



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
September 15, 2021 at 7:00 p.m.**

A meeting of the Plan Commission of the City of Garland, Texas will be held Wednesday, September 15, 2021, at 7:00 p.m. in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street.

A pre-meeting will begin at 5:15 p.m. in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

Alternatively, the meeting will be broadcast by webinar at the following:

https://garlandtx.zoom.us/webinar/register/WN_k9mLbdwcQyC0LFLr32kkyg

After registering, you will receive a confirmation email containing information about joining the webinar.

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

877-853-5247

888-788-0099

Additionally, the meeting may be accessed by phone at the following numbers:

346-248-7799

470-250-9358

470-381-2552

The Meeting ID is: 994 0148 7961

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the “raise hand” feature in order to be recognized.

Those joining the meeting by phone may press *9 to raise your hand. After speaking, please re-mute your phone by pressing *6.

Public Comments

Whether you are attending the meeting in-person or via webinar, you are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

REGISTRATION: If you are attending the meeting via webinar, Registration for the webinar will be required for any citizen wishing to speak. If you choose to speak via the webinar, you must use the “raise hand” feature in order to be recognized.

IN-PERSON COMMENTS: If you are attending the meeting in-person, Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

**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.**

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted by teleconference between and among the members of the Plan Commission and relevant City staff. Public access to that call is prohibited by State law.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the

agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for August 30, 2021.

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 Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman 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.

2. ZONING

- a. Consideration of the application of **Ion Design Group**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Zoning) *(This item was postponed from the August 16, 2021 Plan Commission meeting at the request of the applicant.)*
- b. Consideration of the application of **Ion Design Group**, requesting approval of a Detail Plan for Single-Family Detached Homes. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Detail Plan) *(This item was postponed from the August 16, 2021 meeting at the request of the applicant.)*
- c. Consideration of the application of **Allstate Truck & Trailer Repair, LLC**, requesting approval of a Change in Zoning of a 0.3422-acre portion of land from Community Retail (CR) District to Industrial (IN) District. This property is located at 4030-4040 Forest Lane (District 6) (File Z 20-31 – Zoning)
- d. Consideration of the application of **Allstate Truck & Trailer Repair, LLC.**, requesting approval of 1) a Specific Use Provision to allow Truck/Bus Repair and 2) a Specific Use Provision to allow Truck/Bus Storage . This property is located at 4030-4040 Forest Lane. (District 6) (File Z 20-31 - Specific Use Provision)

- e. Consideration of the application of **Allstate Truck & Trailer Repair, LLC.**, requesting approval of a Plan for Truck/Bus Repair and Truck/Bus Storage. This property is located at 4030-4040 Forest Lane. (District 6) (File Z 20-31 - Plan)
- f. Consideration of the application of **Venture Distilling Land LLC**, requesting approval of an Amendment to Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (District 6) (File Z 21-26 - Zoning)
- g. Consideration of the application of **Venture Distilling Land LLC**, requesting approval of a Specific Use Provision to allow Breweries/Wineries/Distilleries Use on a property zoned Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (District 6) (File Z 21-26 - Specific Use Provision)
- h. Consideration of the application of **Venture Distilling Land LLC**, requesting approval of a Detail Plan for a Distillery facility on a property zoned Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (District 6) (File Z 21-26 - Detail Plan)
- i. Consideration of the application of **Homeyer Engineering**, requesting approval of a Change in Zoning from Single Family-7 (SF-7) District and Agricultural (AG) District to Single-Family Attached (SFA) District. This property is located at 1306 and 1314 Rowlett Road. (District 3) (Z 21-27)
- j. Consideration of the application of **Vincent Gerard & Associates**, requesting approval of a Planned Development (PD) District for an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (District 1) (File Z 21-30 - Zoning)
- k. Consideration of the application of **Vincent Gerard & Associates**, requesting approval of a Specific Use Provision to allow an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (District 1) (File Z 21-30 - Specific Use Provision)
- l. Consideration of the application of **Vincent Gerard & Associates**, requesting approval of Detail Plan for an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (District 1) (File Z 21-30 - Detail Plan)

3. MISCELLANEOUS

- a. Election of Officers

4. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1. a.

Meeting Date: 09/15/2021

Item Title: Plan Commission Minutes for August 30, 2021

Summary:

Consider approval of the Plan Commission Minutes for August 30, 2021.

Attachments

Plan Commission Minutes for August 30, 2021 Attachment

Minutes of the Garland Plan Commission Meeting

Due to the COVID-19 mandated guidelines and to conform with social distancing requirements, the Plan Commission meeting was held via teleconferencing. The meeting was broadcast live on the City's Website (<https://www.garlandtx.gov/721/CGTV---Government-Access-Television>), through local cable (Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-verse).

The Plan Commission of the City of Garland met in regular session on Monday, August 30, 2021 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chair	Scott Roberts
1 st Vice-Chair	Christopher Ott
2 nd Vice-Chair	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Stephanie Paris
Commissioner	John O'Hara
Commissioner	Margaret Lucht
Commissioner	Mike Rose

STAFF PRESENT

Interim City Attorney	Brian England
Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Assistant Recording Secretary	Denise Phillips
Planning Director	Will Guerin
Development Planner	Kimberly Hopkins
Downtown Coordinator	Letecia McNatt

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of Minutes for the August 16, 2021 meeting.

PLATS

2a. APPROVED** P 21-22 Town & Country Addition Replat

2b. APPROVED** P 21-23 W.J. Keller Addition Replat

ITEMS FOR INDIVIDUAL CONSIDERATION

MISCELLANEOUS

3a. APPROVED Consider amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) to eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and proposed Downtown Square (DS) sub-district.

Will Guerin, Planning Director, presented an overview and the results of the meeting between the Garland Downtown business owners, property owners, and staff.

There was discussion between the Plan Commission and staff.

Chad Jones, 3629 Glenbrook Court, Garland, Texas requested dwellings still be an allowable use and the ability to accommodate entertainment uses.

Motion was made by Commissioner Rose to close the public hearing and forward the request to City Council with the recommendation to include Financial Institutions and General Office Uses by right; allow Multi-Family Dwellings on the upper levels; and consider entertainment uses in keeping with the Assembly Hall regulations. Seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

Interim City Attorney, Brian England left the meeting at 7:31 p.m.

3b. APPROVED Consider rescheduling the September 13, October 11, November 8, and December 13, 2021 Plan Commission meeting dates and/or times, to avoid conflicts with City Council Work Sessions.

There was discussion between the Plan Commission and staff regarding availability for the rescheduling of various meetings due to scheduling conflicts with the City Council.

The consensus of the Plan Commission is to reschedule the September 13, 2021 meeting to September 15, 2021, the October 11, 2021 meeting has been rescheduled to October 14, 2021, the November 8, 2021 meeting has been rescheduled to November 11, 2021, and the December 13, 2021 meeting has been rescheduled to December 15, 2021.

ZONING

4a. APPROVED Consideration of the application of **MMCG DBR DFW, LLC**, requesting approval of a Specific Use Provision to allow a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 5801 Broadway Boulevard. (District 4) (File Z 21-18 - Specific Use Provision)

Kimberley Hopkins, Development Planner, presented the staff report.

There was discussion between the Plan Commission and staff.

The applicant Sam Moore, 2505 Pincer Court, Celina, Texas, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Lucht to close the public hearing and approve the request per staff recommendation. Seconded by Commissioner O'Hara. **Motion carried: 9 Ayes, 0 Nays.**

4b. APPROVED Consideration of the application of **MMCG DBR DFW, LLC**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 5801 Broadway Boulevard. (District 4) (File Z 21-18 - Plan)

Motion was made by Commissioner Lucht to approve the request per staff recommendation. Seconded by Commissioner O'Hara. **Motion carried: 9 Ayes, 0 Nays.**

4c. APPROVED Consideration of the application of **WGI, Inc.**, requesting approval of an amendment to Planned Development (PD) District 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-23 - Zoning)

Will Guerin, Planning Director, presented the staff report.

There was discussion between the Plan Commission and staff regarding the various phases of the project.

Representing the applicant Drew Klasing, 4228 N. Central Expressway, Suite 300, Dallas, Texas, provided an overview of the request.

There was discussion between the Plan Commission and Mr. Klasing regarding the proposed trail system.

Mason Orradre, 909 Lake Carolyn Parkway, Suite 150, Irving, Texas, spoke in support of the request and identified his role in the project.

Motion was made by Commissioner Dalton to close the public hearing and approve the request with the provision that 8-foot trails be installed. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

4d. APPROVED Consideration of the application of **WGI, Inc.**, requesting approval of a Detail Plan for Multi-Family development on a property zoned Planned Development (PD) 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-23 - Detail Plan)

Motion was made by Commissioner Dalton to approve the request. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 8:31 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 09/15/2021

Item Title: Z 20-22 Ion Design Group, LLC - Zoning (District 1)

Summary:

Consideration of the application of **Ion Design Group**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Zoning) *(This item was postponed from the August 16, 2021 Plan Commission meeting at the request of the applicant.)*

Attachments

Z 20-22 Ion Design Group, LLC Report and Attachments (Zoning)

Z 20-22 Ion Design Group, LLC Responses

Planning Report

File No: Z 20-22/District 1

Agenda Item:

Meeting: Plan Commission

Date: September 15, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Detached Homes.

LOCATION

4698 and 4701 Bunker Hill Road

APPLICANT

Ion Design Group, LLC

OWNER

Liberty Bankers Life Insurance Company

BACKGROUND

The site is currently unimproved. The applicant intends to develop the property into a residential community with 149 lots for single-family residential dwellings, seventeen (17) Home Owner's Association (HOA) lots for open space and a trail system that will align with the regional trail.

This application was postponed from the August 16, 2021 Plan Commission hearing per the applicant's request. The applicant has resubmitted plans to address staff recommendations regarding lot size variety, front entry vs. rear entry homes, and parks and open space.

SITE DATA

The subject property contains 41.79 acres and has approximately 655.90 feet of linear frontage along Bunker Hill Road. The site can be accessed from Bunker Hill Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district. Development of single-family homes based in the SF-5 standards necessitates a zoning change.

