



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
March 7, 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

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the February 21, 2023, Regular Meeting.

2. Consider approval of the following bids:

a. Replacement Motor Grader for Hinton Landfill Bid No. 0457-23

RDO Equipment Company \$ 391,267.00

This request is for the purchase of one (1) replacement 2022 John Deere 672G Motor Grader to be utilized by the Hinton Landfill. The existing Unit 160-182 is a 1998 Caterpillar 160H Motor Grader with 13,728 hours. The item being purchased is a scheduled and budgeted purchase, and the unit being replaced will be retired and auctioned.

b. Replacement Compactor Bid No. 0467-23

R.B. Everett & Company \$ 949,969.00

This request is for the purchase of one (1) replacement 2023 Bomag 1173 RB-5 Compactor to be utilized by the Hinton Landfill. The existing unit 160-2038 is a 2019 Caterpillar 836K steel wheel Compactor with 6,217 hours. The item being purchased is a scheduled and budgeted purchase, and the unit being replaced will be retired and auctioned.

c. Replacement Track Loader

Bid No. 0493-23

Caterpillar, Inc.

\$ 623,085.00

This request is for the purchase of one (1) replacement 2023 Caterpillar 963 Track Loader with waste package equipment that will be utilized by the Sanitation Transfer Station. The existing unit 160-1441R is a 2015 Caterpillar 963K Track Loader with 11,291 hours. The item being purchased is a scheduled and budgeted purchase, and the unit being replaced will be retired and auctioned.

d. Lead and Copper Rule Compliance Phase II

Bid No. 0473-23

Freese and Nichols, Inc.

\$ 345,000.00

Optional Contingency

\$ 35,000.00

TOTAL \$ 380,000.00

This request is to obtain professional services for the lead and copper rule compliance Phase II to continue the system assessment, and include field studies throughout the system to confirm various pipe types. In Phase I, an assessment of the water distribution system was conducted to determine system status and data availability. An optional contingency is included for any additional services that may be required.

e. Rowlett Creek 48" Interceptor Main Rehabilitation Phase IX

Bid No. 0476-23

Insituform Technologies, LLC.

\$ 1,503,337.50

Optional Contingency

\$ 50,000.00

TOTAL \$ 1,553,337.50

This request is for Phase IX of the Rowlett Creek 48" Wastewater Interceptor Rehabilitation Project. This Phase will reline approximately 2,765 feet of 48" interceptor line from north of President George Bush Turnpike towards Ben Davis Road along Rowlett Creek. An optional contingency is included for any additional work that may be required.

f. Replacement Police Pursuit Vehicles

Bid No. 0501-23

Reliable Chevrolet

\$ 1,224,924.40

This request is for the purchase of twenty-nine (29) replacement 2023 Chevrolet Tahoe Police Pursuit Vehicles, three (3) additional 2023 Chevrolet Tahoe Police Pursuit Vehicles, and two (2) additional 2023 Chevrolet Silverado Police Pursuit Vehicles. The existing units being replaced are listed on an attached document. The items being purchased are scheduled and budgeted purchases, and the units being replaced will be retired and auctioned.

g. GP&L Olinger Unit 3 Boiler Control Retrofit Design Services Bid No. 0489-23

Emerson Process Management \$ 314,232.00

The request is for GP&L Olinger Unit 3 boiler control retrofit services. The services will include field verification of the controls, cabinet drawings, and initial graphic and logic submittals for the retrofit. This is part of the approved Olinger Unit 3 Boiler Controls Retrofit CIP project.

h. Police Vehicle Upfitting Bid No. 0405-23

Reliable Chevrolet \$ 1,081,979.40

This request is for the upfitting of peripheral equipment for twenty-nine (29) replacement 2023 Chevrolet Tahoe Police vehicles, three (3) additional 2023 Chevrolet Tahoe Police vehicles, and two (2) additional 2023 Chevrolet Silverado Police Pursuit pickups.

i. Right of Way Mowing and Maintenance Bid No. 1268-22

Carruthers Landscape Services, Inc. \$ 279,000.00
Optional Contingency \$ 50,000.00
TOTAL \$ 329,000.00

This request is to provide maintenance for 77 Right of Way locations totaling 196.52 acres. Services will include 18 cycles of mowing, edging, and removal of clippings. This approval is for term agreement with four (4) optional renewals. An optional contingency is included for any additional services that may be required.

j. Utility Bill Printing Services Bid No. 0496-23

DataProse LLC \$ 600,000.00

This request is for utility bill printing, inserting, and mailing for Customer Service. This approval is for a term agreement that will be renewed annually provided funding is approved in the budget and the City of Baytown has an active contract with DataProse LLC.

- 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 22-75 Frontier States Development Services (FSDS) - District 5

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Kiosk, Self-Service - Retail Use (ICE Kiosk) on a 0.262 acre tract of land located at 131 West Kingsley Road and zoned Community Retail (CR) District; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. Consider amendments to the Garland Development Code regarding Municipal Setting Designations

Consider an ordinance amending Chapter 4, "Site Development" of the Garland Development Code of the City of Garland, Texas, by adopting an Article 9, "Municipal Setting Designations"; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a savings clause and a severability clause; and providing an effective date. Municipal Setting Designations is an official state designation requiring certification of non-potable groundwater and its use.

4. Garland Housing Finance Corporation Disbursement Agreement

Garland Housing Finance Corporation (GHFC) has offered \$400,000 through its Addressing Garland Partnership Program for financial assistance with home and exterior repairs for qualifying low-income, senior, and veteran homeowners in the city of Garland. This item was presented to Council at the February 6, 2023 Work Session Meeting. Council is requested consider acceptance of a \$400,000 grant from the Garland Housing Finance Corporation (GHFC) to continue the GHFC addressing Garland Partnership Program with the City of Garland and to authorize the City Manager to sign and execute a disbursement agreement for deployment of these funds.

5. FY 2022-23 Budget Amendment No. 1

At the February 6, 2023, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2022-23 Adopted Budget (2022-23 Budget Amendment No. 1). The Council directed staff to prepare an Ordinance amending the Budget for (1) projects approved in last year's Budget but uncompleted by the fiscal year-end, (2) the rollover of open Purchase Orders from the 2021-22 fiscal year, and (3) expenditures not anticipated in the 2022-23 Adopted Budget. Consider approval of an Ordinance amending the 2022-23 Adopted Budget.

6. Settlement Agreement and Mutual Release with Spectrum Gulf Coast, LLC

Council was briefed on this settlement agreement at the Work Session of Monday, March 6, 2023, during executive session. There was a legal dispute between the City and Spectrum over the payment of franchise and PEG fees. In 2019, the City, along with other cities, filed a lawsuit against Spectrum arising out of the dispute. The proposed Settlement Agreement and Mutual Release resolves the legal dispute with Spectrum agreeing to increased franchise fee and PEG fee payments. Council is requested to authorize the City Manager to execute a Settlement Agreement and Mutual Release with Spectrum Gulf Coast, LLC settling a dispute over franchise fees and PEG fees in the case styled City of Allen, Texas et al., v. Time Warner Cable Texas, LLC d/b/a Spectrum and Charter Communications, Case No. 6:10-cv-345-ADA-DTG.

7. Consider Approval of a Resolution Authorizing Publication of a Notice of Intent to Issue Certificates of Obligation

Council is requested to consider authorizing the publication of a Notice of Intent to Issue Certificates of Obligation in the amount not to exceed \$46.5 million to fund a portion of the CIP. This item was presented to the City Council at the March 6, 2023 Work Session meeting.

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.

8. Hold public hearings on:

a. HOME American Rescue Act City of Garland Draft Allocation Plan - Public Hearing

During March 6, 2023, Council Work Session, Council was provided a draft of the proposed City of Garland HOME American Rescue Cost Allocation Plan. The City has received a one-time allocation of funding in the amount of \$2,541,737 through the Department of Housing and Urban Development. As part of the plan adoption process, a public hearing is required to solicit comments from interested parties relating to the 2023 HOME-ARP Cost Allocation Plan. This item will be brought back to Council at the March 20, 2023 Work Session for final discussion. Unless otherwise directed by Council this item will be placed on the agenda for formal consideration at the March 21, 2023 Regular Meeting for formal consideration.

- b. Consider a Specific Use Provision amendment request by Quetzal Event Center to continue the operation of a Reception Facility from an existing building. The site is located at 354 East Interstate Highway 30 in District 3.**

Consideration of the application of Quetzal Event Center, requesting approval of an amended Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for a Community Office Uses. This property is located at 354 East Interstate Highway 30. (File Z 22-78, District 3)

- c. Consider a Detail Plan request by Quetzal Event Center to continue the operation of a Reception Facility from an existing building. The site is located at 354 East Interstate Highway 30 in District 3.**

Consideration of the application of Quetzal Event Center, requesting approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses. This property is located at 354 East Interstate Highway 30. (File Z 22-78, District 3)

- d. Consider a Planned Development request by Kirkman Engineering for approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road in District 7.**

Consideration of the application of Kirkman Engineering, requesting approval of a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses. This property is located at 2801 and 2901 Arapaho Road. (File Z 22-65, District 7)

- e. Consider a Detail Plan request by Kirkman Engineering for approval of fifty-five (55) townhouses. The site is located at 2801 and 2901 Arapaho Road in District 7.**

Consideration of the application of Kirkman Engineering, requesting approval of a Detail Plan for Single-Family Attached Uses on a property zoned Single-Family Attached (SFA) District. This property is located at 2801 and 2901 Arapaho Road. (File Z 22-65, District 7)

- f. Consider a Specific Use Provision request by Shammy's Garland, LLC., for approval of an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road in District 7.**

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 2641 Belt Line Road. (File Z 22-76, District 7)

- g. Consider a Plan request by Shammy's Garland, LLC., for approval of an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road in District 7.**

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 2641 Belt Line Road. (File Z 22-76, District 7)

- h. Consider a Specific Use Provision request by Clay Cristy-ClayMoore Engineering to add a second drive-through to an existing McDonald's. The site is located at 119 East Buckingham Road in District 8.**

Consideration of the application of Clay Cristy-ClayMoore Engineering, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Industrial (IN) District. This property is located at 119 East Buckingham Road. (File Z 22-79, District 8)

- i. Consider a Plan request by Clay Cristy-ClayMoore Engineering to add a second drive-through to an existing McDonald's. The site is located at 119 East Buckingham Road in District 8.**

Consideration of the application of Clay Cristy-ClayMoore Engineering, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Industrial (IN) District. This property is located at 119 East Buckingham Road. (File Z 22-79, District 8)

- j. Consider a Zoning Change request by G. Roxana Novoa, from Agricultural (AG) District to Single-Family-10 (SF-10) District, to allow a single-family home. The site is located at 1009 and 1013 Rowlett Road in District 4.**

Consideration of the application of G. Roxana Novoa, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District. This property is located at 1009 and 1013 Rowlett Road. (File Z 22-71, District 4)

9. Citizen comments.

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

10. Adjourn.

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



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 03/07/2023

Item Title: Minutes February 22

Submitted For: Rene Dowl, City Secretary, City Secretary

Summary:

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

Attachments

Minutes February 22



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, February 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 Jud Rex
Deputy City Manager Mitch Bates
Assistant City Manager Phillip Urrutia
Assistant City Manager Andy Hesser
City Attorney Brian England
City Secretary Eloyce René Dowl

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.

Mayor LeMay acknowledged Boy Scouts Alex from Troop 243 and Landon from Troop 707; attending to complete there requirement for Citizenship in the Community.

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 Williams to approve the Consent Agenda as presented, seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

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

2. Consider approval of the following bids:

a. **APPROVED** Custodial Services **Bid No. 0450-23**

ABM Industry Groups, LLC **\$ 1,225,179.08**

This request is to provide custodial services for thirty-nine (39) City of Garland facilities. This approval is for a term agreement with four (4) optional renewals.

b. **APPROVED** Annual Concrete Contract **Bid No. 0316-23**

Tri-Con Services, Inc. **\$ 3,000,000.00**

This request is to provide replacement or repair of concrete paving and structures throughout the City on an as-needed basis. The contract is utilized by various City Departments for small and minor repair/replacement projects.

c. **APPROVED Full Range of Electrical Service Work** **Bid No. 0311-23**

Boyd Electric **\$ 750,000.00**

This request is to provide on-call services for electrical related repair, replacement, and project work at various City of Garland facilities.

d. **APPROVED GP&L Transmission System Vegetation Management** **Bid No. 0223-23**

Trees, Inc. **\$ 497,482.11**

Optional Contingency **\$ 300,000.00**

TOTAL: \$ 797,482.11

Council is requested to consider vegetation management services as part of the GP&L and TMPA transmission system maintenance and construction operations.

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 22-17, Claudia Rodriguez (District 5)**

Ordinance No. 7401 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses; 2) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 3) a Detail Plan for a Guest House on a 0.22-acre tract of land located at 2112 Brookhollow Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. **APPROVED Zoning File No. Z 22-68, C&C Consulting and Licensing (District 6)**

Ordinance No. 7402 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Personal Services Use (licensed massage therapy) on a 1.27-acre tract of land located at 333 North Shiloh Road, Suite 101B and zoned Community Office (CO) 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 Cooperation Agreement with the City of Mesquite for Duck Creek South Extension Trail**

Council approved a **Resolution No. 10576** authorizing the City Manager to execute the Interlocal Cooperation Agreement with the City of Mesquite for the Duck Creek South Extension Trail.

5. **APPROVED Amendment to Chapter 26 "Police-Miscellaneous Provisions and Offenses" and Chapter 32 "Property Sanitation and Housing Services"**

Ordinance No. 7403 approving amendments to Chapter 26, "Police-Miscellaneous Provisions and Offenses" and Chapter 32 "Property Sanitation and Housing Services" of the Code of Ordinances.

6. **APPROVED Las Brisas Small Area Plan Adoption**

Council approved the adoption of the Las Brisas Small Area Plan.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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7. **Hold public hearings on:**

a. **APPROVED Consider a Specific Use Provision request by Frontier States Development Services (FSDS) to construct an ice kiosk. The site is located at 131 West Kingsley Road in District 5.**

Consideration of the application of Frontier States Development Services (FSDS), requesting approval of a Specific Use Provision for a Kiosk, Self-Service: Retail (Ice) on a property zoned Community Retail (CR) District. This property is located at 131 West Kingsley Road. (File Z 22-75, District 5)

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were: Cody Painter, Mark Painter and Chris Garcia.

There was discussion by the Council.

The motion was made by Council Member Lucht to deny the Specific Use Provision, seconded by Deputy Mayor Pro Tem Smith. Motion failed:

Vote: 2 ayes (Deputy Mayor Pro Tem Smith and Council Member Lucht), 7 ayes

The motion was made by Council Member Hedrick to approve the Specific Use Provision (Item 7a) and the Site Plan (Item 7b), seconded by Council Member Moore. Motion carried:

Vote: 7 ayes, 2 nays (Deputy Mayor Pro Tem Smith and Council Member Lucht)

- b. APPROVED Consider a Site Plan request by Frontier States Development Services (FSDS) to construct an ice kiosk. The site is located at 131 West Kingsley Road in District 5.**

Consideration of the application of Frontier States Development Services (FSDS), requesting approval of a Plan for Kiosk, Self-Service: Retail (Ice) on a property zoned Community Retail (CR) District. This property is located at 131 West Kingsley Road. (File Z 22-75, District 5)

- c. APPROVED Consider Amendments to the Garland Development Code regarding Screening Requirements, Tree Mitigation and Preservation, the removal of a Building Materials reference, and the Definition of “Pet Store”. These items were previously presented to the City Council by the Development Services Committee.**

Consider amending in part Article 3, “Screening & Landscaping,” Article 4, “Tree Preservation & Mitigation,” and Article 6, “Building Design,” of Chapter 4, “Site Development” of the Garland Development Code; and amending in part Section 6.03 “Definitions” of Chapter 6, “Definitions,” and Section 2.52, “Special Standards for Certain Uses,” of Chapter 2, “Zoning Regulations,” of the Garland Development Code of the City of Garland, Texas.

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were: Brenda Jackson, Lisa Crawford and Charlotte Weiss.

The motion was made by Council Member Williams to approve the amendments as presented, seconded by Council Member Lucht. Motion carried:

Vote: 9 ayes, 0 nays, Adopting **Ordinances No. 7404 and 7405**

- 8. Citizen comments:** Manny Diaz

- 9. Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:40 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. a.

Meeting Date: 03/07/2023

Item Title: Replacement Motor Grader for Hinton Landfill

Submitted By: Garth Sanich, Director of Fleet
Services

Bid Number: 0457-23

Purchase Justification:

This request is for the purchase of one (1) replacement 2022 John Deere 672G Motor Grader to be utilized by the Hinton Landfill. The existing Unit 160-182 is a 1998 Caterpillar 160H Motor Grader with 13,728 hours. The item being purchased is a scheduled and budgeted purchase, and the unit being replaced will be retired and auctioned.

Evaluation:

The replacement Motor Grader is available from RDO Equipment Company through the Sourcewell Cooperative Purchasing Contract 032119-JDC.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
RDO Equipment Company	All	\$391,267.00

TOTAL:	\$391,267.00
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Basis for Award: Cooperative Purchase

Purchase Requisition #: 48779

Fiscal Impact

Total Project/Account:	\$10,872,389
Expended/Encumbered to Date:	9,449,234
Balance:	\$1,423,155
This Item:	391,267
Proposed Balance:	\$1,031,888
Account #:	692-1609-1715420-9007

Fund/Dept/Project – Description and Comments:

Landfill/Transfer Station / Replacement of Landfill Equipment

Replacement Motor Grader for Hinton Landfill - Unit #160-182

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP - Page 220

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/24/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/22/2023

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. b.

Meeting Date: 03/07/2023

Item Title: Replacement Compactor

Submitted By: Garth Sanich, Director of Fleet
Services

Bid Number: 0467-23

Purchase Justification:

This request is for the purchase of one (1) replacement 2023 Bomag 1173 RB-5 Compactor to be utilized by the Hinton Landfill. The existing unit 160-2038 is a 2019 Caterpillar 836K steel wheel Compactor with 6,217 hours. The item being purchased is a scheduled and budgeted purchase, and the unit being replaced will be retired and auctioned.

Evaluation:

The replacement Compactor is available from R.B. Everett & Company through the Sourcwell Cooperative Purchasing Contract 032119-BAI.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
R.B. Everett & Company	All	\$949,969.00

TOTAL:	\$949,969.00
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Basis for Award: Cooperative Purchase

Purchase Requisition #: 48801

Fiscal Impact

Total Project/Account:	\$10,872,389
Expended/Encumbered to Date:	8,499,265
Balance:	\$2,373,124
This Item:	949,969
Proposed Balance:	\$1,423,155
Account #:	692-1609-1715420-9007

Fund/Dept/Project – Description and Comments:
Landfill/Transfer Station / Replacement of Landfill Equipment
Replacement Compactor - unit# 160-2038.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP - Page 220

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/24/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/23/2023

CITY OF GARLAND - BID RECAP SHEET

OPENED: N/A
REQ. NO. PR 48801
BID NO. 0467-23
PAGE: 1 of 1
BUYER: Teresa Smith

R.B. Everett & Company

ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea.	2023 BOMAG 1173 RB-5 Trash Compactor, all options and features included in quote.	\$1,447,894.00	\$1,447,894.00						
2	1	ea	Trade-In of CAT 836 S/N ETW00721	-\$450,000.00	-\$450,000.00						
3	1	ea.	Additional Discount	-\$47,925.00	-\$47,925.00						
			TOTAL GROSS PRICE	\$949,969.00							
			CASH DISCOUNT								
			TOTAL NET PRICE	\$949,969.00							
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: n/a
LOW: n/a
SAVINGS: n/a

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

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



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. c.

Meeting Date: 03/07/2023

Item Title: Replacement Track Loader

Submitted By: Garth Sanich, Director of Fleet
Services

Bid Number: 0493-23

Purchase Justification:

This request is for the purchase of one (1) replacement 2023 Caterpillar 963 Track Loader with waste package equipment that will be utilized by the Sanitation Transfer Station. The existing unit 160-1441R is a 2015 Caterpillar 963K Track Loader with 11,291 hours. The item being purchased is a scheduled and budgeted purchase, and the unit being replaced will be retired and auctioned.

Evaluation:

The replacement Track Loader is available from Caterpillar, Inc. through the Sourcewell Cooperative Purchasing Contract 032119-CAT.

Award Recommendation:

	<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
	Caterpillar, Inc.	All	\$623,085.00
		TOTAL:	\$623,085.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 48826

Fiscal Impact

Total Project/Account:	\$1,969,380
Expended/Encumbered to Date:	569,293
Balance:	\$1,400,087
This Item:	623,085
Proposed Balance:	\$777,002

Account #: 692-1609-1715500-9009

Fund/Dept/Project – Description and Comments:

Landfill/Transfer Station / Replacement of Transfer Station Equipment
Replacement Track Loader - unit #160-1441R.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP - Page 221

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/24/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/22/2023



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. d.

Meeting Date: 03/07/2023

Item Title: Lead and Copper Rule Compliance Phase II

Submitted By: Wes Kucera, Managing Director

Bid Number: 0473-23

Purchase Justification:

This request is to obtain professional services for the lead and copper rule compliance Phase II to continue the system assessment, and include field studies throughout the system to confirm various pipe types. In Phase I, an assessment of the water distribution system was conducted to determine system status and data availability. An optional contingency is included for any additional services that may be required.

Evaluation:

Freese and Nichols, Inc. was selected as the Most Qualified firm for this project from RFQ 0212-19 based on previous experience on Phase I of the Lead and Copper Rule.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Freese and Nichols, Inc.	All	\$345,000.00
Optional Contingency		35,000.00
TOTAL:		\$380,000.00

Basis for Award: Most Qualified

Purchase Requisition #: 48823

Fiscal Impact

Total Project/Account:	\$48,679,198
Expended/Encumbered to Date:	20,324,860
Balance:	\$28,354,338
This Item:	380,000
Proposed Balance:	\$27,974,338
Account #:	221-4033-7101

Fund/Dept/Project – Description and Comments:

Water Utility Fund / Water Distribution & Transmission

AttachmentsBid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 249

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/24/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/22/2023

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. e.

Meeting Date: 03/07/2023

Item Title: Rowlett Creek 48" Interceptor Main Rehabilitation Phase IX

Submitted By: Wes Kucera, Managing Director

Bid Number: 0476-23

Purchase Justification:

This request is for Phase IX of the Rowlett Creek 48" Wastewater Interceptor Rehabilitation Project. This Phase will reline approximately 2,765 feet of 48" interceptor line from north of President George Bush Turnpike towards Ben Davis Road along Rowlett Creek. An optional contingency is included for any additional work that may be required.

Evaluation:

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

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Insituform Technologies, LLC.	All	\$1,503,337.50
Optional Contingency		50,000.00
TOTAL:		\$1,553,337.50

Basis for Award: Cooperative Purchase

Purchase Requisition #: 48824

Fiscal Impact

Total Project/Account: \$8,333,991
Expended/Encumbered to Date: 5,966,854
Balance: \$2,367,137
This Item: 1,553,338
Proposed Balance: \$813,799
Account #: 230-4149-3218400-7111
Fund/Dept/Project – Description and Comments:

Wastewater CIP / Rowlett Interceptor Rehab Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP - Page 255

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/24/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/23/2023



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 03/07/2023

Item Title: Replacement Police Pursuit Vehicles

Submitted By: Garth Sanich, Director of Fleet
Services

Bid Number: 0501-23

Purchase Justification:

This request is for the purchase of twenty-nine (29) replacement 2023 Chevrolet Tahoe Police Pursuit Vehicles, three (3) additional 2023 Chevrolet Tahoe Police Pursuit Vehicles, and two (2) additional 2023 Chevrolet Silverado Police Pursuit Vehicles. The existing units being replaced are listed on an attached document. The items being purchased are scheduled and budgeted purchases, and the units being replaced will be retired and auctioned.

Evaluation:

The replacement vehicles are available from Reliable Chevrolet through the Sheriff's Association of Texas Cooperative Purchasing Contracts 22-03-1008R and 23-04-1011.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Reliable Chevrolet	All	\$1,224,924.40

TOTAL:		\$1,224,924.40

Basis for Award: Cooperative Purchase

Purchase Requisition #: 48765

Fiscal Impact

Total Project/Account:	\$6,754,140
Expended/Encumbered to Date:	3,304,288
Balance:	\$3,449,852
This Item:	1,224,924

Proposed Balance: \$2,224,928
Account #: 100-1245-9009, 444-1245-9009
Fund/Dept/Project – Description and Comments:

Department / Fund	Account Number	Amount
Police / Equipment Replacement Fund	444-1245-9009	\$1,036,706
Police Department / General Fund	100-1245-9009	188,218
Total		\$1,224,924

Attachments

Bid Recap
Replacement Police Vehicles

Fiscal Reference:
Budget Type: Operating Budget
Fiscal Year: 2022-23
Document Location: Pages 73 and 285

Budget Director Approval: Allyson Bell Steadman Approval Date: 02/24/2023
Purchasing Director Approval: Gary L. Holcomb Approval Date: 02/23/2023

Unit #	Vehicle Description	Meter 1		Meter 2	
		Meter 1	Units	Meter 2	Units
120-1709	2017 Chevrolet Tahoe Police Pursuit Vehicle	95,395	Miles	10,833	Hours
120-1712	2017 Chevrolet Tahoe Police Pursuit Vehicle	94,960	Miles	11,224	Hours
120-1713	2017 Chevrolet Tahoe Police Pursuit Vehicle	112,986	Miles	13,315	Hours
120-1714	2017 Chevrolet Tahoe Police Pursuit Vehicle	114,853	Miles	12,210	Hours
120-1741	2017 Chevrolet Tahoe Police Pursuit Vehicle	117,033	Miles	6,259	Hours
120-1801	2017 Chevrolet Tahoe Police Pursuit Vehicle	88,545	Miles	7,559	Hours
120-1803	2017 Chevrolet Tahoe Police Pursuit Vehicle	94,912	Miles	10,451	Hours
120-1805	2017 Chevrolet Tahoe Police Pursuit Vehicle	85,851	Miles	10,201	Hours
120-1806	2017 Chevrolet Tahoe Police Pursuit Vehicle	95,594	Miles	9,071	Hours
120-1807	2017 Chevrolet Tahoe Police Pursuit Vehicle	81,605	Miles	10,737	Hours
120-1808	2017 Chevrolet Tahoe Police Pursuit Vehicle	90,313	Miles	11,239	Hours
120-1809	2017 Chevrolet Tahoe Police Pursuit Vehicle	90,959	Miles	12,698	Hours
120-1810	2017 Chevrolet Tahoe Police Pursuit Vehicle	94,139	Miles	12,198	Hours
120-1811	2017 Chevrolet Tahoe Police Pursuit Vehicle	89,106	Miles	10,433	Hours
120-1906	2017 Chevrolet Tahoe Police Pursuit Vehicle	84,741	Miles	10,736	Hours
120-1907	2017 Chevrolet Tahoe Police Pursuit Vehicle	78,411	Miles	10,888	Hours
120-1909	2017 Chevrolet Tahoe Police Pursuit Vehicle	87,109	Miles	11,606	Hours
120-1910	2017 Chevrolet Tahoe Police Pursuit Vehicle	77,566	Miles	10,069	Hours
120-1911	2017 Chevrolet Tahoe Police Pursuit Vehicle	88,507	Miles	11,362	Hours
120-1912	2017 Chevrolet Tahoe Police Pursuit Vehicle	84,129	Miles	9,364	Hours
120-1915	2017 Chevrolet Tahoe Police Pursuit Vehicle	86,054	Miles	10,896	Hours
120-1917	2017 Chevrolet Tahoe Police Pursuit Vehicle	87,842	Miles	11,640	Hours
120-1918	2017 Chevrolet Tahoe Police Pursuit Vehicle	83,220	Miles	12,100	Hours
120-1919	2017 Chevrolet Tahoe Police Pursuit Vehicle	71,191	Miles	9,692	Hours
120-1931	2017 Chevrolet Tahoe Police Pursuit Vehicle	85,934	Miles	10,551	Hours
120-1932	2017 Chevrolet Tahoe Police Pursuit Vehicle	99,711	Miles	9,927	Hours
120-1933	2017 Chevrolet Tahoe Police Pursuit Vehicle	77,836	Miles	10,133	Hours
120-1934	2017 Chevrolet Tahoe Police Pursuit Vehicle	101,272	Miles	13,875	Hours
120-1935	2017 Chevrolet Tahoe Police Pursuit Vehicle	80,048	Miles	10,438	Hours



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 03/07/2023

Item Title: GP&L Olinger Unit 3 Boiler Control Retrofit Design Services

Submitted By: David Bernard, Production
Services Director

Bid Number: 0489-23

Purchase Justification:

The request is for GP&L Olinger Unit 3 boiler control retrofit services. The services will include field verification of the controls, cabinet drawings, and initial graphic and logic submittals for the retrofit. This is part of the approved Olinger Unit 3 Boiler Controls Retrofit CIP project.

Evaluation:

Emerson Process Management is the Sole Source provider for the GP&L Olinger Unit 3 boiler control captive replacement parts and components.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Emerson Process Management	All	\$314,232.00

TOTAL: **\$314,232.00**

Basis for Award: Sole Source

Purchase Requisition #: 48822

Fiscal Impact

Total Project/Account: \$474,032

Expended/Encumbered to Date: 0

Balance: \$474,032

This Item: 314,232

Proposed Balance: \$159,800

Account #: 215-3449-3161601-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Production Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP - Page 274

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/24/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/23/2023



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. h.

Meeting Date: 03/07/2023

Item Title: Police Vehicle Upfitting

Submitted By: Garth Sanich, Director of Fleet
Services

Bid Number: 0504-23

Purchase Justification:

This request is for the upfitting of peripheral equipment for twenty-nine (29) replacement 2023 Chevrolet Tahoe Police vehicles, three (3) additional 2023 Chevrolet Tahoe Police vehicles, and two (2) additional 2023 Chevrolet Silverado Police Pursuit pickups.

Evaluation:

There is an allocation of Police Pursuit vehicles available through a bailment provided by General Motors to selected dealerships. Reliable Chevrolet is the Sole Source provider of the upfitting services provided by Defender Supply and Cap Fleet.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Reliable Chevrolet	All	\$1,081,979.40
TOTAL:		\$1,081,979.40

Basis for Award: Sole Source

Purchase Requisition #: 48840

Fiscal Impact

Total Project/Account:	\$6,754,140
Expended/Encumbered to Date:	4,529,212
Balance:	\$2,224,928
This Item:	1,081,979
Proposed Balance:	\$1,142,949
Account #:	100-1245-9009, 444-1245-9009

Fund/Dept/Project – Description and Comments:

Department / Fund	Account Number	Amount
Police / Equipment Replacement Fund	444-1245-9009	\$917,323
Police Department / General Fund	100-1245-9009	164,656
Total		\$1,081,979

AttachmentsBid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Pages 73 and 285

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/24/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/23/2023



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. i.

Meeting Date: 03/07/2023

Item Title: Right of Way Mowing and Maintenance

Submitted By: Matthew Grubisich, Parks
Director

Bid Number: 1268-22

Purchase Justification:

This request is to provide maintenance for 77 Right of Way locations totaling 196.52 acres. Services will include 18 cycles of mowing, edging, and removal of clippings. This approval is for term agreement with four (4) optional renewals. An optional contingency is included for any additional services that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria. Carruther's Landscape Services, Inc. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Carruthers Landscape Services, Inc.	All	\$279,000.00
Optional Contingency		50,000.00
TOTAL:		\$329,000.00

Basis for Award: Best Value

Purchase Requisition #: 47979

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	\$329,000
Proposed Balance:	N/A
Account #:	100-2431-711114

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to the Park Maintenance account as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 143

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/24/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/24/2023

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. j.

Meeting Date: 03/07/2023

Item Title: Utility Bill Printing Services

Submitted By: Kevin Slay, Managing Director

Bid Number: 0496-23

Purchase Justification:

This request is for utility bill printing, inserting, and mailing for Customer Service. This approval is for a term agreement that will be renewed annually provided funding is approved in the budget and the City of Baytown has an active contract with DataProse LLC.

Evaluation:

The utility bill services will be provided by DataProse LLC through an Interlocal Agreement with the City of Baytown.

Award Recommendation:

	<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
	DataProse LLC	All	\$600,000.00
TOTAL:			\$600,000.00

Basis for Award: Interlocal Agreement

Purchase Requisition #: 48805

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$600,000

Proposed Balance: N/A

Account #: 461-4903-7111 and 461-4903-7141

Fund/Dept/Project – Description and Comments:

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

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 306

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/24/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/23/2023

[illegible]



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. a.

Meeting Date: 03/07/2023

Item Title: Z 22-75 Frontier States Development Services (FSDS) - District 5

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-75 Frontier States Development Services (FSDS)

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-75 Ordinance

Z 22-75 Exhibit A

Z 22-75 Exhibit B

Z 22-75 Exhibits C & D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A KIOSK, SELF-SERVICE - RETAIL USE (ICE KIOSK) ON A 0.0262-ACRE TRACT OF LAND LOCATED AT 131 WEST KINGSLEY ROAD AND ZONED COMMUNITY RETAIL (CR) DISTRICT; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 23rd day of January, 2023, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for a Kiosk, Self-Service - Retail Use (Ice Kiosk) by **Frontier States Development Services (FSDS)**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Kiosk, Self-Service - Retail Use (Ice Kiosk) 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 22-75

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 22-75

Being a tract of land situated in the S. Lockhart Survey, Abstract 818, in the City of Garland, Dallas County, Texas, being a portion of a tract of land described in Special Warranty Deed from Centeramerica Property Trust, L.P. to Hoppenstein Properties, Inc. as recorded in Volume 2001083, Page 3815 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Hoppenstein tract, same being the intersection of the east right-of-way line of South First Street and the north right-of-way line of West Kingsley Road;

THENCE, with the north line of West Kingsley Road, South 88 degrees 29 minutes 12.17 seconds West a distance of 125.00 feet to a point in said right-of-way line;

THENCE North 68 degrees 56 minutes 03.03 seconds West a distance of 187.04 feet to the PLACE OF BEGINNING;

THENCE with the limits of the proposed Special Use Permit (SUP) area the following calls:

North 89 degrees 39 minutes 31.73 seconds West a distance of 18.00 feet to a point;

North 00 degrees 43 minutes 10.95 seconds East a distance of 9.00 feet to a point;

North 89 degrees 39 minutes 31.73 seconds West a distance of 18.41 feet to a point;

North 00 degrees 10 minutes 07.75 seconds East a distance of 27.00 feet to a point;

South 89 degrees 38 minutes 51.78 seconds East a distance of 36.00 feet to a point;

ZONING FILE NUMBER Z 22-75

South 00 degrees 42 minutes 23.44 seconds West a distance of 36.00 feet to the PLACE OF BEGINNING and containing a calculated area of 1,139 square feet or 0.0262 acres, more or less.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-75

131 West Kingsley Road

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

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

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

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of

abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

IV. General Regulations: All regulations of the Community Retail (CR) District 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.

V. Specific Regulations:

- 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.
- C. Time Period: The Specific Use Provision shall have a fifteen (15) year time period.



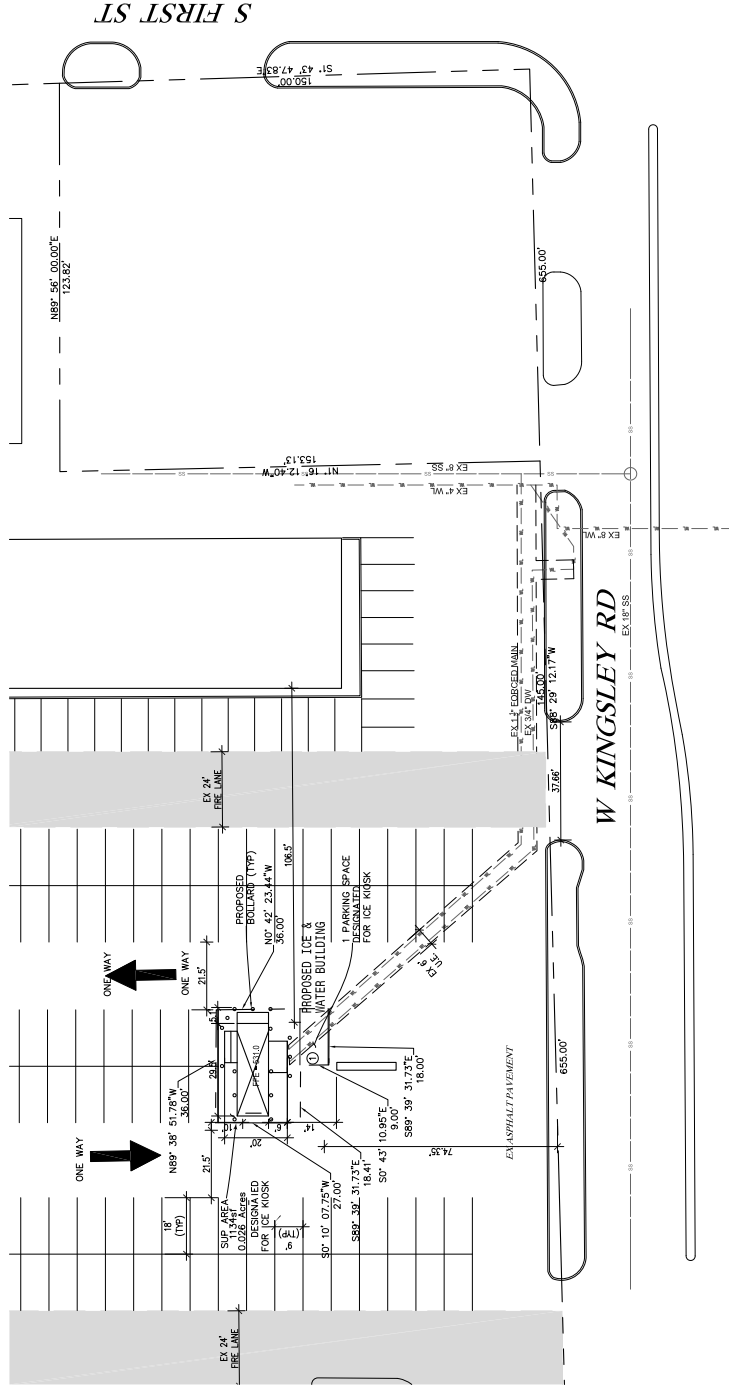
PROJECT SITE

VICINITY MAP
(NOT TO SCALE)
MAPSCO #29A-N

Site Data Table

Property Address: 3035 S First St, Garland, TX 75041
Existing Zoning: CR
Proposed Zoning: CR
Proposed Building
Proposed Use: Retail
Proposed Area: 17,012 S.F.
Proposed Lot: 17,012 S.F.
Building Square Footage: 17,012 S.F.
Floor Area Ratio: 24%
Height of Building: 15'-4"
Finished floor elevation: 531
Number of stories: 1

PARKING COUNT REQUIREMENTS			
S.F.	Use	S.F. per space	Required
1258	ASSIGNED	1	1
1258	KIOSK	1	1
1258	Automobile Repair	400	4
1258	Business Office	300	2
1258	Business Services	300	2
1258	Church	100	14
1258	Fitness & Retail Store	242	10
1258	Furniture Sales/Rental	400	10
1258	Health Care (Long-term)	400	10
1258	Hotel & Lodging	250	62
1258	Office General	300	21
1258	Personal Services	250	14
1258	Restaurant	100	65
1258	Retail Store	353	117
1258	Medical Clinic	200	28
1258	VACANT	200	28
13167			510
Total Parking Provided			
648*			
*Note: "Detailed list" Detailed Tenant Parking - Ridgewood Plaza" also available showing calculations by individual suite number, including business name, description, S.F. of tenant space, use, required parking ratio of use, and required parking spaces.			
Supplemental "Detailed Tenant Parking - Ridgewood Plaza" included with drawing package upload.			



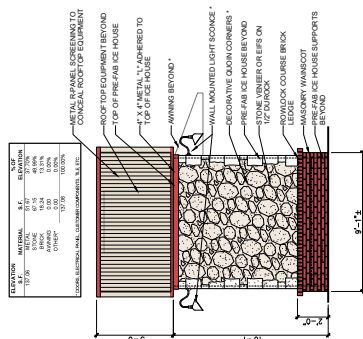
DEVELOPER:	PROPERTY OWNER:	ICE HOUSE OWNER:
FRONTIER STATES DEV SRVS	HOPPENSTEIN PROPERTIES	CODY PAINTER
4513 N SHORE DR	1131 ROCKINGHAM DR	POLAR CAP INVESTMENTS LLC
THE COLONY, TX 75056	RICHARDSON, TX 75056	6309 HANCOCK RD
469-446-3518		ROWLETT, TX 75089

SHEET TITLE
SHEET 1 OF 3
PRELIMINARY
NOT FOR CONSTRUCTION
JOHN H BEZNER
PE # 86469
DATE 12/27/22
SCALE 1"=20'

SITE PLAN
CASE #220906.3

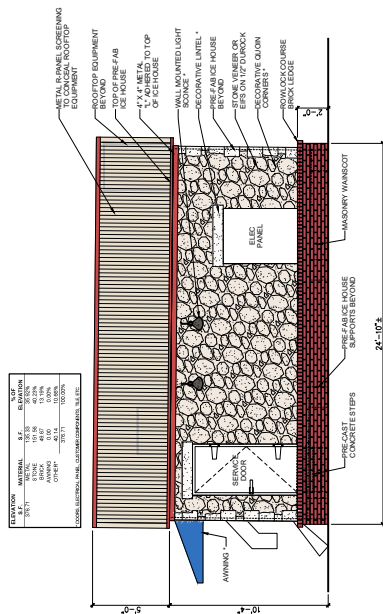
PROJECT NAME:
TEXAS
ICE
DENTON, TEXAS

CIVIL POINT
ENGINEERS
2101 CEDAR SPRINGS RD STE 1050
DALLAS, TX 75201
972-554-1100 (Office)
1-866-682-8129 (Toll Free)
TBP# Firm #: 9723



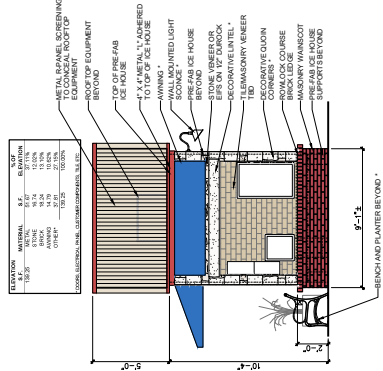
3 WEST ELEVATION

SCALE: 1/4\"=1'-0"



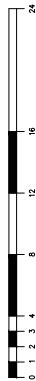
2 NORTH ELEVATION

SCALE: 1/4\"=1'-0"

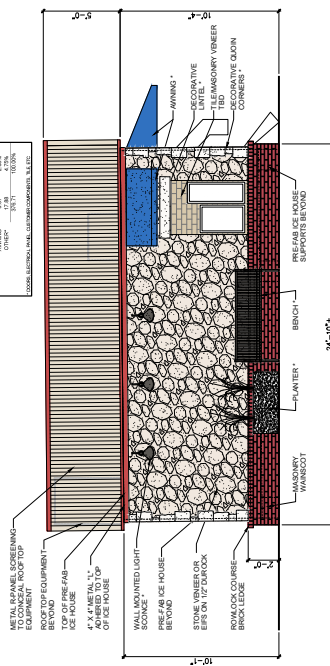


1 EAST ELEVATION (FRONT)

SCALE: 1/4\"=1'-0"

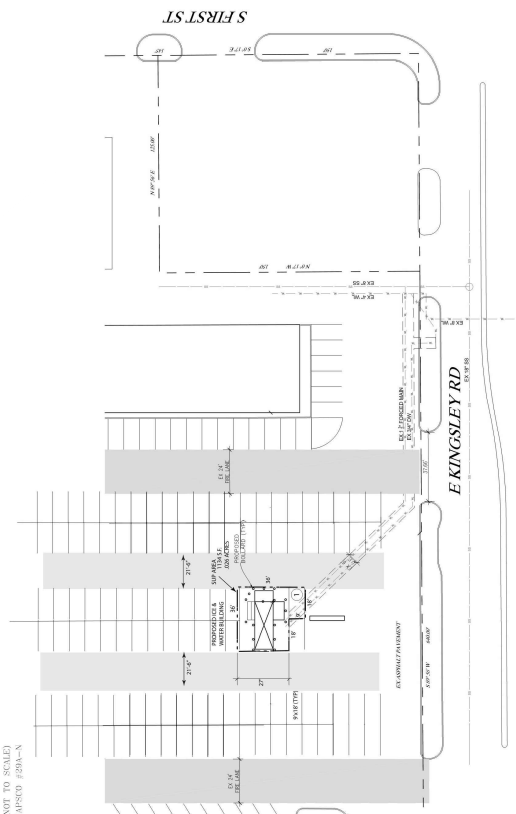


- ARCHITECTURAL DESIGN ELEMENTS:**
1. STONE LANTERNS
 2. STONE LANTERNS
 3. STONE LANTERNS
 4. LIGHT FIXTURES
 5. LIGHT FIXTURES
 6. BASED PLANTER



4 SOUTH ELEVATION

SCALE: 1/4\"=1'-0"



SITE PLAN
SCALE: NTS



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. b.

Meeting Date: 03/07/2023

Item Title: Consider amendments to the Garland Development Code regarding Municipal Setting Designations

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

The City Council was previously briefed on Municipal Setting Designations during the August 1, 2022 Work Session, and a written briefing was provided on the March 6, 2023 Work Session agenda.

Per the Texas Commission on Environmental Quality (TCEQ), a Municipal Setting Designation (MSD) is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records.

Municipal Setting Designations are beneficial to the City in that they allow for redevelopment and reinvestment of sites while following proper environmental protocols.

It should be noted that the ordinance reflects the Council's direction to notify property owners within 1,000 feet of the MSD subject property.

Recommendation/Action Requested and Justification

The draft ordinance is attached for formal adoption.

Attachments

Draft MSD Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 4, "SITE DEVELOPMENT" OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY ADDING AN ARTICLE 9, "MUNICIPAL SETTING DESIGNATIONS"; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

Section 1

That Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part by addition* to add an Article 9, "Municipal Setting Designations," to read as follows:

"ARTICLE 9 - MUNICIPAL SETTING DESIGNATIONS

Division 1 - Purpose

Section 4.110 Statement of purpose.

Purpose. It is the purpose of this article to allow usage of Municipal Setting Designations within the City of Garland, which provides for safe development while protecting people from drinking contaminated groundwater. Where public drinking water is available, the potable use of groundwater in designated areas should be prohibited to protect public health and welfare when the quality of the groundwater presents an actual or potential threat to human health.

Division 2 - Application

Section 4.111 Definitions.

Unless a provision explicitly states otherwise, the following terms and phrases, as used in this ordinance, shall have the meanings hereinafter designated:

Authorized representative means, for purposes of signing an application, if the applicant is a corporation, the president, secretary, treasurer, or a vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; if the applicant is a partnership or sole

proprietorship, a general partner or proprietor, respectively; and if the applicant is a local government, the chief executive officer or his authorized designee.

Chemical of concern means any chemical that has the potential to adversely affect ecological or human receptors due to its concentration, distribution, and mode of toxicity.

Director means any city official designated by the city manager to enforce and administer this article or the director's designated representative.

Environmental risk assessment means the qualitative and quantitative evaluation performed in an effort to define the risk posed to human health and/or the environment by the presence or potential presence and/or use of pollutants.

Groundwater means the presence of water below ground surface.

Local community means those persons entitled to notice in subsection 13-478(b) (7) below.

Municipal Setting Designation (MSD) means a designation as provided by Texas Health and Safety Code Chapter 361, Subchapter. W, which authorizes the executive director of the Texas Commission on Environmental Quality to certify municipal setting designations in order to limit the scope of or eliminate the need for investigation of or response actions addressing contaminant impacts to groundwater that has been restricted from use as potable water by ordinance or restrictive covenant.

Potable water means water that is used for drinking, showering, bathing, cooking purposes, and irrigating crops intended for human consumption.

Regulatory authority means the city manager or duly authorized representative of the city manager.

Section 4.112 Use of groundwater in municipal setting designation as potable water source prohibited.

(A) A person commits an offense if the person intentionally, knowingly, or with criminal negligence uses groundwater in a Municipal Setting Designation as a potable water source.

(B) A person commits an offense if the person intentionally, knowingly, or with criminal negligence uses groundwater in a

municipal setting designation for a purpose prohibited in the ordinance creating that municipal setting designation.

Section 4.113 Pre-submittal meeting; Application.

(A) A person seeking city council approval of a municipal setting designation ("MSD") for property within the territorial limits of the City of Garland, or within its extraterritorial jurisdiction, shall attend a pre-submittal with the regulatory authority.

(B) Following the pre-submittal meeting, a person seeking City Council approval of a MSD shall schedule an application submittal appointment date with the regulatory authority and may only submit an application on the scheduled date.

(C) An application shall be on a form provided by the director, and shall contain:

(1) Applicant's name and address, and the name, address, daytime telephone number, and email address of a contact person;

(2) The location and legal description of the proposed outer boundaries of the MSD;

(3) A statement as to whether the applicant has filed an application with the executive director of the Texas Commission on Environmental Quality for a MSD for the property;

(4) A statement as to whether public drinking water supply system(s) exist that satisfies the requirements of Texas Health and Safety Code, Chapter 361, and that supplies or is capable of supplying drinking water to the property for which the MSD is sought, and property within one-half mile of the property for which the MSD is sought;

(5) A description of the groundwater sought to be restricted, including the identified chemicals of concern therein and the levels of contamination known to applicant, and the identified vertical and horizontal area of the contamination to the limits that it has been identified. If applicant has not documented groundwater contamination offsite that originates from the property for which an MSD is sought, the application shall include a statement as to whether contamination more likely than not exceeds a drinking water standard off-site and the basis for that statement;

(6) Identification of the person(s) responsible for the contamination of the groundwater, if known;

(7) A listing of:

a. All owners of real property lying within one-half mile of the subject property, as the ownership appears on the last approved city tax roll;

b. All state-registered private water wells within five (5) miles from the boundary of the property for which the designation is sought, including a notation of those wells that are used for potable water purposes (if known), and a statement as to whether applicant has provided the owners with notice as provided in Texas Health and Safety Code § 361.805;

c. Of each retail public utility (RPU) that owns or operates a groundwater supply well located not more than five (5) miles from the property for which the MSD is sought, and a statement as to whether applicant has provided the utilities with notice as provided in Texas Health and Safety Code § 361.805; and

d. Each municipality, other than the City of Garland, in which the property is located and/or with a boundary located not more than one-half mile from the property for which the MSD is sought; or that owns or operates a groundwater supply well located not more than five (5) miles from the property for which the MSD is sought; and a statement as to whether applicant has provided the municipalities with notice as provided in Texas Health and Safety Code § 361.805.

(8) A copy of the application to the executive director of the Texas Commission on Environmental Quality, if filed;

(9) A site map, drawn to scale, including a metes and bounds description of the property, the boundary of the proposed MSD, the location of groundwater on the property, and the extent of groundwater contamination to the limits that it has been defined. The map shall include a statement by a professional land surveyor registered by the Texas Board of Professional Surveying attesting to the accuracy of the metes and bounds property description;

(10) A map, drawn to scale, showing all monitoring wells on the proposed MSD property; and

(11) Any other information that the director deems pertinent.

(D) A statement that the property and/or facility is in compliance with all federal, state, and local environmental rules and regulations.

(E) A notarized statement from the property owner, if the applicant is not the property owner, stating that he or she is aware of the MSD application and supports such application.

(F) An application shall be accompanied by:

(1) An electronic file of the names and addresses of persons listed in subsection (C)(7) above, in a format acceptable to the director and compatible with City information systems; and

(2) A non-refundable application fee in the amount designated in the Master Fee and Rate Schedule, Article VII, Section 10.85, of Chapter 10 of the Code of Ordinances.

(G) An applicant may withdraw its application in writing to the director, and shall forfeit the application fee. If the director has not issued public notice prior to the receipt of the withdrawal letter, the applicant may reapply at any time. If public notice has been issued, a new application is subject to the limitations of section 13-485.

Section 4.114 Staff review.

(A) Upon receiving an application for an MSD, the City shall review the application to determine whether the application is complete, whether all requirements in the Texas Health and Safety Code, Chapter 361, Subchapter W, for pre-certification have been met, and whether any current or future City property or other interests have the potential to be impacted by the proposed MSD.

(B) In the event the City determines that the application is deficient, the City shall send the applicant a written notice describing each deficiency found within the application. The applicant shall have 30 calendar days from the date listed on the deficiency notice to resubmit the application with all deficiencies corrected.

Section 4.115 Public notice.

(A) Upon receipt of an application that the director determines is complete and contains no deficiencies, the director shall schedule a public meeting. The director shall send out written notice of the public meeting to:

(1) all property owners situated within 1,000 feet of a property line of the proposed MSD;

(2) each municipality with a boundary located within one-half mile from a property line of the proposed MSD;

(3) each person or entity that owns or operates a groundwater supply well located within five (5) miles from the proposed MSD property boundary;

(4) each private water well owner registered with the Texas Commission on Environmental Quality; and

(5) each retail public utility that owns or operates a groundwater well supply within 5 miles via Certified Mail (per TCEQ requirements),

(B) The director shall cause notice of the public meeting to be published in a newspaper of general circulation within the City, posted at City Hall, and posted at proposed MSD site.

(C) Applicant shall reimburse the City for all mailing and publication costs prior to the City Council hearing.

Section 4.115 Public meeting.

Once the City has distributed all notices and publications required herein, it shall hold a public meeting at the location, date and time set out in the notice and publication, which shall not be earlier than 10 business days of the time the notice is sent out and published. The purpose of the public meeting is for City staff to explain the nature of the MSD application and answer any questions or concerns from citizens.

Section 4.116 City council public hearing.

(A) Within 20 calendar days following the public meeting, the City Council shall hold a public hearing on the MSD application.

(B) The applicant or applicant's representative must appear at the hearing and present the request for an MSD approval. If the applicant fails to appear at the hearing either in person or by representative, the application shall be deemed withdrawn and the application fee forfeited.

(C) Persons wishing to speak either in favor of or against the application will be provided the opportunity in accordance with City Council rules or guidelines for public hearings.

(D) Following the conclusion of the public hearing, the City Council may deliberate the matter of the application, and then may either:

- (1) Vote to approve or disapprove the application; or
- (2) Postpone action on the application to a future date.

(E) In order to approve an application, the City Council must enact an ordinance prohibiting the potable use of designated groundwater from beneath the property and to restrict other uses of and contact with the designated groundwater. The ordinance must include a metes and bounds description of the property to which the ordinance applies; a listing of the contaminants; and a statement that the ordinance is necessary because the contaminant concentrations exceed potable water standards.

(F) City Council approval of an application shall not be deemed to waive the City's right to comment on an MSD application that has been filed with the Executive Director of the Texas Commission on Environmental Quality, as provided by Texas Health and Safety Code § 361.805.

Section 4.117 Limitation on reapplication.

If after public hearing the City Council denies an application, or if the applicant has withdrawn its application after public notice was issued, no new MSD applications for the property shall be accepted by the City or scheduled for a hearing by the City Council within a period of twelve (12) months of the date of denial or withdrawal.

Section 4.118 Miscellaneous requirements.

(A) A person who has received approval of an MSD from the City, shall, upon issuance from the Texas Commission on Environmental Quality, provide the director with a copy of the pre-certification letter, MSD certificate, certificate of completion, or other documentation issued for the property, showing that response actions have been completed.

(B) A person commits an offense if they fail to provide the director with the documentation required in subsection (a) above, within thirty (30) days of its issuance by the Texas Commission on Environmental Quality."

Section 2

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 3

That Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 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 _____, 2023.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 03/07/2023

Item Title: Garland Housing Finance Corporation Disbursement Agreement

Submitted By: Becky King, Managing Director

Summary of Request/Problem

Garland Housing Finance Corporation (GHFC) has offered \$400,000 through its Addressing Garland Partnership Program for financial assistance with home and exterior repairs for qualifying low-income, senior, and veteran homeowners in the city of Garland. Staff is seeking Council approval for the City Manager to execute a disbursement agreement to accept and administer the GHFC grant funds. This item was brought before Council on February 6, 2023, during the scheduled work session.

Recommendation/Action Requested and Justification

Staff recommends approval of the proposed disbursement agreement with GHFC.

Attachments

Garland Housing Finance Corporation Agreement

**GARLAND HOUSING FINANCE CORPORATION
ADDRESSING GARLAND PARTNERSHIP PROGRAM
DISBURSEMENT AGREEMENT**

THIS AGREEMENT is made and entered into on this the ____ day of _____, 2023, by and between the Garland Housing Finance Corporation (the “GHFC”), a Texas public instrumentality and nonprofit corporation, and the City of Garland, Texas (“City”), a Texas home-rule municipality (collectively, the “Parties”).

WITNESSETH:

WHEREAS, the Garland Housing Finance Corporation is a Texas public instrumentality and nonprofit corporation organized and operating pursuant to the Texas Housing Finance Corporations Act, Tex., Loc. Gov’t Code §§ 394.001 et seq.; and

WHEREAS, the GHFC was created to provide quality affordable housing for the residents of Garland, Texas; and

WHEREAS, the GHFC’s mission is to provide affordable housing in Garland through down payment and closing cost assistance, neighborhood awards, affordable senior & multifamily housing, issuance of bonds, and direct ownership opportunities; and

WHEREAS, the GHFC also administers grant programs designed to enhance the quality of life for residents of Garland; and

WHEREAS, the GHFC desires to partner with the City to fund the GHFC Addressing Garland Partnership Program (“Program”); and

WHEREAS, the Program will help eligible low-income persons, elderly, veteran, or disabled homeowners in Garland or to homeowners residing in a low-income area by providing funds for emergency and other repairs to homes; and

WHEREAS, the GHFC agrees to periodically fund the Program and monitor its application in Garland; and

WHEREAS, the City agrees to administer the Program and perform certain activities in connection with the Program.

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the Parties hereto, to be by them kept and performed as hereafter set forth, the Parties do agree as follows:

AGREEMENT

Article I. Definitions

Unless context clearly suggests a different meaning, the words and phrases set forth in this Article I shall have the following meanings:

1.01 Business Day. Any day other than a Saturday, Sunday, or official City holiday in which Garland's City Hall offices are closed for business.

1.02 Disabled Homeowner. For the purposes of this Agreement, a homeowner who receives monthly disability insurance payments from the United States Social Security Administration and who owns their primary residence.

1.03 Elderly Homeowner. For the purpose of this Agreement, a homeowner who is at or above the age of 62 and owns their primary residence.

1.04 Family Income. The self-reported income for a Participant's household as determined by 24 C.F.R. § 5.609.

1.05 Low Income Homeowner. A homeowner whose self-reported monthly income meets the definition of low income as specified by then current United States Department of Housing & Urban Development regulations. This definition is subject to change.

1.06 Participant. An eligible homeowner receiving funds administered by this Agreement for making repairs to the homeowner's primary residence.

1.07 Participant Data. Documents and data reflecting a Participant's eligibility for services funded by a Partnership Program, including, but not limited to, the participant's name, address, age, sex, ethnic background, size of household, income level or other basis for determining eligibility, and description of the services funded by a Partnership Program.

1.08 Partnership Program. One of the two Partnership Programs funded by the GHFC and administered by the City pursuant to this Agreement.

1.09 Veteran Homeowner. A homeowner who has served in and was honorably discharged by any branch of the United States military.

Article II. Partnership Programs

2.01 The two categories of Partnership Programs governed by this Agreement are:

(a) The GHFC Repair Partnership Program. This Partnership Program shall provide the Program money to help Participants with home repairs. Repairs shall be classified as

either Minor Repairs or Substantial Repairs.

1. Minor Repairs: The Partnership Program may provide Participants repair services of up to \$10,000 per property.

2. Substantial Repairs: The Partnership Program may provide Participants funding of up to \$25,000 per property. If a repair requires more than \$25,000, the City must obtain the GHFC's approval.

(b) The GHFC Exterior Repair Partnership Program. This Partnership Program shall provide the Program money to help Participants with minor exterior home repairs, particularly those conditions that violate City ordinances. Examples of qualifying repairs include painting, fence repairs, or minor property modifications necessary to bring the home in compliance with City ordinances. The Program may obtain funding of up to \$5,000 per property. If an exterior repair requires more than \$5,000, the City must obtain the GHFC's approval.

2.02 Funding under any of the Partnership Programs may be combined federal grant funding accessible to the City, if eligible. In cases of combined funding sources for a single property, the City shall maintain separate contracts and invoices to prevent commingling of funds.

2.03 Partnership Program funds are to be used primarily to help low to moderate income homeowners within the city limits of Garland, Texas. The City shall give preference to applicants who are low income; the City shall give additional preference to low income Disabled Homeowners, Elderly Homeowners, and Veteran Homeowners. The City shall have the discretion to allow applicants who are not Participants in the Partnership Program(s).

Article III. City's Duties

3.01 The City shall administer each Partnership Program. The City's duties shall include

- (a) Client application intake and processing;
- (b) Project management of all construction activities;
- (c) Approval and payment of invoices for approved projects;
- (d) Case file management; and
- (e) Quarterly reporting the grant status to the GHFC.

3.02 The City shall maintain all records required by the GHFC that are pertinent to the projects to be funded under this Agreement. City shall establish, maintain and submit to the GHFC records acceptable to the GHFC showing the use of Partnership Program expenditures to benefit Participants. These records shall include, but are not limited to

- (a) Documents providing a full description of each project funded;
- (b) Documents necessary to determine a project's eligibility for Partnership Program funds;
- (c) Documents necessary to establish a Participant's eligibility for Partnership Program funds (applicants shall self-report income and certify that information on the application is true and correct);
- (d) Documents necessary to reflect any improvement to real property funded by Partnership Program funds;
- (e) Participant Data; and
- (f) All other documents necessary to reflect compliance with the Partnership Program.

3.03 The City shall retain all records pertinent to expenditures incurred pursuant to this Agreement for five (5) years after the termination of all activities funded under this Agreement, or after the resolution of all audit findings, whichever is later. Records relating to any Participant must be kept for five (5) years after he or she has received final payment. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records, the City must retain the records until all issues and actions are resolved, or the expiration of the five-year period, whichever occurs later.

3.04 The City shall make Participant Data available to the GHFC or its designee upon written request.

3.05 Audit.

(a) All City records with respect to any matters covered by this agreement shall, upon reasonable written notice to the City, be made available to the GHFC, the grantor agency, their designees or the United States government, at any time during normal business hours, as often as the GHFC deems necessary, to audit, examine and make excerpts or transcripts of all relevant data. Any deficiencies noted in the audit reports must be fully cleared by the City within 30 days after receipt by the City. Failure to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments or termination.

(b) The agency or entity requesting the audit shall bear the costs of any audit activities.

3.06 Confidentiality of Participant Data. City acknowledges that Participant information collected pursuant to this contract is private and the use or disclosure of such information, when not directly connected with the administration of the City's responsibilities with respect to services provided under this contract, is prohibited unless the City obtains written consent from the Participant or the Participant's parent/guardian if the Participant is unable to consent.

3.07 Progress Reports. The City shall submit written quarterly progress reports to the GHFC in the form and content required by the GHFC. The report shall consist of the following information:

- (a) A spreadsheet identifying the homeowners assisted in the preceding quarter that includes name, address, household income level, family size, whether the homeowner is a veteran, elderly or disabled, and the amount of Program funds awarded; and
- (b) A spreadsheet identifying all administrative expenses.

The GHFC may require additional relevant information, which the City shall also provide.

3.08 Equal Opportunity and Affirmative Action. City agrees that in performing under this Agreement, it shall not discriminate against any worker, employee or applicant for employment, on the basis of race, color, creed, religion, age, sex, national origin, disability status nor otherwise commit an unfair employment practice.

3.09 Nondiscrimination Clause. The City shall administer the Partnership Programs without regard to an applicant's race, color, creed, religion, age, sex, national origin or disability status.

3.10 The City may use fifteen percent (15%) of the funds expended for administrative purposes related to program operations. The City may earmark fifteen percent of the GHFC funds for administrative purposes; however, at the end of the Term, the Parties shall reconcile the amount of earmarked funds against fifteen percent of sum of GHFC money actually expended plus any monies necessary to fund any Project approved but not yet funded. Any positive difference shall be refunded to the GHFC in accordance with Section 5.05 of this Agreement.

Article IV The GHFC's Duties

4.01 In consideration for the City's duties, the GHFC agrees to disburse up to \$400,000 during the Term of this Agreement for the Partnership Programs.

4.02 The GHFC shall disburse funds for the Partnership Programs as follows:

- a. The GHFC shall disburse \$150,000 to the City within ten (10) days of final execution of this Agreement.
- b. The GHFC shall distribute the remaining \$250,000 in two additional installments of \$125,000, payable on June 1, 2023, and September 1, 2023. These disbursements shall take place regardless of whether the Partnership Program projects have exhausted funds for any or all of the Partnership Programs.

4.03 The GHFC shall cooperate with the City in providing any information the City requires to obtain additional funding from any other source to help Partnership Program Participants.

Article V Partnership Program budgets

5.01 Each Partnership Program's initial annual budget is as follows:

- a. the GHFC Repair Partnership Program\$350,000
- b. the GHFC Exterior Repair Partnership Program\$50,000

5.02 The GHFC reserves the right to adjust budget categories as necessary. Any such adjustment must be presented as an Addendum to this Agreement, and must be both in writing and executed by both Parties. The Parties may not reduce Partnership Program's budget below the amount of funds already disbursed or earmarked for existing projects at the time of the adjustment.

5.03 The City may use funds allocated to the GHFC Repair Partnership Program for either Minor Repairs or Substantial Repairs at the City's discretion, within the limits set forth herein above.

5.04 Any Partnership Program funds allocated by the GHFC pursuant to this Agreement which the City has not awarded by the end of the Term shall revert back to the GHFC.

5.05 Upon the termination or expiration of this Agreement, City shall transfer to the GHFC any GHFC Program funds then on hand, less any monies necessary to fund any Project approved but not yet funded, and any accounts receivable attributable to the use of the GHFC Program funds. In addition, the City shall refund to the GHFC any administrative funds due and owing after the reconciliation process set forth in Section 3.10 of this Agreement.

5.06 The sole source of funds for this Agreement is the GHFC Addressing Garland Partnership Program. This Agreement shall not obligate or encumber any other funds of the GHFC.

5.07 Any Partnership Program funds the City has not awarded by the end of a given quarter shall be carried over to the next quarter.

Article VI Term; Quarter

6.01 The Term of Agreement shall begin upon execution by both parties and shall run until the 31st day of December, 2023.

6.02 A Quarter begins on the first day of January, April, July, and October.

Article VII Nonperformance, Suspension, and Termination

7.01 Termination for nonperformance. This Agreement may be terminated by either party if it determines the other party has not met the obligations imposed by this Agreement. The party

seeking termination must provide written notice of termination stating what obligations have not been met. The nonperforming party shall have thirty (30) days to perform the duties described in the notice. If it fails to do so, this Agreement is terminated.

7.02 Termination for convenience. Either party may terminate this contract at any time by giving written notice to the other party of such termination and specifying the effective date thereof at least 30 days before the effective date of such termination. In the event of any termination for convenience, all finished or unfinished documents, data, reports or other material prepared by the City under this agreement shall, at the option of the GHFC, become the property of the GHFC, and the City shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.

Article VIII Miscellaneous Provisions

8.01 No Assignment. Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

8.02 Severability. If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

8.03 Waiver. Either the GHFC or City shall have the right to waive any requirement contained in this Agreement, which is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended.

8.04 Governing Law. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. Exclusive venue for any action arising out of this Agreement shall be in Dallas County, Texas.

8.05 Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof.

8.06 Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

8.07 Interpretation of terms. Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

8.08 Counterparts. This Agreement has been executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

8.09 Exhibits. All exhibits and amendments to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

8.10 Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements or understandings between the parties relating to the subject matter. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally.

8.11 Amendments. The Parties may amend this Agreement at any time provided the amendment is made in writing and signed by both Parties.

8.12 Relationship of Parties. Nothing contained in this Contract shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Contract nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Contract.

