' tall, 12" dbh, 1" spread, 1" clear straight trunk
SHRUBS					
TREE #	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
MS	44	Miscanthus	Miscanthus sinensis	5 gal.	container 18", 24" spread
SV	13	Soft Leaf Yucca	Yucca rostrata	5 gal.	container 18", 24" spread
DWM	51	Cherry Blossom Yucca	Yucca rostrata	5 gal.	container 18", 24" spread
MS	12	Yucca	Yucca rostrata	5 gal.	container 18", 24" spread

GROUNDCOVERS					
TREE #	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LR	1,500	Liriodendron	Liriodendron tulipifera	4" pots	solid soil refer to notes

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

PROJECT CONTACT LIST	
ENGINEER TRANSLATE ENGINEERING LLC 1702 MACDONALD DR. ALLEN, TX 75013 KATYAVIA DAVIS 214-550-6271	ARCHITECT STUDIO GREEN SPOT, INC. 3003 RAGLAND DRIVE, STE. 200 FLORES MOUNTAIN, TX 76033 (817) 724-4442 CHRIS@STUDIOGREENSPOT.COM
SURVEYOR TRAVENCO LAND SURVEYING 1000 MEADOW ROAD, STE. 100 DALLAS, TX 75244 (469) 754-6521	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1702 MACDONALD DR. ALLEN, TX 75013 (469) 754-4442 CHRIS@STUDIOGREENSPOT.COM



CITY OF GARLAND
CASE # 220920-1



SHAMMY'S
CARWASH
CITY OF GARLAND, TEXAS

ISSUE:
FOR APPROVAL 12.08.2022
CITY COMMENTS 01.08.2023

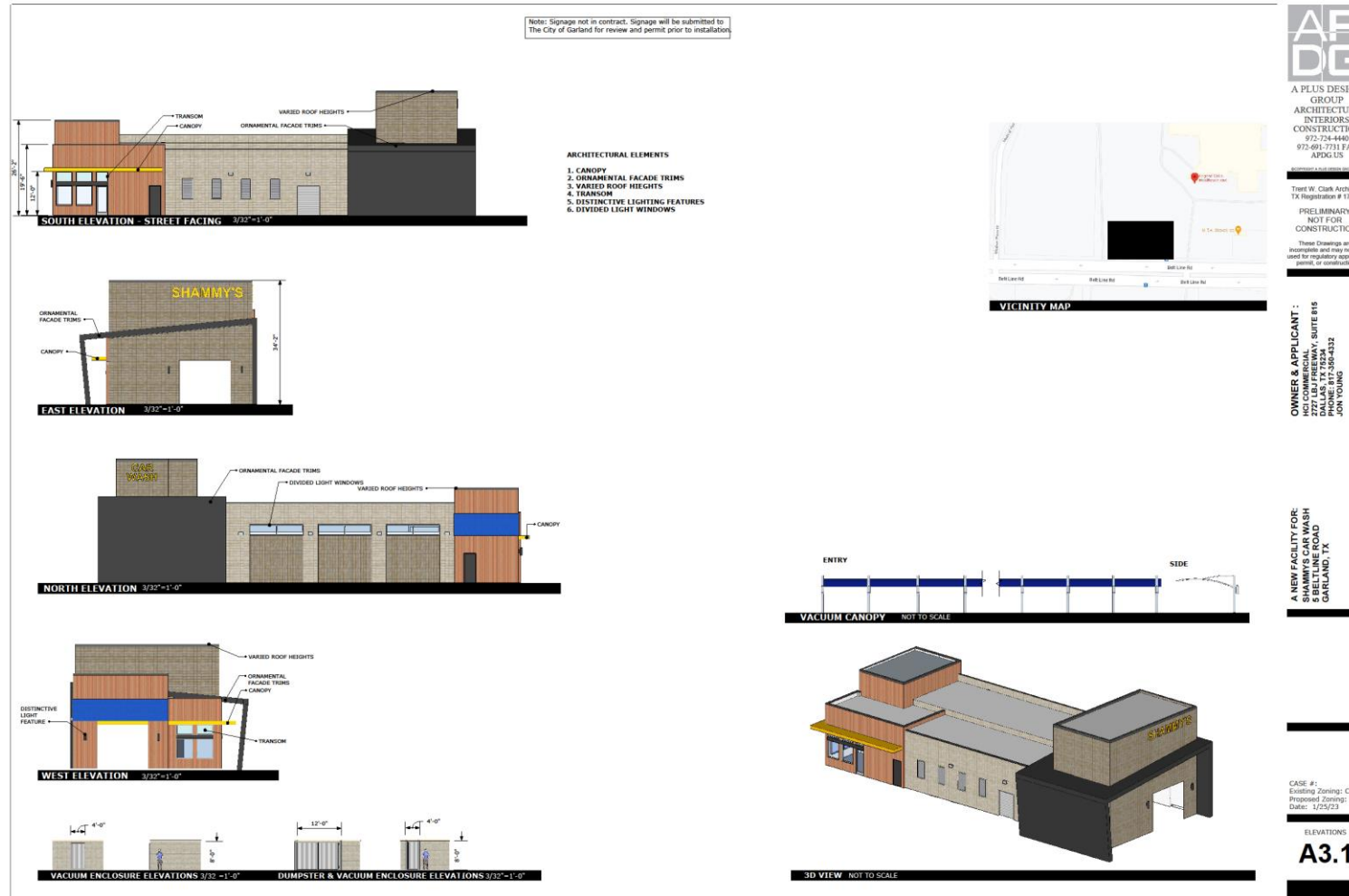
DATE:
01.08.2023

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
1.1

Z 22-76

BUILDING ELEVATIONS





GARLAND
TEXAS MADE HERE

SPECIFIC USE PROVISION

The applicant is requesting approval of a thirty (30) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty-five (25) to thirty (30) years

The hours of operation will be 8:00 am to 8:00 pm every day of the week.



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STAFF RECOMMENDATION

While a previous staff recommendation of approval was provided, new information to consider has been provided by the Economic Development Strategic Plan. Consideration should be given to whether certain automotive-related uses such as car washes and similar “stand alone commercial” that require zoning changes advance the City’s goals and whether a car wash is the best use of land at this location.

Z 22-76



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PLAN COMMISSION RECOMMENDATION

On February 13, 2023, the Plan Commission, by a vote of eight (8) to one (1), recommended approval of a Specific Use Provision for thirty (30) years for an Automated/Rollover Car Wash use on a property zoned Community Retail (CR) District

The Plan Commission, by a vote of eight (8) to one (1), also recommended approval of a Plan for an Automated/Rollover Car Wash Use



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COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommend Compact Neighborhoods for the subject site.

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.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. e.

Meeting Date: 04/04/2023

Item Title: Z 22-76 Shammy's Garland LLC - Plan (District 7)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Community Retail (CR) District.

Approval of a Plan for an Automated/Rollover Car Wash Use.

LOCATION

2641 Belt Line Road

OWNER

Harold Peek

PLAN COMMISSION RECOMMENDATION

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STAFF RECOMMENDATION

While a previous staff recommendation of approval was provided, new information to consider has been provided by the Economic Development Strategic Plan. Consideration should be given to whether automotive-related uses such as car washes and other “stand alone commercial” requiring zoning changes advance the City’s goals and whether a car wash is the best use of land at this location.

BACKGROUND

The subject property has an approved SUP for a Commercial Outdoor Amusement Use; however, the site remains vacant. The applicant proposes to open an automated/rollover car wash. The GDC requires a Specific Use Provision for an Automated/Rollover Car Wash use in the Community Retail (CR) District.

Per the applicant's request, this case was postponed from the March 7, 2023 City Council meeting.

SITE DATA

The site is 1.185-acres. The site is accessed from two entrances on a mutual access easement that leads to the Nursing Home to the north and is accessed from Belt Line Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community (CR) District, with a previous SUP [S 10-32] for a Commercial Outdoor Amusement Use.

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

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to construct a 4,998 square foot automated/rollover car wash.
2. The applicant requests that the refuse container may be located in front of the building as opposed to behind the building per the GDC, due to site design challenges and safety accommodations. It should be noted the refuse container opening would face away from the public street view, as well as be screened by GDC-approved shrubs and a tree.
3. The applicant is requesting approval of a thirty (30) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty-five (25) to thirty (30) years.
4. The hours of operation will be 8:00 am to 8:00 pm every day of the week.

COMPREHENSIVE PLAN

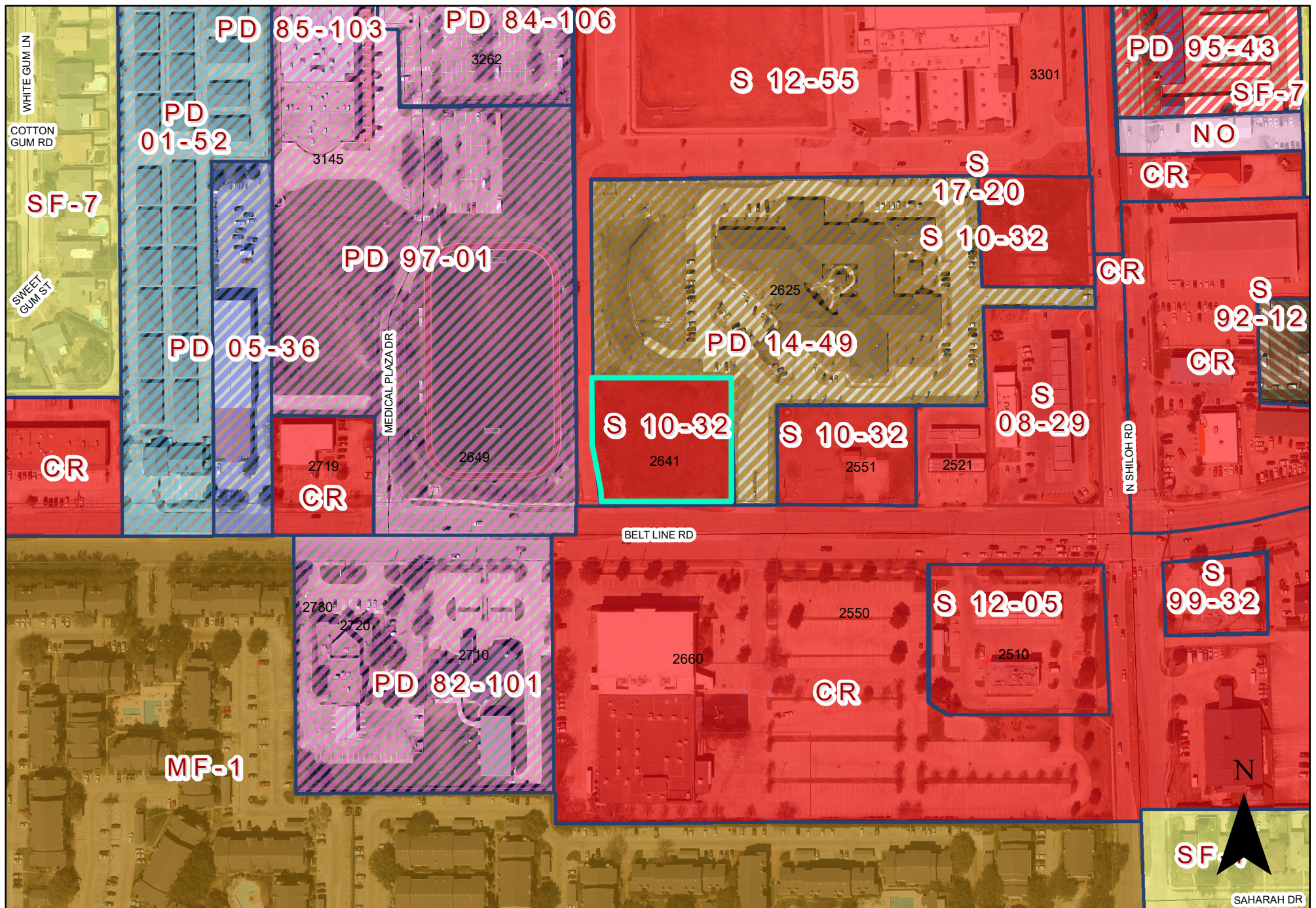
The Future Land Use Map of the Envision Garland Plan recommend Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the east is zoned Community Retail District and contains a restaurant. To the east of that, a property zoned Community Retail (CR) District contains a car wash, self-service/wand. The property to the north contains a Nursing home zoned Planned Development (PD) District 14-49 for Multi-Family use. The property to the west is a private school zoned Planned Development (PD) District 97-01 for Community Office (CO) District uses. The property to the south contains a church and is zoned Community Retail (CR) District.

Attachments

Z 22-76 Location Map
Z 22-76 Exhibits C-E
Z 22-76 R&M - Plan
Z 22-76 Responses
Z 22-76 Staff Presentation

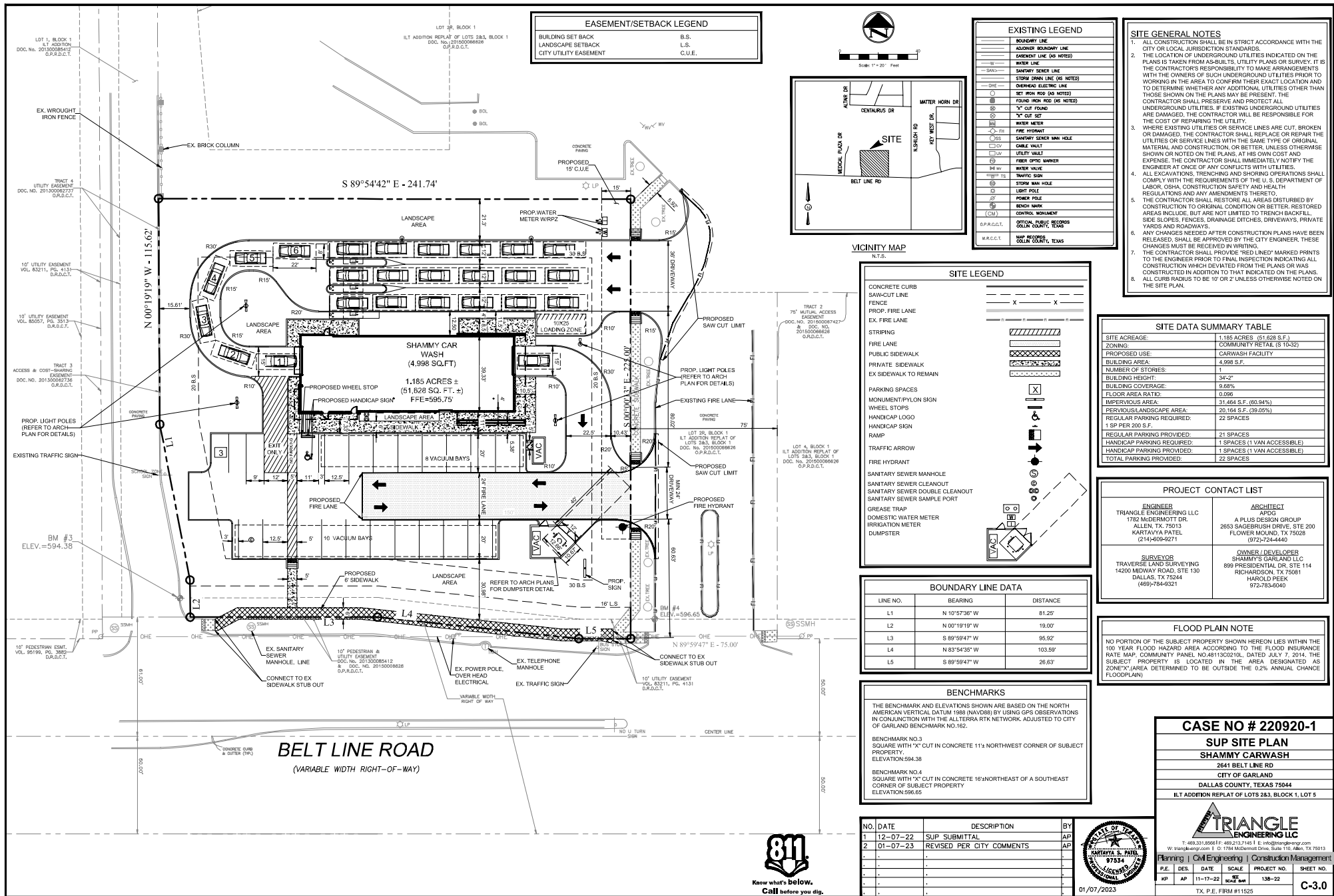


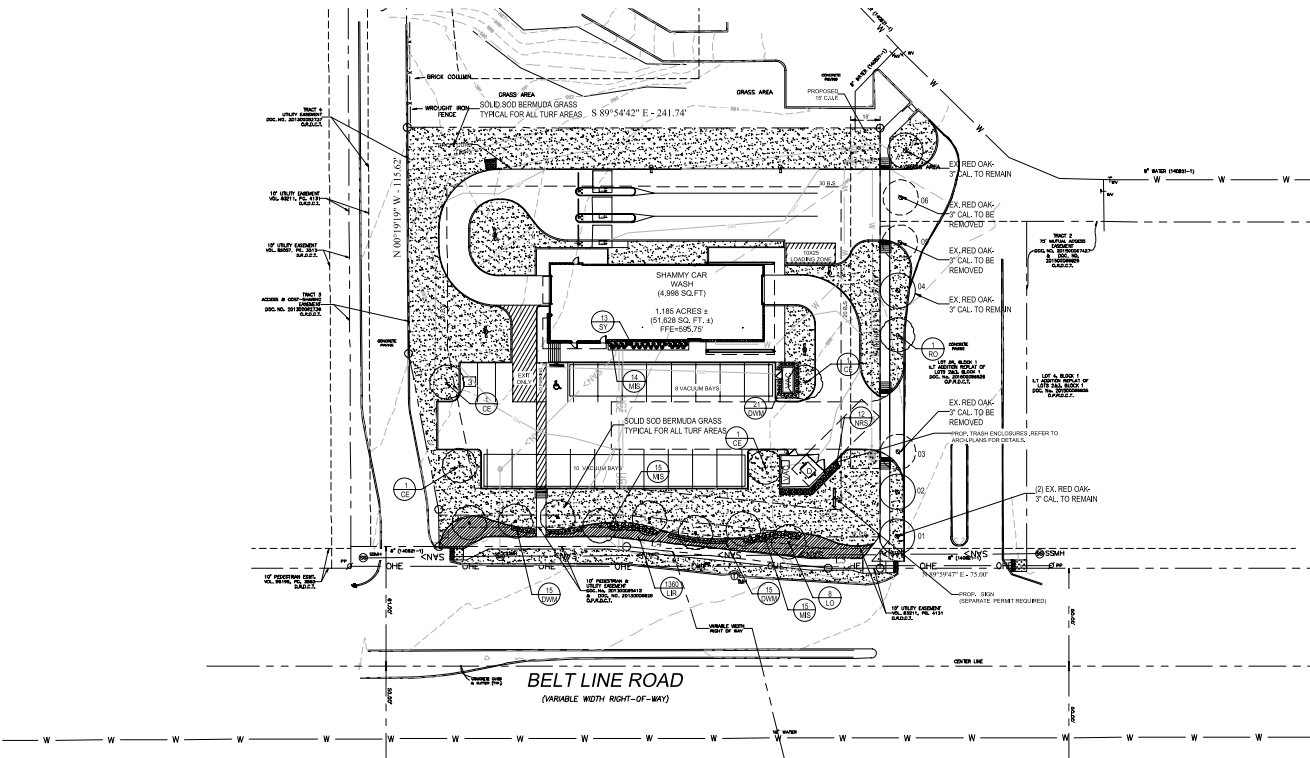
0 140 280 Feet
1 inch = 218 feet

ZONING MAP Z 22-76

INDICATES AREA OF REQUEST

2641 Belt Line Road





BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 10°57'36" W	81.25'
L2	N 00°19'19" W	19.00'
L3	S 89°59'47" W	95.92'
L4	N 83°54'35" W	103.59'
L5	S 89°59'47" W	26.63'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	777'	123.45'	41°30'35"	N 41°30'35" E	678.90'
C2	777'	123.45'	41°30'35"	N 41°30'35" E	678.90'
C3	777'	123.45'	41°30'35"	N 41°30'35" E	678.90'

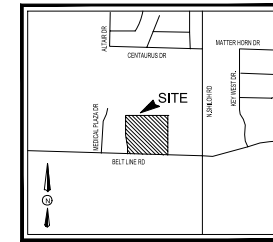
EXISTING TREE TABLE

TREES	#	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	STATUS
01	Red Oak	Quercus shumardii	3" cal.	Healthy	To remain	
02	Red Oak	Quercus shumardii	3" cal.	Healthy	To remain	
03	Red Oak	Quercus shumardii	3" cal.	Healthy	To be removed	
04	Red Oak	Quercus shumardii	3" cal.	Healthy	To remain	
05	Red Oak	Quercus shumardii	3" cal.	Healthy	To be removed	
06	Red Oak	Quercus shumardii	3" cal.	Healthy	To be removed	
07	Red Oak	Quercus shumardii	3" cal.	Healthy	To remain	

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	4	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 12" ht., 5' spread, 5' clear straight trunk
LO	8	Live Oak	Quercus virginiana	12" ht., 5' spread, 5' clear straight trunk	
RO	1	Red Oak	Quercus shumardii	4" cal.	
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
MIS	44	Miscanthus sinensis	Miscanthus sinensis	5 gal.	container full, 24" spread
SY	13	Soft Leaf Yucca	Yucca rostrifolia	5 gal.	container, 24" ht., 20" spread
DWM	51	Dwarf Wax Myrtle	Myrica pauciflora	5 gal.	container, 24" ht., 20" spread
NRS	12	Nellie R. Stevens	Rex x 'Nellie R. Stevens'	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	1,360	Liriope	Liriope muscarifolia	4" pots	container full, well rooted 12" o.c. solid sod refer to notes

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



VICINITY MAP
N.T.S.