CONSIDERATIONS

Detail Plan

1. The applicant proposes Single-Family-5 (SF-5) District as the “base” district for the Planned Development (PD) District. The Detail Plan shows 149 single-family detached homes and seventeen (17) HOA lots. The site plan (Exhibit C) shows the average lot size to be 4,752 square feet. The applicant proposes to create a variety of lot sizes as listed below:

<u>Lot Type</u>	<u>Number of Lots</u>
A Lots = 6,000 SF or greater	21
B Lots = 4,500 SF or greater	75
C Lots = 4,000 SF or greater	53

The total site is approximately 41.79 acres and is located in proximity to the Rowlett Creek floodplain, a portion which will be reclaimed. The total developable site area, excluding the floodplain, is 25.25 acres.

2. Screening and Landscaping

The landscape plan (Exhibit D) will comply with the landscaping and screening standards. The application includes entry walls, open spaces/common areas with a trail system that will connect to the City’s Regional Trail. Sidewalks will be provided along the public streets and within the development. The proposed landscape improvements are shown on Exhibit D.

The Garland Development Code (GDC) requires perimeter screening between residential development and a Type D or larger thoroughfare. The applicant proposes a six-foot high masonry screen wall and large canopy trees. The landscape plan (Exhibit D) complies with landscaping and screening standards per Section 4.40 of the GDC.

Additionally, the landscape plan (Exhibit D) reflects an ornamental metal fence along the south and the west of the development. A retaining wall will be placed below the wooden fence along the northern property line.

3. Open Space and Amenities

Approximately 40% of the land area will remain undevelopable due to the floodplain; however, 11.2% (2.08 acres) of the net site area will be developed as usable open spaces with internal pedestrian pathways and a trail system that will align with the City’s Regional Trail. Amenities will include a workout station, benches, playground and a shaded structure.

The trail system (Exhibit C) shows a twelve (12)-foot trail that connects from Bunker Hill Road to the City’s larger regional trail. It should be noted that as part of the floodplain reclamation, the existing twelve (12)-foot trail that runs along the eastern edge will be reconstructed to go around the proposed reclamation pond to the regional trail along Rowlett Creek.

4. Alley Waiver

The applicant requests an Alley Waiver to allow ninety (90) lots without alleys. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

5. Driveway Approval

The subject site fronts Bunker Hill Road. Bunker Hill is located within, owned, and maintained by the City of Sachse. Accordingly the applicant must obtain City of Sachse approval regarding transportation design elements such as deceleration lanes, median cuts or other traffic provisions. The City of Sachse has reviewed the submitted analysis and provided no objections regarding applicable design elements.

6. Garages

The proposed development will consist a combination of front entry garages for lots without alleys and rear-loaded lots. The setback for garages is proposed at a minimum of twenty (20) feet from the street right-of-way line.

The list below shows the requirements for the garage:

- 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 applicant proposes a total of ninety (90) front-loaded lots without alleys and fifty-nine (59) rear-loaded lots with alleys. The front-loaded lot garages will have an offset of five (5) feet behind the front building face. It should be noted that the lots designated as "C" will have alleys per Exhibit C.

Additionally, as an enhanced feature, the driveways will be finished using stamped concrete, integral colored concrete, exposed aggregate or salt-finished concrete.

7. Building Design

The elevations will comply with the applicable building design standards per the GDC.

Architectural Elements

Per the GDC, each dwelling unit shall incorporate at least three (3) of the following Architectural Elements. The applicant has confirmed the building elevations will conform to the building design standards. Furthermore, the applicant proposes enhanced architectural elements which includes:

- Multiple pane windows featuring either divided light or simulated divided light;
- Gable(s) with window(s);
- Dormer(s);
- Bay windows with a minimum projection of twenty-four inches;
- Variable roof pitch;
- Metal shed roof accents over windows and doorways;

- Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet;
- Dual coach lights on both sides of the garage in addition to front porch lighting;
- Cedar or wood accents (i.e. corbels, shutters, or other decorative wood accents);
- Decorative cast stone address marker;
- Mix of two or more masonry types (ex: brick, stone or cast stone).

8. Signage:

No deviations have been requested for signage.

9. Summary of Standards and Deviations:

Development Standards	Required (SF-5 District)	Proposed	Analysis Summary
Lot Area Minimum	5,000 square feet	Lot A: 6,000 square feet. Total 21 lots. Lot B: 4,500 square feet. Total of 75 lots. Lot C: 4,000 square feet. Total 53 lots.	The applicant contends the modification of these development standards are requested due to the limited amount of developable land within the site. Currently, almost 40% of the 41.79-acre site will remain within the floodplain, leaving 60% as developable.
Lot Width Minimum	55 feet	45-foot minimum lot widths for front-loaded lots. 40-foot minimum lot widths for rear-loaded lots. 5-foot reduction in minimum lot widths for eye-brow lots. 60 feet corner	
	60 feet corner		
Lot Coverage Maximum	50%	55%	
Front Setback	20 feet	15-foot front yard setback for all front-loaded lots. 10-foot front yard setback for all rear-loaded lots.	
Rear Setbacks	20 feet adjacent to	10-foot minimum	

	street or 15 feet for staggered and curvilinear lots. 10 feet for lots not adjacent to the street.	rear yard setbacks for all front-loaded lots. 15-foot minimum rear-yard setbacks for all rear-loaded lots.	
Side Setback	15 feet for lots adjacent to the street 5 feet for interior lots	15 feet for lots adjacent to the street 5 feet for interior lots	
Building Height Maximum	35 feet	35 feet	
Alleys	Alleys are required	90 lots will be front-loaded without alleys. 59 lots will be rear-loaded with alleys.	This request by the applicant is due to the limited amount of developable land as well as the overall narrowness of the site (bordered on both sides by floodplain) both impacting the overall lot depth.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods and Parks and Open Space (Public and Private).

Compact Neighborhoods provide areas of moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential neighborhoods.

Parks and open space areas include the vast array of park, recreation and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trail, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and plains.

The proposal is consistent with the density recommendation of the Envision Garland Plan in that it would allow for a net density of approximately 7.8 dwelling units per acre, within the recommended six (6) to twelve (12) dwelling units per acre. Additionally, a significant portion of this site will remain within the floodplain; however, the usable open space will be landscaped with pedestrian pathways, trails and other amenities.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across Bunker Hill Road, are residential properties in the City of Sachse. The properties to the east are zoned Planned Development (PD) District 15-40 and Planned Development (PD) District 16-06 for phased multi-family uses; the corner of Bunker Hill Road and North President George Bush Turnpike is already developed with multi-family development. The second phase is currently in review by staff and the third phase will be developed in the future. The property to the south is zoned Agricultural (AG) District and includes Rowlett Creek. The property to the west is zoned Agricultural (AG) District and is undeveloped.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Detached Homes.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Exhibits
- iv. Photos

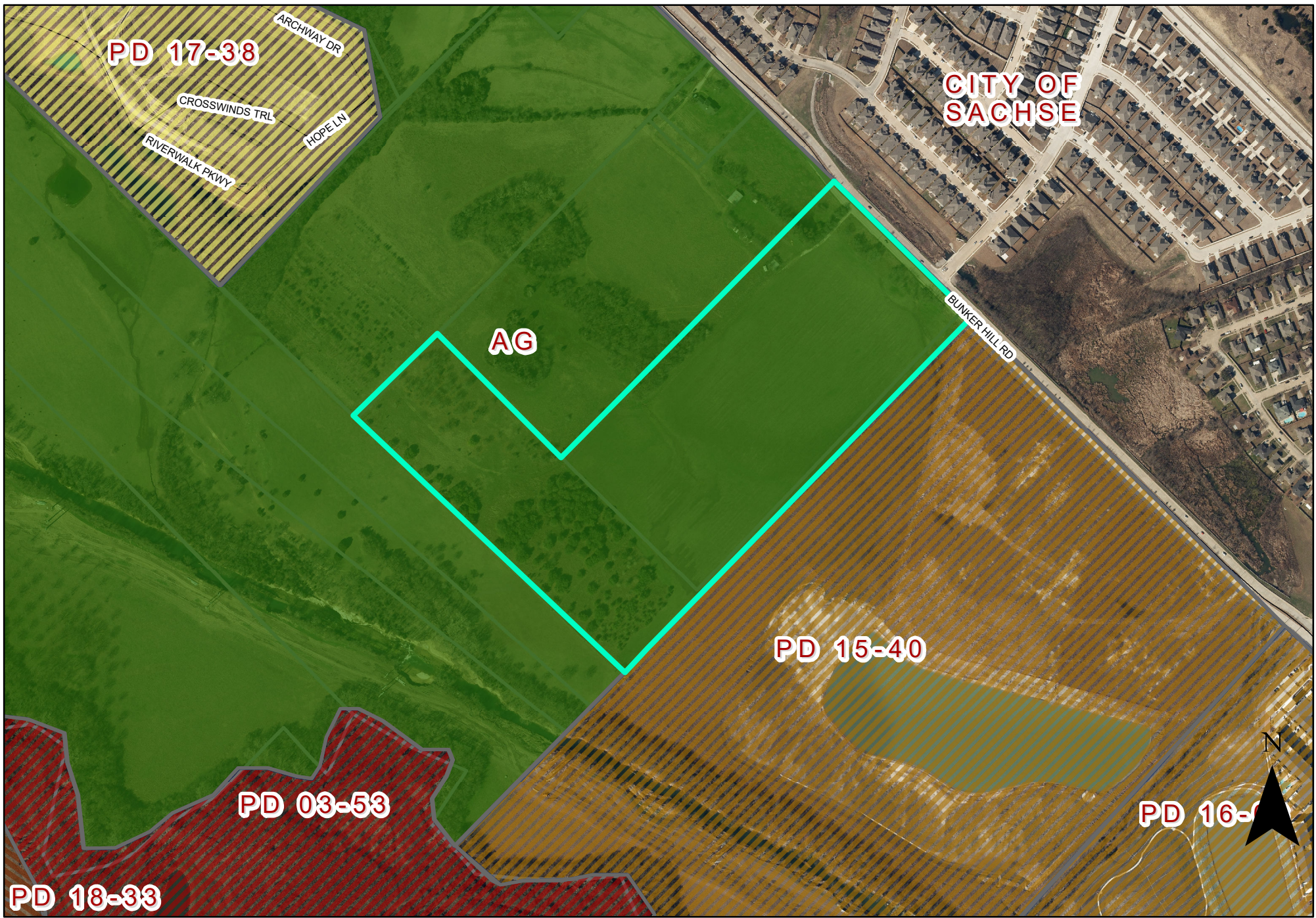
CITY COUNCIL DATE: October 12, 2021

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 20-22



EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-22

4698 and 4701 Bunker Hill Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to approve a Detail Plan for one-hundred and fifty (150) Single-Family Detached Homes.
- 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 Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development shall be in general conformance with the site plan and landscape plan plans respectively labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Permitted Uses: Only Dwelling, Single-Family-5 (SF-5) detached uses are permitted.
- B. Maximum Number of Lots: A maximum of 149 single-family lots and seventeen (17) open space lots are permitted.
- C. Minimum Lot Areas:
- A Lots = 6,000 SF or greater : 21 Lots
 - B Lots = 4,500 SF or greater : 75 Lots
 - C Lots = 4,000 SF or greater : 53 Lots
- D. Minimum Lot Width:
- A minimum of forty-five (45)-foot lot widths for front-loaded lots.
 - A minimum of forty (40)-foot lot widths for

EXHIBIT B

rear-loaded lots.