8.13 Notices. Communications and details concerning this contract shall be directed to the following contact representatives:

City of Garland:

Ms. Mona Woodard
City of Garland
Department of Housing and Community Services
800 Main Street
Garland, TX 75040

Garland Housing Finance Corporation:

Mr. David W. Gibbons
Garland Housing Finance Corporation
1675 West Campbell Rd.
Garland, TX 75044

EXECUTED this ____ day of _____, 2023.

CITY OF GARLAND, TEXAS

By:

Judson Rex
City Manager

Approved as to form:

Stephen M. Hines
Sr. Asst. City Attorney

EXECUTED this 8th day of February, 2023.

**GARLAND HOUSING
FINANCE CORPORATION**

By:



David W. Gibbons
Executive Director



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 03/07/2023

Item Title: FY 2022-23 Budget Amendment No. 1

Submitted By: Allyson Bell Steadman, Budget Director

Summary of Request/Problem

At the February 6, 2023, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2022-23 Adopted Budget (2022-23 Budget Amendment No. 1).

The Council directed staff to prepare an Ordinance amending the Budget for (1) projects approved in last year's Budget but uncompleted by the fiscal year-end, (2) the rollover of open Purchase Orders from the 2021-22 fiscal year, and (3) expenditures not anticipated in the 2022-23 Adopted Budget.

Recommendation/Action Requested and Justification

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

Attachments

Policy Report - FY 2022-23 Budget Amendment No. 1

Attachment A - Schedule of Open Encumbrances being Rolled Forward

Attachment B - Summary of FY 2022-23 Budget Amendment No. 1



GARLAND

POLICY REPORT

City Council Work Session Agenda

Work Session Item 3.a.

Meeting Date: February 20, 2023

Item Title: FY 2022-23 Budget Amendment No. 1

Submitted By: Allyson Bell Steadman, Budget Director

Strategic Focus Sound Governance and Finances

Areas:

ISSUE

Amend the 2022-23 Adopted Budget in order to appropriate available funds for the following:

1. Projects approved in last year's Budget but not completed by the fiscal year-end.
2. Rollover of open Purchase Orders from the 2021-22 fiscal year.
3. Expenditures not anticipated in the 2022-23 Adopted Budget.

OPTIONS

- (A) Approve Budget Amendment No. 1 as proposed.
- (B) Approve portions of Budget Amendment No. 1.
- (C) Do not approve Budget Amendment No. 1.

RECOMMENDATION

Option (A) – Approve Budget Amendment No. 1 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 7, 2023, Regular Meeting.

BACKGROUND

(1) Carryover of 2021-22 Incomplete Projects

(a) Rolled-Forward Funds in the TIF #1 Fund for the Downtown TIF Project and Financing Plan

The FY 2021-22 Revised Budget for the TIF #1 Fund included \$543,844 for the Downtown Development Office that was not spent or committed prior to the end of FY 2021-22. Budget Amendment No. 1 proposes to increase FY 2022-23 operating appropriation by \$543,844 in the TIF #1 Fund to continue implementing the Downtown TIF Project and Financing Plan.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(b) Rolled-Forward Funds in the Economic Development Fund for the "Make Your Mark" Campaign

The FY 2021-22 Revised Budget for the Economic Development Fund included \$91,193 for the "Make Your Mark" campaign that was not spent or committed prior to the end of FY 2021-22. Budget Amendment No. 1 proposes to increase the FY 2022-23 operating appropriation by \$91,193 in the Economic Development Fund to continue the "Make Your Mark" campaign.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial

impact.

(c) Rolled-Forward Funds in the IT Replacement Fund for IT, Library, and GP&L Equipment Replacement

The FY 2021-22 Revised Budget for the IT Replacement Fund included funding for equipment replacements in IT, Library, Police, and GP&L that was not spent or committed prior to the end of FY 2021-22. Budget Amendment No. 1 proposes to increase FY 2022-23 operating appropriation by \$739,900 in the IT Replacement Fund to complete the equipment purchases.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(d) Rolled-Forward Funds in the IT Project Fund for Prior Year Projects

The FY 2021-22 Revised Budget for the IT Project Fund included funding for various projects that were not completed in FY 2021-22. Budget Amendment No. 1 proposes to increase FY 2022-23 operating appropriation by \$6,702,431 in the IT Project Fund to complete the outstanding projects.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(e) Rolled-Forward Funds in the General Fund for PRCAD Vehicle

The FY 2021-22 Revised Budget for the General Fund included \$33,250 in funding for a Ford F-150 truck. Supply chain challenges prevented the purchase of the vehicle in FY 2021-22. The cost has escalated since the initial request. Budget Amendment No. 1 proposes to increase the FY 2022-23 operating appropriation by \$47,350 in the General Fund to complete the purchase of this vehicle.

A Budget Amendment is required due to the timing of the expenditures. There is an additional financial impact of \$14,100 due to cost escalation, which will come from excess, one-time fund balance reserves in the General Fund.

(f) Rolled-Forward Funds in the General Fund for Home Improvement Incentive Program

The FY 2021-22 Approved Budget for the General Fund included \$500,000 in funding for the Home Improvement Incentive Program (HIIP). Of this amount, \$23,995 is committed to a project, but not yet spent, and \$85,578 has not yet been committed. Budget Amendment No. 1 proposes to increase the FY 2022-23 operating appropriation by \$109,573 in the General Fund to complete the FY 2021-22 HIIP.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(g) Rolled-Forward Funds in the Customer Service Fund for Itron Meter Reading Equipment

The FY 2021-22 Revised Budget for the Customer Service Fund included \$130,336 in funding for essential daily meter reading equipment, including both handheld units and drive-by laptop computer hardware, that was not spent or committed prior to the end of FY 2021-22. The cost has escalated since the initial request. Budget Amendment No. 1 proposes to increase FY 2022-23 operating appropriation by \$151,101 in the Customer Service Fund to complete the purchase of this meter reading equipment.

A Budget Amendment is required due to the timing of the expenditures. There is an additional financial impact of \$20,765 due to cost escalation, which will come from fund balance reserves in the Customer Service Fund.

(h) Rolled Forward Funds in General Fund for Emergency Response Generators

The FY 2021-22 Revised Budget for the General Fund included \$720,000 in funding for emergency response generators and the retrofitting of recreation centers that was not spent or committed prior to the end of FY 2021-22. Budget Amendment No. 1 proposes to increase FY 2022-23 operating appropriation by \$720,000 in the General Fund to purchase and install the emergency generators at recreation centers.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(i) Rolled Forward Funds in General Fund for the Emergency Operations Center (EOC)

The FY 2021-22 Revised Budget for the General Fund included funding for the Emergency Management Department to make purchases of equipment, furnishings, and supplies for the EOC. Budget Amendment No. 1 proposes to increase FY 2022-23 operating appropriations by \$225,000 in the General Fund for the Emergency Management Department to outfit the EOC following the completion of the renovation.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(2) Rolled-Forward Encumbrances from Fiscal Year 2021-22

When an order is placed for goods or services, a Purchase Order is issued that encumbers the budgeted funds. This has the effect of reserving the funds for future payment of the items covered in the Purchase Order. Every year on September 30, when the fiscal year ends, there are open Purchase Orders related to goods or services that have been ordered but not yet received. Accordingly, the funds reserved for these open Purchase Orders are still in the year-end fund balances since the transactions are not yet completed.

Because the purchase of these open items was authorized by Council in the previous fiscal year (2021-22), the City's practice has been to roll these encumbrances forward into the current fiscal year (2022-23). This has the effect of increasing the current year's appropriation by the amount of the open Purchase Orders or encumbrances. The funding to cover the expenditures is available in the fund balance since payment was not made before the close of the fiscal year.

The projected fund balance for the current fiscal year is unaffected by the "roll forward" because it was assumed in the 2022-23 Adopted Budget that the expenditures would be completed in the prior year. The presence of the funds in the fund balance is above and beyond what the Budget assumes for the 2022-23 year-end balance.

Budget Amendment No. 1 proposes that encumbrances totaling \$17,416,911 be rolled forward to 2022-23. Of the total rollover amount, \$2,815,395 is related to the General Fund. Attachment A provides a detailed listing by fund of individual outstanding encumbrances over \$25,000.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(3) Expenditures Not Anticipated in the 2022-23 Adopted Budget

(I) General Fund

(a) Parks, Recreation & Cultural Arts Events

PRCAD requests \$4,000 to cover additional costs incurred for the Martin Luther King Day parade float, \$15,000 in additional funding for the second annual Juneteenth event, and \$40,000 to hold an Asian American Heritage Festival. The Asian American Heritage Festival would be held at Winters Park Amphitheater on May 20, 2023, and would feature live music, food vendors, and performances. Additionally, the City has the opportunity to host a traveling exhibit from NASA's Johnson Space Center in Houston at City Hall from May 1 through September 2. PRCAD is requesting \$20,000 to host the NASA Exhibit.

Budget Amendment No. 1 proposes to increase the General Fund's FY 2022-23 operating appropriation by a total of \$79,000 for these PRCAD events. Funding for these events will come from excess, one-time fund balance reserves in the General Fund.

(b) Christmas Tree & Décor

PRCAD requests additional funding to purchase holiday décor for the Downtown Square. Planned elements of the decorations include a large Christmas tree, dimensional displays, and lights for the

broader streetscapes.

Budget Amendment No. 1 proposes to increase the General Fund's FY 2022-23 operating appropriation by a total of \$520,000 to purchase the décor. Funding for the tree and décor will come from excess, one-time fund balance reserves in the General Fund.

(c) Repairs and Maintenance to City Properties

PRCAD requests additional repair and maintenance funding to address landscaping upgrades at the Main Street Municipal Building (\$15,000), tennis court repairs at Rick Oden (\$17,500), fence repairs at the Old Marina (\$5,500), and repair of the lake wall at John Paul Jones Park (\$72,100). Additionally, \$30,000 is requested for drainage and sidewalk improvements at the Granger Recreation Center. These maintenance and repair items are one-time needs outside the typical scope of the annual Park Operations' maintenance budget.

Budget Amendment No. 1 proposes to increase the General Fund's FY 2022-23 operating appropriation by \$140,100 to provide funding for additional repair and maintenance. Funding for the projects will come from excess, one-time fund balance reserves in the General Fund.

(d) Four (4) Additional Animal Services Positions

This request is for the addition of the following positions to the Animal Services Department: three (3) Animal Care Technicians and one (1) Adoption Specialist. The increased size of the new Animal Shelter, the design of the new kennels, and the recent increase in intakes and surrenders the Animal Services Department has experienced have all made daily maintenance of the 220 dog kennels and 140 cat kennels unsustainable at current staffing levels.

Budget Amendment No. 1 proposes to increase the General Fund's FY 2022-23 operating appropriation by \$128,500 for these new positions. Funding for these positions will come from excess, one-time fund balance reserves in the General Fund. The new positions will be funded with an ongoing revenue source in the FY 2023-24 Operating Budget.

(e) Roll-Off Containers for Homeless Task Group Initiative

In FY 2019-20, the Police Department implemented the Homeless Task Group to address the health and safety concerns related to the growing number of homeless camps within the city. The purpose of the task group is to bring a balanced approach, offering compassion and support through area support groups to provide shelter, clothing, identification, and services to reduce homeless encampments. The Sanitation Department assists with cleanup, utilizing their roll-off trucks to collect and store property. In order to maintain service levels while assisting with this program, an additional four (4) roll-off containers are requested to be dedicated to this initiative.

Budget Amendment No. 1 proposes to increase the General Fund's FY 2022-23 operating appropriation by \$25,232 for additional four (4) roll-off containers. Funding for this request will come from excess, one-time fund balance reserves in the General Fund.

(f) PRCAD Automated External Defibrillator (AED) Replacement

PRCAD requests one-time funding to replace the Automated External Defibrillator (AED) Lifepark CP 2 machines in all PRCAD facilities. The units currently in place are obsolete, making it difficult to find replacement pads and batteries. Replacing all of the units at once ensures the department can obtain parts as needed and interoperability between facilities.

Budget Amendment No. 1 proposes to increase the General Fund's FY 2022-23 operating appropriation by \$23,100 to increase the PRCAD Operations budget. Funding for this replacement will come from excess, one-time balance fund reserves in the General Fund.

(g) Transfer Station Permit Amendment – Administrative Review and Comment Response

Funding was approved as part of the FY 2021-22 Operating Budget to cover a new TCEQ permit amendment for the Transfer Station, which would allow the site to continue to meet growing service demands. The current permit limits the Transfer Station to 223 tons per day, while the site receives

over 500 tons per day at least 4 days per week. The submission of the TCEQ permit amendment has entered Administrative Review and Comment Response, which has led to additional unanticipated costs.

Budget Amendment No. 1 proposes to increase the General Fund's FY 2022-23 operating appropriation by \$60,000 for this increased permit amendment cost. Funding for this request will come from excess, one-time fund balance reserves in the General Fund.

(h) Citywide Strategic Plan Development and Management Consulting

One-time funding request of \$100,000 from the City Manager for the development of a Citywide strategic plan and management consulting.

Budget Amendment No. 1 proposed to increase the General Fund's FY 2022-23 Non-Departmental operating appropriation by \$100,000 for this request. Funding for this request will come from excess, one-time fund balance reserves in the General Fund.

(II) Other Funds

(a) Additional Athletic Maintenance in Recreation Performance Fund

Due to increased participation in athletics activities, additional maintenance needs have been identified. Participation in athletics activities determines the wear and replacement schedules for athletic fields and equipment.

Budget Amendment No. 1 proposes to increase the Recreation Performance Fund's FY 2022-23 operating appropriation by \$65,000 to maintain AA athletics fields, bases for baseball leagues, and soccer nets. Funding for the program will come from additional Recreation Performance Fund revenue, maintaining the projected fund balance near the FY 2022-23 approved ending balance.

(b) Wastewater Transfer to Parks CIP Duck Creek Greenbelt Trail - South Extension Project

Wastewater requests funding to increase its participation in the Parks Duck Creek Greenbelt Trail - South Extension project in the Capital Improvement Program (CIP). This transfer is reflected in the 2023 CIP, and the project is anticipated to be completed in 2023.

Budget Amendment No. 1 proposes to increase the Wastewater Utility Fund's FY 2022-23 operating appropriation by \$212,000 for the completion of the Parks Duck Creek Greenbelt Trail - South Extension CIP project. Funding for this request will come from fund balance reserves in the Wastewater Utility Fund.

(c) Evaluation for Streambank Erosion/Stabilization

The Stormwater Management Department requests approval of an additional \$770,000 to evaluate streams within the city, which will allow for stream repair recommendations, priorities, and cost estimates. This amount will be expensed across FY 2022-23 and FY 2023-24 but encumbered in FY 2022-23.

Budget Amendment No. 1 proposes to increase the Stormwater Management Fund's FY 2022-23 operating appropriation by \$770,000 to perform these stream evaluations. Funding for the program will come from fund balance reserves in the Stormwater Management Fund.

(d) Audit of Customer Service Billing Statements

With the recent "go live" of the new CIS and Billing System, the Customer Service Department seeks to secure the services of an outside party to conduct a billing statement audit. The focus of the audit will be on the rates and fees charged to customers, with the goal of confirming the integrity and accuracy of the customer bills processed and delivered to customers each month.

Budget Amendment No. 1 proposes to increase the Customer Service Fund's FY 2022-23 operating appropriation by \$93,000 for the audit. Funding for this request will come from excess fund balance reserves in the Customer Service Fund.

(e) Additional Hardware and Software for Customer Service

With the recent "go live" of the new CIS and Billing System, the Customer Service Department seeks to procure new hardware and software that would allow employees to perform their job duties remotely, enabling the department to remain open and functional during emergencies that may prevent on-site work.

Budget Amendment No. 1 proposes to increase the Customer Service Fund's FY 2022-23 operating appropriation by \$90,000 for the new hardware and software. Funding for this request will come from transfers of \$45,000 each from the Water Utility Fund and Electric Utility Fund.

(f) Transfer to Firewheel CIP Facility Improvements Project

Funding was requested as part of the 2023 Capital Improvement Program (CIP) for various facility improvements to the Old/Lakes interiors, the Pavilion, and the Bridges Clubhouse.

Budget Amendment No. 1 proposes to increase the Firewheel Fund's FY 2022-23 operating appropriation by \$500,000 for a transfer to the CIP in order to complete this proposed project. Funding for this request will come from one-time fund balance reserves in the Firewheel Golf Fund.

(g) Information Technology Project Fund – HR/Payroll Workday

This request is for the continuation of the implementation of Human Resources' new Workday system.

Budget Amendment No. 1 proposes to increase the Information Technology Project Fund's FY 2022-23 operating appropriation by \$3.0 million to complete this project. This request will be funded by increased transfers from the General Fund, Electric Utility Fund, Water and Wastewater Utility Funds, Sanitation Fund, Stormwater Management Fund, Group Health Insurance Fund, Self Insurance Fund, Information Technology Fund, Facilities Management Fund, Fleet Services Fund, and Customer Service Fund in the FY 2022-23 Revised Budget.

(h) Economic Development Small Area Plans

Funding was approved in the FY 2022-23 Budget for planning and implementation efforts in Catalyst Areas and other strategic areas for redevelopment. Additional funding is requested to expand this effort to study additional areas in FY 2022-23.

Budget Amendment No. 1 proposes to increase the Economic Development Fund's FY 2022-23 operations appropriation by \$100,000 to fund the increased cost for outside consulting services. Funding for this request will come from the fund balance reserve of the Economic Development Fund.

(i) Conversion of Eleven (11) Public Health Temporary Employees to Full-Time Employees

This request is for the conversion of the following positions in the Public Health / Immunization Grant Fund from temporary labor to full-time, grant-funded employees: two (2) Outreach/Audit Coordinators, one (1) Accounting Representative II, one (1) Outreach/Event Coordinator, six (6) Medical Assistants, and one (1) Department Representative II.

There is no anticipated financial impact to the Public Health / Immunization Grant Fund since this request proposes the conversion of positions that are fully grant-funded in the FY 2022-23 Operating Budget.

(j) Repair and Maintenance of Bomb Unit's Total Containment Vehicle

The Garland Police Bomb Unit's Total Containment Vessel (TCV) is approximately 15 years old and requires maintenance and possible repair. The TCV is a large, self-opening/closing containment trailer that the Bomb Unit uses to safely contain and transport explosive devices, biochemical devices and/or other hazardous materials. The TCV plays a vital role in responding to hazardous devices as it allows the Bomb Technicians to remotely secure and safely contain the devices for transport or disposal. The TCV was originally purchased with funds through a Department of Homeland Security grant.

Budget Amendment No. 1 proposes to increase the Narcotic Seizure Fund's FY 2022-23 operations appropriation by \$20,000 to fund this maintenance. Funding for this request will come from higher-than-projected FY 2022-23 revenue in the Narcotic Seizure Fund.

(k) 2023 Bullet-Resistant Shield Grant Program

The Office of the Governor Public Safety Office (PSO) Criminal Justice Division (CJD) has awarded a grant to the Police Department in the amount of \$200,000 under the 2023 Bullet-Resistant Shield Grant Program to obtain bullet-resistant shields compliant with the National Institute of Justice (NIJ) Level III, III+, or IV. Grant funds may only be used to equip peace officers (as defined by Article 2.12, Texas Code of Criminal Procedure) directly employed by a law enforcement agency operated by the City. State funding priorities included equipping peace officers directly employed by school districts, contracted by school districts, and other peace officers that may respond to school safety emergencies.

Budget Amendment No. 1 proposes to increase the Public Safety Grant Fund's FY 2022-23 operations appropriation by \$200,000 to fund the purchase of bullet-resistant shields. Funding for this request will come from the 2023 Bullet-Resistant Shield Grant award revenue in the Public Safety Grant Fund.

CONSIDERATION

The project continuation in the Downtown TIF Project and Financing Plan, Image Management Initiative, IT Replacement and IT Project Funds, purchase of a new PRCAD vehicle, and outstanding Purchase Orders carried forward were fully funded in the FY 2021-22 Budget, and the funds required to cover these expenditures remain within each fund's respective fund balance. As a result, there is no financial impact from approval of these items. The additional expenses in the General Fund, Wastewater Utility Fund, Stormwater Management Fund, Firewheel Golf Fund, Recreation Performance Fund, Economic Development Fund, Customer Service Fund, IT Project Fund, Public Health / Immunization Grant Fund, Narcotic Seizure Fund, and the Public Safety Grant Fund will be funded out of excess fund balance reserves in each respective fund as well as additional revenue.

Budget Amendment No. 1 proposes to appropriate funds as follows:

TIF #1 Fund	
Downtown TIF Project and Financing Plan	\$ 543,844
Economic Development Fund	
Image Management Initiative	91,193
Small Area Plan Studies	100,000
IT Replacement Fund	
Equipment Replacement	739,900
IT Project Fund	
Project Implementation	6,702,431
HR/Payroll Project	3,000,000
General Fund	
PRCAD New Vehicle	47,350
Home Improvement Incentive Program	109,573
Emergency Response Generators	720,000
PRCAD Events	79,000
Christmas Tree & Decor	520,000
Repair and Maintenance to Various City Properties	140,100
Four New Animal Services Positions	128,500
Roll-off Containers for Homeless Task Group Initiative	25,232
PRCAD AED Replacement	23,100
Transfer Station Permit Amendment	60,000
Citywide Strategic Plan & Management Consulting	100,000
Emergency Operations Center	225,000
Customer Service Fund	
Itron Meter Reading Equipment	151,101
Audit of Customer Service Billing Statements	93,000
New, Additional Hardware & Software	90,000
Stormwater Management Fund	
Evaluation for Streambank Erosion/Stabilization	\$ 770,000
Firewheel Golf Fund	

Transfer to Firewheel 2023 CIP	500,000
Wastewater Utility Fund	
Wastewater Transfer to Parks 2023 CIP	212,000
Recreation Performance Fund	
Additional Athletic Maintenance Needs	65,000
Narcotic Seizure Fund	
Garland Police Bomb Unit's Total Containment Vessel	20,000
Public Safety Grant Fund	
2023 Bullet-Resistant Shield Grant Program	200,000
Various Funds	
Rollover of Purchase Order Encumbrances	17,416,911
TOTAL SUPPLEMENTAL APPROPRIATION	<u>\$32,873,235</u>

Attachments

Attachment A – Schedule of Open Encumbrances being Rolled Forward

Attachment B - Summary of FY23 BA No. 1

ATTACHMENT A
2021-22 Rollover
(With Detail of PO's Over \$25,000)

*Amount
Outstanding
9/30/2022*

<i>Fund/Department</i>	<i>PO Description</i>	
<u>General Fund</u>		
Fire	Gravelly Utility Terrain Vehicle	\$45,209
Human Resources	Employee Service Awards & Recognition	\$30,786
Landfill	Replacement Ford F-350 Crew Cab	\$69,375
Parks, Recreation & Cultural Arts	Damaged plant Replacement	\$61,514
	Sod for Parks	27,518
	Granville Arts Center	75,000
	Brownlee Theater Audio Equipment	25,633
	Bob Hall Park Equipment	90,948
	Tractors & Equipment	141,941
	Playground Surfaces	48,550
	Sports Field Equipment	57,658
	Granger Monument Sign	26,887
	Athletic Field Supplies	36,007
Planning & Development	2022 Ford F-150 Truck	\$31,449
Police	Police Vehicles	\$1,089,270
	Police Ammunition	67,352
Transportation	Replacement Bucket Truck	\$188,088
	Replacement Forklift	41,978
Non-Department	Ridgewood Shopping Center Project	\$100,000
	Generator Connection System	30,000
	Demolition of Lakemere Property	28,051
Various	PO's Under \$25,000	\$502,180
<u>Sub-Total General Fund</u>		<u>\$2,815,395</u>
<u>Economic Development Fund</u>		
	Redevelopment/Brokerage Consulting Svcs.	\$90,000
	ED Strategic Plan	58,041
	Shopping Center Feasibility Study	59,362
	Hotel Feasibility Study	44,000
	PO's Under \$25,000	65,287
<u>Sub-Total Economic Development Fund</u>		<u>\$316,690</u>

Electric Utility Fund

Distribution Generation Assessment	\$87,632
Engineering Services for Arc Flash Hazard	86,603
SA BFI 10 Stage Boiler Feed Pumps	136,410
Unit 3 Feedwater Heater Maintenance	49,885
Conco 50 Ton Gearcase Rebuild	157,917
Olinger Unit 3 Bearing Repair and Manufacturing	48,965
Circulating Water System CrossTie Study	90,588
Olinger Rice Installation Feasibility Study	32,016
Repairs of R22400v Bus (Ground Fault)	279,857
Fabricate/Install SS Screens for Hydro Intake	28,789
Spencer 4-2 CWP Motor Repair	150,015
Spencer 5-1 Boiler Feed Pump Motor Repair	95,848
Spencer 5-2 Condensate Motor Rewind	43,056
Power Plant Dewater, Inspection, Repair, Rewater	142,375
TMPA Interconnection Operation Fees	29,474
Day Ahead Real Time Market Data Service	33,891
Minmax Subscription for Substations	28,638
PO's Under \$25,000	325,645

Sub-Total Electric Utility Fund

\$1,847,604

Equipment Replacement Fund

City Marshal	2023 Ford Transit T-350	\$72,123
Risk	Two 2022 Ford F-150 Trucks	59,502
Police	2022 Ford Escape	35,022
Police	Fifty (50) Patrol 2023 Chevrolet Tahoes	2,056,358
Police	GPD Vehicle Equipment	59,436
Police	2022 Toyota Camry Sedan	52,270
Police	2022 Toyota Camry Sedan	52,270
Police	2022 Ford F-150 Truck	30,150
Police	2022 BMW R1250 Motorcycle	30,025
Building Inspection	2021 Ford F-150 Truck	26,649
Landfill	2021 Ford F-150 Truck	29,545
Transportation	2022 Ford F-250 Truck	39,354
Transportation	2022 Ford F-250 Truck	39,354
Code Compliance	2021 Ford F-150 Truck	28,943
Animal Services	2022 Ford Escape	65,482
Animal Services	2022 Ford Escape	28,894
GP&L	2023 Ford F-550 Articulating Truck	188,338
GP&L	Replacement Aerial Bucket Truck	162,213
GP&L	Replacement Dump Truck	111,876
GP&L	2022 Freightliner M2-106 Chassis	262,786
GP&L	2022 Freightliner M2-106 Chassis	248,150
GP&L	2022 Freightliner M2-106 Chassis	377,509
GP&L	2022 Ford F-250 Truck	39,993
GP&L	2022 Chevrolet Express 2500 Cargo Van	33,270
GP&L	2022 Ford F-350 Truck	55,770
Water	2022 Toyota Camry XLE Sedan	31,051
Water	2020 Ford F-450 Truck	67,616
Water	2023 Freightliner with 12-Yard Dump Body	125,822
Water	2022 Ford F-250 Truck	37,195
Water	2022 Ford F-250 Truck	32,763

Equipment Replacement Fund (Continued)

Wastewater Collection	2022 Ford F-250 Truck	\$32,763
Wastewater Collection	2022 Peterbilt Jetter with Pipe Hunter	249,210
Wastewater Collection	2023 Western Star Vacall Combo Vac/Jet Body	494,465
Wastewater Collection	2022 Ford Transit T-350 CUES Van	253,007
Wastewater Collection	2022 Ford F-250 Truck	68,859
Wastewater Collection	Replacement Sewer Vacuum Truck	42,102
Wastewater Collection	2022 Ford F-350 Truck	44,860
Wastewater Collection	New Caterpillar Backhoe Loader	138,945
Wastewater Collection	2021 Ford F-150 Truck	30,153
Sanitation	2022 Ford F-350 Truck	78,970
Stormwater Management	2022 Chevrolet Silverado Truck	46,408
Stormwater Management	2022 Ford F-150 Truck	31,449
Fleet	2022 Ford F-450 Truck	100,492
Fleet	2022 Ford F-350 Truck	76,907
Customer Service	2021 Ford F-150 Truck	28,258
Various	PO's Under \$25,000	31,116

Sub-Total Equipment Replacement Fund

\$6,227,691**Facilities Management Fund**

Annual Access Control System Maint.	\$60,743
Duckworth USB - Replacements	43,400
COG Police Dep. - Camera Replacement	46,449
Central Park - Asbestos Survey	31,865
PO's Under \$25,000	196,304

Sub-Total Facilities Management Fund

\$378,761**Hotel/Motel Tax Fund**

Minor Computer Items	\$35,000
Marketing & Advertising	84,000
PO's Under \$25,000	9,366

Sub-Total Hotel/Motel Tax Fund

\$146,332**Information Technology Fund**

Multifactor Identification Term Contract	\$52,417
PESP-Remediation T&M	41,748
IT Project Management Services	95,000
Staff Augmentation for Workday	95,000
Microsoft CRM Portal Fixes Phase IV	57,700
NextGen Hosting Annual Service Fee	112,356
NeoGov High Line Annual Software	59,938
Annual Subscription for PaymentWorks	52,920
Annual Renewal of 911 System Support	52,899
Utility Systems for CIS Implementation	26,672
Microsoft Office 365 Hybrid Migration	268,425
PO's Under \$25,000	236,279

Sub-Total Information Technology Fund

\$1,151,354

Information Technology Replacement Fund

Computer Replacements	\$269,654
Networking Equipment Replacements	273,016
Dell Servers and Storage	85,000

PO's Under \$25,000	405,765
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Sub-Total Information Technology Replacement Fund	\$675,419
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Infrastructure Repair & Replacement Fund

Paving Services	\$2,003,114
Replacement Vehicles	46,808
PO's Under \$25,000	9,569

Sub-Total Infrastructure Repair & Replacement Fund	\$2,059,491
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Stormwater Management Fund

Meadowcreek Park Drainage Improvements	\$34,615
Engineering Services for Drainage	47,445
Glenbrook Water and Sewer Replacement	48,496
PO's Under \$25,000	39,528

Sub-Total Stormwater Management Fund	\$170,084
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Wastewater Utility Fund

New Jet Truck	\$243,110
SCADA Masterplan Services	282,268
Meter Implementation Evaluation Services	78,880
Engineering Services for WW Treatment Plants	32,291
GCMS System	95,602
Aeration System	28,484
PO's Under \$25,000	166,006

Sub-Total Wastewater Utility Fund	\$926,641
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Water Utility Fund

SCADA Masterplan Services	\$199,945
New Excavator	220,755
New Trailers	44,417
PO's Under \$25,000	41,537

Sub-Total Water Utility Fund	\$506,654
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All Other Funds

PO's Under \$25,000	\$194,794
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<u>TOTAL OUTSTANDING PO's</u>	<u>\$17,416,911</u>
--------------------------------------	----------------------------

ATTACHMENT B

Proposed Budget Amendment No. 1 FY 2022-23 Operating Budget

	BA #1	BA #1 PO Rollover	Total Budget Amendments
REVENUES AND EXPENDITURES			
Sources of Funds:			
Public Safety Grant Fund - Grant Revenue	\$200,000	\$0	\$200,000
Narcotic Seizure Fund - Revenue	20,000	0	20,000
Transfer to IT Project Fund from Various	3,000,000	0	3,000,000
Transfer to Customer Service from Water Utility Fund	45,000	0	45,000
Transfer to Customer Service from Electric Utility Fund	45,000	0	45,000
Fund Balance - Prior Year	12,146,324	17,416,911	29,563,235
Total Funds Provided	<u>\$15,456,324</u>	<u>\$17,416,911</u>	<u>\$32,873,235</u>
Use of Funds - Expenditures:			
General Fund (See Detail in Notes)	\$2,177,855	\$2,815,395	\$4,993,250
Electric Utility Fund	0	1,847,604	1,847,604
Water Utility Fund	0	506,654	506,654
Wastewater Utility Fund	212,000	926,641	1,138,641
Infrastructure Repair & Replacement Fund	0	2,059,491	2,059,491
Sanitation Fund	0	25,054	25,054
Stormwater Management Fund	770,000	170,084	940,084
Firewheel Fund	500,000	2,994	502,994
Recreation Performance Fund	65,000	22,640	87,640
Heliport Fund	0	20,000	20,000
Hotel/Motel Tax Fund	0	146,332	146,332
SafeLight Fund	0	32,274	32,274
Economic Development Fund	191,193	316,690	507,883
TIF #1 Fund	543,844	48,026	591,870
Group Health Insurance Fund	0	14,964	14,964
Narcotic Seizure Fund	20,000	20,336	40,336
Public Safety Grant Fund	200,000	0	200,000
Equipment Replacement Fund	0	6,227,691	6,227,691
Customer Service Fund	334,101	6,887	340,988
Facilities Management Fund	0	378,761	378,761
Information Technology Fund	0	1,151,354	1,151,354
IT Project Fund	9,702,431	675,419	10,377,850
IT Replacement Fund	739,900	0	739,900
Warehouse Fund	0	1,619	1,619
Total Expenditures	<u>\$15,456,324</u>	<u>\$17,416,911</u>	<u>\$32,873,235</u>

ATTACHMENT B

Proposed Budget Amendment No. 1 FY 2022-23 Operating Budget

	<u>BA #1</u>	<u>BA #1 PO Rollover</u>	<u>Total Budget Amendments</u>
REVENUES AND EXPENDITURES			
<u>Notes:</u>			
General Fund -			
Animal Services	\$128,500	\$0	\$128,500
City Administration	0	2,706	2,706
City Attorney	0	66,445	66,445
Emergency Management	225,000	18,179	243,179
Finance	0	9,587	9,587
Fire	0	65,189	65,189
Health	0	351	351
Human Resources	0	94,068	94,068
Landfill	60,000	80,990	140,990
Library	0	24,250	24,250
Neighborhood Vitality	109,573	0	109,573
Parks, Recreation & Cultural Arts	809,550	780,706	1,590,256
Planning & Development	0	55,660	55,660
Police	0	1,208,606	1,208,606
Transportation	0	241,529	241,529
Non-Departmental	845,232	167,129	1,012,361
Sub-Total General Fund	<u>\$2,177,855</u>	<u>\$2,815,395</u>	<u>\$4,993,250</u>



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 03/07/2023

Item Title: Settlement Agreement and Mutual Release with Spectrum Gulf Coast, LLC

Submitted By: Brian England, City Attorney

Summary of Request/Problem

Council was briefed on this settlement agreement at the Work Session of Monday, March 6, 2023, during executive session. There was a legal dispute between the City and Spectrum over the payment of franchise and PEG fees. In 2019, the City, along with other cities, filed a lawsuit against Spectrum arising out of the dispute. The proposed Settlement Agreement and Mutual Release resolves the legal dispute with Spectrum agreeing to increased franchise fee and PEG fee payments.

Recommendation/Action Requested and Justification

Authorize the City Manager to execute a Settlement Agreement and Mutual Release with Spectrum Gulf Coast, LLC settling a dispute over franchise fees and PEG fees in the case styled *City of Allen, Texas et al., v. Time Warner Cable Texas, LLC d/b/a Spectrum and Charter Communications*, Case No. 6:10-cv-345-ADA-DTG.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7.

Meeting Date: 03/07/2023

Item Title: Consider Approval of a Resolution Authorizing Publication of a Notice of Intent to Issue Certificates of Obligation

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

Council is requested to consider authorizing the publication of a Notice of Intent to Issue Certificates of Obligation in the amount not to exceed \$46.5 million to fund a portion of the CIP.

Recommendation/Action Requested and Justification

Approve a Resolution authorizing publication of a Notice of Intent to Issue Certificates of Obligation.

Attachments

Resolution

**THE STATE OF TEXAS
COUNTIES OF DALLAS, COLLIN AND ROCKWALL
CITY OF GARLAND**

1. The City Council of the City (the "City Council") convened in REGULAR MEETING ON THE 7TH DAY OF MARCH, 2023, at the designated meeting place, and the roll was called of the duly constituted officers and members of the City Council, to wit:

Eloyce René Dowl, City Secretary

RESOLUTION DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO
ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF GARLAND; AND
PROVIDING FOR AN EFFECTIVE DATE

ABSTAIN: _____

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Resolution has been duly recorded in the City Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the City Council's minutes of the Meeting pertaining to the adoption of the Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that the Resolution would be introduced and considered for adoption at the Meeting, and each of the officers and members consented, in advance, to the holding of the Meeting for such purpose, and that the Meeting was open to the public and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the Mayor of the City (or the Mayor Pro-tem in the absence of the Mayor) has approved and hereby approves the aforesaid Resolution; and that the Mayor (or the Mayor Pro-tem in the absence of the Mayor) and the City Secretary of the City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of the Resolution for all purposes.

SIGNED AND SEALED the 7th day of March, 2023.

City Secretary

Mayor

(SEAL)

RESOLUTION NO. _____

A RESOLUTION
DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE
CERTIFICATES OF OBLIGATION
OF THE CITY OF GARLAND;
AND PROVIDING FOR AN EFFECTIVE DATE

THE STATE OF TEXAS
COUNTIES OF DALLAS, COLLIN AND ROCKWALL
CITY OF GARLAND

WHEREAS, it is deemed necessary and advisable that the Notice of Intention to Issue Certificates of Obligation be given as hereinafter provided; NOW, THEREFORE,

BE IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS THAT:

SECTION 1. Attached hereto is a form of "NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF GARLAND", the form and substance of which are hereby adopted and approved and made a part of this Resolution for all purposes.

SECTION 2. The City Secretary shall cause said NOTICE, in substantially the form attached hereto, to be published once a week for two consecutive weeks in a newspaper of general circulation in the City, with the date of the first publication to be at least forty-six (46) days before the date tentatively set for the passage of the Resolution authorizing the issuance of such Certificates of Obligation. And further that the City Secretary shall cause said NOTICE, in substantially the form attached hereto, to be posted continuously on the City's Internet website for at least 45 days before the date tentatively set for the passage of the Resolution authorizing the issuance of the Certificates of Obligation.

SECTION 3. This Resolution shall become effective immediately upon its passage and approval.

THE STATE OF TEXAS
COUNTIES OF DALLAS, COLLIN AND ROCKWALL
CITY OF GARLAND

'
'
'

NOTICE OF INTENTION
TO ISSUE CERTIFICATES OF OBLIGATION
OF THE CITY OF GARLAND

THE CITY OF GARLAND, in the Counties of Dallas, Collin and Rockwall, Texas, hereby gives notice of its intention to issue CITY OF GARLAND CERTIFICATES OF OBLIGATION, in accordance with the Certificate of Obligation Act of 1971, as amended and codified, and other applicable laws, in the maximum principal amount of \$46,500,000 for the purpose of paying all or a portion of the City's contractual obligations incurred pursuant to contracts for the purchase, construction, renovation and acquisition of certain real and personal property, to wit: (a) acquiring, constructing, renovating, improving, installing and equipping park and recreational improvements and the acquisition of land and interests in land related thereto; (b) constructing, renovating and equipping municipal drainage improvements, including flood control and flood mitigation improvements; (c) constructing and improving streets, including related sidewalks, cycle paths, signage and signalization, landscaping, streetscaping, drainage, utility line relocations and the acquisition of land and rights-of-way therefor; (d) acquisition of vehicles and equipment for the fire, police, emergency medical technicians, drainage, stormwater management, and parks and recreation departments and programs; (e) constructing, renovating, installing and equipping of buildings, streets and traffic control facilities, and public safety facilities for the police and fire departments and street department; (f) acquisition of vehicles and equipment for, and acquiring, constructing, installing and equipping additions, extensions, renovations and improvements for the City's sanitation department, including the landfill and transfer station and the acquisition of land and interests in land related thereto; (g) constructing, equipping and improving information management services systems; (h) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement, upgrade, roof replacement and safety upgrades; and (i) for the purpose of paying all or a portion of the City's contractual obligations for professional services, including engineers, architects, attorneys, map makers, auditors, and financial advisors, in connection with said projects and said Certificates of Obligation. The City proposes to provide for the payment of such Certificates of Obligation from the levy and collection of ad valorem taxes in the City as provided by law, and a limited pledge of the net revenues derived by the City from the ownership and operation of the City's Water and Sewer System). The City Council of the City tentatively proposes to authorize the issuance of such Certificates of Obligation, in one or more series, at a meeting commencing at 7:00 p.m. on May 2, 2023, in the City Council room at the Garland City Hall, 200 N. Fifth Street, Garland, Texas. In the event that the City Council will be unable to meet at the Garland City Hall on May 2, 2023, the City will post on its website, www.garlandtx.gov, information for persons to attend the meeting by telephone, teleconference or other electronic means.

The maximum interest rate for such Certificates of Obligation will not exceed the maximum legal interest rate, the maximum maturity date for such Certificates of Obligation is February 15, 2043, and the estimated combined principal and interest required to pay such Certificates of Obligation to be authorized on time and in full is \$71,267,279.

The City currently has outstanding debt obligations secured by and payable from ad valorem taxes equal to \$301,540,000 in principal amount and \$384,171,857 in combined principal and interest required to pay such outstanding debt obligations on time and in full.

CITY OF GARLAND, TEXAS

By: Eloyce René Dowl, City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8. a.

Meeting Date: 03/07/2023

Item Title: HOME American Rescue Act City of Garland Draft Allocation Plan - Public Hearing

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

During March 6, 2023, Council Work Session, Council was provided a draft of the proposed City of Garland HOME American Rescue Cost Allocation Plan. The City has received a one-time allocation of funding in the amount of \$2,541,737 through the Department of Housing and Urban Development. As part of the plan adoption process, a public hearing is required to solicit comments from interested parties relating to the 2023 HOME-ARP Cost Allocation Plan.

Recommendation/Action Requested and Justification

Hold a public hearing to obtain comments on the proposed HOME American Rescue Cost Allocation Plan for Garland.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. b.

Meeting Date: 03/07/2023

Item Title: Z 22-78 Quetzal Event Center - Specific Use Provision (District 3)

Submitted By: Josue De La Vega, Sr. Planner

REQUEST

Approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

LOCATION

354 East Interstate Highway 30

OWNER

Mindy Heather Zamora

PLAN COMMISSION RECOMMENDATION

On February 13, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Detail Plan for a Reception Facility.

Additionally, the Plan Commission recommended the following conditions:

- Limiting the Specific Use Provision (SUP) to a period of ten (10) years.
- Limiting the hours the Reception Facility would be open for events from 8:00 a.m. to 2:00 a.m., Monday through Sunday.

STAFF RECOMMENDATION

Approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

BACKGROUND

The Planned Development (PD) District on the subject property was amended in 2020 to allow Reception Facility with a Specific Use Provision (SUP). Along with this amendment, a Specific Use Provision (SUP) was approved for a period of twenty (20) years to allow the operation of a Reception Facility from the existing building. The Reception Facility has gone through a change of ownership and the new owner proposes a change to the Specific Use Provision (SUP) condition regarding hours of operation.

SITE DATA

The site contains approximately 2.413 acres with approximately 233 lineal feet of frontage along the East Interstate Highway 30 Access Road and 243 lineal feet of frontage along Oaks Trail, which is used as the two (2) primary access points to and from the property. The site also has access through adjacent properties to Wise Lane and the Interstate Highway 30 Access Road.

Existing improvements on the site include two (2) buildings, parking, and landscaping.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-40 which is based on the Community Office (CO) District. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. An example of allowed uses in the Community Office (CO) District is a professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage. Reception Facility is allowed only upon approval of a Specific Use Provision (SUP).

CONSIDERATIONS

1. The applicant would continue to use the 9,522 square-foot primary building as a Reception Facility and the 2,573 square-foot warehouse located in the rear for event storage (table, chairs and other equipment).
2. The applicant proposes an amendment to Specific Condition (A) regarding hours of operation. The current Specific Use Provision (SUP) establishes the hours from 8:00 a.m. to 11:30 p.m. Monday through Sunday as the only times the facility can be open for events. The applicant had originally proposed to extend the operating hours from 8:00 a.m. to 3:00 a.m. Monday through Sunday. However, after the February 13, 2023 Plan Commission hearing, the applicant revised their proposal to be in accordance with the Plan Commission's recommendation of limiting the operating hours from 8:00 a.m. to 2:00 a.m., Monday through Sunday.

3. One hundred twenty one (121) parking spaces are required for the Reception Facility per the Garland Development Code (GDC). The applicant will comply with the required parking.
4. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
5. The GDC includes Special Standards for which the use must comply:
 - a. Time Period. An SUP for a Reception Facility is valid for the time period specified in the SUP ordinance. The applicant requests the SUP to be in effect for a period of twenty (20) years.
 - b. Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
 - c. Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
 - d. Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
 - e. Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
 - f. Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:
 - i. for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;
 - ii. for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;
 - iii. for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or
 - iv. for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.
 - g. For reception facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.

- h. A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with these conditions and the request meets the abovementioned measurement requirements.

6. The applicant is not proposing new signage with this request. There is an existing freestanding digital sign on site; the applicant proposes no changes to the existing sign.
7. The applicant had originally requested the approval of an amended Specific Use Provision (SUP) effective for twenty (20) years. However, after the February 13, 2023 Plan Commission hearing, the applicant revised the request to be in accordance with the Plan Commission's recommendation of ten (10) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

Additionally, the site is within the I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.

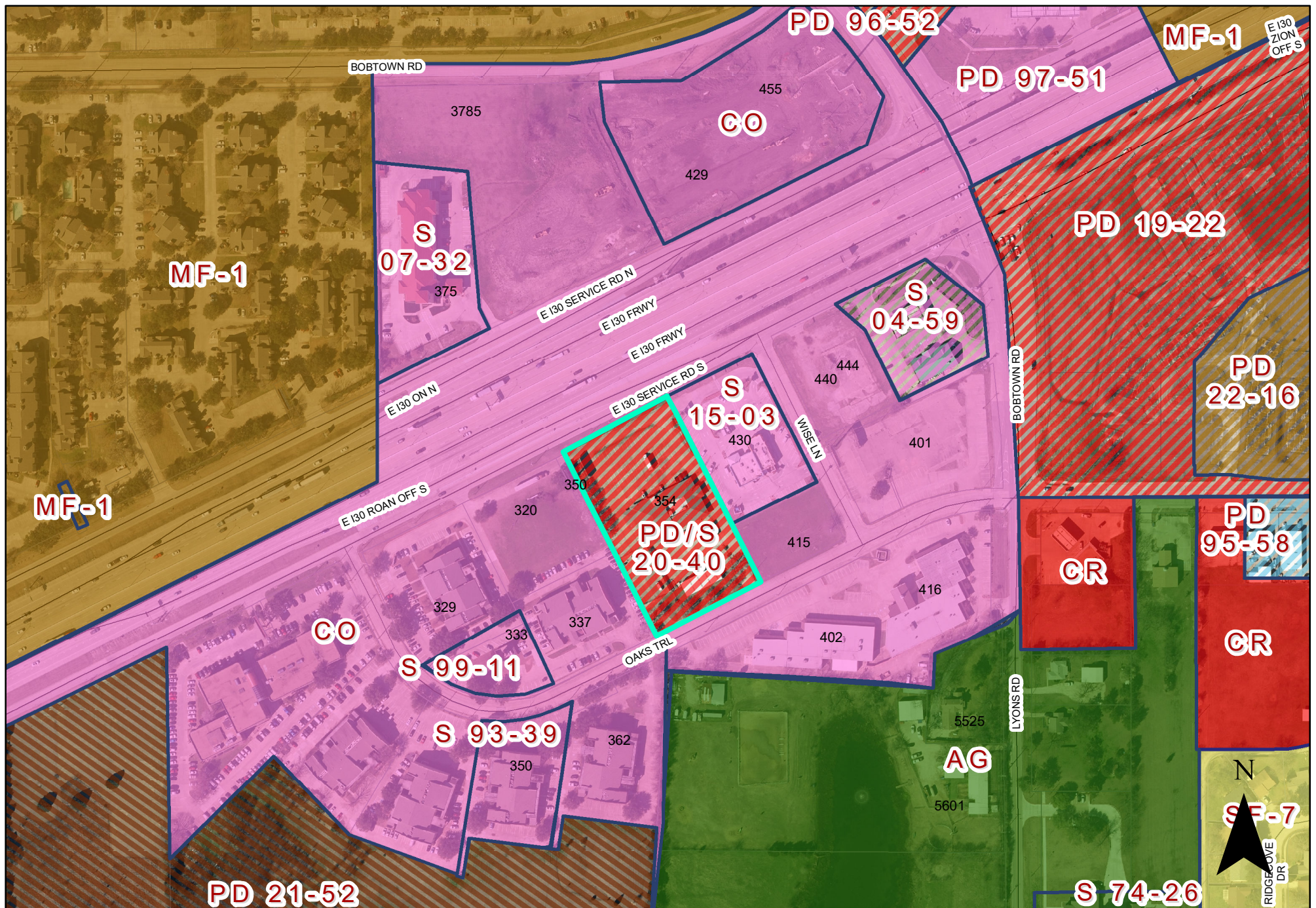
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the west is zoned Community Office (CO) District and is developed with an office complex. The property to the east is zoned Community Office (CO) District with a Specific Use Provision (S 15-03 for Drive-Through Restaurant Use) and is developed with a Golden Chick drive-through restaurant. The property immediately to the south is zoned Community Office (CO) District with a Specific Use Provision (S 11-14 for Child Care Center) and is developed with a church and child care center. The property to the north across IH 30 is zoned Community Office (CO) District with a Specific Use Provision (S 07-32) and is developed with a La Quinta Inn & Suites hotel.

The proposed location is within a commercial area and adjacent to an interstate highway, thus reducing concern Reception Facilities often raise about proximity to residential homes.

Attachments

Z 22-78 Location Map
Z 22-78 - SUP Conditions
Z 22-78 R&M - SUP
Z 22-78 Responses



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-78

 INDICATES AREA OF REQUEST

354 East I-30

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-78

354 East Interstate Highway 30

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District to allow a Reception Facility Use.
- II. Statement of Effect:** This Planned Development (PD) District 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 11-26 and Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plan:**
- A. Detail Plan: Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The Reception Facility operation shall be in conformance with the site layout in Exhibit C.
- B. Exterior Lighting: Any down-lighting installed in the parking lot shall be installed so as not to be obstructive to abutting development.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-78

354 East Interstate Highway 30

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in Planned Development (PD) District 11-26 and 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 11-26 and the Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code shall apply, except as otherwise specified in this ordinance.
- IV. 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

EXHIBIT B

- 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.

V. Specific Conditions:

- A. Hours of Operation: The Reception Facility shall be open for events only as follows: Monday - Sunday 8:00 a.m. to 2:00 a.m.
- B. Security: The Reception Facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
- C. Noise: The Reception Facility shall comply with the City of Garland Noise Control Ordinance.
- D. Loitering, Outside Activities: Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
- E. Litter & Debris: Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
- F. SUP Time Period: The Specific Use Provision for Reception Facility shall be in effect for a period of ten years (10) years.

REPORT & MINUTES

P.C. Meeting, February 13, 2023

4f. APPROVED Consideration of the application of **Quetzal Event Center**, requesting approval of an amended Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 22-78 – Specific Use Provision)

Representing the applicant Mindy H. Zamora, 354 E I-30, Garland, Texas, provided an overview of the request, and remained available for questions.

There was discussion between the Plan Commission and Ms. Zamora regarding security being provided during events and the hours of operation for the venue.

Motion was made by Commissioner Paris to close the public hearing and open for discussion. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

Commissioner Aubin spoke in favor of modifying the hours of operation to a 2 a.m. closing time with a 5-year Specific Use Provision.

Commissioner Paris asked for clarification on Commissioner's Aubin's proposal.

Commissioner Ott spoke in favor of modifying the hours of operation to 1-2 a.m. with a 10-year Specific Use Provision.

Motion was made by Commissioner Paris to **approve** the Specific Use Provision and Detail Plan with a 2 a.m. closing with a 10-year Specific Use Provision. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

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



GARLAND
TEXAS MADE HERE

The applicant requests an amended Specific Use Provision to continue the operation of a Reception Facility from an existing building.

Approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

City Council Meeting

March 7, 2023

Z 22-78



GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location: 354 East Interstate Highway 30

Applicant: Quetzal Event Center

Owner: Mindy Heather Zamora

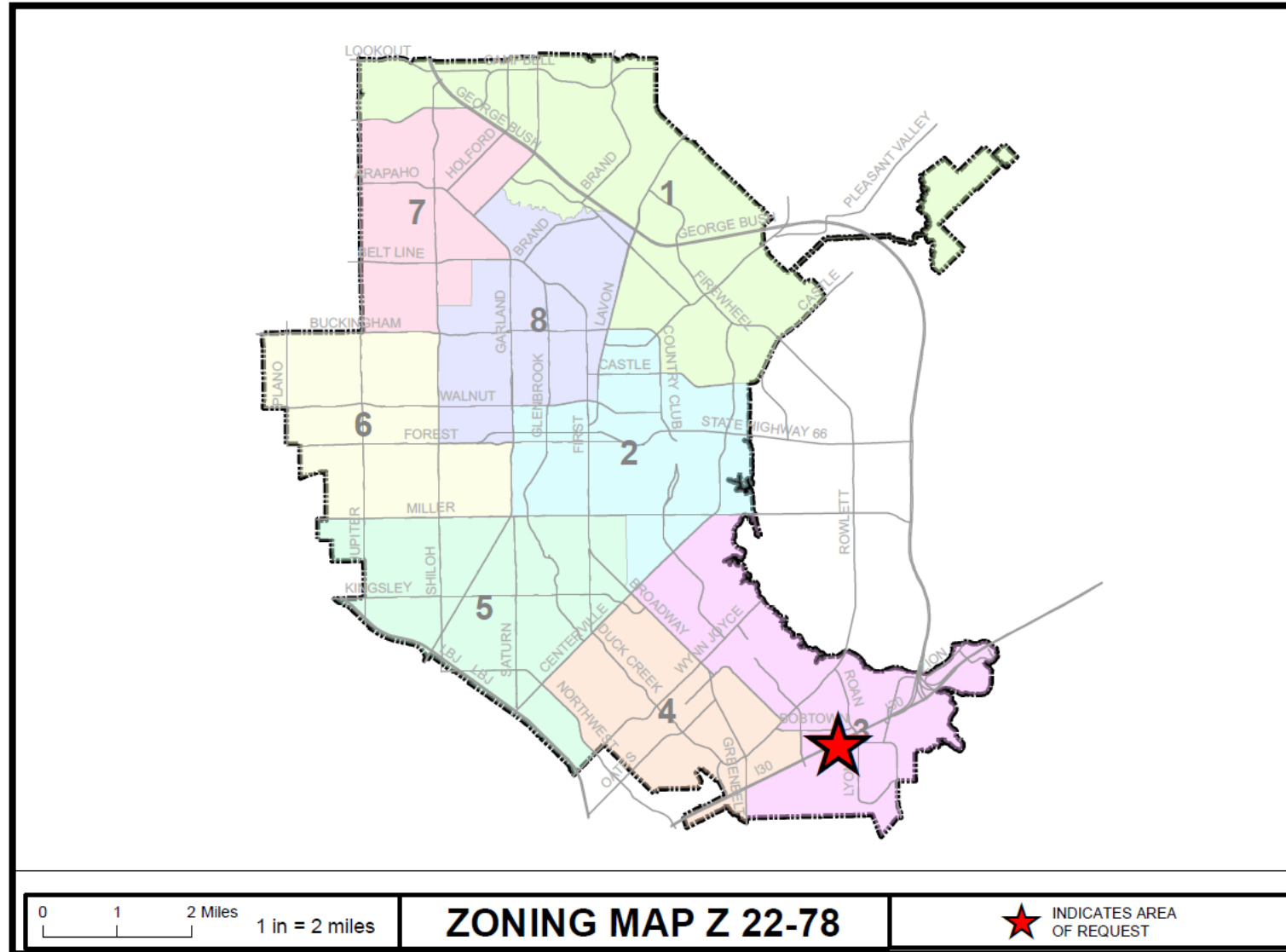
Acreage: 2.4

Zoning: Planned Development (PD) District 20-40 for Community
Office Use



GARLAND
TEXAS MADE HERE

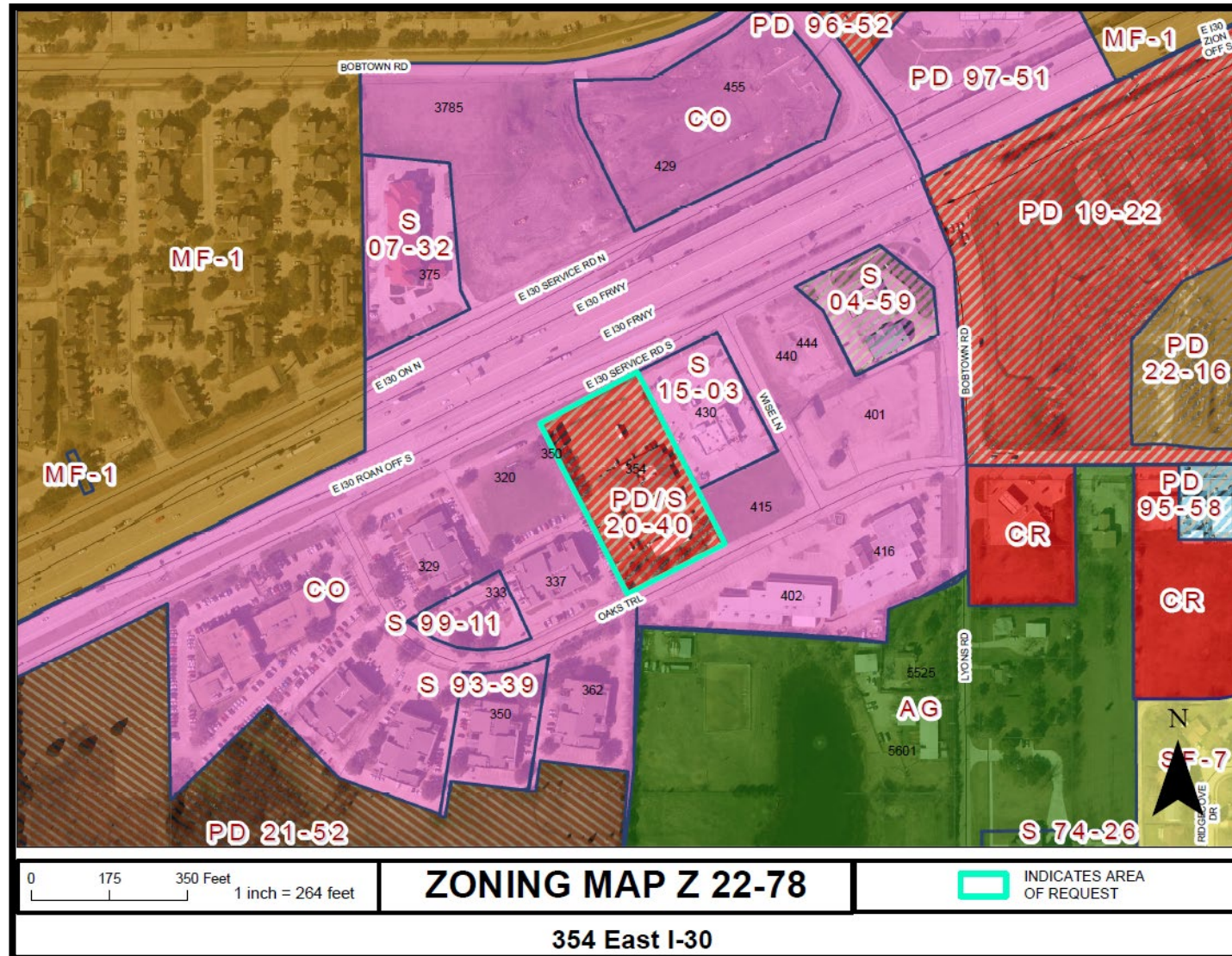
CITYWIDE LOCATION MAP





GARLAND
TEXAS MADE HERE

LOCATION MAP





GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN





GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

Additionally, the site is within the I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.



GARLAND
TEXAS MADE HERE

PHOTOS



View of the subject property from IH 30.



View towards the west from subject property .



GARLAND
TEXAS MADE HERE

PHOTOS



View of IH 30 and service road from subject property.



View towards the east from subject property.



GARLAND
TEXAS MADE HERE

BACKGROUND

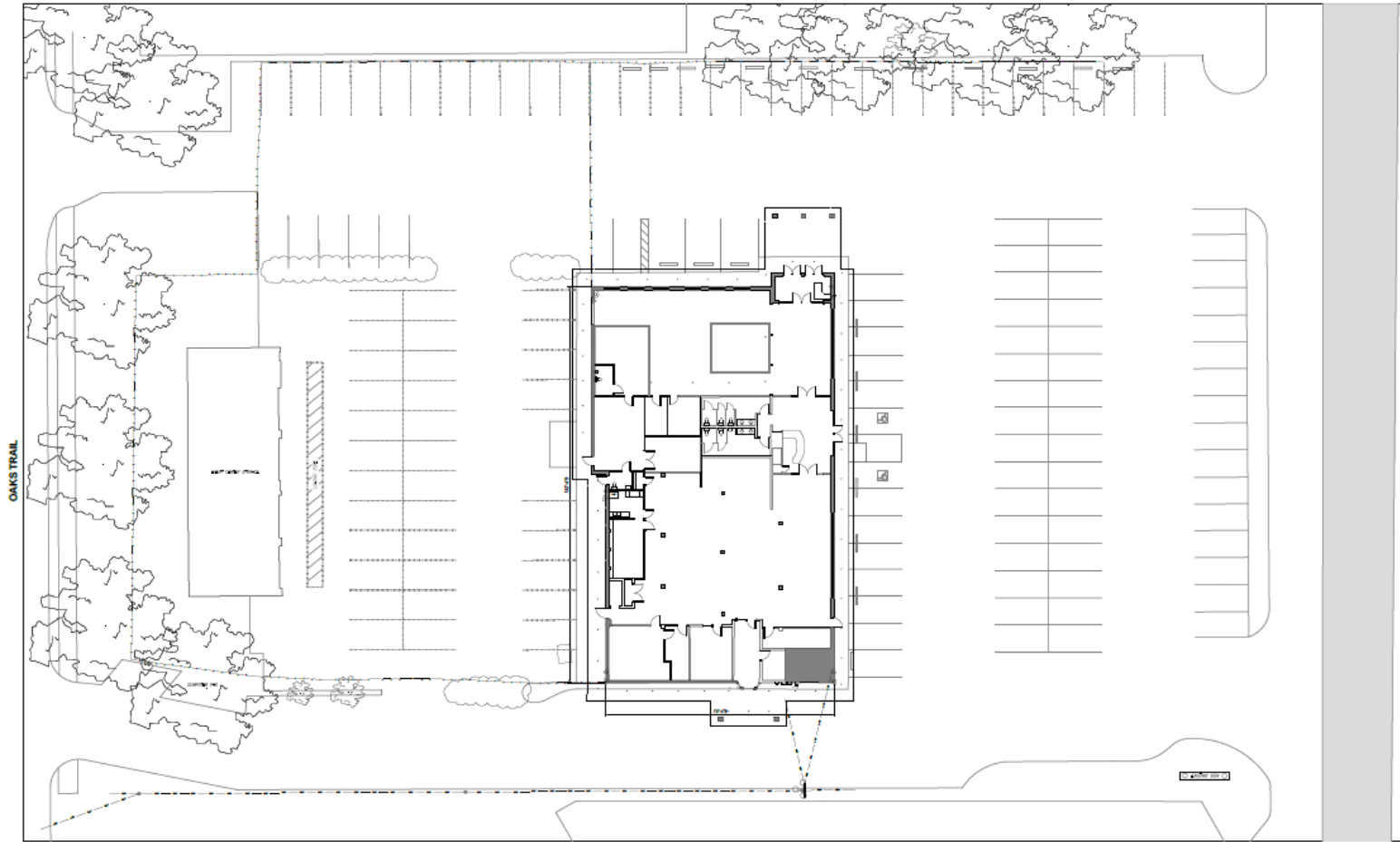
The Planned Development (PD) District on the subject property was amended in 2020 to allow Reception Facility with a Specific Use Provision (SUP). Along with this amendment, a Specific Use Provision (SUP) was approved for a period of twenty (20) years to allow the operation of a Reception Facility from the existing building. The Reception Facility has gone through a change of ownership and the new owner proposes a change to the Specific Use Provision (SUP) condition regarding hours of operation.



GARLAND
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SITE PLAN

Oaks Trail



IH 30

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



GARLAND
TEXAS MADE HERE

CONSIDERATIONS

The applicant would continue to use the 9,522 square-foot primary building as a Reception Facility and the 2,573 square-foot warehouse located in the rear for event storage (table, chairs and other equipment).

The applicant proposes an amendment to Specific Condition (A) regarding hours of operation. The current Specific Use Provision (SUP) establishes the hours from 8:00 a.m. to 11:30 p.m. Monday through Sunday as the only times the facility can be open for events. The applicant had originally proposed to extend the operating hours from 8:00 a.m. to 3:00 a.m. Monday through Sunday. However, after the February 13, 2023 Plan Commission hearing, the applicant revised their proposal to be in accordance with the Plan Commission's recommendation of limiting the operating hours from 8:00 a.m. to 2:00 a.m., Monday through Sunday.

The applicant had originally requested the approval of an amended Specific Use Provision (SUP) effective for twenty (20) years. However, after the February 13, 2023 Plan Commission hearing, the applicant revised the request to be in accordance with the Plan Commission's recommendation of ten (10) years.



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STAFF RECOMMENDATION

Approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.



GARLAND
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PLAN COMMISSION RECOMMENDATION

On February 13, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Detail Plan for a Reception Facility.

Additionally, the Plan Commission recommended the following conditions:

- Limiting the Specific Use Provision (SUP) to a period of ten (10) years.
- Limiting the hours the Reception Facility would be open for events from 8:00 a.m. to 2:00 a.m., Monday through Sunday.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. c.

Meeting Date: 03/07/2023

Item Title: Z 22-78 Quetzal Event Center - Detail Plan (District 3)

Submitted By: Josue De La Vega, Sr. Planner

REQUEST

Approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

LOCATION

354 East Interstate Highway 30

OWNER

Mindy Heather Zamora

PLAN COMMISSION RECOMMENDATION

On February 13, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Detail Plan for a Reception Facility.

Additionally, the Plan Commission recommended the following conditions:

- Limiting the Specific Use Provision (SUP) to a period of ten (10) years.
- Limiting the hours the Reception Facility would be open for events from 8:00 a.m. to 2:00 a.m., Monday through Sunday.

STAFF RECOMMENDATION

Approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

BACKGROUND

The Planned Development (PD) District on the subject property was amended in 2020 to allow Reception Facility with a Specific Use Provision (SUP). Along with this amendment, a Specific Use Provision (SUP) was approved for a period of twenty (20) years to allow the operation of a Reception Facility from the existing building. The Reception Facility has gone through a change of ownership and the new owner proposes a change to the Specific Use Provision (SUP) condition regarding hours of operation.

SITE DATA

The site contains approximately 2.413 acres with approximately 233 lineal feet of frontage along the East Interstate Highway 30 Access Road and 243 lineal feet of frontage along Oaks Trail, which is used as the two (2) primary access points to and from the property. The site also has access through adjacent properties to Wise Lane and the Interstate Highway 30 Access Road.

Existing improvements on the site include two (2) buildings, parking, and landscaping.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-40 which is based on the Community Office (CO) District. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. An example of allowed uses in the Community Office (CO) District is a professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage. Reception Facility is allowed only upon approval of a Specific Use Provision (SUP).

CONSIDERATIONS

1. The applicant would continue to use the 9,522 square-foot primary building as a Reception Facility and the 2,573 square-foot warehouse located in the rear for event storage (table, chairs and other equipment).
2. The applicant proposes an amendment to Specific Condition (A) regarding hours of operation. The current Specific Use Provision (SUP) establishes the hours from 8:00 a.m. to 11:30 p.m. Monday through Sunday as the only times the facility can be open for events. The applicant had originally proposed to extend the operating hours from 8:00 a.m. to 3:00 a.m. Monday through Sunday. However, after the February 13, 2023 Plan Commission hearing, the applicant revised their proposal to be in accordance with the Plan Commission's recommendation of limiting the operating hours from 8:00 a.m. to 2:00 a.m., Monday through Sunday.

3. One hundred twenty one (121) parking spaces are required for the Reception Facility per the Garland Development Code (GDC). The applicant will comply with the required parking.
4. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
5. The GDC includes Special Standards for which the use must comply:
 - a. Time Period. An SUP for a Reception Facility is valid for the time period specified in the SUP ordinance. The applicant requests the SUP to be in effect for a period of twenty (20) years.
 - b. Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
 - c. Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
 - d. Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
 - e. Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
 - f. Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:
 - i. for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;
 - ii. for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;
 - iii. for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or
 - iv. for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.
 - g. For reception facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.