LANDSCAPE NOTES

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

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL, 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP PRESS JOINTS BY HAND WITH TOPSOIL TO FILL JOINTS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOVING, WATERING, FEEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS AT A RATE OF 40 POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

CITY NOTES

- PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERMANENT 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 REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OF CITY'S LICENSE AGREEMENT.

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DR. ALLEN, TX 75013 KARTAVYA PATEL 214-609-9271	ARCHITECT A PLUS DESIGN GROUP 2653 SAGEBRUSH DRIVE, STE 200 FLOWER MOUND, TX 75028 (972)-724-4440
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, STE 130 DALLAS, TX 75244 (469)-794-9321	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1782 McDERMOTT DR. ALLEN, TEXAS 75013 (469) 369-4448 CHRIS@STUDIOGREENSPOT.COM



01 LANDSCAPE PLAN
SCALE 1"=30'

CITY OF GARLAND
CASE # 220920-1

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



01.06.2023

SHAMMY'S
CARWASH
BELT LINE ROAD
CITY OF GARLAND, TEXAS

ISSUE:
FOR APPROVAL 12.08.2022
CITY COMMENTS 01.06.2023

DATE:
01.06.2023

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1

SECTION 02000 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCE DOCUMENTS

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

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

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

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen; 27 October 1980; Edition by American National Standards Institute, Inc. (2001) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
- C. Texas Association of Nurserymen, Grades and Standards
- D. Horne Tree, 1978 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Sample: Provide representative quantities of sandy loam soil, mulch, bed mix material, grass, and cultured stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications for all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, label, and maintain as representative samples for final replacement plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analyses if requested by the Architect.

JOB CONDITIONS

- A. General Contractor to complete the following punch list. Prior to Landscape Contractor installing any portion of landscape installation. General Contractor shall have planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive sold soil shall be left one (1") inch below the finish grade of driveways, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grasses will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, clearing up and at other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An in-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died due to shade, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work including materials, labor and equipment used in replacement, shall carry a twelve (12) month guarantee. Any damage, including cuts in lawn or bed areas, caused as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil, fertilizer and mulch shall be to be used as originally specified and transported for full compliance with Contract requirements. All replacements are to be included under "Work" of the Contractor.

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

1.7 QUALITY ASSURANCE

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

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (BBB) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and foliage development.
 2. Container: Crown: "Nurse" - Deliver plants in tight container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Product materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sand or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or deterioration of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well formed No. 1 grade or better nursery grown stock. Listed plant heights are from top of root balls to nominal top of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and the decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as biding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and Size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, disfigurements, insect eggs and larvae and be of best specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unsightly, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. For disfiguration, the term "multi-trunked" defined as a plant having three (3) or more trunks of nearly equal diameter. Normalization conforms to the customary nursery usage.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Fertilize, fertilize, dark, loamy soil, free of clay lumps, subsoil, stones and other excessive material and reasonably free of weeds and foreign grasses. Loam containing Dalagras or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay - less than 7.27 percent
 - Silt - between 15.25 percent
 - Sand - less than 52 percent
 3. Organic matter shall be 10-15% of total dry weight
 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative material and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vitel Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilizer, Superphosphate or Granular Fertilizer as equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UPI) with a minimum 1% sulphur and 4% iron, plus micronutrients.
- B. Plant: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 18" x 4" with stakes 8' on center.
- B. Staking Material for Shade Trees:
 1. Post: Studded 2" Post, #11 Armo with anchor plate, 6'-0" length, paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2" pipe, fiber reinforced hose, minimum 1/8 inch inside diameter. Color Black.
- C. Gravel: Washed native pea gravel, graded 1 to 1-1/2 in.
- D. Filler Furring: Mfrd. 1430 by Calumet Fibers Marketing Company, available at Lofland Co., (714) 651-4330 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare every planting hole by excavating existing grass and weeds as necessary. Till existing soil to a depth of twelve (12") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add twelve (12") inches of compost and fill into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as humus or greens home as the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a three (3") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil and site top layer replaced on needed face from large chunks, rocks, debris, culbils, subsoils, etc., placed in new (3") inch layer and watered as thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod BermudaGrass: Blocks of sod shall be laid joint to joint, (seamed joints) after tilling the ground firm. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod shall be filled with topsoil when they are evidently gaped open, then watered thoroughly.
 2. Areas to be Hydroclonic Common BermudaGrass: Hydroclonic with bermudagrass seed at a rate of one (2) pounds per one thousand (1,000) square foot. Use a 4" x 8" batter board against the bed area.

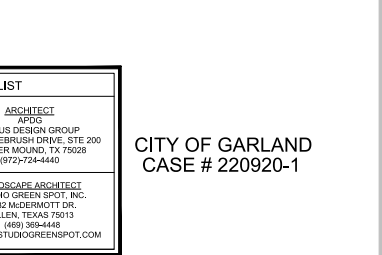
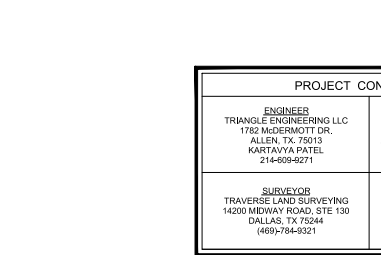
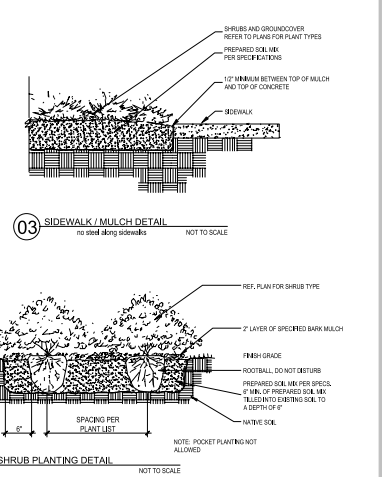
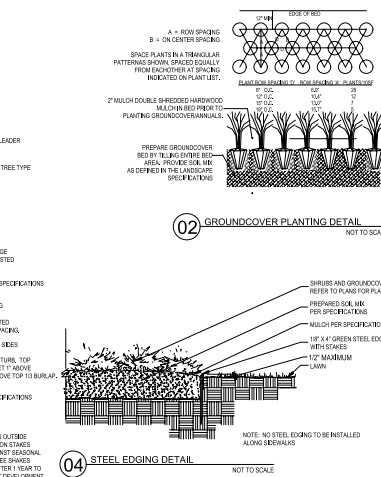
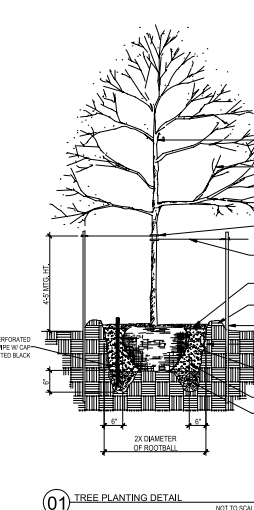
3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipment of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which shall be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth 8" & 8" plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth and roots and shall be of such depth that, when planted and settled, the crown of the plant shall have the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrub and tree pits shall be no less than two (2") feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Fertilization Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC drain pipe per tree planting detail as approved by the Landscape Architect.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is a depth of twelve (12") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add twelve (12") inches of compost and fill into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as humus or greens home as the rate of twenty (20) pounds per one thousand (1,000) square feet.
- J. Do not wrap trees.
- K. Do not wrap roots.
- L. Muck the top of the ball. Do not plant grass at the top of the trunk of the tree. Leave the area above the top of the ball and muck with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be planted with a minimum settled thickness of two (2") inches over the entire bed or ball.
- N. Obstruction before ground: In the event that rock, or underground construction work or obstructions are encountered in any part of excavation work to be done under this section, alternate locations may be selected by the Owner. When location cannot be changed, the obstructions shall be removed to a depth of not less than three (3") feet below grade and no less than six (6") inches below the bottom of all other plant is properly set at the required grade. The work of this section shall include the removal from the site of all rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
 1. Dead wood or suckers and broken badly broken branches shall be removed. General topping of the crown is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Insecticide and planting chemicals are complete, all the pits shall be covered with a layer of organic material two (2") inches in depth.
 4. Insecticide and planting chemicals are complete, all the pits shall be covered with a layer of organic material two (2") inches in depth.
- Q. Steel Curb Installation:
 1. Cutting shall be aligned as indicated on plans. Stake out limits of steel curb and obtain Owners approval prior to installation.
 2. All steel cutting shall be free of rust and are arranged in place.
 3. Top of cutting shall be 3/4" maximum height above grade.
 4. Stakes are to be installed on the starting foot side of the cutting, as opposed to the grass side.
 5. Do not install steel edging along sidewalks.
 6. Cut steel edging at 45 degree angle where edging meets sidewalks.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep general areas clean by sweeping or hosing at end of each day's work.



PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DR. ALLEN, TX 75013 KARTAVYA PATEL 214-609-9271	ARCHITECT APX A PLUS DESIGN GROUP 2653 SAGEBRUSH DRIVE, STE 200 FLOWER MOUND, TX 75028 (972)-724-4440
SURVEYOR TRAVELER LAND SURVEYING 14200 MIDWAY ROAD, STE 130 DALLAS, TX 75244 (469)-794-9321	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1782 McDERMOTT DR. ALLEN, TEXAS 75013 (469) 369-4448 CHRIS@STUDIOGREENSPOT.COM

CITY OF GARLAND
CASE # 220920-1

DATE:
01.06.2023

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L.2

ISSUE:
FOR APPROVAL: 12.08.2022
CITY COMMENTS: 10.08.2023

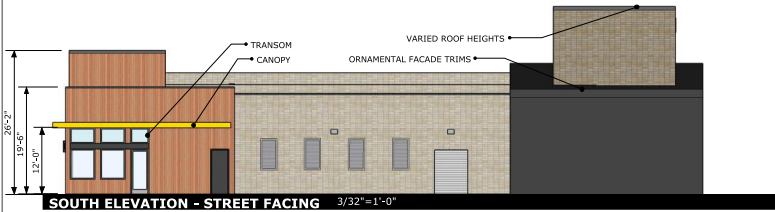
DATE:
01.06.2023

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

01.06.2023

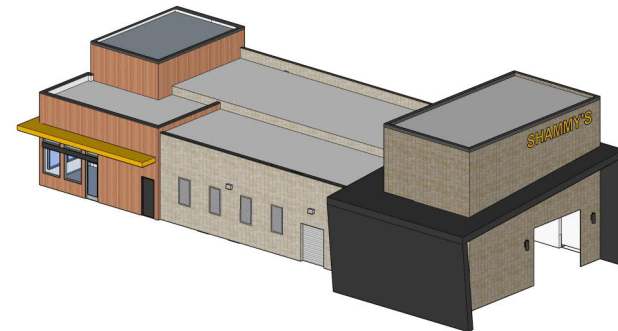
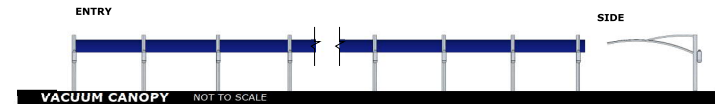
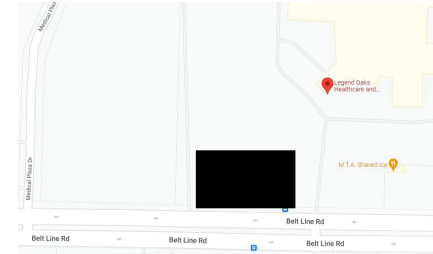
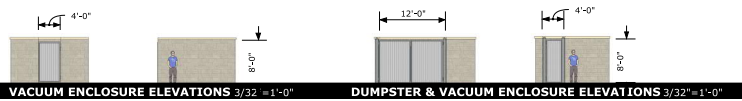
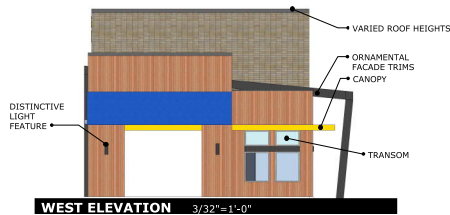
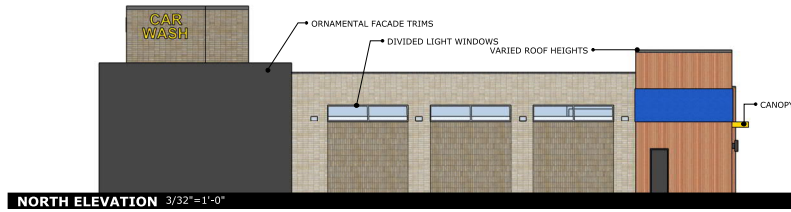
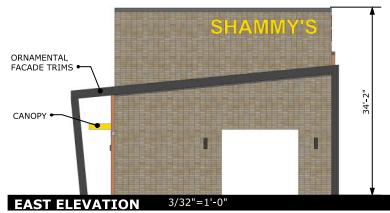
SHAMMY'S
BETLINE ROAD
CITY OF GARLAND, TEXAS

Note: Signage not in contract. Signage will be submitted to The City of Garland for review and permit prior to installation.



ARCHITECTURAL ELEMENTS

1. CANOPY
2. ORNAMENTAL FACADE TRIMS
3. VARIED ROOF HIEGHTS
4. TRANSOM
5. DISTINCTIVE LIGHTING FEATURES
6. DIVIDED LIGHT WINDOWS



A PLUS DESIGN GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION
972-724-4440
972-691-7731 FAX
APDG.US

© 2023 A PLUS DESIGN GROUP, LLC

Trent W. Clark Architect
TX Registration # 17084

PRELIMINARY
NOT FOR
CONSTRUCTION

These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction

OWNER & APPLICANT :
HCI COMMERCIAL
2727 LBJ FREEWAY, SUITE 815
DALLAS, TX 75234
PHONE: 972-350-4332
JON YOUNG

A NEW FACILITY FOR:
SHAMMY'S CAR WASH
5 BELTLINE ROAD
GARLAND, TX

CASE #:
Existing Zoning: CR
Proposed Zoning: CR
Date: 1/25/23

ELEVATIONS

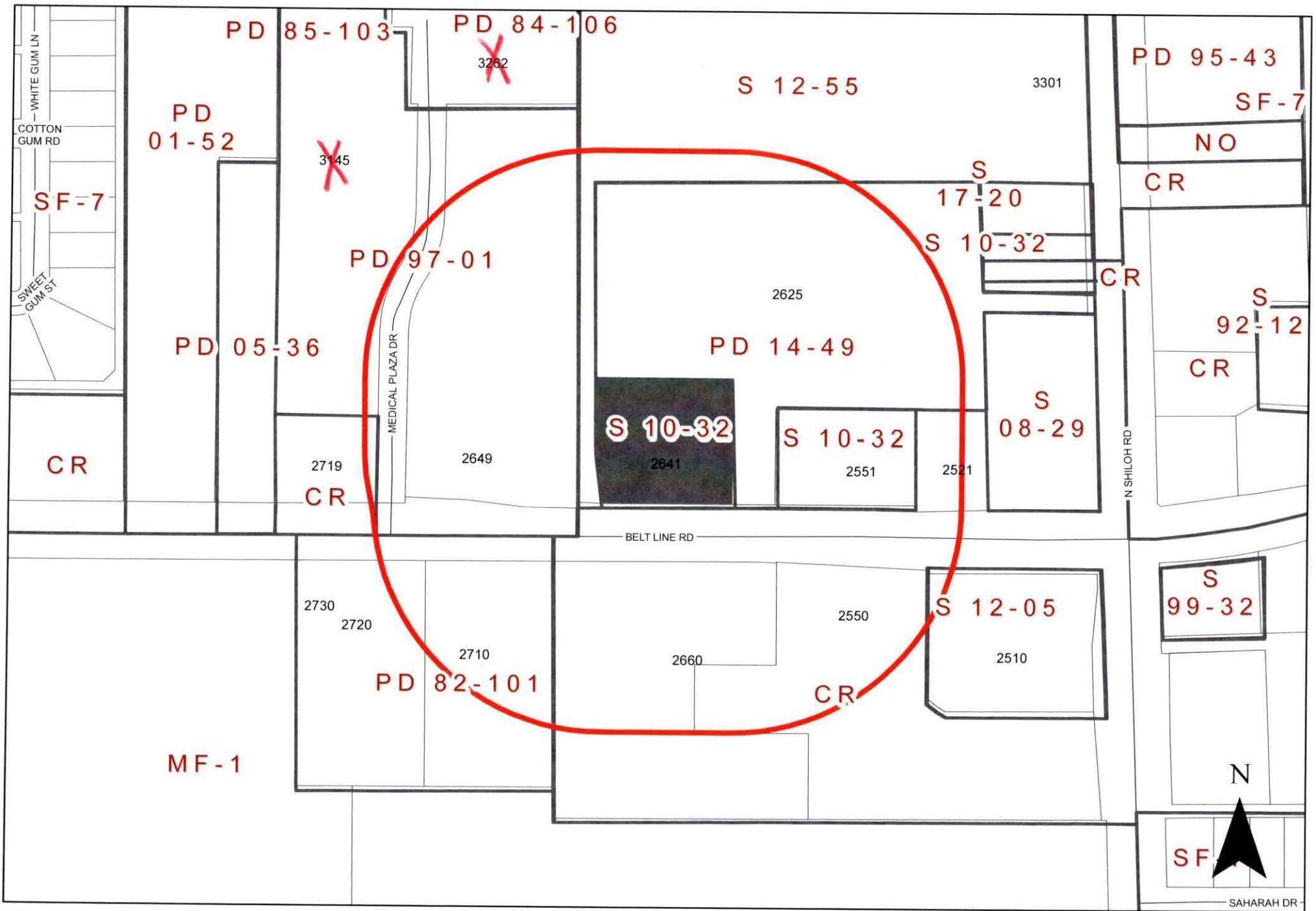
A3.1

REPORT & MINUTES

P.C. Meeting, February 13, 2023

4e. APPROVED Consideration of the application of **Shammy's Garland LLC**, requesting approval of a Plan for a Car Wash, Automated/Rollover Use on a property zoned Community Retail (CR) District. This property is located at 2461 Belt Line Road. (District 7) (File Z 22-76 – Plan)

Motion was made by Commissioner Rose to close the public hearing and **approve** the Specific Use Provision and Detail Plan. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 1 Nay.**



ZONING MAP Z 22-76

2641 Belt Line Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case Z 22-76

Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

Z 22-76 Shammy's Garland, LLC. El solicitante solicita un uso de Lavadero de Autos Automatizado/Rollover. El sitio está ubicado en 2641 Belt Line Road. (Distrito 7)

Z 22-76 Shammy's Garland, LLC. Người nộp đơn yêu cầu sử dụng Hệ thống rửa xe tự động/Rollover Car Wash. Địa điểm tọa lạc tại 2641 Belt Line Road. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Islamic Services Foundation DBA brighter Horizons Academy

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.)

3145 Medical Plaza and 3000 Medical Plaza and 3262 Medical Plaza

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

I. Abdelkarim

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-76

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 are writing this letter to represent the Brighter Horizons Academy next door.

We have over 950 students attending the school.

We oppose for the following reasons:

1. Security and safety reasons (frequent security issues from Quick Trip and other open business)

2. Homeless issue in the area and this new car wash will attract homeless during off hours.

3. Garland is saturated with car washes. Please attract more business.

4. This block of Garland has 2 major schools and one senior living and this car wash is an eye sore and not presenting the value of the block.

5. We already have a car wash next to QT and another one in the 7-11 Exxon station.

Type text here

Comment Form

Case Z 22-76

Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

Z 22-76 Shammy's Garland, LLC. El solicitante solicita un uso de Lavadero de Autos Automatizado/Rollover. El sitio está ubicado en 2641 Belt Line Road. (Distrito 7)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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Harold F. Peek

Managing Partner

Crossroads Centre Ltd.

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.)

899 Presidential Drive Suite 114

Outside the Notification Area

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

Richardson TX

City, State / Estado de la Ciudad / Thành bang

75081

Zip Code / Código postal / Mã B u Qhính

Harold F. Peek

2/08/2023

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

hpeek@peekproperties.net

(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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I believe this request will be an excellent use of the property.

Comment Form

Case Z 22-76

Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

Z 22-76 Shammy's Garland, LLC. El solicitante solicita un uso de Lavadero de Autos Automatizado/Rollover. El sitio está ubicado en 2641 Belt Line Road. (Distrito 7)

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



For / A Favor / Đúng



Against / En Contra / Không

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HAROLD F PEEK MANAGING PARTNER CROSSROADS CENTRE LTD.

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.)

899 PRESIDENTIAL DRIVE SUITE 114

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

RICHARDSON TEXAS

Outside the Notification Area

City, State / Estado de la Ciudad / Thành bang

75081

Zip Code / Código postal / Mã B u Chính

Harold F. Peek

Signature / Firma / Chữ ký

2/20/23

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-76

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I believe this request will be an excellent
use of the property

From: [Rosa Jaimes](#)
To: [Council7](#)
Cc: [Planning Group](#)
Subject: [EXTERNAL] ZONING CASE: Z 22-76 Shammy's Garland, LLC.
Date: Sunday, March 5, 2023 8:59:24 PM

Outside the Notification Area

Dear City Council Members,

I am writing to express my concern about the recent approval of another car wash at 2641 Belt Line Road in the city of Garland. As you may already be aware, this location is situated between the red line entrance at ILTexas and the nursing home entrance, and the construction and traffic issues that will be caused from this development will have a serious impact for the city of Garland.