- A five (5)-foot reduction in minimum lot widths is permitted for eye-brow lots.
- The lot widths for corner lots shall be sixty (60) feet.

E. Minimum Lot Depth: The minimum lot depth shall be one-hundred (100) feet.

F. Maximum Lot Coverage: The maximum lot coverage is fifty-five (55) percent.

G. Minimum Setbacks: The minimum setbacks are as follows:

Front Setbacks:

- 15-foot front yard setback for all front-loaded lots.
- 10-foot front yard setback for all rear-loaded lots

Side Setbacks:

- 15-foot side lot line setback for all lot lines adjacent to streets.
- 5-foot side lot line setback for all interior lot lines.

Rear Setbacks:

- 10-foot minimum rear yard setbacks for all front-loaded lots.
- 15-foot minimum rear-yard setbacks for all rear-loaded lots.

H. Building Height: The maximum building height is thirty-five (35) feet.

I. Garages:

- Front entry garages shall be allowed for ninety (90) single-family lots.
- Offset front entry with the garage door set back of five (5) feet behind the front of building face is required for all front-loaded lots. The offset is not required for rear-loaded lots.

- Regardless of other setbacks, a street-facing garage door shall have a minimum of twenty (20) feet from the applicable street right of way line.
 - Two-car spaces within enclosed garage and two spaces in driveway will be provided.
- J. Driveways: As an enhanced feature, driveways shall be finished using stamped concrete, integral colored concrete, exposed aggregate or salt-finished concrete.
- K. Alleys: A total of ninety (90) single-family lots shall not require any alleys and fifty-nine (59) single-family lots shall require alleys as shown in Exhibit C.
- L. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.
- M. Trails: The trail system shall be constructed with this development per the Trail Plan in Exhibit C.
- N. Sidewalks: The sidewalk widths shall be five (5) feet along local streets and six (6) feet along Bunker Hill Road.
- O. Traffic Calming Measures: There shall be two (2) traffic calming measures: one located at the intersection of Southern Hills Drive and White Rock Drive and one located at the intersection of Park Vista Drive and White Rock Drive.
- P. Architectural Elements: : A minimum of three of the following elements must be incorporated into the design of each dwelling unit:
- Multiple pane windows featuring either divided light or simulated divided light;
 - Gable(s) with window(s);
 - Dormer(s);
 - Bay windows with a minimum projection of twenty-four inches;
 - Variable roof pitch;
 - Metal shed roof accents over windows and doorways;
 - Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet;

- Dual coach lights on both sides of the garage in addition to front porch lighting;
- Cedar or wood accents (i.e. corbels, shutters, or other decorative wood accents);
- Decorative cast stone address marker;
- Mix of two or more masonry types (ex: brick, stone or cast stone).

Q. Building Materials:

- As an enhanced feature, each dwelling elevation shall have a minimum of eighty percent (80%) of the exterior façades, excluding windows, doors and garages, finished with brick, stone, cast stone, or stucco.

R. Roof Design:

- All dwelling units shall have a roof pitch of at least 8:12.
- Each dwelling unit shall be constructed with a roof overhang of not less than eighteen (18) inches, as measured from the finished exterior building facade to the soffit.

S. Residential Landscaping:

- Each lot shall have a fully sodded front yard accompanied by other plantings with automatic programmable irrigation system with built-in rain and freeze sensor.
- Enhanced landscaping shall include fully sodded side and rear yards accompanied by other plants with automatic programmable irrigation system with built-in rain and freeze sensor.
- A minimum of one 3-inch caliper tree in the front yard of each dwelling.
- A minimum of one 3-inch caliper tree in the back yard of each dwelling.
- Shrubs totaling a minimum of 30 gallons within each lot.

T. Signage: All signs shall meet the Garland Development Code requirements.

U. 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.

- V. 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.

Z 20-22



Looking at the subject property from Bunker Hill Road



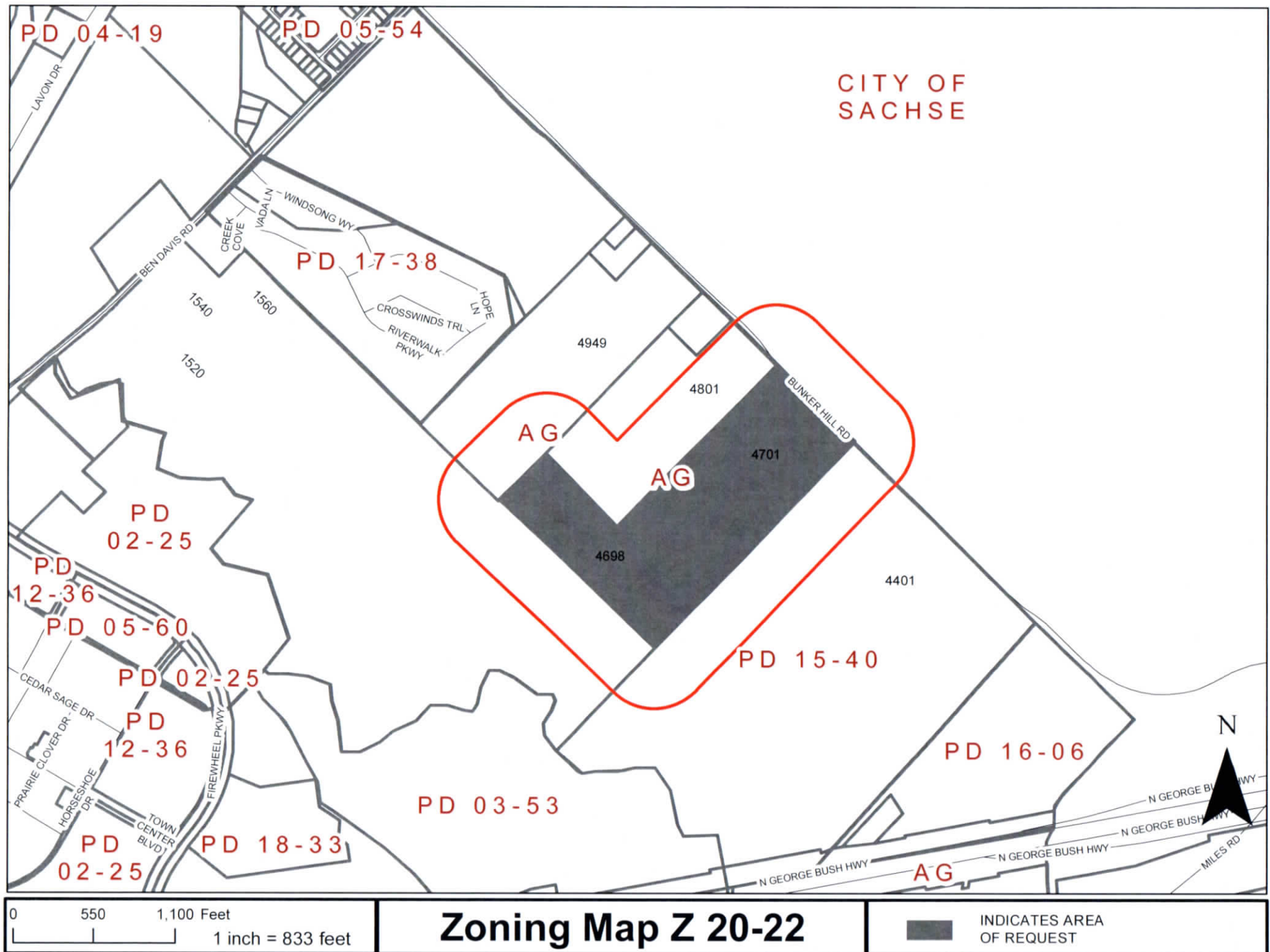
East of the subject property



North of subject property (City of Sachse)



West of the subject property



Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-22	September 15, 2021	October 12, 2021	Nabiha Ahmed

Ion Design Group, LLC. The applicant proposes to construct 150 single-family detached homes with trails and open spaces. This site is located at 4698 and 4701 Bunker Hill Road.

Himmat S Punia

For

9/2/2021
7:30:44 PM

4313 Sea View Drive

Garland

TX

United States

75043

Outside the Notification Area

Ariel Contreras

Against

8/30/2021
12:39:13 AM

3310 Rosewood Ln

Arj527@yahoo.com

Sachse

Texas

United States

75048

Outside the Notification Area

Jim R Vonier II

Against

8/30/2021
12:28:46 AM

2619 Wrangler Lane

VONIER@GMAIL.COM

Sachse

2145059365

TX

United States

75048

Outside the Notification Area

we need more apartments in this area like we need more storage units.

**Diana
McKeever**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-22	September 15, 2021	October 12, 2021	Nabiha Ahmed

8/29/2021
10:36:54 PM

4019 Hawthorne Drive

dianatx13@gmail.com

Sachse

2147253333

Texas

United States

75048

Outside the Notification Area

Tony Godina

Against

8/16/2021
8:59:53 PM

1118 Pyramid Drive

tonygodina1@gmail.com

Garland

2142357079

Texas

United States

75040

Outside the Notification Area



GARLAND

Plan Commission

2. b.

Meeting Date: 09/15/2021

Item Title: Z 20-22 Ion Design Group, LLC - Detail Plan (District 1)

Summary:

Consideration of the application of **Ion Design Group**, requesting approval of a Detail Plan for Single-Family Detached Homes. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Detail Plan) *(This item was postponed from the August 16, 2021 meeting at the request of the applicant.)*

Attachments

Z 20-22 Ion Design Group, LLC Report and Attachments (Detail Plan)

Z 20-22 Ion Design Group, LLC Responses

Planning Report

File No: Z 20-22/District 1

Agenda Item:

Meeting: Plan Commission

Date: September 15, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Detached Homes.