- h. A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with these conditions and the request meets the abovementioned measurement requirements.

6. The applicant is not proposing new signage with this request. There is an existing freestanding digital sign on site; the applicant proposes no changes to the existing sign.
7. The applicant had originally requested the approval of an amended Specific Use Provision (SUP) effective for twenty (20) years. However, after the February 13, 2023 Plan Commission hearing, the applicant revised the request to be in accordance with the Plan Commission's recommendation of ten (10) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

Additionally, the site is within the I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.

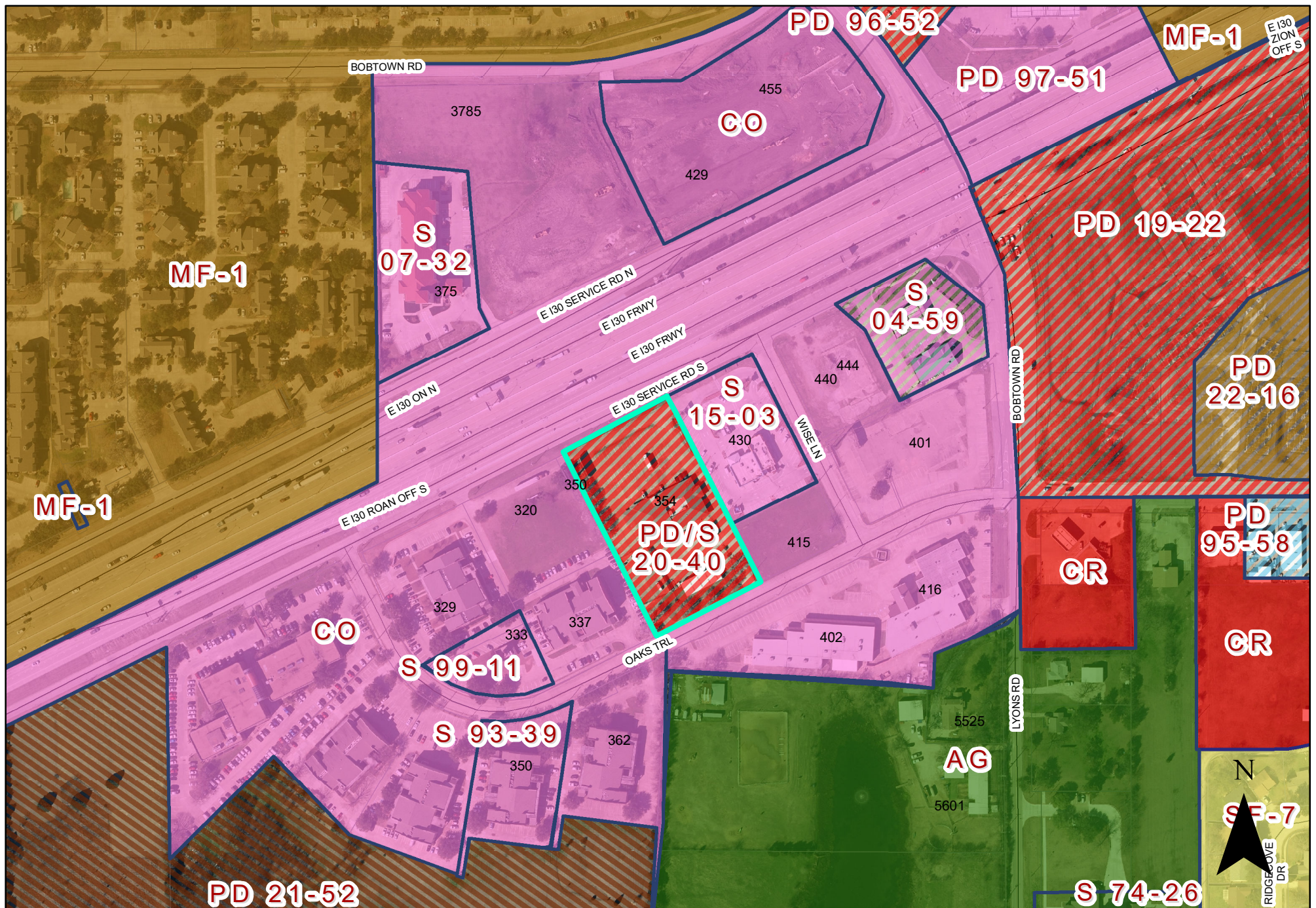
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the west is zoned Community Office (CO) District and is developed with an office complex. The property to the east is zoned Community Office (CO) District with a Specific Use Provision (S 15-03 for Drive-Through Restaurant Use) and is developed with a Golden Chick drive-through restaurant. The property immediately to the south is zoned Community Office (CO) District with a Specific Use Provision (S 11-14 for Child Care Center) and is developed with a church and child care center. The property to the north across IH 30 is zoned Community Office (CO) District with a Specific Use Provision (S 07-32) and is developed with a La Quinta Inn & Suites hotel.

The proposed location is within a commercial area and adjacent to an interstate highway, thus reducing concern Reception Facilities often raise about proximity to residential homes.

Attachments

Z 22-78 Location Map
Z 22-78 Exhibit
Z 22-78 R&M - Detail Plan
Z 22-78 Responses

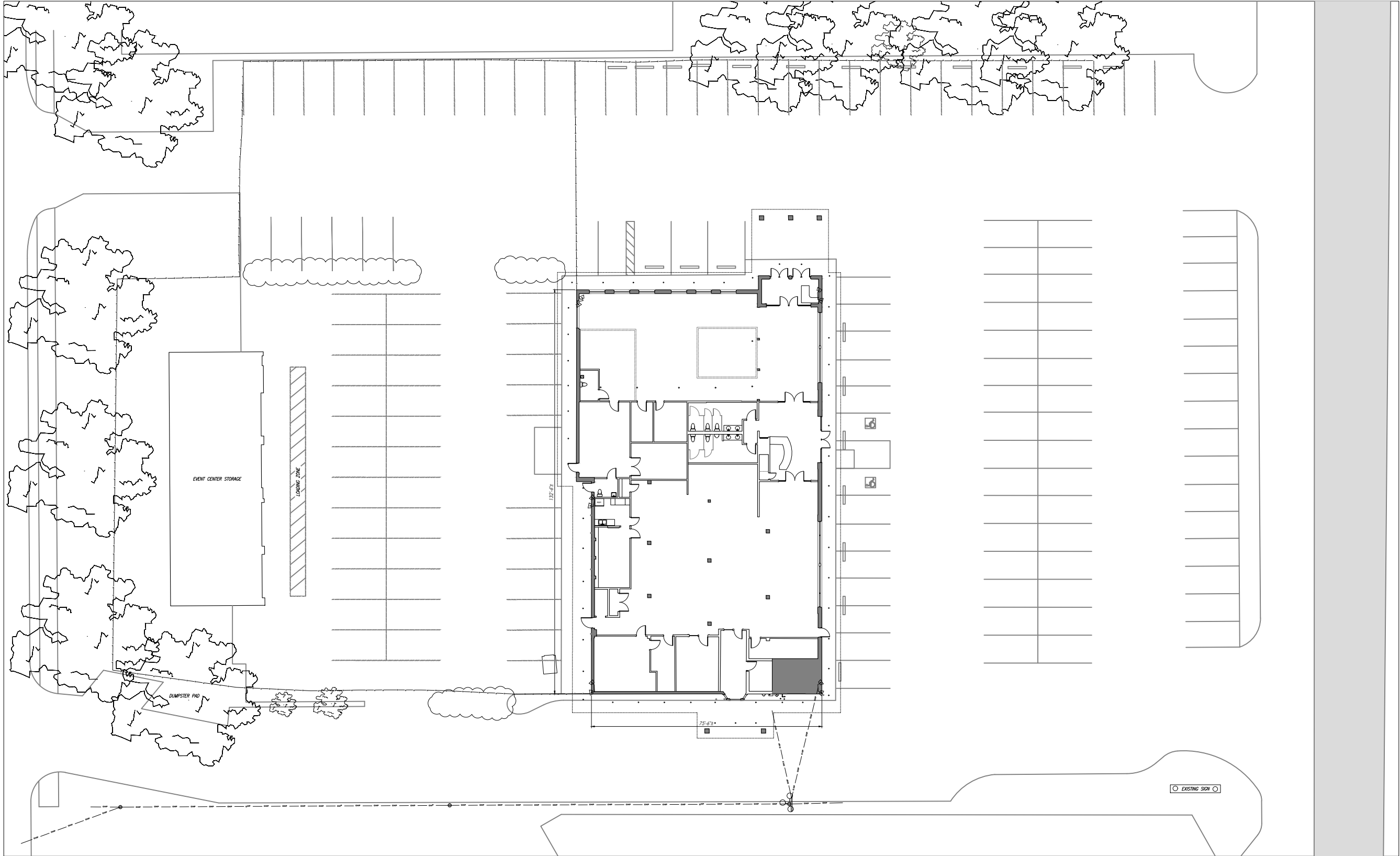


0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-78

INDICATES AREA OF REQUEST

354 East I-30



OVERALL SITE PLAN

SCALE: 1"=30'-0"

AREA DISTRIBUTION	
EXISTING BUILDING, MAIN	9522 SQ. FT
EXISTING BUILDING, WAREHOUSE	2573 SQ. FT
TOTAL FLOOR AREA	12095 SQ. FT
TOTAL LOT AREA	105147 SQ. FT
TOTAL BUILDING COVERAGE	11.5%

BUILDING DIMENSIONS	
BUILDING MAXIMUM HEIGHT	25'-1"
EAST CANOPY DIMENSION	14'-6"L, 25'-1"W, 15'-0" H
CLEARANCE	10'-6"
WEST CANOPY DIMENSION	20'-7.5"L, 25'-1"W, 15'-0" H
CLEARANCE	10'-6"

PARKING SPACE	
PARKING EXISTING	
PARKING REQUIRED	
PARKING PROVIDED	
LOADING ZONE PROVIDED	

PARKING ANALYSIS				
PROPOSED USE	RATIO	RATIO PARKING REQUIRED	PARKING REQUIRED	PARKING EXISTING
RECEPTION FACILITY	12095 SQ FT	1/100 SQ FT	120	105
PROPOSED ADDITIONAL PARKING: 52				
TOTAL PARKING: 157				

v3 210115

THIS DOCUMENT CONTAINS A POINT-IN-TIME REPRESENTATION OF SITE CONDITIONS AS OF THE DATE AND TIME THAT THE SCAN WAS COMPLETE. CONDITIONS MAY HAVE CHANGED SINCE THAT TIME. GMR DOES NOT REPRESENT OR WARRANT THE ACCURACY OF THE SITE CONDITIONS AFTER THE DATE AND TIME THAT THE SCAN WAS COMPLETED. THIS DOCUMENT IS NOT TO BE USED BY ANYONE OTHER THAN THE LAWFUL OWNER EXCEPT WITH WRITTEN PERMISSION FROM THE LAWFUL OWNER. THIS DOCUMENT (EXCEPTING REGISTERED TRADEMARKS) SHALL REMAIN THE PROPERTY OF THE LAWFUL OWNER AND GMR.



354 E. Interstate 30
Garland, TX 75043

FIELDWORK BY:	DJC	PLANS PREPARED BY:	TLS
PLANS REVIEWED BY:	DJC	PLANS APPROVED BY:	KRM

SHEET NO. 1 of 5

REPORT & MINUTES

P.C. Meeting, February 13, 2023

4g. APPROVED Consideration of the application of **Quetzal Event Center**, requesting approval of an amended Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 22-78 – Detail Plan)

Motion was made by Commissioner Paris to **approve** the Specific Use Provision and Detail Plan with a 2 a.m. closing with a 10-year Specific Use Provision. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

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



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The applicant requests an amended Specific Use Provision to continue the operation of a Reception Facility from an existing building.

Approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

City Council Meeting

March 7, 2023

Z 22-78



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CASE INFORMATION

Location: 354 East Interstate Highway 30

Applicant: Quetzal Event Center

Owner: Mindy Heather Zamora

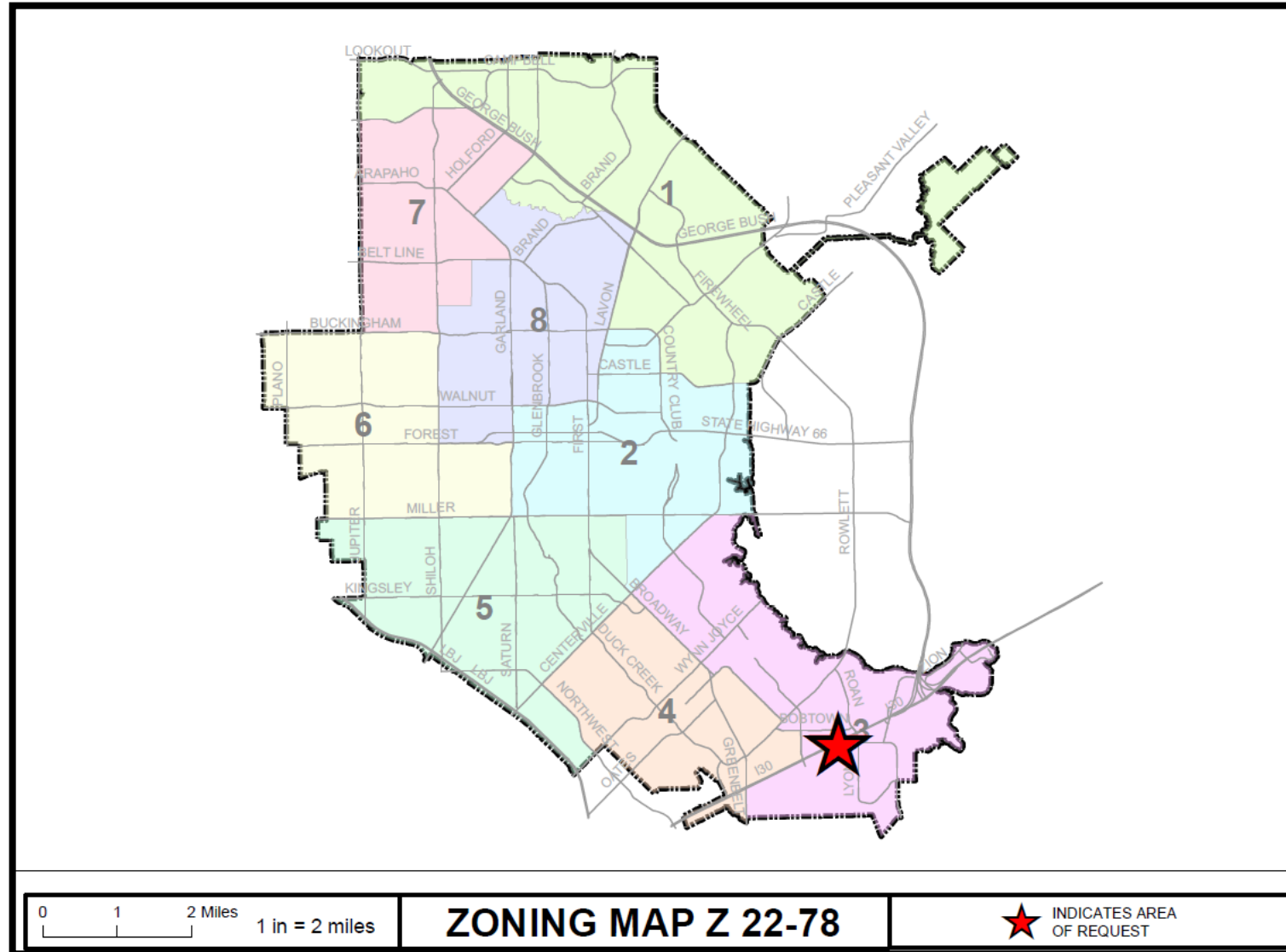
Acreage: 2.4

Zoning: Planned Development (PD) District 20-40 for Community Office Use



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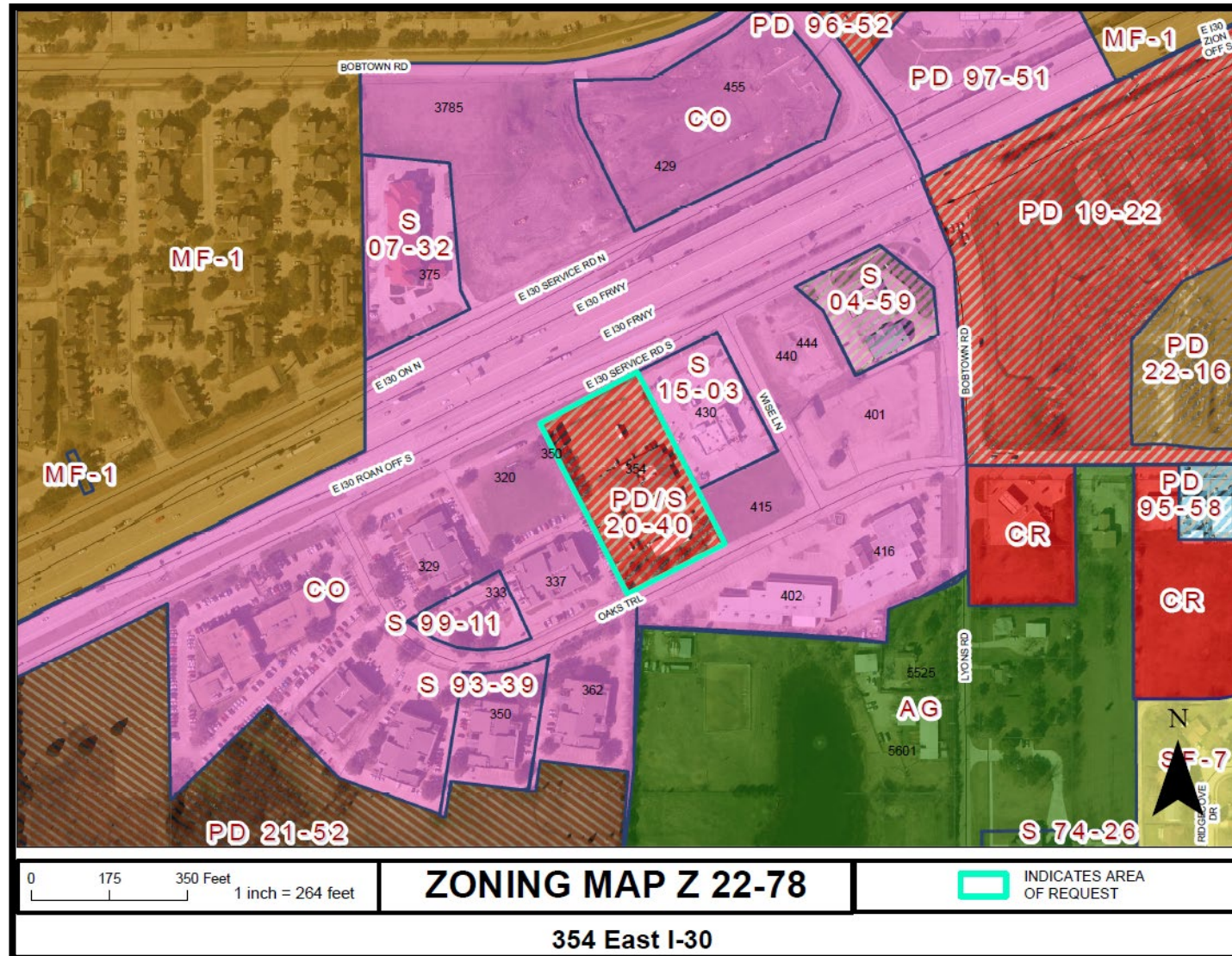
CITYWIDE LOCATION MAP





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LOCATION MAP





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COMPREHENSIVE PLAN





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COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

Additionally, the site is within the I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.



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PHOTOS



View of the subject property from IH 30.



View towards the west from subject property .



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PHOTOS



View of IH 30 and service road from subject property.



View towards the east from subject property.



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BACKGROUND

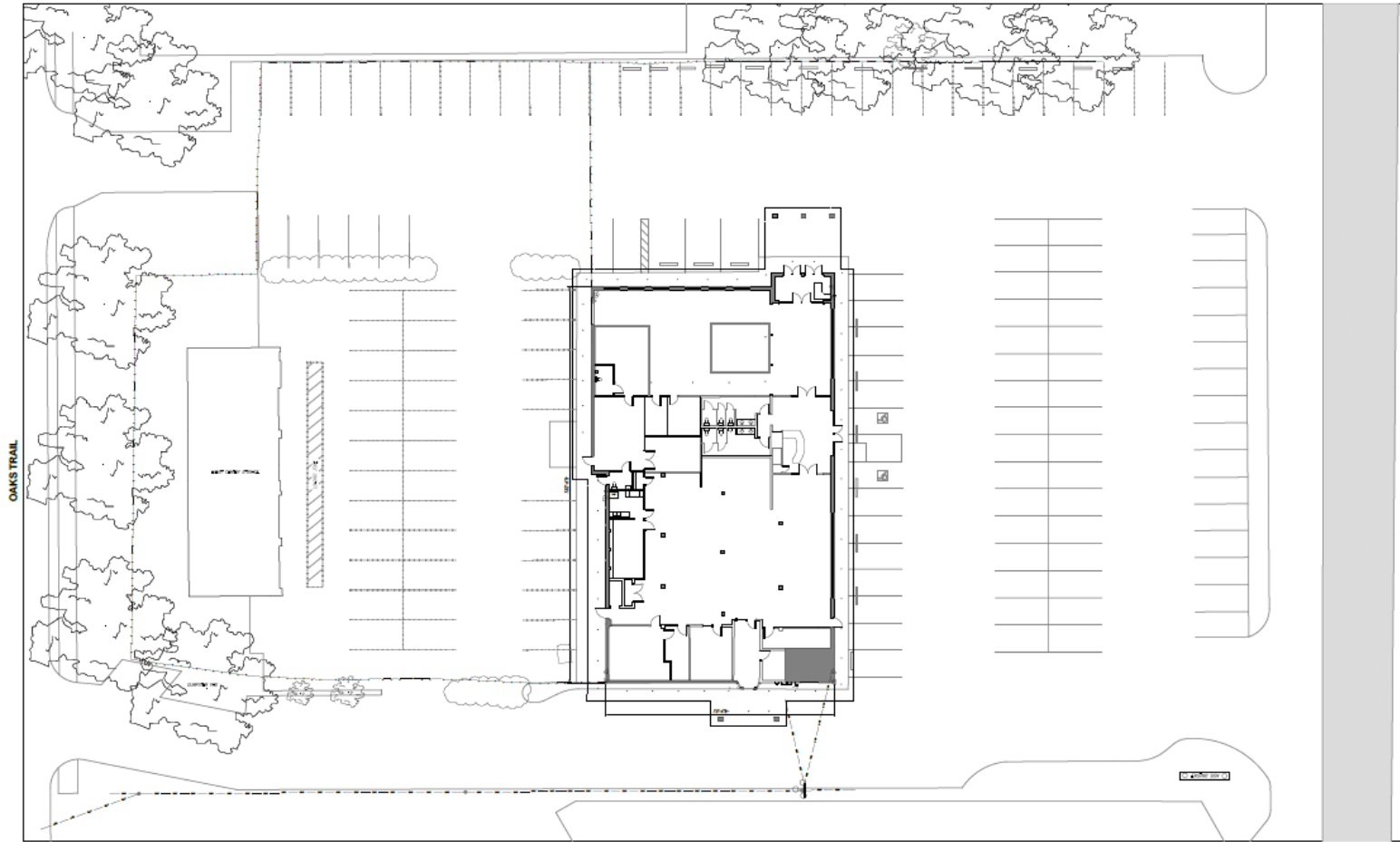
The Planned Development (PD) District on the subject property was amended in 2020 to allow Reception Facility with a Specific Use Provision (SUP). Along with this amendment, a Specific Use Provision (SUP) was approved for a period of twenty (20) years to allow the operation of a Reception Facility from the existing building. The Reception Facility has gone through a change of ownership and the new owner proposes a change to the Specific Use Provision (SUP) condition regarding hours of operation.



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SITE PLAN

Oaks Trail



IH 30

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



GARLAND
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CONSIDERATIONS

The applicant would continue to use the 9,522 square-foot primary building as a Reception Facility and the 2,573 square-foot warehouse located in the rear for event storage (table, chairs and other equipment).

The applicant proposes an amendment to Specific Condition (A) regarding hours of operation. The current Specific Use Provision (SUP) establishes the hours from 8:00 a.m. to 11:30 p.m. Monday through Sunday as the only times the facility can be open for events. The applicant had originally proposed to extend the operating hours from 8:00 a.m. to 3:00 a.m. Monday through Sunday. However, after the February 13, 2023 Plan Commission hearing, the applicant revised their proposal to be in accordance with the Plan Commission's recommendation of limiting the operating hours from 8:00 a.m. to 2:00 a.m., Monday through Sunday.

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STAFF RECOMMENDATION

Approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.



GARLAND
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PLAN COMMISSION RECOMMENDATION

On February 13, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Detail Plan for a Reception Facility.

Additionally, the Plan Commission recommended the following conditions:

- Limiting the Specific Use Provision (SUP) to a period of ten (10) years.
- Limiting the hours the Reception Facility would be open for events from 8:00 a.m. to 2:00 a.m., Monday through Sunday.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. d.

Meeting Date: 03/07/2023

Item Title: Z 22-65 Kirkman Engineering - Zoning (District 7)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

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

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

LOCATION

2801 and 2901 Arapaho Road

OWNER

Seven Investments

PLAN COMMISSION RECOMMENDATION

On February 13, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses.

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

The Plan Commission also approved an Alley Waiver for this development.

In addition, the Plan Commission recommended to remove the balconies along the north side of the property. The applicant has provided revised elevations by removing the balconies.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses.

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

BACKGROUND

The applicant proposes to construct fifty-five (55) townhouses and three (3) HOA open space lots. The subject property is currently unimproved.

SITE DATA

The subject property contains approximately 4.87 acres and has approximately 1,211 linear feet of frontage along Arapaho Road, 312 linear feet of frontage along Galaxie Road and 233 linear feet of frontage along Callejo Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Single-Family Attached (SFA) District. The Single-Family Attached District is intended to promote stable, quality, attached-occupancy residential development on individual lots in logical, livable, and sustainable neighborhoods. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas, multifamily or nonresidential areas, or major thoroughfares.

The applicant requests to make some modifications to the Single-Family Attached District requirements.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of fifty-five (55) townhouses and three (3) HOA lots. In addition, the applicant is proposing 11.9 units per acre, therefore meeting the SFA GDC requirement.
2. The applicant requests to deviate from some of the required SFA District development standards per Section 2.34 (Table 2-3) of the Garland Development Code (GDC). The table below indicates the deviations proposed. It should be noted that the proposal will meet the minimum dwelling size requirement (1,400 sf) per the GDC.

Development Standards	Required	Proposed	Applicant's Justification
Lot Area	Minimum 2,000 SF	Minimum 1,500 SF	The minimum lot area is being reduced to allow for the requested reduction in the lot depth listed.
Lot Depth	Minimum 90 feet	Minimum 60 feet	The overall tract geometry, and incorporating necessary infrastructure, creates constraints of the lot impacting the lot depths.
	At least one tree is required for each townhouse unit and must be placed either on that lot or within fifty feet of that unit. For	Small ornamental trees are proposed for each lot or within fifty feet of that unit.	The reduced depth of these lots still allow for small green spaces for each lot; however, the applicant would like to relocate

Landscaping	each townhouse structure, at least fifty percent of the required trees must be large canopy trees. The remainder of the required trees may be small ornamental trees.	Large canopy trees are proposed in the larger common open space areas, as well as along Arapaho Road.	these required large canopy trees to the larger common open spaces instead of these small green spaces to allow the trees to reach full maturity and allow a more manageable space for franchise utility placement and maintenance.
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Screening and Landscaping

1. The proposed landscape layout (Exhibit D) complies with the applicable screening standards. Per the GDC, a screening wall is required along a thoroughfare Type “D” or greater. Arapaho Road is considered to be greater than Type “D”; therefore, a five (5)-foot ornamental fence with masonry columns and applicable vegetation is required along Arapaho Road and the landscape plan reflects the ornamental fence with masonry columns. The large canopy trees and screening shrubs are on the street-side of the fence to provide more coverage. Screening and fencing is not required along Callejo Road and Galaxie Road. However, the landscape plan reflects a board-on-board fence along the northern perimeter line and an ornamental fence along Callejo Road and a portion of Galaxie Road.

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

Amenities

2. Common open space area is included with the proposed development in accordance with the GDC. The amenity requirements of the Single-Family Attached (SFA) District per the GDC are satisfied. Amenities include a gazebo and playground equipment.

Parking

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

Garage

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

- Offset front entry with the garage door set back at least five feet behind the front building face.

The site plan (Exhibit C) reflects front-entry garages with an offset.

Building Design

5. The building elevations complies with the articulation and architectural elements requirements per the GDC.

Signage

6. The applicant has not requested any deviation on signage; it will comply with the standards in the GDC.

COMPREHENSIVE PLAN

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

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The Compact neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

This proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family homes. The property to the east, across Callejo Road, is zoned Single-Family Attached (SFA) District; it is currently unimproved. The properties to the south, across Arapaho Road, are zoned Single-Family-7 (SF-7) District and are developed with single-family homes. The property to the west, across Galaxie Road, is zoned Community Retail (CR) District; it is developed with retail uses.

Attachments

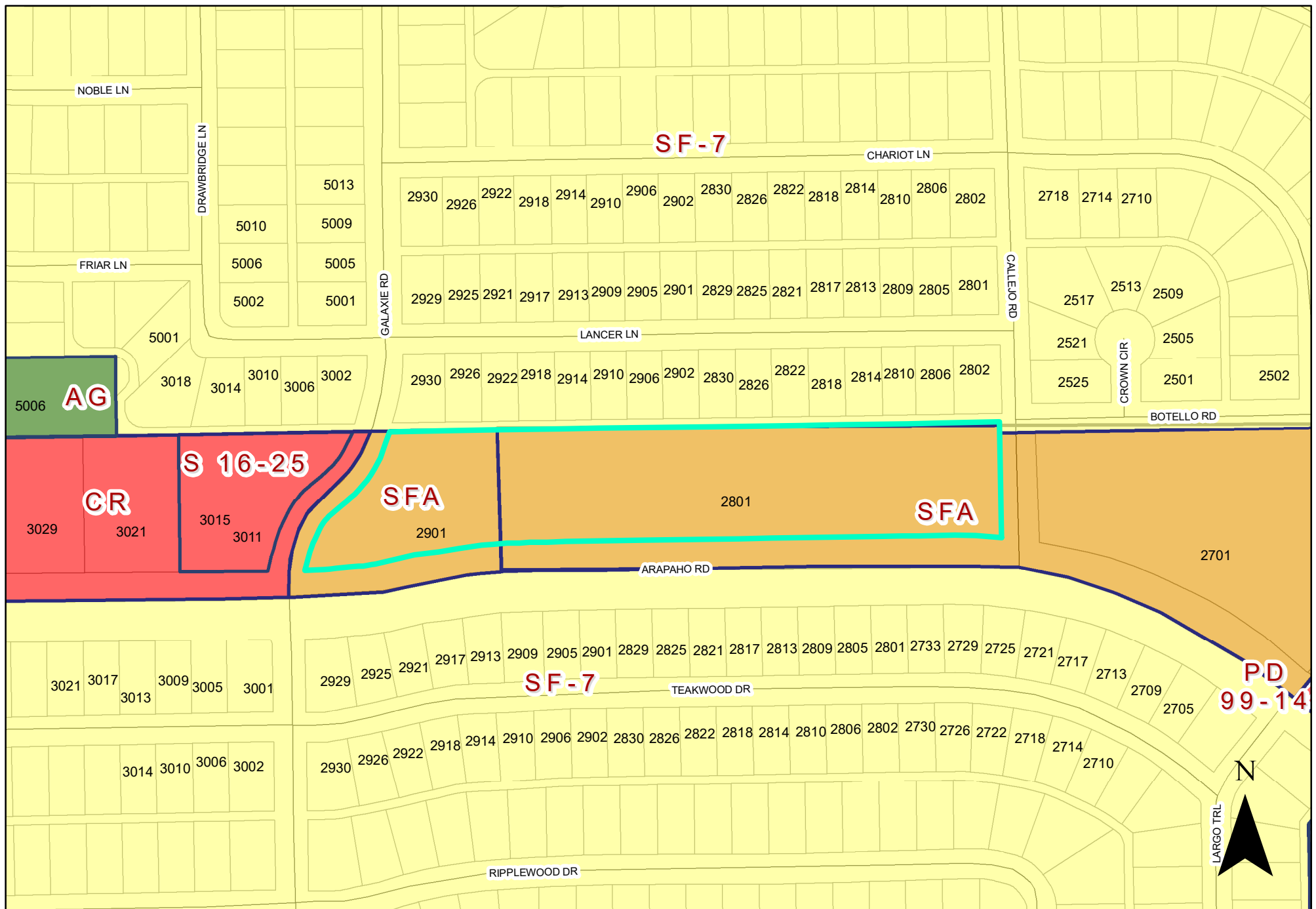
Z 22-65 Location Map

Z 22-65 Exhibit B

Z 22-65 R&M - Zoning

Z 22-65 Responses

Z 22-65 Staff Presentation



0 140 280 Feet
1 inch = 211 feet

ZONING MAP Z 22-65

INDICATES AREA
OF REQUEST

2801 & 2901 Arapaho Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-65

2801 and 2901 Arapaho Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for fifty-five (55) Single-Family Attached (Townhouse) and three (3) HOA lots.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-Attached (SFA) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-Attached(SFA) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

- A. Permitted Uses:** Only Dwelling, Single-Family-Attached (SFA) units are permitted.
- B. Maximum Number of Lots:** A total of fifty-five (55) single-family attached units shall be permitted.
- C. Minimum Lot Area:** The minimum lot area shall be 1,500 square feet and as reflected in Exhibit C.
- D. Minimum Lot Depth:** The minimum lot depth shall be sixty (60) feet and the lot depth is measured between the lot lines.
- E. Minimum Dwelling Size:** The minimum dwelling size shall be 1,400 square feet.

- F. Alleys: Alleys shall not be required for this development
- G. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.
- H. Open Space and Amenities: Open Space and Amenities shall be provided as shown in Exhibit D.
- I. Signage: All signs shall meet the Garland Development Code requirements.
- J. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- K. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.
- L. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.
- M. Required Assessments and Reserves: The declaration for the Homeowner's Association shall provide that each homeowner owning a real property interest in a residential lot within the community land shall be obligated to pay assessments to the Homeowners Association to pay for the operation and common

expenses of the association, including, without limitation, the repair and maintenance of association common areas, including repairing, maintaining or replacing the association screening walls and perimeter fences. If the Homeowners Association fails to perform the above-described maintenance due to lack of funds, the Homeowners Association shall assess members on a pro rata basis for the cost of performing such maintenance and shall thereafter promptly and diligently perform the maintenance required. To help ensure that funds will be available to perform such maintenance, the Homeowners Association shall establish and maintain a reserve fund for the periodic maintenance, repair and replacement of association improvements, which shall include adequate reserves for the expected future costs to repair, maintain and replace association screening walls and perimeter fences.

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

of the City.

REPORT & MINUTES

P.C. Meeting, February 13, 2023

4a. APPROVED Consideration of the application of **Kirkman Engineering**, requesting approval of a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses. This property is located at 2801 and 2901 Arapaho Road. (District 7) (File Z 22-65 – Zoning)

Representing the applicant Patrick Filson, 5200 State Highway 121, Colleyville, Texas, provided an overview of the request, and remained available for questions.

Representing the property owner, speaking in favor:
J.D. Gonzales, 4310 N. Central Expwy., Dallas, Texas 75206
Trey Hart, 4310 N. Central Expwy., Dallas, Texas 75206

Resident Joe Thomas, 2917 Spring Brook Dr., Garland, Texas spoke in favor of the request.

The speakers spoke in favor of the property being developed by Kirkman Engineering due to the length of the property being on the market and the difficulties faced with prior developers.

There was discussion between the Plan Commission and Mr. Filson regarding the number of units, on street parking access, individual driveways and garages per unit and public right of way.

Motion was made by Commissioner Rose to close the public hearing and open for discussion. Seconded by Commissioner Aubin. **Motion carried: 9 Ayes, 0 Nays.**

Commissioner Jenkins and Commissioner Ott spoke in favor of the request.

Commissioner Aubin spoke in favor of the request with the exception that the building facing the north side of the property not have balconies.

Commissioner Dalton spoke in favor of the request.

Commissioner Rose spoke in favor of the request with the exception that the buildings facing the north side of the property not have balconies.

Chairman Roberts spoke in favor of the request.

Motion was made by Commissioner Rose to **approve** with the provision that there be no balconies on the north side of the property. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**



ZONING MAP Z 22-65

2801 & 2901 Arapaho Road

INDICATES AREA
OF REQUEST

INDICATES
NOTIFICATION AREA

Comment Form

Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Z 22-65 Kirkman Engineering. El solicitante solicita la aprobación de cincuenta y cinco (55) casas adosadas. El sitio actualmente está dividido en zonas para permitir casas adosadas; sin embargo, el solicitante solicita modificaciones del Código de Desarrollo de Garland. El sitio está ubicado en 2801 y 2901 Arapaho 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

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 46900 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.

Linh Nguyen

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

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

2730 Teakwood Dr

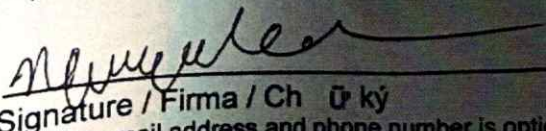
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã 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.)

02-18-2023

Date / Fecha / Ngày

Comment Form

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Joshua Klimiuk

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.)

2830 Teakwood Drive

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

02/11/2023

Date / Fecha / Ngày

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

Comment Form

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For / A Favor / Đúng

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Against / En Contra / Không

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Duran Howland

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.)

3002 TEAKWOOD DR

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

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

[Signature]

2-7-2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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FEB 14 '23 PM 12:11

Comment Form Continued – Case Z 22-65

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

DO NOT LIKE MULT UNIT IN WITH SINGLE FAMILY HOMES. A PARK + TRAIL, DOG PARK BETTER SUITS THE AREA.

Comment Form

Case Z 22-65

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Laura Esmeralda Herrera

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

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2902 Teakwood Dr

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

Garland, TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

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FEB 14 '23 PM 12:15

Comment Form Continued – Case Z 22-65

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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 don't agree with the proposed changes, because the construction will bring new residents that will bring increase in taxes.

Outside the Notification Area

February 13, 2023

Regarding:

“Arapaho Townhomes”: An Ugly, Unsafe, Dysfunctional, and Unwanted Cram Job

To members of the Garland Plan Commission:

I live on the east side of Noble Lane, in the Camelot neighborhood, just outside of the required notification area. Although I have to attend a City Council meeting in another city today, I wanted to provide some comments in strong opposition to the proposed rezoning request and detail plan. I hope you will take a few minutes to read this email in its entirety since I can't be there tonight to ask questions and state my strong opposition to both the rezoning request and to the detail plan (File Nos: Z 22-65, 22-65 – Detail Plan). I am a certified city planner, but also, I am a resident and I'm a neighbor of this property. I care very deeply about this city, my neighborhood, and what gets developed on the subject property as it is within easy walking distance of our house.

To start, the proposed design along Arapaho is not functional, safe, or pleasant for pedestrians. I see people walking along this stretch of Arapaho daily, braving what's left of the unshaded Texas prairie, going from residential areas in and around Camelot to Tom Thumb, Starbucks, the Dart bus stop, and other retail and restaurant uses to the east of the subject property. They do this in spite of the terrible lack of pedestrian facilities and safety that currently exists. The proposed setback along the southern property line, along Arapaho, appears to be zero, and there is no meaningful landscaping that can fit on the subject property along Arapaho as required because the applicant has produced what we call in the development industry as a **“cram job.”** A cram job is when you cram as many dwelling units into a property and then get a PD to “zone out” of reasonable standards, such as this proposed development. It's unclear why Staff is recommending approval of the rezoning request and detail plan, since the proposed development is inconsistent with the Comprehensive Plan, it is terribly designed (on the ground, the structures, the connectivity, and more), the applicant appears to not typically design this type of development, its neighbors don't want it, and it's incompatible with nearby development, safety, and anything of value in the vicinity.

Justification in the Staff Report for recommending approval of the adjustment of bare minimum standards is inaccurate and insufficient in many areas. For example, it states: *“The reduced depth of these lots still allow for small green spaces for each lot; however, the applicant would like to relocate these required large canopy trees to the larger common open spaces instead of these small green spaces to allow the trees to reach full maturity and allow a more manageable space for franchise utility placement and maintenance.”* If Staff were recommending denial, it would read *“The proposed reduction in depth of the lots, on top of the other modifications, is self-imposed by the applicant due to their desire to provide too many dwelling units on this size of land without providing mixed-uses, public amenities, yards, improved walking paths or other features found in high quality townhome developments/neighborhoods. The poor design of the development results in the production of lower quality townhomes at a higher quantity, more akin to bad urban multi-family, instead of higher quality townhomes at a high quality that would be more appropriate for this neighborhood, its walkability, and the enjoyment of existing and future residents. A reduction in minimum landscaping, minimum lot standards, minimum street design, and other minimum criteria for this proposed low quality development will diminish not only this neighborhood but will also hurt our ability to apply minimum standards in the future. Should future development be held to the City's minimum criteria instead of*

being granted the same leniency, it could open the City to legal risk from future developers, while also ensuring that high quality, modern standards are not applied in Garland."

Another inaccurate and very odd statement in the Staff Report says that *"The proposed [reduced lot] depths will improve the compatibility of the proposed development with the existing neighborhood to the north as well as bring great look to the area."* I can't even explain this one. In what way would reducing minimum lot depths for this cram job **improve** compatibility with our existing neighborhood that has much larger lots and is higher quality? In what way would reduction in lot depth to accommodate a crowded and poorly designed development "bring great look to the area?" The tight spacing and all of these requested reductions are entirely self-imposed by the developer and are ridiculous to consider for this design, and especially in this area for this property. THERE WILL BE OTHER DEVELOPERS WHO COME FOR THIS PROPERTY IF THE OWNER MARKETS IT PROPERLY. PLEASE DO NOT SETTLE FOR THIS JUST BECAUSE THE PROPERTY IS UNDEVELOPED.

Developers don't get to ascribe to a more urban and walkable intention with their design while also providing even one ounce of shade along the street and sidewalk, no improved sidewalk, no front stoops, no porches, no activated frontage, an unsafe pedestrian environment, no entry from the units to the front sidewalk, and development caging/fencing. The proposed sidewalk is proposed literally adjacent to the curb in some areas and a joke in others. Ask any engineer or transportation professional who knows anything about pedestrian safety or good multi-modal design, and they would tell you that a sidewalk that close to the curb on this type of roadway is a safety hazard, and no one would dare walk adjacent to the curb on Arapaho if they know its crash history, design speed, and how dangerous it is. The existing "sidewalk" they are proposing to keep per one of their notes is a joke as pictured below:



This stretch of deteriorated patches of decades-old, cracking and overgrown pavement, which cannot be called a sidewalk, is approximately two feet wide on generous day. Imagine this pavement remaining, as proposed, with the three-story cram job and its fence with meaningless shrubs right against it. A townhome product with no walkable frontage and back of building facing the main frontage, should be providing a minimum 20-foot landscape buffer with trees planted one per 30 linear feet, and a minimum six-foot sidewalk outside of the right-of-way to provide any semblance of walkability.

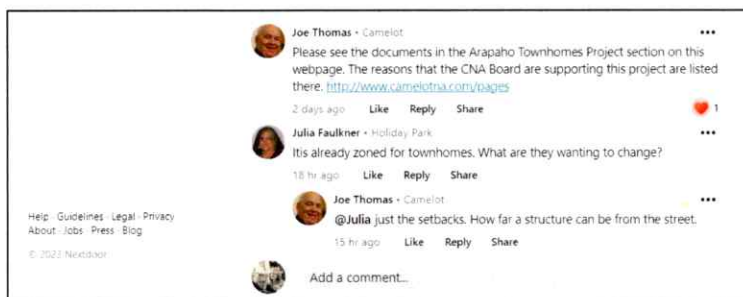
The proposed lack of a setback, frontage, and "sidewalk" aside, if the residents in this development or nearby have any hope to interact with these neighbors, it is destroyed by the proposed screening fence that does nothing except cage pedestrians and dogs from their terrifying back of "house," that will literally be right next to their southern-facing windows. With the speeds along Arapaho, its distracted

Outside the Notification Area

drivers' tendencies to hop the curb into homes set even farther back than these, and no separation from the vehicles and the "sidewalk," I would recommend that no one even use the southern 30 feet of their homes unless they want a car in their living room on top of them (not exaggerating). Let alone take a walk between this proposed development and Arapaho...

Although I appreciate the officers of the Camelot Neighborhood Association requesting a guard rail along these structures to protect lives and property, it's not going to help with this design. Even the existing guard rail, just to the west along Arapaho, is adjacent to an alley, landscaping, and back yards before a vehicle gets to homes. In this case, even if there were a guard rail installed (which is not proposed and wouldn't have room and would make this development look and function even worse than it already does), when a distracted driver of a vehicle along Arapaho slams into it, it will be hitting bedrooms and a three-story structure that could collapse, especially when a structural support or load-bearing wall gets hit. The proposed buildings will be almost flush with the meaningless screening fence, which will be adjacent to a decorative, but not functional or safe buffer, which will contain a deteriorated and sub-standard sidewalk that will be next to an unsafe street with high design speed. Neither the developer nor the City have a sidewalk adjacent to the development on any plans to design or construct.

When I contacted an officer on the CNA board about the request, they were interested in the property "getting cleaned up and for new landscaping." I'm not sure what was presented to them, but it wasn't presented at an open and advertised neighborhood meeting about this development with the other side of the story about how exactly it will look and what was being requested and what it could look like if the rezoning was not granted (i.e. the minimum standards are applied). It appears that they only think "setbacks—how far a structure can be from the street" are proposed to be adjusted, which is not accurate:



Alley. The Staff Report says, regarding the proposed waiver of the alley requirement that the "Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements." In the Garland Development Code under *Subdivision Regulations / SUBDIVISION REQUIREMENTS & STANDARDS / Division 6 Alleys / 3.80 Requirements*, a Development Waiver to the requirement of an alley shall only be considered by Plan Commission if all of the following conditions are met (which are not discussed or detailed in the Staff Report):

- (1) A minimum ten-foot wide utility easement (or other size, as determined by the Director of Engineering or by the applicable utility provider) is provided on each lot adjacent to the street right-of-way, in accordance with Chapter 5, Article 1, Division 4 of this GDC; *It seems odd that Engineering is comfortable with required parking and*

driveways within required utility easements. When the City has to jackhammer adjacent to closed garage doors to access a water or sewer line, where they would otherwise be provided with room on both sides, free and clear, it will not be a good situation.

(2) No lot-to-lot surface drainage exists or will result within the subdivision; This information has not been discussed in the Staff Report or verified with the documents provided for public review. Have preliminary engineering plans been submitted to review drainage for the proposed subdivision?

(3) The subdivision design allows for an efficient solid waste collection pattern; This information has not been discussed in the Staff Report or verified with the documents provided for public review. How will trash be serviced? In front of the garages where people have to park their cars inside? Where is the dumpster? Where will each lot keep their toters? Will their toters and trash need to stay in their garage where their required parking spaces are?

(4) Adequate area is dedicated for drainage facilities and utilities; This information cannot be verified with the documents provided for public review. Have preliminary engineering plans been submitted to review drainage for the proposed subdivision?

(5) Adequate on- and off-street parking is provided; and According to the SFA – District requirements that govern the subject property, “A minimum of one off-street parking space must be provided for every four townhouse units, or fraction thereof. The maximum distance from the required guest parking space to the unit(s) served is four hundred feet, measured along a street right-of-way.” Since required parking cannot “double dip” for more than one unit, it does not appear that this requirement is being met. Also according to the SFA District off-street parking requirements, the driveways are required to “not be less than twenty feet in length.” Since this is required off-street parking as stated in the section, it is not permitted to be within public right-of-way, and it does not appear that this requirement is being met, but it is not readily apparent. Is the applicant’s 20-foot “garage setback” including 10 feet of public right-of-way? If so, this is not permitted, nor should it be considered, nor was it included in the Staff Report as not in compliance.

It would also require tabling the rezoning request as it would have been improperly property and legal noticed. One could argue that it was already improperly property owner noticed and legal noticed since nowhere in the caption did it state what the applicant is actually proposing, which would include reductions to minimum lot size, minimum lot depth, minimum landscaping, minimum driveway length, minimum garage setbacks, etc. etc. of the existing SFA District and GDC through a PD.

Even when I requested to Staff to be emailed the entire submittal on 1/26 and again on 2/5 and reflected that I “would be critical of any special ordinance provisions in the PD that accommodate increased density, through space limit modifications, if it’s proposed to be jam-packed in there with no ground floor commercial, neighborhood amenities, brownstone design, or extras,” I was never provided with the applicant’s actual request for these reductions—only the site plan, landscape plan, and building elevations. How is anyone supposed to understand what is being specifically requested if it is not included in the noticing, not provided when requested in the form of a statement or letter from the applicant, and the full extent of reductions and modifications are not detailed in the Staff Report or otherwise? I’m a planner, and I’m still not clear what is in conformance and what isn’t with this and why Staff is recommending approval. Staff indicated more

Outside the Notification Area

information would be in the packet, but once I accessed it on Friday and got a chance to look at it, I had more questions than answers, and now I'm out of time to converse with Staff or the developer or others. Questions like, "are they meeting the minimum parkway width for a local street or minimum driveway spacing" were even hard to verify with what was provided and the associated callouts and linework.

(4) Driveway Depth. A driveway, if provided, may not be less than twenty feet in length. *See above note regarding off-street parking, including minimum driveway depth, not appearing to be provided.*

(6) Waiver or variance from the requirement for alleys will not adversely affect other properties.

It adversely affects many other properties...

The Garland Development Code does not appear to contemplate "rezoning out of these standards or process via PD," especially since it is in the Subdivision section of the ordinance. If a Development Waiver is what is being requested, it should be evaluated and considered and acted upon in the manner required by the Garland Development Code.

This property has so much potential for better-designed brownstone-type townhomes with activated frontage, less intense mixed-use development, or even commercial development that the neighborhood and others would love to walk to and visit—all with a way better frontage along Arapaho and a more appropriate and standard transition/buffer from existing single family residential homes in a stable and high quality neighborhood. Even if the owner has not marketed it properly or hired the right broker, there are developers out there who would do a fantastic job with this site—I've seen it.

Comp Plan Conformance. State Law requires cities to zone in conformance with their Comprehensive Plan. This property is designated "Compact Neighborhoods" in Garland's Comprehensive Plan and states the following:

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.

Even though one could ask why this tract is zoned for anything other than commercial or low intensity, maximum two-story mixed-use instead of SFA, the future land use designation of "Compact Neighborhoods" has some standards that are inconsistent with the proposed development. A wide strip of undeveloped frontage, along a busy arterial street, with no development adjacent to it on any side, is not "infill" and it's not "redevelopment." Instead of a "walkable development pattern," it will in fact make the existing hostile pedestrian environment even worse than it is today, even though this is a piece of land that pedestrians actually use.

There is literally no "transition" being provided from the traditional residential neighborhood on its northern edge (Camelot), and it is a development that is highly incompatible in height, intensity, and many other features, with the existing traditional residential neighborhood. A wood fence is not a transition. The "architectural character and scale" of the proposed development is not "compatible

with adjacent residential development” and has not been considered or demonstrated in what is proposed. The proposed development does not “accommodate uses such as convenience retail (goods and services), office space, and public services.”

This type of development is intended to be in very urban areas and activated at the street frontage and is also intended to be much better designed than what is proposed. This is not the urban core of Dallas—this isn’t even in Downtown Garland. This is a suburban area of Garland, this property is adjacent to a well-established single family residential neighborhood, and it has other single family homes, traditional one-story retail, restaurants, and neighborhood services within a one-mile radius of it.

A random three-story townhome cram job just does not fit (literally and figuratively). It’s not in conformance with the Comprehensive Plan as detailed above, but also in several other sections that I will not belabor as this note is getting long. We don’t need to settle on this—have them meet the standards with high quality design, which will necessitate some reduction in unit counts and a new design. Do we even know who the applicant is? First Infra, LLC, doesn’t even do this type of development—take a look at their website if you don’t believe me.

They will get their return on investment when they design something that is built to last, that can better interact with its neighbors and provide value to them, and that meets standards that we put in place for a reason. If someone is proposing to deviate from a standard (or 10 standards), the City should be asking, “Where have you constructed this type of development before,” and “What do we get in return, that’s better than what we could have if compliance is achieved?” It is unknown what the answer is to the first question, but I certainly don’t want my neighborhood and city to be the testing ground, and the answer to the second question, with this request, is “absolutely nothing.”

Please vote to recommend denial of these two requests.

Sincerely,
Abra Nusser, AICP
Noble Lane, Garland TX
Cell: 972.339.8186
abranusser@outlook.com

Comment Form

Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho 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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Nicholas Norris

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.)

2930 Charlotte

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

2/11/23

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

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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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Kun PAN, Wentang Zhao

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.)

2818 Lancer Lane

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Kun PAN, Wentang Zhao

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 22-65

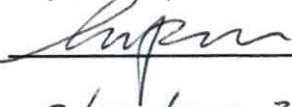
The statements below reflect my (our) opinion regarding the proposed request(s).

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

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

1. This site cannot contain 55 units townhouses due to site size. It will destroy the harmony of this environment. There will have no enough parking spaces.
2. Request the proposal to include a greenbelt between the site and houses on Lancer Lane to keep the view of Lancer Lane houses not being blocked.

Kun Pam



2/10/2023

Comment Form

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For / A Favor / Đúng

☒

Against / En Contra / Không

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MARCOS Rico Rodriguez Rosa Elena Orozco Ramirez

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.)

#2814. TEAKWOOD. DR.

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

Garland. TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

MARCOS Rico Rodriguez

02-08-23

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 22-65

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

Poes Actualmente Estamos
Pagando muy Alto Las TAXAS
Cada año nos estan sobiendo mucho
Los impuestos. Y como saben
saben las mensualidades de nuestra
propiedad.

Case Z 22-65

Currently we are paying high taxes. Every year the taxes keep increasing which increases the expenses for our property.

Comment Form

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For / A Favor / Đúng



Against / En Contra / Không

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JOHN DAVID (J.D.) GONZALES, OWNER OF 2901 ARAPAH

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề SUCCESSOR TRUSTEE OF SEVEN

(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.)

INVESTMENTS
PARTNERSHIP
SELLER.

2901 ARAPAH, GARLAND (4310 N. CENTRAL EXPWY,
GARLAND,
DALLAS, TX.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản DALLAS 75206

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

FEB 9 '23 PM 1:06

FEB 9 '23 PM 1:06

Comment Form Continued – Case Z 22-65

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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 AM IN FAVOR OF SELLING 2901 ARAPAHO

IN FAVOR OF THE PROPOSED ZONING REQUEST FOR THE FOLLOWING REASONS:

① THE UNIMPROVED PROPERTY IS AN EYESORE. THE ELEVATIONS CLEARLY REFLECT AN ATTRACTIVE & AESTHETICALLY APPEALING RESIDENTIAL STRUCTURE;

② THE DEVELOPMENT WILL PRECLUDE & ELIMINATE THE DUMPING OF TRASH AT THE SITE;

③ THE TOWN HOMES WILL SERVE TO HIGHLIGHT THE VALUE & HISTORY OF THE CAMELOT NEIGHBORHOOD ASSOCIATION;

④ THE DEVELOPMENT OFFERS THE MARKET ADDITIONAL HOUSING UNITS MAKING A POSITIVE CONTRIBUTION TO THE SUPPLY SIDE OF THE MARKET;

⑤ THE DEVELOPMENT BENEFITS THE CITY OF GARLAND, ILT & ALL THE RETAIL & PROPOSED RETAIL THAT IS FORTHCOMING (SPROUTS, ETC.) WHICH IS IN CLOSE PROXIMITY, THERETO. THANK YOU —



2.9.23

Comment Form

Case Z 22-65

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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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Fernando Sanchez

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.)

3010 Lancer Ln

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Fernando Sanchez

Signature / Firma / Chữ ký

02/04/23

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 22-65

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

We oppose to such development. Increase in crime and delinquency not to mention high traffic issues.

From: Hedrick, Councilman Dylan <DHedrick@garlandtx.gov>

Sent: Monday, February 6, 2023 9:59 AM

To: Allmendinger, Tracy <TAllmend@garlandtx.gov>

Cc: Guerin, Will <WGuerin@garlandtx.gov>; Thomas, Joe <joethomasjr@gmail.com>

Subject: Re: Plan Commission Meeting - Monday, January 23, 2023

Good morning Tracy,

Joe Thomas of the Camelot Neighborhood Association has asked me to forward their most recent neighborhood newsletter for distribution to the Plan Commission as part of case Z22-65 comments. His comments are copied below:

You may have already heard about a presentation coming on the 13th. This is a proposal for some townhomes along Arapaho Road. I plan to be there to support this project on behalf of the neighborhood association.

One of the things we are concerned about is the safety of the residents. As you may know, city maintained, highway quality guard rails extend along Arapaho for most of the way between Jupiter and Shiloh. Those have proven to be invaluable in protecting life and property, even recently.

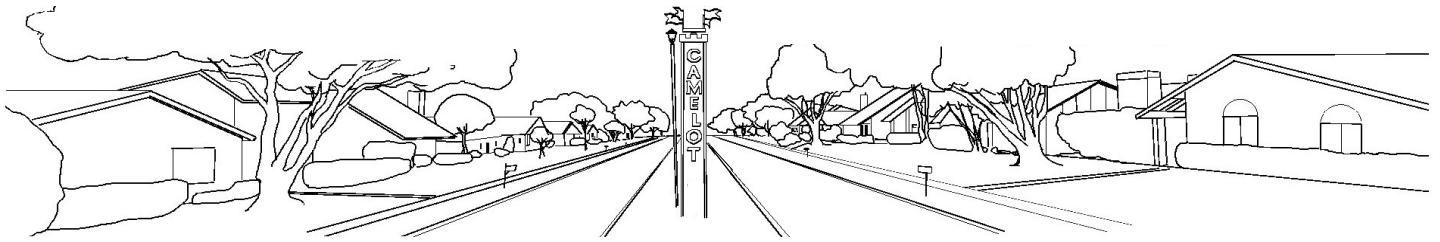
The attachment is a copy of our February newsletter. The front page article talks about the history of the guard rail and a couple of the most recent incidents over the last 60 days.

I would like to get this into the hands of the Plan Commission so they are aware and that adequate screening is needed. We also plan to take this to the Transportation Dept. so they can be aware of our desire to add additional guard rail along this stretch.

Thanks,

Dylan

The Knightly News



Monthly Newsletter of the Camelot Neighborhood Association, Inc.

FEBRUARY 2023

Guardrail saves the day again... and again

By Peggy Sorrentino, Civic Interest Chair

On April 29, 2009, when a car crashed from Arapaho and destroyed two of my neighbors' backyards and fences, just missing one of my neighbors, I decided to do some investigating. I knocked on neighbors' doors and discovered these crashes had been increasing over the years as traffic increased.



One of the people I met, Dawn, a fellow cat lover who lived at 3102 Brook Glen, had already had her fence destroyed three times by cars crashing into her fence and yard from Arapaho. She helped me in my three-year campaign to get the city to put up a guardrail to protect us. The guardrail was completed in 2012, and protects about seventy homes in the area. Sadly, Dawn is no longer with us.



For the third time I know of since 2012, the guardrail prevented a car from destroying a homeowner's fence or worse, this time at Dawn's former home. This crash occurred in December 2022,



and the city sent a crew to do a full repair of the guardrail on January 5, 2023. Another car crash happened on January 9, in exactly the same spot, looking more severe as the rail was bent, and multiple posts are missing.

Now the city has to fix it again, but at least the homeowner's fence, pets, or people who might have been in the way with no guardrail are okay.

President's Corner

By Joe Thomas

This month brings more news on the development front near Camelot. I got a call from one of the managers at Callejo Commercial Properties. (You've probably seen their sign in the vacant area behind the Murphy Gas station.) He told me they have finalized deals with two companies to build on that property.

First is a new coffee chain called Dutch Brothers Coffee that came to Texas for the first time in 2021. Based in Oregon, they have a great story. See it at their website. <https://www.dutchbros.com/>



The other is a store you might already be familiar with – Sprouts Farmers Market. They are well known for their fresh produce and other higher end foodstuffs. <https://www.sprouts.com/>

On the east side of Shiloh a few blocks north of Arapaho, the progress on the new professional offices is coming along pretty quickly. Those will be occupied by doctors, dentists, and perhaps a law office or other professions like this. I do like that these are being built with a similar style to the other houses in the area so they won't stick out like a boxy office building.

After that Christmas freeze, we have had a pretty mild winter. Let's hope that continues through February.

Thanks again for supporting your neighborhood!

Joe



Executive Board

President	
Joe Thomas	214-218-2227 joethomasjr@gmail.com
Vice President	
Becky Thurmond	972-955-5109 beckyth@verizon.net
Secretary	
Debbie Rima	972-495-6476 debbierima@yahoo.com
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Neighborhood Association**
P. O. Box 452631
Garland, TX 75045-2631

Website Ad Rate

\$100/year

To set up an ad, contact
coordinator@camelotna.com



Visit CNA on
Facebook!

"Like" CNA and bookmark us.



Instagram

@camelotnagarland

Monthly Gift Card Draw winner for January

By Joe Thomas, Membership Chair

The winners for the first drawing of 2023 are Aaron and Rachel Basinger of Galaxie Road. They got a \$10 gift card to Desperados.



They bought the house, built in 1983, from the Palmers, who were the original owners. They are both native Texans as Rachel grew up in Sugarland and Aaron in Plano. They met during their college years at Baylor University.

They moved to Camelot from Amarillo where Rachel had been attending Texas Tech University School of Pharmacy. She currently works as a pharmacist and has since 2013. Aaron has been teaching at John Paul II High School since 2007. They are members of St. Joseph's Church.

Their household includes Gus the dog and Mr. Mittens the cat (who moved in and made himself at home), as well as four chickens. They really enjoy the backyard that backs up to the northernmost pond.

They like to spend time outdoors, whether it is hunting, fishing or hiking, and just traveling in general. They have been to Europe and plan to go to Italy this summer to celebrate their 15th wedding anniversary.

Next month's winner will get an email from joethomasjr@gmail.com so add that to your contacts now so it doesn't go to junk mail.



Important Phone Numbers

Police, Fire, Ambulance Emergency 911

City of Garland	
Information	972-205-2000
After Hours/Weekends	
	972-205-3210
Animal Services	972-205-3570
Building Inspection	972-205-2300
Code Compliance	972-485-6400
Career Opportunities	972-205-2475
Environmental Waste	972-205-3500
Fair Housing	972-205-3300
Granville Arts Center	
Theater/Atrium Rental	972-205-2780
Box Office	972-205-2790
Health Department	972-205-3460
Public Health	972-205-3370
Libraries	972-205-2500
Central	972-205-2524
North Garland	972-205-2802
South Garland	972-205-3920
Walnut Creek	972-205-2586
Mayor's Office	972-205-2400
Municipal Court	972-205-2330
Neighborhood Vitality	972-205-2445
Parking Enforcement	972-205-2222
Parks & Recreation	972-205-2750
Public Safety	
Police Non-Emergency	972-485-4840
Crimestoppers	972-272-TIPS
Fire Non-Emergency	972-781-7100
Streets	972-205-3555
Traffic Signal Malfunction	972-205-3250
Utility Services	
Customer Service	972-205-2671
Water Department	972-205-3210
Streetlight Repair	972-205-3483
GP&L Power Outage	972-205-3000
Line Location	811
Atmos Energy	1-866-322-8667
Oncor	1-800-233-2133
Other Numbers	
Poison Control	1-800-222-1222
Texas Department of Public Safety	972-861-2000
Neighborhood Police Officer Officer Chandler Brown	
brownc@garlandtx.org	
972-205-4065	

Newsletter Website Facebook

Cynthia Houck
CNAcommunications@camelotna.com
214-575-7530

★★★★★★★

CNA Website
www.camelotna.com

Nextdoor Camelot

Joe Thomas
joethomasjr@gmail.com
214-218-2227

CAMELOT NEIGHBORHOOD ASSOCIATION
TREASURER'S REPORT FOR THE 12 MONTHS ENDED
DECEMBER 31, 2022
Jo-Sandra Greenberg, Treasurer

Balance as of 12/31/2021	\$ 6,061.49
Income	
Ads (website)	\$ 100.00
City of Garland Grant for Picnic/Food Drive	500.00
Donations	250.00
Membership (Checks/Cash)	4,337.50
Membership (PayPal)	1,867.16
Membership (Venmo)	1,274.07
Picnic Food Tickets	72.00
Miscellaneous Income	26.00
Total Income	\$ 8,426.73
Expenses	
Bank Checks/Deposit Slips Reorder	\$ 65.00
Beautification Total	\$3,422.91
- Yard of the Month Gift Cards	225.00
- Shiloh Garden	261.44
- Entrance Medians, Signs, Sprinklers	959.00
- King Arthur Camelot Sign	177.47
- Median Maintenance (mowing only)	1,800.00
Garland Police Awards Banquet Ad	250.00
CNA Website	19.95
Membership Expenses Total	515.58
- Flyers, Signs, Facebook ad, etc.	184.49
- Gift cards for monthly drawing	120.00
- Welcome Packets	211.09
Newsletter Expenses	954.67
Office Supplies	24.98
Picnic Expenses	1,569.31
P. O. Box Renewal Fee	182.00
Postage	1,600.99
Excalibur Award	38.00
Total Expenses	\$ 8,643.39
Balance as of 12/31/2022	\$ 5,844.83

Spring Creek Forest Preserve - 30th Annual Trout Lily Walk

Submitted by Dana Wilson

Trout lilies are one of the first plants to flower in the spring. These tiny flowers form a carpet of blooms from about mid-February through mid-March then disappear until next year. Don't miss chance to see the first wild-flower display of 2023!

Come on Sunday, February 26, any time between 2:00 and 3:00 p.m.

When you arrive, volunteers at the pavilion will welcome you and give you introductory information. Then we will send you along the clearly marked trail to the trout lily field. Tom Frey, our adviser, mentor, and friend, will be at the trout lily field.

After you have seen the lilies and talked to Tom, you will walk along to the next marked spot, where we will have another knowledgeable naturalist who will tell you about the significance of that area of the Preserve. The volunteer naturalists will be at several stations along the trail from 2:00 until the last walkers go through.

This format allows folks to go at their own pace rather than having to follow a group; no one gets impatient waiting for others to catch up, and each can spend as much time at a station as they want. Some like to spend a lot of time taking photos and discussing the forest. Others like

The Frocksy Vintage Vogue

By Peggy Sorrentino, Civic Interest Chair

What is fun, quirky, eclectic and smells good? When you walk into this shop at 510 Main Street in downtown Garland, you are met with the wonderful aroma of incense, handmade candles, and soap.



The shop is a beautifully decorated homage to the past with a modern twist. I had a wonderful chat with co-owners Trayc and Karin and gave them four vintage 1970s Hawaiian shirts, two pieces of vintage jewelry, and a 1960s hat. In an effort to support the businesses in downtown Garland in the final year of the square construction project, I am visiting at least one business per month and either donating items they can use or purchasing items from them.

Trayc is an artist who paints and has an eye for exceptional vintage clothing, and Karin is an artist who makes jewelry and finds incredible vintage glassware. They are both very complimentary to the city of Garland for listening to them and working with them through this process.



TRAYC & KARIN

This is an ideal place to come for a unique gift. I only looked at a fraction of the items in the store, and two things that caught my eye were a stunning 1980s black dress with sequined sleeves and a beautiful set of 1970s drinking glasses embossed with yellow flowers.



PHOTO BY CARROLL MAYHEW/NORTH TEXAS MASTER NATURALISTS

to hear just a little bit and then move on. With this walk format, it is your choice.

We hope to see you there!

Council 7 Update

By Dylan Hedrick, District 7 Council Member

I hope everyone had a safe and happy holiday season! On City Council, we are moving into another one of our important budgeting seasons as we are now reviewing the proposed Capital Improvements Projects (CIP) budget. The CIP budget is a plan for funding projects which have a useful life of not less than five years and exceed \$25,000 in cost. Approved projects in this year often have budget implications for future years as funding for projects such as buildings and utility improvements are often spread over multiple years.