Given that the area is already heavily congested with traffic from ILTexas and Bright Horizons, the addition of another car wash will only exacerbate the situation. Furthermore, there are already at least 3 other car washes within 2 miles of this location that are not self-service.

It is important that we work together to minimize any negative effects of this car wash on our community.

Thank you for your attention to this matter and for your continued efforts to make Garland a great place to live and work.

Sincerely,

Rosa E. Jaimes

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From: [boutwellchelsea](#)
To: [CouncilZ; Planning Group](#)
Subject: [EXTERNAL] SHAMMYS GARLAND ZONING REQUEST
Date: Monday, March 6, 2023 11:49:38 AM

Hello, I am a resident of Garland & a parent of three students that attend The International Leadership of Texas Charter School off of Belt Line Road and Shiloh.

If you are aware of the area then you are already aware of the existing traffic issues that arise during drop off and dismissal. Our charter has Brighter Horizons Academy next door that BOTH already require Garland Police Department to control traffic at dismissal time. The addition of the carwash attendees trying to access the carwash would only increase the traffic in the area.

This proposal should be denied simply because Garland doesn't need another car wash. There are already 3 carwash companies in a 2 mile radius of the school. This is simply not needed.

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From: [Ashley mckay](#)
To: [Planning Group](#)
Subject: [EXTERNAL] ZONING CASE: Z 22-76
Date: Monday, March 6, 2023 11:23:44 AM

Outside the Notification Area

Hello,

I am reaching out in regards to ZONING CASE: Z 22-76

The traffic on Belt Line by that area is already congested during rush hour, due to the traffic for Bright Horizons Academy and International Leadership of Texas K8.

Construction of the new business will significantly impact traffic in that area further. In addition, there are already 3 other car wash stations within 2 miles of that location.

Please consider not approving this project. Construction will cause further issues with traffic on Beltline and be an issue for businesses already in that area, and home owners in that area. Often times, during the school year, the far right lane is backed up from both schools on Beltline.

Thank you,
Ashley McKay

--

Ashley McKay
ashley.mckay06@gmail.com
214-235-3349

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From: waedmallah
To: Planning Group; council7@gmail.com
Subject: [EXTERNAL] Case Number: Z 22-76 Vote NO
Date: Sunday, March 5, 2023 1:08:58 PM

Outside the Notification Area

To whom it may concern,

To the mayor of Garland and City Council in regards to develop a CAR WASH next to BHA. My kids go to BHA and this is a huge security risk for our children. Also, creating a car wash between BHA and ILT and the nursing home that would add more traffic and congestion to the area. These two reasons alone are this decision unacceptable. There are many other reasons to reject the carwash in this location.

I STRONGLY VOTE NO AND HOPE YOU DO TO.
76

Case Number: Z 22-

Please vote NO:

<https://garland.maps.arcgis.com/apps/CrowdsourcingPolling/index.html?appid=27bcd6ff0bcc4265a2ca6d5f33217fd5>

Concerned Parents,
Waed Almallah- BHA parent.

Sent from my T-Mobile 4G LTE Device

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[EXTERNAL] RE: Case Number: Z 22-76 : Opposition to having an Automated/Rollover Car Wash located at 2641 Belt Line Road.

Ziad HUSSEINI <ZiadM.Husseini@hotmail.com>

Outside the Notification Area

Tue 3/7/2023 12:30 PM

To: Wolverton, Matthew <MWolverton@garlandtx.gov>; Council7@gmail.com
<Council7@gmail.com>; Planning Group <Planning@garlandtx.gov>

(1) Matthew Wolverton, Planning Department

MWolverton@garlandtx.gov
972-205-2454

(2) Dylan Hedrick

Council7@gmail.com

(3) planning@garlandtx.gov

My name is Ziad HUSSEINI, I have lived at 2716 Millwood Drive, Richardson TX 75082 for the past **16 years**.

I have **4 children** that went or go to BHA (Brighter Horizons Academy is a full-time accredited pre-k through 12 Islamic college preparatory in Garland, Texas, USA. - 3145 Medical Plaza Dr, Garland, TX 75044).

I would like to voice **respectfully** my opposition to having an Automated/Rollover Car Wash to be located at 2641 Belt Line Road.

Respectfully,

Ziad HUSSEINI, MD

RE: Case Number: Z 22-76

The Plan Commission of the City of Garland will hold a public meeting on **Zoning Case Z 22-76** on **February 13, 2023, 7:00 p.m.** at **William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas**. The posted Plan Commission agenda on the City of Garland website (www.garlandtx.gov) will include log-in and call-in information for accessing the meeting virtually. State law requires that cities notify all property owners within 200 feet of any proposed zoning changes. Garland notifies those within 400 feet of any proposed zoning change.

Description: Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

PC Meeting Date: February 13, 2023

City Council Meeting Date: March 7, 2023

If you want more information, please contact:

Matthew Wolverton, Planning Department
MWolverton@garlandtx.gov

972-205-2454

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[EXTERNAL] Case Number: Z 22-76 : Opposition to having an Automated/Rollover Car Wash located at 2641 Belt Line Road.

Mohamed Elnatour <mohamed.elnatour@bhaprep.org>

Outside the Notification Area

Tue 3/7/2023 4:04 PM

To: Wolverton, Matthew <MWolverton@garlandtx.gov>; Council7@gmail.com
<Council7@gmail.com>; Planning Group <Planning@garlandtx.gov>

Good evening,

My name is Mohamed Elnatour, My address is 4901 N. Garland Ave., Garland, TX 75040

I am the principal of MS/HS BHA (Brighter Horizons Academy is a full-time accredited pre-k through 12 Islamic college preparatory in Garland, Texas, USA. - 3145 Medical Plaza Dr, Garland, TX 75044).

I would like to voice **respectfully** my opposition to having an Automated/Rollover Car Wash to be located at 2641 Belt Line Road.

Respectfully,

Dr. Elnatour

MS/HS BHA Principal
(972)675-2062 EXT. 111

*If children live with criticism, they learn to condemn.
If children live with hostility, they learn to fight.
If children live with ridicule, they learn to be shy.
If children live with shame, they learn to feel guilty.
If children live with encouragement, they learn confidence.
If children live with praise, they learn to appreciate.
If children live with fairness, they learn justice.
If children live with security, they learn to have faith.
If children live with approval, they learn to like themselves.
If children live with acceptance, they learn to find love in the world.
Author - Unknown*

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

[EXTERNAL] ZONING CASE: Z 22-76 complaint**Outside the Notification Area**

GEORGE BOUTWELL <george.boutwell1986@gmail.com>

Tue 3/7/2023 4:09 PM

To: **Planning Group** <Planning@garlandtx.gov>

Hello, I am a resident of Garland & a parent of three students that attend The International Leadership of Texas Charter School off of Belt Line Road and Shiloh.

If you are aware of the area then you are already aware of the existing traffic issues that arise during drop off and dismissal. Our charter has Brighter Horizons Academy next door that BOTH already require Garland Police Department to control traffic at dismissal time. The addition of the carwash attendees trying to access the carwash would only increase the traffic in the area.

This proposal should be denied simply because Garland doesn't need another car wash. There are already 3 carwash companies in a 2 mile radius of the school. This is simply not needed.

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Morales, Elisa

From: Ziad HUSSEINI <ZiadM.Husseini@hotmail.com>
Sent: Tuesday, March 7, 2023 12:31 PM
To: Wolverton, Matthew; Council7@gmail.com; Planning Group
Subject: [EXTERNAL] RE: Case Number: Z 22-76 : Opposition to having an Automated/Rollover Car Wash located at 2641 Belt Line Road.

(1)Matthew Wolverton, Planning Department MWolverton@garlandtx.gov
972-205-2454
(2)Dylan Hedrick Council7@gmail.com
(3)planning@garlandtx.gov

My name is Ziad HUSSEINI, I have lived at 2716 Millwood Drive, Richardson TX 75082 for the past **16 years**.

I have **4 children** that went or go to BHA (Brighter Horizons Academy is a full-time accredited pre-k through 12 Islamic college preparatory in Garland, Texas, USA. - 3145 Medical Plaza Dr, Garland, TX 75044).

I would like to voice **respectfully** my opposition to having an Automated/Rollover Car Wash to be located at 2641 Belt Line Road.

Respectfully,

Ziad HUSSEINI, MD

RE: Case Number: Z 22-76

The Plan Commission of the City of Garland will hold a public meeting on **Zoning Case Z 22-76** on **February 13, 2023, 7:00 p.m.** at **William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas**. The posted Plan Commission agenda on the City of Garland website (www.garlandtx.gov) will include log-in and call-in information for accessing the meeting virtually. State law requires that cities notify all property owners within 200 feet of any proposed zoning changes. Garland notifies those within 400 feet of any proposed zoning change.

Description: Z 22-76 Shammy's Garland, LLC. **The applicant requests an Automated/Rollover Car Wash use.** The site is located at 2641 Belt Line Road. (District 7)

PC Meeting Date: February 13, 2023

City Council Meeting Date: March 7, 2023

If you want more information, please contact:

Matthew Wolverton, Planning Department
MWolverton@garlandtx.gov

972-205-2454

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Morales, Elisa

From: Mohamed Elnatour <mohamed.elnatour@bhaprep.org>
Sent: Tuesday, March 7, 2023 4:04 PM
To: Wolverton, Matthew; Council7@gmail.com; Planning Group
Subject: [EXTERNAL] Case Number: Z 22-76 : Opposition to having an Automated/Rollover Car Wash located at 2641 Belt Line Road.

Good evening,

My name is Mohamed Elnatour, My address is 4901 N. Garland Ave., Garland, TX 75040
I am the principal of MS/HS BHA (Brighter Horizons Academy is a full-time accredited pre-k through 12 Islamic college preparatory in Garland, Texas, USA. - 3145 Medical Plaza Dr, Garland, TX 75044).

I would like to voice **respectfully** my opposition to having an Automated/Rollover Car Wash to be located at 2641 Belt Line Road.

Respectfully,

Dr. Elnatour

MS/HS BHA Principal
(972)675-2062 EXT. 111

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If children live with hostility, they learn to fight.
If children live with ridicule, they learn to be shy.
If children live with shame, they learn to feel guilty.
If children live with encouragement, they learn confidence.
If children live with praise, they learn to appreciate.
If children live with fairness, they learn justice.
If children live with security, they learn to have faith.
If children live with approval, they learn to like themselves.
If children live with acceptance, they learn to find love in the world.
Author - Unknown*

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Morales, Elisa

From: GEORGE BOUTWELL <george.boutwell1986@gmail.com>
Sent: Tuesday, March 7, 2023 4:09 PM
To: Planning Group
Subject: [EXTERNAL] ZONING CASE: Z 22-76 complaint

Hello, I am a resident of Garland & a parent of three students that attend The International Leadership of Texas Charter School off of Belt Line Road and Shiloh.

If you are aware of the area then you are already aware of the existing traffic issues that arise during drop off and dismissal. Our charter has Brighter Horizons Academy next door that BOTH already require Garland Police Department to control traffic at dismissal time. The addition of the carwash attendees trying to access the carwash would only increase the traffic in the area.

This proposal should be denied simply because Garland doesn't need another car wash. There are already 3 carwash companies in a 2 mile radius of the school. This is simply not needed.

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Morales, Elisa

From: GEORGE BOUTWELL <george.boutwell1986@gmail.com>
Sent: Tuesday, March 7, 2023 4:11 PM
To: Planning Group
Subject: [EXTERNAL] Re: ZONING CASE: Z 22-76 complaint
Attachments: Screenshot_20230307_160328_Maps.jpg

Way to any car washes already

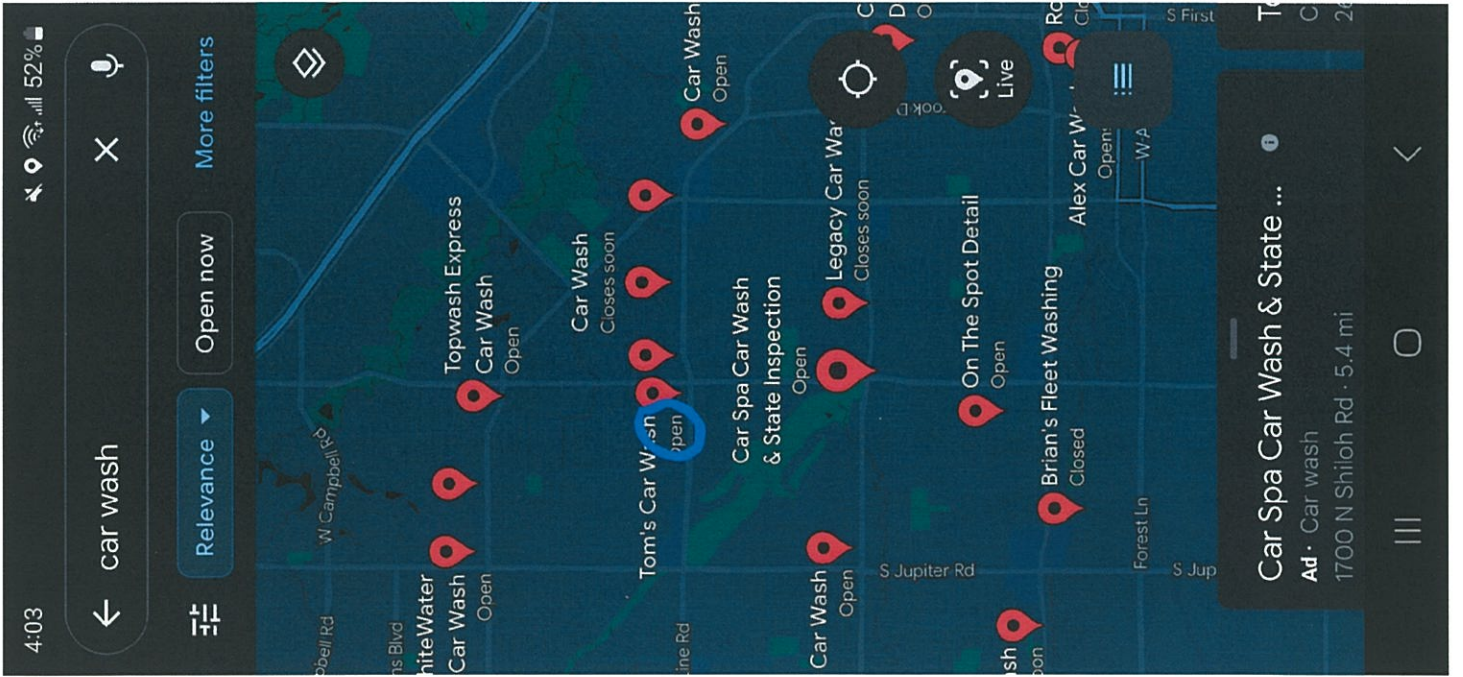
On Tue, Mar 7, 2023, 4:09 PM GEORGE BOUTWELL <george.boutwell1986@gmail.com> wrote:

Hello, I am a resident of Garland & a parent of three students that attend The International Leadership of Texas Charter School off of Belt Line Road and Shiloh.

If you are aware of the area then you are already aware of the existing traffic issues that arise during drop off and dismissal. Our charter has Brighter Horizons Academy next door that BOTH already require Garland Police Department to control traffic at dismissal time. The addition of the carwash attendees trying to access the carwash would only increase the traffic in the area.

This proposal should be denied simply because Garland doesn't need another car wash. There are already 3 carwash companies in a 2 mile radius of the school. This is simply not needed.

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Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

Mishaal

Against

3/23/2023
11:36:07 AM

2099 valley view lane

Mishoulad@gmail.com

Garland

4694416969

Texas

United States

75231

Outside the Notification Area

Against

Lina

Against

3/14/2023
11:09:09 AM

3145 Medical Plaza Dr

Garland

Texas

United States

75044

Mona

AGAINST

3/11/2023
2:22:22 PM

1111 Garden Laurel dr

Murphy

Outside the Notification Area

Texas

United States

75094

Nadia A.

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

3/11/2023
1:57:32 AM

55 Balmoral

Garland
Texas
United States
75082

Outside the Notification Area

**Andrea I
Rodriguez**
3/11/2023
12:52:54 AM

Against

3601

Garland
TX
United States
75040

andrear28@verizon.net

Outside the Notification Area

Zareen Naseem

Against

3/10/2023
8:34:16 PM

425 brighton drive

Murphy
Tx
United States
75094

zareen75pk@yahoo.com

Outside the Notification Area

Car wash next to school is not good

Osama

Against

3/10/2023
8:24:38 PM

3086 Greenfield Dr

Richardson
Texas
United States
75081

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Nida Mulk

AGAINST

3/9/2023
2:55:32 PM

7359 La Bolsa Drive

Dallas
Texas
United States
75248

nida.m19@gmail.com

8179940954

Outside the Notification Area

Muaz Alwan

Against

3/9/2023
4:10:31 AM

5711 Eaglebend Dr

Richardson
Texas
United States
75082

muazalwan@yahoo.com

3155609665

Outside the Notification Area

Amer

Against

3/8/2023
6:57:54 PM

Spencer St

Allen
Texas
United States
<null>

Outside the Notification Area

Rahaf O

Against

3/8/2023
4:44:05 PM

627 Alexandra Ave

Garland
Texas
United States
75081

Against

rahaffobeid@hotmail.com

4694646631

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Hana **Against**

3/8/2023
3:35:58 PM

Beltline

Garland
Texas
United States
<null>

Outside the Notification Area

Emmad Sheikh **AGAINST**

3/8/2023
3:30:56 PM

403 Michael Dr

Murphy
Texas
United States
75094

emmad75@gmail.com

Outside the Notification Area

There is already tremendous amount of traffic for both schools located there, on either side of the proposed car wash; adding such a business there will greatly increase the traffic there and the need for police assistance, which is already there for school drop-off and pick-up times.

Zhang Chu **Against**

3/8/2023
6:31:13 AM

3301 N Shiloh Rd,

Garland
Texas
United States
75044

Outside the Notification Area

Christian John **Against**

3/8/2023
6:29:36 AM

3301 N Shiloh Rd,

Garland
Texas
United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

75044

David Goldman

AGAINST

3/8/2023
6:28:18 AM

3301 N Shiloh Rd,
Garland
Texas
United States
75044

Outside the Notification Area

Eslam Mosaad

Against

3/8/2023
6:25:12 AM

3145 medical plaza dr.
Garland
Texas
United States
75044

You can't do that in between our kids schools !

Sana Shaikh

Against

3/8/2023
4:43:26 AM

616 Saint George
Richardson
TX
United States
75081

sshikh786@hotmail.com
2142890780

Outside the Notification Area

Rania K.

Against

3/8/2023
3:38:59 AM

17523 Woods Edge Dr.
Dallas
Texas

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

United States

<null>

**Shaham
Qureshi**

3/8/2023
3:36:50 AM

Against

6241 Naaman Forest
Blvd, Apt 9201
Garland
Texas
United States
75044

shahamq730@gmail.com

9295385540

Outside the Notification Area

Ahsan

3/8/2023
3:18:29 AM

Against

Ghafar
Garland
Texas
United States
75044

ahsanghafar@gmail.com

6465258848

Outside the Notification Area

Against

Quretul

3/8/2023
2:17:00 AM

Against

1022 kenilworth st
Allen
Texas
United States
75013

Outside the Notification Area

**Hadil Ahmed
Khalil**

3/8/2023
2:12:38 AM

Against

1222 Willow Point Drive,
Murphy

hadilkhaliljr@gmail.com

4692694879

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

TX
United States
75094

Ali

AGAINST

3/8/2023
2:04:25 AM

1222 Willow Point Dr

Murphy

9179712013

TX

United States

75094

Outside the Notification Area

Muneer Awwad

Against

3/8/2023
2:00:16 AM

506 McDivitt Dr.

muneerawwad@gmail.com

Garland

469-644-9542

Texas

United States

75040

Outside the Notification Area

Too close to school. Terrible idea and location

Umar Azeem

Against

3/8/2023
1:17:24 AM

BHA

Garland

Outside the Notification Area

Texas

United States

<null>

Noor Jabbar

Against

3/8/2023
12:44:19 AM

3619 Blue Sage Ln

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Garland
Texas
United States
<null>

Hadeel

Against

3/7/2023
11:45:06 PM

7221 Bronco Bluff

Sachse

7176682851

Texas

United States

75048

Outside the Notification Area

Hadeel

Against

3/7/2023
11:44:58 PM

7221 Bronco Bluff

Sachse

7176682851

Texas

United States

75048

Outside the Notification Area

Rania zakaria

Against

3/7/2023
11:29:45 PM

3144 medical plaza dr

Rania_z80@yahoo.com

Garland

4344770111

Texas

United States

75044

Outside the Notification Area

Rania zakaria

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

3/7/2023
11:29:28 PM

3144 medical plaza dr
Garland
Texas
United States
75044

Rania_za80@yahoo.com
4344770111

Outside the Notification Area

Rania zakaria

Against

3/7/2023
11:29:17 PM

3144 medical plaza dr
Garland
Texas
United States
75044

Rania_za80@yahoo.com
4344770111

Outside the Notification Area

Yasir Khan

Against

3/7/2023
11:27:54 PM

7302 Covewood Dr
Garland
Texas
United States
75044

ykhan82@yahoo.com
7187108333

Outside the Notification Area

No wash station near school, it will choke the driving to school, also not safe for kid friendly environment.