LOCATION

4698 and 4701 Bunker Hill Road

APPLICANT

Ion Design Group, LLC

OWNER

Liberty Bankers Life Insurance Company

BACKGROUND

The site is currently unimproved. The applicant intends to develop the property into a residential community with 149 lots for single-family residential dwellings, seventeen (17) Home Owner's Association (HOA) lots for open space and a trail system that will align with the regional trail.

This application was postponed from the August 16, 2021 Plan Commission hearing per the applicant's request. The applicant has resubmitted plans to address staff recommendations regarding lot size variety, front entry vs. rear entry homes, and parks and open space.

SITE DATA

The subject property contains 41.79 acres and has approximately 655.90 feet of linear frontage along Bunker Hill Road. The site can be accessed from Bunker Hill Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district. Development of single-family homes based in the SF-5 standards necessitates a zoning change.

CONSIDERATIONS

Detail Plan

1. The applicant proposes Single-Family-5 (SF-5) District as the “base” district for the Planned Development (PD) District. The Detail Plan shows 149 single-family detached homes and seventeen (17) HOA lots. The site plan (Exhibit C) shows the average lot size to be 4,752 square feet. The applicant proposes to create a variety of lot sizes as listed below:

<u>Lot Type</u>	<u>Number of Lots</u>
A Lots = 6,000 SF or greater	21
B Lots = 4,500 SF or greater	75
C Lots = 4,000 SF or greater	53

The total site is approximately 41.79 acres and is located in proximity to the Rowlett Creek floodplain, a portion which will be reclaimed. The total developable site area, excluding the floodplain, is 25.25 acres.

2. Screening and Landscaping

The landscape plan (Exhibit D) will comply with the landscaping and screening standards. The application includes entry walls, open spaces/common areas with a trail system that will connect to the City’s Regional Trail. Sidewalks will be provided along the public streets and within the development. The proposed landscape improvements are shown on Exhibit D.

The Garland Development Code (GDC) requires perimeter screening between residential development and a Type D or larger thoroughfare. The applicant proposes a six-foot high masonry screen wall and large canopy trees. The landscape plan (Exhibit D) complies with landscaping and screening standards per Section 4.40 of the GDC.

Additionally, the landscape plan (Exhibit D) reflects an ornamental metal fence along the south and the west of the development. A retaining wall will be placed below the wooden fence along the northern property line.

3. Open Space and Amenities

Approximately 40% of the land area will remain undevelopable due to the floodplain; however, 11.2% (2.08 acres) of the net site area will be developed as usable open spaces with internal pedestrian pathways and a trail system that will align with the City’s Regional Trail. Amenities will include a workout station, benches, playground and a shaded structure.

The trail system (Exhibit C) shows a twelve (12)-foot trail that connects from Bunker Hill Road to the City’s larger regional trail. It should be noted that as part of the floodplain reclamation, the existing twelve (12)-foot trail that runs along the eastern edge will be reconstructed to go around the proposed reclamation pond to the regional trail along Rowlett Creek.

4. Alley Waiver

The applicant requests an Alley Waiver to allow ninety (90) lots without alleys. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

5. Driveway Approval

The subject site fronts Bunker Hill Road. Bunker Hill is located within, owned, and maintained by the City of Sachse. Accordingly the applicant must obtain City of Sachse approval regarding transportation design elements such as deceleration lanes, median cuts or other traffic provisions. The City of Sachse has reviewed the submitted analysis and provided no objections regarding applicable design elements.

6. Garages

The proposed development will consist a combination of front entry garages for lots without alleys and rear-loaded lots. The setback for garages is proposed at a minimum of twenty (20) feet from the street right-of-way line.

The list below shows the requirements for the garage:

- 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 applicant proposes a total of ninety (90) front-loaded lots without alleys and fifty-nine (59) rear-loaded lots with alleys. The front-loaded lot garages will have an offset of five (5) feet behind the front building face. It should be noted that the lots designated as "C" will have alleys per Exhibit C.

Additionally, as an enhanced feature, the driveways will be finished using stamped concrete, integral colored concrete, exposed aggregate or salt-finished concrete.

7. Building Design

The elevations will comply with the applicable building design standards per the GDC.

Architectural Elements

Per the GDC, each dwelling unit shall incorporate at least three (3) of the following Architectural Elements. The applicant has confirmed the building elevations will conform to the building design standards. Furthermore, the applicant proposes enhanced architectural elements which includes:

- Multiple pane windows featuring either divided light or simulated divided light;
- Gable(s) with window(s);
- Dormer(s);
- Bay windows with a minimum projection of twenty-four inches;
- Variable roof pitch;
- Metal shed roof accents over windows and doorways;

- Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet;
- Dual coach lights on both sides of the garage in addition to front porch lighting;
- Cedar or wood accents (i.e. corbels, shutters, or other decorative wood accents);
- Decorative cast stone address marker;
- Mix of two or more masonry types (ex: brick, stone or cast stone).

8. Signage:

No deviations have been requested for signage.

9. Summary of Standards and Deviations:

Development Standards	Required (SF-5 District)	Proposed	Analysis Summary
Lot Area Minimum	5,000 square feet	Lot A: 6,000 square feet. Total 21 lots. Lot B: 4,500 square feet. Total of 75 lots. Lot C: 4,000 square feet. Total 53 lots.	The applicant contends the modification of these development standards are requested due to the limited amount of developable land within the site. Currently, almost 40% of the 41.79-acre site will remain within the floodplain, leaving 60% as developable.
Lot Width Minimum	55 feet	45-foot minimum lot widths for front-loaded lots. 40-foot minimum lot widths for rear-loaded lots. 5-foot reduction in minimum lot widths for eye-brow lots. 60 feet corner	
	60 feet corner		
Lot Coverage Maximum	50%	55%	
Front Setback	20 feet	15-foot front yard setback for all front-loaded lots. 10-foot front yard setback for all rear-loaded lots.	
Rear Setbacks	20 feet adjacent to	10-foot minimum	

	street or 15 feet for staggered and curvilinear lots. 10 feet for lots not adjacent to the street.	rear yard setbacks for all front-loaded lots. 15-foot minimum rear-yard setbacks for all rear-loaded lots.	
Side Setback	15 feet for lots adjacent to the street 5 feet for interior lots	15 feet for lots adjacent to the street 5 feet for interior lots	
Building Height Maximum	35 feet	35 feet	
Alleys	Alleys are required	90 lots will be front-loaded without alleys. 59 lots will be rear-loaded with alleys.	This request by the applicant is due to the limited amount of developable land as well as the overall narrowness of the site (bordered on both sides by floodplain) both impacting the overall lot depth.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods and Parks and Open Space (Public and Private).

Compact Neighborhoods provide areas of moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential neighborhoods.

Parks and open space areas include the vast array of park, recreation and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trail, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and plains.

The proposal is consistent with the density recommendation of the Envision Garland Plan in that it would allow for a net density of approximately 7.8 dwelling units per acre, within the recommended six (6) to twelve (12) dwelling units per acre. Additionally, a significant portion of this site will remain within the floodplain; however, the usable open space will be landscaped with pedestrian pathways, trails and other amenities.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across Bunker Hill Road, are residential properties in the City of Sachse. The properties to the east are zoned Planned Development (PD) District 15-40 and Planned Development (PD) District 16-06 for phased multi-family uses; the corner of Bunker Hill Road and North President George Bush Turnpike is already developed with multi-family development. The second phase is currently in review by staff and the third phase will be developed in the future. The property to the south is zoned Agricultural (AG) District and includes Rowlett Creek. The property to the west is zoned Agricultural (AG) District and is undeveloped.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Detached Homes.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Exhibits
- iv. Photos