This year's proposed CIP budget is the largest in city history at \$557.9 million and includes \$157.8 million for funding to continue the implementation of the 2019 Bond Program. During 2023, fifty-four of the fifty-eight 2019 Bond Program projects and programs will be under way as we continue to meet our promise of delivering them as soon as possible. Additionally, the CIP includes \$12.3 million for thirteen additional projects not included in the 2019 Bond Program, using funding from the American Rescue Plan Act.

Park projects account for the majority of the tax-supported funding proposals with \$69.5 million going toward the renovation or construction of Holford, Granger and Hollabaugh Recreation Centers, the new Garland Senior Activity Center, and trail development, such as the Bisby Transmission Trail near Jupiter Road and Apollo Road.

Over \$60.5 million is allocated to street improvement projects, including southern Shiloh Road, Holford Road, Naaman School Road, and various bottleneck improvements throughout the city. The budget also includes funding for traffic signal equipment

modernization projects to improve traffic flow through the city and railroad crossing improvements to smooth the roadways over the tracks. Public safety funding includes the construction of the new Fire Station 6, which is moving from Holford Road to north of President George Bush Turnpike and Campbell Road, and a permanent restroom facility at the Police training gun range.

Funding is proposed for the construction of a new Walnut Creek Branch library, as well as modernization upgrades to Central and North Garland Libraries. We also proposed the funding of library kiosks throughout the city to spread library services to areas typically underserved or more distant from our four library locations.

Utility-funded projects include the purchase of thirteen new pieces of equipment for the Sanitation Department, enhancements to water transmission mains and distribution lines throughout the city, and \$122.4 million for Garland Power & Light to fund ERCOT-driven reliability upgrades to transmission lines and substations.

With the recent increase in property valuations, there is no proposed increase to the property tax rate for fiscal year 2022-2023 to fund the CIP budget. However, we do anticipate a modest increase to sanitation and wastewater rates, but no increase to water or GP&L electric rates.

I am looking forward to the upcoming meetings and discussions regarding our CIP budget and value your input in this process. Please contact me at 469-560-6099 or council7@garlandtx.gov if you have any questions or comments regarding the CIP budget or if there is anything I can do to assist you. It is my extreme pleasure to continue to serve the citizens of Garland and District 7.

January CNA Meeting Minutes

By Debbie Rima, Secretary

Attendees: Joe Thomas, Peggy Sorrentino, Reba Collins, Becky Thurmond, Debbie Rima, Cynthia Houck, Dylan Hedrick, Jo-Sandra Greenberg, Diana Thomas, and Abra Nusser were present at the January 15, 2023, Zoom meeting. Welcome and President's Remarks: Started at 6:33 p.m.

Approval of Minutes: Diana moved to approve. Cynthia seconded. All approved.

Council Member's Remarks: Asian New Year Celebration was lots of fun. Judd Rex is our new City Manager; he will be official on Tuesday, January 17. Capital improvement budgets projects are on the agenda, including fire trucks, dump trucks, new roads, new rec centers – spinning from bond program. Construction on Callejo Road should start soon. Funding is being discussed for the new senior center. Big request is a pool for water aerobics; heated pool even better. Downtown square coming along really well. Becky said we need more security for the senior center, limiting access and keeping doors locked, making sure only seniors use the center. Dylan says the City is checking on senior centers in other cities to see how they are operating and how they handle issues. Peggy asked about completion date for downtown – probably end of year. Cynthia asked about location of senior center – same place. Also, Cynthia asked what's going on with Walnut Branch Library. City had groundbreaking late last year; construction should be mobilized soon. Elections coming up soon for our city council member (and some others). Dylan is gathering signatures for his petition.

Mayor's Remarks: N/A

Treasurer's Report: Beginning balance in January was \$5,844.83. Jo-Sandra found a discrepancy from 2021 of \$249.10, which gave us \$5,844.83 for beginning of 2023. Becky made the motion to accept the balance as read. Diane seconded. All approved.

Membership: 147 members for 2023. 149 members this time last year. (108 have not renewed.) Flyer delivery teams have their packets. Becky asked if Joe was going to post anything on Nextdoor about joining. He has not, but will. Joe believes the flyer delivery is very important to grow our membership.

Social: Discussed date for 2023 picnic. October 28 is too late. Consensus is October 21.

Crime and Safety: Nothing much going on.

Beautification: Nothing major going on. We usually start mowing medians around middle of March so Reba is working on new contract. She'd like to give the contract to Ricky and will talk to him in February to see if he is able and willing to continue mowing for us. We should expect fee to go up as it is going up everywhere.

Code Compliance: N/A

Civic Interest: Peggy continues to visit businesses in downtown square. She went to Frocksy Vintage Vogue. Shops are amazing. Shop owners believe City is listening to them and working with them. Peggy is concerned about traffic on Arapaho and crashes into guardrails. (There have been two recently.) Recent guardrail crash prevented car from going into home. City fixed it, and then there was another big crash in same spot. Abra is the City Planner and will go look at area to help develop a plan to slow traffic down.

(Continued on Page 6)

GPD Hostage Negotiation Team

By Becky Thurmond, Crime & Safety Chair

The Garland Police Department's SWAT unit has a Hostage Negotiation Team, separate from the Tactical Team. The Tactical Team makes up most of the unit; these are the officers you see riding the Bearcat, wearing desert camo, helmets, heavy-duty vests, carrying long guns. They're the people who will shoot tear gas and bash in doors if negotiations fail.

The Negotiation Team officers go out with every SWAT call-out and go to work if there's a barricaded person who is a threat. Even if the hostages have escaped, the subject may still be a threat. The hoped-for goal is a peaceful resolution to the incident by getting the subject to surrender and come out.

The Negotiation Team is made up of a lieutenant and eight officers, all SWAT officers. Unlike big cities that have a dedicated SWAT team, all of the special unit officers in Garland continue with their work in patrol or traffic or investigations and only head to their specialized assignment when needed.

The following roles define how the Negotiation Team operates.

Primary negotiator. This is the person on the phone with the barricaded person, the one in the hot seat. His job is to establish communication, build trust, and slow everything down. He is actively listening to the subject, not planning his next response. This is where the coach comes in.

Coach. This officer sits next to the primary negotiator and is the only person who can communicate with him. The coach is receiving information from other officers to pass on to the negotiator, giving advice when the conversation is lagging or getting into a rut, helping with responses. All of this communication is done silently, either with handwritten notes or on a computer.

Scribe. This officer is taking notes and making sure that absolutely everything is written down and recorded. This is crucial for the subsequent investigation and court proceedings.

Intelligence. The other officers on the team are gathering information in person from family, friends, neighbors, coworkers, witnesses. They're also researching the subject on the computer, obtaining background checks, looking into his social media presence and anywhere else police can get information.

Lieutenant. The boss is keeping track of progress and whatever else is going on, making contingency plans with the tactical team, and communicating with other units as needed.

The primary negotiator and coach are as isolated as possible from anybody and anything else. If at all possible, they're in the specialized hostage team van. Besides needing to concentrate, it's an important component of negotiations. The subject can get sidetracked and nervous if he hears other people or sounds on the phone.

Everybody on the team is looking for hooks and triggers to help with the negotiations. Hooks are the things that get a positive reaction from the subject, the things he wants to talk about. Triggers are the things that the subject doesn't want to discuss and that bring out a negative reaction. The negotiator wants to steer clear of anything that increases the subject's anger and stick to the positive topics.

It's especially crucial that the negotiator never lies to the barricaded person. If the subject catches him in a lie, all trust is gone, and negotiations may be over. The negotiator will be straightforward and truthful in answering any questions that the barricaded person has. The answer may not be what the subject wants to hear, but it's important that he's answered honestly.

It's also important to realize that the barricaded person could have access to what's going on outside. He may be watching the news coverage if it's that big of a situation. He might be texting or checking the social media accounts of friends or family to see what they are saying or what they know. He could even be checking in with Nextdoor. Think of how common it is for people to post about police situations on Nextdoor, asking what's going on, speculating, sharing information that may or may not be correct. If the PD is in the middle of a touchy situation, they might not want to risk any information leaking out. So we need to give them a break, be patient when we're curious about what's going on, and trust that they'll let us know if we're in any danger!

The team has a variety of specialized tools and computer systems. Their van is set up to handle all of this equipment, along with providing a quiet place for the negotiator and coach. If at all possible, they try to get a throw phone to the suspect. It's in a tough padded case and cabled to part of the computer system to avoid problems with a cell phone, like the battery giving out or static or spotty coverage. Since it's cabled to the computer system, it also records everything said, which is needed for the subsequent investigation and can be as valuable to the defense as to the prosecutors. The computer system, which allows multiple devices like laptops to be connected, also helps with communications between all of the team members. Now they can essentially do a group chat, instead of passing around sticky notes!

The team members all have specialized training and continuing education. They are not licensed psychologists, but they regularly learn and train with specialists. And it's important to note that all officers have training and experience in dealing with troubled people; it's what they do all the time in their job. It's not unheard of for the dispatcher or first patrol officer to contact the barricaded person to develop a rapport with him, and they just stay at it. A coach will be placed with them to keep communication flowing.

The goal in these situations is for everybody to get out alive. The police would much rather slow the incident down and wear the suspect out until he gives up than have to storm the building, destroy property, and injure someone.

When the suspect decides he's ready to come out, the negotiator prepares him with the exit plan. He warns him that he will need to come out with no weapons and his hands up. The SWAT officers will be there with guns drawn, and it's really important for him to listen and do what they tell him to do. They'll put him in handcuffs for everybody's safety. He'll then be put into the back seat of a patrol car (or ambulance if he's injured). The negotiator will ask if he'd like to talk to him in person before he's booked into jail. (Some say yes; some say no.)

I've participated in various SWAT training exercises, including some with hostage negotiations going on. That was very interesting (and fun!), but hearing this presentation clarified a few things that I witnessed, in addition to providing the overall structure to what this team does and how they do it. And if you ever are around the police involved in an operation where a lot is going on, please stay out of their way and think twice before you post something online!

December 2022 Crime Stats

By Becky Thurmond—Crime & Safety Committee Chair

12/11 29XX Ivanridge Lane – Unauthorized Use Motor Vehicle



Neighborhood Association, Inc.

P. O. Box 452631

Garland, TX 75045-2631

FEBRUARY CNA MEETING

Date: **February 19, 2023**
Time: 6:30 p.m.
Place: On Zoom
Host: Joe Thomas

Meetings are usually held
on the third Sunday of each month
(except October and December)
and are **open to all Camelot residents**
and city officials.

If you would like to attend, contact
Joe Thomas at joethomasjr@gmail.com.

2022 Garland Neighborhood Newsletter of the Year

Minutes

(Continued from page 4)

Communications: Cynthia needs to buy labels for next month. A box usually lasts about a year. She has plenty of stamps.

Old Business: Last meeting, Reba discussed raising dues. Joe also looked at reducing expenses. If we raised dues by \$5, that is only about \$1,200 more for expenses. The sprinkler system was our big expense last year. All of those issues should be fixed this year. Reba says we have not increased dues in years. If we take advantage of neighborhood grants, we need to incur more expenses up front and then be reimbursed. She believes we need funds to build our surplus. We might want to do something at the vacant city lot by the Shiloh Gardens. It would be sad to not have enough money to do an improvement. Reba believes we need to raise dues to \$40/year. The Board decided to keep dues the same for this year and decide what to do as we near the end of 2023. The Board also agreed to stop paying an extra gift card for Yard of the Month winners to CNA members, but they will still get the reward card from local vendors. The Board discussed stopping handing out welcome packets to save money; new neighbors can learn about us on Nextdoor. Some felt we should continue the packets so new neighbors know about us and feel welcomed to the neighborhood. Peggy agreed to take over assembling packets and distributing. The Board felt we could decrease material that is in the packet. Joe will send out to the Board the electronic version of what is in the packet so we can agree what to cut out.

New Business: N/A

Next meeting: February 19, 2023, via Zoom. Adjourned 7:50 p.m.

CLASSIFIED ADS



Classified ads are free to CNA members.
(One ad per household, limited to 25 words or less.)
If you wish to change an ad or order a new one, please use the form at left.

For reasonable rates on computer repairs and church AV technician services, contact Jay Crutti at 504-913-6784 or recstudio@gmail.com.

LifeStorage — 469-639-2297 — 3353 W. Campbell Road, Garland, TX 75044 — ls1136@lifestorage.com — Kaitlyn Widder, Manager

Piano and voice lessons by former RISD elementary music teacher, now SAHM. Call or text Kirsten Padilla 972-821-1306.

Health insurance including Short Term / Interim coverage. Randy Miller, Independent Agent for multiple companies. Email: RMillerTXIns@aol.com. 469-442-7002

Handyman services—all general household needs and repairs, basic remodeling, local service, highly rated, handy solutions services. 214-213-1913. Call/text now. Contact AC Grindl, owner.

Turf grass and landscape advice—Free for CNA members. \$35/hour for non-members. Contact Rick Williams at rickwilli@gmail.com or 214-535-2648.

Comment Form

Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Z 22-65 Kirkman Engineering. El solicitante solicita la aprobación de cincuenta y cinco (55) casas adosadas. El sitio actualmente está dividido en zonas para permitir casas adosadas; sin embargo, el solicitante solicita modificaciones del Código de Desarrollo de Garland. El sitio está ubicado en 2801 y 2901 Arapaho Road. (Distrito 7)

Z 22-65 Kirkman Engineering. Người nộp đơn yêu cầu phê duyệt năm mươi lăm (55) căn nhà phố. Địa điểm hiện đang được khoanh vùng để cho phép xây dựng nhà phố; tuy nhiên, người nộp đơn yêu cầu sửa đổi Bộ luật Phát triển Garland. Địa điểm này tọa lạc tại 2801 và 2901 Arapaho 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.

JOHN D. GONZALES, OWNER

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

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

2901 ARAPAH0 RD

(BUS: 4310 N. CENTRAL
EXPWAY, DALLAS
75206

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

GARLAND, TX.

City, State / Estado de la Ciudad / Thành bang

75229

Zip Code / Código postal / Mã B u Chính

2.20.23

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 22-65

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

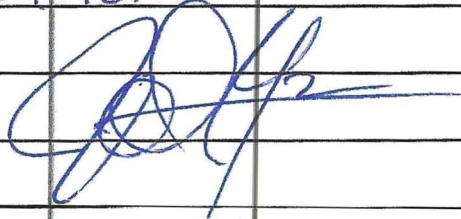
Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

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

① GARLAND WILL BE THE RECIPIENT OF THIS DEVELOPMENT AND THIS WILL ENHANCE THE TAX BASE;

② THE CAMELOT NA SUPPORTS THIS ENHANCEMENT AND HAS ENDORSED THE DEVELOPMENT;

③ THE NEW RETAILERS COMING TO THIS INTERSECTION WILL APPRECIATE THE ADDITIONAL CUSTOMERS.



Comment Form

Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Z 22-65 Kirkman Engineering. El solicitante solicita la aprobación de cincuenta y cinco (55) casas adosadas. El sitio actualmente está dividido en zonas para permitir casas adosadas; sin embargo, el solicitante solicita modificaciones del Código de Desarrollo de Garland. El sitio está ubicado en 2801 y 2901 Arapaho Road. (Distrito 7)

Z 22-65 Kirkman Engineering. Người nộp đơn yêu cầu phê duyệt năm mươi lăm (55) căn nhà phố. Địa điểm hiện đang được khoanh vùng để cho phép xây dựng nhà phố; tuy nhiên, người nộp đơn yêu cầu sửa đổi Bộ luật Phát triển Garland. Địa điểm này tọa lạc tại 2801 và 2901 Arapaho 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.

Daniel Klimiuk & Jean Klimiuk

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.)

2826 Teakwood Dr

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Jean Klimiuk

Daniel Klimiuk

Signature / Firma / Chữ ký

2-5-2023

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.)

FEB 17 '23 AM 11:42

Comment Form Continued – Case Z 22-65

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 have lived in our home on Teakwood Dr for 36 years and have seen many changes. The first one was when Arapaho Rd was projected to run straight through behind the houses on Teakwood. Now so many apartments are being built past Arapaho & Shiloh towards Garland Rd. The traffic on Arapaho is bad enough without having more townhomes or apartments being built!! We are definitely not in favor of having built in the near future or ever!!

Dan & Jean Klemack

Meeting
mm

Comment Form

Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

ANA E. NEWBURG (Property owner since 1991.)

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.)

2902 LANCER LN, GARLAND, TX 75044

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Ana E. Newburg

Signature / Firma / Chữ ký

2/14/2023

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.)

FEB 23 '23 AM 11:56

Comment Form Continued – Case Z 22-65

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 recent (past 2-3 years) which the selling of vacant fields and development of such with thousands of apartment communities and more homes^(homes) has created terrible traffic (increase)

The 2 lone streets of Lacey and Calleja cannot tolerate a development of these cluster homes! The egress and ingress of using these 2 streets and more traffic pouring into Acapula would create a "nightmare" for the "Camelot Homes" development which is extremely desirable area for close to 300 Homeowners who have Home-steaded for many years. The School District (ISD) has brought many families here. Also, Garland ISD is an excellent District. (I have worked as a "Substitute" for GISD several years)

Thank you for allowing our opinions for a "NO" to this "cluster homes" considered development.

Sincerely, ANA E. NEWBURN.

AN 225

2022/01/14

2022/01/13

Comment Form

Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho 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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SUSANNA E PAUL FALCON

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.)

2710 CHARIOT LN

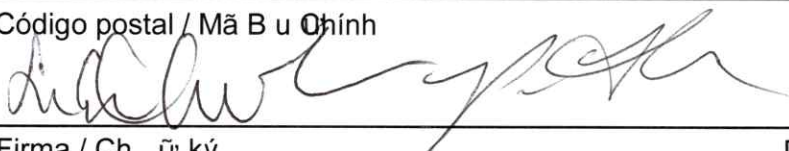
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính



02/16/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

FEB 23 '23 AM 11:56

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Francisco Lopez
2/22/2023
4:44:42 AM

Against

5002 drawbridge ln

Garland
Texas
United States
<null>

Outside the Notification Area

Cynthia Houck

For

2/13/2023
6:50:26 PM

10323 Cimmaron Trail

Dallas
Texas
United States
75243

Outside the Notification Area

Debbie Rima

For

2/13/2023
6:14:04 PM

5002 Roundtable Lane

debbierima@yahoo.com

Garland
TX
United States
75044

9724892817

Outside the Notification Area

I've heard and seen the plans for these condos. They will bring something upscale to our area which hopefully will result in more upscale shops/restaurants. Please - no more car washes or nursing homes!!!

Abra Nusser,

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

AICP

2/13/2023
6:13:40 PM

3114 Noble Lane

abranusser@outlook.com

Garland

9723398186

TX

United States

Outside the Notification Area

75044

I have emailed my comments to Staff to distribute to Plan Commission.

Joe Thomas**For**

2/13/2023
5:46:54 PM

2917 Spring Brook Dr

joethomasjr@gmail.com

Garland

2142182227

TX

United States

Outside the Notification Area

75044

Kim Uhlmann**Against**

2/13/2023
3:35:53 PM

6118 Shattuck Drive

Garland

Outside the Notification Area

Texas

United States

<null>

Nicholas Norris**Against**

2/12/2023
11:24:41 PM

2930 Chariot Ln

nicholas.s.norris@gmail.com

GARLAND

9517649527

Texas

United States

75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
A. Cucukovic	Against		
2/10/2023 11:29:35 PM	2622 Holy Cross Ln Garland Texas United States 75044	ally86@gmail.com 4694262157	Outside the Notification Area
Cory Shearer	Against		
2/10/2023 7:32:46 PM	5810 christie ln Garland Texas United States 75044		Outside the Notification Area
Arriana Martinez	Against		
2/9/2023 11:31:30 PM	2922 Lancer Ln Garland Texas United States 75044	arriana.a.martinez@gmail.com 9152385923	
Christopher Pope	Against		
2/9/2023 11:30:56 PM	2922 Lancer Ln Garland TX United States 75044	chrisxtofer@gmail.com 2148082444	

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

**Christopher
Pope**

2/9/2023
11:30:08 PM

Against

2922 Lancer Ln

chrisxtofer@gmail.com

Garland

2148082444

TX

United States

75044

**Christopher
Pope**

2/9/2023
11:29:57 PM

Against

2922 Lancer Ln

chrisxtofer@gmail.com

Garland

2148082444

TX

United States

75044

Mya grochal

2/9/2023
3:32:24 PM

Against

800 west renner

Garland

Texas

United States

<null>

Outside the Notification Area

James Bolin

2/9/2023
2:00:59 AM

Against

2901 Lancer Lane

bolin1320@aol.com

Garland

214-605-2517

Texas

United States

75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

55 townhomes will increase already congested traffic on Arapaho and side streets as commuters will navigate neighborhoods not intended for through traffic. This presents increased congestion and pollution. It also presents a safety risk to current residents in the surrounding area. Townhomes this close in the vicinity to the neighboring single family homes will unfairly decrease property values of existing homeowners. Removal of the green area will increase pollution in the immediate vicinity..

Lindsay

Against

2/8/2023
6:30:23 PM

2621 Ivanridge Ln

Garland

Texas

United States

75044

Outside the Notification Area

**Vanessa
Salazar-Sowell**

Against

2/8/2023
4:50:09 AM

3214 Heathercrest Dr

vys.sowell@gmail.com

Garland

2146828701

Texas

United States

75044

Outside the Notification Area

Omar Buhidma

For

2/7/2023
9:34:53 PM

1607 University Drive

citizen@buhidma.net

Richardson

5128432437

TX

United States

75081

Outside the Notification Area

Always happy to welcome new neighbors!

Allison Drake

Against

2/7/2023

6102 Shattuck drive

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
9:29:35 PM	Garland Texas United States 75044		
	I would be for if there were less homes. 55 seems like a lot for that parcel of land.		
Susan Nye	Against		
2/7/2023 8:46:09 PM	3442 King Arthur Drive Garland Texas United States <null>		Outside the Notification Area
Christine Richey	Against		
2/7/2023 8:12:45 PM	5533 Excalibur Dr Garland Texas United States 75044	Christinesrichey@gmail.com	Outside the Notification Area
Lake Harsaran	Against		
2/7/2023 7:44:02 PM	2305 Jamaica Pl Garland Texas United States <null>		Outside the Notification Area
	The traffic is already HORRIBLE there. Think about two cars times 55 homes more. Please think about us who live here and have to use that road.		
Pat Gryn	Against		

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
2/7/2023 7:19:14 PM	2825 Ursa Cir Garland Texas United States 75044 To much traffic	seniorlady@verizin.net 214-641-5717 Outside the Notification Area	
Jean klimiuk	Against		
2/7/2023 7:10:15 PM	2826 teakwood dr Garland Texas United States 75044		
Na	Against		
2/7/2023 6:33:02 PM	3213 Noble Ln Garland Texas United States 75044	Outside the Notification Area	
Georgia V	Against		
2/7/2023 6:28:16 PM	2702 Phillips Dr Garland Texas United States 75044	Outside the Notification Area	

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
Mike McClure	Against		
2/7/2023 6:23:00 PM	5402 Castleview Lane Garland Texas United States 75044		Outside the Notification Area
L Ferguson	For		
2/7/2023 5:47:02 PM	2502 Westbank Trail Garland Texas United States <null> It's great to see development in Garland. Looking forward to seeing this come to fruition.		Outside the Notification Area
Duran Hovland	Against		
2/7/2023 4:06:45 PM	3002 TEAKWOOD DR GARLAND TX United States 75044	dmandallas2004@yahoo.com	
Lynda Stevens	AGAINST		
2/7/2023 3:59:39 PM	2214 Jasmine Lane Garland Texas United States 75044	lgstevens1@verizon.net	Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

We do not want this!

Patricia Keller

Against

2/7/2023
3:55:13 PM

3409 Altair Dr

pmb0417@sbcglobal.net

Garland

956-371-0373

Texas

United States

Outside the Notification Area

75044

Another multi-family complex equates to more traffic, more congestion, more of a drain on public resources and possibly more crime should the townhomes transition to rentals. I cannot support this zoning change. I am not able to attend the meeting on February 13, but would voice my objections if I were able to be there.

Karen Brack

Against

2/7/2023
3:52:43 PM

2417 Centaurus Drive

kwbrack18@gmail.com

Garland

2144771151

TX

United States

Outside the Notification Area

75044

That's too many homes! The roads are already too congested

C. Holiwell

Against

2/7/2023
2:55:21 PM

5406 Kirkridge Place

cherylimagee64@gmail.com

Garland

2145633103

Texas

United States

Outside the Notification Area

75044

Against

C. Holiwell

Against

Outside the Notification Area

2/7/2023
2:55:19 PM

5406 Kirkridge Place

cherylimagee64@gmail.com

Garland

2145633103

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
	Texas		
	United States		
	75044		
	Against		
Lee Yeung	Against		
2/7/2023	Camelot		
4:31:13 AM	Garland		
	Texas	Outside the Notification Area	
	United States		
	<null>		
	Proposed townhomes are 3 stories. Backyard privacy concerns.		
Marina	Against		
2/7/2023	Chariot Ln		
4:30:52 AM	Garland		
	Texas	Outside the Notification Area	
	United States		
	<null>		
Sandra Knauf	Against		
2/7/2023	3504 Taurus Drive	sandy.knauf@gmail.com	
4:07:15 AM	Garland	2147381406	
	TX		
	United States	Outside the Notification Area	
	75044		
	This will negatively impact current traffic issues in the area.		
Alma Maricic	Against		
2/7/2023	2830 Lancer In	almamaricic@yahoo.com	
2:14:16 AM			

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
	Garland Texas United States 75044 Against		
Jay Pecheux	Against		
2/7/2023 1:37:05 AM	2929 Holy Cross Ln Garland Texas United States 75044 It's single homes all around.. that doesn't make sense to put townhomes there.	jaypecheux@gmail.com 8324777472 Outside the Notification Area	
Jay Pecheux	Against		
2/7/2023 1:37:03 AM	2929 Holy Cross Ln Garland Texas United States 75044 It's single homes all around.. that doesn't make sense to put townhomes there.	jaypecheux@gmail.com 8324777472 Outside the Notification Area	
Stacy Morris	Against		
2/6/2023 3:42:34 AM	3102 Castle Rock Ln Garland Texas United States 75044 Garland does not need any more multi family housing units the the Arapaho area.	stacymorris87@gmail.com Outside the Notification Area	
Debra Segal	Against		

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
2/5/2023 2:12:53 PM	2922 Royalty Dr Garland Texas United States 75044	deb.seg.will@gmail.com 4698658942	Outside the Notification Area
Samantha Head	Against		
2/5/2023 2:33:54 AM	2705 Hazelwood Garland Texas United States 75044		Outside the Notification Area
	55 homes in that small of a space is not reasonable. It will overcrowd the area.		
Mary Henderson	Against		
2/5/2023 2:07:56 AM	7509 Wellesley Ave Garland Texas United States 75044	Henderson.Mary.l@gmail.com	Outside the Notification Area
	Townhomes in this area will further stress infrastructure and increase populations in local schools that are already stretched		
S Southward	Against		
2/5/2023 1:03:18 AM	3214 Christie Garland Texas United States 75044		Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

Jennifer Hunter

Against

2/5/2023
12:55:55 AM

5001 Drawbridge Ln

jenniferhunter14@gmail.com

Garland

8176148206

Texas

United States

75044

This is a ridiculous plan. The space is too small, for starters. With the economy the way that it is and people already struggling, it makes absolutely no sense whatsoever to add something to the neighborhood that would make property taxes rise. It would make MORE sense for this developer to buy property that needs a facelift and leave some green spaces for our community. The amount of wildlife being run out of the area is staggering. Do better, City of Garland.

Rochelle Ran

Against

2/4/2023
9:57:57 PM

2918 Teakwood Drive

Rochelletrachier@gmail.com

Garland

Texas

United States

75044

I am against townhomes in any capacity. We have already destroyed so much blackland prairie.



GARLAND

TEXAS MADE HERE

The applicant requests to allow fifty-five (55) townhouses and open spaces.

City Council Meeting

March 7, 2023

Z 22-65

CASE INFORMATION

Location: 2801 and 2901 Arapaho Road

Applicant: Kirkman Engineering

Owner: Seven Investments

Acreage: 4.87 acres

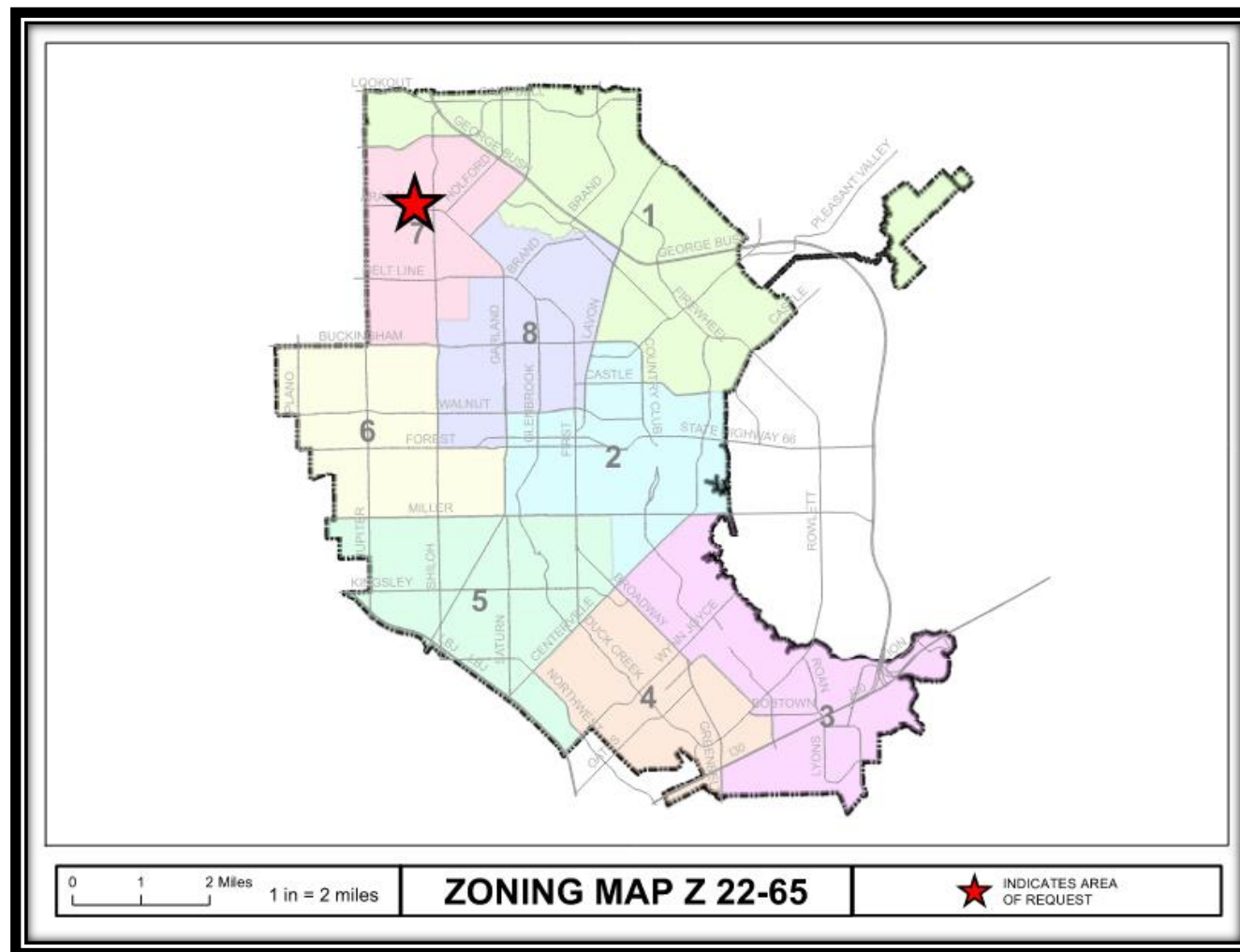
Zoning: Single-Family Attached (SFA) District

Z 22-65



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP

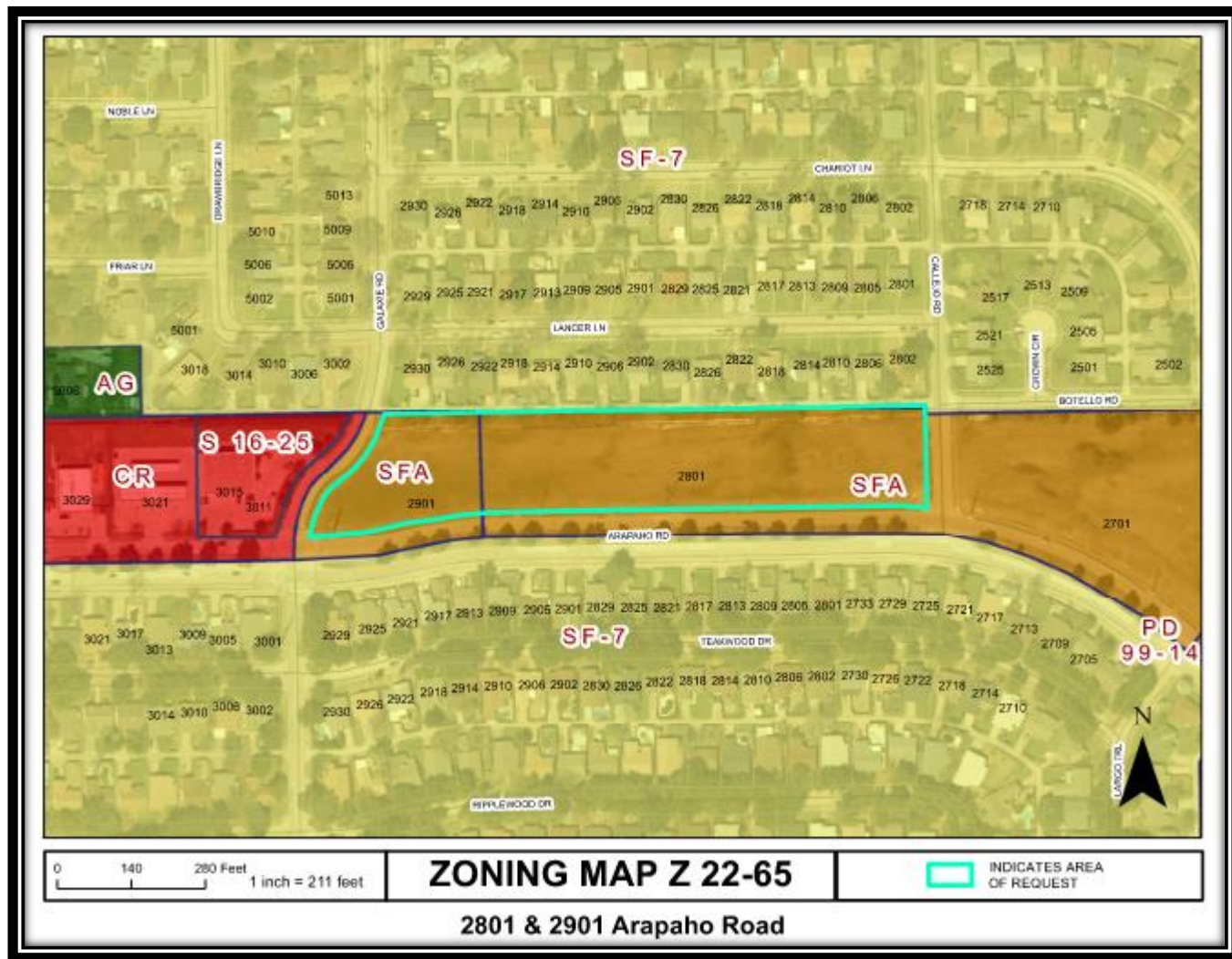


Z 22-65



GARLAND
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LOCATION MAP

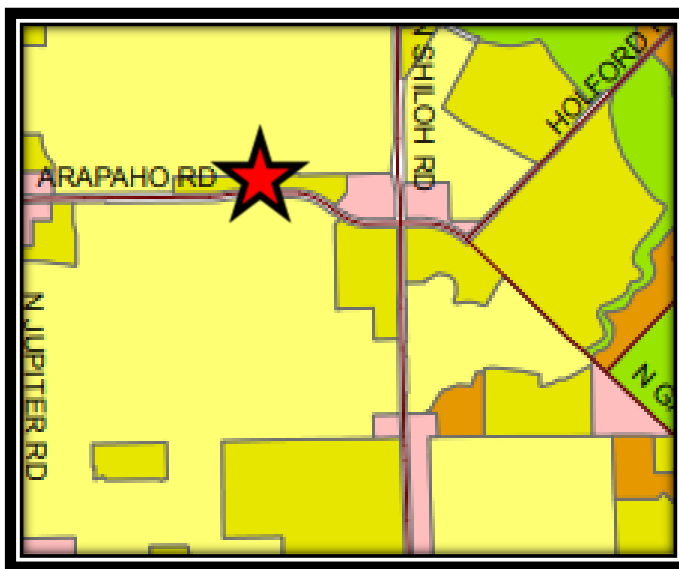


Z 22-65



GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods.
- Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.
- The Compact neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre)
- This proposed use is compatible with the Comprehensive Plan.



GARLAND
TEXAS MADE HERE

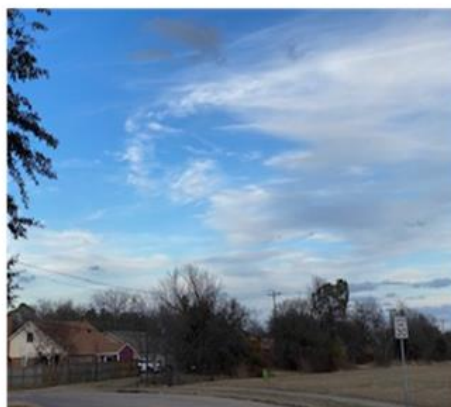
PHOTOS



View of the subject property



West of the subject property



North of the subject property



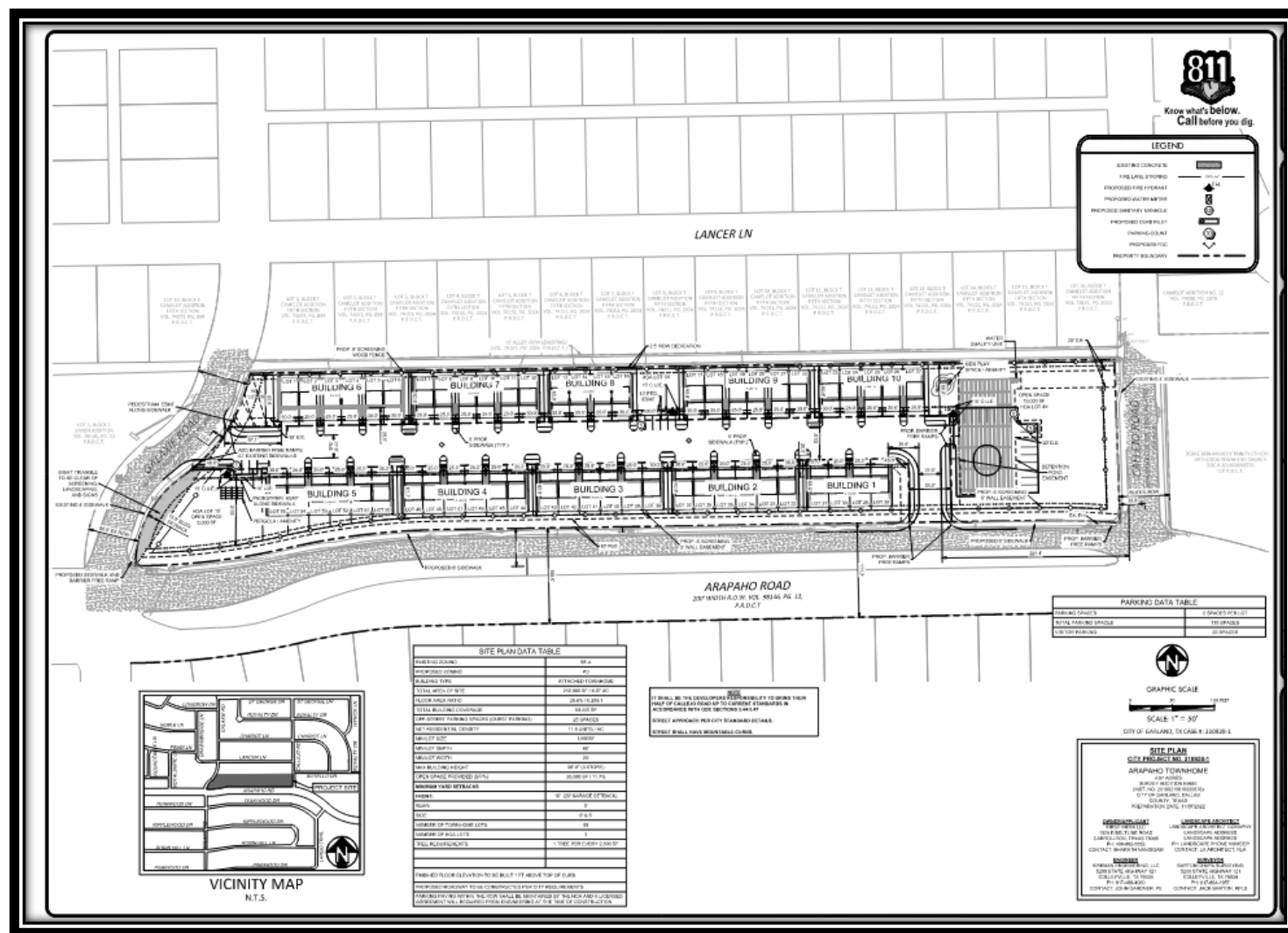
South of the subject property

Z 22-65



GARLAND
TEXAS MADE HERE

SITE PLAN



Z 22-65



LANDSCAPE PLAN





GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 22-65



Z 22-65





GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 22-65



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 22-65



Z 22-65





GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 22-65



DEVIATIONS TABLE

Development Standards	Required	Proposed	Justification
Lot Area	Minimum 2,000 SF	Minimum 1,500 SF	The minimum lot area is being reduced to allow for the requested reduction in the lot depth listed.
Lot Depth	Minimum 90 feet	Minimum 60 feet	The overall tract geometry, and incorporating necessary infrastructure, creates constraints of the lot impacting the lot depths.
Landscaping	At least one tree is required for each townhouse unit and must be placed either on that lot or within fifty feet of that unit. For each townhouse structure, at least fifty percent of the required trees must be large canopy trees. The remainder of the required trees may be small ornamental trees.	Small ornamental trees are proposed for each lot or within fifty feet of that unit . Large canopy trees are proposed in the larger common open space areas, as well as along Arapaho Road.	The reduced depth of these lots still allow for small green spaces for each lot; however, the applicant would like to relocate these required large canopy trees to the larger common open spaces instead of these small green spaces to allow the trees to reach full maturity and allow a more manageable space for franchise utility placement and maintenance.



STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses 2) an Alley Waiver.

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



GARLAND
TEXAS MADE HERE

PLAN COMMISSION RECOMMENDATION

On February 13, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses.

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

The Plan Commission also approved an Alley Waiver for this development.

In addition, the Plan Commission recommended removing the balconies along the north side of the property. The applicant has provided revised elevations by removing the balconies.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. e.

Meeting Date: 03/07/2023

Item Title: Z 22-65 Kirkman Engineering - Detail Plan (District 7)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

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

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

LOCATION

2801 and 2901 Arapaho Road

OWNER

Seven Investments

PLAN COMMISSION RECOMMENDATION

On February 13, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses.

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

The Plan Commission also approved an Alley Waiver for this development.

In addition, the Plan Commission recommended to remove the balconies along the north side of the property. The applicant has provided revised elevations by removing the balconies.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses.

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

BACKGROUND

The applicant proposes to construct fifty-five (55) townhouses and three (3) HOA open space lots. The subject property is currently unimproved.

SITE DATA

The subject property contains approximately 4.87 acres and has approximately 1,211 linear feet of frontage along Arapaho Road, 312 linear feet of frontage along Galaxie Road and 233 linear feet of frontage along Callejo Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Single-Family Attached (SFA) District. The Single-Family Attached District is intended to promote stable, quality, attached-occupancy residential development on individual lots in logical, livable, and sustainable neighborhoods. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas, multifamily or nonresidential areas, or major thoroughfares.

The applicant requests to make some modifications to the Single-Family Attached District requirements.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of fifty-five (55) townhouses and three (3) HOA lots. In addition, the applicant is proposing 11.9 units per acre, therefore meeting the SFA GDC requirement.
2. The applicant requests to deviate from some of the required SFA District development standards per Section 2.34 (Table 2-3) of the Garland Development Code (GDC). The table below indicates the deviations proposed. It should be noted that the proposal will meet the minimum dwelling size requirement (1,400 sf) per the GDC.

Development Standards	Required	Proposed	Justification
Lot Area	Minimum 2,000 SF	Minimum 1,500 SF	The minimum lot area is being reduced to allow for the requested reduction in the lot depth listed.
Lot Depth	Minimum 90 feet	Minimum 60 feet	The overall tract geometry, and incorporating necessary infrastructure, creates constraints of the lot impacting the lot depths.
	At least one tree is required for each townhouse unit and must be placed either on that lot or within fifty feet of that unit. For	Small ornamental trees are proposed for each lot or within fifty feet of that unit.	The reduced depth of these lots still allow for small green spaces for each lot; however, the applicant would like to relocate

Landscaping	each townhouse structure, at least fifty percent of the required trees must be large canopy trees. The remainder of the required trees may be small ornamental trees.	Large canopy trees are proposed in the larger common open space areas, as well as along Arapaho Road.	these required large canopy trees to the larger common open spaces instead of these small green spaces to allow the trees to reach full maturity and allow a more manageable space for franchise utility placement and maintenance.
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Screening and Landscaping

1. The proposed landscape layout (Exhibit D) complies with the applicable screening standards. Per the GDC, a screening wall is required along a thoroughfare Type “D” or greater. Arapaho Road is considered to be greater than Type “D”; therefore, a five (5)-foot ornamental fence with masonry columns and applicable vegetation is required along Arapaho Road and the landscape plan reflects the ornamental fence with masonry columns. The large canopy trees and screening shrubs are on the street-side of the fence to provide more coverage. Screening and fencing is not required along Callejo Road and Galaxie Road. However, the landscape plan reflects a board-on-board fence along the northern perimeter line and an ornamental fence along Callejo Road and a portion of Galaxie Road.

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

Amenities

2. Common open space area is included with the proposed development in accordance with the GDC. The amenity requirements of the Single-Family Attached (SFA) District per the GDC are satisfied. Amenities include a gazebo and playground equipment.

Parking

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

Garage

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

- Offset front entry with the garage door set back at least five feet behind the front building face.

The site plan (Exhibit C) reflects front-entry garages with an offset.

Building Design

5. The building elevations complies with the articulation and architectural elements requirements per the GDC.

Signage

6. The applicant has not requested any deviation on signage; it will comply with the standards in the GDC.

COMPREHENSIVE PLAN

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

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The Compact neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

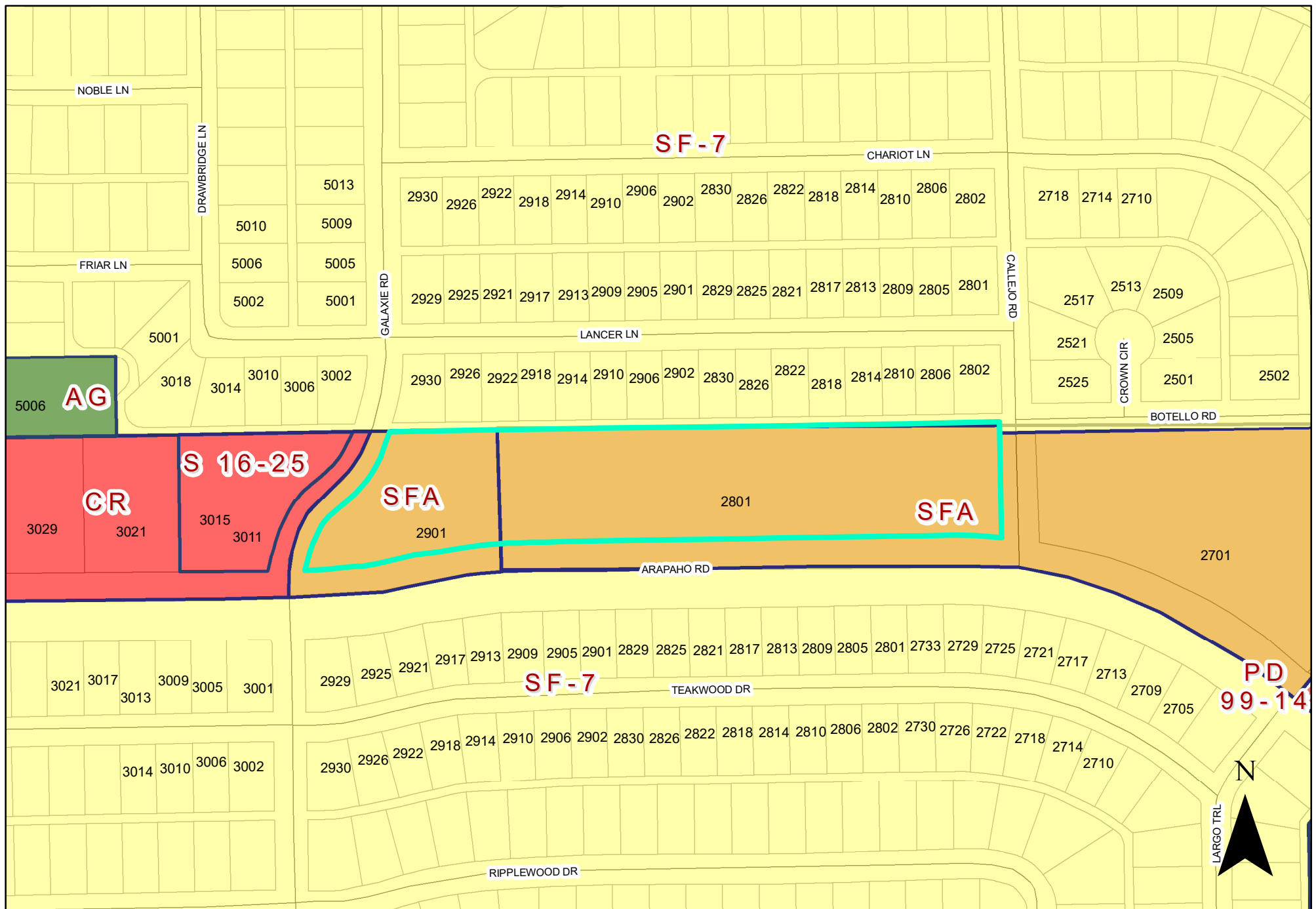
This proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family homes. The property to the east, across Callejo Road, is zoned Single-Family Attached (SFA) District; it is currently unimproved. The properties to the south, across Arapaho Road, are zoned Single-Family-7 (SF-7) District and are developed with single-family homes. The property to the west, across Galaxie Road, is zoned Community Retail (CR) District; it is developed with retail uses.

Attachments

Z 22-65 Location Map
Z 22-65 Exhibits C-E
Z 22-65 R&M - Detail Plan
Z 22-65 Responses
Z 22-65 Staff Presentation



0 140 280 Feet
1 inch = 211 feet

ZONING MAP Z 22-65

INDICATES AREA
OF REQUEST

2801 & 2901 Arapaho Road



L.2

ARAPAHO TOWNHOMES
ARAPAHO ROAD & GALAXIE ROAD
CITY OF GARLAND, TEXAS



BUILDINGS 6 & 9 ELEVATIONS

FRONT ELEVATION	SQ. FT.	PERCENT
STUCCO	840	18
BRICK	1,761	37
GLAZING	2,136	45
TOTAL	4,737	100

REAR ELEVATION	SQ. FT.	PERCENT
STUCCO	1,820	40
BRICK	1,879	42
GLAZING	786	18
TOTAL	4,485	100

RIGHT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,013	67
BRICK	420	28
GLAZING	76	5
TOTAL	1,509	100

LEFT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,013	67
BRICK	420	28
GLAZING	76	5
TOTAL	1,509	100

ARCHITECTURAL ELEMENTS:

1. ROOF GABLES WITH WINDOWS
2. SPLIT GARAGE DOORS
3. ROOF PITCHES OF 12:12

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ARAPAHO TOWNHOME
4.67 ACRES
LOT X, BLOCK X
SURVEY ADDITION NAME
(INST. NO. 20190215010000670)
CITY OF GARLAND, DALLAS
COUNTY, TEXAS
PREPARATION DATE: 05/20/2022

OWNER/APPLICANT
FIRST INFRA LLC
1925 E BELTLINE ROAD
CARROLLTON, TEXAS 75006
PH: 408-992-5558
CONTACT: BHARATH NANDIGAM

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034
PH: 817-488-4900
CONTACT: JOHN GARDNER, PE

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT COMPANY
LANDSCAPE ADDRESS
LANDSCAPE ADDRESS
PH: LANDSCAPE PHONE NUMBER
CONTACT: LA-ARCHITECT, PLLC

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034
PH: 817-894-1957
CONTACT: JACK BARTON, RPLS

TLS
ARCHITECT LLC
1615 BARCLAY DRIVE
CARROLLTON, TEXAS 75007

JO ABAYA
214.662.5307
jabaya@tls.com

TERRY SULLIVAN
214.533.8959
tsullivan@tls.com

NOT FOR CONSTRUCTION

ARAPAHO TOWNHOMES
ARAPAHO ROAD
ARAPAHO ROAD, GARLAND, TEXAS 75044
FIRST INFRA LLC

REVISIONS		
TAG	REVISION DATE	REVISION DESCRIPTION
1	0000-00-00	DESCRIPTION
2		
3		

SHEET CONTENT	
Buildings 6 & 9 Elevations	

PROJECT No.	
Project Number	
PROJECT DESCRIPTION	

DESIGNED BY : jabaya	DRAWN BY : jabaya
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DATE ISSUED : 02.21.2023	
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SHEET No.	A-401
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BUILDING PERMIT COMMENT

D
C
B
A

EXHIBIT E



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



3 LEFT ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"



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

BUILDINGS 1 & 8 ELEVATIONS

FRONT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,200	70
BRICK	1,262	24
GLAZING	1,426	6
TOTAL	3,888	100

REAR ELEVATION	SQ. FT.	PERCENT
STUCCO	1,420	42
BRICK	1,388	40
GLAZING	608	18
TOTAL	3,416	100

RIGHT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,007	72
BRICK	310	22
GLAZING	80	6
TOTAL	1,397	100

LEFT ELEVATION	SQ. FT.	PERCENT
STUCCO	987	70
BRICK	330	24
GLAZING	80	6
TOTAL	1,397	100

ARCHITECTURAL ELEMENTS:

1. ROOF GABLES WITH WINDOWS
2. SPLIT GARAGE DOORS
3. ROOF PITCHES OF 12:12

REVISIONS		
TAG	REVISION DATE	REVISION DESCRIPTION
1	0000-00-00	DESCRIPTION
2		
3		

SHEET CONTENT
Buildings 1 & 8 Elevations

PROJECT No.	
Project Number	
PROJECT DESCRIPTION	
DESIGNED BY : jabaya	DRAWN BY : jabaya
DATE ISSUED : 02.21.2023	
SHEET No.	
A-402	
BUILDING PERMIT COMMENT	

D
C
B
A

EXHIBIT E



BUILDINGS 2 & 4 ELEVATIONS

FRONT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,194	26
BRICK	1,310	29
GLAZING	2,082	45
TOTAL	4,586	100

REAR ELEVATION	SQ. FT.	PERCENT
STUCCO	1,880	40
BRICK	1,846	40
GLAZING	930	20
TOTAL	4,656	100

RIGHT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,282	81
BRICK	220	14
GLAZING	80	5
TOTAL	1,582	100

LEFT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,282	81
BRICK	220	14
GLAZING	80	5
TOTAL	1,582	100

ARCHITECTURAL ELEMENTS:

1. ROOF GABLES WITH WINDOWS
2. SPLIT GARAGE DOORS
3. ROOF PITCHES OF 12:12

TLS

ARCHITECT LLC

1615 BARCLAY DRIVE

CARROLLTON, TEXAS 75007

JO ABAYA

214.662.5307

j.abaya@tlsa.com

TERRY SULLIVAN

214.533.8959

tsullivan@tlsa.com

NOT FOR
CONSTRUCTION

ARAPAHO TOWNHOMES
ARAPAHO ROAD
ARAPAHO ROAD, GARLAND, TEXAS 75044
FIRST INFRA LLC

REVISIONS

TAG	REVISION DATE	REVISION DESCRIPTION
1	0000-00-00	DESCRIPTION
2		
3		

SHEET CONTENT

Buildings 2 & 4 Elevations

PROJECT No.

Project Number

PROJECT DESCRIPTION

DESIGNED BY :
j.abaya

DRAWN BY :
j.abaya

DATE ISSUED :
02.21.2023

SHEET No.

A-403

BUILDING PERMIT COMMENT

NOT FOR CONSTRUCTION



BUILDINGS 3, 5 & 7 ELEVATIONS

FRONT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,451	28
BRICK	1,610	30
GLAZING	2,184	42
TOTAL	5,245	100

REAR ELEVATION	SQ. FT.	PERCENT
STUCCO	2,050	44
BRICK	1,820	39
GLAZING	786	17
TOTAL	4,656	100

RIGHT ELEVATION	SQ. FT.	PERCENT
STUCCO	985	65
BRICK	450	30
GLAZING	76	5
TOTAL	1,511	100

LEFT ELEVATION	SQ. FT.	PERCENT
STUCCO	985	65
BRICK	450	30
GLAZING	76	5
TOTAL	1,511	100

ARCHITECTURAL ELEMENTS:

1. ROOF GABLES WITH WINDOWS
2. SPLIT GARAGE DOORS
3. ROOF PITCHES OF 12:12

1
2
3
4
5
D
C
B
A

EXHIBIT E



BUILDINGS 10 ELEVATION

FRONT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,276	29
BRICK	1,310	30
GLAZING	1,802	41
TOTAL	4,388	100

REAR ELEVATION	SQ. FT.	PERCENT
STUCCO	1,456	44
BRICK	1,150	35
GLAZING	680	21
TOTAL	3,286	100

RIGHT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,059	75
BRICK	270	19
GLAZING	80	6
TOTAL	1,409	100

LEFT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,059	75
BRICK	270	19
GLAZING	80	6
TOTAL	1,409	100

ARCHITECTURAL ELEMENTS:

1. ROOF GABLES WITH WINDOWS
2. SPLIT GARAGE DOORS
3. ROOF PITCHES OF 12:12

REVISIONS		
TAG	REVISION DATE	REVISION DESCRIPTION
1	0000-00-00	DESCRIPTION
2		
3		
SHEET CONTENT		
Building 10 Elevations		
PROJECT No.		
Project Number		
PROJECT DESCRIPTION		
DESIGNED BY : jabaya		DRAWN BY : jabaya
DATE ISSUED : 02.21.2023		
SHEET No.		
A-405		
BUILDING PERMIT COMMENT		



① TOWNHOME CROSS-SECTION
3/16" = 1'-0"

SITE PLAN	
CITY PROJECT NO. SPXX-XXXX	
ARAPAHO TOWNHOME	
4.87 ACRES	
LOT X, BLOCK X	
SURVEY ADDITION NAME	
(INST. NO. 2019021501000670)	
CITY OF GARLAND, DALLAS	
COUNTY, TEXAS	
PREPARATION DATE: 09/20/2022	
OWNER/APPLICANT	LANDSCAPE ARCHITECT
FIRST INFRA LLC	LANDSCAPE ARCHITECT COMPANY
1925 E BELTLINE ROAD	LANDSCAPE ADDRESS
CARROLLTON, TEXAS 75008	LANDSCAPE ADDRESS
PH: 408-992-5555	PH: LANDSCAPE PHONE NUMBER
CONTACT: BHARATH NANDIGAM	CONTACT: LA ARCHITECT, RLA
ENGINEER	SURVEYOR
KIRKMAN ENGINEERING, LLC	BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121	5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034	COLLEYVILLE, TX 76034
PH: 817-488-4900	PH: 817-594-1197
CONTACT: JOHN GARDNER, PE	CONTACT: JACK BARTON, RPLS

ARAPAHO TOWNHOMES
ARAPAHO ROAD
ARAPAHO ROAD, GARLAND, TEXAS 75044
FIRST INFRA LLC

NOT FOR
CONSTRUCTION



TERRY SULLIVAN
214.533.8959
tsullivan@atl.com



JO ABAYA
214.662.5307
jabaya@tlv.com



TLS
ARCHITECT LLC
1615 BARCLAY DRIVE
CARROLLTON, TEXAS 75007

REVISIONS		
TAG	REVISION DATE	REVISION DESCRIPTION
1	0000-00-00	DESCRIPTION
2		
3		

SHEET CONTENT	
Townhome Cross Section	

PROJECT No.	
Project Number	
PROJECT DESCRIPTION	

DESIGNED BY : jabaya	DRAWN BY : jabaya
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DATE ISSUED : 02.21.2023	
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SHEET No.	A-500
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BUILDING PERMIT COMMENT	
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REPORT & MINUTES

P.C. Meeting, February 13, 2023

4b. APPROVED Consideration of the application of **Kirkman Engineering**, requesting approval of a Detail Plan for Single-Family Attached Uses on a property zoned Single-Family Attached (SFA) District. This property is located at 2801 and 2901 Arapaho Road. (District 7) (File Z 22-65 – Detail Plan)

Motion was made by Commissioner Rose to **approve** with the provision that there be no balconies on the north side of the property. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**



ZONING MAP Z 22-65

2801 & 2901 Arapaho Road

INDICATES AREA
OF REQUEST

INDICATES
NOTIFICATION AREA

Comment Form

Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Z 22-65 Kirkman Engineering. El solicitante solicita la aprobación de cincuenta y cinco (55) casas adosadas. El sitio actualmente está dividido en zonas para permitir casas adosadas; sin embargo, el solicitante solicita modificaciones del Código de Desarrollo de Garland. El sitio está ubicado en 2801 y 2901 Arapaho Road. (Distrito 7)

Z 22-65 Kirkman Engineering. Người nộp đơn yêu cầu phê duyệt năm mươi lăm (55) căn nhà phố. Địa điểm hiện đang được khoanh vùng để cho phép xây dựng nhà phố; tuy nhiên, người nộp đơn yêu cầu sửa đổi Bộ luật Phát triển Garland. Địa điểm này tọa lạc tại 2801 và 2901 Arapaho 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 46900 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.

Linh Nguyen

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

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

2730 Teakwood Dr

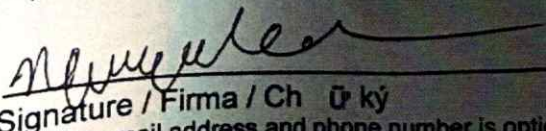
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã 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.)

02-18-2023

Date / Fecha / Ngày

Comment Form

Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

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

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For / A Favor / Đúng

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Against / En Contra / Không

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Joshua Klimiuk

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.)

2830 Teakwood Drive

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

02/11/2023

Date / Fecha / Ngày

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

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Duran Howland

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3002 TEAKWOOD DR

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

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

[Signature]

2-7-2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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FEB 14 '23 PM 12:11

Comment Form Continued – Case Z 22-65

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

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

DO NOT LIKE MULT UNIT IN WITH SINGLE FAMILY HOMES. A PARK + TRAIL, DOG PARK BETTER SUITS THE AREA.

Comment Form

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Laura Esmeralda Herrera

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

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I don't agree with the proposed changes, because the construction will bring new residents that will bring increase in taxes.

Outside the Notification Area

February 13, 2023

Regarding:

“Arapaho Townhomes”: An Ugly, Unsafe, Dysfunctional, and Unwanted Cram Job

To members of the Garland Plan Commission:

I live on the east side of Noble Lane, in the Camelot neighborhood, just outside of the required notification area. Although I have to attend a City Council meeting in another city today, I wanted to provide some comments in strong opposition to the proposed rezoning request and detail plan. I hope you will take a few minutes to read this email in its entirety since I can't be there tonight to ask questions and state my strong opposition to both the rezoning request and to the detail plan (File Nos: Z 22-65, 22-65 – Detail Plan). I am a certified city planner, but also, I am a resident and I'm a neighbor of this property. I care very deeply about this city, my neighborhood, and what gets developed on the subject property as it is within easy walking distance of our house.

To start, the proposed design along Arapaho is not functional, safe, or pleasant for pedestrians. I see people walking along this stretch of Arapaho daily, braving what's left of the unshaded Texas prairie, going from residential areas in and around Camelot to Tom Thumb, Starbucks, the Dart bus stop, and other retail and restaurant uses to the east of the subject property. They do this in spite of the terrible lack of pedestrian facilities and safety that currently exists. The proposed setback along the southern property line, along Arapaho, appears to be zero, and there is no meaningful landscaping that can fit on the subject property along Arapaho as required because the applicant has produced what we call in the development industry as a **“cram job.”** A cram job is when you cram as many dwelling units into a property and then get a PD to “zone out” of reasonable standards, such as this proposed development. It's unclear why Staff is recommending approval of the rezoning request and detail plan, since the proposed development is inconsistent with the Comprehensive Plan, it is terribly designed (on the ground, the structures, the connectivity, and more), the applicant appears to not typically design this type of development, its neighbors don't want it, and it's incompatible with nearby development, safety, and anything of value in the vicinity.

Justification in the Staff Report for recommending approval of the adjustment of bare minimum standards is inaccurate and insufficient in many areas. For example, it states: *“The reduced depth of these lots still allow for small green spaces for each lot; however, the applicant would like to relocate these required large canopy trees to the larger common open spaces instead of these small green spaces to allow the trees to reach full maturity and allow a more manageable space for franchise utility placement and maintenance.”* If Staff were recommending denial, it would read *“The proposed reduction in depth of the lots, on top of the other modifications, is self-imposed by the applicant due to their desire to provide too many dwelling units on this size of land without providing mixed-uses, public amenities, yards, improved walking paths or other features found in high quality townhome developments/neighborhoods. The poor design of the development results in the production of lower quality townhomes at a higher quantity, more akin to bad urban multi-family, instead of higher quality townhomes at a high quality that would be more appropriate for this neighborhood, its walkability, and the enjoyment of existing and future residents. A reduction in minimum landscaping, minimum lot standards, minimum street design, and other minimum criteria for this proposed low quality development will diminish not only this neighborhood but will also hurt our ability to apply minimum standards in the future. Should future development be held to the City's minimum criteria instead of*

being granted the same leniency, it could open the City to legal risk from future developers, while also ensuring that high quality, modern standards are not applied in Garland."

Another inaccurate and very odd statement in the Staff Report says that *"The proposed [reduced lot] depths will improve the compatibility of the proposed development with the existing neighborhood to the north as well as bring great look to the area."* I can't even explain this one. In what way would reducing minimum lot depths for this cram job **improve** compatibility with our existing neighborhood that has much larger lots and is higher quality? In what way would reduction in lot depth to accommodate a crowded and poorly designed development "bring great look to the area?" The tight spacing and all of these requested reductions are entirely self-imposed by the developer and are ridiculous to consider for this design, and especially in this area for this property. THERE WILL BE OTHER DEVELOPERS WHO COME FOR THIS PROPERTY IF THE OWNER MARKETS IT PROPERLY. PLEASE DO NOT SETTLE FOR THIS JUST BECAUSE THE PROPERTY IS UNDEVELOPED.

Developers don't get to ascribe to a more urban and walkable intention with their design while also providing even one ounce of shade along the street and sidewalk, no improved sidewalk, no front stoops, no porches, no activated frontage, an unsafe pedestrian environment, no entry from the units to the front sidewalk, and development caging/fencing. The proposed sidewalk is proposed literally adjacent to the curb in some areas and a joke in others. Ask any engineer or transportation professional who knows anything about pedestrian safety or good multi-modal design, and they would tell you that a sidewalk that close to the curb on this type of roadway is a safety hazard, and no one would dare walk adjacent to the curb on Arapaho if they know its crash history, design speed, and how dangerous it is. The existing "sidewalk" they are proposing to keep per one of their notes is a joke as pictured below:



This stretch of deteriorated patches of decades-old, cracking and overgrown pavement, which cannot be called a sidewalk, is approximately two feet wide on generous day. Imagine this pavement remaining, as proposed, with the three-story cram job and its fence with meaningless shrubs right against it. A townhome product with no walkable frontage and back of building facing the main frontage, should be providing a minimum 20-foot landscape buffer with trees planted one per 30 linear feet, and a minimum six-foot sidewalk outside of the right-of-way to provide any semblance of walkability.