Yasir Khan

Against

3/7/2023
11:27:42 PM

7302 Covewood Dr
Garland
Texas
United States
75044

ykhan82@yahoo.com
7187108333

Outside the Notification Area

No wash station near school, it will choke the driving to school, also not safe for kid friendly environment.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Yasir Khan

Against

3/7/2023
11:27:26 PM

7302 Covewood Dr

ykhan82@yahoo.com

Garland

7187108333

Texas

United States

75044

Outside the Notification Area

No wash station near school, it will choke the driving to school, also not safe for kid friendly environment.

Yasir Khan

Against

3/7/2023
11:27:10 PM

7302 Covewood Dr

ykhan82@yahoo.com

Garland

7187108333

Texas

United States

75044

Outside the Notification Area

No wash station near school, it will choke the driving to school, also not safe for kid friendly environment.

Sarah Baig

Against

3/7/2023
11:17:48 PM

385 River Fern Dr.

Garland

Texas

United States

75040

Outside the Notification Area

Against

David Okkeh

Against

3/7/2023
11:16:00 PM

3145 Medical Plaza

dokkeh1@yahoo.com

Garland

469-855-1717

Texas

United States

<null>

So many cars wash

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

David Okkeh

Against

3/7/2023
11:15:57 PM

3145 Medical Plaza

dokkeh1@yahoo.com

Garland

469-855-1717

Texas

United States

<null>

So many cars wash

**Sri Hedalyani
Wardiningsih**

Against

3/7/2023
11:10:14 PM

415 Lindsey Ln

Outside the Notification Area

Grand Prairie

Texas

United States

75052

My daughter goes to BHA Garland school even though we live in grand prairie.

Maryam

Against

3/7/2023
11:08:38 PM

2000 E Arapaho Rd Apt
5203

Trueafghan2007@yahoo.com

Richardson

4023055582

Texas

United States

75081

Outside the Notification Area

**Mohammed Ur
Rehman**

Against

3/7/2023
11:05:01 PM

505 Woodlake Dr

Outside the Notification Area

Allen

Texas

United States

<null>

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

**Razeena
Rehman**
3/7/2023
11:04:24 PM

Against

505 Woodlake Dr

Allen
Texas
United States
<null>

Outside the Notification Area

**Razeena
Rehman**
3/7/2023
11:03:47 PM

For

505 Woodlake Dr

Allen
Texas
United States
<null>

Outside the Notification Area

Shahla Ali MD

Against

3/7/2023
10:55:10 PM

3145 medical plaza

Garland
Texas
United States
75044

doc@allenpsychiatry.com

4693402777

I will oppose a car wash right next to the school due to noise pollution it will bring to the school. Also not good for the running and playing kids to have so much adult traffic

Ali khalis

Against

3/7/2023
10:50:56 PM

Ashley pl

Murphy
Texas

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

United States
75094

Against

Aliyia Qureshi

Against

3/7/2023
10:46:46 PM

545 windy knoll Dr, Apt,
suite, floor, etc.
Plano
TX

aliyiaq3@gmail.com

United States
75094

Outside the Notification Area

Against!

Maaz

Against

3/7/2023
10:39:03 PM

Garland

Garland
Texas

Outside the Notification Area

United States
75082

Reem H

Against

3/7/2023
10:29:09 PM

3145 Medical Plaza Dr,
Garland, TX
Garland
Texas
United States
75044

Ingrid Siddiqui

Against

Outside the Notification Area

3/7/2023
10:26:05 PM

2005 NorthLake Dr
Garland

Siddiquingrid@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Texas
United States
75040

Qudsia Ahmad

Against

3/7/2023
10:25:25 PM

4312 jeker dr

qudsia_ahmad2000@yahoo.com

Plano

4699247354

Texas

United States

Outside the Notification Area

75074

There is a private school, well-established, with kids from kindergarten to high school. This will cause more traffic and safety concerns

Haseeb A. R.

Against

3/7/2023
10:24:44 PM

713 Finch Court

Murphy

Outside the Notification Area

TX

United States

75094

This new development would disrupt the nearby schools and cause traffic in the area to be worse than it already is.

Mousa Salem

Against

3/7/2023
10:24:19 PM

PO Box 451357

Outside the Notification Area

Garland

Texas

United States

74045

Hell no! Introducing this level of traffic 400 feet from two schools that already require daily GPD to manage and direct is negligent

**Abdelrahman
Elkady**

Against

Outside the Notification Area

3/7/2023
10:17:29 PM

4620 Southpointe Dr

Abdelrahman.eid@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Richardson 3109096839
Texas
United States
75082

The line for drop off and pick up for my kids at BHA school is so long and we wait 45 minutes to an hour twice a day for that location is really not a good idea between two schools

Ikram Shalabi

Against

3/7/2023
10:12:43 PM

3145 Medical plaza

Garland
Texas
United States
75044

Sana Elheet

Against

3/7/2023
10:08:20 PM

2814 Briarbrook Ln

Garland
Texas
United States
75040

Sanaeht@gmail.com

Outside the Notification Area

Dr. Sameeh Zalloum

Against

3/7/2023
10:06:47 PM

1815 w Campbell rd

Garland
Texas
United States
<null>

Zalloum@yahoo.com

972-971-4223

Outside the Notification Area

The area already have huge traffic problems for both schools next to each other, adding this type of business in is totally wrong, it will create more traffic and other issues

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Ruba bakleh

Against

3/7/2023
10:04:09 PM

716 Bedell In

Garland
Texas
United States
75094

rubaa78@yahoo.com

Outside the Notification Area

Against

**Dr Anisah
El-Heet**

Against

3/7/2023
10:03:56 PM

2814 Briarbrook lane

Garland
Texas
United States
75040

anisah027@hotmail.com

469 427 3223

Outside the Notification Area

**mohammad
almallah**

Against

3/7/2023
10:03:46 PM

2809 w buckingham rd

Dallas
TX
United States
75042

alwasfieh@yahoo.com

2142291097

Outside the Notification Area

Dima

AGAINST

3/7/2023
10:02:40 PM

7883 Renderbrook bend
Irving TX 75063
Garland
Texas
United States
75063

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Samiya hassan

Against

3/7/2023
9:44:48 PM

1200 melcer street

Hsamiya@ymail.com

Plano

6108502269

Texas

United States

Outside the Notification Area

75074

I do not want this project in this location.

**Sara
Mohammed**

Against

3/7/2023
9:41:25 PM

3106 Concord Dr

Outside the Notification Area

Wylie

Texas

United States

<null>

Hiba talib

Case Number: Z 22-76

3/7/2023
9:38:31 PM

708 director ave

hibatali24@gmail.com

Garland

4693455911

Texas

United States

Outside the Notification Area

75042

Omar Z

AGAINST

3/7/2023
9:36:38 PM

2309 Parker Rd

Outside the Notification Area

St. Paul

Texas

United States

<null>

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

**Khaja k
mohammed**

3/7/2023
9:35:52 PM

Against

1504 River Oaks Circle,
Apt 133
Wylie
Texas
United States
75098

Outside the Notification Area

Noshern

3/7/2023
9:31:07 PM

Against

4704 Sheffield

Garland
Texas
United States
75002

Outside the Notification Area

**Mohammed
Jetpuri**

3/7/2023
9:29:30 PM

Against

905 Troon Circle

Richardson
Texas
United States
<null>

Outside the Notification Area

**Zareen
Tasneem**

3/7/2023
9:29:24 PM

Against

425 brighton drive

Murphy
Texas
United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

<null>

Momina Ahmad

Against

3/7/2023
9:26:54 PM

206 Bellmeade drive

Momina.sharjeel@gmail.com

Garland

Texas

United States

75040

Outside the Notification Area

Against

Idrees Hadi

Against

3/7/2023
9:26:45 PM

1212 Bravura Dr

Alps001@yahoo.com

Plano

Texas

United States

75074

Outside the Notification Area

It's not Safe to have a car wash by the school

Roshan Ayub

Against

3/7/2023
9:17:44 PM

5421 Glenscape Cir

Plano

Texas

United States

75094

Outside the Notification Area

ARIF MIRZA

AGAINST

3/7/2023
9:16:21 PM

GARLAND RESIDENT &
REG. VOTER

Garland

Texas

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

United States
75044

Sumaya

Against

3/7/2023
9:15:55 PM

1522 Bellingham Lane

Garland
Texas
United States
75044

Outside the Notification Area

**Abdillahi
Abdinoor**

Against

3/7/2023
9:15:51 PM

801 owl creek drive

Murphy
Texas
United States
75094

Outside the Notification Area

Ziad Abunasrah

Against

3/7/2023
9:11:12 PM

11344 Ashley Ln

Frisco
TX
United States
75035

ziad.abunasrah@gmail.com

5019402245

Outside the Notification Area

Please do not allow this car wash to be next to this school. We

Tamim Hamdi

Against

3/7/2023
9:06:26 PM

7883 renderbrook bend

Irving

tamimos@hotmail.com

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Texas
United States
75063

M Syed

Against

3/7/2023
9:05:31 PM

606 Forest Hill Dr

Murphy
Texas
United States
75094

Outside the Notification Area

**Osama
Abukaram**

Against

3/7/2023
9:02:39 PM

2208 Greenpark Dr

Richardson
Texas
United States
<null>

Outside the Notification Area

Maria

Against

3/7/2023
9:00:41 PM

Cidermont Dr

mariakhan1103@gmail.com

Plano
Texas
United States
75074

2108477710

Outside the Notification Area

School traffic will deter customers,3 established car washes nearby, puts kids in vulnerable situations

Samiya Yasin

Against

3/7/2023
8:59:31 PM

3801 goose creek pkwy

samiyayasin101@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Metairie 3373568299

Louisiana

United States

75040

Outside the Notification Area

Against

Ahmad

Against

3/7/2023
8:55:53 PM

1667 w campbell

Garland

Outside the Notification Area

Texas

United States

<null>

Razan

Against

3/7/2023
8:55:30 PM

3315 meadow wood dr

Outside the Notification Area

Richardson

Texas

United States

75082

Fatimah

Against

3/7/2023
8:54:38 PM

15935 Bent Tree Forest

Outside the Notification Area

Cir. #20558

Dallas

Texas

United States

75248

Asad Mohmand

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

3/7/2023
8:54:17 PM

1201 Nimitz Lane

asad@dr.com

Plano

5173373172

Texas

United States

Outside the Notification Area

75074

The proposed business is right next to the entrance to our kids school. We already have terrible traffic issues both at dropoff in the mornings and pickup in the afternoons. The addition of a business that predominantly deals with cars on a constant basis will make it a nightmare for parents and pose a safety hazard not just for the traffic, but for the children as well. I strongly oppose the plan for establishing a carwash at this property. There is a carwash less than a mile away at Shiloh and Arapaho and I don't see a pressing need to put another one right next to a school here.

Dr Elbe Akman

Against

3/7/2023
8:54:14 PM

5706 MCKINLEY LN

elbeakman@gmail.com

Richardson

2069229949

Texas

United States

Outside the Notification Area

75082

Not appropriate zoning wise and due to the potential problems it can cause

Hayat abram

Against

3/7/2023
8:53:33 PM

12250 Abrams Rd

Dallas

469-441-9249

Texas

United States

Outside the Notification Area

75243

Zuhair Osman

Against

Outside the Notification Area

3/7/2023
8:52:09 PM

1911 fairway Glen dr

zooz68@yahoo.com

Wylie

7178236557

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

United States
75098

Shamim Latif

Against

3/7/2023
8:51:44 PM

4105 Autumn CT
Richardson
TX
United States
75082

shamimlatif@gmail.com

2027463690

Outside the Notification Area

Mohamed Yagi

Against

3/7/2023
8:51:13 PM

6713 Osage Trl
Plano
Texas
United States
75023

Mohdsyagi75@gmail.com

6128063457

Outside the Notification Area

My kids are students of BHA. The project will definitely have a negative impact on the school.

Amer Dalain

Against

3/7/2023
8:50:26 PM

2718 KNIGHTSBRIDGE
LN
GARLAND
TX
United States
75043

amerdalain@hotmail.com

2145631214

Outside the Notification Area

Too close to a school. Also - there are several car washes already in the neighborhood

Amer Dalain

Against

3/7/2023
8:50:24 PM

2718 KNIGHTSBRIDGE
LN
GARLAND

amerdalain@hotmail.com

2145631214

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

TX
United States
75043

Too close to a school. Also - there are several car washes already in the neighborhood

**Muhammad
Latif**

3/7/2023
8:50:22 PM

Against

4105 Autumn CT

latif.islamabad@gmail.com

Richardson

2028136606

TX

United States

75082

Outside the Notification Area

Kamran Jafree

3/7/2023
8:50:07 PM

Against

3145 medical plaza drive

kajafree@gmail.com

Garland

8327481748

Texas

United States

75044

Next to my kids schools will make place unsafe and worsen already bad traffic problem.

imran ali

3/7/2023
8:49:56 PM

against

7801 SAN ISABEL
DRIVE
PLANO

IRFANQASIM@EMAIL.COM

2024877861

TX

United States

75025

Outside the Notification Area

RUKHSANA ALI

3/7/2023
8:49:31 PM

against

7801 San Isabel Dr

Outside the Notification Area

IRFANQASIM@EMAIL.COM

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Plano
TEXAS
United States
75025

2024877861

**Fouzia Ayachi
Yanouri**

3/7/2023
8:49:28 PM

Against

1212 whitestone dr

yanouri.fouzia@hotmail.con

Murphy
Texas
United States
75094

Outside the Notification Area

Sara Haque

3/7/2023
8:49:19 PM

Against

4105 Autumn Ct

sarahaque86@gmail.com

Richardson
TX
United States
75082

2024200811

Outside the Notification Area

**GULAFSHAN
IRFAN ALI**

3/7/2023
8:49:15 PM

against

7801 SAN ISABEL
DRIVE
PLANO
Texas
United States
75025

Outside the Notification Area

**SYED IRFAN
QASIM ALI**

against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

3/7/2023
8:48:57 PM

7801 SAN ISABEL
DRIVE
PLANO
TX
United States
75025

IRFANQASIM@EMAIL.COM

2024877861

Outside the Notification Area

Abdul Jalil

Against

3/7/2023
8:48:35 PM

4105 Autumn CT

Richardson
TX
United States
75082

drajalil@gmail.com

2023741321

Outside the Notification Area

Nafisa

Against

3/7/2023
8:46:27 PM

3114 Ripplewood

Garland
Texas
United States
75044

Outside the Notification Area

Fatima Jaafari

Against

3/7/2023
8:46:22 PM

3145 Medical Plaza Dr

Garland
Texas
United States
75044

H4green@yahoo.com

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Etaf

Against

3/7/2023
8:46:05 PM

1679 W Campbell Rd

Garland
Texas
United States
<null>

Outside the Notification Area

Nawal Elnashar

Against

3/7/2023
8:45:34 PM

108 E Kingsbridge Dr

Garland
Texas
United States
75040

Outside the Notification Area

Asif

Against

3/7/2023
8:45:29 PM

Khattak

Garland
Texas
United States
<null>

Outside the Notification Area

Afrin Wahab

Against

3/7/2023
8:45:19 PM

5205 Limestone Ct

Richardson
Texas
United States
75082

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

**Khusroo
Qureshi**
3/7/2023
8:44:21 PM

AGAINST

5205 Limestone Ct

Richardson
Texas
United States
75082

kmq15787@yahoo.com

Outside the Notification Area

Zulfiqar Ahmed

Against

3/7/2023
8:44:00 PM

609 Peacock Dr

Garland
Texas
United States
<null>

Outside the Notification Area

Wayez Ahmad

Against

3/7/2023
8:43:40 PM

1603 Pantego Ln

Allen
Texas
United States
75013

wayez@yahoo.com

2148366407

Outside the Notification Area

This will add more traffic to a very busy area between 2 school entrances & I also have safety concerns.

Adeel Ahmed

Against

3/7/2023
8:43:31 PM

3145 Medical Plaza

Garland
Texas
United States
<null>

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Azhar Soomro

Against

3/7/2023
8:43:23 PM

1117 Burnett Ct

Garland
Texas
United States
75044

azharsoomro@hotmail.com

408 393 9719

Outside the Notification Area

**Hakima
Mezenner**

Against

3/7/2023
8:43:12 PM

3505 Moroney Dr

Richardson
Texas
United States
<null>

Outside the Notification Area

**Ameena
Soomro**

Against

3/7/2023
8:42:46 PM

1117 Burnett Ct

Garland
Texas
United States
75044

ameena.azhar@yahoo.com

408 393 9721

Outside the Notification Area

TAHA ALAM

AGAINST

3/7/2023
8:42:29 PM

4136 ELK SPRINGS TRL

RICHARSON
Texas
United States

tahaha733@gmail.com

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

75082

It's not good my friends and classmates

**Ameena
Soomro**
3/7/2023
8:41:53 PM

For

1117 Burnett Ct
Garland
Texas
United States
75044

ameena.azhar@yahoo.com

4083939721

Outside the Notification Area

Saqib Hasan

Against

3/7/2023
8:41:49 PM

4506 Red Barn Dr
Richardson
Texas
United States
75082

saqibhasan@sbcglobal.net

8102471213

Outside the Notification Area

EISHA ALAM

AGAINST

3/7/2023
8:40:59 PM

4136 ELK SPRINGS TRL
RICHARSON
Texas
United States
75082

eishaalam871@gmail.com

Outside the Notification Area

not safe for me and my brother

Saba

Against

3/7/2023
8:39:30 PM

547 Matthew pl
Richardson
Texas

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

United States

<null>

Zaki Malik

Against

3/7/2023
8:39:25 PM

114 Echo Ridge Lane

Carpediem_zak@yahoo.com

Murphy

3132121257

Collin

United States

Outside the Notification Area

75094

Multiple schools in the immediate vicinity. Will create a further traffic mess of an already messed up scenario.

Salva Firdaus

Against

3/7/2023
8:38:42 PM

1634 Hope Lane

firdaussalva@gmail.com

Canton

3133182822

MI

United States

Outside the Notification Area

75040

Against

HUMA FAKHR

Against

3/7/2023
8:38:38 PM

4136 ELK SPRINGS TRL

humafakhr@yahoo.com

RICHARSON

7753513935

Texas

United States

Outside the Notification Area

75082

for my kids safety

Siham

Against

Outside the Notification Area

3/7/2023
8:38:09 PM

2713 meadow park Dr

Siham@yahoo.com

Garland

2147095452

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Texas
United States
75040

FAKHRE ALAM

AGAINST

3/7/2023
8:37:44 PM

4136 ELK SPRINGS TRL

fakhre@rocketmail.com

RICHARSON

7756225458

Texas

United States

75082

Outside the Notification Area

AGAINST FOR MY KIDS SAFETY

Fatma yassin

Against

3/7/2023
8:37:42 PM

140 merideth dr

fatema.yassin@gmail.com

Murphy

9725524018

Texas

United States

75094

Outside the Notification Area

This will affect the safety of my kids on school and the quality of the traffic in the street that is already crowded

Monabbara Alim

Against

3/7/2023
8:37:30 PM

805 Graystone

malim526@msn.com

Garland

9728344971

Texas

United States

75043

Outside the Notification Area

There are 2 private schools k-12 within 400 feet of this project. Concerned about noise pollution, concerned about traffic possible water pollution

Amera

AGAINST

3/7/2023
8:36:35 PM

3145 Medical Plaza Dr

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Garland
Texas
United States
<null>