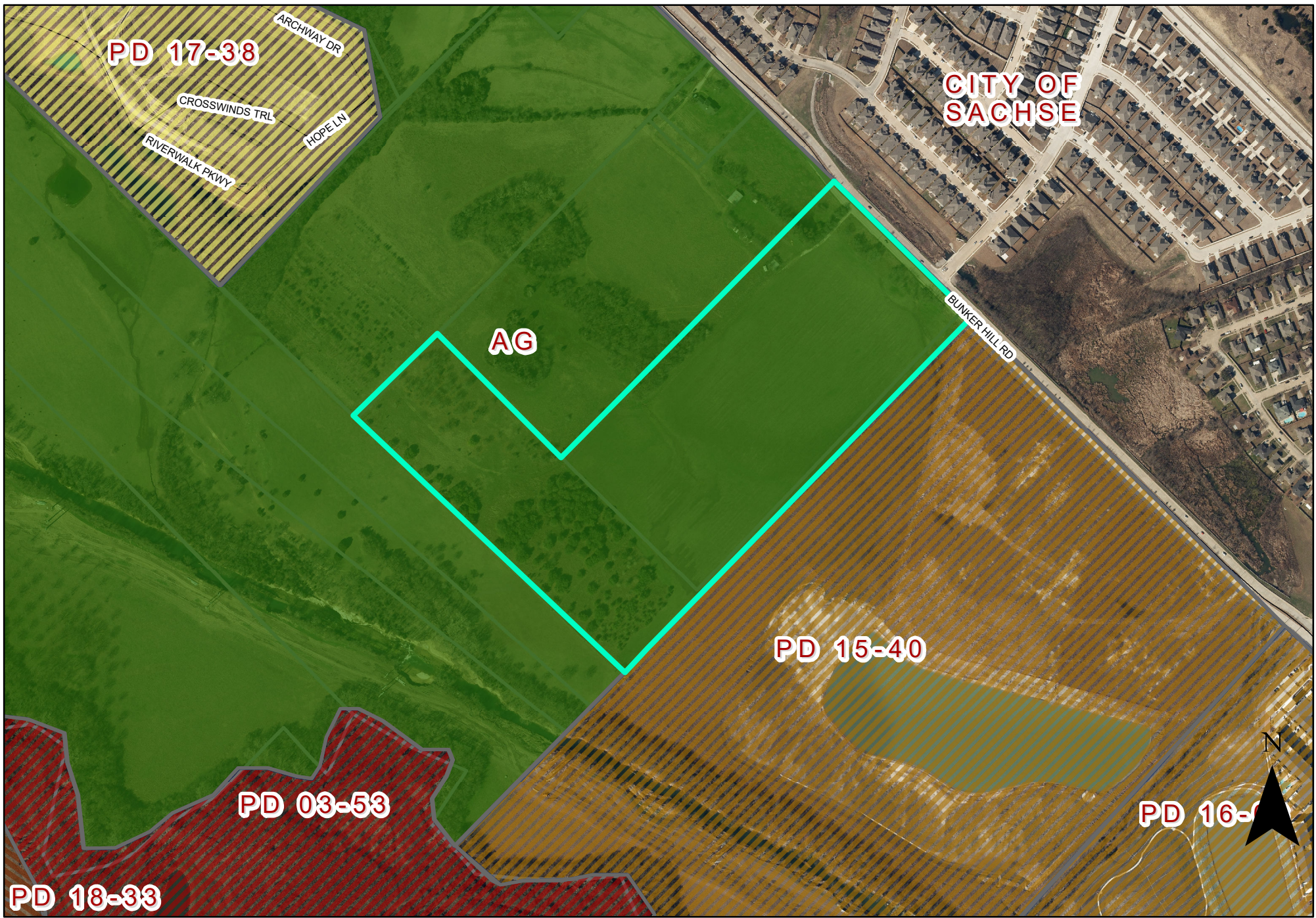
CITY COUNCIL DATE: October 12, 2021

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 20-22

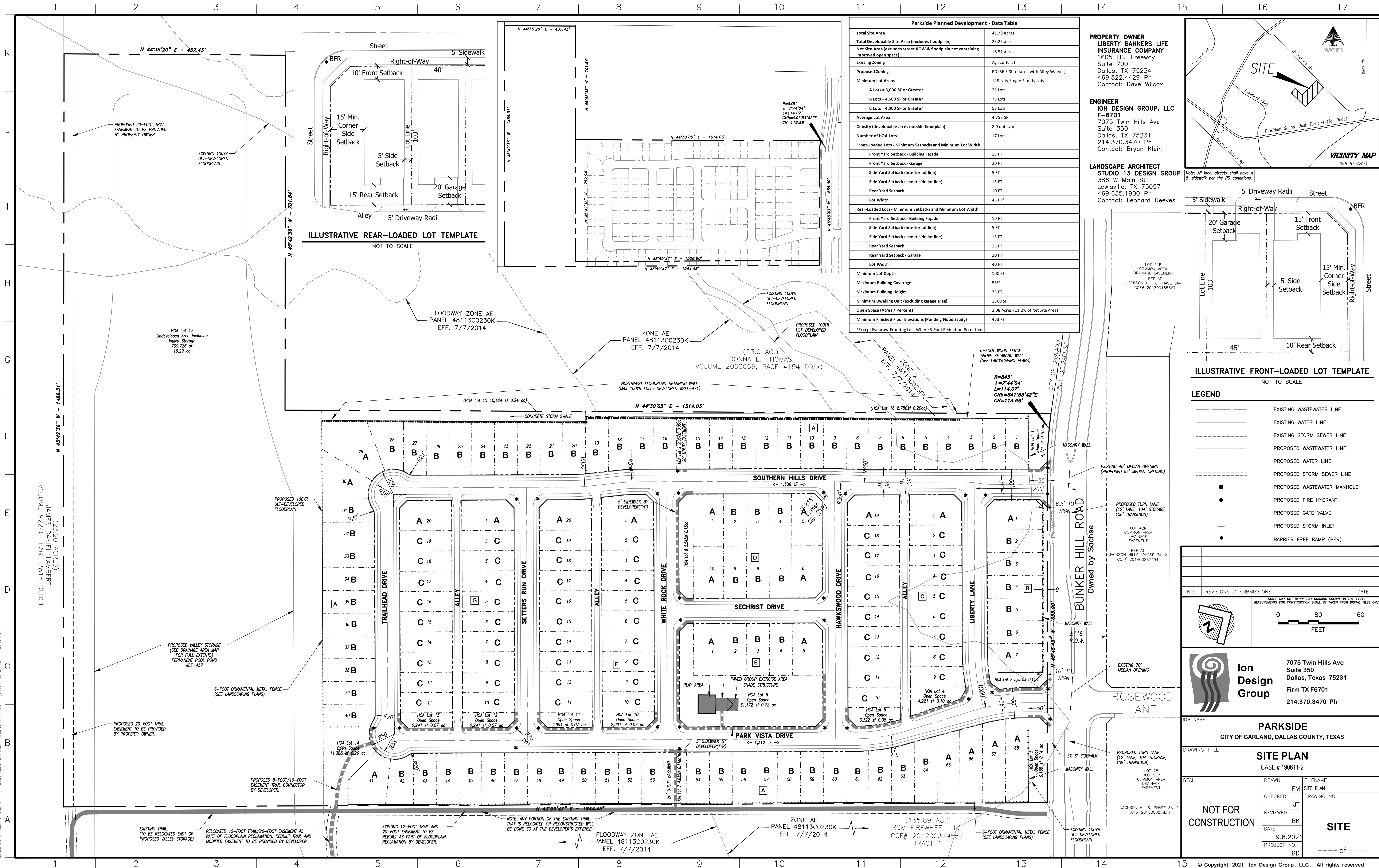


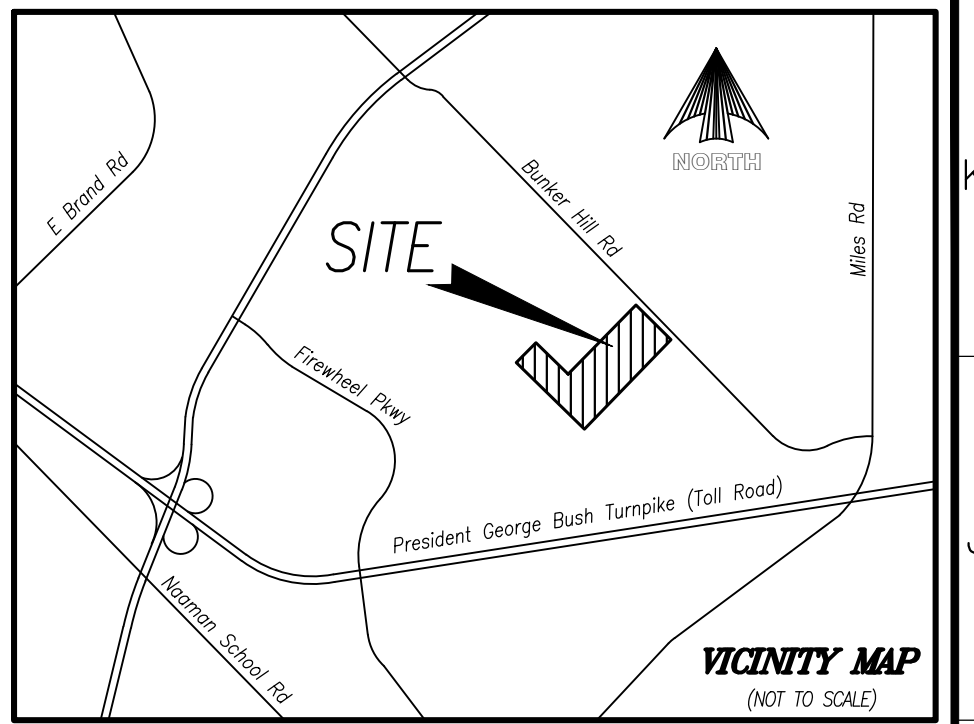
INDICATES AREA
OF REQUEST

EXHIBIT C

LAND: SITE PLAN, PLOTTED, Wednesday, September 8, 2021, 1:44:41 PM BY: ION DESIGN, PLT SCALE: 1:1, SAVED: 9/9/2021 1:45PM BY: ION DESIGN
EX: ASSIGNMENTS BEING MARKED\LIB: BUNKER HILL DRAWINGS\PROJECT SITE PLAN NEW.DWG

(23.20 ACRES)
JAMES DANIEL LAMBERT
VOLUME 92240, PAGE 3818 DRDCT





PROPERTY OWNER
LIBERTY BANKERS LIFE
INSURANCE COMPANY
1605 LBJ Freeway
Suite 700
Dallas, TX 75234
469.522.4429 Ph
Contact: Dave Wilcox

ENGINEER
ION DESIGN GROUP, LLC
F-6701
7075 Twin Hills Ave
Suite 350
Dallas, TX 75231
214.370.3470 Ph
Contact: Bryan Klein

LANDSCAPE ARCHITECT
STUDIO 13 DESIGN GROUP
386 W Main St
Lewisville, TX 75057
469.635.1900 Ph
Contact: Leonard Reeves

No.	REVISIONS / SUBMISSIONS						DATE		
									SCALE MAY NOT REPRESENT DRAWING SHOWN ON THIS SHEET. MEASUREMENTS FOR CONSTRUCTION SHALL BE TAKEN FROM DIGITAL FILES ONLY.
									0 80 160 FEET
Ion Design Group			7075 Twin Hills Ave Suite 350 Dallas, Texas 75231 Firm TX F6701 214.370.3470 Ph						
JOB NAME									
PARKSIDE CITY OF GARLAND, DALLAS COUNTY, TEXAS									
DRAWING TITLE									
OPEN SPACE & FENCING MAP CASE # 190611-2									
SEAL			DRAWN		FILENAME				
NOT FOR CONSTRUCTION			FM		SITE PLAN				
			CHECKED		DRAWING NO.				
			JT						
			REVISED						
			BK						
			DATE		SITE				
			9.8.2021						
			PROJECT NO.						
			TBD		_____ of _____				

CONTOUR REFERENCE: BLUE SKY SURVEYING & MAPPING, CORPORATION, SURVEY DATED OCTOBER 6, 2020

Bunker Hill Trail Connector

105.8773 AC.

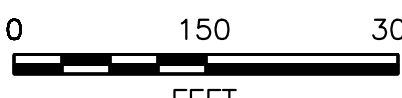
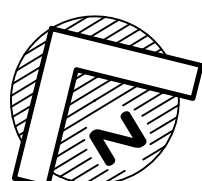
Fire Wheel Apartments