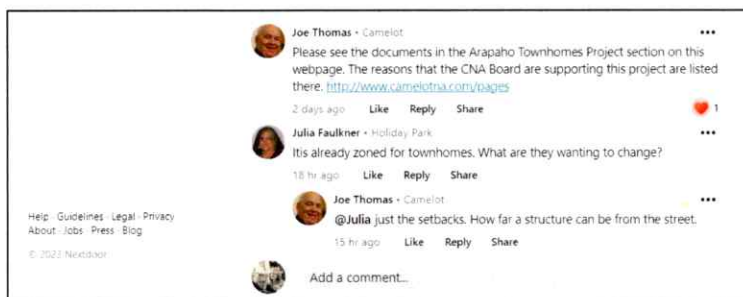
The proposed lack of a setback, frontage, and "sidewalk" aside, if the residents in this development or nearby have any hope to interact with these neighbors, it is destroyed by the proposed screening fence that does nothing except cage pedestrians and dogs from their terrifying back of "house," that will literally be right next to their southern-facing windows. With the speeds along Arapaho, its distracted

Outside the Notification Area

drivers' tendencies to hop the curb into homes set even farther back than these, and no separation from the vehicles and the "sidewalk," I would recommend that no one even use the southern 30 feet of their homes unless they want a car in their living room on top of them (not exaggerating). Let alone take a walk between this proposed development and Arapaho...

Although I appreciate the officers of the Camelot Neighborhood Association requesting a guard rail along these structures to protect lives and property, it's not going to help with this design. Even the existing guard rail, just to the west along Arapaho, is adjacent to an alley, landscaping, and back yards before a vehicle gets to homes. In this case, even if there were a guard rail installed (which is not proposed and wouldn't have room and would make this development look and function even worse than it already does), when a distracted driver of a vehicle along Arapaho slams into it, it will be hitting bedrooms and a three-story structure that could collapse, especially when a structural support or load-bearing wall gets hit. The proposed buildings will be almost flush with the meaningless screening fence, which will be adjacent to a decorative, but not functional or safe buffer, which will contain a deteriorated and sub-standard sidewalk that will be next to an unsafe street with high design speed. Neither the developer nor the City have a sidewalk adjacent to the development on any plans to design or construct.

When I contacted an officer on the CNA board about the request, they were interested in the property "getting cleaned up and for new landscaping." I'm not sure what was presented to them, but it wasn't presented at an open and advertised neighborhood meeting about this development with the other side of the story about how exactly it will look and what was being requested and what it could look like if the rezoning was not granted (i.e. the minimum standards are applied). It appears that they only think "setbacks—how far a structure can be from the street" are proposed to be adjusted, which is not accurate:



Alley. The Staff Report says, regarding the proposed waiver of the alley requirement that the "Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements." In the Garland Development Code under *Subdivision Regulations / SUBDIVISION REQUIREMENTS & STANDARDS / Division 6 Alleys / 3.80 Requirements*, a Development Waiver to the requirement of an alley shall only be considered by Plan Commission if all of the following conditions are met (which are not discussed or detailed in the Staff Report):

- (1) A minimum ten-foot wide utility easement (or other size, as determined by the Director of Engineering or by the applicable utility provider) is provided on each lot adjacent to the street right-of-way, in accordance with Chapter 5, Article 1, Division 4 of this GDC; *It seems odd that Engineering is comfortable with required parking and*

driveways within required utility easements. When the City has to jackhammer adjacent to closed garage doors to access a water or sewer line, where they would otherwise be provided with room on both sides, free and clear, it will not be a good situation.

(2) No lot-to-lot surface drainage exists or will result within the subdivision; This information has not been discussed in the Staff Report or verified with the documents provided for public review. Have preliminary engineering plans been submitted to review drainage for the proposed subdivision?

(3) The subdivision design allows for an efficient solid waste collection pattern; This information has not been discussed in the Staff Report or verified with the documents provided for public review. How will trash be serviced? In front of the garages where people have to park their cars inside? Where is the dumpster? Where will each lot keep their toters? Will their toters and trash need to stay in their garage where their required parking spaces are?

(4) Adequate area is dedicated for drainage facilities and utilities; This information cannot be verified with the documents provided for public review. Have preliminary engineering plans been submitted to review drainage for the proposed subdivision?

(5) Adequate on- and off-street parking is provided; and According to the SFA – District requirements that govern the subject property, “A minimum of one off-street parking space must be provided for every four townhouse units, or fraction thereof. The maximum distance from the required guest parking space to the unit(s) served is four hundred feet, measured along a street right-of-way.” Since required parking cannot “double dip” for more than one unit, it does not appear that this requirement is being met. Also according to the SFA District off-street parking requirements, the driveways are required to “not be less than twenty feet in length.” Since this is required off-street parking as stated in the section, it is not permitted to be within public right-of-way, and it does not appear that this requirement is being met, but it is not readily apparent. Is the applicant’s 20-foot “garage setback” including 10 feet of public right-of-way? If so, this is not permitted, nor should it be considered, nor was it included in the Staff Report as not in compliance.

It would also require tabling the rezoning request as it would have been improperly property and legal noticed. One could argue that it was already improperly property owner noticed and legal noticed since nowhere in the caption did it state what the applicant is actually proposing, which would include reductions to minimum lot size, minimum lot depth, minimum landscaping, minimum driveway length, minimum garage setbacks, etc. etc. of the existing SFA District and GDC through a PD.

Even when I requested to Staff to be emailed the entire submittal on 1/26 and again on 2/5 and reflected that I “would be critical of any special ordinance provisions in the PD that accommodate increased density, through space limit modifications, if it’s proposed to be jam-packed in there with no ground floor commercial, neighborhood amenities, brownstone design, or extras,” I was never provided with the applicant’s actual request for these reductions—only the site plan, landscape plan, and building elevations. How is anyone supposed to understand what is being specifically requested if it is not included in the noticing, not provided when requested in the form of a statement or letter from the applicant, and the full extent of reductions and modifications are not detailed in the Staff Report or otherwise? I’m a planner, and I’m still not clear what is in conformance and what isn’t with this and why Staff is recommending approval. Staff indicated more

Outside the Notification Area

information would be in the packet, but once I accessed it on Friday and got a chance to look at it, I had more questions than answers, and now I'm out of time to converse with Staff or the developer or others. Questions like, "are they meeting the minimum parkway width for a local street or minimum driveway spacing" were even hard to verify with what was provided and the associated callouts and linework.

(4) Driveway Depth. A driveway, if provided, may not be less than twenty feet in length. *See above note regarding off-street parking, including minimum driveway depth, not appearing to be provided.*

(6) Waiver or variance from the requirement for alleys will not adversely affect other properties.

It adversely affects many other properties...

The Garland Development Code does not appear to contemplate "rezoning out of these standards or process via PD," especially since it is in the Subdivision section of the ordinance. If a Development Waiver is what is being requested, it should be evaluated and considered and acted upon in the manner required by the Garland Development Code.

This property has so much potential for better-designed brownstone-type townhomes with activated frontage, less intense mixed-use development, or even commercial development that the neighborhood and others would love to walk to and visit—all with a way better frontage along Arapaho and a more appropriate and standard transition/buffer from existing single family residential homes in a stable and high quality neighborhood. Even if the owner has not marketed it properly or hired the right broker, there are developers out there who would do a fantastic job with this site—I've seen it.

Comp Plan Conformance. State Law requires cities to zone in conformance with their Comprehensive Plan. This property is designated "Compact Neighborhoods" in Garland's Comprehensive Plan and states the following:

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.

Even though one could ask why this tract is zoned for anything other than commercial or low intensity, maximum two-story mixed-use instead of SFA, the future land use designation of "Compact Neighborhoods" has some standards that are inconsistent with the proposed development. A wide strip of undeveloped frontage, along a busy arterial street, with no development adjacent to it on any side, is not "infill" and it's not "redevelopment." Instead of a "walkable development pattern," it will in fact make the existing hostile pedestrian environment even worse than it is today, even though this is a piece of land that pedestrians actually use.

There is literally no "transition" being provided from the traditional residential neighborhood on its northern edge (Camelot), and it is a development that is highly incompatible in height, intensity, and many other features, with the existing traditional residential neighborhood. A wood fence is not a transition. The "architectural character and scale" of the proposed development is not "compatible

with adjacent residential development” and has not been considered or demonstrated in what is proposed. The proposed development does not “accommodate uses such as convenience retail (goods and services), office space, and public services.”

This type of development is intended to be in very urban areas and activated at the street frontage and is also intended to be much better designed than what is proposed. This is not the urban core of Dallas—this isn’t even in Downtown Garland. This is a suburban area of Garland, this property is adjacent to a well-established single family residential neighborhood, and it has other single family homes, traditional one-story retail, restaurants, and neighborhood services within a one-mile radius of it.

A random three-story townhome cram job just does not fit (literally and figuratively). It’s not in conformance with the Comprehensive Plan as detailed above, but also in several other sections that I will not belabor as this note is getting long. We don’t need to settle on this—have them meet the standards with high quality design, which will necessitate some reduction in unit counts and a new design. Do we even know who the applicant is? First Infra, LLC, doesn’t even do this type of development—take a look at their website if you don’t believe me.

They will get their return on investment when they design something that is built to last, that can better interact with its neighbors and provide value to them, and that meets standards that we put in place for a reason. If someone is proposing to deviate from a standard (or 10 standards), the City should be asking, “Where have you constructed this type of development before,” and “What do we get in return, that’s better than what we could have if compliance is achieved?” It is unknown what the answer is to the first question, but I certainly don’t want my neighborhood and city to be the testing ground, and the answer to the second question, with this request, is “absolutely nothing.”

Please vote to recommend denial of these two requests.

Sincerely,
Abra Nusser, AICP
Noble Lane, Garland TX
Cell: 972.339.8186
abranusser@outlook.com

Comment Form

Case Z 22-65

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Nicholas Norris

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.)

2930 Charlotte

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

2/11/23

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

Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 46900 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.

Kun PAN, Wentang Zhao

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.)

2818 Lancer Lane

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Kun PAN, Wentang Zhao

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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Comment Form Continued – Case Z 22-65

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

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

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

1. This site cannot contain 55 units townhouses due to site size. It will destroy the harmony of this environment. There will have no enough parking spaces.
2. Request the proposal to include a greenbelt between the site and houses on Lancer Lane to keep the view of Lancer Lane houses not being blocked.

Kun Pam



2/10/2023

Comment Form

Case Z 22-65

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

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For / A Favor / Đúng

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Against / En Contra / Không

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MARCOS Rico Rodriguez Rosa Elena Orozco Ramirez

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.)

#2814. TEAKWOOD. DR.

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

Garland. TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

MARCOS Rico Rodriguez

02-08-23

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 22-65

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

Poes Actualmente Estamos
Pagando muy Alto Las TAXAS
Cada año nos estan sobiendo mucho
Los impuestos. Y como saben
saben las mensualidades de nuestra
propiedad.

Case Z 22-65

Currently we are paying high taxes. Every year the taxes keep increasing which increases the expenses for our property.

Comment Form

Case Z 22-65

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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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JOHN DAVID (J.D.) GONZALES, OWNER OF 2901 ARAPAH

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề SUCCESSOR TRUSTEE OF SEVEN

(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.)

INVESTMENTS
PARTNERSHIP
SELLER.

2901 ARAPAH, GARLAND (4310 N. CENTRAL EXPWY,
Your Property Address / La dirección de su propiedad / địa chỉ tài sản DALLAS 75206)

GARLAND,
DALLAS, TX.

City, State / Estado de la Ciudad / Thành bang

75044
Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

2.9.23
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.)

FEB 9 '23 PM 1:06

FEB 9 '23 PM 1:06

Comment Form Continued – Case Z 22-65

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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 AM IN FAVOR OF SELLING 2901 ARAPAHO

IN FAVOR OF THE PROPOSED ZONING REQUEST FOR THE FOLLOWING REASONS:

(1) THE UNIMPROVED PROPERTY IS AN EYESORE. THE ELEVATIONS CLEARLY REFLECT AN ATTRACTIVE & AESTHETICALLY APPEALING RESIDENTIAL STRUCTURE;

(2) THE DEVELOPMENT WILL PRECLUDE & ELIMINATE THE DUMPING OF TRASH AT THE SITE;

(3) THE TOWN HOMES WILL SERVE TO HIGHLIGHT THE VALUE & HISTORY OF THE CAMELOT NEIGHBORHOOD ASSOCIATION;

(4) THE DEVELOPMENT OFFERS THE MARKET ADDITIONAL HOUSING UNITS MAKING A POSITIVE CONTRIBUTION TO THE SUPPLY SIDE OF THE MARKET;

(5) THE DEVELOPMENT BENEFITS THE CITY OF GARLAND, ILT & ALL THE RETAIL & PROPOSED RETAIL THAT IS FORTHCOMING (SPROUTS, ETC.) WHICH IS IN CLOSE PROXIMITY, THERETO. THANK YOU —



2.9.23

Comment Form

Case Z 22-65

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For / A Favor / Đúng

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Fernando Sanchez

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.)

3010 Lancer Ln

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Fernando Sanchez
Signature / Firma / Chữ ký

02/04/23
Date / Fecha / Ngày

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

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

We oppose to such development. Increase in crime and delinquency not to mention high traffic issues.

From: Hedrick, Councilman Dylan <DHedrick@garlandtx.gov>

Sent: Monday, February 6, 2023 9:59 AM

To: Allmendinger, Tracy <TAllmend@garlandtx.gov>

Cc: Guerin, Will <WGuerin@garlandtx.gov>; Thomas, Joe <joethomasjr@gmail.com>

Subject: Re: Plan Commission Meeting - Monday, January 23, 2023

Good morning Tracy,

Joe Thomas of the Camelot Neighborhood Association has asked me to forward their most recent neighborhood newsletter for distribution to the Plan Commission as part of case Z22-65 comments. His comments are copied below:

You may have already heard about a presentation coming on the 13th. This is a proposal for some townhomes along Arapaho Road. I plan to be there to support this project on behalf of the neighborhood association.

One of the things we are concerned about is the safety of the residents. As you may know, city maintained, highway quality guard rails extend along Arapaho for most of the way between Jupiter and Shiloh. Those have proven to be invaluable in protecting life and property, even recently.

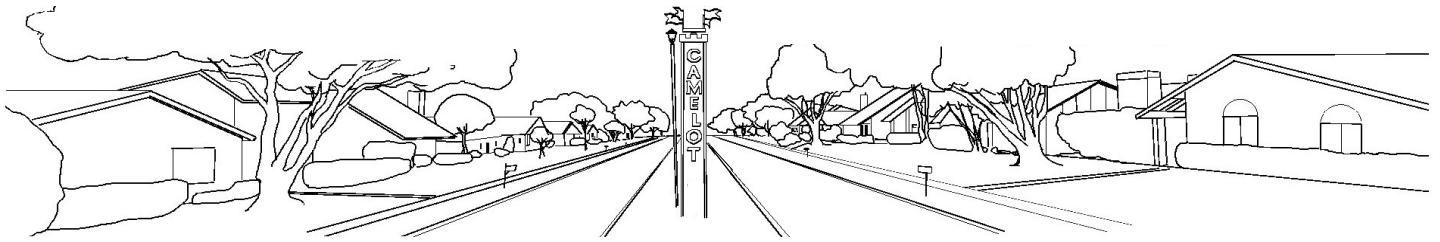
The attachment is a copy of our February newsletter. The front page article talks about the history of the guard rail and a couple of the most recent incidents over the last 60 days.

I would like to get this into the hands of the Plan Commission so they are aware and that adequate screening is needed. We also plan to take this to the Transportation Dept. so they can be aware of our desire to add additional guard rail along this stretch.

Thanks,

Dylan

The Knightly News



Monthly Newsletter of the Camelot Neighborhood Association, Inc.

FEBRUARY 2023

Guardrail saves the day again... and again

By Peggy Sorrentino, Civic Interest Chair

On April 29, 2009, when a car crashed from Arapaho and destroyed two of my neighbors' backyards and fences, just missing one of my neighbors, I decided to do some investigating. I knocked on neighbors' doors and discovered these crashes had been increasing over the years as traffic increased.



One of the people I met, Dawn, a fellow cat lover who lived at 3102 Brook Glen, had already had her fence destroyed three times by cars crashing into her fence and yard from Arapaho. She helped me in my three-year campaign to get the city to put up a guardrail to protect us. The guardrail was completed in 2012, and protects about seventy homes in the area. Sadly, Dawn is no longer with us.



For the third time I know of since 2012, the guardrail prevented a car from destroying a homeowner's fence or worse, this time at Dawn's former home. This crash occurred in December 2022,



and the city sent a crew to do a full repair of the guardrail on January 5, 2023. Another car crash happened on January 9, in exactly the same spot, looking more severe as the rail was bent, and multiple posts are missing.

Now the city has to fix it again, but at least the homeowner's fence, pets, or people who might have been in the way with no guardrail are okay.

President's Corner

By Joe Thomas

This month brings more news on the development front near Camelot. I got a call from one of the managers at Callejo Commercial Properties. (You've probably seen their sign in the vacant area behind the Murphy Gas station.) He told me they have finalized deals with two companies to build on that property.

First is a new coffee chain called Dutch Brothers Coffee that came to Texas for the first time in 2021. Based in Oregon, they have a great story. See it at their website. <https://www.dutchbros.com/>



The other is a store you might already be familiar with – Sprouts Farmers Market. They are well known for their fresh produce and other higher end foodstuffs. <https://www.sprouts.com/>

On the east side of Shiloh a few blocks north of Arapaho, the progress on the new professional offices is coming along pretty quickly. Those will be occupied by doctors, dentists, and perhaps a law office or other professions like this. I do like that these are being built with a similar style to the other houses in the area so they won't stick out like a boxy office building.

After that Christmas freeze, we have had a pretty mild winter. Let's hope that continues through February.

Thanks again for supporting your neighborhood!

Joe



Executive Board

President	
Joe Thomas	214-218-2227 joethomasjr@gmail.com
Vice President	
Becky Thurmond	972-955-5109 beckyth@verizon.net
Secretary	
Debbie Rima	972-495-6476 debbierima@yahoo.com
Treasurer	
Jo-Sandra Greenberg	972-814-0777 josandra1@gmail.com
Beautification Committee	
Reba Collins	972-742-0312 rcollins20@verizon.net
Civic Interest Committee	
Peggy Sorrentino	214-629-4923 bob.tino@gmail.com
Code Compliance Committee	
Rick Williams	214-535-2648 rickwilli@gmail.com
Crime & Safety Committee	
Becky Thurmond	972-955-5109 beckyth@verizon.net
Membership Committee	
Joe Thomas	214-218-2227 joethomasjr@gmail.com
Social Committee	
Diana Thomas	562-505-8728 dianamthomas777@gmail.com

The Knightly News
is published monthly by the
**Camelot
Neighborhood Association**
P. O. Box 452631
Garland, TX 75045-2631

Website Ad Rate

\$100/year

To set up an ad, contact
coordinator@camelotna.com



Visit CNA on
Facebook!

"Like" CNA and bookmark us.



Instagram

@camelotnagarland

Monthly Gift Card Draw winner for January

By Joe Thomas, Membership Chair

The winners for the first drawing of 2023 are Aaron and Rachel Basinger of Galaxie Road. They got a \$10 gift card to Desperados.



They bought the house, built in 1983, from the Palmers, who were the original owners. They are both native Texans as Rachel grew up in Sugarland and Aaron in Plano. They met during their college years at Baylor University.

They moved to Camelot from Amarillo where Rachel had been attending Texas Tech University School of Pharmacy. She currently works as a pharmacist and has since 2013. Aaron has been teaching at John Paul II High School since 2007. They are members of St. Joseph's Church.

Their household includes Gus the dog and Mr. Mittens the cat (who moved in and made himself at home), as well as four chickens. They really enjoy the backyard that backs up to the northernmost pond.

They like to spend time outdoors, whether it is hunting, fishing or hiking, and just traveling in general. They have been to Europe and plan to go to Italy this summer to celebrate their 15th wedding anniversary.

Next month's winner will get an email from joethomasjr@gmail.com so add that to your contacts now so it doesn't go to junk mail.



Important Phone Numbers

Police, Fire, Ambulance Emergency 911

City of Garland	
Information	972-205-2000
After Hours/Weekends	
	972-205-3210
Animal Services	972-205-3570
Building Inspection	972-205-2300
Code Compliance	972-485-6400
Career Opportunities	972-205-2475
Environmental Waste	972-205-3500
Fair Housing	972-205-3300
Granville Arts Center	
Theater/Atrium Rental	972-205-2780
Box Office	972-205-2790
Health Department	972-205-3460
Public Health	972-205-3370
Libraries	972-205-2500
Central	972-205-2524
North Garland	972-205-2802
South Garland	972-205-3920
Walnut Creek	972-205-2586
Mayor's Office	972-205-2400
Municipal Court	972-205-2330
Neighborhood Vitality	972-205-2445
Parking Enforcement	972-205-2222
Parks & Recreation	972-205-2750
Public Safety	
Police Non-Emergency	972-485-4840
Crimestoppers	972-272-TIPS
Fire Non-Emergency	972-781-7100
Streets	972-205-3555
Traffic Signal Malfunction	972-205-3250
Utility Services	
Customer Service	972-205-2671
Water Department	972-205-3210
Streetlight Repair	972-205-3483
GP&L Power Outage	972-205-3000
Line Location	811
Atmos Energy	1-866-322-8667
Oncor	1-800-233-2133
Other Numbers	
Poison Control	1-800-222-1222
Texas Department of Public Safety	972-861-2000
Neighborhood Police Officer Officer Chandler Brown	
brownc@garlandtx.org	
972-205-4065	

Newsletter Website Facebook

Cynthia Houck
CNAcommunications@camelotna.com
214-575-7530

★★★★★★★

CNA Website
www.camelotna.com

Nextdoor Camelot

Joe Thomas
joethomasjr@gmail.com
214-218-2227

CAMELOT NEIGHBORHOOD ASSOCIATION
TREASURER'S REPORT FOR THE 12 MONTHS ENDED
DECEMBER 31, 2022
Jo-Sandra Greenberg, Treasurer

Balance as of 12/31/2021	\$ 6,061.49
Income	
Ads (website)	\$ 100.00
City of Garland Grant for Picnic/Food Drive	500.00
Donations	250.00
Membership (Checks/Cash)	4,337.50
Membership (PayPal)	1,867.16
Membership (Venmo)	1,274.07
Picnic Food Tickets	72.00
Miscellaneous Income	26.00
Total Income	\$ 8,426.73
Expenses	
Bank Checks/Deposit Slips Reorder	\$ 65.00
Beautification Total	\$3,422.91
- Yard of the Month Gift Cards	225.00
- Shiloh Garden	261.44
- Entrance Medians, Signs, Sprinklers	959.00
- King Arthur Camelot Sign	177.47
- Median Maintenance (mowing only)	1,800.00
Garland Police Awards Banquet Ad	250.00
CNA Website	19.95
Membership Expenses Total	515.58
- Flyers, Signs, Facebook ad, etc.	184.49
- Gift cards for monthly drawing	120.00
- Welcome Packets	211.09
Newsletter Expenses	954.67
Office Supplies	24.98
Picnic Expenses	1,569.31
P. O. Box Renewal Fee	182.00
Postage	1,600.99
Excalibur Award	38.00
Total Expenses	\$ 8,643.39
Balance as of 12/31/2022	\$ 5,844.83

Spring Creek Forest Preserve - 30th Annual Trout Lily Walk

Submitted by Dana Wilson

Trout lilies are one of the first plants to flower in the spring. These tiny flowers form a carpet of blooms from about mid-February through mid-March then disappear until next year. Don't miss chance to see the first wild-flower display of 2023!

Come on Sunday, February 26, any time between 2:00 and 3:00 p.m.

When you arrive, volunteers at the pavilion will welcome you and give you introductory information. Then we will send you along the clearly marked trail to the trout lily field. Tom Frey, our adviser, mentor, and friend, will be at the trout lily field.

After you have seen the lilies and talked to Tom, you will walk along to the next marked spot, where we will have another knowledgeable naturalist who will tell you about the significance of that area of the Preserve. The volunteer naturalists will be at several stations along the trail from 2:00 until the last walkers go through.

This format allows folks to go at their own pace rather than having to follow a group; no one gets impatient waiting for others to catch up, and each can spend as much time at a station as they want. Some like to spend a lot of time taking photos and discussing the forest. Others like

The Frocksy Vintage Vogue

By Peggy Sorrentino, Civic Interest Chair

What is fun, quirky, eclectic and smells good? When you walk into this shop at 510 Main Street in downtown Garland, you are met with the wonderful aroma of incense, handmade candles, and soap.



The shop is a beautifully decorated homage to the past with a modern twist. I had a wonderful chat with co-owners Trayc and Karin and gave them four vintage 1970s Hawaiian shirts, two pieces of vintage jewelry, and a 1960s hat. In an effort to support the businesses in downtown Garland in the final year of the square construction project, I am visiting at least one business per month and either donating items they can use or purchasing items from them.

Trayc is an artist who paints and has an eye for exceptional vintage clothing, and Karin is an artist who makes jewelry and finds incredible vintage glassware. They are both very complimentary to the city of Garland for listening to them and working with them through this process.



TRAYC & KARIN

This is an ideal place to come for a unique gift. I only looked at a fraction of the items in the store, and two things that caught my eye were a stunning 1980s black dress with sequined sleeves and a beautiful set of 1970s drinking glasses embossed with yellow flowers.



PHOTO BY CARROLL MAYHEW/NORTH TEXAS MASTER NATURALISTS

to hear just a little bit and then move on. With this walk format, it is your choice.

We hope to see you there!

Council 7 Update

By Dylan Hedrick, District 7 Council Member

I hope everyone had a safe and happy holiday season! On City Council, we are moving into another one of our important budgeting seasons as we are now reviewing the proposed Capital Improvements Projects (CIP) budget. The CIP budget is a plan for funding projects which have a useful life of not less than five years and exceed \$25,000 in cost. Approved projects in this year often have budget implications for future years as funding for projects such as buildings and utility improvements are often spread over multiple years.

This year's proposed CIP budget is the largest in city history at \$557.9 million and includes \$157.8 million for funding to continue the implementation of the 2019 Bond Program. During 2023, fifty-four of the fifty-eight 2019 Bond Program projects and programs will be under way as we continue to meet our promise of delivering them as soon as possible. Additionally, the CIP includes \$12.3 million for thirteen additional projects not included in the 2019 Bond Program, using funding from the American Rescue Plan Act.

Park projects account for the majority of the tax-supported funding proposals with \$69.5 million going toward the renovation or construction of Holford, Granger and Hollabaugh Recreation Centers, the new Garland Senior Activity Center, and trail development, such as the Bisby Transmission Trail near Jupiter Road and Apollo Road.

Over \$60.5 million is allocated to street improvement projects, including southern Shiloh Road, Holford Road, Naaman School Road, and various bottleneck improvements throughout the city. The budget also includes funding for traffic signal equipment

modernization projects to improve traffic flow through the city and railroad crossing improvements to smooth the roadways over the tracks. Public safety funding includes the construction of the new Fire Station 6, which is moving from Holford Road to north of President George Bush Turnpike and Campbell Road, and a permanent restroom facility at the Police training gun range.

Funding is proposed for the construction of a new Walnut Creek Branch library, as well as modernization upgrades to Central and North Garland Libraries. We also proposed the funding of library kiosks throughout the city to spread library services to areas typically underserved or more distant from our four library locations.

Utility-funded projects include the purchase of thirteen new pieces of equipment for the Sanitation Department, enhancements to water transmission mains and distribution lines throughout the city, and \$122.4 million for Garland Power & Light to fund ERCOT-driven reliability upgrades to transmission lines and substations.

With the recent increase in property valuations, there is no proposed increase to the property tax rate for fiscal year 2022-2023 to fund the CIP budget. However, we do anticipate a modest increase to sanitation and wastewater rates, but no increase to water or GP&L electric rates.

I am looking forward to the upcoming meetings and discussions regarding our CIP budget and value your input in this process. Please contact me at 469-560-6099 or council7@garlandtx.gov if you have any questions or comments regarding the CIP budget or if there is anything I can do to assist you. It is my extreme pleasure to continue to serve the citizens of Garland and District 7.

January CNA Meeting Minutes

By Debbie Rima, Secretary

Attendees: Joe Thomas, Peggy Sorrentino, Reba Collins, Becky Thurmond, Debbie Rima, Cynthia Houck, Dylan Hedrick, Jo-Sandra Greenberg, Diana Thomas, and Abra Nusser were present at the January 15, 2023, Zoom meeting. Welcome and President's Remarks: Started at 6:33 p.m.

Approval of Minutes: Diana moved to approve. Cynthia seconded. All approved.

Council Member's Remarks: Asian New Year Celebration was lots of fun. Judd Rex is our new City Manager; he will be official on Tuesday, January 17. Capital improvement budgets projects are on the agenda, including fire trucks, dump trucks, new roads, new rec centers – spinning from bond program. Construction on Callejo Road should start soon. Funding is being discussed for the new senior center. Big request is a pool for water aerobics; heated pool even better. Downtown square coming along really well. Becky said we need more security for the senior center, limiting access and keeping doors locked, making sure only seniors use the center. Dylan says the City is checking on senior centers in other cities to see how they are operating and how they handle issues. Peggy asked about completion date for downtown – probably end of year. Cynthia asked about location of senior center – same place. Also, Cynthia asked what's going on with Walnut Branch Library. City had groundbreaking late last year; construction should be mobilized soon. Elections coming up soon for our city council member (and some others). Dylan is gathering signatures for his petition.

Mayor's Remarks: N/A

Treasurer's Report: Beginning balance in January was \$5,844.83. Jo-Sandra found a discrepancy from 2021 of \$249.10, which gave us \$5,844.83 for beginning of 2023. Becky made the motion to accept the balance as read. Diane seconded. All approved.

Membership: 147 members for 2023. 149 members this time last year. (108 have not renewed.) Flyer delivery teams have their packets. Becky asked if Joe was going to post anything on Nextdoor about joining. He has not, but will. Joe believes the flyer delivery is very important to grow our membership.

Social: Discussed date for 2023 picnic. October 28 is too late. Consensus is October 21.

Crime and Safety: Nothing much going on.

Beautification: Nothing major going on. We usually start mowing medians around middle of March so Reba is working on new contract. She'd like to give the contract to Ricky and will talk to him in February to see if he is able and willing to continue mowing for us. We should expect fee to go up as it is going up everywhere.

Code Compliance: N/A

Civic Interest: Peggy continues to visit businesses in downtown square. She went to Frocksy Vintage Vogue. Shops are amazing. Shop owners believe City is listening to them and working with them. Peggy is concerned about traffic on Arapaho and crashes into guardrails. (There have been two recently.) Recent guardrail crash prevented car from going into home. City fixed it, and then there was another big crash in same spot. Abra is the City Planner and will go look at area to help develop a plan to slow traffic down.

(Continued on Page 6)

GPD Hostage Negotiation Team

By Becky Thurmond, Crime & Safety Chair

The Garland Police Department's SWAT unit has a Hostage Negotiation Team, separate from the Tactical Team. The Tactical Team makes up most of the unit; these are the officers you see riding the Bearcat, wearing desert camo, helmets, heavy-duty vests, carrying long guns. They're the people who will shoot tear gas and bash in doors if negotiations fail.

The Negotiation Team officers go out with every SWAT call-out and go to work if there's a barricaded person who is a threat. Even if the hostages have escaped, the subject may still be a threat. The hoped-for goal is a peaceful resolution to the incident by getting the subject to surrender and come out.

The Negotiation Team is made up of a lieutenant and eight officers, all SWAT officers. Unlike big cities that have a dedicated SWAT team, all of the special unit officers in Garland continue with their work in patrol or traffic or investigations and only head to their specialized assignment when needed.

The following roles define how the Negotiation Team operates.

Primary negotiator. This is the person on the phone with the barricaded person, the one in the hot seat. His job is to establish communication, build trust, and slow everything down. He is actively listening to the subject, not planning his next response. This is where the coach comes in.

Coach. This officer sits next to the primary negotiator and is the only person who can communicate with him. The coach is receiving information from other officers to pass on to the negotiator, giving advice when the conversation is lagging or getting into a rut, helping with responses. All of this communication is done silently, either with handwritten notes or on a computer.

Scribe. This officer is taking notes and making sure that absolutely everything is written down and recorded. This is crucial for the subsequent investigation and court proceedings.

Intelligence. The other officers on the team are gathering information in person from family, friends, neighbors, coworkers, witnesses. They're also researching the subject on the computer, obtaining background checks, looking into his social media presence and anywhere else police can get information.

Lieutenant. The boss is keeping track of progress and whatever else is going on, making contingency plans with the tactical team, and communicating with other units as needed.

The primary negotiator and coach are as isolated as possible from anybody and anything else. If at all possible, they're in the specialized hostage team van. Besides needing to concentrate, it's an important component of negotiations. The subject can get sidetracked and nervous if he hears other people or sounds on the phone.

Everybody on the team is looking for hooks and triggers to help with the negotiations. Hooks are the things that get a positive reaction from the subject, the things he wants to talk about. Triggers are the things that the subject doesn't want to discuss and that bring out a negative reaction. The negotiator wants to steer clear of anything that increases the subject's anger and stick to the positive topics.

It's especially crucial that the negotiator never lies to the barricaded person. If the subject catches him in a lie, all trust is gone, and negotiations may be over. The negotiator will be straightforward and truthful in answering any questions that the barricaded person has. The answer may not be what the subject wants to hear, but it's important that he's answered honestly.

It's also important to realize that the barricaded person could have access to what's going on outside. He may be watching the news coverage if it's that big of a situation. He might be texting or checking the social media accounts of friends or family to see what they are saying or what they know. He could even be checking in with Nextdoor. Think of how common it is for people to post about police situations on Nextdoor, asking what's going on, speculating, sharing information that may or may not be correct. If the PD is in the middle of a touchy situation, they might not want to risk any information leaking out. So we need to give them a break, be patient when we're curious about what's going on, and trust that they'll let us know if we're in any danger!

The team has a variety of specialized tools and computer systems. Their van is set up to handle all of this equipment, along with providing a quiet place for the negotiator and coach. If at all possible, they try to get a throw phone to the suspect. It's in a tough padded case and cabled to part of the computer system to avoid problems with a cell phone, like the battery giving out or static or spotty coverage. Since it's cabled to the computer system, it also records everything said, which is needed for the subsequent investigation and can be as valuable to the defense as to the prosecutors. The computer system, which allows multiple devices like laptops to be connected, also helps with communications between all of the team members. Now they can essentially do a group chat, instead of passing around sticky notes!

The team members all have specialized training and continuing education. They are not licensed psychologists, but they regularly learn and train with specialists. And it's important to note that all officers have training and experience in dealing with troubled people; it's what they do all the time in their job. It's not unheard of for the dispatcher or first patrol officer to contact the barricaded person to develop a rapport with him, and they just stay at it. A coach will be placed with them to keep communication flowing.

The goal in these situations is for everybody to get out alive. The police would much rather slow the incident down and wear the suspect out until he gives up than have to storm the building, destroy property, and injure someone.

When the suspect decides he's ready to come out, the negotiator prepares him with the exit plan. He warns him that he will need to come out with no weapons and his hands up. The SWAT officers will be there with guns drawn, and it's really important for him to listen and do what they tell him to do. They'll put him in handcuffs for everybody's safety. He'll then be put into the back seat of a patrol car (or ambulance if he's injured). The negotiator will ask if he'd like to talk to him in person before he's booked into jail. (Some say yes; some say no.)

I've participated in various SWAT training exercises, including some with hostage negotiations going on. That was very interesting (and fun!), but hearing this presentation clarified a few things that I witnessed, in addition to providing the overall structure to what this team does and how they do it. And if you ever are around the police involved in an operation where a lot is going on, please stay out of their way and think twice before you post something online!

December 2022 Crime Stats

By Becky Thurmond—Crime & Safety Committee Chair

12/11 29XX Ivanridge Lane – Unauthorized Use Motor Vehicle



Neighborhood Association, Inc.

P. O. Box 452631

Garland, TX 75045-2631

FEBRUARY CNA MEETING

Date: **February 19, 2023**
Time: 6:30 p.m.
Place: On Zoom
Host: Joe Thomas

Meetings are usually held
on the third Sunday of each month
(except October and December)
and are **open to all Camelot residents**
and city officials.

If you would like to attend, contact
Joe Thomas at joethomasjr@gmail.com.

2022 Garland Neighborhood Newsletter of the Year

Minutes

(Continued from page 4)

Communications: Cynthia needs to buy labels for next month. A box usually lasts about a year. She has plenty of stamps.

Old Business: Last meeting, Reba discussed raising dues. Joe also looked at reducing expenses. If we raised dues by \$5, that is only about \$1,200 more for expenses. The sprinkler system was our big expense last year. All of those issues should be fixed this year. Reba says we have not increased dues in years. If we take advantage of neighborhood grants, we need to incur more expenses up front and then be reimbursed. She believes we need funds to build our surplus. We might want to do something at the vacant city lot by the Shiloh Gardens. It would be sad to not have enough money to do an improvement. Reba believes we need to raise dues to \$40/year. The Board decided to keep dues the same for this year and decide what to do as we near the end of 2023. The Board also agreed to stop paying an extra gift card for Yard of the Month winners to CNA members, but they will still get the reward card from local vendors. The Board discussed stopping handing out welcome packets to save money; new neighbors can learn about us on Nextdoor. Some felt we should continue the packets so new neighbors know about us and feel welcomed to the neighborhood. Peggy agreed to take over assembling packets and distributing. The Board felt we could decrease material that is in the packet. Joe will send out to the Board the electronic version of what is in the packet so we can agree what to cut out.

New Business: N/A

Next meeting: February 19, 2023, via Zoom. Adjourned 7:50 p.m.

CLASSIFIED ADS



Classified ads are free to CNA members.
(One ad per household, limited to 25 words or less.)
If you wish to change an ad or order a new one, please use the form at left.

For reasonable rates on computer repairs and church AV technician services, contact Jay Crutti at 504-913-6784 or recstudio@gmail.com.

LifeStorage — 469-639-2297 — 3353 W. Campbell Road, Garland, TX 75044 — ls1136@lifestorage.com — Kaitlyn Widder, Manager

Piano and voice lessons by former RISD elementary music teacher, now SAHM. Call or text Kirsten Padilla 972-821-1306.

Health insurance including Short Term / Interim coverage. Randy Miller, Independent Agent for multiple companies. Email: RMillerTXIns@aol.com. 469-442-7002

Handyman services—all general household needs and repairs, basic remodeling, local service, highly rated, handy solutions services. 214-213-1913. Call/text now. Contact AC Grindl, owner.

Turf grass and landscape advice—Free for CNA members. \$35/hour for non-members. Contact Rick Williams at rickwilli@gmail.com or 214-535-2648.

Comment Form

Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Z 22-65 Kirkman Engineering. El solicitante solicita la aprobación de cincuenta y cinco (55) casas adosadas. El sitio actualmente está dividido en zonas para permitir casas adosadas; sin embargo, el solicitante solicita modificaciones del Código de Desarrollo de Garland. El sitio está ubicado en 2801 y 2901 Arapaho 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

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

JOHN D. GONZALES, OWNER

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

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

2901 ARAPAH0 RD

(BUS: 4310 N. CENTRAL
EXPLY. DALLAS
75206

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

GARLAND, TX.

City, State / Estado de la Ciudad / Thành bang

75229

Zip Code / Código postal / Mã B u Chính

2.20.23

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 22-65

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

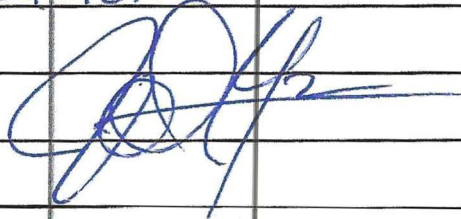
Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

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

① GARLAND WILL BE THE RECIPIENT OF THIS DEVELOPMENT AND THIS WILL ENHANCE THE TAX BASE;

② THE CAMELOT NA SUPPORTS THIS ENHANCEMENT AND HAS ENDORSED THE DEVELOPMENT;

③ THE NEW RETAILERS COMING TO THIS INTERSECTION WILL APPRECIATE THE ADDITIONAL CUSTOMERS.



Comment Form

Case Z 22-65

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



For / A Favor / Đúng



Against / En Contra / Không

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Daniel Klimiuk & Jean Klimiuk

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.)

2826 Teakwood Dr

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Jean Klimiuk

Daniel Klimiuk

Signature / Firma / Chữ ký

2-5-2023

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.)

FEB 17 '23 AM 11:42

Comment Form Continued – Case Z 22-65

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 have lived in our home on Teakwood Dr for 36 years and have seen many changes. The first one was when Arapaho Rd was projected to run straight through behind the houses on Teakwood. Now so many apartments are being built past Arapaho & Shiloh towards Garland Rd. The traffic on Arapaho is bad enough without having more townhomes or apartments being built!! We are definitely not in favor of having built in the near future or ever!!

Dan & Jean Klemack

Meeting
mm

Comment Form

Case Z 22-65

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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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ANA E. NEWBURG (Property owner since 1991.)

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.)

2902 LANCER LN, GARLAND, TX 75044

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Ana E. Newburg

Signature / Firma / Chữ ký

2/14/2023

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.)

FEB 23 '23 AM 11:56

Comment Form Continued – Case Z 22-65

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 recent (past 2-3 years) which the selling of vacant fields and development of such with thousands of apartment communities and more homes^(homes) has created terrible traffic (increase)

The 2 lone streets of Lacey and Calleja cannot tolerate a development of these cluster homes! The egress and ingress of using these 2 streets and more traffic pouring into Acapula would create a "nightmare" for the "Camelot Homes" development which is extremely desirable area for close to 300 Homeowners who have Home-steaded for many years. The School District (ISD) has brought many families here. Also, Garland ISD is an excellent District. (I have worked as a "Substitute" for GISD several years)

Thank you for allowing our opinions for a "NO" to this "cluster homes" considered development.

Sincerely, ANA E. NEWBURN.

AN 225

2022/01/14

2022/01/13

Comment Form

Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Z 22-65 Kirkman Engineering. El solicitante solicita la aprobación de cincuenta y cinco (55) casas adosadas. El sitio actualmente está dividido en zonas para permitir casas adosadas; sin embargo, el solicitante solicita modificaciones del Código de Desarrollo de Garland. El sitio está ubicado en 2801 y 2901 Arapaho Road. (Distrito 7)

Z 22-65 Kirkman Engineering. Người nộp đơn yêu cầu phê duyệt năm mươi lăm (55) căn nhà phố. Địa điểm hiện đang được khoanh vùng để cho phép xây dựng nhà phố; tuy nhiên, người nộp đơn yêu cầu sửa đổi Bộ luật Phát triển Garland. Địa điểm này tọa lạc tại 2801 và 2901 Arapaho 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.

SUSANNA E PAUL FALCON

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.)

2710 CHARIOT LN

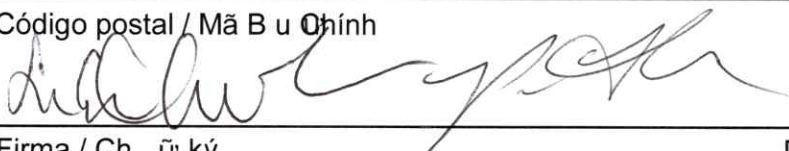
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính



02/16/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

FEB 23 '23 AM 11:56

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Francisco Lopez
2/22/2023
4:44:42 AM

Against

5002 drawbridge ln

Garland
Texas
United States
<null>

Outside the Notification Area

Cynthia Houck

For

2/13/2023
6:50:26 PM

10323 Cimmaron Trail

Dallas
Texas
United States
75243

Outside the Notification Area

Debbie Rima

For

2/13/2023
6:14:04 PM

5002 Roundtable Lane

debbierima@yahoo.com

Garland
TX
United States
75044

9724892817

Outside the Notification Area

I've heard and seen the plans for these condos. They will bring something upscale to our area which hopefully will result in more upscale shops/restaurants. Please - no more car washes or nursing homes!!!

Abra Nusser,

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

AICP

2/13/2023
6:13:40 PM

3114 Noble Lane

abranusser@outlook.com

Garland

9723398186

TX

United States

Outside the Notification Area

75044

I have emailed my comments to Staff to distribute to Plan Commission.

Joe Thomas**For**

2/13/2023
5:46:54 PM

2917 Spring Brook Dr

joethomasjr@gmail.com

Garland

2142182227

TX

United States

Outside the Notification Area

75044

Kim Uhlmann**Against**

2/13/2023
3:35:53 PM

6118 Shattuck Drive

Garland

Outside the Notification Area

Texas

United States

<null>

Nicholas Norris**Against**

2/12/2023
11:24:41 PM

2930 Chariot Ln

nicholas.s.norris@gmail.com

GARLAND

9517649527

Texas

United States

75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
A. Cucukovic	Against		
2/10/2023 11:29:35 PM	2622 Holy Cross Ln Garland Texas United States 75044	ally86@gmail.com 4694262157	 Outside the Notification Area
Cory Shearer	Against		
2/10/2023 7:32:46 PM	5810 christie ln Garland Texas United States 75044		 Outside the Notification Area
Arriana Martinez	Against		
2/9/2023 11:31:30 PM	2922 Lancer Ln Garland Texas United States 75044	arriana.a.martinez@gmail.com 9152385923	
Christopher Pope	Against		
2/9/2023 11:30:56 PM	2922 Lancer Ln Garland TX United States 75044	chrisxtofer@gmail.com 2148082444	

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

Christopher Pope

2/9/2023
11:30:08 PM

Against

2922 Lancer Ln

Garland
TX
United States
75044

chrisxtofer@gmail.com

2148082444

Christopher Pope

2/9/2023
11:29:57 PM

Against

2922 Lancer Ln

Garland
TX
United States
75044

chrisxtofer@gmail.com

2148082444

Mya grochal

2/9/2023
3:32:24 PM

Against

800 west renner

Garland
Texas
United States
<null>

Outside the Notification Area

James Bolin

2/9/2023
2:00:59 AM

Against

2901 Lancer Lane

Garland
Texas
United States
75044

bolin1320@aol.com

214-605-2517

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

55 townhomes will increase already congested traffic on Arapaho and side streets as commuters will navigate neighborhoods not intended for through traffic. This presents increased congestion and pollution. It also presents a safety risk to current residents in the surrounding area. Townhomes this close in the vicinity to the neighboring single family homes will unfairly decrease property values of existing homeowners. Removal of the green area will increase pollution in the immediate vicinity..

Lindsay

Against

2/8/2023
6:30:23 PM

2621 Ivanridge Ln

Garland

Texas

United States

75044

Outside the Notification Area

**Vanessa
Salazar-Sowell**

Against

2/8/2023
4:50:09 AM

3214 Heathercrest Dr

vys.sowell@gmail.com

Garland

2146828701

Texas

United States

75044

Outside the Notification Area

Omar Buhidma

For

2/7/2023
9:34:53 PM

1607 University Drive

citizen@buhidma.net

Richardson

5128432437

TX

United States

75081

Outside the Notification Area

Always happy to welcome new neighbors!

Allison Drake

Against

2/7/2023

6102 Shattuck drive

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
9:29:35 PM	Garland Texas United States 75044		
	I would be for if there were less homes. 55 seems like a lot for that parcel of land.		
Susan Nye	Against		
2/7/2023 8:46:09 PM	3442 King Arthur Drive Garland Texas United States <null>		Outside the Notification Area
Christine Richey	Against		
2/7/2023 8:12:45 PM	5533 Excalibur Dr Garland Texas United States 75044	Christinesrichey@gmail.com	Outside the Notification Area
Lake Harsaran	Against		
2/7/2023 7:44:02 PM	2305 Jamaica Pl Garland Texas United States <null>		Outside the Notification Area
	The traffic is already HORRIBLE there. Think about two cars times 55 homes more. Please think about us who live here and have to use that road.		
Pat Gryn	Against		

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
2/7/2023 7:19:14 PM	2825 Ursa Cir Garland Texas United States 75044 To much traffic	seniorlady@verizin.net 214-641-5717 Outside the Notification Area	
Jean klimiuk	Against		
2/7/2023 7:10:15 PM	2826 teakwood dr Garland Texas United States 75044		
Na	Against		
2/7/2023 6:33:02 PM	3213 Noble Ln Garland Texas United States 75044	Outside the Notification Area	
Georgia V	Against		
2/7/2023 6:28:16 PM	2702 Phillips Dr Garland Texas United States 75044	Outside the Notification Area	

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
Mike McClure	Against		
2/7/2023 6:23:00 PM	5402 Castleview Lane Garland Texas United States 75044		Outside the Notification Area
L Ferguson	For		
2/7/2023 5:47:02 PM	2502 Westbank Trail Garland Texas United States <null> It's great to see development in Garland. Looking forward to seeing this come to fruition.		Outside the Notification Area
Duran Hovland	Against		
2/7/2023 4:06:45 PM	3002 TEAKWOOD DR GARLAND TX United States 75044	dmandallas2004@yahoo.com	
Lynda Stevens	AGAINST		
2/7/2023 3:59:39 PM	2214 Jasmine Lane Garland Texas United States 75044	lgstevens1@verizon.net	Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

We do not want this!

Patricia Keller

Against

2/7/2023
3:55:13 PM

3409 Altair Dr

pmb0417@sbcglobal.net

Garland

956-371-0373

Texas

United States

Outside the Notification Area

75044

Another multi-family complex equates to more traffic, more congestion, more of a drain on public resources and possibly more crime should the townhomes transition to rentals. I cannot support this zoning change. I am not able to attend the meeting on February 13, but would voice my objections if I were able to be there.

Karen Brack

Against

2/7/2023
3:52:43 PM

2417 Centaurus Drive

kwbrack18@gmail.com

Garland

2144771151

TX

United States

Outside the Notification Area

75044

That's too many homes! The roads are already too congested

C. Holiwell

Against

2/7/2023
2:55:21 PM

5406 Kirkridge Place

cherylimagee64@gmail.com

Garland

2145633103

Texas

United States

Outside the Notification Area

75044

Against

C. Holiwell

Against

Outside the Notification Area

2/7/2023
2:55:19 PM

5406 Kirkridge Place

cherylimagee64@gmail.com

Garland

2145633103

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
	Texas		
	United States		
	75044		
	Against		
Lee Yeung	Against		
2/7/2023	Camelot		
4:31:13 AM	Garland		
	Texas	Outside the Notification Area	
	United States		
	<null>		
	Proposed townhomes are 3 stories. Backyard privacy concerns.		
Marina	Against		
2/7/2023	Chariot Ln		
4:30:52 AM	Garland		
	Texas	Outside the Notification Area	
	United States		
	<null>		
Sandra Knauf	Against		
2/7/2023	3504 Taurus Drive	sandy.knauf@gmail.com	
4:07:15 AM	Garland	2147381406	
	TX		
	United States	Outside the Notification Area	
	75044		
	This will negatively impact current traffic issues in the area.		
Alma Maricic	Against		
2/7/2023	2830 Lancer In	almamaricic@yahoo.com	
2:14:16 AM			

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
	Garland Texas United States 75044 Against		
Jay Pecheux	Against		
2/7/2023 1:37:05 AM	2929 Holy Cross Ln Garland Texas United States 75044 It's single homes all around.. that doesn't make sense to put townhomes there.	jaypecheux@gmail.com 8324777472 Outside the Notification Area	
Jay Pecheux	Against		
2/7/2023 1:37:03 AM	2929 Holy Cross Ln Garland Texas United States 75044 It's single homes all around.. that doesn't make sense to put townhomes there.	jaypecheux@gmail.com 8324777472 Outside the Notification Area	
Stacy Morris	Against		
2/6/2023 3:42:34 AM	3102 Castle Rock Ln Garland Texas United States 75044 Garland does not need any more multi family housing units the the Arapaho area.	stacymorris87@gmail.com Outside the Notification Area	
Debra Segal	Against		

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed
2/5/2023 2:12:53 PM	2922 Royalty Dr Garland Texas United States 75044	deb.seg.will@gmail.com 4698658942	Outside the Notification Area
Samantha Head	Against		
2/5/2023 2:33:54 AM	2705 Hazelwood Garland Texas United States 75044		Outside the Notification Area
	55 homes in that small of a space is not reasonable. It will overcrowd the area.		
Mary Henderson	Against		
2/5/2023 2:07:56 AM	7509 Wellesley Ave Garland Texas United States 75044	Henderson.Mary.l@gmail.com	Outside the Notification Area
	Townhomes in this area will further stress infrastructure and increase populations in local schools that are already stretched		
S Southward	Against		
2/5/2023 1:03:18 AM	3214 Christie Garland Texas United States 75044		Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

Jennifer Hunter

Against

2/5/2023
12:55:55 AM

5001 Drawbridge Ln

jenniferhunter14@gmail.com

Garland

8176148206

Texas

United States

75044

This is a ridiculous plan. The space is too small, for starters. With the economy the way that it is and people already struggling, it makes absolutely no sense whatsoever to add something to the neighborhood that would make property taxes rise. It would make MORE sense for this developer to buy property that needs a facelift and leave some green spaces for our community. The amount of wildlife being run out of the area is staggering. Do better, City of Garland.

Rochelle Ran

Against

2/4/2023
9:57:57 PM

2918 Teakwood Drive

Rochelletrachier@gmail.com

Garland

Texas

United States

75044

I am against townhomes in any capacity. We have already destroyed so much blackland prairie.



GARLAND

TEXAS MADE HERE

The applicant requests to allow fifty-five (55) townhouses and open spaces.

City Council Meeting

March 7, 2023

Z 22-65

CASE INFORMATION

Location: 2801 and 2901 Arapaho Road

Applicant: Kirkman Engineering

Owner: Seven Investments

Acreage: 4.87 acres

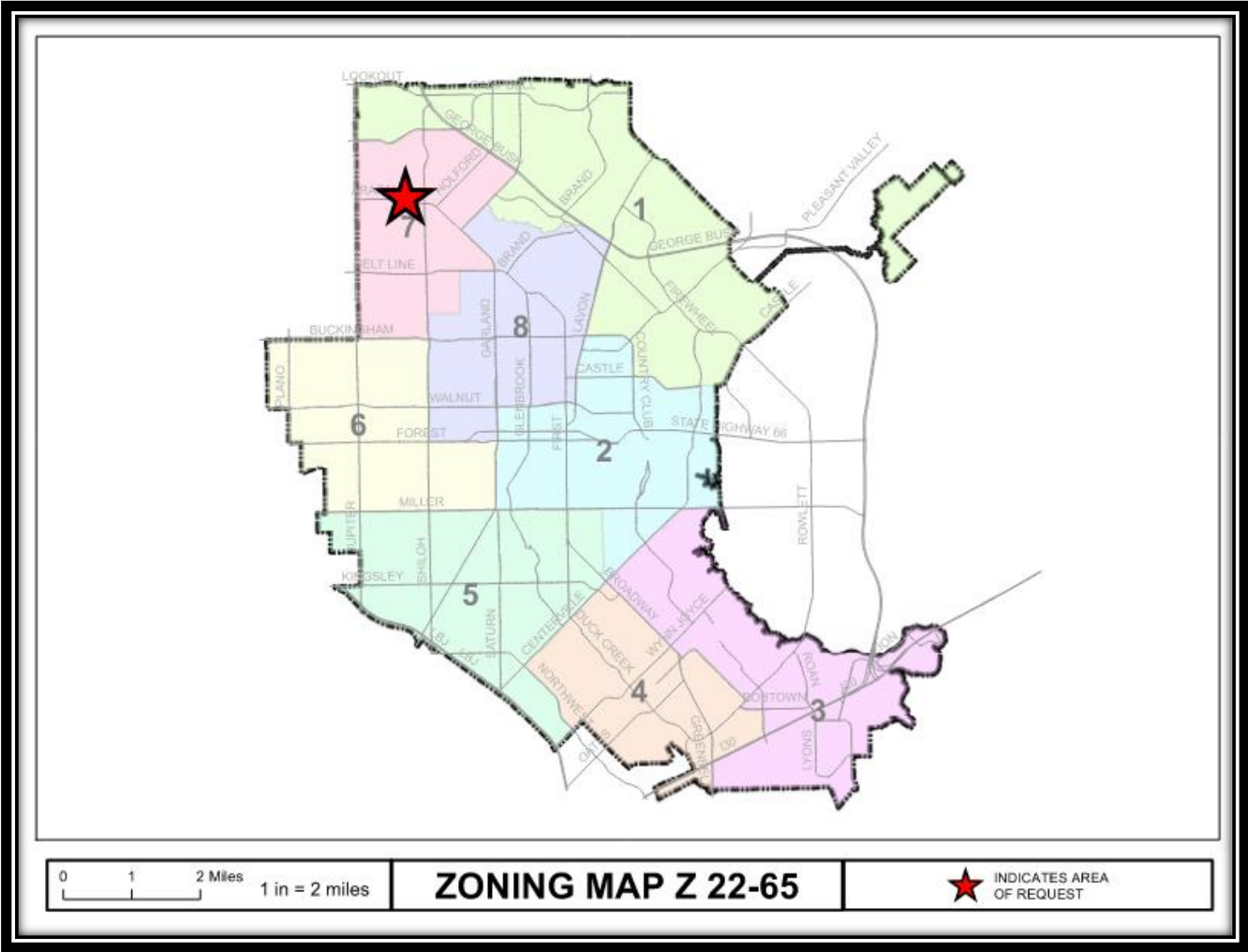
Zoning: Single-Family Attached (SFA) District

Z 22-65



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP

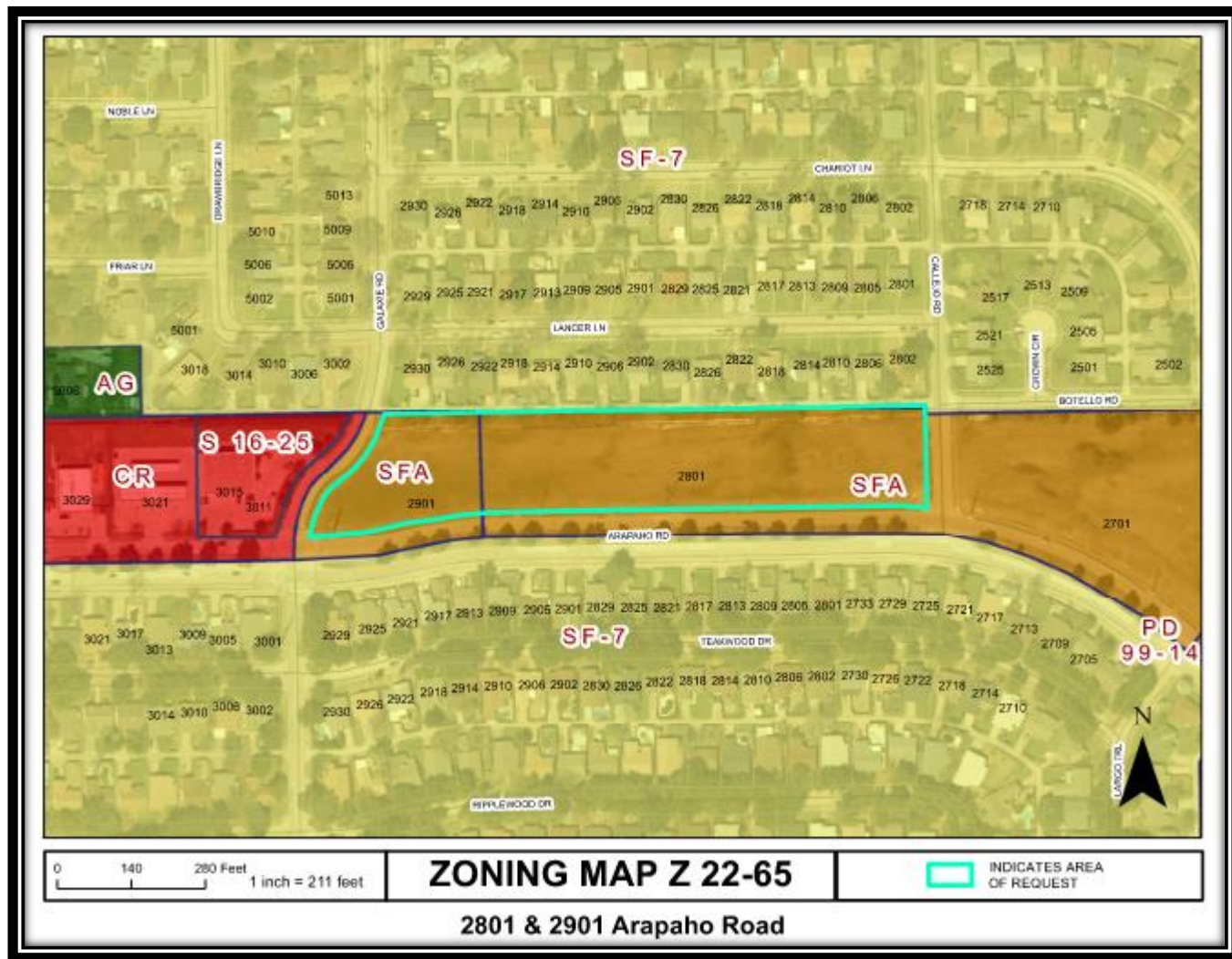


Z 22-65



GARLAND
TEXAS MADE HERE

LOCATION MAP

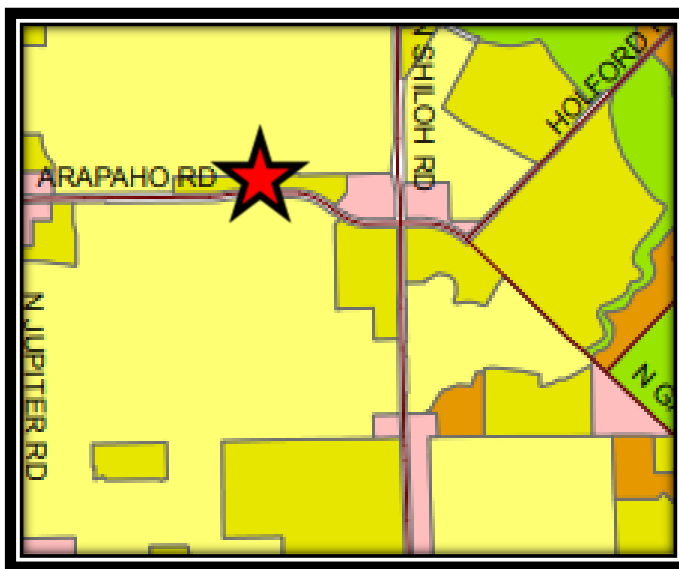


Z 22-65



GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods.
- Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.
- The Compact neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre)
- This proposed use is compatible with the Comprehensive Plan.



GARLAND
TEXAS MADE HERE

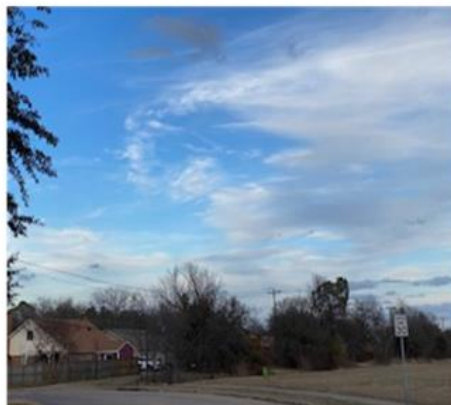
PHOTOS



View of the subject property



West of the subject property



North of the subject property



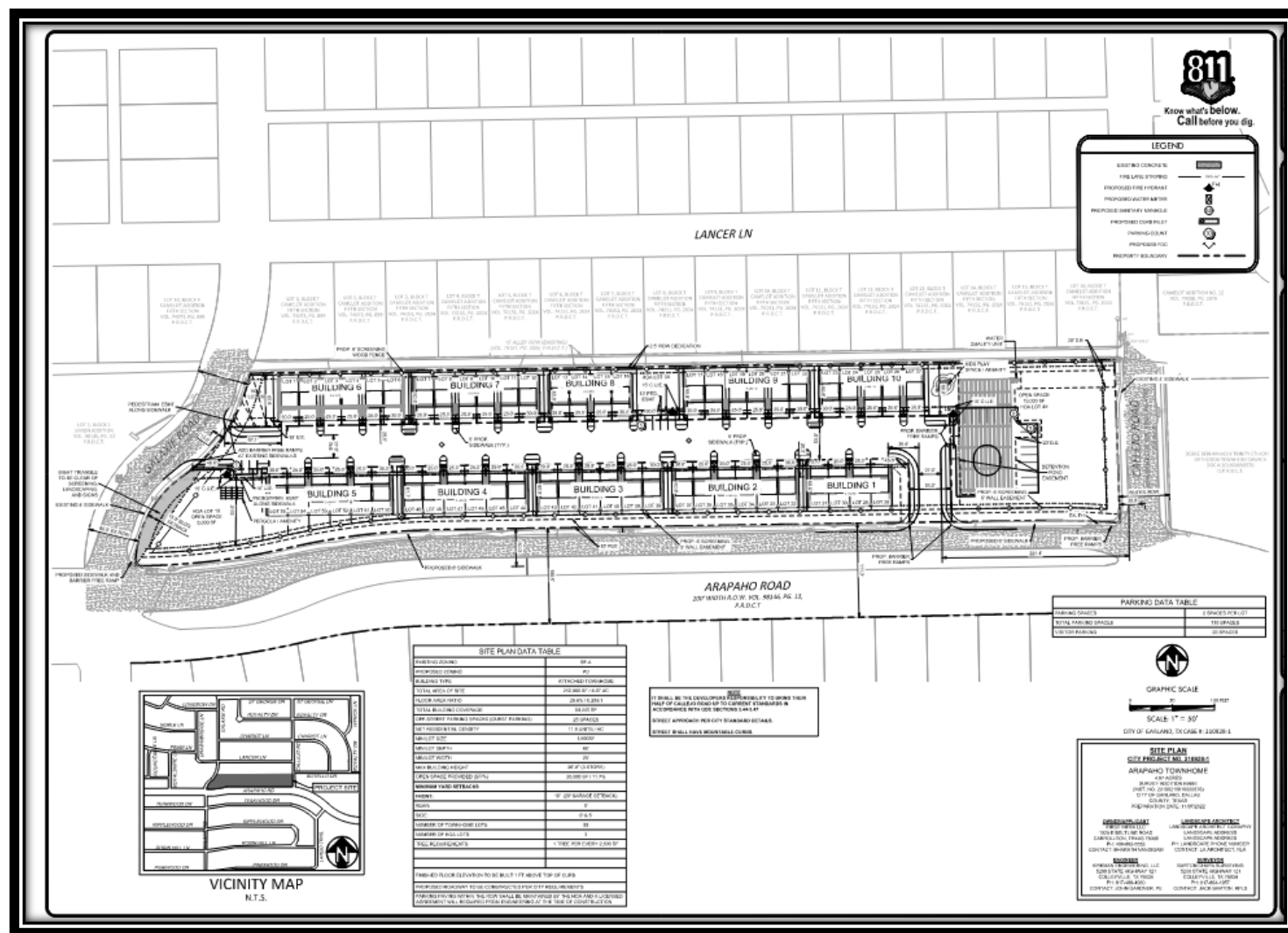
South of the subject property

Z 22-65



GARLAND
TEXAS MADE HERE

SITE PLAN



Z 22-65



LANDSCAPE PLAN





GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 22-65



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 22-65



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 22-65



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 22-65



Z 22-65





GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 22-65



DEVIATIONS TABLE

Development Standards	Required	Proposed	Justification
Lot Area	Minimum 2,000 SF	Minimum 1,500 SF	The minimum lot area is being reduced to allow for the requested reduction in the lot depth listed.
Lot Depth	Minimum 90 feet	Minimum 60 feet	The overall tract geometry, and incorporating necessary infrastructure, creates constraints of the lot impacting the lot depths.
Landscaping	At least one tree is required for each townhouse unit and must be placed either on that lot or within fifty feet of that unit. For each townhouse structure, at least fifty percent of the required trees must be large canopy trees. The remainder of the required trees may be small ornamental trees.	Small ornamental trees are proposed for each lot or within fifty feet of that unit . Large canopy trees are proposed in the larger common open space areas, as well as along Arapaho Road.	The reduced depth of these lots still allow for small green spaces for each lot; however, the applicant would like to relocate these required large canopy trees to the larger common open spaces instead of these small green spaces to allow the trees to reach full maturity and allow a more manageable space for franchise utility placement and maintenance.



STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses 2) an Alley Waiver.

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



GARLAND
TEXAS MADE HERE

PLAN COMMISSION RECOMMENDATION

On February 13, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses.

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

The Plan Commission also approved an Alley Waiver for this development.

In addition, the Plan Commission recommended removing the balconies along the north side of the property. The applicant has provided revised elevations by removing the balconies.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. f.

Meeting Date: 03/07/2023

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 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

Approval of a Specific Use Provision for a Car Wash, Automated/Rollover use on a property zoned Community Retail (CR) District.

Approval of a Plan for a Car Wash, Automated/Rollover use.

BACKGROUND

The subject property has an approved SUP for a Commercial Outdoor Amusement Use; however, the site was never developed. 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.

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 7:00 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.

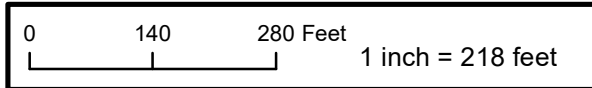
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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.

The proposed use is generally compatible with the surrounding area.

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



 INDICATES AREA OF REQUEST

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 7:00 pm every day of the week.

REPORT & MINUTES

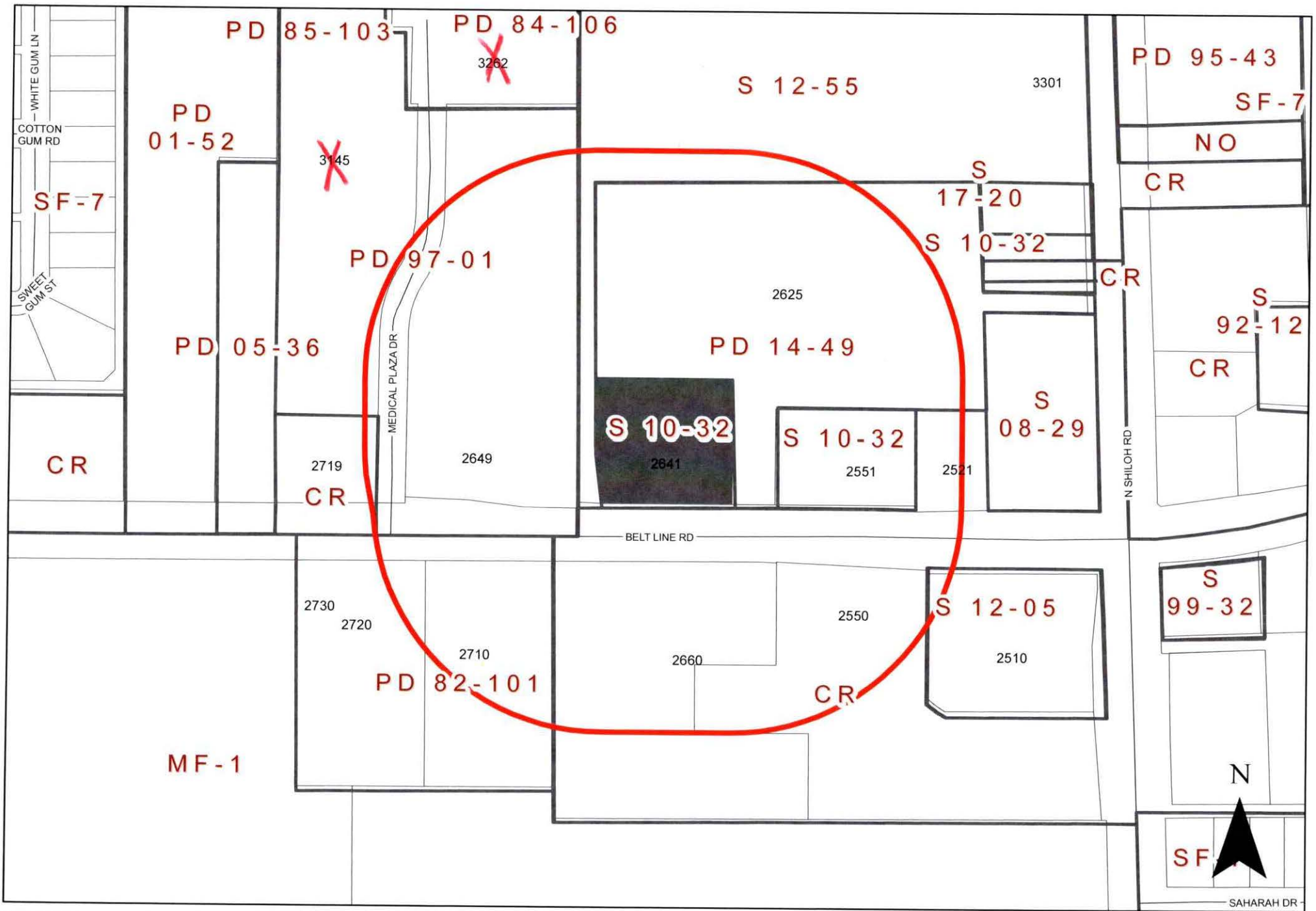
P.C. Meeting, February 13, 2023

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 Acdemy

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 Qhính

I. Abdelkarim

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-76

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

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For / A Favor / Đúng

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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 Chính

Harold F. Peek

2/08/2023

Signature / Firma / Chữ 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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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.

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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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 Bưu 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.)

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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



GARLAND

TEXAS MADE HERE

The applicant requests approval of a Specific Use Provision for a Car Wash, Automated/Rollover use.

City Council Meeting

March 7, 2023

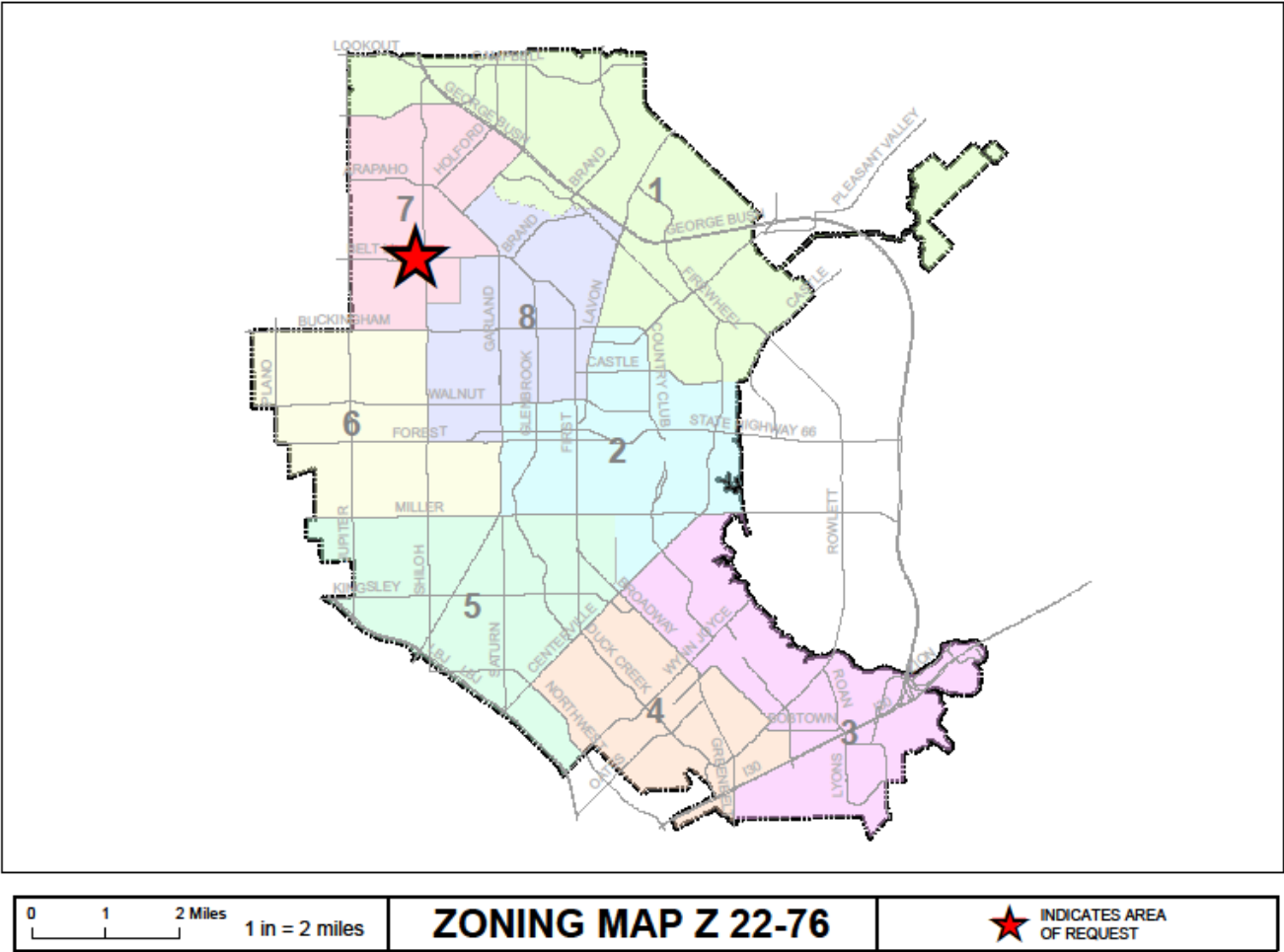
Z 22-76

CASE INFORMATION

Location:	2641 Belt Line Road
Applicant:	Shammy's Garland, LLC
Owner:	Harold Peek
Acreage:	1.185 acres
Zoning:	Community Retail (CR) District



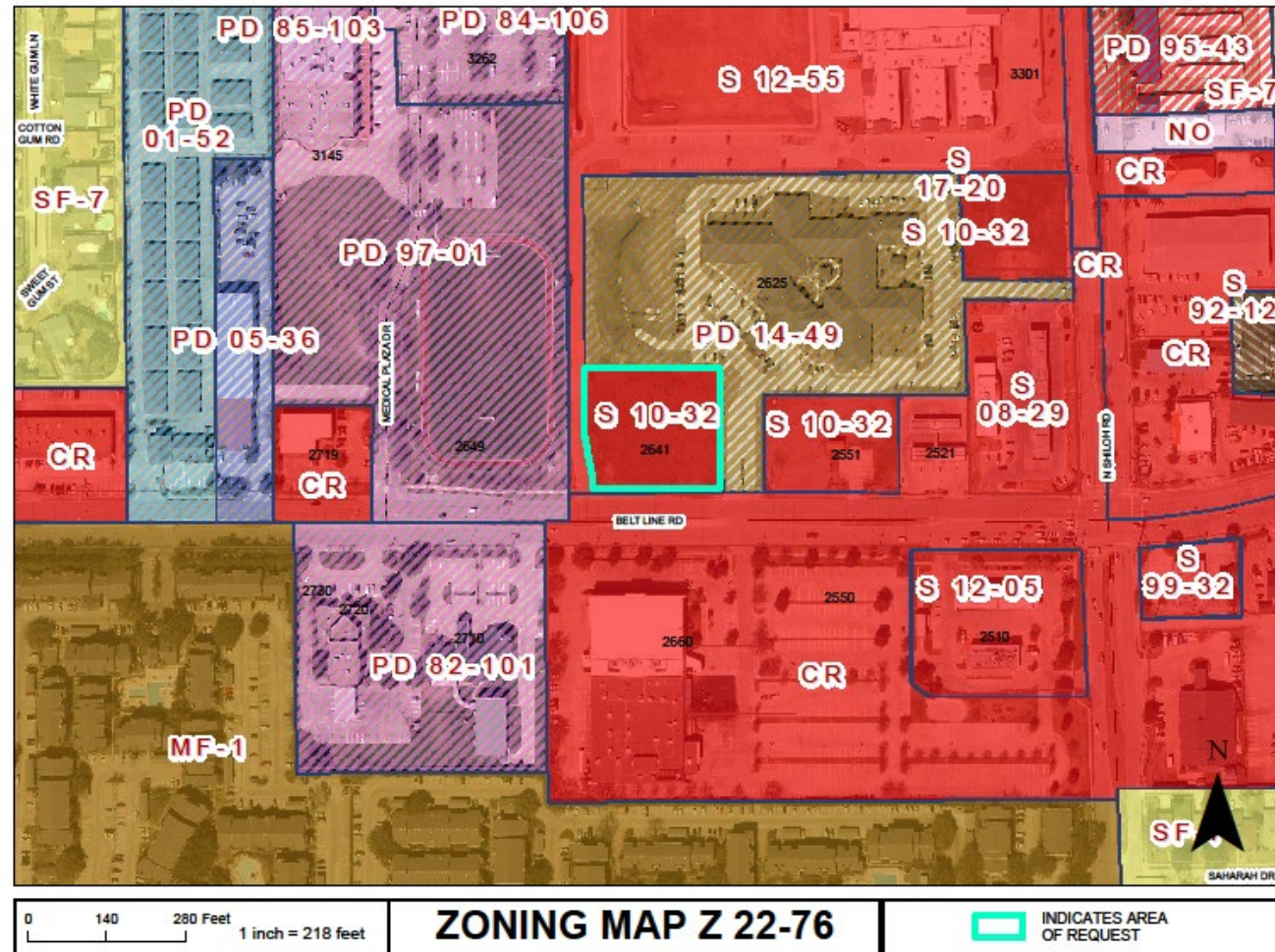
CITYWIDE LOCATION MAP





GARLAND
TEXAS MADE HERE

LOCATION MAP



2641 Belt Line Road

Z 22-76

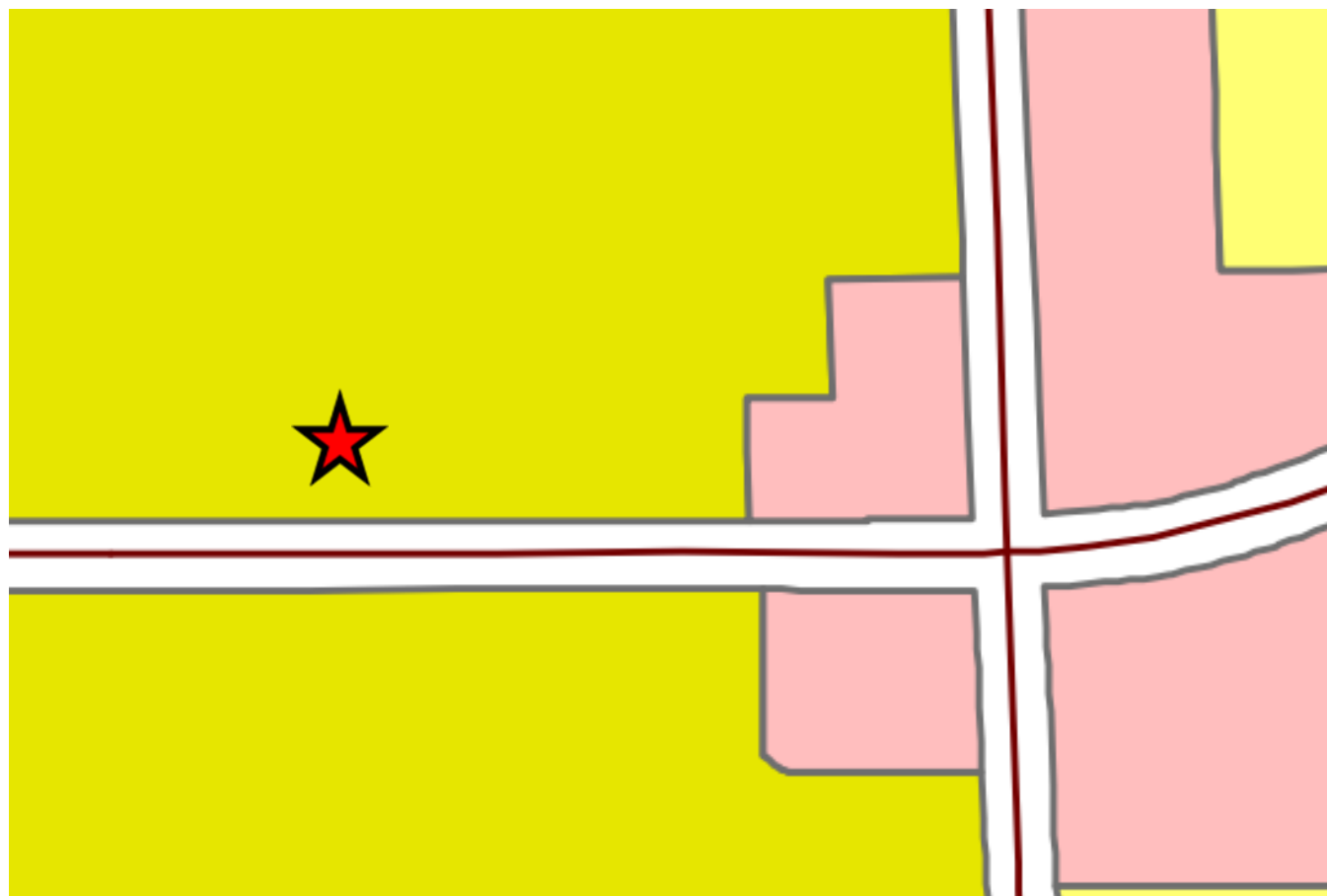


GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



Compact Neighborhoods



Z 22-76

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.

This proposed use is generally compatible with the surrounding area.

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.



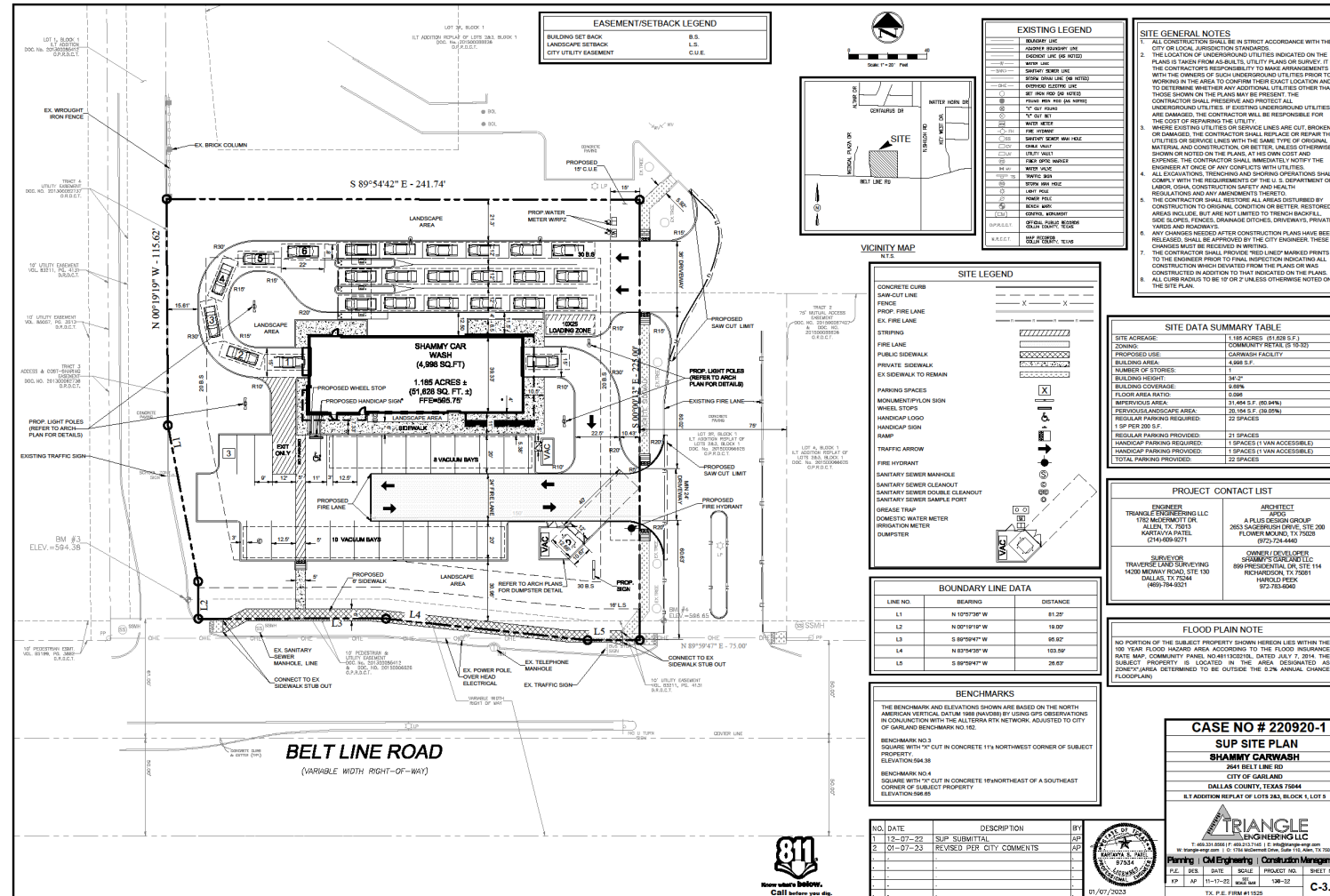
View from the subject site looking East on Belt Line Road. The restaurant, car wash, and other commercially zoned areas are shown.



View from the subject site looking South. The church across from Belt Line is shown.

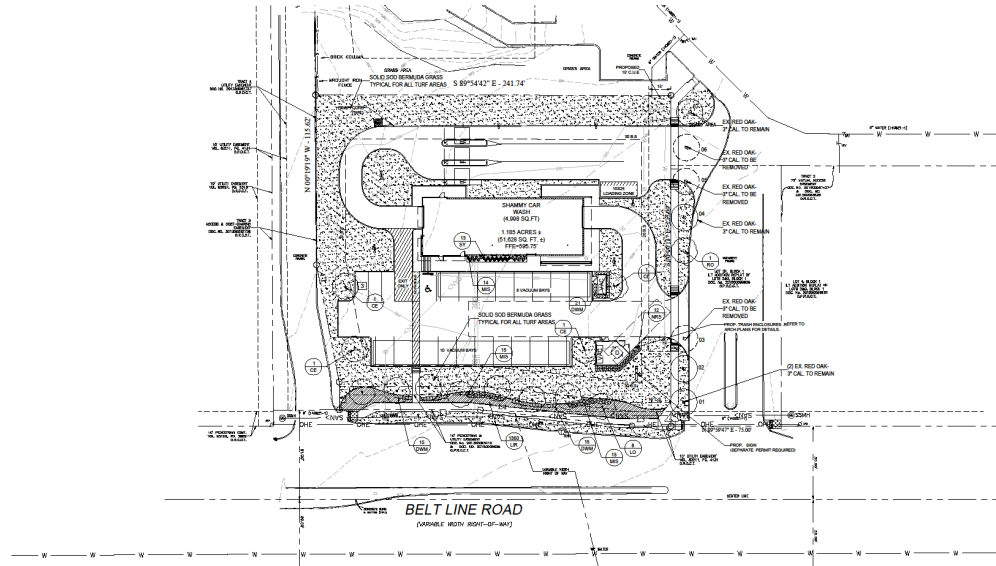


SITE PLAN



Z 22-76

LANDSCAPE PLAN



BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 10°57'38" W	81.29'
L2	N 00°12'10" W	18.00'
L3	S 89°50'47" W	85.82'
L4	N 82°54'29" W	102.39'
L5	S 89°50'47" W	28.67'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	777'	123.49'	41°30'29"	N 41°30'29" E	876.90'
C2	777'	123.49'	41°30'29"	N 41°30'29" E	876.90'
C3	777'	123.49'	41°30'29"	N 41°30'29" E	876.90'

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 be removed
05	Red Oak	Quercus shumardii	2" cal.	Healthy	To be removed
07	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	2" cal.	BASE, 12" to 18" spread, 5' clear straight trunk
02	8	Red Oak	Quercus shumardii	2" cal.	CONTRIBUTOR, 12" to 18" spread, 5' clear straight trunk
03	1	Red Oak	Quercus shumardii	2" cal.	CONTRIBUTOR, 12" to 18" spread, 5' clear straight trunk

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
MS	44	Miscanthus	Miscanthus sinensis	5 gal.	CONTRIBUTOR, 18" to 24" spread
SV	13	Soft Leaf Yucca	Yucca filamentosa	5 gal.	CONTRIBUTOR, 18" to 24" spread
DWM	51	Cherry Wax Myrtle	Myrica aspera	5 gal.	CONTRIBUTOR, 18" to 24" spread
MS	12	Nellie's R. Clematis	Nellie's R. Clematis	5 gal.	CONTRIBUTOR, 18" to 24" spread

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.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. SURVEY DATA OF EXISTING UTILITIES SHALL BE PROVIDED BY THE CLIENT. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND PROTECTION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LANDSCAPE AREAS TO BE SOIL BEDDED WITH A MINIMUM 18" OF SOIL. SOIL TO BE ANALYZED AND FOUND TO BE SUITABLE FOR PLANTING. CONTRACTOR SHALL PROVIDE IRRIGATION SYSTEM PRIOR TO PLANTING.
- ALL PLANTING AREAS THAT ARE TO RECEIVE MULCH SHALL BE MULCHED WITH A MINIMUM OF DOUBLE SPREADS OF MULCH.

SOLID SOIL NOTES

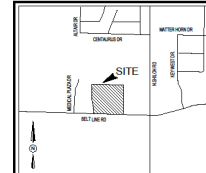
- FINISH GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. GRASS SEED SHALL BE APPLIED TO ALL FINISH GRADE AREAS. GRASS SHALL BE APPLIED TO ALL FINISH GRADE AREAS. GRASS SHALL BE APPLIED TO ALL FINISH GRADE AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM FINISH GRADE AT TOP AND BOTTOM OF SLOPES AND OTHER AREAS IN GRADE. CORRECT PRESLOPES AND AREAS WHERE WATER MAY STAGNATE.
- ALL LANDSCAPE AREAS TO BE SOIL BEDDED WITH A MINIMUM 18" OF SOIL. SOIL TO BE ANALYZED AND FOUND TO BE SUITABLE FOR PLANTING. CONTRACTOR SHALL PROVIDE IRRIGATION SYSTEM PRIOR TO PLANTING.
- CONTRACTOR TO COORDINATE WITH CIVIL CONSTRUCTION MANAGER FOR FINISH GRADE AND IRRIGATION SYSTEM.
- PLANT SOIL BEDDED TO COVER INDICATED AREA COMPLETELY. MINIMUM EDGE OF SOIL BEDDED TO TOP OF SOIL BEDDED WITH MULCH WITH TOPSOIL TO FILL Voids.
- SOIL BEDDED TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM LUMPINESS, IRREGULARITIES.
- WATER SOIL BEDDED TO COVER INDICATED AREA COMPLETELY. MINIMUM EDGE OF SOIL BEDDED TO TOP OF SOIL BEDDED WITH MULCH WITH TOPSOIL TO FILL Voids.
- CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WEEDING, WEEDING, CULTIVATING, CLEANING AND REPAIRING SOIL BEDDED AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WEEDING, WEEDING, CULTIVATING, CLEANING AND REPAIRING SOIL BEDDED AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOIL AREAS TO BE COVERED WITH WATER PROOFING, AT A RATE OF 100 LBS PER 1000 SQ. FT. (100 LBS PER 1000 SQ. FT.)

CITY NOTES

- PUBLIC RIGHT OF WAY, EXISTENCE AND COMMON AREAS MUST BE MAINTAINED WITH PERMANENT, RESTORATION COVER, SHALL BE ESTABLISHED WITH 18" COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.
- NO LANDSCAPING SUCH AS TREES, SHRUBS, AND/OR PLANTS SHALL BE PLANTED IN THE PUBLIC RIGHT OF WAY WITHOUT THE AUTHORIZATION OF THE CITY ENGINEER.

PROJECT CONTACT LIST

ENGINEER	ARCHITECT
TRANSLATE ENGINEERING LLC 1702 MIDCOURT DR. ALLEN, TX 75013 (972) 246-8271	FLOR DESIGN GROUP 2003 SAGEBROOK DRIVE, STE 200 FLOWER MOUND, TX 75028 (972) 246-8271
SURVEYOR	LANDSCAPE ARCHITECT
TRAVIS LAND SURVEYING 1400 MEADOW ROAD, STE 100 DALLAS, TX 75244 (469) 794-8271	STUDIO GREEN SPOT, INC. 1702 MIDCOURT DR. ALLEN, TX 75013 (972) 246-8271 CHRG@STUDIOGREENSPOT.COM



VICINITY MAP
N.T.S.

GENERAL LAWN NOTES

- THE GRASS AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON FINAL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM FINISH GRADE AT TOP AND BOTTOM OF SLOPES AND OTHER AREAS IN GRADE. CORRECT PRESLOPES AND AREAS WHERE WATER MAY STAGNATE.
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LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1702 MIDCOURT DR.
ALLEN, TX 75013
(972) 246-8271
CHRG@STUDIOGREENSPOT.COM

SHAMMY'S
CARWASH
BELT LINE ROAD
CITY OF GARLAND, TEXAS

ISSUE:
FOR APPROVAL 12.08.2022
CITY COMMENTS 01.08.2023

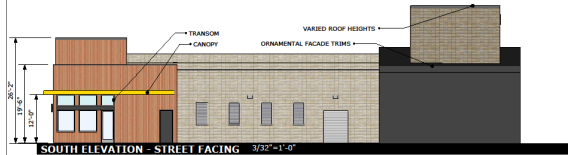
DATE:
01.08.2023

SHEET NAME:
LANDSCAPE PLAN

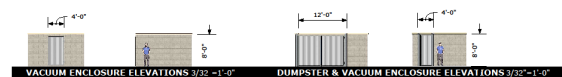
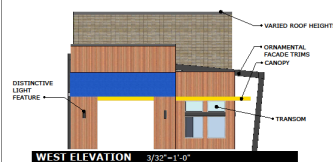
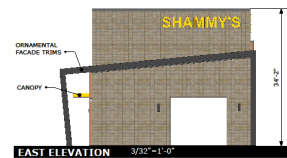
SHEET NUMBER:
L.1

BUILDING ELEVATIONS

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 HEIGHTS
 4. TRANSOM
 5. DISTINCTIVE LIGHTING FEATURES
 6. DIVIDED LIGHT WINDOWS



APDG
A PLUS DESIGN GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION
972-734-4440
972-661-7731 FAX
APDG.US

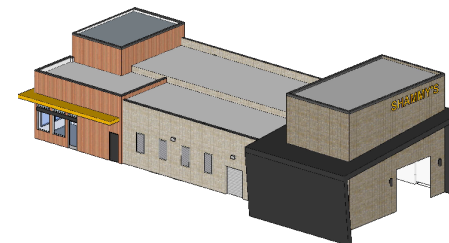
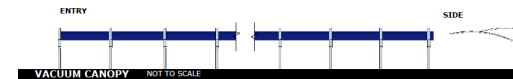
Trent W. Clark, Architect
TX Registration # 17084

PRELIMINARY
NOT FOR
CONSTRUCTION

These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction

OWNER & APPLICANT :
SHAWMY'S CAR WASH
2727 LA FREWAY, SUITE 115
DALLAS, TX 75224
JON YOUNG

A NEW FACILITY FOR:
SHAWMY'S CAR WASH
2727 LA FREWAY
GARLAND, TX



CASE #:
Existing Zoning: CR
Proposed Zoning: CR
Date: 1/25/23

ELEVATIONS
A3.1

Z 22-76



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 7:00 pm every day of the week.



GARLAND
TEXAS MADE HERE

STAFF RECOMMENDATION

Approval a Specific Use Provision for a Car Wash,
Automated/Rollover use

Approval of a Plan on a property zoned Community Retail
(CR) District

Z 22-76

PLAN COMMISSION

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



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. g.

Meeting Date: 03/07/2023

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

On February 13, 2023, the Plan Commission, by a vote of eight (8) to one (1), recommended approval of a Specific Use Provision 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

Approval of a Specific Use Provision for a Car Wash, Automated/Rollover use on a property zoned Community Retail (CR) District.

Approval of a Plan for a Car Wash, Automated/Rollover use.

BACKGROUND

The subject property has an approved SUP for a Commercial Outdoor Amusement Use; however, the site was never developed. 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.

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 7:00 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.

The proposed use is generally compatible with the surrounding area.

Attachments

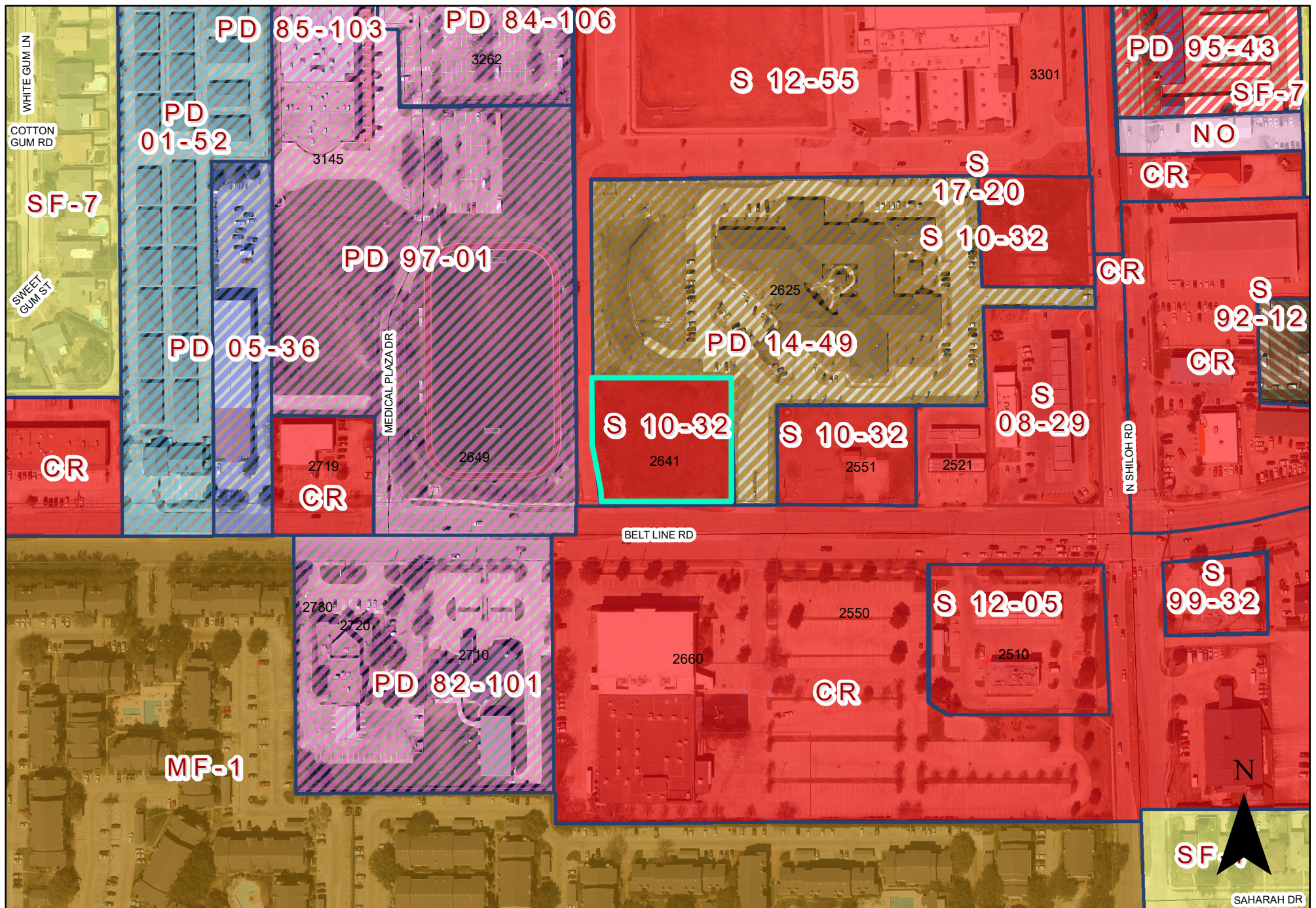
Z 22-76 Location Map

Z 22-76 Exhibits C-E

Z 22-76 R&M - Plan

Z 22-76 Responses

Z 22-76 Staff Presentation



ZONING MAP Z 22-76

2641 Belt Line Road

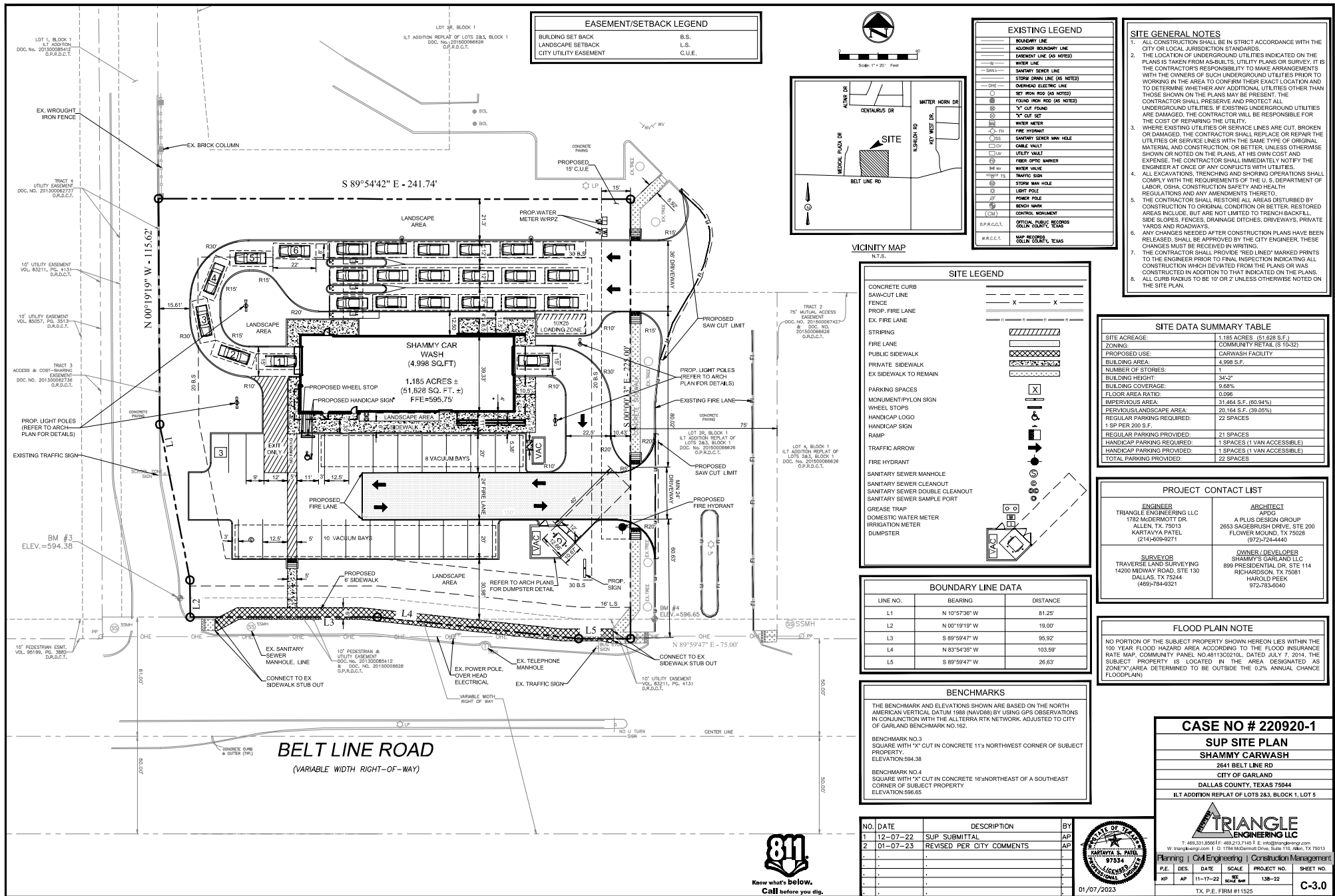
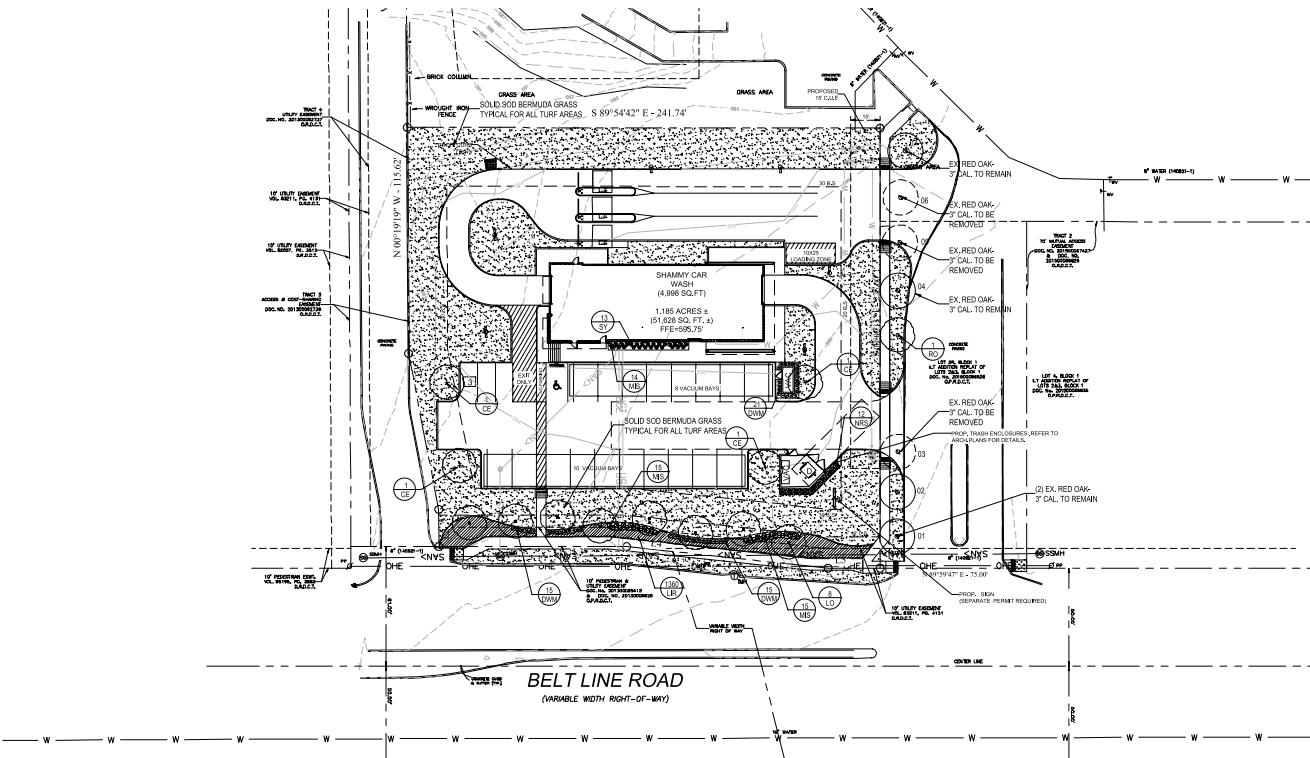


Exhibit C



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

#	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 muscari	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.

LANDSCAPE REQUIREMENTS

Total Landscape Area
 Requirement: Minimum of 10% of site to be devoted to landscape area.
 (Site Area: 51,628 S.F.)

Required: 5,162.8 s.f. **Provided:** 20,141.9 s.f.

Requirement: 5% of total parking area to be landscaped.
 Trees located at the ends of each parking row. All parking spots to be within 60 ft. of tree. 1 tree per 150 parking spots.
 (Parking Area: 13,307 S.F.)
 (Parking Spaces: 23 Spaces)

Required: 662.38 s.f. **Provided:** 726.23 s.f.
 2 trees **2 trees**

Belt Line Road
 Requirement: 10' wide landscape buffer along major thoroughway.
 1 large canopy tree and 7 shrubs per 30 ft.
 Maximum 75% of buffer can be left 20% to be groundcover.
 (Street Frontage: 226.14 ft., landscape buffer area 1,816 s.f.)

Required: 8 trees **Provided:** 8 trees
 56 shrubs **60 shrubs**

2712 s.f. of turf allowed (75%) **2711 s.f. of turf proposed (25%)**

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 BERMOUDAGRASS, 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

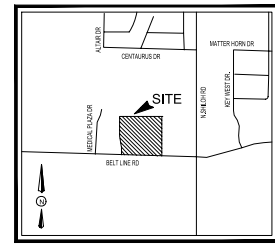
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL, 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER 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 10 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		ARCHITECT	
TRIANGLE ENGINEERING LLC 1782 McDERMOTT DR. ALLEN, TX 75013 KARTAVYA PATEL 214-609-9271		A PLUS DESIGN GROUP 2653 SAGEBRUSH DRIVE, STE 200 FLOWER MOUND, TX 75028 (972)-724-4440	
SURVEYOR		LANDSCAPE ARCHITECT	
TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, STE 130 DALLAS, TX 75244 (469)-794-9321		STUDIO GREEN SPOT, INC. 1782 McDERMOTT DR. ALLEN, TEXAS 75013 (469) 369-4448 CHRIS@STUDIOGREENSPOT.COM	



VICINITY MAP
N.T.S.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- 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.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRAMBLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

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 01.08.2023

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. (2001-1)-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 sidewalks, 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 loss to 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 burlap in wet 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, objectionable 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, shall 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. Horticultural forms to the customary nursery usage. For disfiguration, the term "multi-trunked" defined as a plant having three (3) or more trunks of nearly equal diameter.
- 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 Vile 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.
- G. 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.
- H. 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 4' 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 California Fibers Marketing Company, available at Lofland Co., (714) 951-4330 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 Seed Bermudagrass: Blocks of sod shall be laid joint to joint, (seamed joints) after fertilizing the ground first. Roll grass into a wheel 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 Hybridized Common Bermudagrass: Hybridized with bermudagrass used as a seed mix (2) pounds per one thousand (1,000) square foot. Use a 4" x 8" butter board against the bed area.

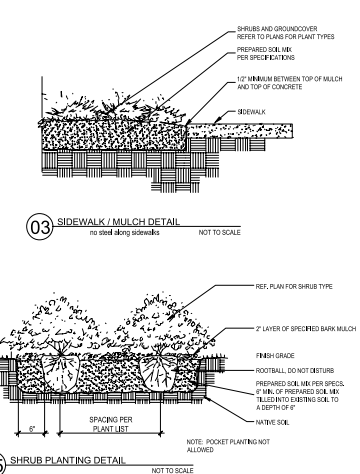
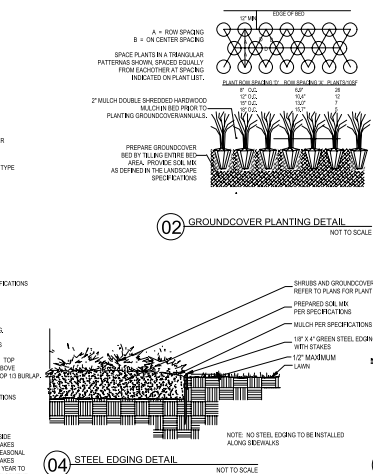
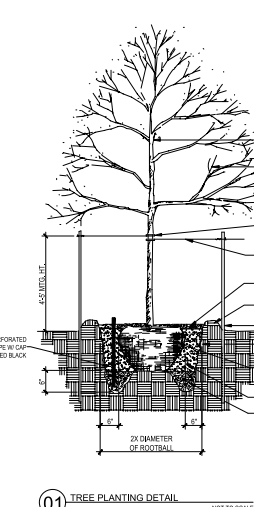
3.2 INSTALLATION

- 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 and/or 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 penetrate 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 solid rock, replace from the same area should not be used. Carefully water by watering to prevent air pockets. Remove the burlap from the top 10" of the ball, as well as all roots, plastic string and wire mesh. Container trees may usually be pit balled, if a few shallow natural surface cracks of roots remain.
- J. Do not wrap trees.
- K. Do not wrap roots.
- L. Muck the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and muck with at least two (2") inches of spotted 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 individual 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 cutting and obtain Owners approval prior to installation.
 2. All steel cutting shall be free of rust and any sharp edges.
 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 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

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



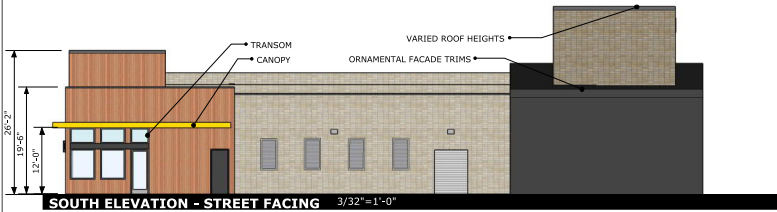
ISSUE:
FOR APPROVAL: 12/08/2022
CITY COMMENTS: 10/08/2023

DATE:
01.06.2023

SHEET NAME:
LANDSCAPE SPECIFICATIONS

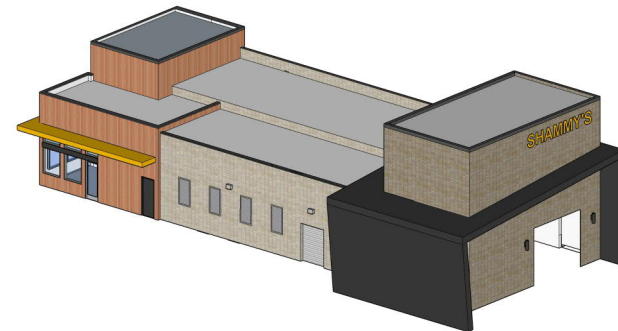
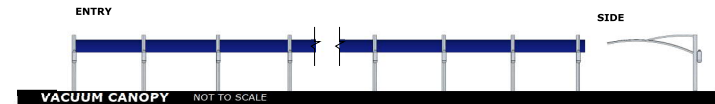
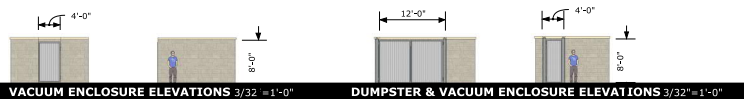
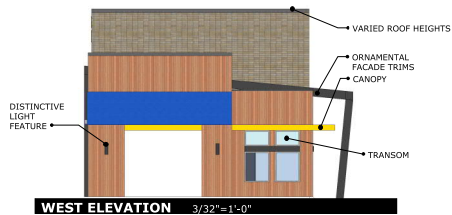
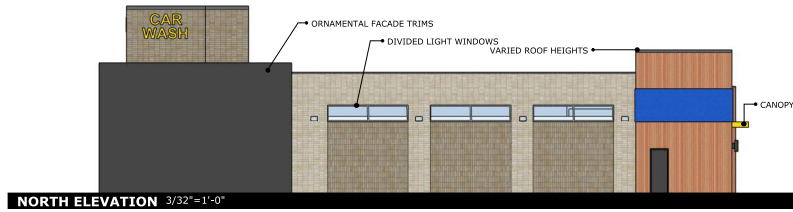
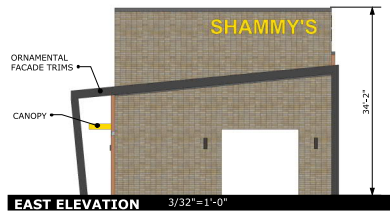
SHEET NUMBER:
L.2

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

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: 972-550-4332
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

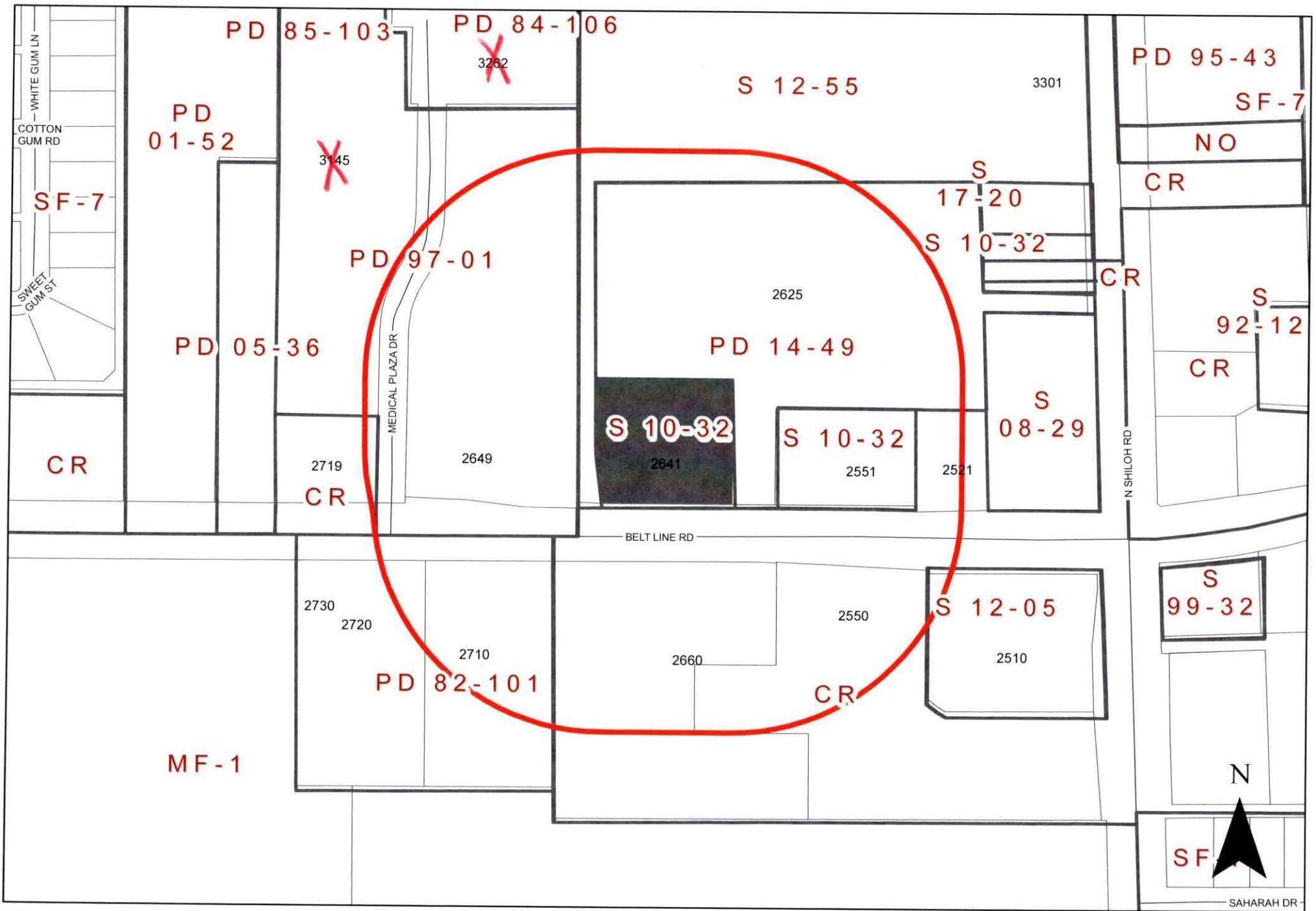
A3.1

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 Acdemy

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 Qhính

I. Abdelkarim

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

Type text here

Comment Form

Case Z 22-76

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☒

For / A Favor / Đúng

☐

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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 Chính

Harold F. Peek

2/08/2023

Signature / Firma / Chữ 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.)

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

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 Bưu 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

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 this request will be an excellent
use of the property



GARLAND

TEXAS MADE HERE

The applicant requests approval of a Specific Use Provision for a Car Wash, Automated/Rollover use.

City Council Meeting

March 7, 2023

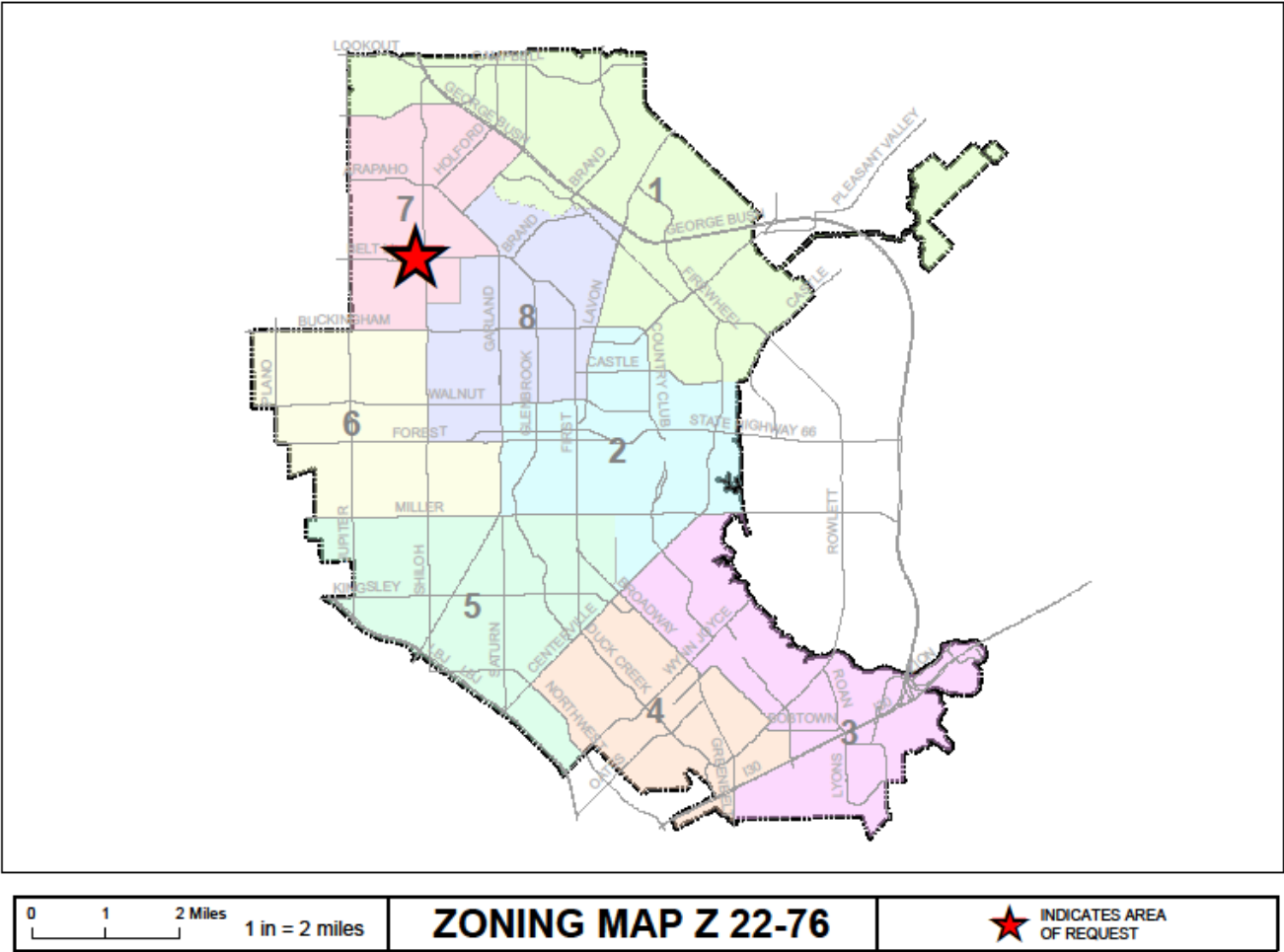
Z 22-76

CASE INFORMATION

Location:	2641 Belt Line Road
Applicant:	Shammy's Garland, LLC
Owner:	Harold Peek
Acreage:	1.185 acres
Zoning:	Community Retail (CR) District



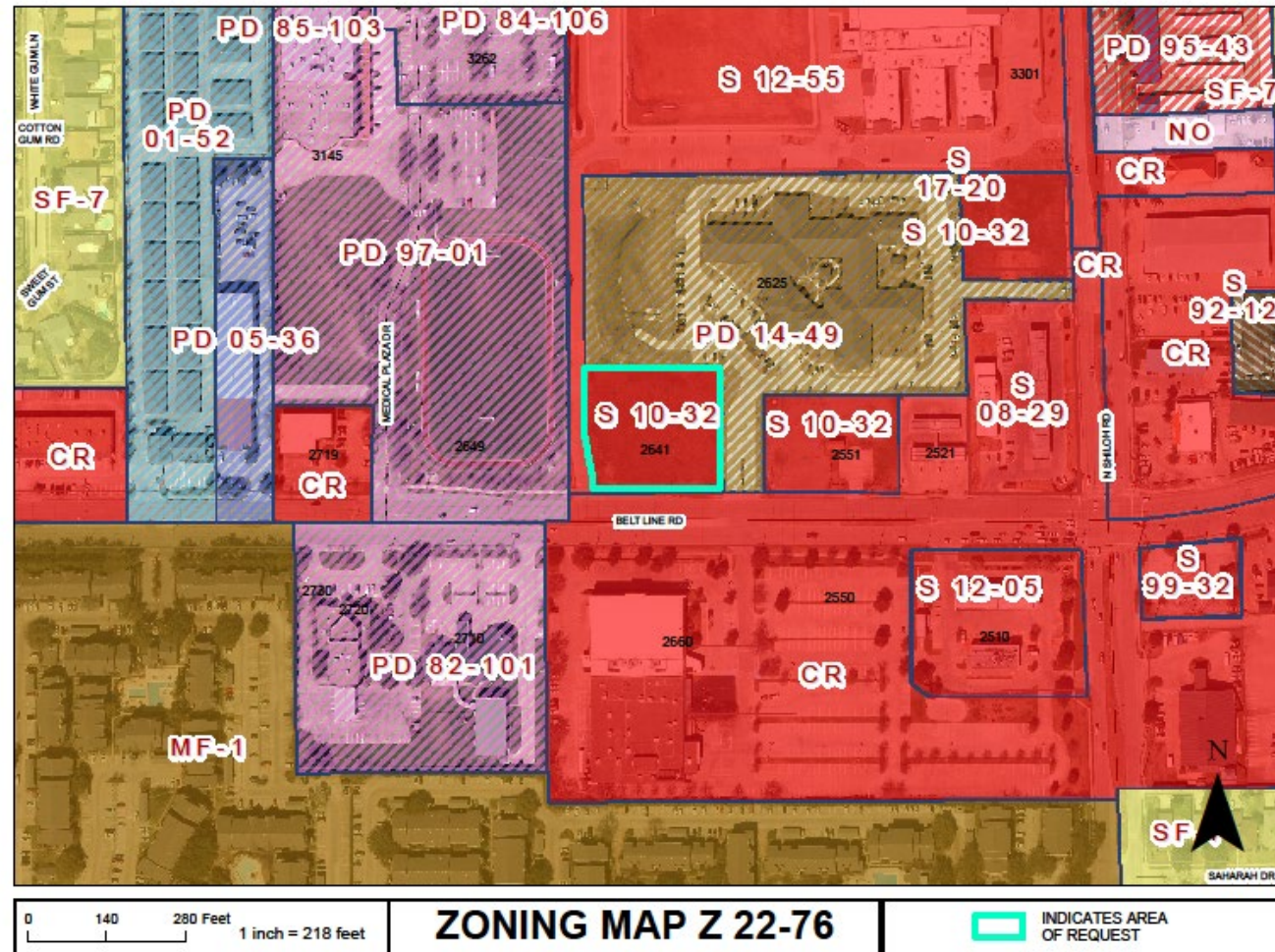
CITYWIDE LOCATION MAP





GARLAND
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LOCATION MAP



2641 Belt Line Road

Z 22-76

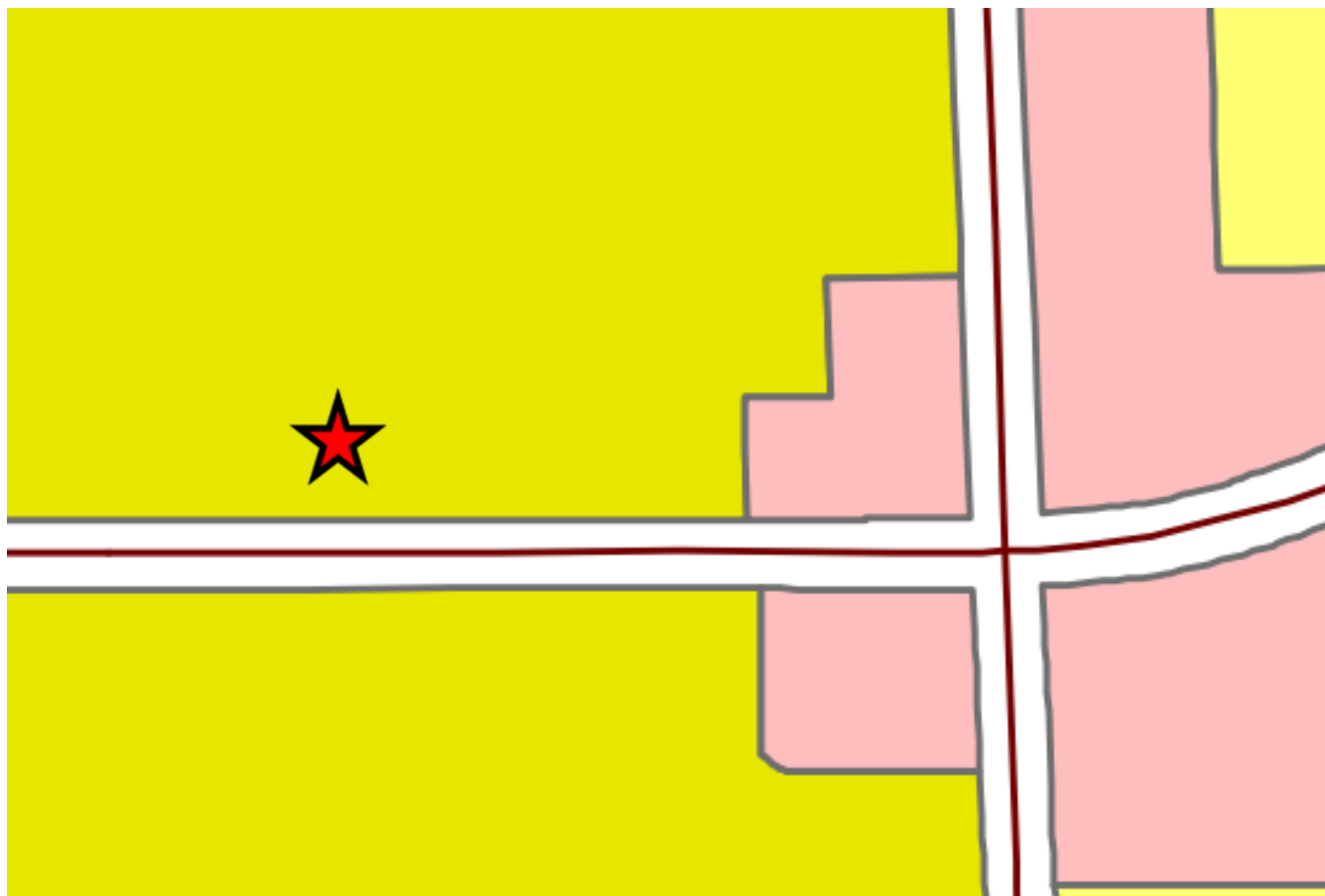


GARLAND
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COMPREHENSIVE PLAN



Compact Neighborhoods



Z 22-76

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.

This proposed use is generally compatible with the surrounding area.

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.