**Mohsin
alhaddad**
3/7/2023
8:36:31 PM

Against

1107 deer lake dr

Alhasin10@yahoo.com

Garland
Texas
United States
78036

Outside the Notification Area

**Amjad
Hamadneh**
3/7/2023
8:36:19 PM

Against

6623 Rutledge rd

Moddog27@gmail.com

Garland
Texas
United States
75044

4407967656

Outside the Notification Area

Esra
3/7/2023
8:34:54 PM

Against

3909 clear creek ct

Richardson
Texas
United States
75082

Outside the Notification Area

**Jacqueline
Vergara**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

3/7/2023
8:34:53 PM

6623 Rutledge rd

Garland
Texas
United States
75044

Jackie_232@yahoo.com

2145050499

Outside the Notification Area

Irfan Shahdad

Against

3/7/2023
8:34:32 PM

880 Maverick Court

Fairview
Texas
United States
<null>

Outside the Notification Area

**Muhammad
Anwer**

Against

3/7/2023
8:33:18 PM

821 Cascades dr

ALLEN
Texas
United States
75002

smartbuyer80@hotmail.com

Outside the Notification Area

Fedlu Issa

Against

3/7/2023
8:33:07 PM

2009 Walnut Creek trail

Garland
Texas
United States
75040

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Amany Isa

Against

3/7/2023
8:32:48 PM

1218 Kent Brown Rd

Garland
TX
United States
75044

Outside the Notification Area

Ayemen Fedlu

Against

3/7/2023
8:31:40 PM

2009 Walnut Creek trail

Garland
Texas
United States
75040

Against

Outside the Notification Area

Abdul

Against

3/7/2023
8:30:57 PM

Garland, TX

Garland
Texas
United States
<null>

Outside the Notification Area

Faizaan

Against

3/7/2023
8:30:37 PM

1725 W Campbell Rd

Garland
Texas
United States
<null>

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Suzie Ahmed

Against

3/7/2023
8:30:34 PM

2009 Walnut Creek trail

Sjahmed94@yahoo.com

Garland

469-360-5515

Texas

United States

75040

Outside the Notification Area

Against

Sohail Ahmed

Against

3/7/2023
8:30:28 PM

518 Creekside Drive,

sohail11@gmail.com

Murphy

3522832024

TX

United States

75094

Outside the Notification Area

Ahmed

Against

3/7/2023
8:29:53 PM

3710 Belt Line Rd

Dallast

Outside the Notification Area

Texas

United States

<null>

OMAR MODY

AGAINST

3/7/2023
8:29:19 PM

829 FLEMING TRL

Outside the Notification Area

RICHARDSON

TEXAS

United States

75081

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Nora Hamed

Against

3/7/2023
8:29:00 PM

7001 Chianti Ct

Rowlett
TX
United States
75088

Outside the Notification Area

Sadia syeda

Against

3/7/2023
8:28:44 PM

800 sterling drive

Garland
Texas
United States
75094

Drsana456@gmail.com

6037035139

Outside the Notification Area

Faisal

Against

3/7/2023
8:28:14 PM

1857 breedshill

Garland
Texas
United States
<null>

Outside the Notification Area

Urwah Masud

Against

3/7/2023
8:28:12 PM

1225 E Renner Rd Apt
501
Richardson
Texas
United States

urwah_masud@yahoo.com

5127347234

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

75082

Ahmed

Against

3/7/2023
8:27:47 PM

Aleemuddin

Garland
Texas
United States
<null>

Outside the Notification Area

Sara

Aganist

3/7/2023
8:27:37 PM

mulholland dr

Garland
Texas
United States
<null>

Sarahaseef@gmail.com

2142137228

Outside the Notification Area

Sabah Hamideh

Against

3/7/2023
7:50:21 PM

2825 GRAND OAK DR

Garland
Texas
United States
75044

ibrahimhamideh42@gmail.com

2147185151

Outside the Notification Area

**HAMIDEH
IBRAHIM**

Against

3/7/2023
7:48:45 PM

2825 GRAND OAK DR

Garland
Texas

ibrahimhamideh42@gmail.com

2147185151

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

United States
75044

Ibrahim Saab

Against

3/7/2023
7:47:13 PM

2110 Maplevue Dr.

ibrahimsaab@gmail.com

Garland
TX

2148925467

United States
75042

Outside the Notification Area

Hassan Safy

Against

3/7/2023
7:45:27 PM

3145 medical plaza dr

H4green@yahoo.com

Garland
Texas

United States
75044

**KHUDEJA
MOHAMMAD**

Against

3/7/2023
7:43:13 PM

1313 JENNIFER DR

hanif1313@gmail.com

Garland
TX

9728417083

United States
75042

Outside the Notification Area

**HANIF
MOHAMMAD**

Against

3/7/2023
7:41:15 PM

HANIF MOHAMMAD

issamk@hotmail.comhanif1313@
gmail.com

Garland

9728417083

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

TX
United States
75042

Outside the Notification Area

**ALSHAREEF
NIMAN**

Against

3/7/2023
7:33:08 PM

2017 MARTIN DAVID
WAY
Garland
TX
United States
75042

issamk@hotmail.com

12147270626

Outside the Notification Area

Hasan Elheet

Against

3/7/2023
7:29:35 PM

2814 Briarbrook Ln

Garland
Texas
United States
75040

elheet@yahoo.com

2147626573

Outside the Notification Area

Julie Elheet

Against

3/7/2023
7:28:37 PM

2814 briarbrook Ln

Garland
Texas
United States
75040

Juliebha@yahoo.com

6825523860

Outside the Notification Area

Not a good fit for the area

David Okkeh

Agaist

3/7/2023
7:27:43 PM

5625 Seneca Dr.

DAOUD@
MUSLIMYELLOWPAGES.COM

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Plano 4698551717
Texas
United States
75094
NO.

Reteal
Abdelkarim
3/7/2023
7:24:52 PM

Against

2110 Mapleview Dr suhausa@hotmail.com
Garland 2147274374
TX - Texas
United States
75042
No for another car wash!!!

Outside the Notification Area

Hala Khalil

3/7/2023
6:11:01 PM

Against

3145 Medical Plaza Dr HALA.khalil@bhaprep.org
Garland 3216155587
Texas
United States
75044
I reject this project

Ziad HUSSEINI

3/7/2023
5:51:53 PM

Against

2716 Millwood Drive
Richardson
Texas
United States
75082
Near School KG to 12 (Not a good option)

Outside the Notification Area

Sidra

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

3/7/2023
5:10:59 PM

2261 Richmond Lane

Sidra.umaraz@hotmail.com

Allen

Texas

United States

75013

Outside the Notification Area

Yasmi

Against

3/7/2023
4:36:13 PM

1849 McClary St

Garland

Texas

United States

<null>

Outside the Notification Area

If the City of Garland is considering the approval of opening a car wash next to a BHA school, there are several factors to consider: 1. Environmental impact: Car washes can have a significant environmental impact, particularly on water quality. Ensure that the car wash is equipped with water treatment and recycling systems to minimize the amount of water and chemicals that are released into the environment. 2. Traffic: A car wash may attract a significant amount of traffic, which could increase the risk of accidents and congestion in the area around the school. Consider how this may impact the safety of students and the surrounding community. 3. Noise: Car washes can be noisy, which may be disruptive to students and teachers in the school. Consider measures to minimize noise pollution, such as soundproofing or scheduling car washes outside of school hours. 4. Health and safety: Car washes involve the use of potentially hazardous chemicals, such as detergents and solvents.

**Nadene
Habboush**

Against

3/7/2023
4:04:51 PM

3145 Medical Plaza Dr

nhabboush@yahoo.com

Garland

781 392-6017

Texas

United States

75044

Naja-Lee

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Habboush

3/7/2023
4:03:36 PM

3145 Medical Plaza Dr

najaleeh@gmail.com

Garland

214 675-6153

Texas

United States

75044

Shariff Habboush

3/7/2023
4:01:49 PM

Against

3145 Medical Plaza Dr

shariff.habboush@yahoo.com

Garland

214 793-5973

TX

United States

75044

Isam Habboush

3/7/2023
3:59:00 PM

Against

3145 Medical Plaza Dr

ihabboush@yahoo.com

Garland

781 640-0492

Texas

United States

75044

Majd ch

3/7/2023
11:52:50 AM

Against

4808

Mchweki@yahoo.com

Garland

Texas

United States

<null>

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Majd ch Against

3/7/2023
11:52:50 AM

4808

Mchweki@yahoo.com

Garland

Texas

United States

<null>

Outside the Notification Area

Ameena Against

3/7/2023
3:43:11 AM

1117 Burnett Ct

ameenazaman24@gmail.com

Garland

4083939721

Texas

United States

75044

Against

Outside the Notification Area

Farah Against
abdelkarim

3/7/2023
12:35:16 AM

Mapleview Dr

FarahkArim@hotmail.com

Garland

9722209827

Texas

United States

75042

Not safe next to our school soccer field

Outside the Notification Area

Farah Against
abdelkarim

3/7/2023
12:35:12 AM

Mapleview Dr

FarahkArim@hotmail.com

Garland

9722209827

Texas

United States

75042

Not safe next to our school soccer field

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

**Farah
abdelkarim**
3/7/2023
12:35:01 AM

Against

Mapleview Dr

FarahkArim@hotmail.com

Garland

Texas

United States

75042

Outside the Notification Area

Not safe next to our school soccer field

**Farah
abdelkarim**
3/7/2023
12:30:23 AM

Against

Mapleview Dr

Garland

Texas

United States

75042

Outside the Notification Area

Not good for harmful chemicals next to our kids soccer field

**Farah
abdelkarim**
3/7/2023
12:30:13 AM

Against

Mapleview Dr

Garland

Texas

United States

75042

Outside the Notification Area

Not good for harmful chemicals next to our kids soccer field

**Farah
abdelkarim**
3/7/2023
12:30:08 AM

Against

Mapleview Dr

Garland

Texas

United States

75042

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

Not good for harmful chemicals next to our kids soccer field

**Farah
abdelkarim**
3/7/2023
12:30:01 AM

Against

Mapleview Dr

Garland

Texas

United States

75042

Outside the Notification Area

Not good for harmful chemicals next to our kids soccer field

Feras Sawas

3/7/2023
12:18:59 AM

Against

2725 Deansbrook drive

Plano

Texas

United States

75093

Outside the Notification Area

Feras Sawas

3/7/2023
12:18:49 AM

Against

2725 Deansbrook drive

Plano

Texas

United States

75093

Outside the Notification Area

Feras Sawas

3/7/2023
12:18:43 AM

Against

2725 Deansbrook drive

Plano

Texas

United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	April 4, 2023	Matthew Wolverton

75093

Faten Salahie

Against

3/7/2023
12:13:22 AM

2725 Deansbrook drive

Plano

Texas

United States

75093

Outside the Notification Area

Faten Salahie

Against

3/7/2023
12:13:06 AM

2725 Deansbrook drive

Plano

Texas

United States

75093

Outside the Notification Area

Amal

Against

3/6/2023
11:22:45 PM

1919 naples dr

Garland

Texas

United States

<null>

Outside the Notification Area

Amal

Against

3/6/2023
11:21:25 PM

1919 naples dr

Garland

Texas

Outside the Notification Area

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

Amal

Against

3/6/2023
11:22:45 PM

1919 naples dr

Garland

Texas

United States

<null>

Outside the Notification Area

Amal

Against

3/6/2023
11:21:25 PM

1919 naples dr

Garland

Texas

United States

<null>

Outside the Notification Area

Fatima Alhindi

Against

3/6/2023
7:38:46 PM

5912 Tribune Way

Garland

Texas

United States

<null>

Outside the Notification Area

William Spears

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/6/2023
5:45:00 PM

1921 Mission Dr.

william.w.spears@gmail.com

Garland

TX

Outside the Notification Area

United States

75042

There are enough carwashes in this area already. Adding another one would be an eyesore.

Nada

Against

3/6/2023
4:55:06 PM

Brighter horizon academy

Garland

Texas

Outside the Notification Area

United States

<null>

Jameeli

AGAINST!!

3/6/2023
4:33:30 PM

3931 Forest Ln

Garland

Outside the Notification Area

Texas

United States

75042

Who would even consider building this next to the schools? This is absurd.

Mahdi Awwad

AGAINST

3/6/2023
3:36:48 PM

6018 Tuckers Pl

mahdiawwad@gmail.com

Rowlett

4693484124

Texas

United States

75089

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Jeffry Maynard
Against

3/6/2023
3:12:48 PM

7410 Ramblewood Dr

jeffry.maynard@gmail.com

Garland

2144582018

Tx

United States

75044

Outside the Notification Area

There are already 2 car washes in this immediate area, one which is underutilized.

Qudsia Nadeem
Against

3/6/2023
2:48:06 PM

3840 Ridgeway Lane

aquny@msn.com

Plano

2103473080

Texas

United States

75074

Outside the Notification Area

**Zinet
Abdurahman**
Against

3/6/2023
2:39:19 PM

3009 Leesa Dr

Wylie

Texas

United States

75098

Outside the Notification Area

Abdulbasit
Against

3/6/2023
2:28:41 PM

Abdellah

biko.abdellah@verizon.net

Wylie

2146203168

Texas

United States

75098

Outside the Notification Area

This location has already two schools with very lengthy traffic during student

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

drop off and pickup. Adding the proposed car wash facility would make the tragic worst.

**Sultana
kadiwala**
3/6/2023
1:53:27 PM

Against

8025 mountain ridge
drive
Plano
Texas
United States
75025

Outside the Notification Area

Omar jetpuri

Against

3/6/2023
1:52:39 PM

904 troon circle

RICHARDSON
Texas
United States
75081

Mjetpuri@gmail.com

4696937081

Outside the Notification Area

Farida Jetpuri

Against

3/6/2023
1:51:58 PM

905 Troon Circle

Richardson
TX
United States
75081

Jetpuri@gmail.com

9727438865

Outside the Notification Area

hamid kadiwala

Against

3/6/2023
1:51:26 PM

930 horseshoe bend

richardson
TX
United States

hamid_kadiwala@yahoo.com

4693286354

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

75081

Zaiba Jetpuri

Against

3/6/2023
1:50:57 PM

930 Horseshoe Bend
Richardson
Texas
United States
75081

zaibajetpuri@gmail.com

9723456683

Outside the Notification Area

Ryanne

Against

3/6/2023
1:18:35 PM

Fort Worth
Garland
Texas
United States
<null>

Outside the Notification Area

Layla Hammoude

Against

3/6/2023
12:50:02 PM

1324 Somerset Lane
Rockwall
TX
United States
75032

laylaeido83@gmail.com

9728004422

Outside the Notification Area

Rolana bash

Against

Outside the Notification Area

3/6/2023
12:48:10 PM

1650 hope ln
Garland
TX

Rolanabash@gmail.com

4694387972

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States

75040

3 schools near by. Safety issues

Mervet Goudah

Against

3/6/2023
11:45:57 AM

4901 N Garland Avenue

Megouda67@gmail.com

Garland

7732335800

Texas

United States

Outside the Notification Area

75040

It is dangerous next to my children school

Nashwan

Againt

3/6/2023
11:26:48 AM

1675 w campbell

Garland

Outside the Notification Area

Texas

United States

75044

Dean

Against

3/6/2023
7:14:33 AM

5704 Kinsley circle

Plano

Outside the Notification Area

Texas

United States

<null>

Nour sabbagh

Against

3/6/2023
6:33:07 AM

4520 red barn

Outside the Notification Area

Garland

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
75082

Nour

3/6/2023
6:30:15 AM

For

4520 red barn

Garland
Texas
United States
75082

Outside the Notification Area

Maria ATIF

3/6/2023
5:58:07 AM

Against

5609 Saddleback Road

Garland
Tx
United States
75043

maroogr8@gmail.com

8455362702

Outside the Notification Area

Sadeen Akhtari

3/6/2023
5:36:51 AM

Against

1505 Bellingham Ln

Garland
Texas
United States
<null>

Outside the Notification Area

Ghassan Farra

3/6/2023
4:50:25 AM

Against

2012 Osprey Ln

Outside the Notification Area

Farramg@outlook.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland 2026155725
Texas
United States
75044

Traffic already jamming this location between two schools. Too close to schools .

**Marwa
Abdelkarim**
3/6/2023
4:26:50 AM

For

2110 Mapleview Dr

marwakarim523@hotmail.com

Garland
Texas
United States
75042

2147273474

Outside the Notification Area

Suha Hamideh

Against

3/6/2023
4:23:02 AM

2110 Mapleview Dr

issamk@hotmail.com

GARLAND
TEXAS
United States
75042

Outside the Notification Area

Arooj Butt

Against

3/6/2023
4:15:51 AM

403 Michael Dr

arooj.b@gmail.com

Murphy
TX
United States
75094

7323187157

Outside the Notification Area

This area is already very congested due to two schools being in the vicinity. I strongly oppose opening up a car wash next to the school.

Sammy hussein

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/6/2023
4:06:41 AM

6807 audubon dr

Ohussien@hotmail.com

Parker

Texas

United States

75002

Outside the Notification Area

Sofia

Against

3/6/2023
3:58:29 AM

413 bent creek drive

Garland

Texas

United States

<null>

Outside the Notification Area

Emily sankar

Against

3/6/2023
3:56:03 AM

7506 fitchburg ave

Garland

Texas

United States

75044

Outside the Notification Area

Yalda asadi

Against

3/6/2023
3:51:08 AM

355 vista glen drive

Yaldapopal@gmail.com

Plano

4694758118

Texas

United States

75074

Outside the Notification Area

Absolutely against this my daughter goes to school there I would not want her to be exposed to stranger lurking around the area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Sonya Badr

Against

3/6/2023
3:47:47 AM

901 Chumley Rd

Garland
TX
United States
75044

sonya.sayed@gmail.com

5599709641

Outside the Notification Area

Samina

Against

3/6/2023
3:42:03 AM

Bhojwani

Garland
Texas
United States
75094

saminarn@gmail.com

4697421112

Outside the Notification Area

Zeeshan Khan

Against

3/6/2023
3:30:05 AM

906 Falcon Trl

Murphy
Texas
United States
75094

zeeobuddy@gmail.com

Outside the Notification Area

Sanaa Azzam

Against

3/6/2023
3:28:45 AM

933 Green Pond Dr.

Garland
Texas
United States
75040

Against

sanaa_128@hotmail.com

9727405477

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Zee Abdullah

Against

3/6/2023
3:06:46 AM

3145 Medical plaza Dr.

zsiufanua@yahoo.com

Garland

2068567745

Texas

United States

75044

Hamza

Against

3/6/2023
3:06:22 AM

2465 Greenbrook Dr

Little Elm

Texas

United States

<null>

Outside the Notification Area

Rafay Latif

Against

3/6/2023
3:06:13 AM

3145 medical plaza dr

Garland

Texas

United States

<null>

Mohammed M

Against

3/6/2023
3:05:06 AM

2801 W Buckingham Rd

Mezher.mustafa1@gmail.com

Garland

4695638830

Texas

United States

75042

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Sarah

Against

3/6/2023
3:03:50 AM

2465 Greenbrook Dr

Little Elm
Texas
United States
75068

Outside the Notification Area

S S

Againts

3/6/2023
2:50:52 AM

Campbell

Garland
Texas
United States
<null>

Kid s school near

Outside the Notification Area

Yahya

Against

3/6/2023
2:50:46 AM

4217 crestfield

Garland
Texas
United States
75082

Outside the Notification Area

E. Ashry

Against

3/6/2023
2:42:56 AM

1014 Green pond dr

Garland
Texas
United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

<null>

Fuad masoud

Against

3/6/2023
2:42:51 AM

3505 manor dr

Rowlett

2146033184

Texas

United States

75089

Outside the Notification Area

S. Moussa

Against

3/6/2023
2:39:48 AM

1014 Green Pond dr

Garland

Texas

United States

<null>

Outside the Notification Area

Ayah

Against

3/6/2023
2:35:59 AM

3145 Medical Plaza Dr

Garland

Texas

United States

75044

Khalid

Against

3/6/2023
2:35:53 AM

1767 W Campbell Rd

Outside the Notification Area

Garland

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
<null>

**Amjad
Hajhassan**
3/6/2023
2:31:00 AM

Against

1825 Arbor Creek Dr

Garland
Texas
United States
75040

amjad.hajhassan@gmail.com

706-254-0806

Outside the Notification Area

Waed

AGAINST

3/6/2023
2:26:33 AM

Arbor creek drive

garland
Texas
United States
75040

waed_86@yahoo.com

7819416177

Outside the Notification Area

Ahmed Qalfat

For

3/6/2023
2:22:08 AM

617 sassy dr

Garland
Texas
United States
<null>

Outside the Notification Area

Against

Amanda Osman

Against

3/6/2023
2:21:43 AM

1405 buckeye trail

Garland

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
<null>

Traffic is already backed up daily in that area

Ahmed Qalfat

For

3/6/2023
2:20:49 AM

617 sassy dr

Garland
Texas
United States
<null>

Outside the Notification Area

Against

Yasser

Against

3/6/2023
2:20:45 AM

3209 fairwood dr

Garland
Texas
United States
<null>

Outside the Notification Area

**Abdullah
Housini**

Against

3/6/2023
2:19:48 AM

17523 woods edge dr

Dallas
Texas
United States
<null>

Outside the Notification Area

Ziad Dekelbab

Against

3/6/2023
2:19:42 AM

1650 HOPE LN,

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

GARLAND
TX
United States
75040

**Desiree
Nachawati**
3/6/2023
2:17:23 AM

Against

2916 Saihaan Dr

Richardson
Texas
United States
75082

desireenachawati@hotmail.com

Outside the Notification Area

This is too close to my child's school, and will create even more traffic than what we have already. Please choose another location. Thank you.

**Hatem
Alnatsheh**
3/6/2023
2:17:20 AM

Against

413 waters edge way

Murphy
Texas
United States
75094

2147632521

Outside the Notification Area

Rabia Ibrahim

Against

3/6/2023
2:14:27 AM

1 Lochleven

Richardson
Texas
United States
75082

rabia_ebraheem@hotmail.com

972-730-2053

Outside the Notification Area

**Sumayya
Khatib**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/6/2023
2:13:10 AM

7501 Alderwood Dr

Garland
Texas
United States
75044

skhatib_02@hotmail.com

2148646173

Outside the Notification Area

Wafa Sharif

AGAINST

3/6/2023
2:12:44 AM

1767 west Campbell
Road
Garland
Texas
United States
75044

wafa26c@hotmail.com

9454005044

Outside the Notification Area

Against

Sufian Dweik

Against

3/6/2023
2:09:56 AM

1767 west Campbell road

Garland
Texas
United States
75044

sufian.dweik@gmail.com

2149800221

Outside the Notification Area

Against

Fahad Irfan

Against

3/6/2023
2:04:42 AM

1207 old knoll dr

Wylie
Texas
United States
75098

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Donia Alrimawi

Against

3/6/2023
1:59:30 AM

8205 Navigation

Rowlett
Texas
United States
75088

Outside the Notification Area

Saira Rahman

Against

3/6/2023
1:56:17 AM

1128 Discovery st

Plano
Texas
United States
75094

Against

Outside the Notification Area

Zunaira Hijazi

Against

3/6/2023
1:55:31 AM

3145 Medical Plaza Dr.

Garland
Texas
United States
75044

**TAREK
KADOWR**

Against

3/6/2023
1:55:12 AM

5203 naaman Forest

Garland
Texas
United States
75040

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

**Mohamed
Shamali**

3/6/2023
1:53:30 AM

Against

7501 Alderwood Dr

Garland
Texas
United States
75044

Shamali@masadesignbuild.com

8172666544

Outside the Notification Area

Ahmed

3/6/2023
1:51:33 AM

Against

2816 Gulf Breeze Ct

Plano
Texas
United States
<null>

Outside the Notification Area

**Mahmoud
Harmouch**

3/6/2023
1:44:37 AM

Against

3609 Escabosa dr

Garland
Texas
United States
75040

Outside the Notification Area

**Maimoona
Qamar**

3/6/2023
1:40:05 AM

Against

6 Lochleven

Garland
Texas
United States
75082

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Noor Alsmadi

Against

3/6/2023
1:36:35 AM

6609 overbrook dr

Parker
Texas
United States
75002

smadinoor@yahoo.com

Outside the Notification Area

Alaa said

AGAINST

3/6/2023
1:35:07 AM

2505 breanna way

Garland
Texas
United States
75040

Outside the Notification Area

Shehla Vora

Against

3/6/2023
1:32:20 AM

2912 Greenfield Ct,

Richardson
TX
United States
75082

Outside the Notification Area

Sharjeel Ahmad

Against

3/6/2023
1:29:55 AM

206 Bellmeade Drive

Garland
Texas
United States

inv.sharjeel.ahmad@gmail.com

3109277826

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

75040

Against

Alley zaidi

Against

3/6/2023
1:29:19 AM

Saint Croix Court

Garland

Texas

United States

75082

Outside the Notification Area

Shireen Said

Against

3/6/2023
1:23:26 AM

2505 breanna way

Garland

Texas

United States

75040

Outside the Notification Area

You should not have a default voting "for ", there should be a selection box to choose. this is misleading and against all our democratic voting systems.