Bunker Hill Park

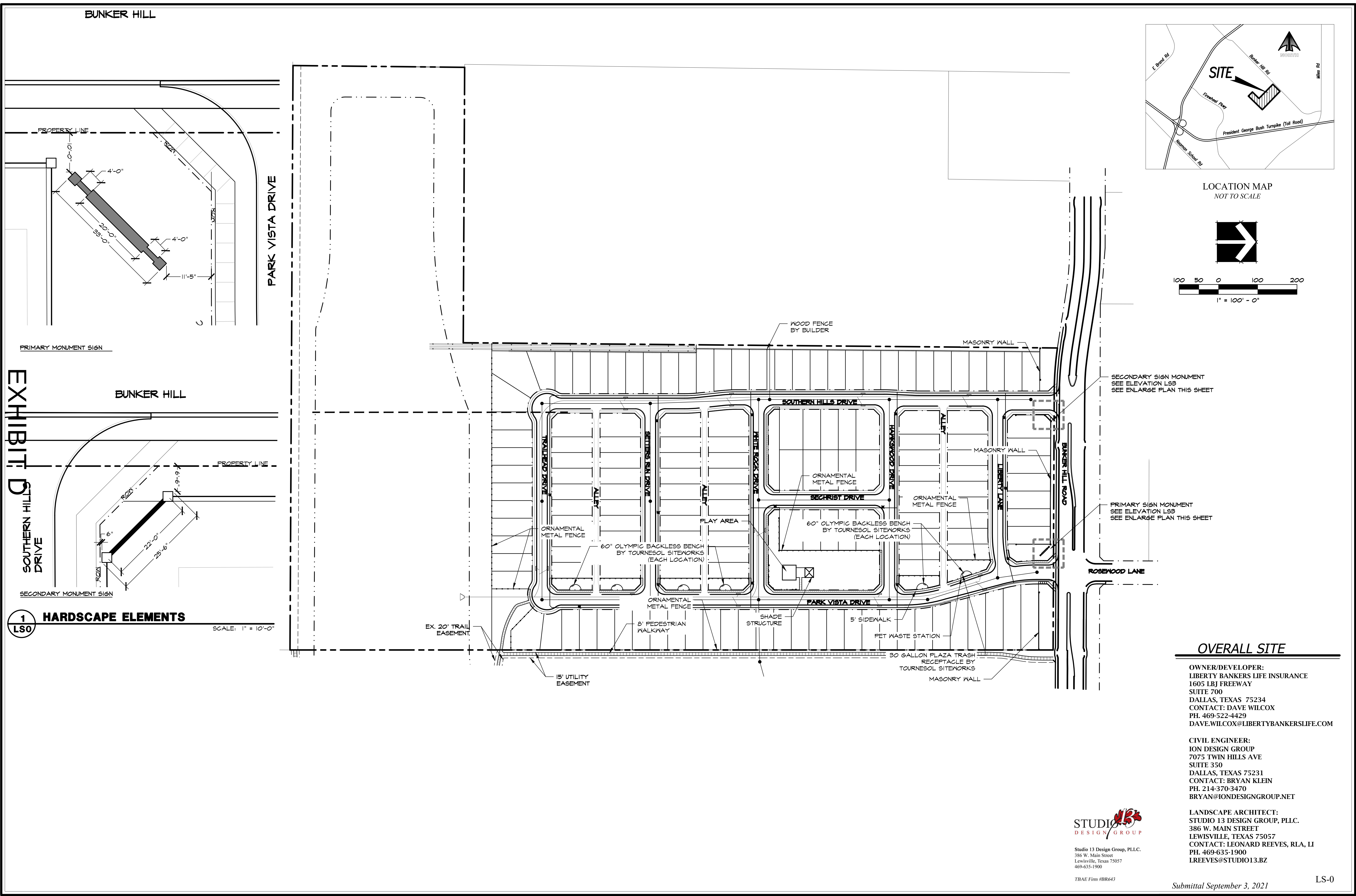
BENCHMARKS

REFERENCE BENCHMARK NO. 1
FOUND CITY OF SACHSE BRASS DISK GPS CONTROL MONUMENT
STATION NO. 2 IN BUNKER HILL ROAD.
N: 7040302.241' E: 2549521.784' ELEV: 527.22'

REFERENCE BENCHMARK NO. 2
FOUND CITY OF GARLAND GPS MONUMENT NO. 149 2" BRASS
DISK LOCATED ON INLET TOP @ NEC INTERSECTION 5500
LAVON DRIVE & SH 78.
N: 7039859.203' EAST: 2548313.851' ELEV: 516.87'

NO.	REVISIONS / SUBMISSIONS			DATE			
SCALE MAY NOT REPRESENT DRAWING SHOWN ON THIS SHEET MEASUREMENTS FOR CONSTRUCTION SHALL BE TAKEN FROM DIGITAL FILES ONLY 							
		7075 Twin Hills Ave Suite 350 Dallas, Texas 75231 Firm TX F6701 214.370.4470 Ph					
JOB NAME							
PARKSIDE CITY OF GARLAND, DALLAS COUNTY, TEXAS							
DRAWING TITLE							
Regional Trail Illustration Map CASE # 190611-2							
SEAL	DRAWN		FILENAME				
	CHECKED		DRAWING NO.				
	REVISED		Regio				
	DATE						
	PROJECT NO.					____ of ____	
	TBD						
	NOT FOR CONSTRUCTION						

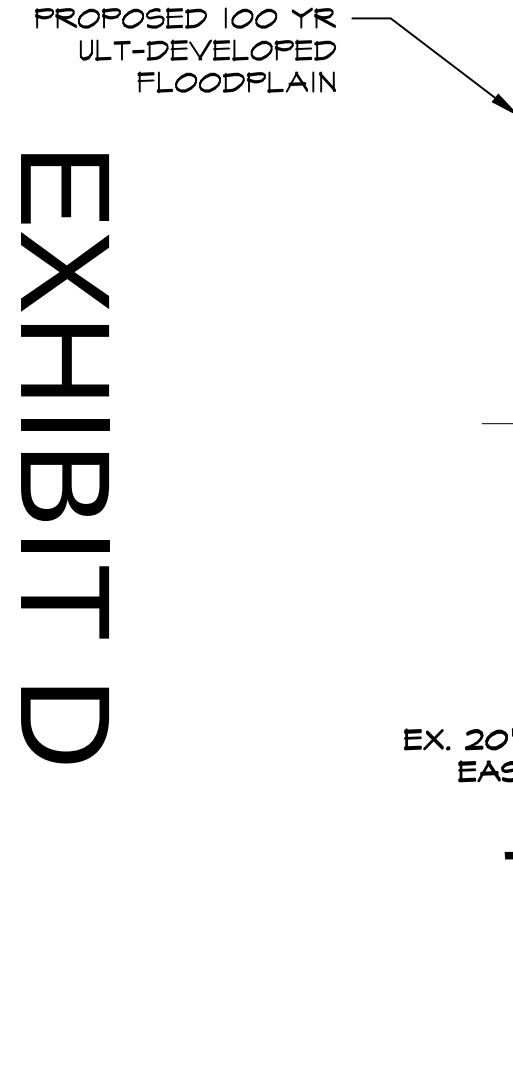
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Plotted by: ##### Plot Date: 9/3/2021 4:12 PM



Drawing: W:\Shared With Me\Shared\Projects\LB001\PSD (Landscape) 9-3-2021.dwg Saved By: Station13 Save Time: 9/3/2021 3:46 PM

Plot Date: 9/3/2021 4:12 PM

EXHIBIT D



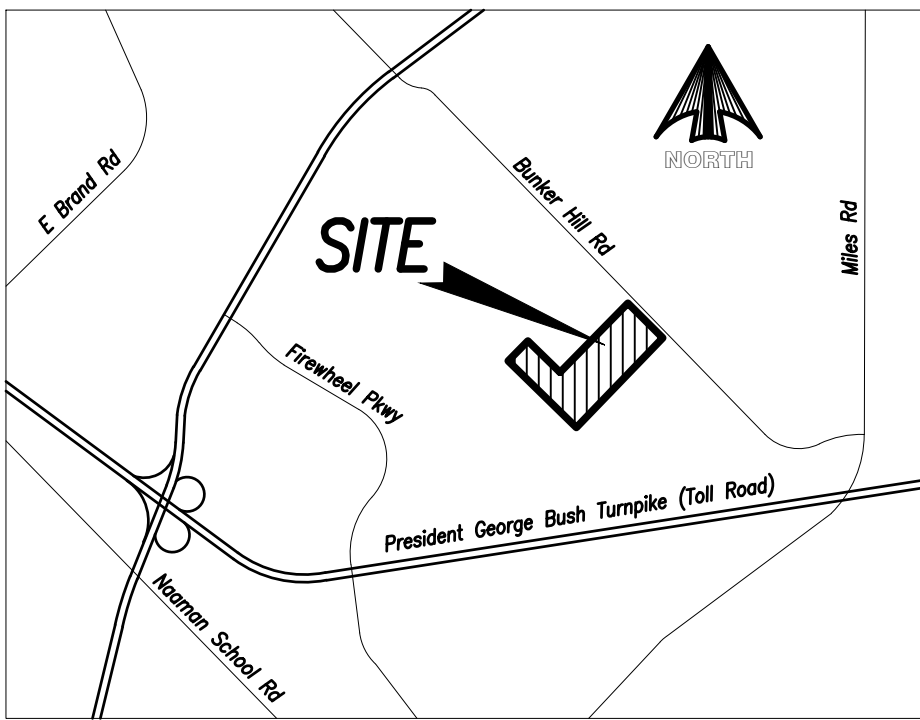
PLANT LIST					
SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
	SHUMARD OAK / QUERCUS SHUMARDII	3" CALIPER @ 12" ABOVE GRADE	AS SHOWN	15	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER @ 12" ABOVE GRADE	AS SHOWN	6	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER @ 12" ABOVE GRADE	AS SHOWN	25	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	BURFORD HOLLY / ILEX CORNUTA 'BURFORDII'	7 GALLON	AS SHOWN	74	2' HEIGHT AT TIME OF PLANTING
	WAXLEAF LIGUSTRUM / LIGUSTRUM JAPONICUM	7 GALLON	AS SHOWN	84	2' HEIGHT AT TIME OF PLANTING
	'SNOW WHITE' INDIAN HAWTHORNE / RHAPHIOLEPSIS INDICA 'SNOW WHITE'	5 GALLON	AS SHOWN	128	2' HEIGHT AT TIME OF PLANTING
	'LITTLE BUNNY' DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	24" O.C.	274	12" HEIGHT AT TIME OF PLANTING
	ANNUAL COLOR TO BE SELECTED BY OWNER	4" POTS	8" O.C.	270	FULL PLANTS
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQUARE FEET	74,950	MINIMUM 100% COVERAGE