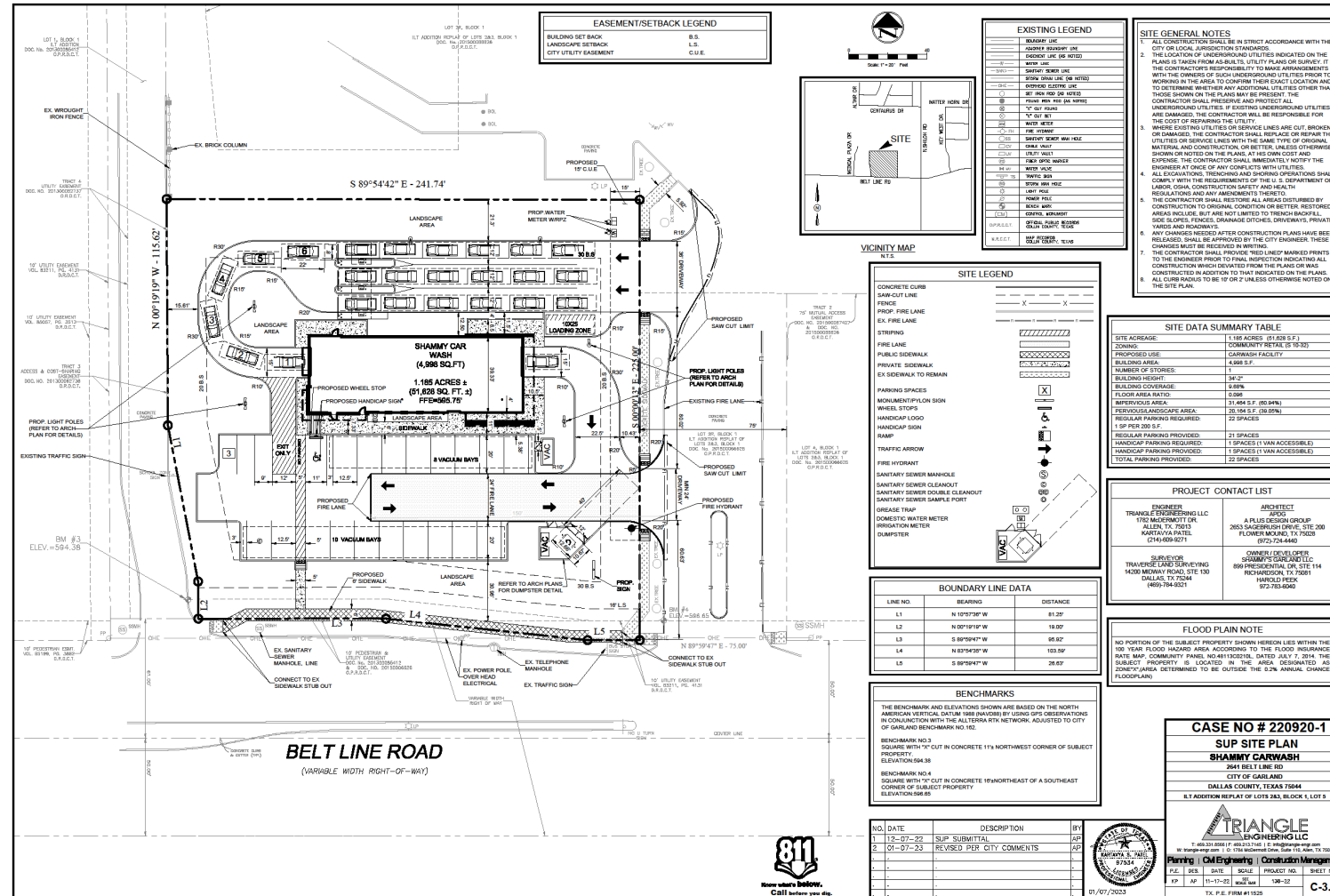
View from the subject site looking East on Belt Line Road. The restaurant, car wash, and other commercially zoned areas are shown.



View from the subject site looking South. The church across from Belt Line is shown.

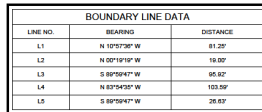


SITE PLAN





LANDSCAPE PLAN



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

TRIEES	#	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	STATUS
01		Red Oak	<i>Quercus shumardii</i>	3" cal.	Healthy	To remain
02		Red Oak	<i>Quercus shumardii</i>	3" cal.	Healthy	To remain
03		Red Oak	<i>Quercus shumardii</i>	3" cal.	Healthy	To be removed
04		Red Oak	<i>Quercus shumardii</i>	3" cal.	Healthy	To remain
05		Red Oak	<i>Quercus shumardii</i>	3" cal.	Healthy	To be removed
06		Red Oak	<i>Quercus shumardii</i>	3" cal.	Healthy	To be removed
07		Red Oak	<i>Quercus shumardii</i>	3" cal.	Healthy	To remain

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	4	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 12' ht, 5" spread, 5' clear straight trunk
LO	8	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 12' ht, 5" spread, 5' clear straight trunk
RO	1	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12' ht, 5" spread, 5' clear straight trunk

SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
MIS	44	Miscanthus	Miscanthus sinensis	5 gal.	container full, 24" spread
SY	13	Soft Leaf Yucca	Yucca rooseifolia	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	Nex x Nellie R. Stevens'	7 gal.	container, 30" ht., 24" spread

GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS

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

LANDSCAPE NOTES

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SOLID SOD NOTES

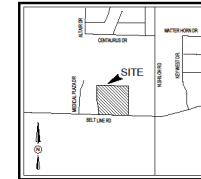
- [illegible]

CITY NOTES

1. PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.
2. NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OF CITY'S LICENSE AGREEMENT.

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 MCGERMOTT DR. ALLEN, TX 75013 KARTAVYA PATEL 214-609-0071	ARCHITECT APOG 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) 794-0321	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1782 MCGERMOTT DR. ALLEN, TEXAS 75013 (409) 309-4448 CHRIS@STUDIOGREENSPOT.COM



VICINITY MAP
N.T.S.

GENERAL LAWN NOTES

- | | | |
|----|-----|---|
| 2. | ALL | 1. FINE GRADE AREA TO ACHIEVE FINAL FLOORS INDICATED ON CIVIL PLANS.
2. PROVIDE LUMINOUS SIGNAGE, INCLUDING TOP AND BOTTOM OF FLOORS AND OTHER SIGNAGE IN GRADE. CORRECT IRREGULARITIES AND EXCESSIVE WATER MARKS. |
| 3. | ALL | 1. ALL LAIRN ARE TO BE FINE GRADE SOUS DRAIN SHALL BE LOCATED AT A MINIMUM OF 2" BELOW FINAL FINESH GRADE TO COORDINATE WITH CONTRACTOR OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER. |
| 4. | ALL | 1. IMPORTED TOPSOIL SHALL BE NATURAL, FINALE SOIL FROM THE REGION OF THE PROJECT. BOTTOM SOIL SHALL BE NATURAL, FINALE SOIL, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES.
2. CONTRACTOR SHALL SOIL BLACK AND BROWN TO COLOR. |
| 5. | ALL | 1. ALL LAIRN ARE TO BE FINE GRADE. IRRIGATION TRENCHES SHALL BE 12" DEEP, AND HAND-SPREAD TO ACHIEVE THE FINISH GRADE. CONTRACTOR MANAGER OR ARCHITECT PREPARE A RESTORATION PLAN. |
| 6. | ALL | 1. ALL ROCKS 3" DIAMETER AND LARGER SHALL BE CLOSE, STICKS, CRACKED SPALLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL.
2. CONTRACTOR SHALL REMOVE [REDACTED] TOP AND IMPORTED TOPSOIL TO ALL GRADE TO RECOVER LAIRN. |

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 McDERMOTT DR.
ALLEN, TEXAS 75013
(409) 390-4448
CHRIS@STUDIOGREENSPOT.COM



SHAMMY'S
CARWASH
BELT LINE ROAD
CITY OF GARLAND, TEXAS

ISSUE:
FOR APPROVAL 12.08.2022
CITY COMMENTS 01.08.2022

DATE:
01.08.2023

SHEET NAME:

LANDSCAPE PLAN

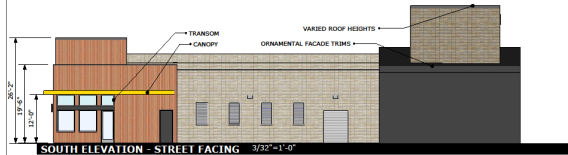
SHEET NUMBER

L.1

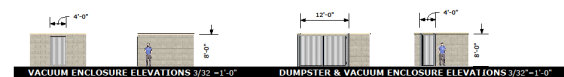
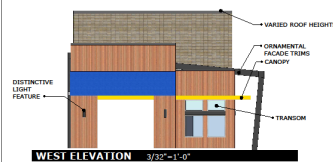
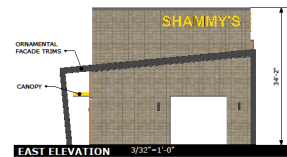
Z 22-76

BUILDING ELEVATIONS

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 HEIGHTS
 4. TRANSOM
 5. DISTINCTIVE LIGHTING FEATURES
 6. DIVIDED LIGHT WINDOWS



A PLUS DESIGN GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION
972-734-4440
972-661-7731 FAX
APDG.US

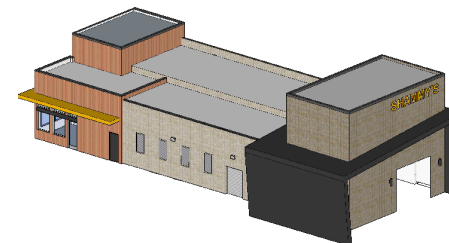
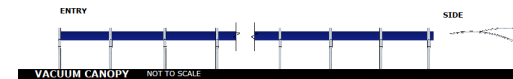
Trent W. Clark, Architect
TX Registration # 17084

PRELIMINARY
NOT FOR
CONSTRUCTION

These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction.

OWNER & APPLICANT :
A NEW FACILITY FOR:
SHAWMY'S CAR WASH
2727 I-375 FREEWAY, SUITE 115
DALLAS, TX 75224
JON YOUNG

A NEW FACILITY FOR:
SHAWMY'S CAR WASH
2727 I-375 FREEWAY
GARLAND, TX



CASE #:
Existing Zoning: CR
Proposed Zoning: CR
Date: 1/25/23

ELEVATIONS
A3.1

Z 22-76



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 7:00 pm every day of the week.



GARLAND
TEXAS MADE HERE

STAFF RECOMMENDATION

Approval a Specific Use Provision for a Car Wash,
Automated/Rollover use

Approval of a Plan on a property zoned Community Retail
(CR) District

Z 22-76

PLAN COMMISSION

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



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. h.

Meeting Date: 03/07/2023

Item Title: Z 22-79 Clay Cristy-ClayMoore Engineering - Special Use Provision (District 8)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of a Specific Use Provision for an additional Drive-Through to an existing Restaurant, Drive-Through (McDonald's).

Approval of a Plan on a property zoned Industrial (IN) District.

LOCATION

119 East Buckingham Road

OWNER

McDonalds USA LLC

PLAN COMMISSION RECOMMENDATION

On February 13, 2023, the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of Specific Use Provision for an additional Drive-Through to an existing Restaurant, Drive-Through (McDonald's).

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Plan on a property zoned Industrial (IN) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an additional drive-through for an existing Restaurant, Drive-Through (McDonald's).

Approval of a Plan on a property zoned Industrial (IN) District.

BACKGROUND

The applicant proposes to open a second drive-through lane for an existing McDonald's building. The GDC requires a Specific Use Provision for a Restaurant, Drive-Through use in the Industrial (IN) District. The existing drive-through is considered a legal non-conforming use.

SITE DATA

The 0.875-acre site contains a 5,010 square-foot McDonald's building with a drive-through. The applicant wishes to add another drive-through lane. The site is accessed from two entrance points on East Buckingham Road as well as an access easement on North First Street.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District. It contains a McDonald's restaurant with a drive-through.

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

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to add a second drive-through to an existing McDonald's, which is classified as a Restaurant, Drive-Through use in the GDC.
2. Due to the removal of 10 parking spaces, the applicant is requesting a deviation in parking spaces provided. The site requires 51 spaces, while the applicant is requesting 42. In a parking study submitted, it is noted that a majority of sales come from the drive-through. It is also noted that the majority of their current parking spaces go unused throughout the day.
3. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

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

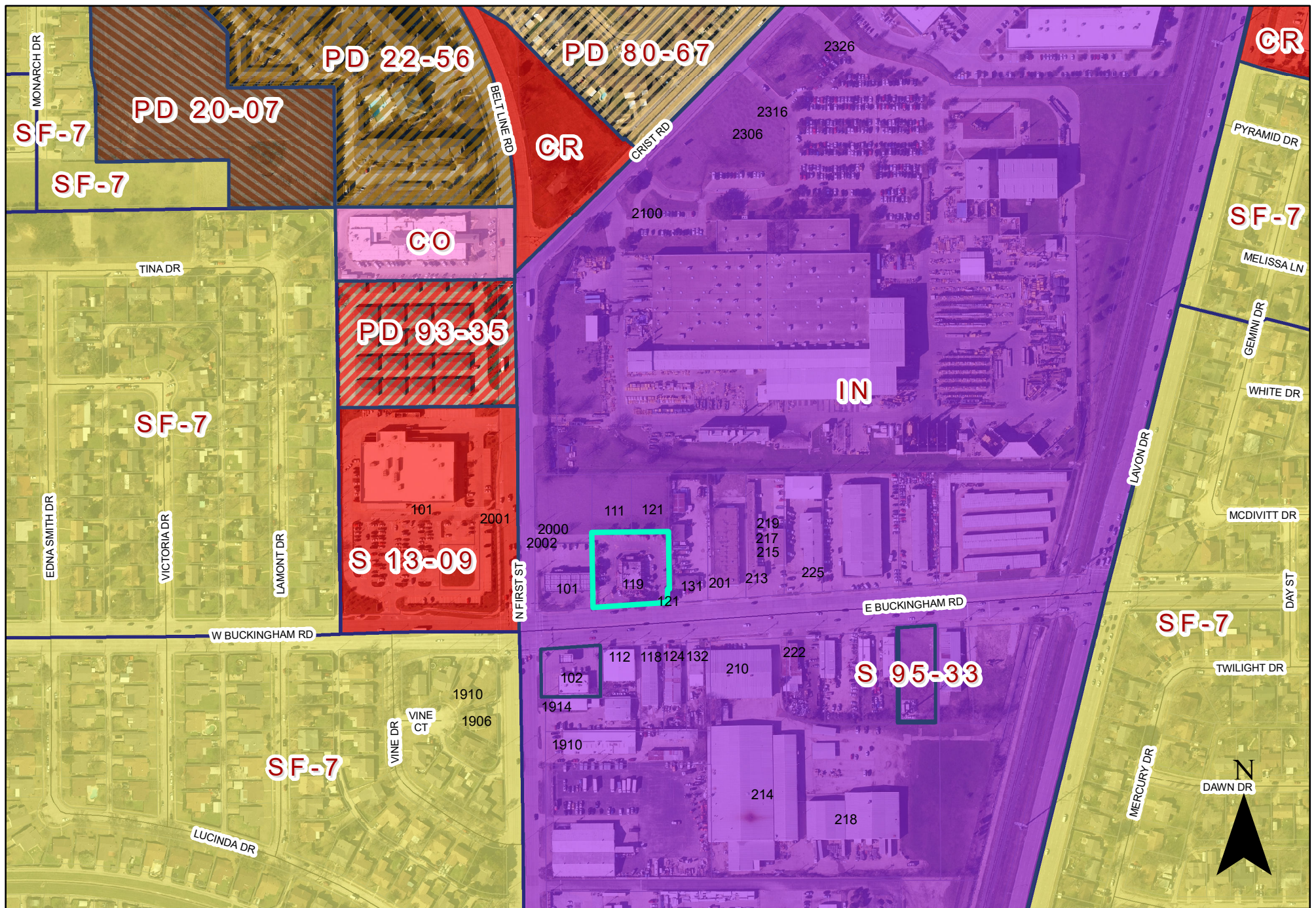
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North, South, East, and West are zoned Industrial (IN). These properties contain minor automobile repair, major automobile repair, restaurants, retail stores, and office space. The adjacent property to the North is vacant, as well as the adjacent property to the Northwest that contains the access easement from North First Street. To the West of North First Street, properties are zoned Community Retail (CR) District for a Walmart and Single-Family-7 (SF-7) District for single-family detached homes.

The proposed use is generally compatible with the surrounding area.

Attachments

Z 22-79 Location Map
Z 22-79 SUP Conditions
Z 22-79 R&M - SUP
Z 22-79 Responses
Z 22-79 Staff Presentation



ZONING MAP Z 22-79

119 East Buckingham Road

INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-79

119 East Buckingham Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an additional drive-through at an existing Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Site Layout: The site shall be in general conformance with the approved 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;

EXHIBIT B

- 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 twenty-five (25) year time period.

REPORT & MINUTES

P.C. Meeting, February 13, 2023

4h. APPROVED Consideration of the application of **Clay Cristy-ClayMoore Engineering**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Industrial (IN) District. This property is located at 119 East Buckingham Road. (District 8) (File Z 22-79 – Specific Use Provision)

Representing the applicant Drew Donosky, 1903 Central Drive, Suite 406, Bedford, Texas, provided an overview of the request, and remained available for questions.

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



INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

119 East Buckingham Road

Comment Form

Case Z 22-79

Z 22-79 Clay Cristy – ClayMoore Engineering. The applicant requests to add a second drive-through to an existing McDonald's. The site is located at 119 East Buckingham Road. (District 8)

Z 22-79 Clay Cristy – ClayMoore Engineering. El solicitante solicita agregar un segundo servicio de autoservicio a un McDonald's existente. El sitio está ubicado en 119 East Buckingham Road. (Distrito 8)

Z 22-79 Clay Cristy – ClayMoore Engineering. Người nộp đơn yêu cầu thêm lần lái xe thứ hai vào cửa hàng McDonald's hiện có. Địa điểm tọa lạc tại 119 East Buckingham Road. (Quận 8)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

E Smeralda Lugo - Owner

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

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

1910 Vine St

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

Garland TX 75

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

E Smeralda Lugo

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form

Case Z 22-79

Z 22-79 Clay Cristy – ClayMoore Engineering. The applicant requests to add a second drive-through to an existing McDonald's. The site is located at 119 East Buckingham Road. (District 8)

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Z 22-79 Clay Cristy – ClayMoore Engineering. Người nộp đơn yêu cầu thêm lần lái xe thứ hai vào cửa hàng McDonald's hiện có. Địa điểm tọa lạc tại 119 East Buckingham Road. (Quận 8)

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



For / A Favor / Đúng



Against / En Contra / Không

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Adnan Selim

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.)

101 E. Buckingham Rd.

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Adnan Selim

Signature / Firma / Ch ữ ký

2/6/23

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.)



GARLAND

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The applicant requests approval of a Specific Use Provision for an additional Drive-Through to an existing Restaurant, Drive-Through (McDonald's).

City Council Meeting

March 7, 2023

Z 22-79

CASE INFORMATION

Location: 119 East Buckingham Road

Applicant: Clay Cristy – ClayMoore Engineering

Owner: McDonalds USA LLC

Acreage: 0.875 acres

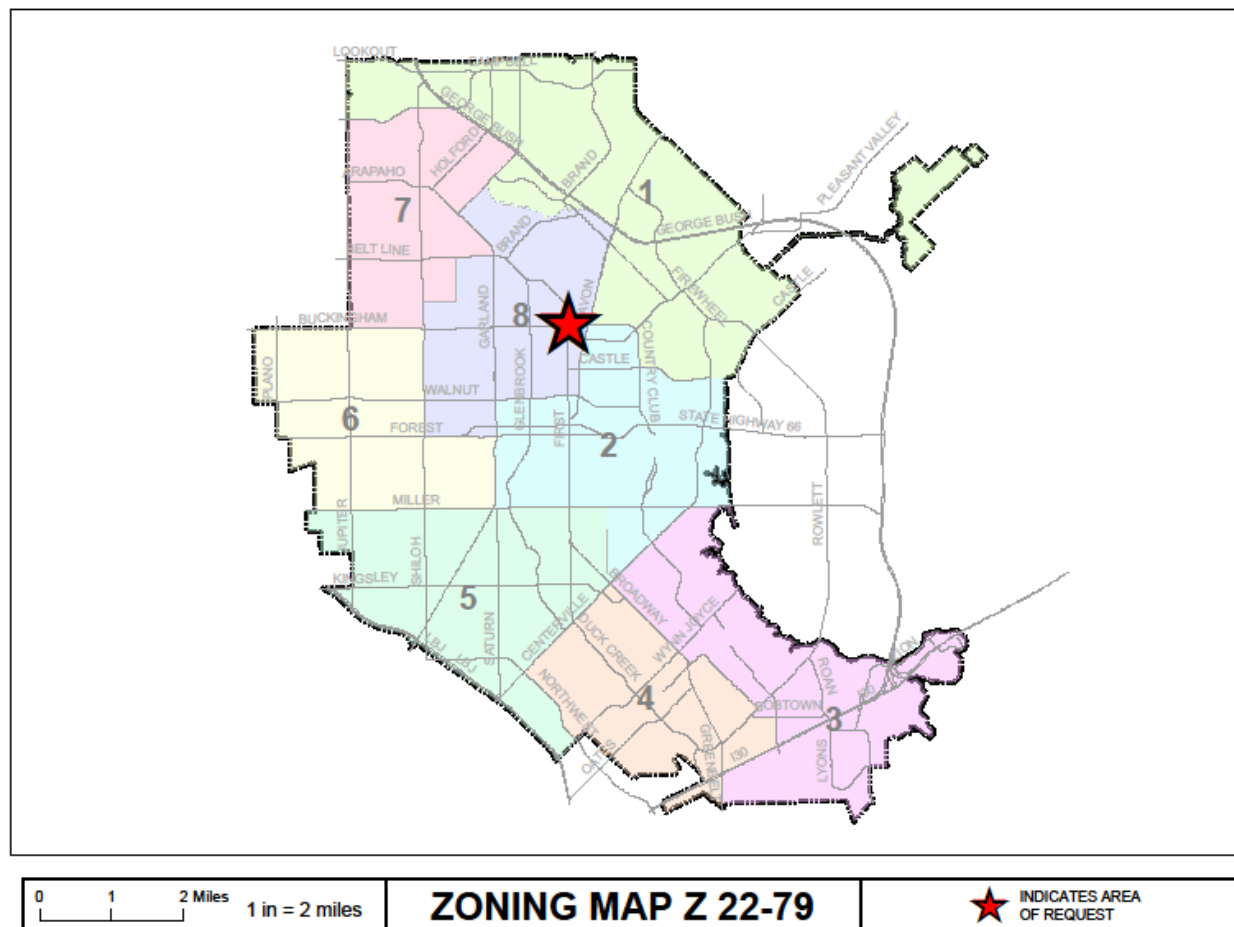
Zoning: Industrial (IN) District

Z 22-79



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CITYWIDE LOCATION MAP

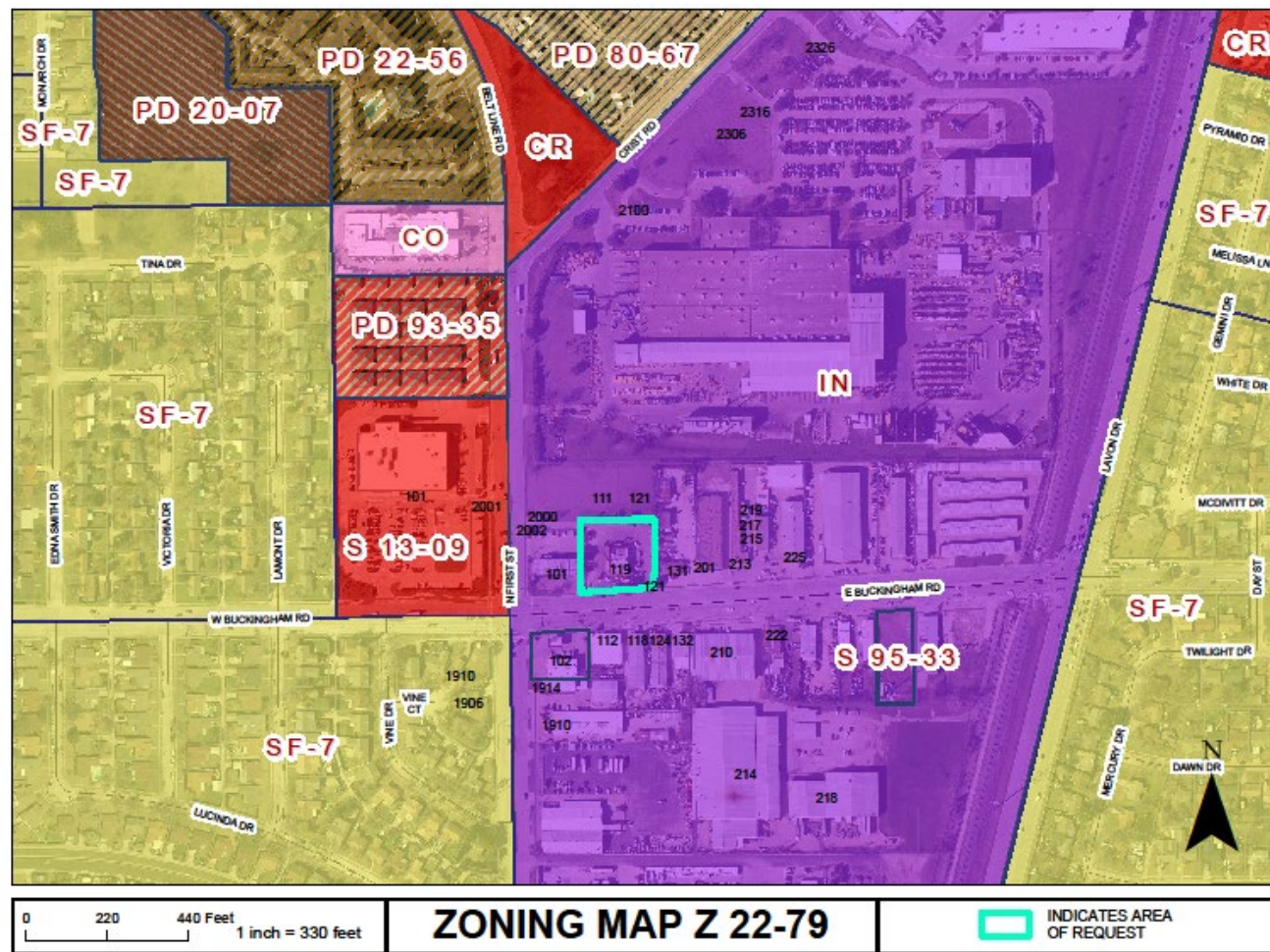


Z 22-79



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LOCATION MAP



Z 22-79

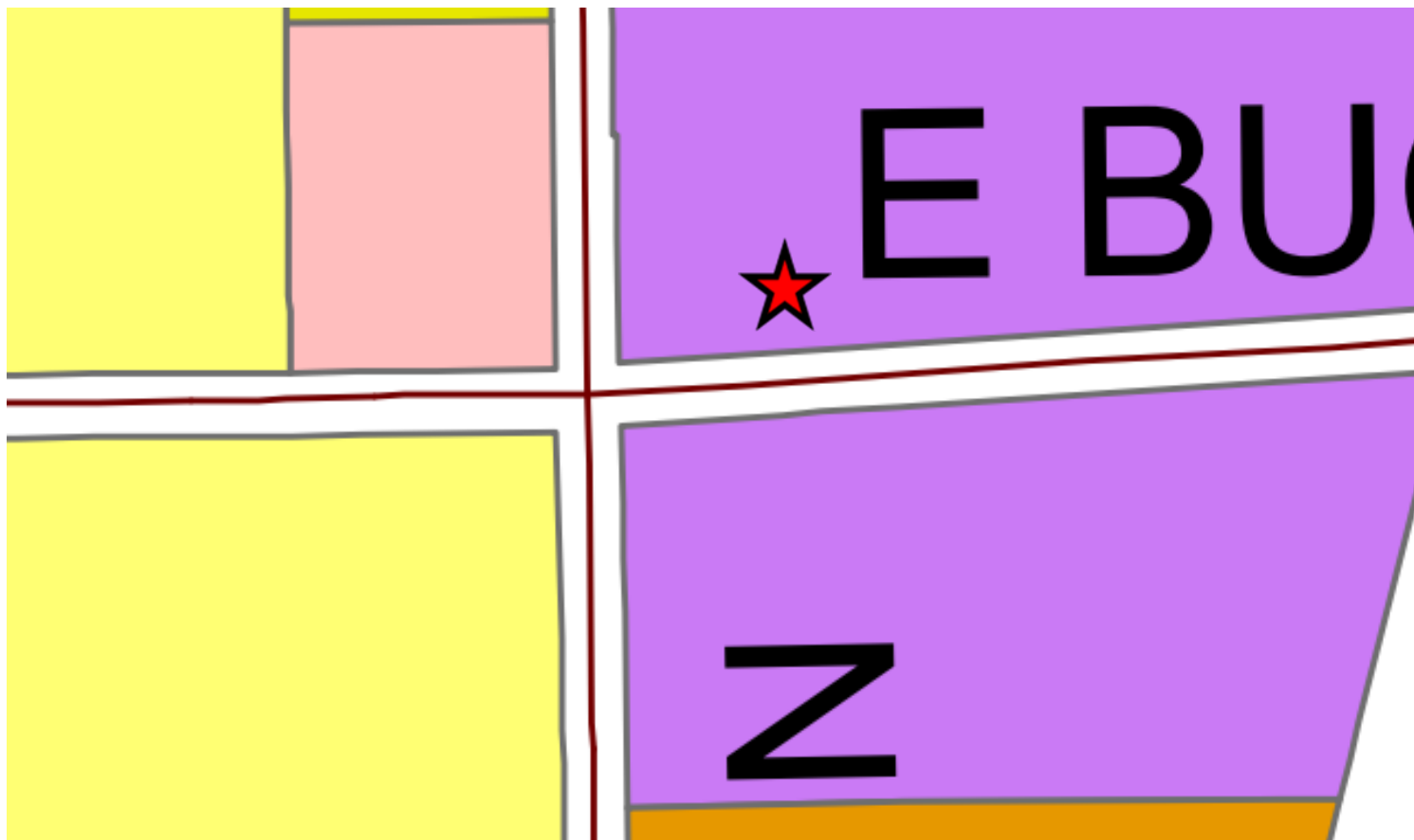


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COMPREHENSIVE PLAN



Business Center



Z 22-79

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommend Business Centers for the subject site.

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

This proposed use is generally compatible with the surrounding area.

PHOTOS

Z 22-79



View of the subject site looking North from East Buckingham Road.



View from the subject site looking East on East Buckingham Road. This area is zoned IN.



View from the subject site looking South across from East Buckingham Road. A tire shop and another property also zoned IN is shown.

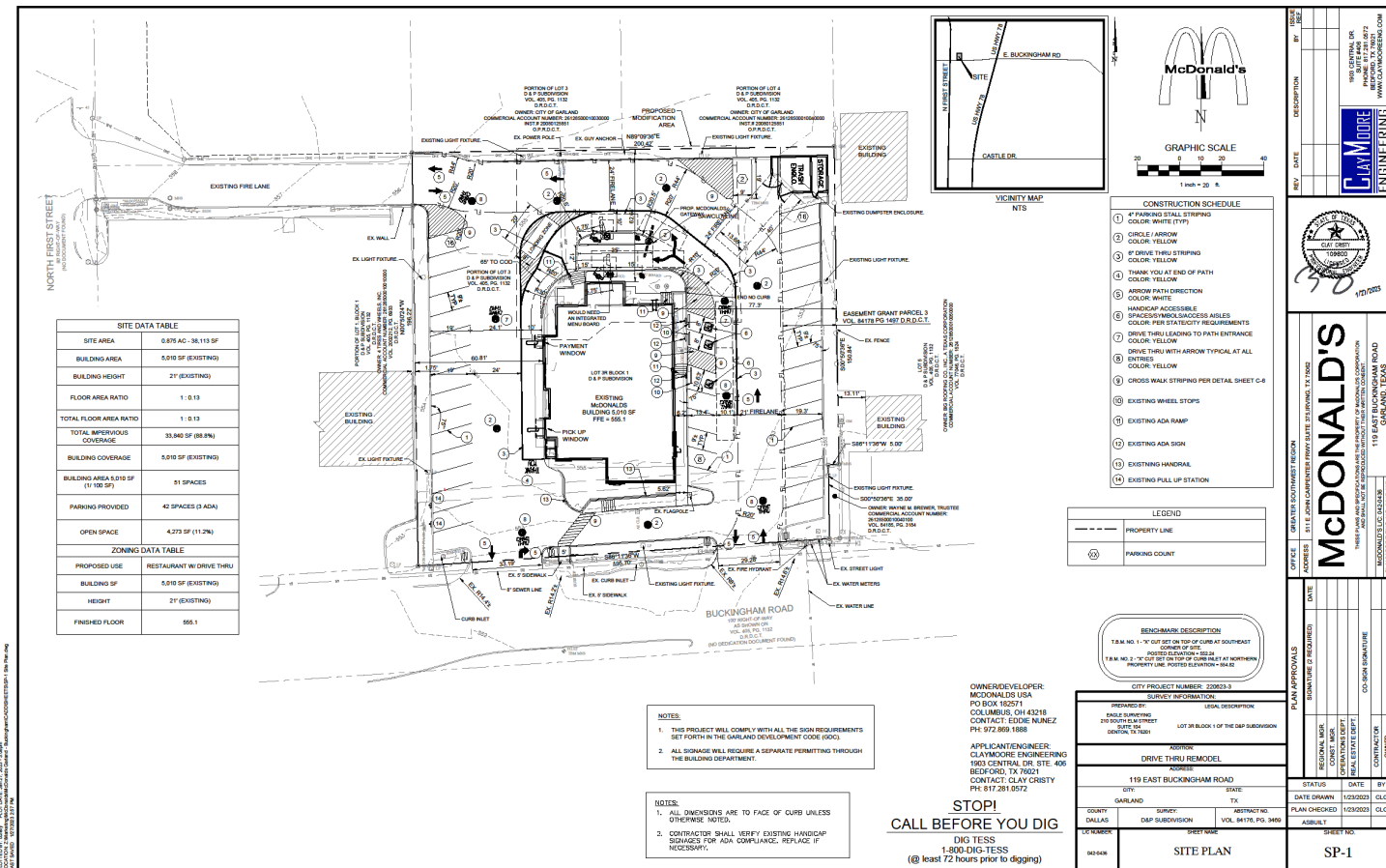


View from the subject site looking West on East Buckingham Road. Across the intersection is a CR zoned area to the West.

Z 22-79



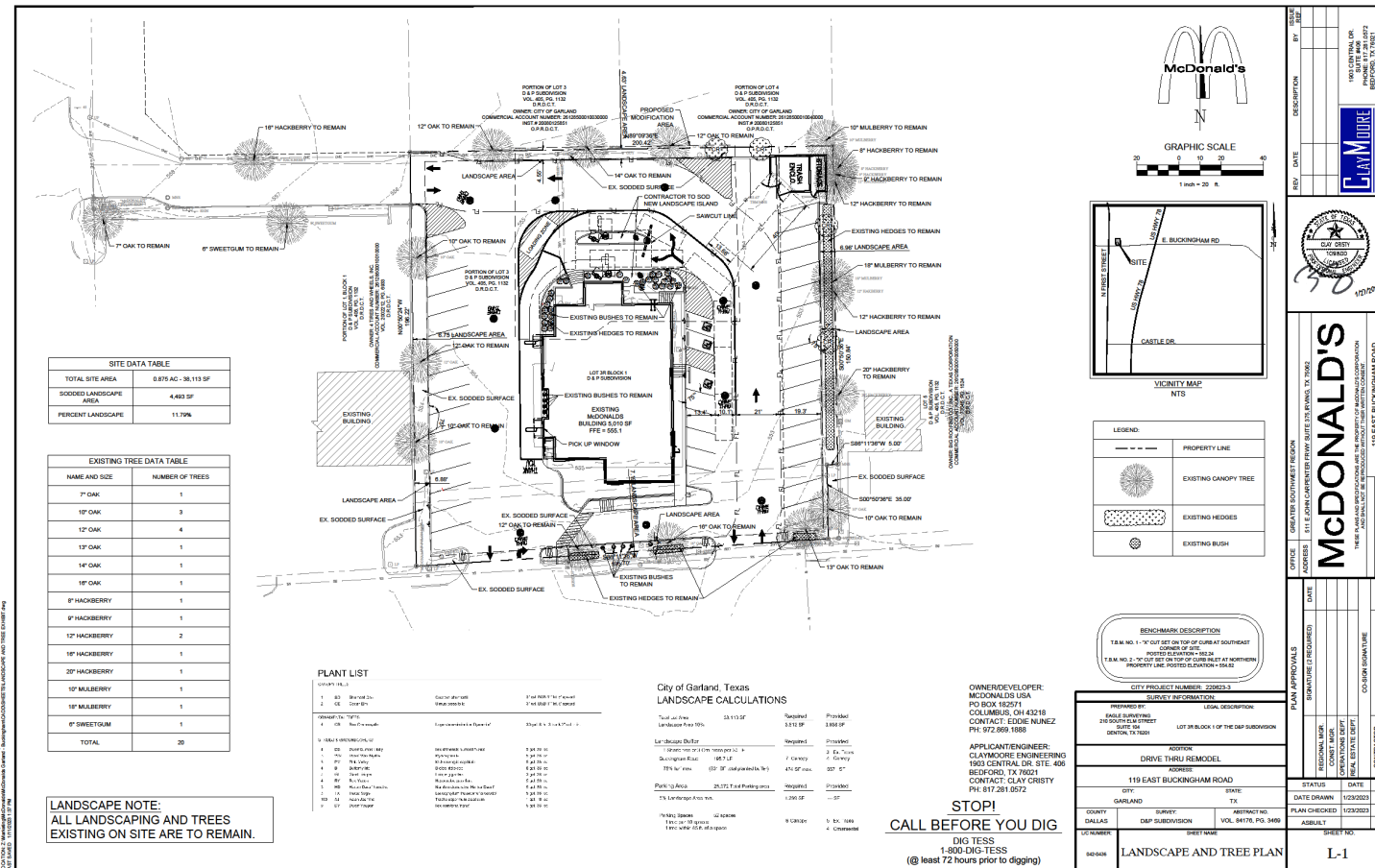
SITE PLAN



Z 22-79



LANDSCAPE PLAN



Z 22-79



GARLAND
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BUILDING ELEVATIONS



Z 22-79



SPECIFIC USE PROVISION

The applicant proposes to add a second drive-through to an existing McDonald's, which is classified as a Restaurant, Drive-Through use in the GDC.

Due to the removal of 10 parking spaces, the applicant is requesting a deviation in parking spaces provided. The site requires 51 spaces, while the applicant is requesting 42. In a parking study submitted, it is noted that a majority of sales come from the drive-through. It is also noted that the majority of their current parking spaces go unused throughout the day.

The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.



GARLAND
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STAFF RECOMMENDATION

Approval a Specific Use Provision for an additional Drive-Through (McDonald's)

Approval of a Plan on a property zoned Industrial (IN) District

Z 22-79

PLAN COMMISSION

On February 13, 2023, the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of Specific Use Provision for an additional Drive-Through to an existing Restaurant, Drive-Through (McDonald's)

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Plan on a property zoned Industrial (IN) District

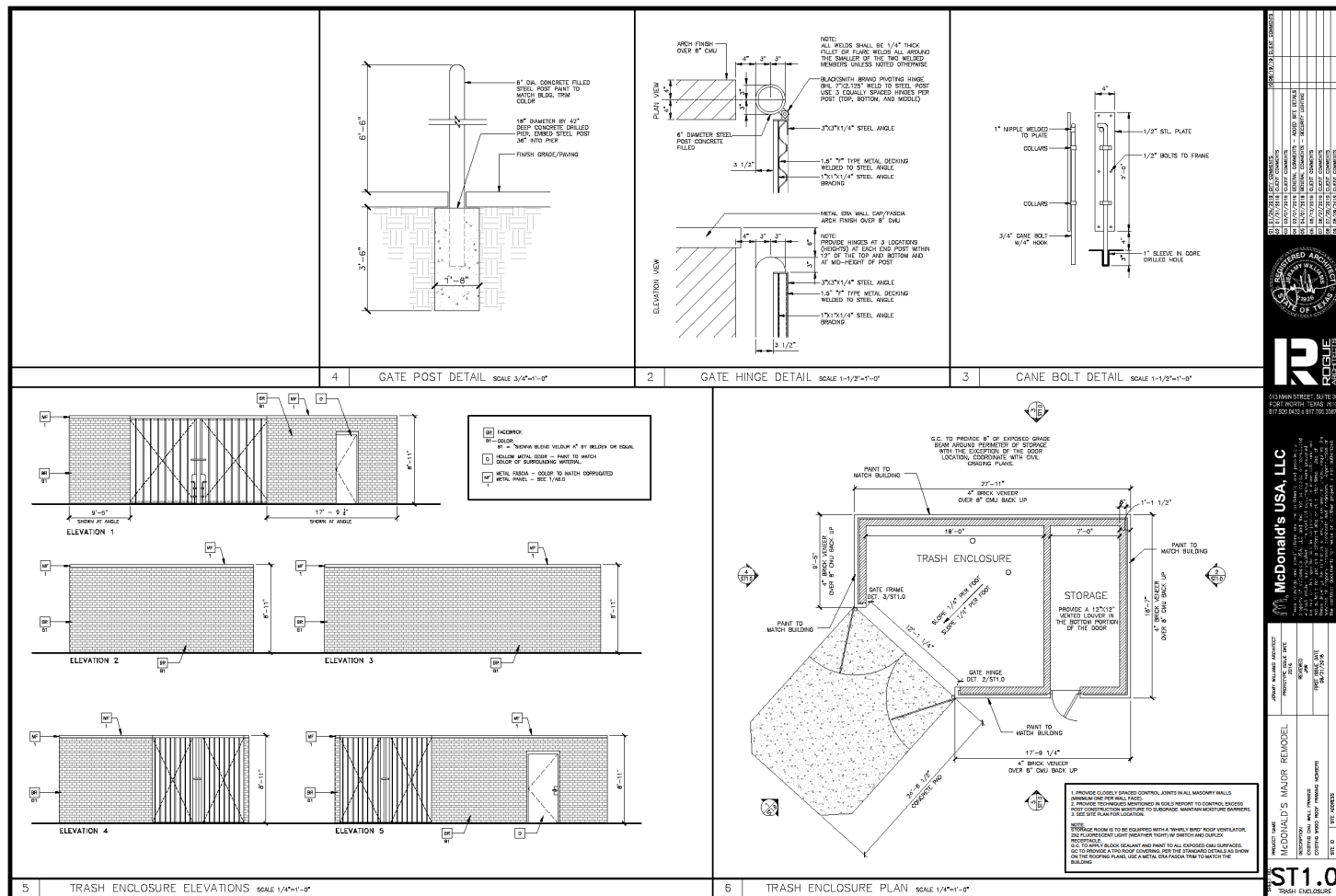


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DUMPSTER ELEVATIONS



Z 22-79



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. i.

Meeting Date: 03/07/2023

Item Title: Z 22-79 Clay Cristy-ClayMoore Engineering - Plan (District 8)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of a Specific Use Provision for an additional Drive-Through to an existing Restaurant, Drive-Through (McDonald's).

Approval of a Plan on a property zoned Industrial (IN) District.

LOCATION

119 East Buckingham Road

OWNER

McDonalds USA LLC

PLAN COMMISSION RECOMMENDATION

On February 13, 2023, the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of Specific Use Provision for an additional Drive-Through to an existing Restaurant, Drive-Through (McDonald's).

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STAFF RECOMMENDATION

Approval of a Specific Use Provision for an additional drive-through for an existing Restaurant, Drive-Through (McDonald's).

Approval of a Plan on a property zoned Industrial (IN) District.

BACKGROUND

The applicant proposes to open a second drive-through lane for an existing McDonald's building. The GDC requires a Specific Use Provision for a Restaurant, Drive-Through use in the Industrial (IN) District. The existing drive-through is considered a legal non-conforming use.

SITE DATA

The 0.875-acre site contains a 5,010 square-foot McDonald's building with a drive-through. The applicant wishes to add another drive-through lane. The site is accessed from two entrance points on East Buckingham Road as well as an access easement on North First Street.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to add a second drive-through to an existing McDonald's, which is classified as a Restaurant, Drive-Through use in the GDC.
2. Due to the removal of 10 parking spaces, the applicant is requesting a deviation in parking spaces provided. The site requires 51 spaces, while the applicant is requesting 42. In a parking study submitted, it is noted that a majority of sales come from the drive-through. It is also noted that the majority of their current parking spaces go unused throughout the day.
3. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

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

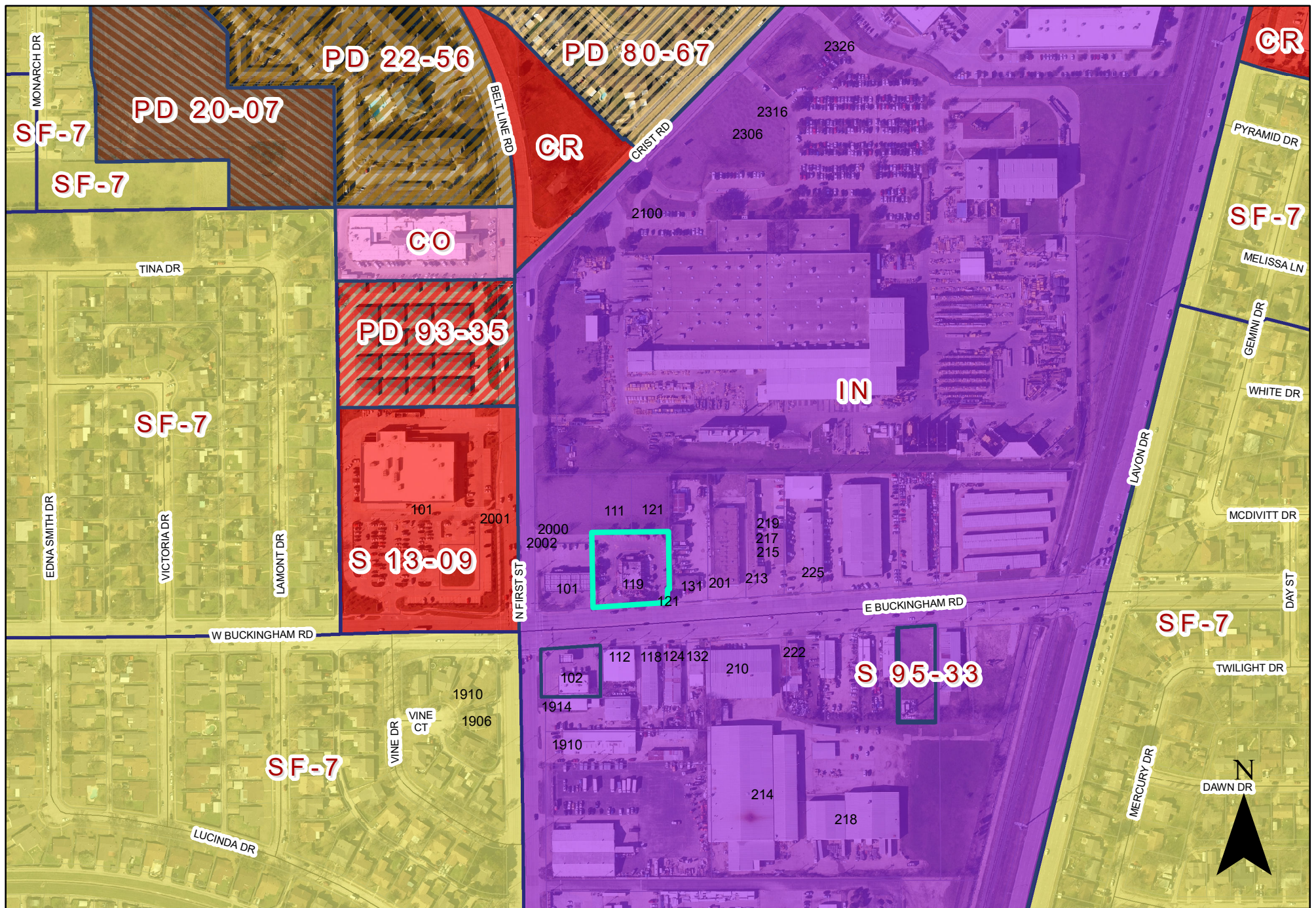
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North, South, East, and West are zoned Industrial (IN). These properties contain minor automobile repair, major automobile repair, restaurants, retail stores, and office space. The adjacent property to the North is vacant, as well as the adjacent property to the Northwest that contains the access easement from North First Street. To the West of North First Street, properties are zoned Community Retail (CR) District for a Walmart and Single-Family-7 (SF-7) District for single-family detached homes.

The proposed use is generally compatible with the surrounding area.

Attachments

Z 22-79 Location Map
Z 22-79 Exhibits C-E
Z 22-79 R&M - Plan
Z 22-79 Responses
Z 22-79 Staff Presentation



0 220 440 Feet
1 inch = 330 feet

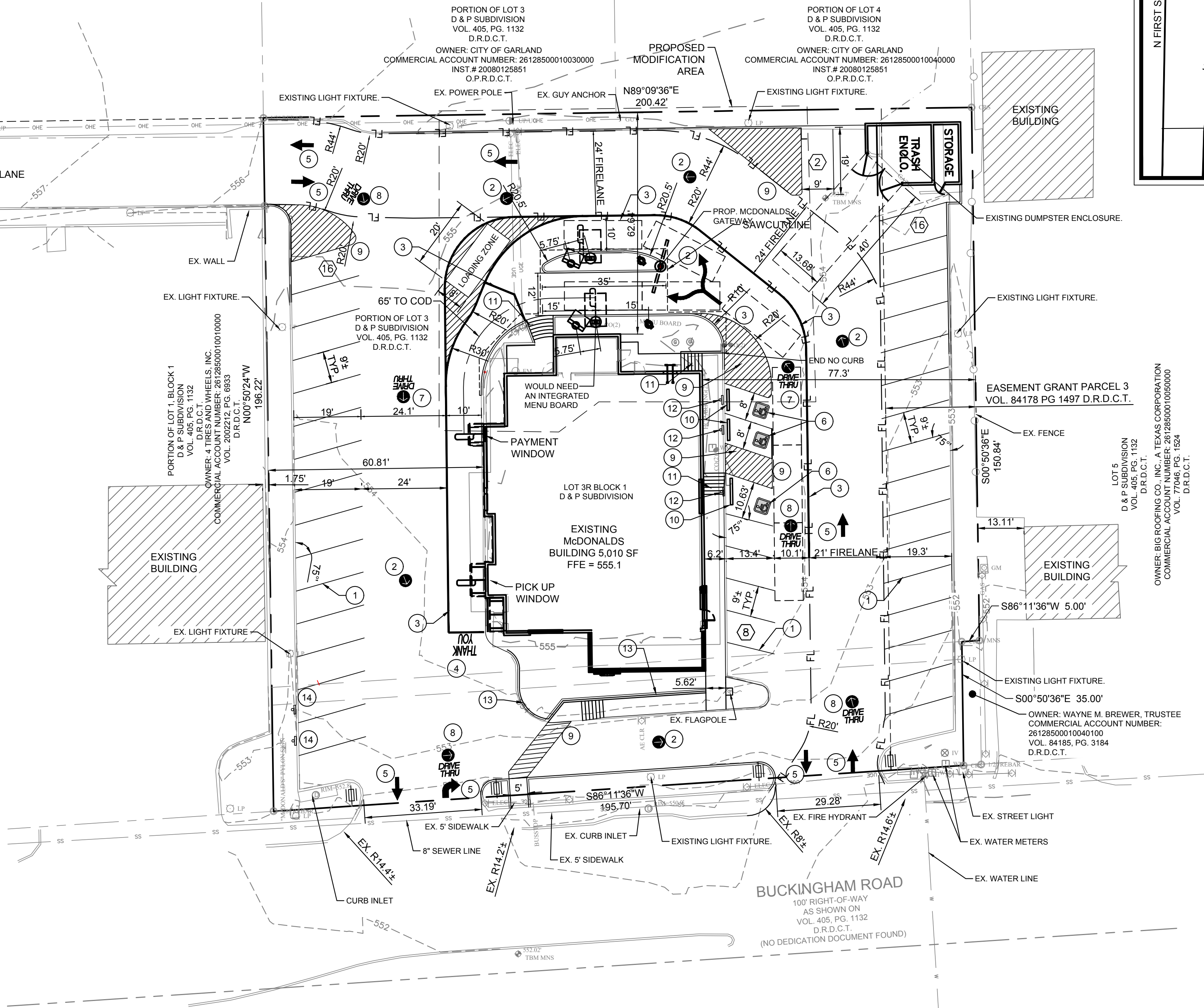
ZONING MAP Z 22-79

 INDICATES AREA OF REQUEST

119 East Buckingham Road

PLOTTED BY: ccsby
 PLOT DATE: Jan 27, 2023, 3:09pm
 LOCATION: Z:\Marketing\McDonalds\Garland - Buckingham\CADD\SHEETS\SP-1 Site Plan.dwg
 LAST SAVED: 1/27/2023 2:57 PM

SITE DATA TABLE	
SITE AREA	0.875 AC - 38,113 SF
BUILDING AREA	5,010 SF (EXISTING)
BUILDING HEIGHT	21' (EXISTING)
FLOOR AREA RATIO	1 : 0.13
TOTAL FLOOR AREA RATIO	1 : 0.13
TOTAL IMPERVIOUS COVERAGE	33,840 SF (88.8%)
BUILDING COVERAGE	5,010 SF (EXISTING)
BUILDING AREA 5,010 SF (1/ 100 SF)	51 SPACES
PARKING PROVIDED	42 SPACES (3 ADA)
OPEN SPACE	4,273 SF (11.2%)
ZONING DATA TABLE	
PROPOSED USE	RESTAURANT W/ DRIVE THRU
BUILDING SF	5,010 SF (EXISTING)
HEIGHT	21' (EXISTING)
FINISHED FLOOR	555.1



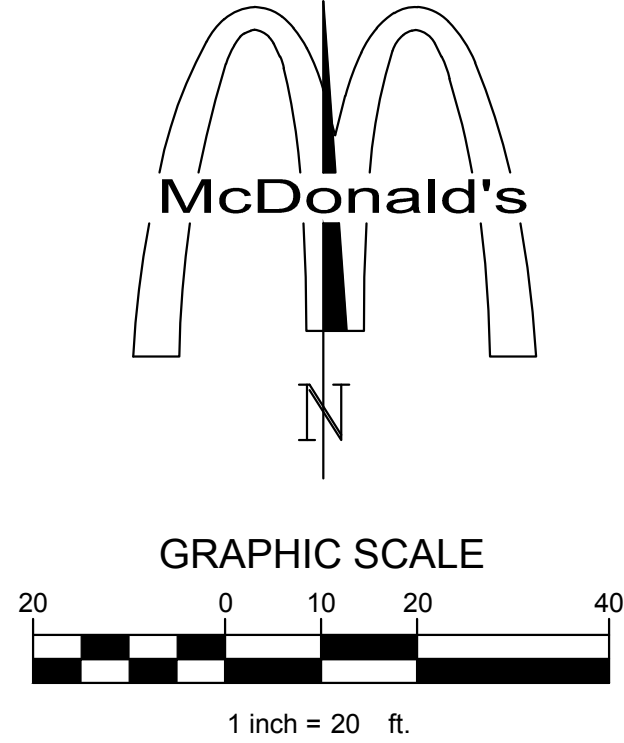
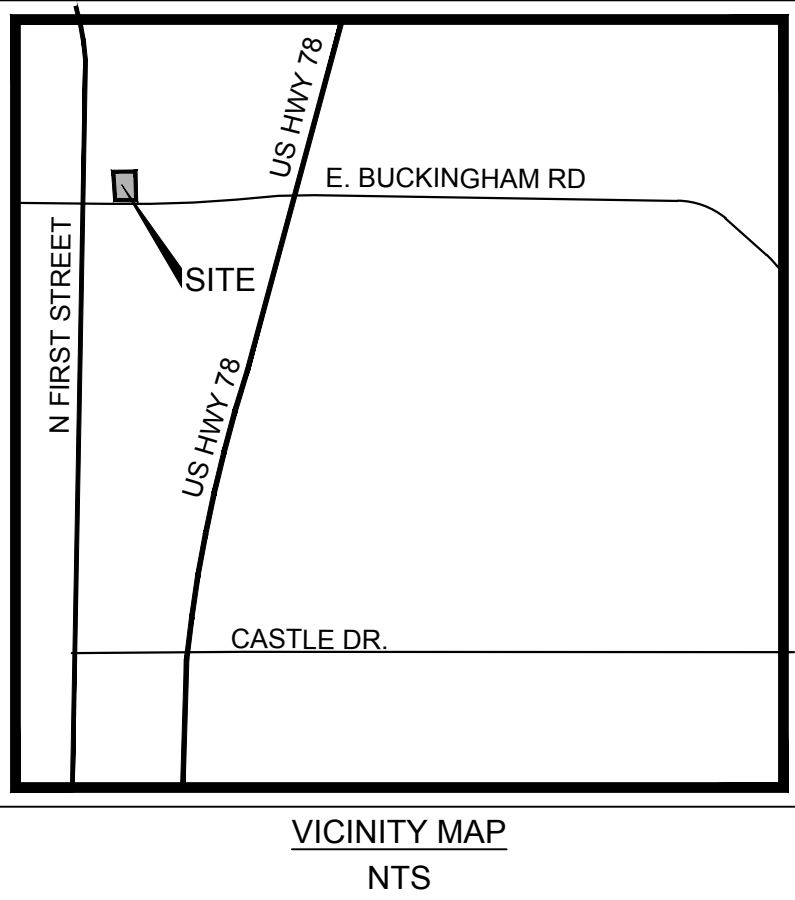
- NOTES:
- THIS PROJECT WILL COMPLY WITH ALL THE SIGN REQUIREMENTS SET FORTH IN THE GARLAND DEVELOPMENT CODE (GDC).
 - ALL SIGNAGE WILL REQUIRE A SEPARATE PERMITTING THROUGH THE BUILDING DEPARTMENT.

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY EXISTING HANDICAP SIGNAGES FOR ADA COMPLIANCE. REPLACE IF NECESSARY.

STOP!
CALL BEFORE YOU DIG
 DIG TESS
 1-800-DIG-TESS
 (@ least 72 hours prior to digging)

OWNER/DEVELOPER:
 MCDONALDS USA
 PO BOX 182571
 COLUMBUS, OH 43218
 CONTACT: EDDIE NUNEZ
 PH: 972.869.1888

APPLICANT/ENGINEER:
 CLAYMOORE ENGINEERING
 1903 CENTRAL DR. STE. 406
 BEDFORD, TX 76021
 CONTACT: CLAY CRISTY
 PH: 817.281.0572



- CONSTRUCTION SCHEDULE
- 4" PARKING STALL STRIPING
COLOR: WHITE (TYP)
 - CIRCLE / ARROW
COLOR: YELLOW
 - 6" DRIVE THRU STRIPING
COLOR: YELLOW
 - THANK YOU AT END OF PATH
COLOR: YELLOW
 - ARROW PATH DIRECTION
COLOR: WHITE
 - HANDICAP ACCESSIBLE SPACES/SYMBOLS/ACCESS AISLES
COLOR: PER STATE/CITY REQUIREMENTS
 - DRIVE THRU LEADING TO PATH ENTRANCE
COLOR: YELLOW
 - DRIVE THRU WITH ARROW TYPICAL AT ALL ENTRIES
COLOR: YELLOW
 - CROSS WALK STRIPING PER DETAIL SHEET C-6
 - EXISTING WHEEL STOPS
 - EXISTING ADA RAMP
 - EXISTING ADA SIGN
 - EXISTING HANDRAIL
 - EXISTING PULL UP STATION

LEGEND	
---	PROPERTY LINE
XX	PARKING COUNT

BENCHMARK DESCRIPTION
 T.B.M. NO. 1 - "X" CUT SET ON TOP OF CURB AT SOUTHEAST CORNER OF SITE.
 POSTED ELEVATION = 552.24
 T.B.M. NO. 2 - "X" CUT SET ON TOP OF CURB INLET AT NORTHERN PROPERTY LINE. POSTED ELEVATION = 554.82

CITY PROJECT NUMBER: 220623-3	
SURVEY INFORMATION:	
PREPARED BY: EAGLE SURVEYING 210 SOUTH ELM STREET SUITE 104 DENTON, TX 76201	LEGAL DESCRIPTION: LOT 3R BLOCK 1 OF THE D&P SUBDIVISION
ADDITION:	
DRIVE THRU REMODEL	
ADDRESS: 119 EAST BUCKINGHAM ROAD	
CITY: GARLAND	STATE: TX
COUNTY: DALLAS	SURVEY: D&P SUBDIVISION
	ABSTRACT NO. VOL. 84176, PG. 3469
L/C NUMBER: 042-0436	SHEET NAME: SITE PLAN

1903 CENTRAL DR. SUITE #406 PHONE: 817.281.0572 BEDFORD, TX 76021 WWW.CLAYMOOREENGINEERING.COM				CLAYMOORE ENGINEERING			
REV	DATE	DESCRIPTION	BY	ISSUE REF.			
	</						

- T/ ENTRY BRAND WALL
ELEV. + 19'-4"
- T/ PARAPET BLOCKING
ELEV. + 18'-0"
- B/ CORRUGATED METAL
ELEV. + 15'-4"
- B/ DRIVE THRU TRELLIS
ELEV. + 10'-11"
- B/ DRIVE THRU TRELLIS
(UNDERSOFT)
ELEV. + 10'-8"
- B/ CANOPY
ELEV. + 9'-4"

- T/ SLAB
ELEV. + 0'-0"

1 EXTERIOR ELEVATION SCALE 3/16" = 1'-0"

- T/ ENTRY BRAND WALL
ELEV. + 19'-4"
- T/ PARAPET BLOCKING
ELEV. + 18'-0"
- B/ CORRUGATED METAL
ELEV. + 15'-4"
- B/ CANOPY
ELEV. + 9'-4"
- B/ ENTRY CANOPY
(UNDERSOFT)
ELEV. + 9'-1"

- T/ SLAB
ELEV. + 0'-0"

2 EXTERIOR ELEVATION SCALE 3/16" = 1'-0"

- T/ ENTRY BRAND WALL
ELEV. + 19'-4"
- T/ PARAPET BLOCKING
ELEV. + 18'-0"
- B/ CORRUGATED METAL
ELEV. + 15'-4"
- B/ DRIVE THRU TRELLIS
ELEV. + 10'-11"
- B/ DRIVE THRU TRELLIS
(UNDERSOFT)
ELEV. + 10'-8"
- B/ CANOPY
ELEV. + 9'-4"
- B/ ENTRY CANOPY
(UNDERSOFT)
ELEV. + 9'-1"

- T/ SLAB
ELEV. + 0'-0"

3 EXTERIOR ELEVATION SCALE 3/16" = 1'-0"

- T/ ENTRY BRAND WALL
ELEV. + 19'-4"
- T/ PARAPET BLOCKING
ELEV. + 18'-0"
- B/ CORRUGATED METAL
ELEV. + 15'-4"
- B/ DRIVE THRU TRELLIS
ELEV. + 10'-11"
- B/ DRIVE THRU TRELLIS
(UNDERSOFT)
ELEV. + 10'-8"
- B/ CANOPY
ELEV. + 9'-4"

- T/ SLAB
ELEV. + 0'-0"