Owais Idris

Against

3/6/2023
1:19:44 AM

13347 Sprucewood Trail

owaisidris@hotmail.com

Frisco

8109089090

TX

United States

75033

Outside the Notification Area

Neda Abusaad

Against

Outside the Notification Area

3/6/2023
1:18:59 AM

4517 buena vista ln

Neda@bhapprep.org

McKinney

469-471-8041

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
75070

Heba Gharbieh

Against

3/6/2023
1:18:22 AM

2834 Grand Oak Dr

Gharbieh.heba@gmail.com

Garland

2145008210

Texas

United States

75044

Outside the Notification Area

Arame Diouf

Against

3/6/2023
1:17:22 AM

2903 eagle ct

Melissa

Outside the Notification Area

Texas

United States

75454

Maryam said

Against

3/6/2023
1:16:51 AM

2505 breanna way

Rryrsaid@gmail.com

Garland

214-842-3472

Texas

United States

75040

Outside the Notification Area

Not a good idea in between two schools

**Nader
Tashtoush**

Against

3/6/2023
1:14:50 AM

3145 medical plaza dr

dr_ntash@yahoo.com

Garland

2488827855

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
<null>

Norma Said

Against

3/6/2023
1:11:45 AM

2505 Breanna Way

Emyoussef2000@yahoo.com

Garland
Texas
United States
75040

Outside the Notification Area

Shady Osman

Against

3/6/2023
1:08:54 AM

1405 Buckeye Trl

Garland
Texas
United States
75042

Outside the Notification Area

Moe Mustapha

Against

3/6/2023
1:08:21 AM

2714 meadow park dr

Expresscaredallas@gmail.com

Garland
TX
United States
75040

2145851138

Outside the Notification Area

Candra Daghes

Against

3/6/2023
12:55:27 AM

1979 Arapaho Rd

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland
Texas
United States
75044

Manal Malallah

Against

3/6/2023
12:53:52 AM

7801 Fallbrook Dr

Goopsy@gmail.com

Sachse

9729000690

Texas

United States

75048

Outside the Notification Area

The traffic in this area is already enough. Police have to direct traffic for the 2 schools. There is also an elderly home there that has frequent ambulances and the school traffic lines already block the entrance to there during emergencies.

Sofia Zamir

Against

3/6/2023
12:42:02 AM

6175 medical plaza dr

sofiazamir@yahoo.com

Garland

2142285192

Texas

United States

75044

Outside the Notification Area

Sofia Zamir

Against

3/6/2023
12:41:47 AM

6175 medical plaza dr

sofiazamir@yahoo.com

Garland

2142285192

Texas

United States

75044

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

**Mohammad
El-khaled**
3/6/2023
12:32:49 AM

Against

3706 creststone

Garland
Texas
Garland
<null>

Outside the Notification Area

**Nasser
El-khaled**
3/6/2023
12:30:58 AM

Against

3706 creststone

Garland
Texas
United States
<null>

Outside the Notification Area

Saad Gharbieh

Against

3/6/2023
12:26:36 AM

2321 diamond

Garland
Texas
United States
75859

saadgharbieh@yahoo.com

Outside the Notification Area

Sofia Ibrahim

Against

3/6/2023
12:25:32 AM

801 owl creek

Garland
Texas
United States
75094

sofiabdinoor@gmail.com

3143594640

Outside the Notification Area

It will be next to a busy school. Environmental, traffic and congestion

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

concern for our children/ students

Sofia Ibrahim

Against

3/6/2023
12:25:23 AM

801 owl creek

sofiabdinoor@gmail.com

Garland

3143594640

Texas

United States

75094

Outside the Notification Area

It will be next to a busy school. Environmental, traffic and congestion concern for our children/ students

Sofia Ibrahim

Against

3/6/2023
12:25:19 AM

801 owl creek

sofiabdinoor@gmail.com

Garland

3143594640

Texas

United States

75094

Outside the Notification Area

It will be next to a busy school. Environmental, traffic and congestion concern for our children/ students

Grecia Salvador

Against

3/6/2023
12:23:03 AM

6139 N Jim Miller Road

Garland

Texas

United States

<null>

Outside the Notification Area

Manar El-khaled

Against

3/6/2023
12:22:38 AM

3110 fairwood dr

Garland

Texas

United States

<null>

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Manar El-khaled

Against

3/6/2023
12:22:21 AM

3110 fairwood dr

Garland

Texas

United States

<null>

Outside the Notification Area

Fatme El-khaled

Against

3/6/2023
12:20:52 AM

3110 fairwood dr

Garland

Texas

United States

<null>

Outside the Notification Area

Ali El-khaled

Against

3/6/2023
12:19:22 AM

3110 Fairwood Dr

Garland

Texas

United States

<null>

Outside the Notification Area

Hiba Fatima

Against

3/6/2023
12:17:01 AM

2515 spring meadow

Sachse

Texas

United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

75048

**Mariam
Mahmood**
3/6/2023
12:14:33 AM

Against

3145 Medical Plaza Drive

Garland
Texas
United States
75044

**Mariam
Mahmood**
3/6/2023
12:14:28 AM

Against

3145 Medical Plaza Drive

Garland
Texas
United States
75044

Omar Darwish

3/6/2023
12:10:45 AM

Against

3145 Medical Plaza Dr,

Garland
TX
United States
<null>

Omar Darwish

3/6/2023
12:10:34 AM

Against

3145 Medical Plaza Dr,

Garland
TX

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
<null>

Elida itani

Against

3/6/2023
12:06:40 AM

8305 laurel court

Rowlet
Texas
United States
75089

elida_selimovic@yahoo.com

9728004031

Outside the Notification Area

Mehnaz Kafray

Against

3/6/2023
12:05:40 AM

3145 medical plaza drive

Garland
Texas
United States
75044

Against

Mehnazismail@gmail.com

9035300336

Mehnaz Kafray

Against

3/6/2023
12:05:35 AM

3145 medical plaza drive

Garland
Texas
United States
75044

Against

Mehnazismail@gmail.com

9035300336

Sarah Khedr

Against

3/6/2023
12:02:39 AM

3145 Medical Plaza Dr,

Garland

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
75044

Sarah Khedr

Against

3/6/2023
12:02:28 AM

3145 Medical Plaza Dr,

Garland
Texas
United States
75044

**Rabeea
Choudhary**

Against

3/5/2023
11:59:01 PM

609 Dove Cove Ct

Murphy
TX
United States
75094

rabeeakc@gmail.com

9729032149

Outside the Notification Area

Gerald Borom

Against

3/5/2023
11:54:29 PM

7817 Thorpe Rd

Rowlett
Texas
United States
75089

lukeborom@gmail.com

9729987690

Outside the Notification Area

This would create undue hardship to the students and parents/caretakers of the adjacent schools.

Gerald Borom

Against

3/5/2023
11:54:24 PM

7817 Thorpe Rd

Outside the Notification Area

lukeborom@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Rowlett 9729987690
Texas
United States
75089

This would create undue hardship to the students and parents/caretakers of the adjacent schools.

Aeman Khera

Against

3/5/2023
11:48:13 PM

3604 Glenhaven Dr.

amykhera22@gmail.com

Garland

702-750-7263

Texas

United States

75048

Outside the Notification Area

Aeman Khera

Against

3/5/2023
11:48:00 PM

3604 Glenhaven Dr.

amykhera22@gmail.com

Garland

702-750-7263

Texas

United States

75048

Outside the Notification Area

Aeman Khera

Against

3/5/2023
11:47:49 PM

3604 Glenhaven Dr.

amykhera22@gmail.com

Garland

702-750-7263

Texas

United States

75048

Outside the Notification Area

Aeman Khera

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/5/2023
11:47:35 PM

3604 Glenhaven Dr.
Garland
Texas
United States
75048

amykhera22@gmail.com
702-750-7263

Outside the Notification Area

Aeman Khera

Against

3/5/2023
11:47:24 PM

3604 Glenhaven Dr.
Garland
Texas
United States
75048

amykhera22@gmail.com
702-750-7263

Outside the Notification Area

Aleena

AGAINST

3/5/2023
11:47:05 PM

202 Love Bird Lane
Garland
Texas
United States
<null>

Outside the Notification Area

Albina Albikova

Against

3/5/2023
11:46:36 PM

1226 Sicily dr
garland
Texas
United States
75040

albina3albikova@yahoo.com
469-226-4544

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Albina Albikova

Against

3/5/2023
11:46:25 PM

1226 Sicily dr

garland
Texas
United States
75040

albina3albikova@yahoo.com

469-226-4544

Outside the Notification Area

Mousa

Against

3/5/2023
11:43:22 PM

3406 Castleman Cove Dr

Garland
Texas
United States
75040

Mousasalem@yahoo.com

Outside the Notification Area

Against

Mousa

Against

3/5/2023
11:43:21 PM

3406 Castleman Cove Dr

Garland
Texas
United States
75040

Mousasalem@yahoo.com

Outside the Notification Area

Against

Mousa

Against

3/5/2023
11:43:08 PM

3406 Castleman Cove Dr

Garland
Texas
United States
75040

Mousasalem@yahoo.com

Outside the Notification Area

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

**Nouhad
sahyouni**
3/5/2023
11:40:25 PM

Against

3406 Castleman Cove Dr

Garland
Texas
United States
75040

Nouhadsahyouni@yahoo.com

Outside the Notification Area

I am against this project

**Nouhad
sahyouni**
3/5/2023
11:40:11 PM

Against

3406 Castleman Cove Dr

Garland
Texas
United States
75040

Nouhadsahyouni@yahoo.com

Outside the Notification Area

I am against this project

Amanda Dahab

AGAINST

3/5/2023
11:29:56 PM

2517 woodpark drive

Garland
Texas
United States
76044

Amanda.d3e@gmail.com

5045643566

Outside the Notification Area

Amanda Dahab

AGAINST

3/5/2023
11:29:47 PM

2517 woodpark drive

Garland
Texas
United States
76044

Amanda.d3e@gmail.com

5045643566

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Amanda Dahab

AGAINST

3/5/2023
11:29:43 PM

2517 woodpark drive

Garland
Texas
United States
76044

Amanda.d3e@gmail.com

5045643566

Outside the Notification Area

Inssaf Lachtar

Against

3/5/2023
11:21:08 PM

3145 Medical Plaza
Drive, Garland, Texas
75044
Garland, Texas
Texas
United States
75044

Insaf@bhaprep.org

12147701472

Inssaf Lachtar

Against

3/5/2023
11:20:55 PM

3145 Medical Plaza
Drive, Garland, Texas
75044
Garland, Texas
Texas
United States
75044

Insaf@bhaprep.org

12147701472

Syed saad

Against

3/5/2023
11:17:39 PM

3801 goose creek pkwy

Garland
Texas
United States

Syedmalisaad@gmail.com

3373564909

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

75040

Against

Syed saad

Against

3/5/2023
11:17:17 PM

3801 goose creek pkwy

Syedmalisaad@gmail.com

Garland

3373564909

Texas

United States

Outside the Notification Area

75040

Against

Samiya

Against

3/5/2023
11:14:06 PM

3801 goose creek pkwy

samiyayasin101@gmail.com

Garland

13373568299

Texas

United States

Outside the Notification Area

75040

Against

danya zuaiter

Against

3/5/2023
11:13:21 PM

348 apache trail

murphy

2149409940

Texas

United States

Outside the Notification Area

75094

danya zuaiter

Against

3/5/2023
11:12:51 PM

348 apache trail

Outside the Notification Area

murphy

2149409940

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
75094

danya zuaiter

Against

3/5/2023
11:12:35 PM

348 apache trail

murphy

2149409940

Texas

United States

75094

Outside the Notification Area

**Aasma
Khandekar**

Against

3/5/2023
11:12:18 PM

1603 pantego lane

aasmey@gmail.com

Allen

6175157727

Texas

United States

75013

Outside the Notification Area

**Aasma
Khandekar**

Against

3/5/2023
11:12:07 PM

1603 pantego lane

aasmey@gmail.com

Allen

6175157727

Texas

United States

75013

Outside the Notification Area

Sanoj Shahul

Against

Outside the Notification Area

3/5/2023
11:03:27 PM

4036 Kyndra Cir.

anydiet@yahoo.com

Richardson

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas

United States

75082

Not ideal to have a car wash right next to a school

Noor

Against

3/5/2023
11:02:14 PM

1517 Northaven Dr

Garlanda

Texas

United States

75002

Against

Outside the Notification Area

Areej Khalaf

Against

3/5/2023
10:48:47 PM

348 apache trail

Murphy

4697749488

Texas

United States

75094

Outside the Notification Area

sarah berhanu

Against

3/5/2023
10:48:10 PM

1815 Crimson Avenue

moaliomer1@gmail.com

Farmersville

2062342229

TX

United States

75442

Outside the Notification Area

Saja Omran

Against

Outside the Notification Area

3/5/2023
10:44:10 PM

1314 Jennifer Drive

saja.omran93@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland 4696446767
Texas
United States
75042

Shahma

Against

3/5/2023
10:40:29 PM

3002 Belt Line Rd

Garland
Texas
United States
75044

Outside the Notification Area

Tayyaba

Against

3/5/2023
10:37:39 PM

613 Jagged Way

Tayyaba_714@hotmail.com

Garland
Texas
United States
75074

8169294645

Outside the Notification Area

Azhar Soomro

Against

3/5/2023
10:30:31 PM

1117 Burnett Ct

azharsoomro@hotmail.com

Garland
Texas
United States
75044

4083939719

Outside the Notification Area

I want to vote against the building a car wash at this location. Thanks

Aneeqa Anas

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/5/2023
10:28:14 PM

Cheyenne Dr
Parker
Texas
United States
75002

draneeqaanas@gmail.com

6464133168

Outside the Notification Area

Shabana

Against

3/5/2023
10:24:07 PM

7414 Covewood dr
Garland
Texas
United States
75044

Outside the Notification Area

Irfan Suleman

Against

3/5/2023
10:23:35 PM

1102 lavon
Garland
Texas
United States
<null>

Outside the Notification Area

Sameena

Against

3/5/2023
10:21:51 PM

3145 medical plaza drive
Garland
Texas
United States
75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Eyhab

Against

3/5/2023
10:21:35 PM

716 Precious Dr

Garland
Texas
United States
75094

Outside the Notification Area

Sadaf

Agsinst

3/5/2023
10:19:18 PM

4701 14th street plano TX
75074
Garland
Texas
United States
75074

Sarah.bobby45@yahoo.com

Outside the Notification Area

Sobia

Against

3/5/2023
10:17:56 PM

Hawkswood Dr

Garland
Texas
United States
75069

Outside the Notification Area

Zarena Jabbar

AGAINST

3/5/2023
10:17:42 PM

3619 Bluesage Lane

Garland
Texas
United States
<null>

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Amina

Against

3/5/2023
10:16:50 PM

Plano

Garland
Texas
United States
<null>

Outside the Notification Area

Amal Nouredin

Against

3/5/2023
10:16:45 PM

472 Legacy ct

Coppell
Texas
United States
75019

Amal.nouredun@gmail.com

4695694919

Outside the Notification Area

Moni

For

3/5/2023
10:15:44 PM

Plano

Garland
Texas
United States
<null>

Outside the Notification Area

**Rawand
Agrabawi**

Against

3/5/2023
10:14:19 PM

3145 Medical Plaza Dr.,
Garland, TX 75044
Garland
Texas
United States
<null>

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Uzma Ilyas

Against

3/5/2023
10:11:55 PM

611 Silver Ridge Dr

Murphy
Texas
United States
75094

omershakoora43@gmail.com

9033637877

Outside the Notification Area

Anna Wani

Against

3/5/2023
10:05:50 PM

Maverick Court

Fairview
Texas
United States
75069

Outside the Notification Area

Omar Hamdy

AGAINST

3/5/2023
10:03:09 PM

5203 E Parker Rd

Parker
Texas
United States
<null>

Outside the Notification Area

Sara Haque

Against

3/5/2023
10:02:46 PM

Bha

Garland
Texas
United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

<null>

Eman

Against

3/5/2023
10:02:39 PM

5203 E parker rd

Parker

Texas

United States

<null>

Outside the Notification Area

Sumera haider

Against

3/5/2023
10:01:45 PM

4306 Mitchell Ln

Rowlett

Texas

United States

75088

Outside the Notification Area

Sumera haider

Against

3/5/2023
10:01:43 PM

4306 Mitchell Ln

Rowlett

Texas

United States

75088

Outside the Notification Area

Rayda Saleh

against

3/5/2023
10:01:39 PM

3145 medical Plaza dr

Garland

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
<null>

**Maareah
Naviwala**
3/5/2023
10:01:14 PM

Against
6101 Naaman Forest
Blvd Apt 4201
Garland
Texas
United States
75044

Outside the Notification Area

Fatema Qasimi
3/5/2023
10:00:48 PM

Against
221 Brick Row Dr
Garland
Texas
United States
75081

Outside the Notification Area

**Zaheda
Ebrahim Moosa**
3/5/2023
9:59:00 PM

Against
326 Kirkland Road,
Garland
TX
United States
75044

zmoosa@gmail.com

2816857863

Outside the Notification Area

Qamar Madani

Against

Outside the Notification Area

3/5/2023
9:57:24 PM

4281 Crestfield Dr
Richardson

qmadani@gmail.com

9729510223

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

TX
United States
<null>

Abiha Husain

Against

3/5/2023
9:57:05 PM

5513 seneca dr

Garland
Texas
United States
75094

Outside the Notification Area

Siham Said

Against

3/5/2023
9:56:01 PM

3717 Willowood dr

Garland
Texas
United States
75040

Against

saidmash@gmail.com

9723109581

Outside the Notification Area

Hussam Said

Against

3/5/2023
9:54:50 PM

3717 Willowood Dr

Garland
Texas
United States
75040

Against

saidmash@gmail.com

9722766438

Outside the Notification Area

Abigail Jirani

Against

3/5/2023
9:54:43 PM

3145 medical plaza dr

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland
Texas
United States
75044

Kinda kishi

Against

3/5/2023
9:54:41 PM

30 dunrobin

Garland
Texas
United States
75044

Outside the Notification Area

**Rihab
Abdelgalil**

Against

3/5/2023
9:53:45 PM

2501 Buttercup Drive

Rusha29@hotmail.com

Richardson
Texas
United States
75082

Outside the Notification Area

Against a car wash being next to a school

Said Said

100% Against

Outside the Notification Area

3/5/2023
9:52:30 PM

301 N first st

rickstexas@gmail.com

Garland
Texas
United States
75040

9723109583

Very bad business idea. Traffic problems, Enviromental Problem. Safety for students ...

**Abdel rahman
Lataifeh**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/5/2023
9:52:27 PM

3145 Medical plaza

Garland
Texas
United States
75044

A'ishah Bhatti

Against

3/5/2023
9:45:40 PM

3206 Walker Drive

Richardson
Texas
United States
75082

kbhatti@hotmail . com

214-901-5464

Outside the Notification Area

This will make traffics worst, it's really congested at times

Abeer Sadig

Against

3/5/2023
9:45:37 PM

3813 ledgestone ct

Richardson
Texas
United States
<null>

Outside the Notification Area

Laraib Khera

Against

3/5/2023
9:43:19 PM

1206 Beacon Hill Ct.

Garland
Texas
United States
75043

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Umar Butt

Against

3/5/2023
9:39:54 PM

7414 Covewood Dr

Garland
Texas
United States
<null>

Outside the Notification Area

Sarah Subei

Against

3/5/2023
9:39:12 PM

4110 Bullwhip creek lane

Sachse
Texas
United States
75048

sarahsubei10@gmail.com

6824146178

Outside the Notification Area

**Susan
Demachkie**

Against

3/5/2023
9:32:05 PM

2900 laurel lane

Plano
Texas
United States
75074

Susan1@outlook.com

972-877-1040

Outside the Notification Area

**Hind El
Mubarek**

Against

3/5/2023
9:30:09 PM

6713 osage trl

Plano
Texas
United States
75023

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Bana Basha

Against

3/5/2023
9:29:58 PM

5525 Linmore Ln

Plano
Texas
United States
75093

Outside the Notification Area

Shamsa ashraf

Against

3/5/2023
9:28:59 PM

1401 hickory woods way

Wylie
Texas
United States
75098

Outside the Notification Area

Samia Anas

Against

3/5/2023
9:27:36 PM

6004 Ridgemore dr

Parker
Texas
United States
<null>

Outside the Notification Area

Lana Farra

Against

3/5/2023
9:25:44 PM

2012 Osprey

Garland
Texas
United States
75044

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Zain sharif

Against

3/5/2023
9:21:03 PM

3145 medical plaza drive

Garland
Texas
United States
75044

Bushra Abbasi

Against

3/5/2023
9:18:30 PM

3145 medical plaza drive

Garland
Texas
United States
75044

Dr. Mohamed Elnatour

Against

3/5/2023
9:16:19 PM

4059 N. Garland Avenue

Garland
Texas
United States
75040

Mohamed.Elnatour@bhaprep.org

7085909087

Outside the Notification Area

This project will increase the traffic which is already packed

Hanadi

Against

3/5/2023
9:13:53 PM

3415 medical plaza drive

Garland
Texas
United States

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

<null>

Fariha Inaam

Against

3/5/2023
9:12:09 PM

4701 14th Street, APT
2101
Plano
TX
United States
75074

Fareeha_h@yahoo.com

2145665585

Outside the Notification Area

**Ahmad
Kadiwala**

AGAINST!