OPEN SPACE CALCULATIONS	AC	SF	%
TOTAL SITE AREA	41.74	1,820,372	100%
SITE AREA WITHIN FLOODPLAIN	16.54	720,482	39.6%
NET AREA (EXCLUDES STREET ROW & FLOODPLAIN NOT CONTAINING USEABLE OPEN SPACE)	18.51	806,246	44.3%
USEABLE OPEN SPACE (% OF NET SITE AREA)	2.08	90,605	11.2%

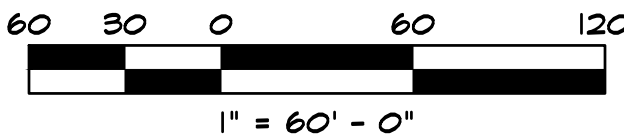
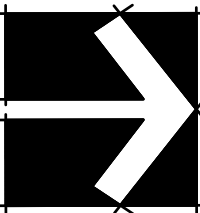
- (C) Tree Size at Installation. Large canopy trees (see Table 4-1 in the Approved Plant List, Division 7 of this Article 3) and street trees in the DT district must be a minimum of three inches in caliper (measured twelve inches above the ground) and seven feet in planted height at time of installation. Small ornamental trees (see Table 4-2 in the Approved Plant List, Division 7 of this Article 3) must be a minimum of one and one-half inch in caliper (measured six inches above the ground) and five feet in planted height at time of installation.
- (D) Shrub Size at Installation and Coverage at Maturity. Shrubs that are not of a dwarf variety must be a minimum of two feet in planted height at time of installation. Hedges or shrub massings, where installed for screening purposes, must be planted and maintained so as to form a continuous, unbroken, solid visual screen that will be at least six feet high within three years following installation (except for parking lot headlight screens, which must form a continuous, solid visual screen at least three feet high within two years following installation). Shrubs that are of a dwarf or miniature variety must be a minimum of one foot in planted height at time of installation unless that particular variety and size of shrub is typically less than one foot in planted height in North Central Texas.

SITE DETAIL SCHEDULE

ITEM (APPROVED VENDORS)	QUANTITY	MANUFACTURER	MODEL	PRODUCT REPRESENTATIVE
60" BACKLESS BENCH OLYMPIC COLLECTION	6	TOURNESOL SITEWORKS	MODEL #OL-0420-60 METAL: PITCH WOOD: RPL - DARK BROWN	2930 FABER ST UNION CITY, CA 94587 PHONE: 800-543-2282
30 GAL. TRASH RECEPTACLE PLAZA COLLECTION	6	TOURNESOL SITEWORKS	MODEL #PZ-075-30 w/ PZ-HDT METAL: PITCH WOOD: RPL - DARK BROWN	2930 FABER ST UNION CITY, CA 94587 PHONE: 800-543-2282
PET WASTE STATION ROUND WASTE BIN	3	BYO RECREATION	DOG WASTE STATION MODEL #BYO-PE-1458965 COLOR: BLACK	405 GOLFWAY WEST DRIVE SUITE 302 SAINT AUGUSTINE, FL 32095 PHONE: 877-782-0585



LOCATION MAP NOT TO SCALE



SECTION 4.40 PERIMETER SCREENING BETWEEN RESIDENTIAL DEVELOPMENT & THOROUGHFARES

- (A) General. Residential development adjacent to Type D or larger thoroughfares, as designated on the City's adopted Major Thoroughfare Plan, must be screened from the thoroughfares with one of the options listed below:
- REQUIRED:**
- (i) Option 1 - Brick or Stone Masonry Wall. A masonry wall is required in accordance with Section 4.39(A)(i) (except large canopy trees may be at maximum fifty-foot centers) and is subject to the following requirements:

- PROVIDED:**
- Masonry Wall per City of Garland Standards
 - 540 LF of frontage / 50 = 12 trees required.
 - 17 Canopy Trees Provided

- (a) The trees and screening wall are located within a minimum eight-foot wide landscape buffer, dedicated to a required Homeowners' Association for maintenance, on the street side of the screening wall; and

- PROVIDED:**
- Trees are located within a 9' (minimum) landscape buffer to be maintained by H.O.A.

- (b) Trees may be placed within City right-of-way provided that:

- The drip line of all trees (at maturity) is located no closer than the ultimate planned street curb alignment;
- There are no conflicts with utility lines; and
- The applicant enters into a License Agreement with the City (through the Engineering Department).

Items under (b) Not Applicable

OVERALL LANDSCAPE PLAN

OWNER/DEVELOPER:
LIBERTY BANKERS LIFE INSURANCE
1605 LBJ FREEWAY
SUITE 700
DALLAS, TEXAS 75234
CONTACT: DAVE WILCOX
PH. 469-522-4429
DAVE.WILCOX@LIBERTYBANKERSLIFE.COM

CIVIL ENGINEER:
ION DESIGN GROUP
7075 TWIN HILLS AVE
SUITE 350
DALLAS, TEXAS 75231
CONTACT: BRYAN KLEIN
PH. 214-370-3470
BRYAN@IONDESIGNGROUP.NET

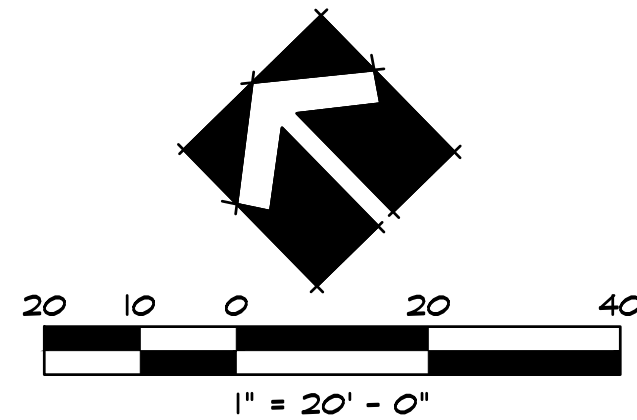
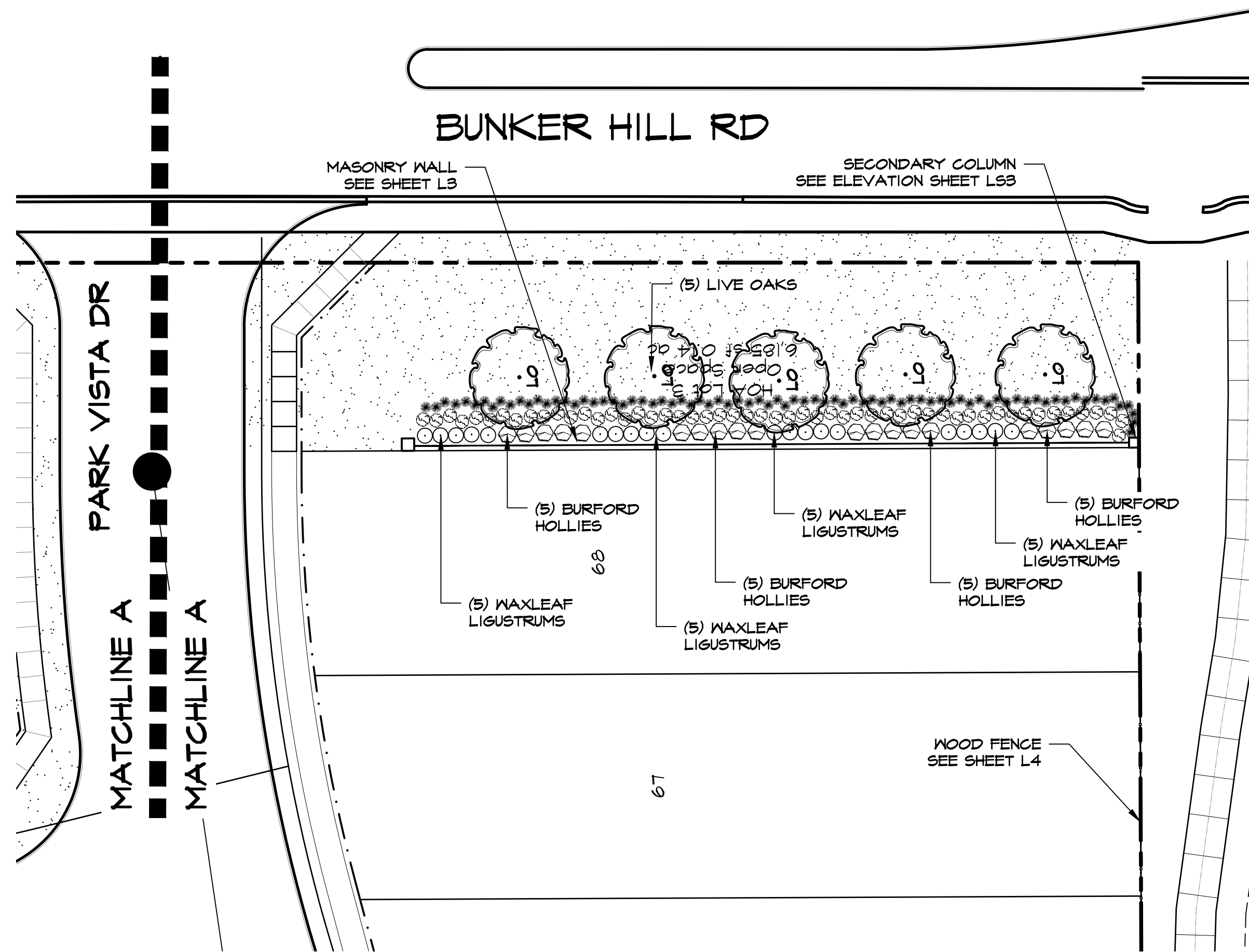
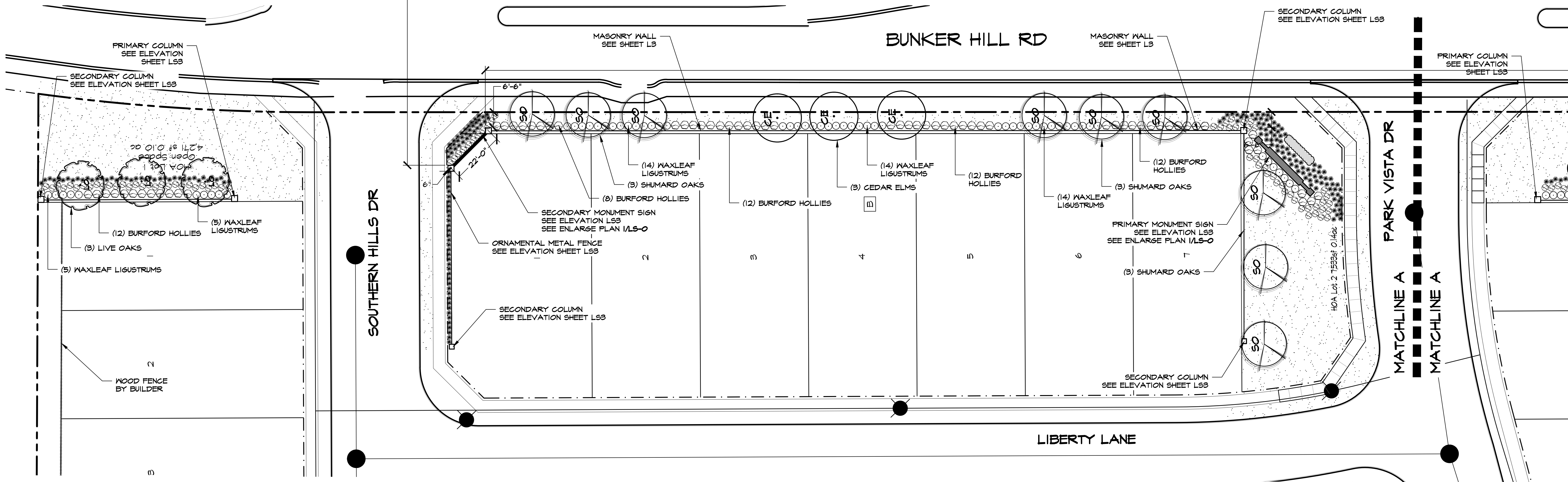
LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC.
386 W. MAIN STREET
LEWISVILLE, TEXAS 75057
CONTACT: LEONARD REEVES, RLA, II
PH. 469-635-1900
LREEVES@STUDIO13.BZ