4 EXTERIOR ELEVATION SCALE 3/16" = 1'-0"

BASE BUILDING PAINT
BM FAIRVIEW TAUPE
HC - 85



ACCENT PAINT
(DRIVE-THRU)
BM IRON MOUNTAIN
BM 2134-30



CORRUGATED METAL BANDING
METAL ERA S-PANELS
CITYSCAPE 7/8" PROFILE 24
GAUGE



ARCADES
TILE BY EUROWEST
E-WOOD COLLECTION-R9
BLACK



PROJECT NAME	PROJECT NUMBER	PROJECT DATE	PROJECT TYPE	PROJECT STATUS	PROJECT COMMENTS
McDONALD'S MAJOR REMODEL	042-0438	11/09/2018	RENOVATION	IN PROGRESS	11/09/2018 CLIENT COMMENTS
DESCRIPTION	EXISTING CMU WALL FRAMING	EXISTING WOOD ROOF FRAMING MEMBERS	EXISTING WOOD ROOF FRAMING MEMBERS	EXISTING WOOD ROOF FRAMING MEMBERS	EXISTING WOOD ROOF FRAMING MEMBERS
REVIEWED	JAM	08/31/2018	08/31/2018	08/31/2018	08/31/2018
10/09/2018	10/09/2018	10/09/2018	10/09/2018	10/09/2018	10/09/2018
11/09/2018	11/09/2018	11/09/2018	11/09/2018	11/09/2018	11/09/2018
12/09/2018	12/09/2018	12/09/2018	12/09/2018	12/09/2018	12/09/2018
01/09/2019	01/09/2019	01/09/2019	01/09/2019	01/09/2019	01/09/2019
02/09/2019	02/09/2019	02/09/2019	02/09/2019	02/09/2019	02/09/2019
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07/09/2019	07/09/2019	07/09/2019	07/09/2019	07/09/2019	07/09/2019
08/09/2019	08/09/2019	08/09/2019	08/09/2019	08/09/2019	08/09/2019
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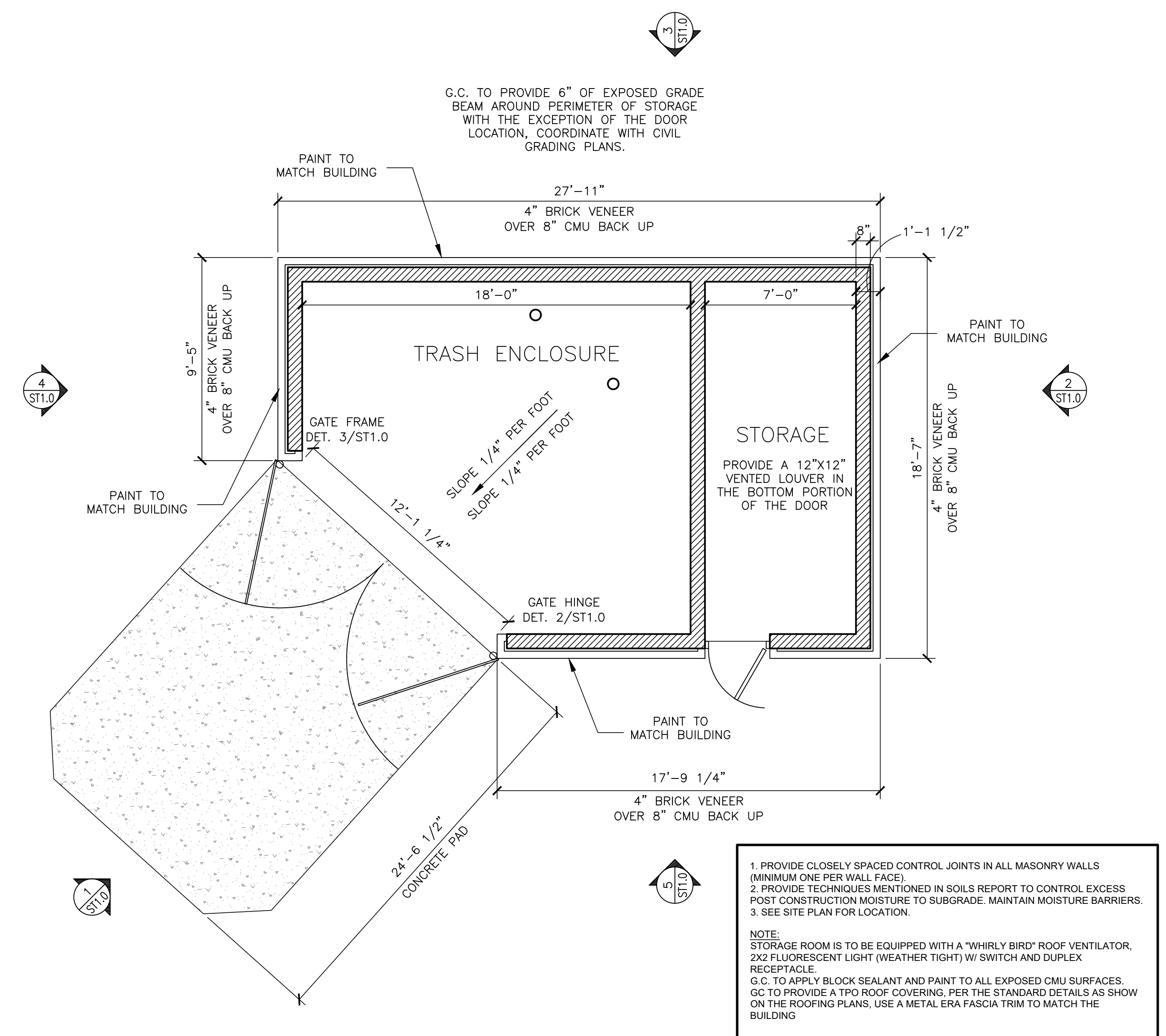
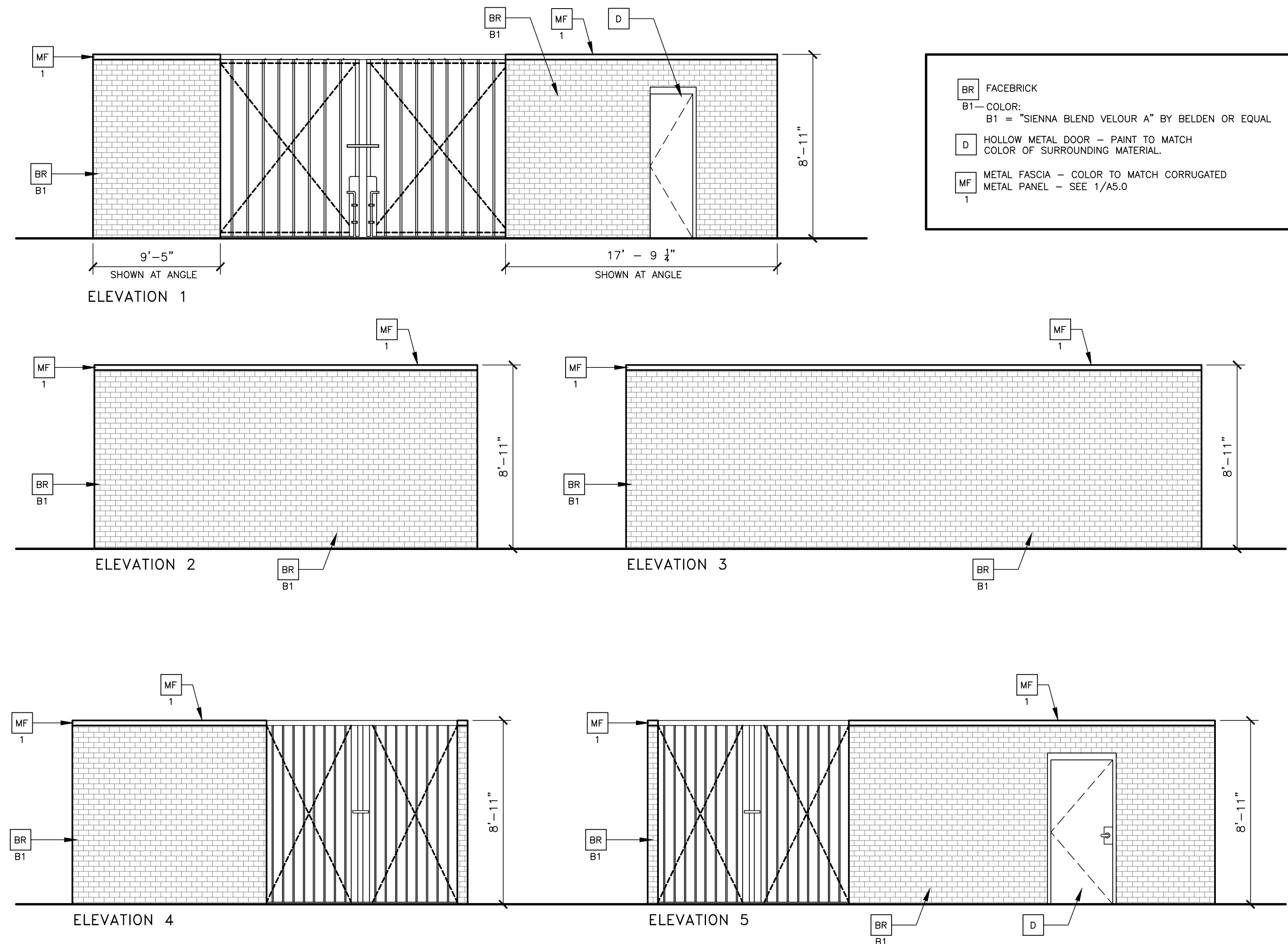
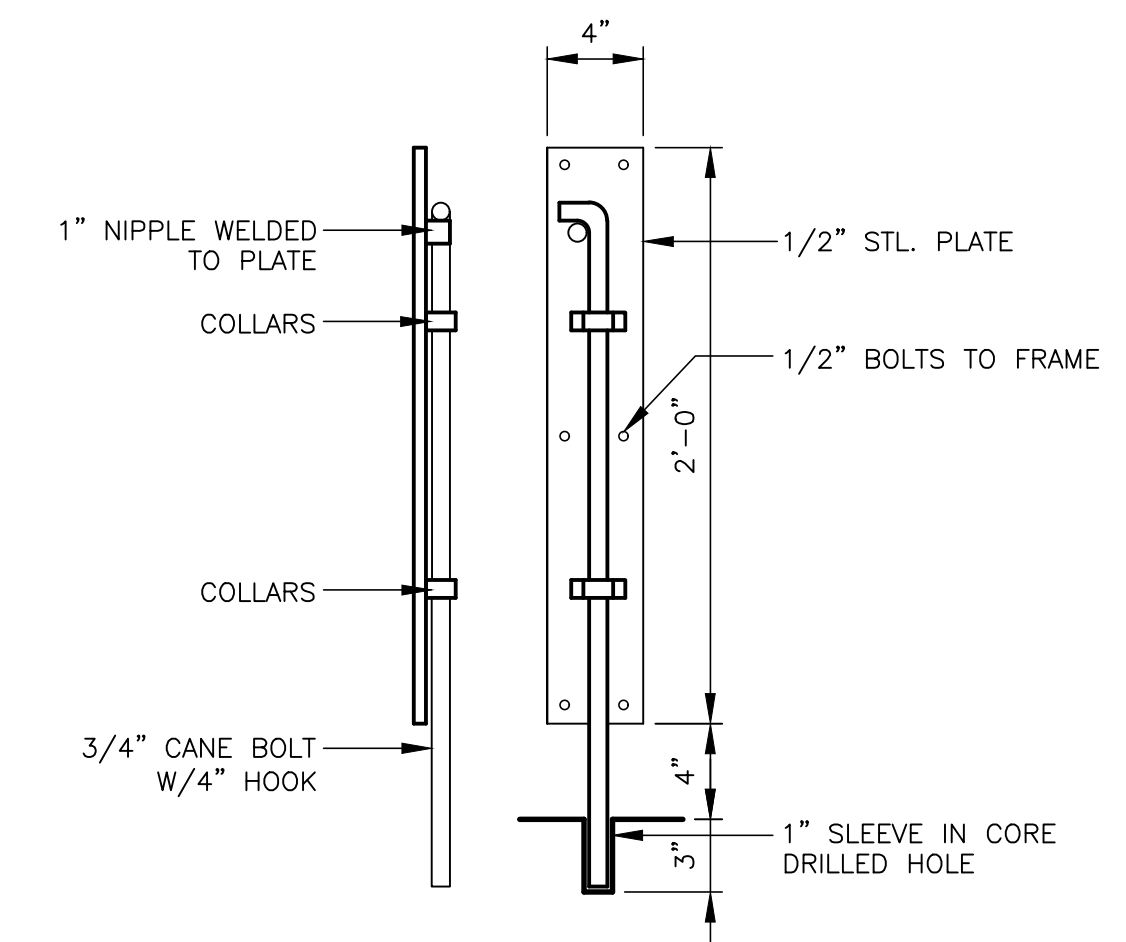
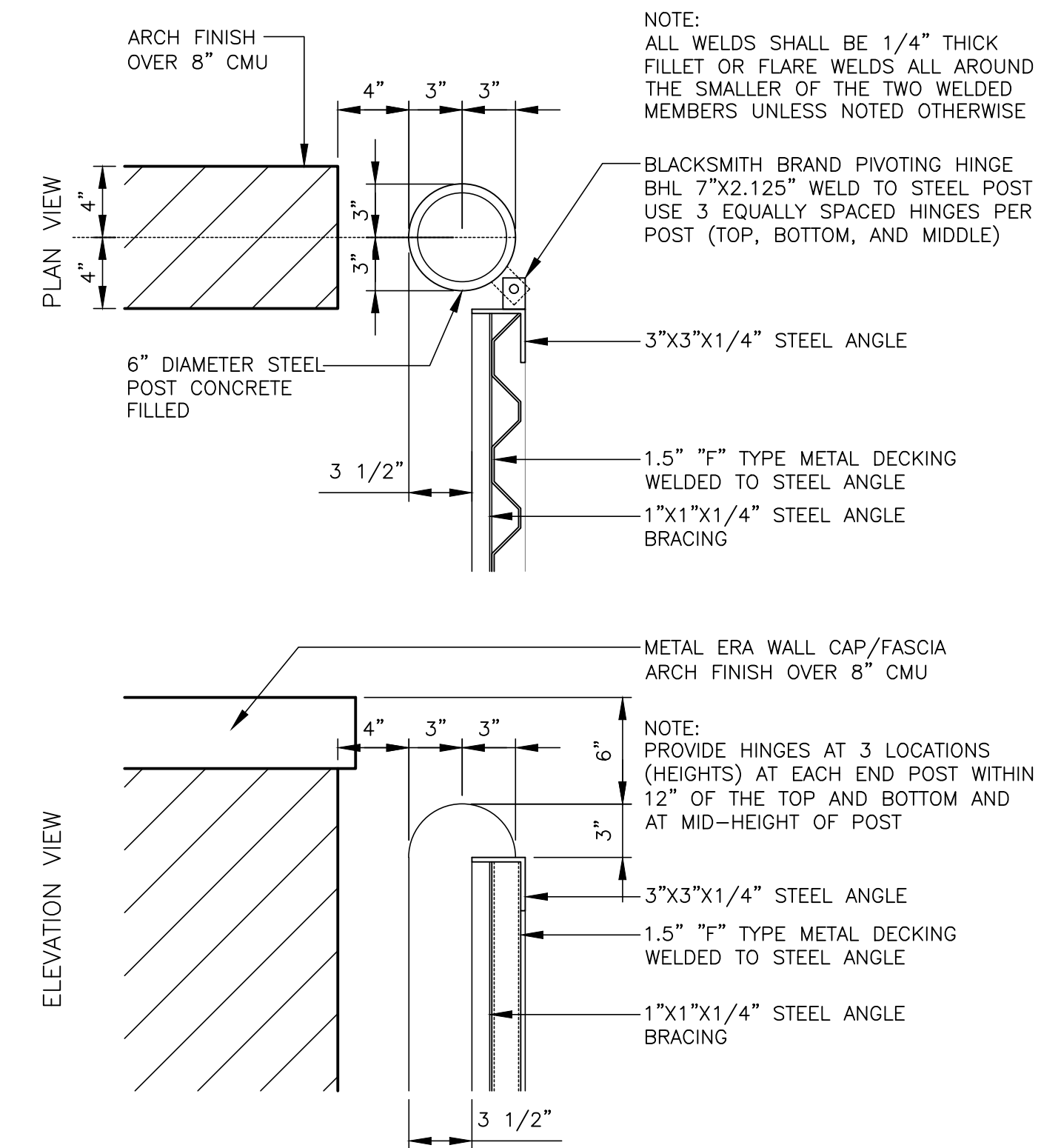
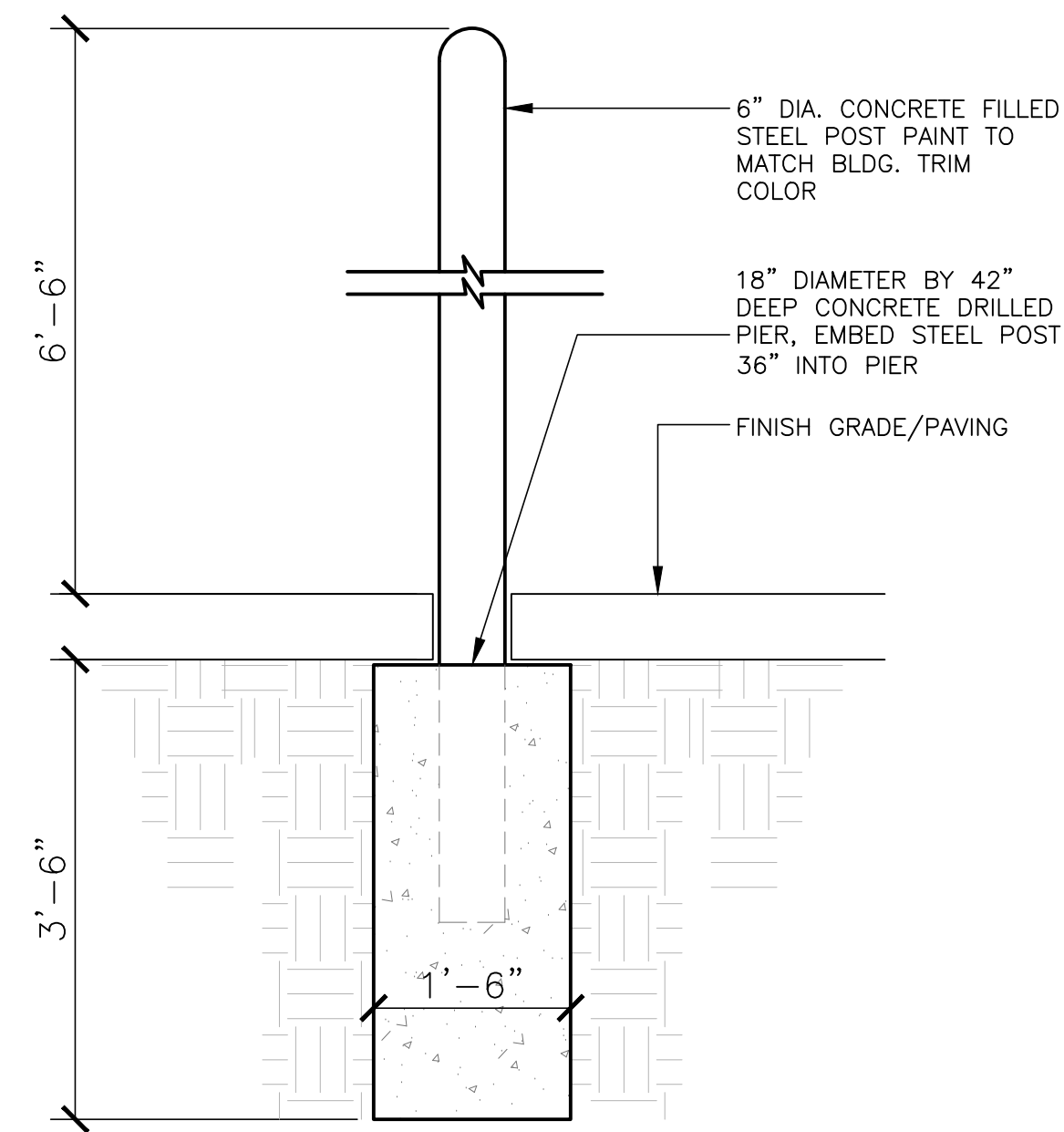


513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

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PROJECT NAME	PROJECT NUMBER	PROJECT DATE	PROJECT TYPE	PROJECT STATUS	PROJECT COMMENTS
McDONALD'S MAJOR REMODEL	042-0438	11/09/2018	RENOVATION	IN PROGRESS	11/09/2018 CLIENT COMMENTS
DESCRIPTION	EXISTING CMU WALL FRAMING	EXISTING WOOD ROOF FRAMING MEMBERS	EXISTING WOOD ROOF FRAMING MEMBERS	EXISTING WOOD ROOF FRAMING MEMBERS	EXISTING WOOD ROOF FRAMING MEMBERS
REVIEWED	JAM	08/31/2018	08/31/2018	08/31/2018	08/31/2018
10/09/2018	10/09/2018	10/09/2018	10/09/2018	10/09/2018	10/09/2018
11/09/2018	11/09/2018	11/09/2018	11/09/2018	11/09/2018	11/09/2018
12/09/2018	12/09/2018	12/09/2018	12/09/2018	12/09/2018	12/09/2018
01/09/2019	01/09/2019	01/09/2019	01/09/2019	01/09/2019	01/09/2019
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06/09/2019	06/09/2019	06/09/2019	06/09/2019	06/09/2019	06/09/2019
07/09/2019	07/09/2019	07/09/2019	07/09/2019	07/09/2019	07/09/2019
08/09/2019	08/09/2019	08/09/2019	08/09/2019	08/09/2019	08/09/2019
09/09/2019	09/09/2019	09/09/2019	09/09/2019	09/09/2019	09/09/2019

A2.1



01	03/01/2019	CLIENT COMMENTS
02	07/31/2019	CLIENT COMMENTS
03	03/01/2019	CLIENT COMMENTS
04	03/01/2019	GENERAL COMMENTS - AISD SITE DETAILS
05	04/01/2019	GENERAL COMMENTS - SECURITY LIGHTING
06	05/13/2019	CLIENT COMMENTS
07	06/27/2019	CLIENT COMMENTS
08	07/29/2019	CLIENT COMMENTS
09	08/09/2019	CLIENT COMMENTS



13 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

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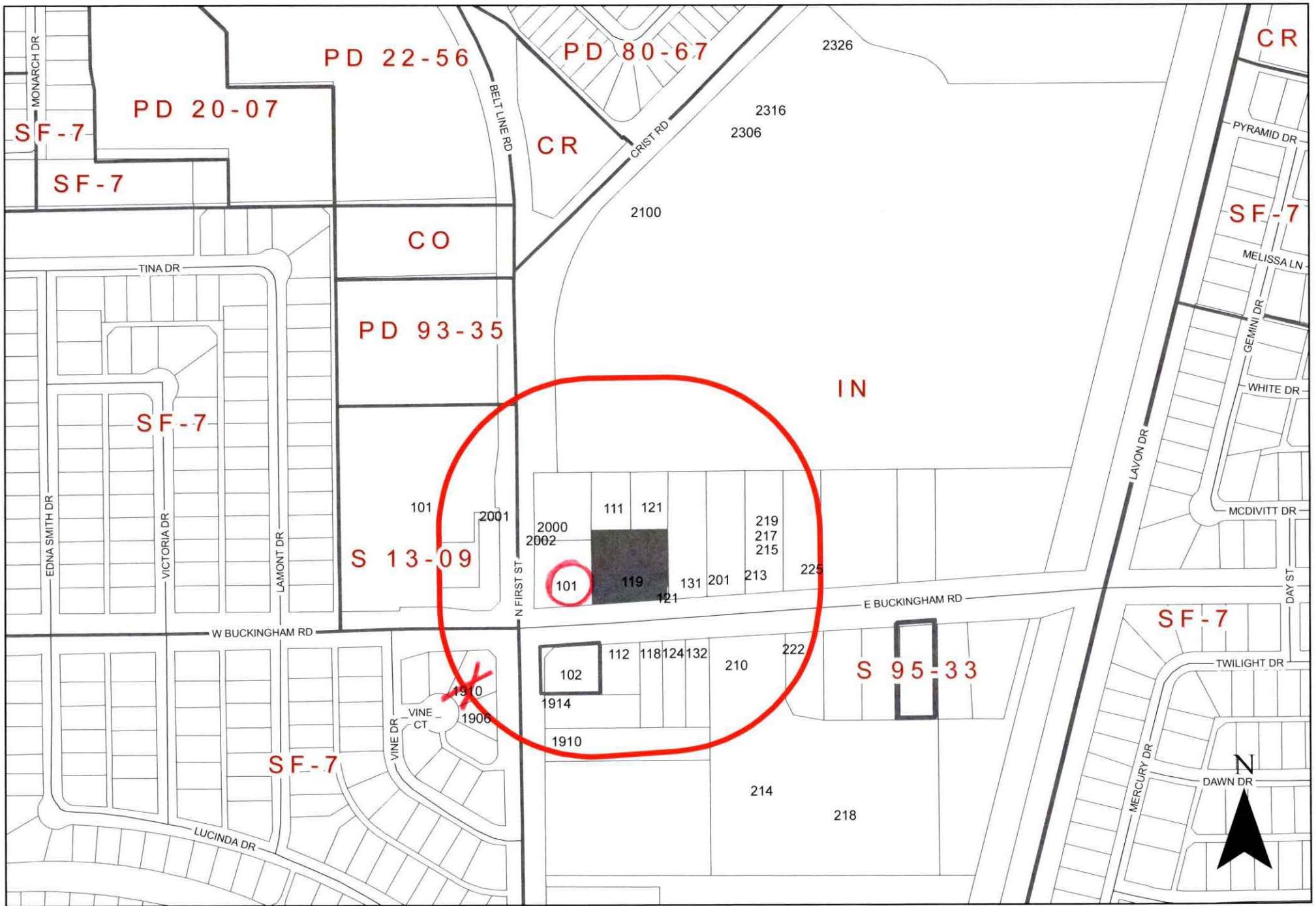
PROJECT NAME		JESANY WILLIAMS ARCHITECT	
PROTOTYPE ISSUE DATE		2016	
REVISION		REVISED JAW	
DESCRIPTION		FIRST ISSUE DATE	
EXISTING WALL FRAMING		08/31/2018	
EXISTING WOOD ROOF FRAMING MEMBERS			
SITE ID		SITE ADDRESS	
042-0436		119 E BUCKINGHAM, GARLAND, TX 75040	

REPORT & MINUTES

P.C. Meeting, February 13, 2023

4i. APPROVED Consideration of the application of **Clay Cristy-ClayMoore Engineering**, requesting approval of a Plan for a Restaurant, Drive-Through Use on a property zoned Industrial (IN) District. This property is located at 119 East Buckingham Road. (District 8) (File Z 22-79 – Plan)

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



0 220 440 Feet
1 inch = 330 feet

ZONING MAP Z 22-79

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

119 East Buckingham Road

Comment Form

Case Z 22-79

Z 22-79 Clay Cristy – ClayMoore Engineering. The applicant requests to add a second drive-through to an existing McDonald's. The site is located at 119 East Buckingham Road. (District 8)

Z 22-79 Clay Cristy – ClayMoore Engineering. El solicitante solicita agregar un segundo servicio de autoservicio a un McDonald's existente. El sitio está ubicado en 119 East Buckingham Road. (Distrito 8)

Z 22-79 Clay Cristy – ClayMoore Engineering. Người nộp đơn yêu cầu thêm lần lái xe thứ hai vào cửa hàng McDonald's hiện có. Địa điểm tọa lạc tại 119 East Buckingham Road. (Quận 8)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

E Smeralda Lugo - Owner

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

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

1910 Vine St

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

Garland TX 75

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

E Smeralda Lugo

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form

Case Z 22-79

Z 22-79 Clay Cristy – ClayMoore Engineering. The applicant requests to add a second drive-through to an existing McDonald's. The site is located at 119 East Buckingham Road. (District 8)

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



For / A Favor / Đúng



Against / En Contra / Không

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Adnan Selim

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.)

101 E. Buckingham Rd.

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Adnan Selim

Signature / Firma / Ch ữ ký

2/6/23

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.)



GARLAND

TEXAS MADE HERE

The applicant requests approval of a Specific Use Provision for an additional Drive-Through to an existing Restaurant, Drive-Through (McDonald's).

City Council Meeting

March 7, 2023

Z 22-79

CASE INFORMATION

Location: 119 East Buckingham Road

Applicant: Clay Cristy – ClayMoore Engineering

Owner: McDonalds USA LLC

Acreage: 0.875 acres

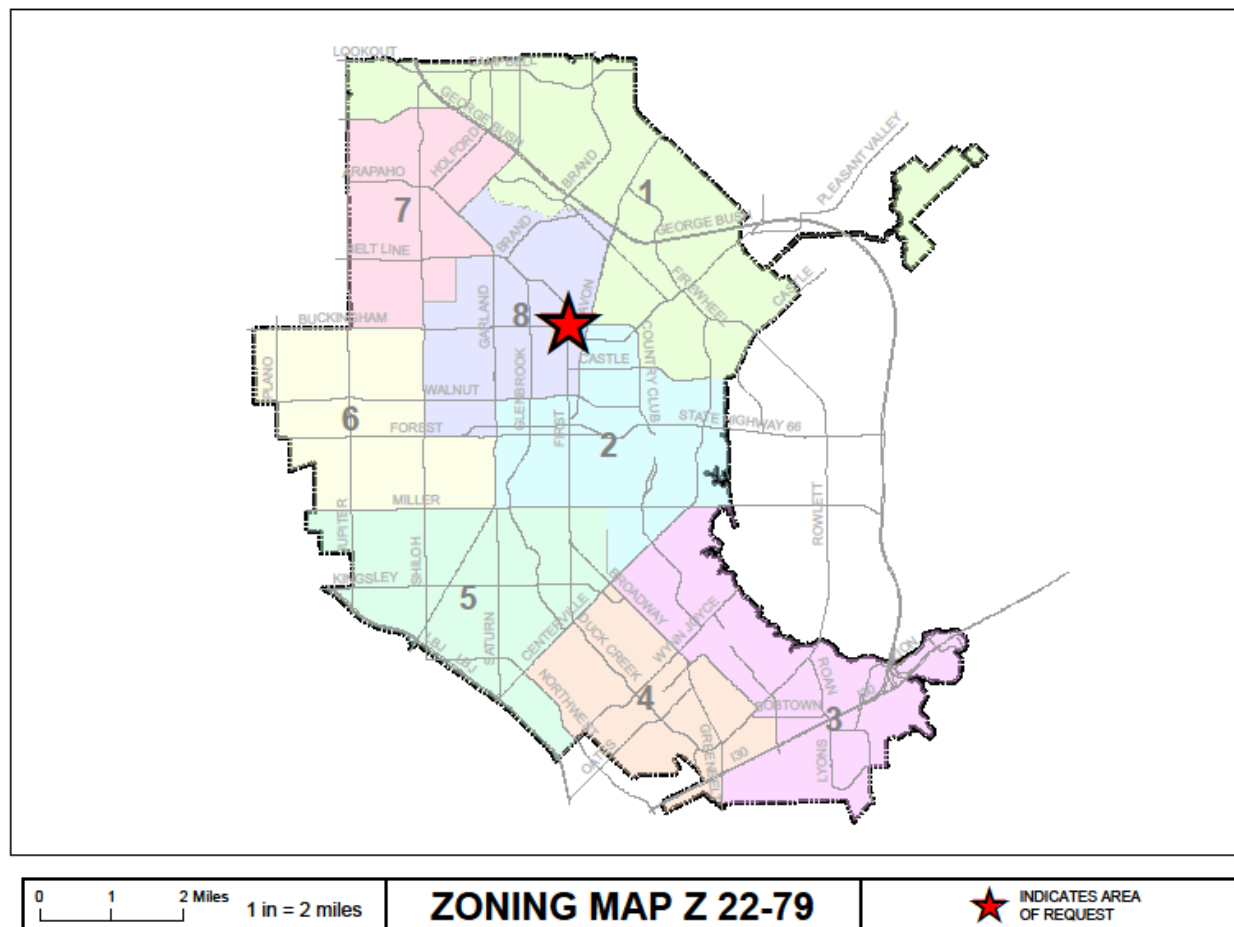
Zoning: Industrial (IN) District

Z 22-79



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP

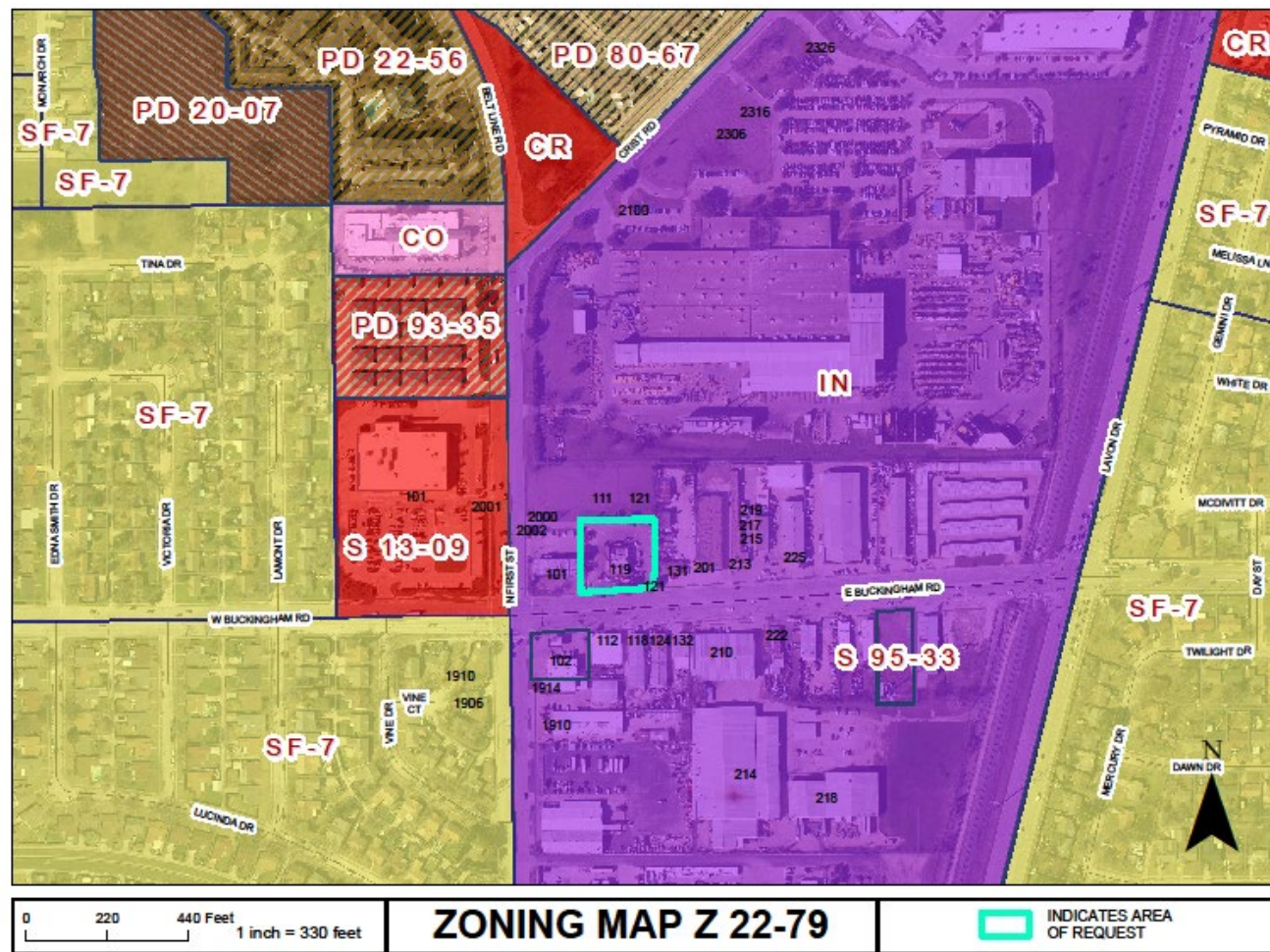


Z 22-79



GARLAND
TEXAS MADE HERE

LOCATION MAP



Z 22-79

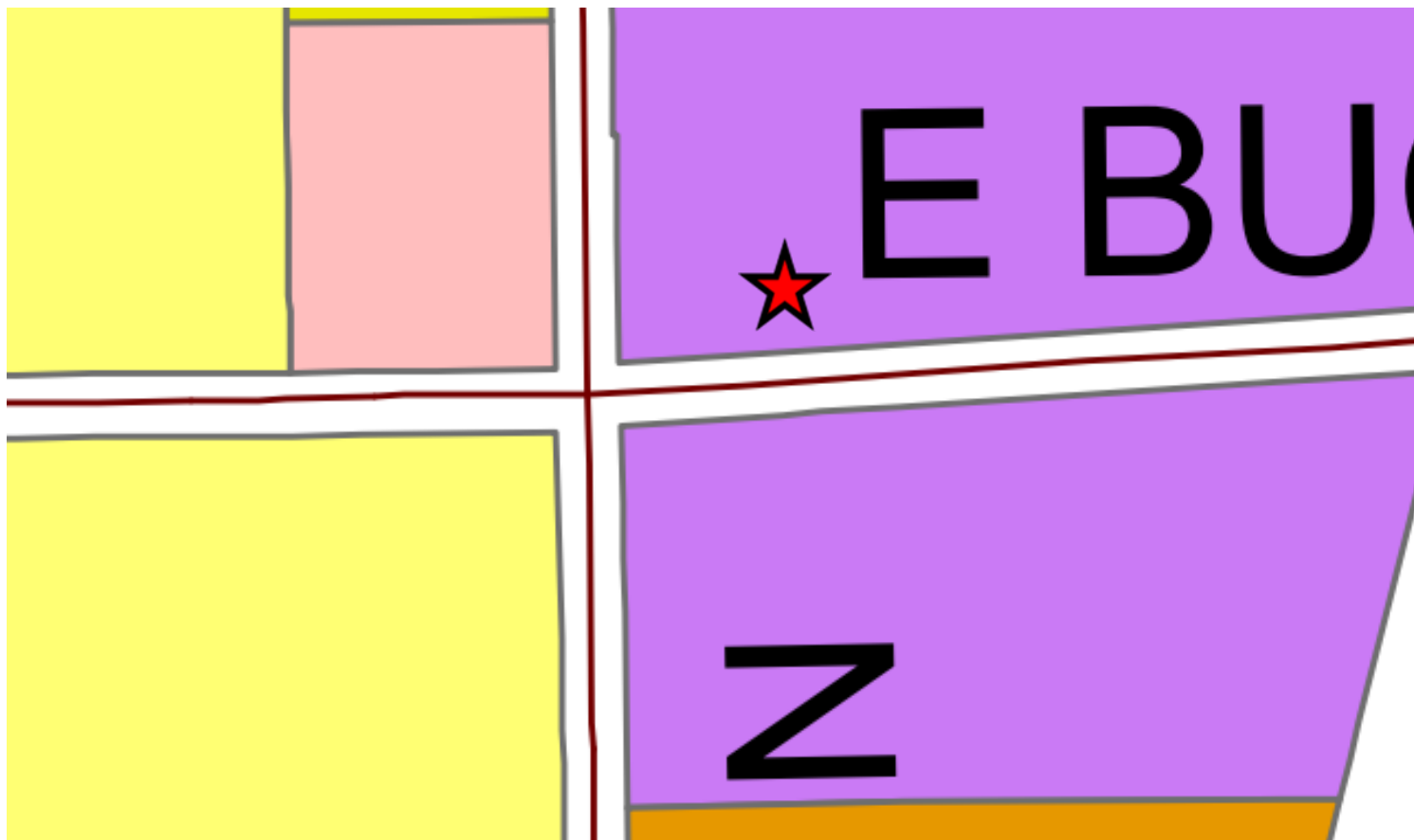


GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



Business Center



Z 22-79

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommend Business Centers for the subject site.

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

This proposed use is generally compatible with the surrounding area.

PHOTOS

Z 22-79



View of the subject site looking North from East Buckingham Road.



View from the subject site looking East on East Buckingham Road. This area is zoned IN.



View from the subject site looking South across from East Buckingham Road. A tire shop and another property also zoned IN is shown.

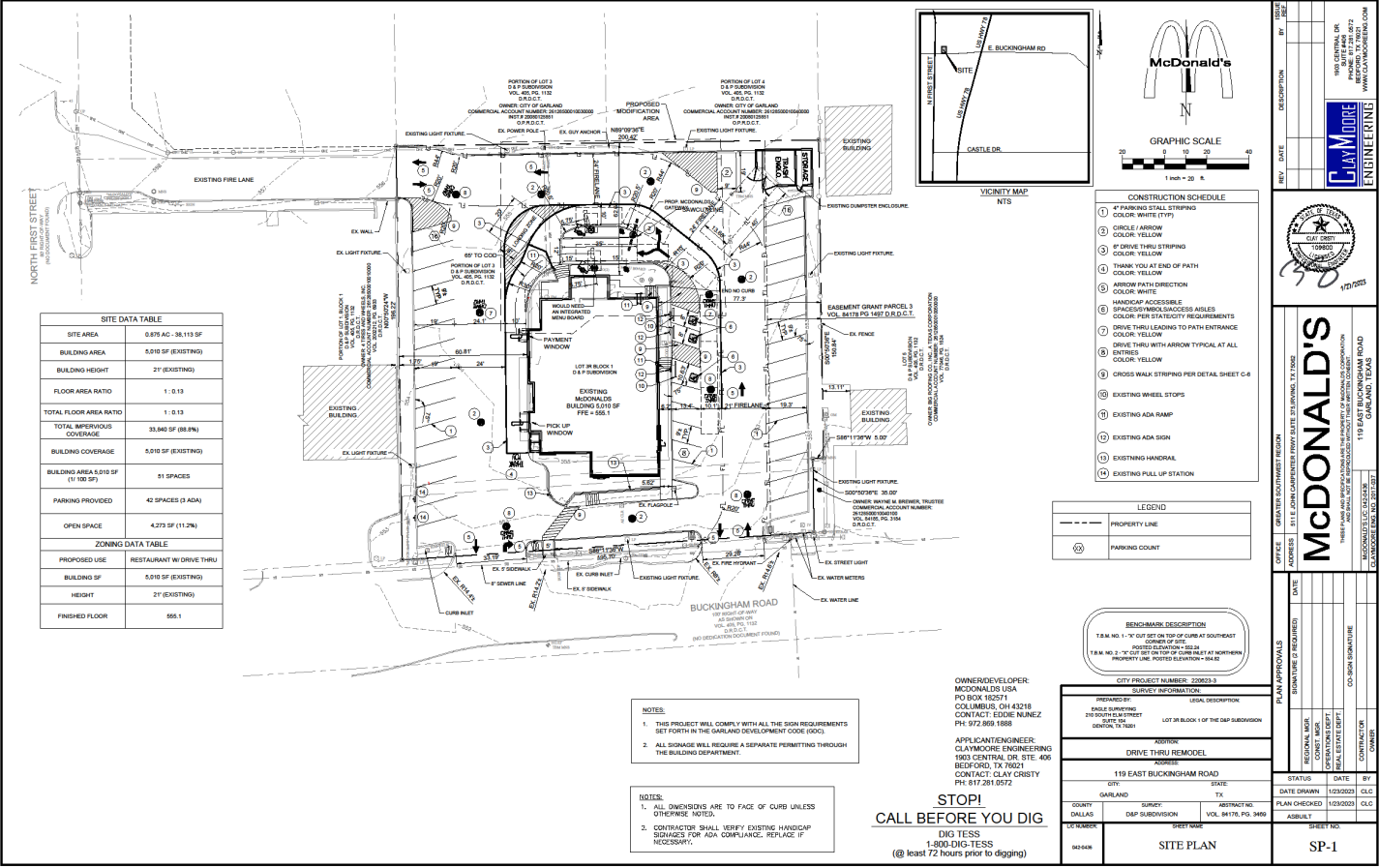


View from the subject site looking West on East Buckingham Road. Across the intersection is a CR zoned area to the West.

Z 22-79

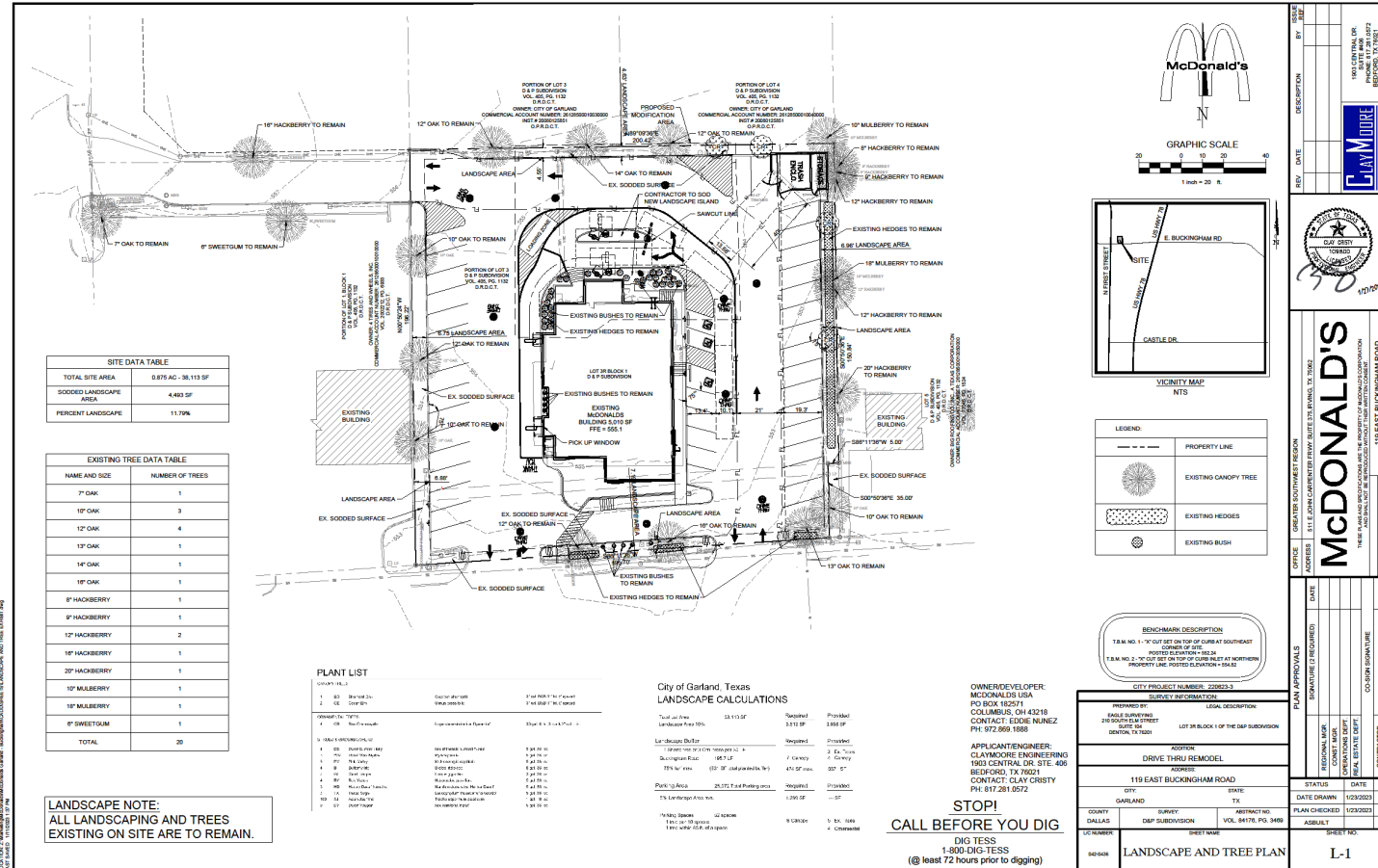


SITE PLAN



Z 22-79

LANDSCAPE PLAN





BUILDING ELEVATIONS



SPECIFIC USE PROVISION

The applicant proposes to add a second drive-through to an existing McDonald's, which is classified as a Restaurant, Drive-Through use in the GDC.

Due to the removal of 10 parking spaces, the applicant is requesting a deviation in parking spaces provided. The site requires 51 spaces, while the applicant is requesting 42. In a parking study submitted, it is noted that a majority of sales come from the drive-through. It is also noted that the majority of their current parking spaces go unused throughout the day.

The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.



GARLAND
TEXAS MADE HERE

STAFF RECOMMENDATION

Approval a Specific Use Provision for an additional Drive-Through (McDonald's)

Approval of a Plan on a property zoned Industrial (IN) District

Z 22-79

PLAN COMMISSION

On February 13, 2023, the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of Specific Use Provision for an additional Drive-Through to an existing Restaurant, Drive-Through (McDonald's)

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Plan on a property zoned Industrial (IN) District

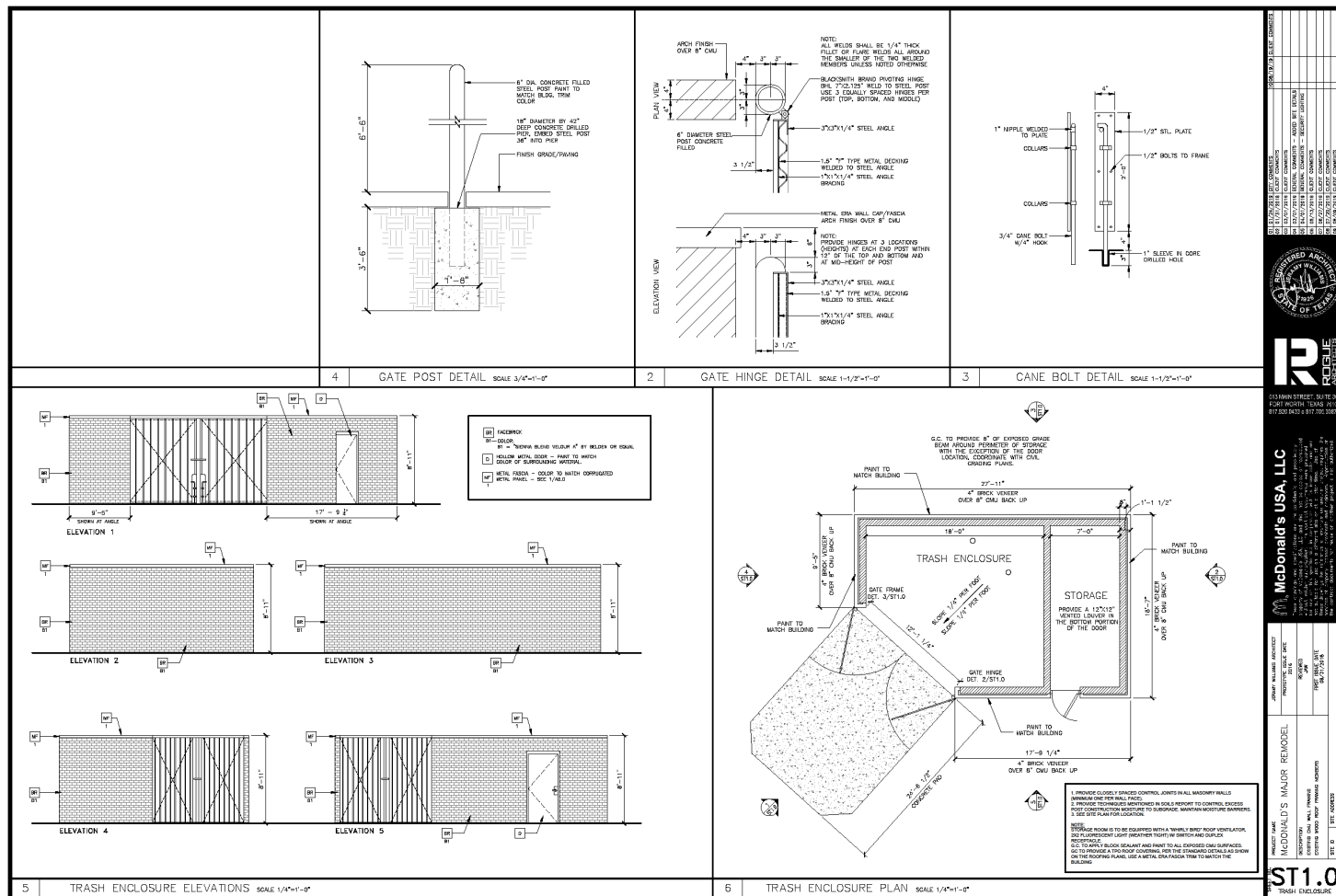


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DUMPSTER ELEVATIONS



Z 22-79



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. j.

Meeting Date: 03/07/2023

Item Title: Z 22-71 G. Roxana Novoa - Zoning (District 4)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of a Change of Zoning from Agricultural (AG) District to Single Family-10 (SF-10) District.

LOCATION

1009 and 1013 Rowlett Road

OWNER

Joseph Soto

PLAN COMMISSION RECOMMENDATION

On February 13, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change of Zoning from Agricultural (AG) District to Single Family-10 (SF-10) District.

STAFF RECOMMENDATION

Approval of the Change of Zoning from Agricultural (AG) District to Single Family-10 (SF-10) District.

BACKGROUND

The applicant proposes to change the zoning of the vacant lot from Agricultural (AG) District to a Single Family-10 (SF-10) District in order to construct one (1) single-family detached household.

The GDC requires a minimum of two (2) acres in the Agricultural (AG) District to build a single-family house. The subject property is approximately 0.443 acres (19,296 square feet).

SITE DATA

The 0.443-acre site is accessed from Rowlett Road.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will affect surrounding and future development.
2. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.
3. In the event the Zoning Change request is approved, the applicant will need to proceed with the platting of the subject property and securing a site permit and a building permit prior to commencing construction. It will be during the permitting process that staff will review the proposed development and verify compliance with all the applicable regulations.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject site. 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 zoning change to Single Family-10 (SF-10) is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North, South, East, and West are all zoned agricultural and contain single-family detached homes, vacant lots, horse stables, and a church. The property to the Southeast of the site is zoned Community Retail (CR) District but is currently vacant. Further to the West, Southwest, and Northeast lie Single Family-7 (SF-7) Districts occupied by single-family detached homes.

The proposed use is generally compatible with the surrounding area.

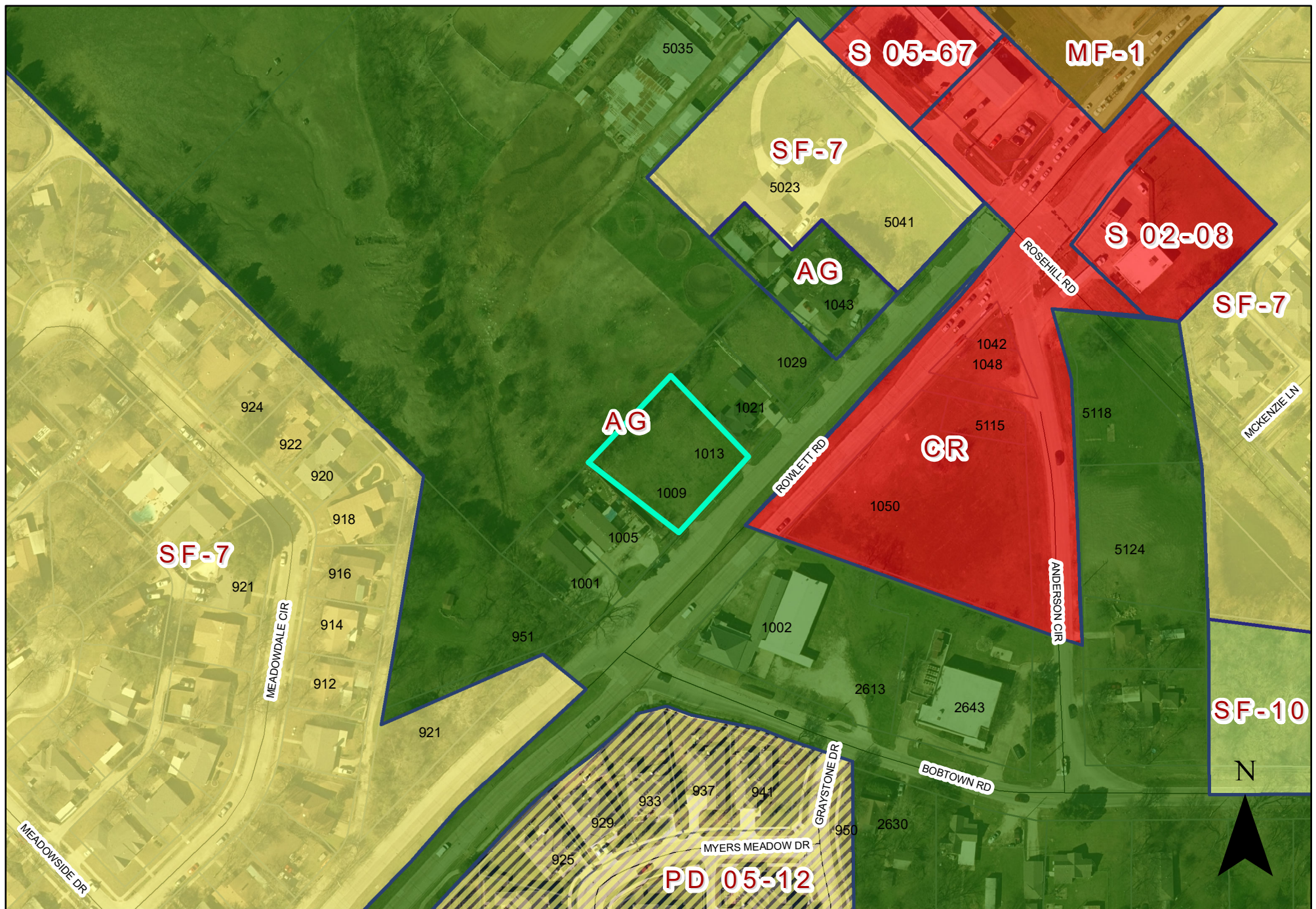
Attachments

Z 22-71 Location Map

Z 22-71 R&M - Plan

Z 22-71 Responses

Z 22-71 Staff Presentation



0 100 200 Feet
1 inch = 153 feet

ZONING MAP Z 22-71

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

1009 & 1013 Rowlett Road

REPORT & MINUTES

P.C. Meeting, February 13, 2023

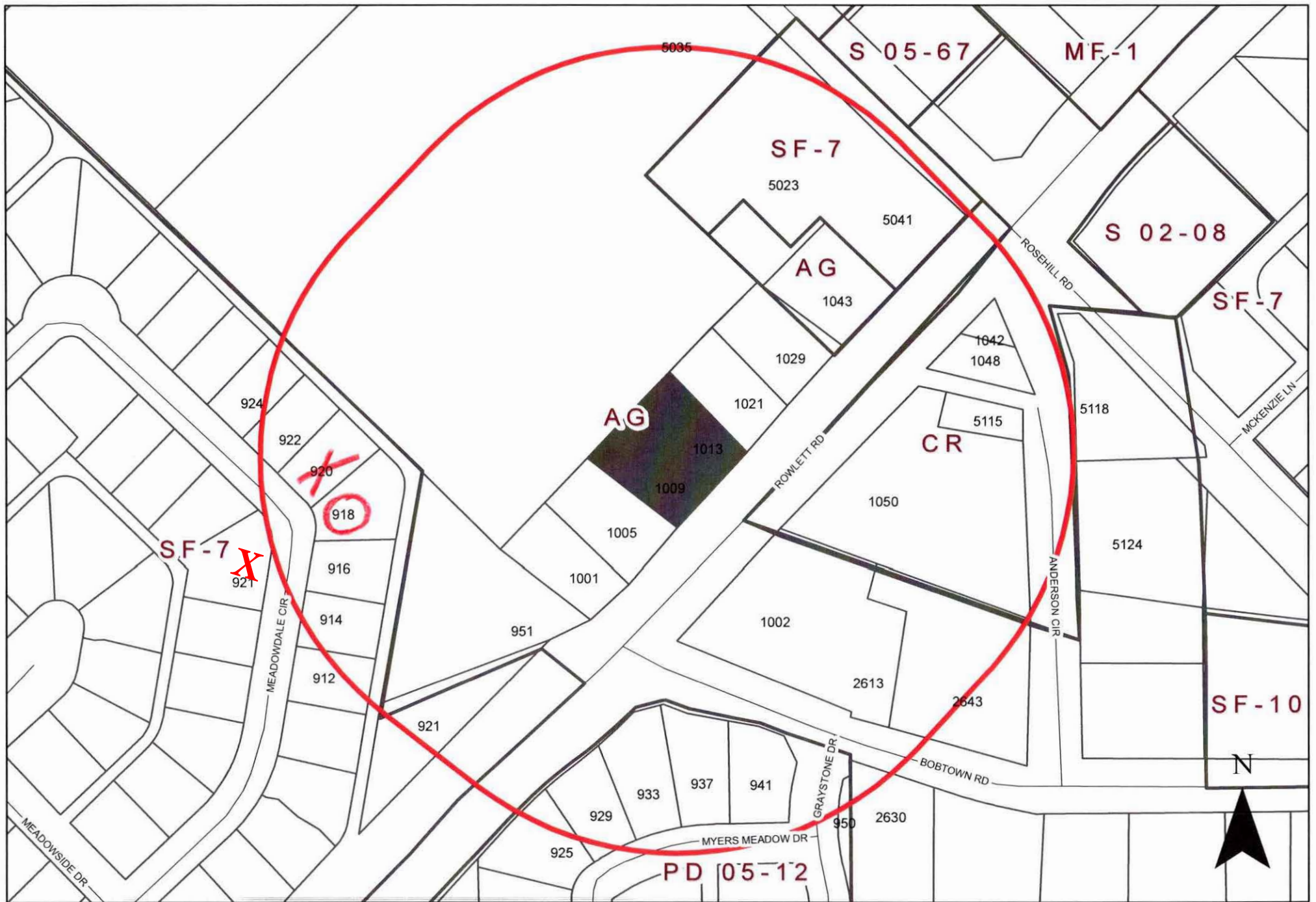
4c. APPROVED Consideration of the application of **G. Roxana Novoa**, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District. This property is located at 1009 and 1013 Rowlett Road. (District 4) (File Z 22-71)

Resident speaking on this item:

Adrean D. Ray, 5124 Anderson Circle, Garland, Texas 75043

Resident wanted clarification with regard to the proposal and if the changes would only impact this specific lot or the entire area.

Motion was made by Commissioner Williams to **approve** the change in zoning to SF-10. Seconded by Commissioner Aubin. **Motion carried: 9 Ayes, 0 Nays.**



ZONING MAP Z 22-71

1009 & 1013 Rowlett Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-71	February 13, 2023	March 7, 2023	Matthew Wolverton

Z 22-71 G. Roxana Novoa. The applicant proposes a zoning change from Agricultural (AG) District to Single Family-10 (SF-10) District, to allow a single-family home. This case is being re-notified due to clarification on the property boundaries. The site is located at 1009 and 1013 Rowlett Road. (District 4)

**Lisa
Richardson**
2/11/2023
3:55:34 AM

against

920 Meadowdale Circle

Garland
Texas
United States
75043

Comment Form

Case Z 22-71

Z 22-71 G. Roxana Novoa. The applicant proposes a zoning change from Agricultural (AG) District to Single Family-10 (SF-10) District, to allow a single-family home. The site is located at 1013 Rowlett Road. (District 4)

Z 22-71 G. Roxana Novoa. El solicitante propone un cambio de zonificación de Distrito Agrícola (AG) a Distrito Unifamiliar-10 (SF-10), para permitir una vivienda unifamiliar. El sitio está ubicado en 1013 Rowlett Road. (Distrito 4)

Z 22-71 G. Roxana Novoa. Người nộp đơn đề xuất thay đổi quy hoạch từ Khu nông nghiệp (AG) thành Khu dành cho một gia đình-10 (SF-10), để cho phép nhà ở dành cho một gia đình. Địa điểm tọa lạc tại 1013 Rowlett Road. (Quận 4)

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



For / A Favor / Đúng



Against / En Contra / Không

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

MATTHEW NELSON - PROPERTY OWNER

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

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

918 MEADOWDALE CIR

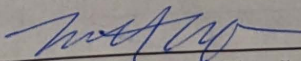
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u 0hính


Signature / Firma / Ch ữ ký

12/30/22
Date / Fecha / Ngày

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

Comment Form Case Z 22-71

Z 22-71 G. Roxana Novoa. The applicant proposes a zoning change from Agricultural (AG) District to Single Family-10 (SF-10) District, to allow a single-family home. This case is being re-notified due to clarification on the property boundaries. The site is located at 1009 and 1013 Rowlett Road. (District 4)

Z 22-71 G. Roxana Novoa. El solicitante propone un cambio de zonificación de Distrito Agrícola (AG) a Distrito Unifamiliar-10 (SF-10), para permitir una vivienda unifamiliar. Este caso se vuelve a notificar debido a la aclaración de los límites de la propiedad. El sitio está ubicado en 1009 y 1013 Rowlett Road. (Distrito 4)

Z 22-71 G. Roxana Novoa. Người nộp đơn đề xuất thay đổi quy hoạch từ Khu nông nghiệp (AG) thành Khu dành cho một gia đình-10 (SF-10), để cho phép nhà ở dành cho một gia đình. Trường hợp này đang được thông báo lại do làm rõ ranh giới tài sản. Địa điểm này tọa lạc tại 1009 và 1013 Rowlett Road. (Quận 4)

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

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For / A Favor / Đúng

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Against / En Contra / Không

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Fernando Martner Martner Property Owner
Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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

921 Meadowdale Cir

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

[Signature]
Signature / Firma / Chữ ký

2/22/2023
Date / Fecha / Ngày

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



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The applicant requests approval of Change in Zoning from Agricultural (AG) District to Single Family-10 (SF-10) District, to allow for a single-family home.

City Council Meeting

March 7, 2023

Z 22-71

CASE INFORMATION

Location: 1009 and 1013 Rowlett Road

Applicant: G. Roxana Novoa

Owner: Joseph Soto

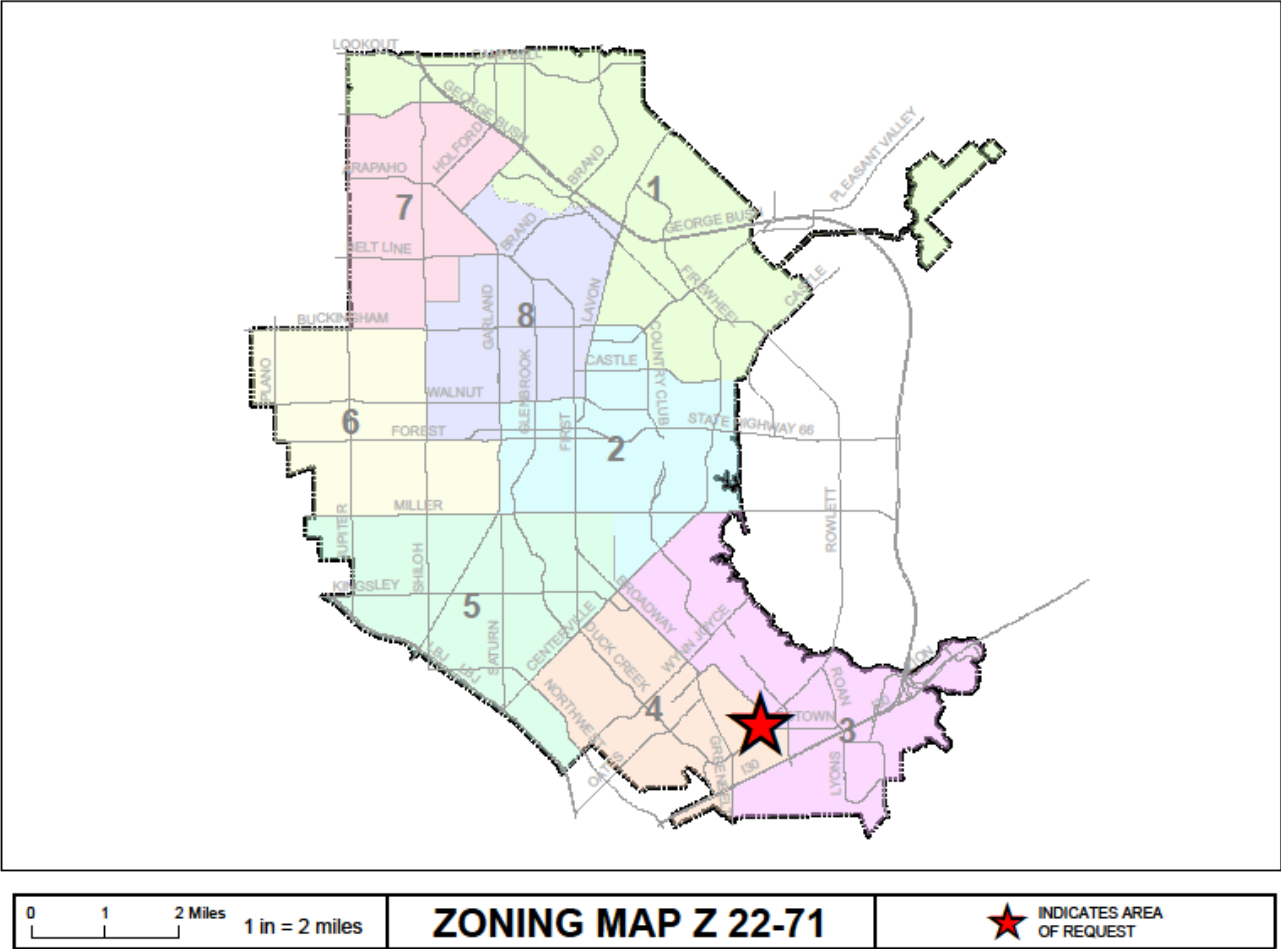
Acreage: .443 acres

Zoning: Agricultural (AG) District

Z 22-71



CITYWIDE LOCATION MAP

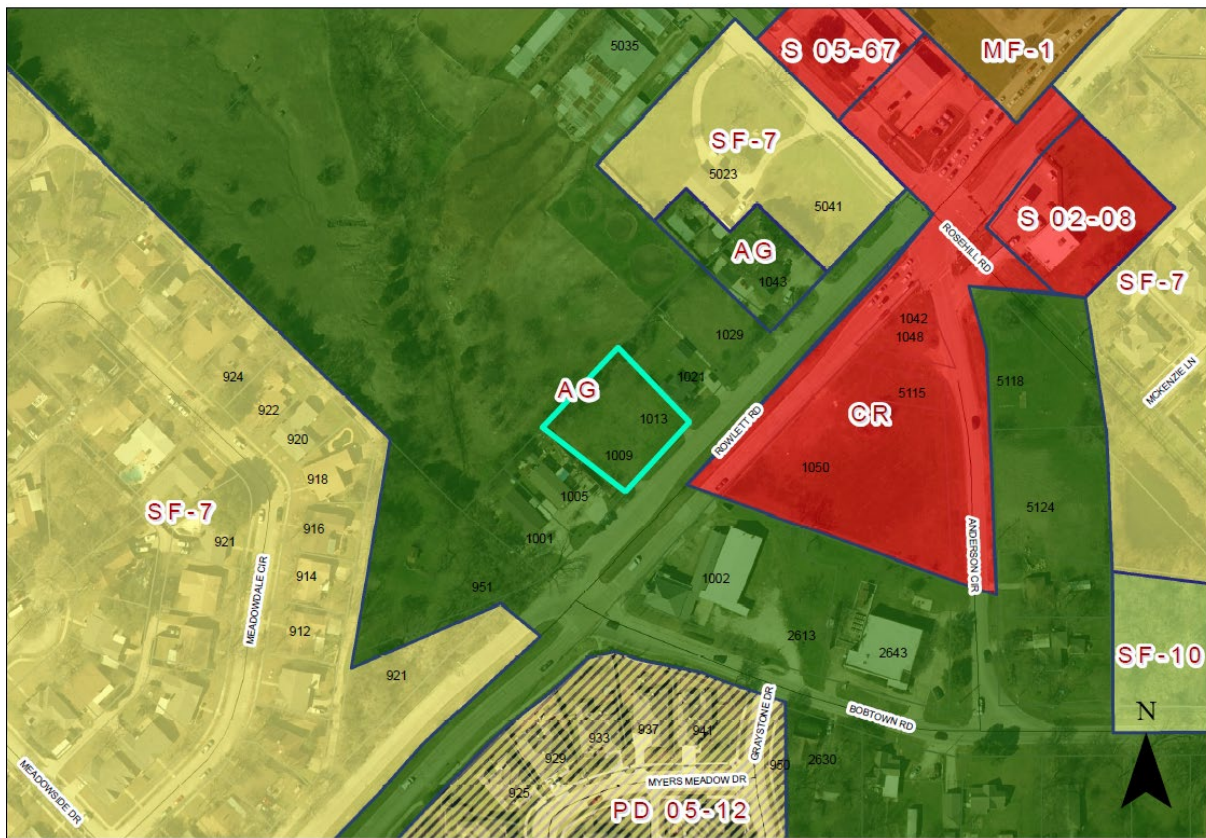


Z 22-71



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LOCATION MAP



1009 & 1013 Rowlett Road

Z 22-71



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COMPREHENSIVE PLAN

 Traditional Neighborhoods



Z 22-71

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject site.

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.

This proposed zoning change is compatible with the Comprehensive Plan.

PHOTOS



View of subject site looking North from Rowlett Road



View from the subject site looking South. Just out of the frame is the Church and on the left is vacant CR land



Looking West on Rowlett road. Pictured on the left is the Church zoned AG



View looking East on Rowlett road

Z 22-71



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STAFF RECOMMENDATION

Approval of a change in zoning from Agricultural (AG) District to Single Family-10 (SF-10) District

Z 22-71



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PLAN COMMISSION

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