3/5/2023
9:10:50 PM

930 Horseshoe Bend

Richardson
Texas
United States
75081

Ahmadkadiwala0829@gmail.com

4699545894

Outside the Notification Area

Omar Ka

AGAINST

3/5/2023
9:10:07 PM

3145 Medical plaza drive

Garland
Texas
United States
<null>

John Jacobson

AGAINST

3/5/2023
9:09:56 PM

901 Shiloh Rd

Garland
Texas

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
<null>

Sumaiya

Against

3/5/2023
9:05:27 PM

1725 west Campbell Rd

Garland
TX

United States
75044

Outside the Notification Area

Adam Aly

Against

3/5/2023
9:04:05 PM

2013 Matterhorn Drive

Adam-aly@sbcglobal.net

Garland
TX

4696007848

United States
75044

Outside the Notification Area

Nawal Zeidan

Against

3/5/2023
8:59:29 PM

4413 Trailridge Dr

nawalzeidan@hotmail.com

Sachse
Texas

United States
75048

Outside the Notification Area

**Mayyadah
Abuawad**

Against

3/5/2023
8:59:18 PM

3145 Medical Plaza Dr

Garland

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
75044

Marwa

Against

3/5/2023
8:58:54 PM

2110 Maplevue

Garland
Texas
United States
75042

Outside the Notification Area

Razan

Against

3/5/2023
8:58:00 PM

3010 Kingsbrook Drive

razanaawad@gmail.com

Wylie
TX

4698499210

United States
75098

Outside the Notification Area

**Muhammad
khatib**

Against

3/5/2023
8:57:57 PM

6718 Rutledge Ct

ABDULLAHKHATIB@GMAIL.
COM

Garland
TX
United States
75044

Outside the Notification Area

Too much traffic in the area as it is!

Hafsa Hamdan

Against

3/5/2023
8:57:23 PM

6310 Naaman Forest
Blvd

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland
Texas
United States
<null>

Islam
Abouelenin
3/5/2023
8:56:33 PM

Against

3145 Medical a plaza
Drive
Garland
Texas
United States
75044

Manal

3/5/2023
8:56:15 PM

Against

6541 Shady Brook Ln
3311
Dallas
Texas
United States
75206

Outside the Notification Area

Ali

3/5/2023
8:56:11 PM

Against

3145 Medical Plaza Dr,

Garland
Texas
United States
<null>

Nedai Kotynski

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/5/2023
8:56:01 PM

3145 medical plaza dr

Garland
Texas
United States
75040

**Amina
Bencheckroun**

3/5/2023
8:55:27 PM

Against

5629 saint thomas dr

Plano
Texas
United States
75094

Ambench@gmail.com

9706948773

Outside the Notification Area

Rami

3/5/2023
8:53:40 PM

Against

18003 Benchmark Dr.

Dallas
Texas
United States
75252

Outside the Notification Area

Danya

3/5/2023
8:53:10 PM

Against

11344 Ashley lane

Frisco
Texas
United States
75035

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

**Abdullah
Shawky**
3/5/2023
8:53:06 PM

Against

1729 W Campbell Rd

abdullah.shawky@gmail.com

Garland

2147279300

Texas

United States

75044

Outside the Notification Area

Traffic is already bad enough with having both schools (BHA & ILT) next to each other. Building this carwash will not only lead to increased traffic issues, but it will reduce safety near the schools as well

Layal

Against

3/5/2023
8:52:27 PM

11344 Ashley lane

Frisco

Texas

United States

75035

Outside the Notification Area

Tarik

Against

3/5/2023
8:52:04 PM

11344 Ashley lane

Frisco

Texas

United States

75035

Outside the Notification Area

Ziad

Against

3/5/2023
8:51:34 PM

11344 Ashley Lane

Frisco

Texas

United States

75035

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Lena

AGAINST

3/5/2023
8:51:04 PM

11344 Ashley lane

Frisco
Texas
United States
75035

Lmekdad@gmail.com

5015089028

Outside the Notification Area

Tasneem Basha

Against

3/5/2023
8:50:58 PM

4565 N Garland

Garland
Texas
United States
75040

Outside the Notification Area

Fayad Azzam

Against

3/5/2023
8:50:28 PM

2501 S GARLAND AVE

Garland
TX
United States
75041

ELITE36608@HOTMAIL.COM

2515100222

Outside the Notification Area

Momina Ahmad

Against

3/5/2023
8:50:21 PM

206 Bellmeade drive

Garland
Texas
United States

Momina.sharjeel@hmail.com

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

75040

Against

Aber Ismail

Against

3/5/2023
8:50:02 PM

2705 Crestmont

Aberismail@yahoo.com

Garland

9729793294

Texas

United States

75040

Outside the Notification Area

Yosr Omran

Against

3/5/2023
8:48:00 PM

1314 Jennifer Dr

Outside the Notification Area

Garland

TX

United States

75042

Saja Omran

Against

3/5/2023
8:47:40 PM

1314 Jennifer Dr

Outside the Notification Area

Garland

TX

United States

75042

Dalia Assem

Against

3/5/2023
8:47:00 PM

3145 Medical Plaza Dr

Garland

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
75044

Muna Elkhatib

Against

3/5/2023
8:46:56 PM

1314 Jennifer Dr

Garland
TX

United States
75042

Outside the Notification Area

Adnan Omran

Against

3/5/2023
8:46:34 PM

1314 Jennifer Dr

Garland
TX

United States
75042

Outside the Notification Area

Samaha Syed

Against

3/5/2023
8:46:15 PM

5321 St Croix Ct

Richardson
Texas

United States
75082

Outside the Notification Area

Ali said

Against

3/5/2023
8:45:19 PM

2505 breanna way

Garland

Outside the Notification Area

alisaid@me.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
75040

**Farheen
Farooqui**
3/5/2023
8:45:01 PM

AGAINST

4840 Rabbit Trail

Janfarooqui@gmail.com

Plano

214 400 7574

Texas

United States

75074

Outside the Notification Area

Shahid Hussain

Against

3/5/2023
8:44:00 PM

837 hunters gln

Outside the Notification Area

Garland

Texas

United States

<null>

Samar Syed

Against

3/5/2023
8:43:21 PM

414 windward drive

Outside the Notification Area

Garland

Texas

United States

<null>

Samar Syed

For

3/5/2023
8:42:30 PM

414 windward drive

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland
Texas
United States
<null>

Ali said

For

3/5/2023
8:42:16 PM

2505 breanna way

alisaid@me.com

Garland
Texas
United States
75040

Outside the Notification Area

Against

Arbad Ismail

Against

3/5/2023
8:42:01 PM

2705 Crestmont Dr

Rbadismail0@gmail.com

Garland
Texas
United States
75040

9729790566

Outside the Notification Area

Saima

Against

3/5/2023
8:41:21 PM

Basith

Sbasith@bhaprep.org

Garland
Texas
United States
<null>

Outside the Notification Area

Homaira Badr

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

3/5/2023
8:39:56 PM

4602 Donna Lane

Parker

Texas

United States

<null>

Outside the Notification Area

Abeer Latif

Against

3/5/2023
8:38:57 PM

3221 Robert Drive

Richardson

Texas

United States

75082

Outside the Notification Area

Kelsey Azzam

Against

3/5/2023
8:38:55 PM

Kelseyazzam@gmail.
com

Garland

Texas

United States

75040

Outside the Notification Area

Wessam

Against

3/5/2023
8:38:08 PM

2116 parkhurst ct

Wessamplus@yahoo.com

Wylie

9729713973

Texas

United States

75098

Outside the Notification Area

Against this project and fear for our kids safety!!!

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Kawther

Against

3/5/2023
8:37:38 PM

4901 Jon Boat

Garland
Texas
United States
<null>

Outside the Notification Area

Fatima

Against

3/5/2023
8:37:15 PM

202 Love Bird Lane

Murphy
TX
United States
75094

Fatima.Habeeb@gmail.com

3474521412

Outside the Notification Area

Heba gharbieh

Against

3/5/2023
8:36:33 PM

2834 grand oak dr

Garland
Texas
United States
75044

Against

Heba.Gharbieh@gmail.com

2145008210

Outside the Notification Area

Fatima

Against

3/5/2023
8:36:16 PM

2714 meadow park Dr

Garland
Texas
United States
75040

Mostafafatme@yahoo.com

214-709-5451

Outside the Notification Area

Against!!! Our students come first and have the right to object on this

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

project!!!

Heba gharbieh

For

3/5/2023
8:34:59 PM

2834 grand oak dr

Gharbieh.heba@gmail.com

Garland

2145008210

Texas

United States

Outside the Notification Area

75044

Against

Kiran Bilal

Against

3/5/2023
8:34:06 PM

7414 Covewood Dr

Garland

Outside the Notification Area

Texas

United States

75044

Huda Biabani

AGAINST

3/5/2023
8:33:56 PM

518 Creekside Drive

huda.biabani@gmail.com

Murphy

8474147361

TX

United States

Outside the Notification Area

75094

Nadia

Against

3/5/2023
8:31:30 PM

2809 Sequoia ln

Outside the Notification Area

Wylie

Texas

United States

75098

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Syeda Vasifa

Against

3/5/2023
8:31:24 PM

1010 Alamo Lane

Garland
Texas
United States
75042

vasifa.syeda@gmail.com

Outside the Notification Area

Syeda Vasifa

Against

3/5/2023
8:31:23 PM

1010 Alamo Lane

Garland
Texas
United States
75042

vasifa.syeda@gmail.com

Outside the Notification Area

shorouq husein

AGAINST

3/5/2023
8:31:20 PM

3262 medical plaza drive

Garland
Texas
United States
75044

shorouq2011@hotmail.com

9726036276

Linah

AGAINST

3/5/2023
8:28:22 PM

Garland

Garland
Texas
United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

<null>

Marwan

Against

3/5/2023
8:28:11 PM

2113 Mapleview

Garland
Texas
United States
75042

Outside the Notification Area

Ghada Turk

Against

3/5/2023
8:28:08 PM

6209 N George Bush
Highway
Garland
Texas
United States
70544

Outside the Notification Area

It will cause lots of problems especially because there are two schools in the area

Naffa

Against

3/5/2023
8:27:06 PM

1202 fairhaven drive

Garland
Texas
United States
75040

Outside the Notification Area

**Mohammad
Gharbieh**

Against

3/5/2023
8:26:17 PM

518 S LOIS LN

RICHARDSON
TX

Outside the Notification Area

mgharbiehq1@gmail.com

4698316315

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

United States
75081

**Dr. Syed
Abraruddin
Hasan**

Against

3/5/2023
8:26:05 PM

1010 ALAMO LN

abraruddin@yahoo.com

GARLAND

9032456707

TX

United States

75040

Outside the Notification Area

Rabia Khattak

Against

3/5/2023
8:24:42 PM

1201 nimitz lane

Plano

Texas

Outside the Notification Area

United States

75074

Abrar

Against

3/5/2023
8:23:49 PM

2317 Apollo rd

Garland

Outside the Notification Area

Texas

United States

<null>

Suheib

Against

3/5/2023
8:23:20 PM

1314 Jennifer Dr

Outside the Notification Area

Garland

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Texas
United States
<null>

Uzma

Against

3/5/2023
8:23:13 PM

7202 Covewood Drive

Garland
Texas
United States
75044

Outside the Notification Area

Against

Ehsan

Against

3/5/2023
8:20:16 PM

3145 medical plaza dr

Garland
Texas
United States
<null>

Enough with the car washes.

Bill

Against

3/5/2023
8:09:50 PM

1979 Arapaho rd

Billgrand@gmail.com

Garland
Texas
United States
75044

4698776788

Outside the Notification Area

Against

amin

against

3/5/2023
8:09:45 PM

3324 merriitt road

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Garland
Texas
United States
<null>

Ami

Against

3/5/2023
8:03:25 PM

301 S first

ami.said@gmail.com

Garland
Texas
United States
75040

Outside the Notification Area

Against, this will be detrimental to the 2 schools and church on that block, I am shocked COG is even entertaining this type of business in that area next to them.

Karam

Against

3/5/2023
7:29:20 PM

3145 Medical Plaza Dr.

Garland
Texas
United States
<null>

Shireen

Against

3/5/2023
7:18:21 PM

2505 Breanna Way

Garland
Texas
United States
75040

Outside the Notification Area

Kamal

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Abou-Khamis

3/5/2023
7:16:12 PM

2625 WOODPARK DR

GARLAND

Texas

United States

<null>

Outside the Notification Area

Eman

3/5/2023
6:58:29 PM

Against

4414 Merlin Dr

Eman11023@yahoo.com

Garland

7134125111

Texas

United States

75043

Outside the Notification Area

Kal

3/5/2023
6:56:56 PM

Against

4414 Merlin Dr

Kahlilsaid@gmail.com

Garland

4693873787

Texas

United States

75043

Outside the Notification Area

Absolutely ridiculous location to put a car wash next to not just one, but two of the top schools in Garland. Car washes bring a number of issues, including criminal activity and hazardous pollution.

Rob

3/5/2023
6:44:48 PM

Against

2717 Crosslands

Garland

Outside the Notification Area

Texas

United States

<null>

Dumb idea

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

Haifa

Against

3/5/2023
6:32:31 PM

3717 willowood

Garland
Texas
United States
75094

Outside the Notification Area

Jamie

Against

3/5/2023
6:18:29 PM

2717 cross lands dr

Garland
Texas
United States
75040

Outside the Notification Area

Suzy

Against

3/5/2023
6:12:10 PM

3717 Willowood

Garland
Texas
United States
75040

Sihamsaid2001@gmail.com

4696428356

Outside the Notification Area

Against

Jacob

Against

2/25/2023
11:14:32 PM

Acton

Garland
Texas
United States
75040

jacob.r.acton@gmail.com

9403910308

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-76	February 13, 2023	March 7, 2023	Matthew Wolverton

The City does not need any further car oriented businesses. There are already plenty of car washes included automated and non-automated car washes.



GARLAND
TEXAS MADE HERE

The applicant requests approval of a Specific Use Provision for an Automated/Rollover Car Wash use.

City Council Meeting

April 4, 2023

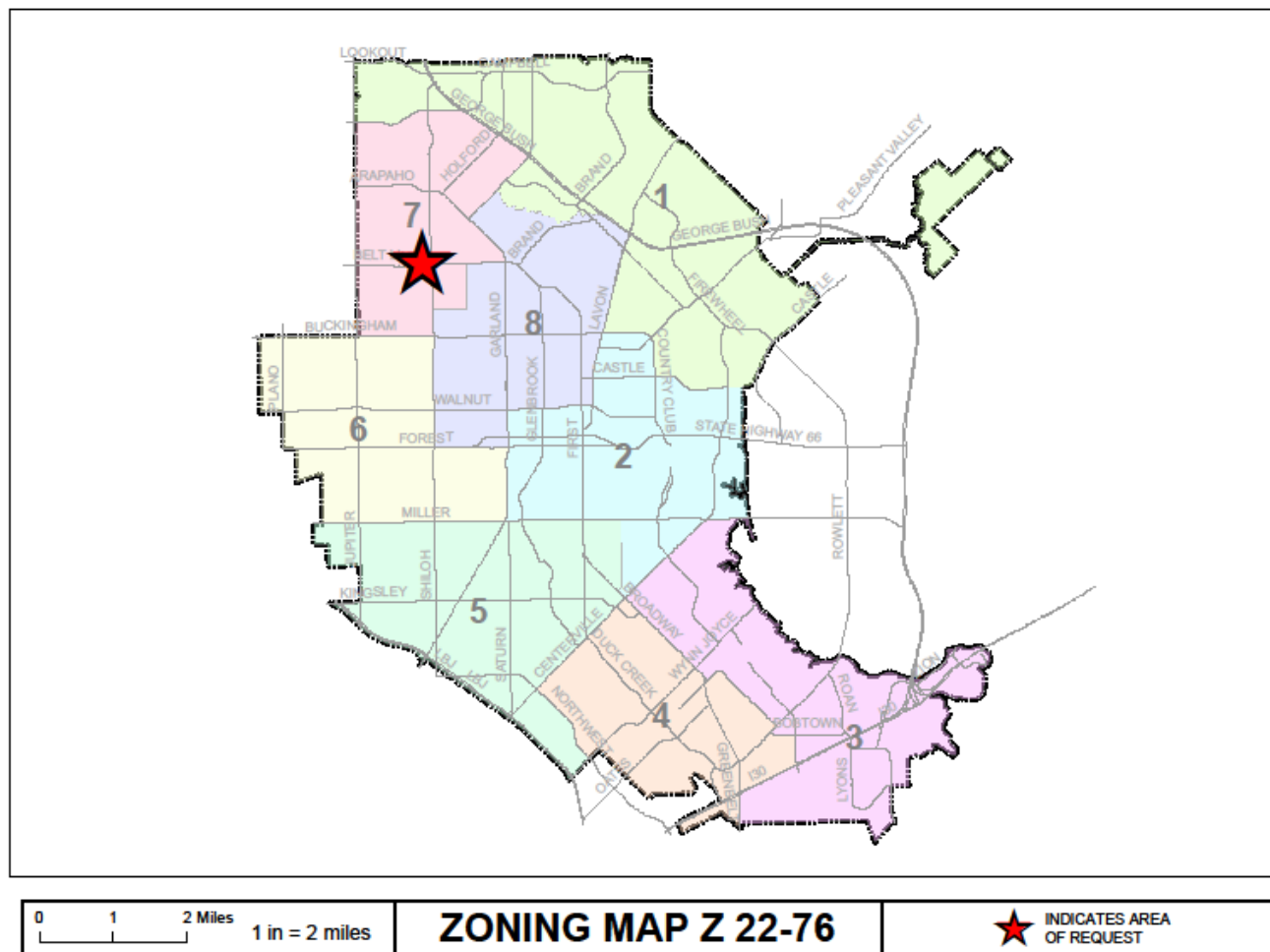
Z 22-76

CASE INFORMATION

Location:	2641 Belt Line Road
Applicant:	Shammy's Garland, LLC
Owner:	Harold Peek
Acreage:	1.185 acres
Zoning:	Community Retail (CR) District



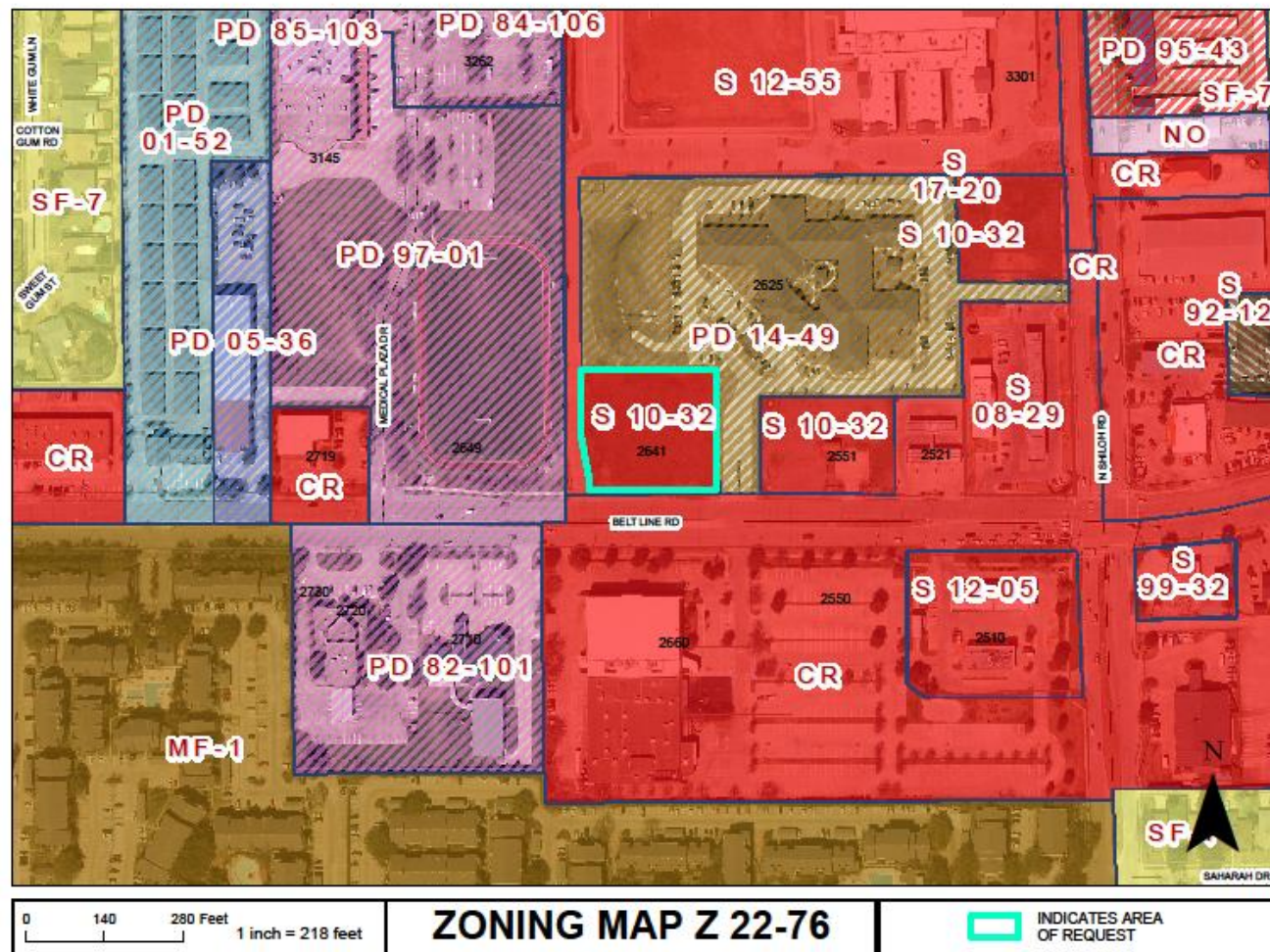
CITYWIDE LOCATION MAP





GARLAND
TEXAS MADE HERE

LOCATION MAP



2641 Belt Line Road

Z 22-76

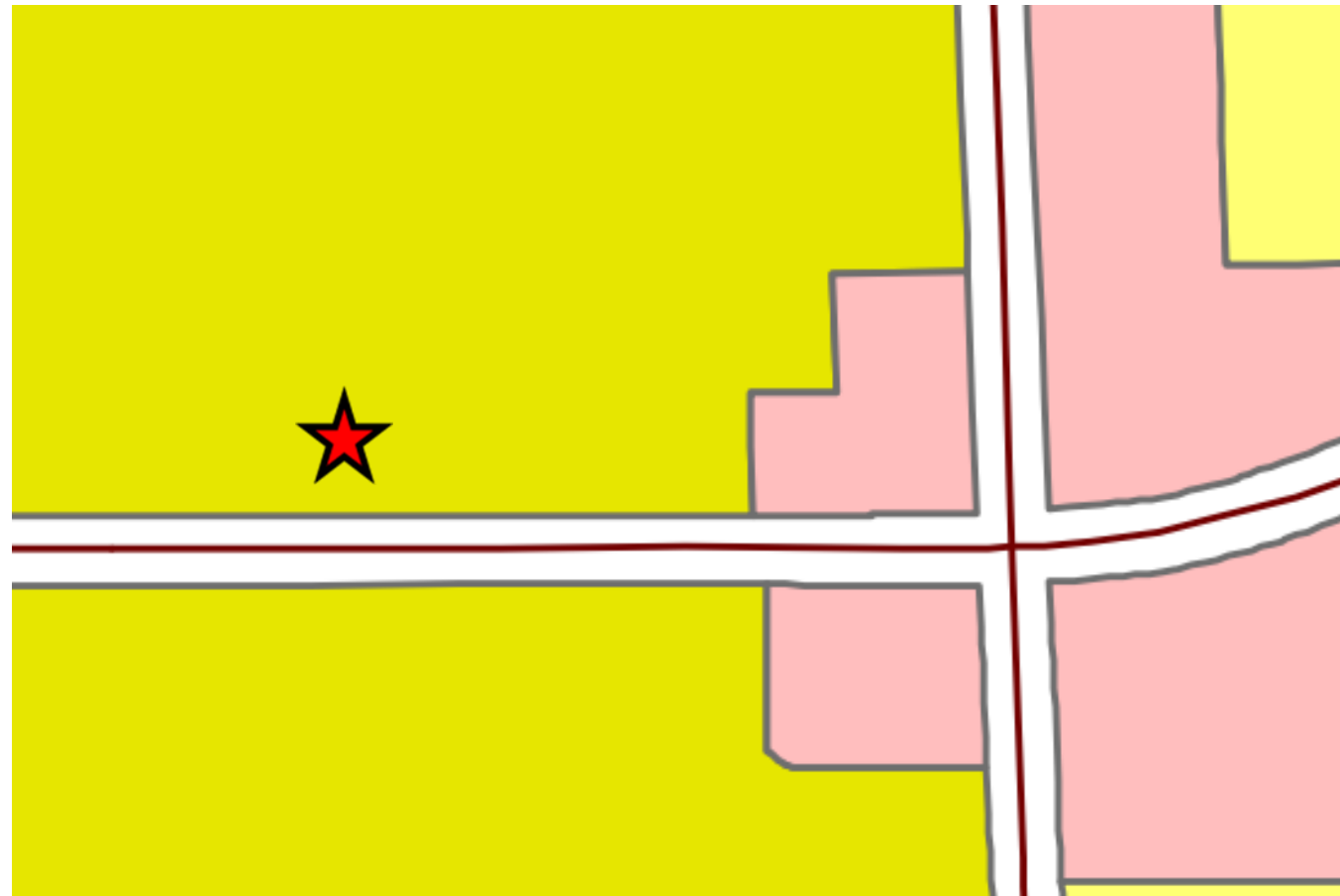


GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



Compact Neighborhoods



Z 22-76

PHOTOS

Z 22-76



View of the subject site looking West from the mutual access easement. The private school is shown in the background.



View of the subject site looking West from Belt Line Road. The private school is shown again.



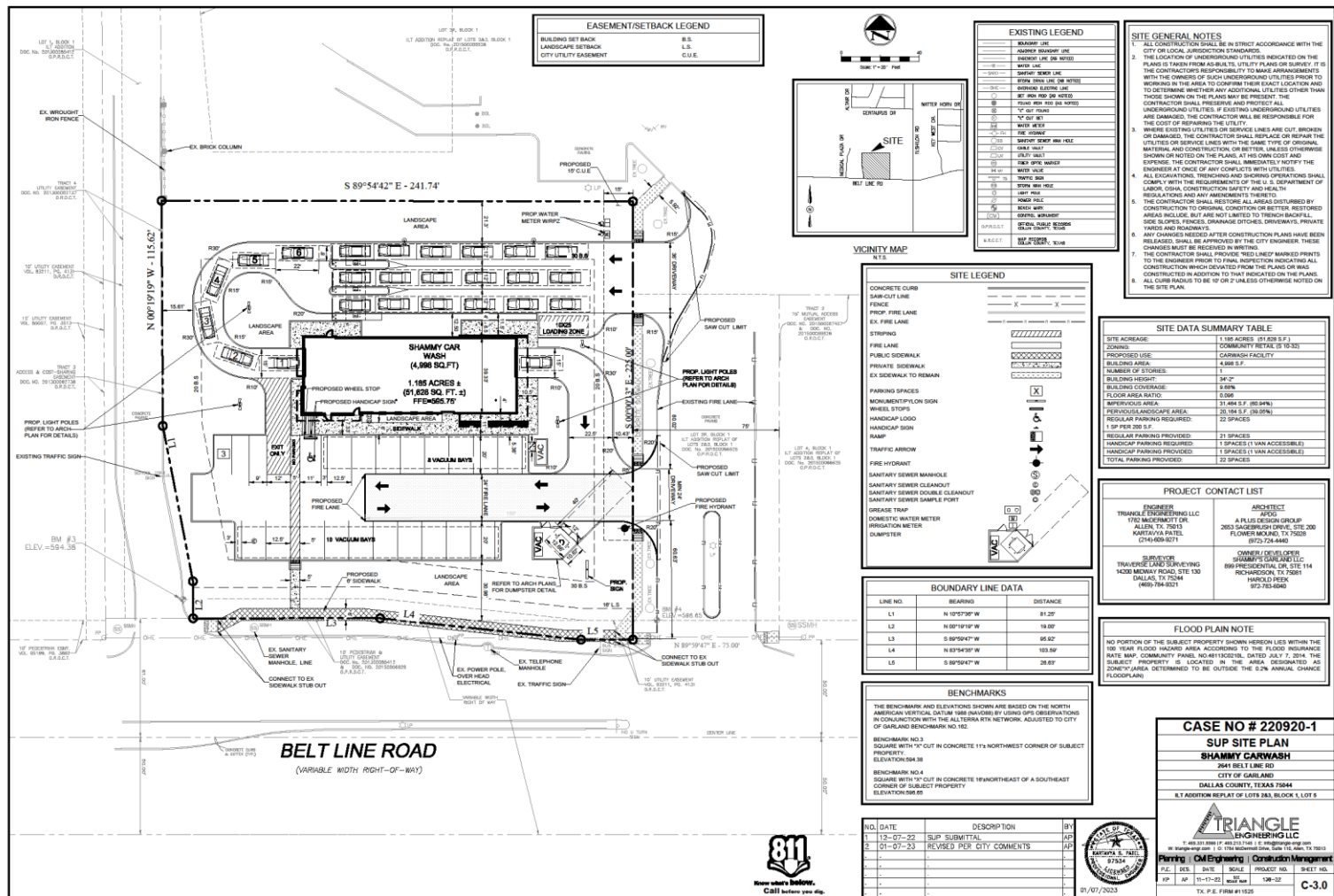
View from the subject site looking East on Belt Line Road. The restaurant, car wash, and other commercially zoned areas are shown.



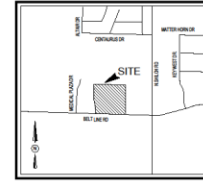
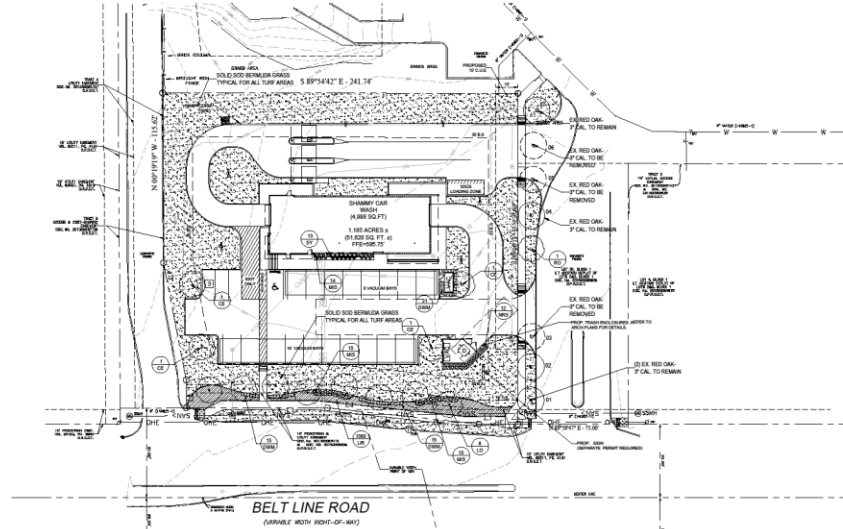
View from the subject site looking South. The church across from Belt Line is shown.



SITE PLAN



LANDSCAPE PLAN



VICINITY MAP
N.T.S.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS SHALL BE SUPPLIED BY CLIENTS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY COMPLETES. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND SIGNAGE PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING DEEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE SEEN IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE MAIN AND FEEDER LINES.
- ALL LAWN AREAS TO BE SOLID SOIL BROADCASTING, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL PLANTING AREAS THAT ARE TO RECEIVE MULCH SHALL BE MULCHED WITH A MINIMUM OF DOUBLE SPREADS OF MULCH.

SOIL NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LAWN AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL GRADE. GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE DRAINAGE DRAINAGE AT TOP AND BOTTOM OF SLOPES AND OTHER AREAS IN GRADE. CORRECT REGULARITIES AND AREAS WHERE WATER MAY STAGNATE.
- ALL LAWN AREAS TO RECEIVE SOLID SOIL SHALL BE LEFT IN A MINIMUM OF 1" BELOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR REMOVAL OF EXISTING TOPSOIL.
- PLANT SOIL BY 1" BELOW TO COVER INDICATED AREA COMPLETELY. MINIMUM EDGE OF SOIL AND TOPSOIL. TOP SOILS LAYED BY HAND WITH TOPSOIL TO FULL VIEWS.
- MULCH AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNIFORM, UNIFORMITIES.
- WATER SOIL THOROUGHLY AS SOIL OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, NORMAL WATERING, WEEDING, CULTIVATING, CLEANING AND REMOVAL OF DEBRIS AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL COORDINATE REMOVAL OF AN ACCEPTABLE TURF AREAS AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL LAWN AREAS TO BE COVERED WITH WATER PROOFING. AT A RATE OF 1" OF FINISHED SOIL PER 1000 SQ. FT. OF LAWN AREA.

CITY NOTES

- PUBLIC RIGHT OF WAY, EXISTING AND COMMON AREAS MUST BE STABILIZED WITH PERMANENT VEGETATION. CONTRACTOR SHALL ESTABLISH WITH 10% COVERAGE, AND OTHER APPROVED STABILIZATION METHODS.
- NO LANDSCAPING SUCH AS TREES, SHRUBS, AND/OR EXISTING OR PROPOSED UTILITY EXISTENTS AND RIGHT OF WAY WITHIN CITY LIMITS. PROPERTY REPRESENTATIVE AUTHORIZATION FORM OF CITY LICENSE AGREEMENT.

LANDSCAPE REQUIREMENTS

Tree Landscaping Area
Requirement: Minimum of 10% of site to be devoted to landscape area.
(Site Area: 10,000 SQ. FT.)

Planting: 10% of total planting area to be landscaped.
Tree: Minimum of 10% of total planting area, and planting area to be planted at 10' x 10' spacing.
Planting: 10% of total planting area to be landscaped.
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BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 10°57'38" W	81.20'
L2	N 00°12'10" W	18.00'
L3	S 89°50'47" W	65.62'
L4	N 12°54'20" W	102.30'
L5	S 89°50'47" W	28.67'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	777'	123.45'	41°30'59"	N 41°30'59" E	678.90'
C2	777'	123.45'	41°30'59"	N 41°30'59" E	678.90'
C3	777'	123.45'	41°30'59"	N 41°30'59" E	678.90'

EXISTING TREE TABLE

TREE #	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	STATUS
01	Red Oak	Quercus shumardii	2" cal.	Healthy	To remain
02	Red Oak	Quercus shumardii	2" cal.	Healthy	To remain
03	Red Oak	Quercus shumardii	2" cal.	Healthy	To be removed
04	Red Oak	Quercus shumardii	2" cal.	Healthy	To remain
05	Red Oak	Quercus shumardii	2" cal.	Healthy	To be removed
06	Red Oak	Quercus shumardii	2" cal.	Healthy	To remain

PLANT MATERIAL SCHEDULE

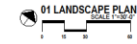
TREE #	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
01	4	Red Oak	Quercus shumardii	4" cal.	10' x 10' spacing, 1" clear straight trunk
02	8	Live Oak	Quercus virginiana	4" cal.	10' x 10' spacing, 1" clear straight trunk
03	1	Red Oak	Quercus shumardii	4" cal.	10' x 10' spacing, 1" clear straight trunk

TREE #	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
MS	44	Miscanthus	Miscanthus sinensis	5 gal.	container 18", 24" spread
SV	13	Soft Leaf Yucca	Yucca rostrata	5 gal.	container 18", 24" spread
DWM	51	Cherry Blossom Yucca	Yucca rostrata	5 gal.	container 18", 24" spread
MS	12	Miscanthus	Miscanthus sinensis	5 gal.	container 18", 24" spread

TREE #	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LR	1,500	Liriodendron	Liriodendron tulipifera	4" pots	solid soil refer to notes

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

PROJECT CONTACT LIST	
ENGINEER TRANSLATE ENGINEERING LLC 1702 MACDONALD DR. ALLEN, TX 75013 KATYANVA DAVILA 214-550-5271	ARCHITECT STUDIO GREEN SPOT, INC. 3003 RAGLAND DRIVE, STE. 200 FLORES MOUNTAIN, TX 76033 (817) 724-4442 CHRIS@STUDIOGREENSPOT.COM
SURVEYOR TRAVENCO LAND SURVEYING 1000 MEADOW ROAD, STE. 100 DALLAS, TX 75244 (469) 754-6521	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1702 MACDONALD DR. ALLEN, TX 75013 (469) 754-4442 CHRIS@STUDIOGREENSPOT.COM



CITY OF GARLAND
CASE # 220920-1



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1702 MACDONALD DR.
ALLEN, TEXAS 75013
(469) 754-4442
CHRIS@STUDIOGREENSPOT.COM
01.08.2023

SHAMMY'S
CARWASH
CITY OF GARLAND, TEXAS

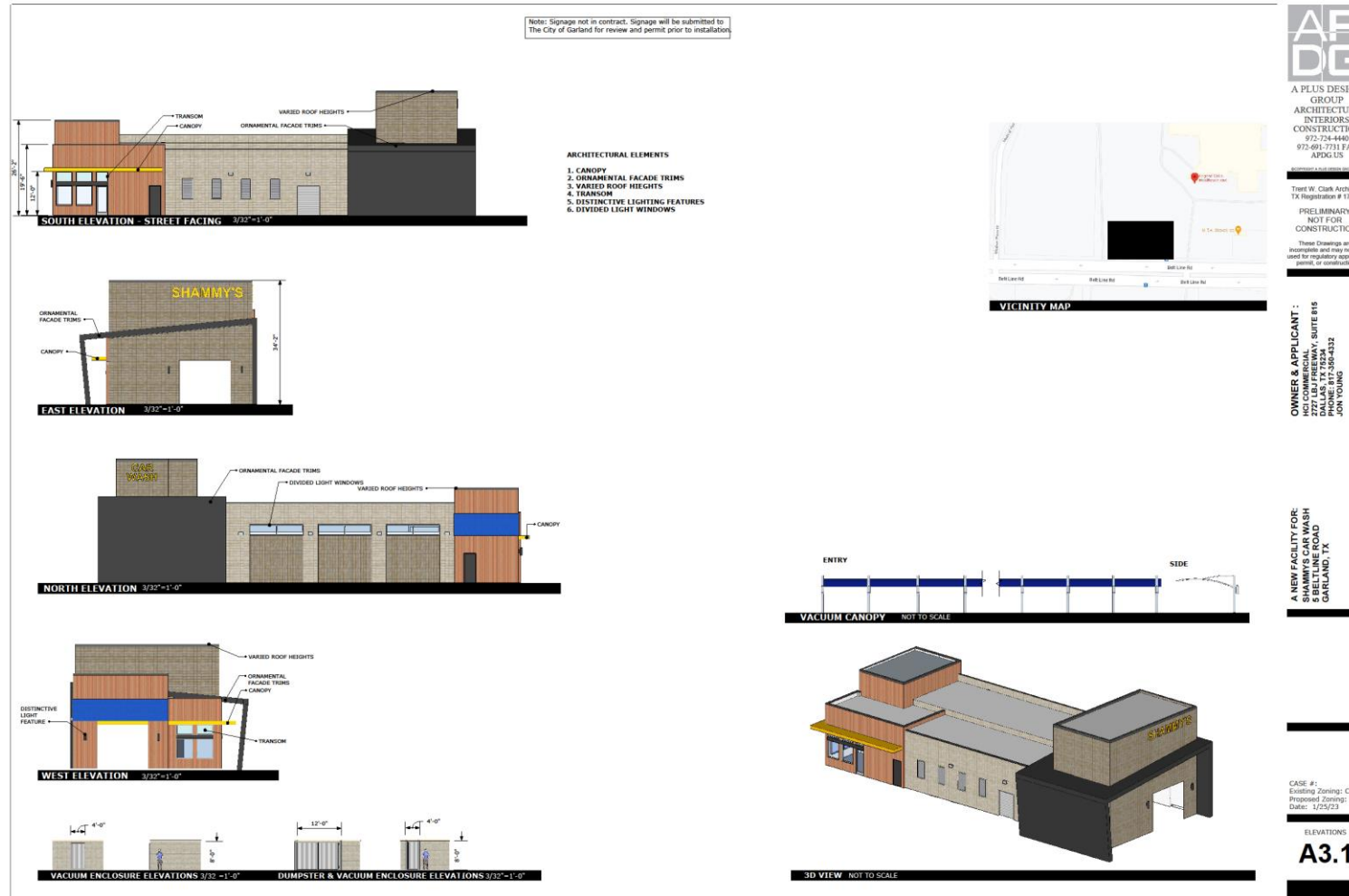
ISSUE:
FOR APPROVAL 12.08.2022
CITY COMMENTS 01.08.2023

DATE:
01.08.2023

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1

BUILDING ELEVATIONS





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SPECIFIC USE PROVISION

The applicant is requesting approval of a thirty (30) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty-five (25) to thirty (30) years

The hours of operation will be 8:00 am to 8:00 pm every day of the week.



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STAFF RECOMMENDATION

While a previous staff recommendation of approval was provided, new information to consider has been provided by the Economic Development Strategic Plan. Consideration should be given to whether certain automotive-related uses such as car washes and similar “stand alone commercial” that require zoning changes advance the City’s goals and whether a car wash is the best use of land at this location.

Z 22-76



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PLAN COMMISSION RECOMMENDATION

On February 13, 2023, the Plan Commission, by a vote of eight (8) to one (1), recommended approval of a Specific Use Provision for thirty (30) years for an Automated/Rollover Car Wash use on a property zoned Community Retail (CR) District

The Plan Commission, by a vote of eight (8) to one (1), also recommended approval of a Plan for an Automated/Rollover Car Wash Use



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COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommend Compact Neighborhoods for the subject site.

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.