Submittal September 3, 2021

LS-1

Drawing: W:\Shared\With Me\Shared\Projects\LIB001 - Garland\Concepts\LIB001PSP (Landscape) 9-3-2021.dwg Saved By: Station13 Save Time: 9/3/2021 3:46 PM Plotted by: ##### Plot Date: 9/3/2021 4:12 PM

EXHIBIT D



FRONTAGE PLAN

OWNER/DEVELOPER:
LIBERTY BANKERS LIFE INSURANCE
1605 LBJ FREEWAY
SUITE 700
DALLAS, TEXAS 75234
CONTACT: DAVE WILCOX
PH. 469-522-4429
DAVE.WILCOX@LIBERTYBANKERSLIFE.COM

CIVIL ENGINEER:
ION DESIGN GROUP
7075 TWIN HILLS AVE
SUITE 350
DALLAS, TEXAS 75231
CONTACT: BRYAN KLEIN
PH. 214-370-3470
BRYAN@IONDESIGNGROUP.NET

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC.
386 W. MAIN STREET
LEWISVILLE, TEXAS 75057
CONTACT: LEONARD REEVES, RLA, II
PH. 469-635-1900
LREEVES@STUDIO13.BZ



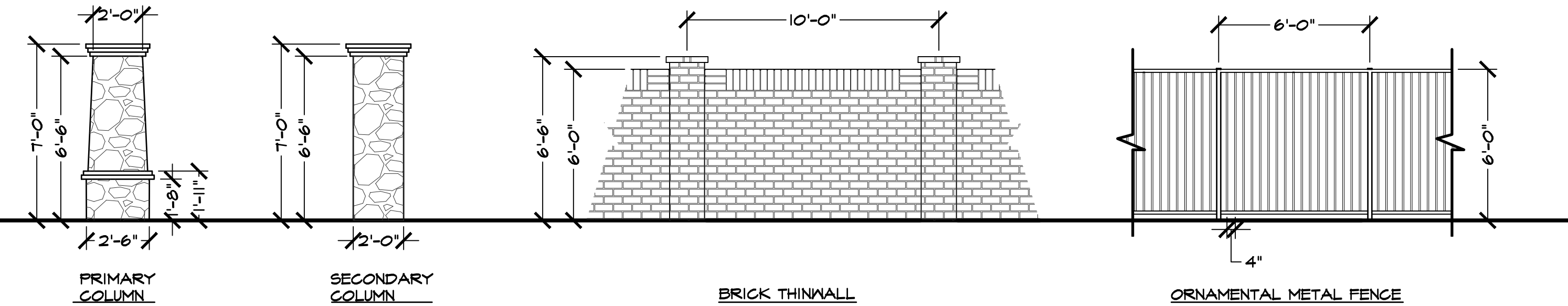
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

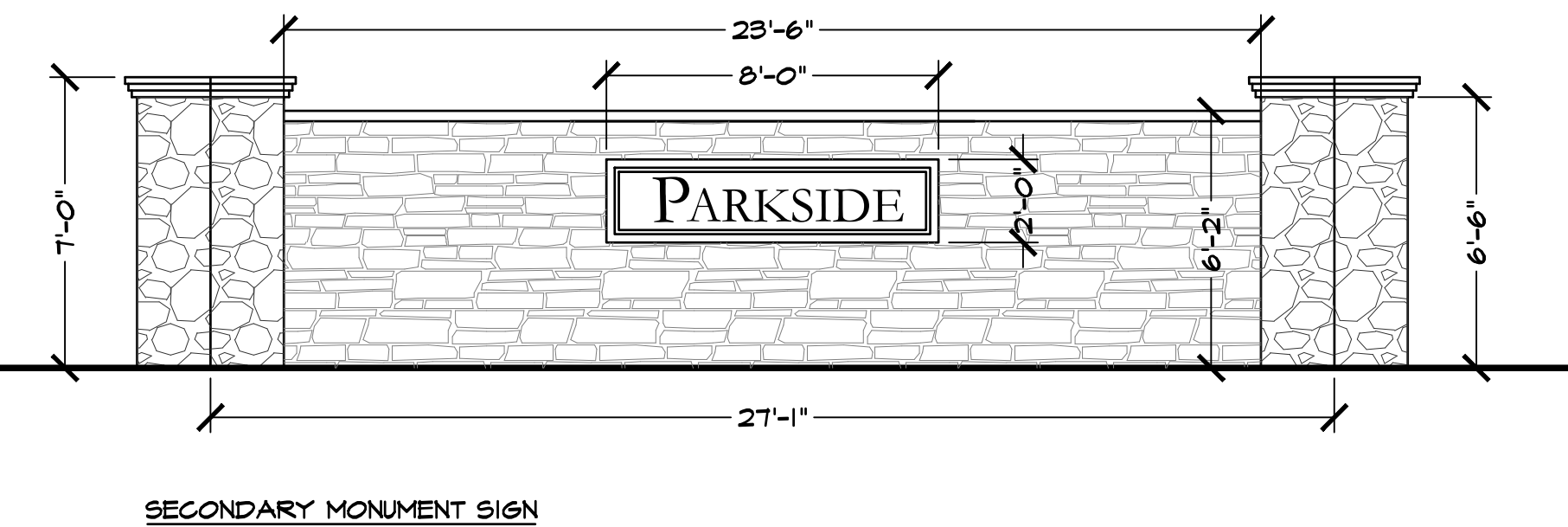
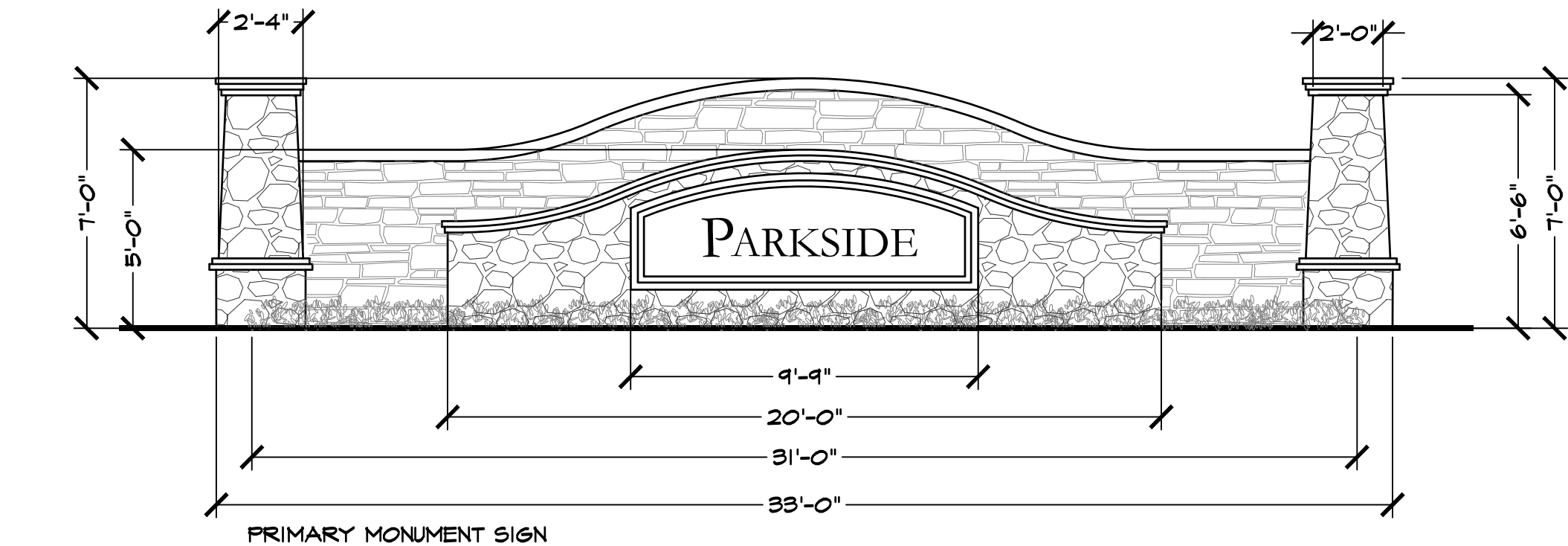
Submittal September 3, 2021

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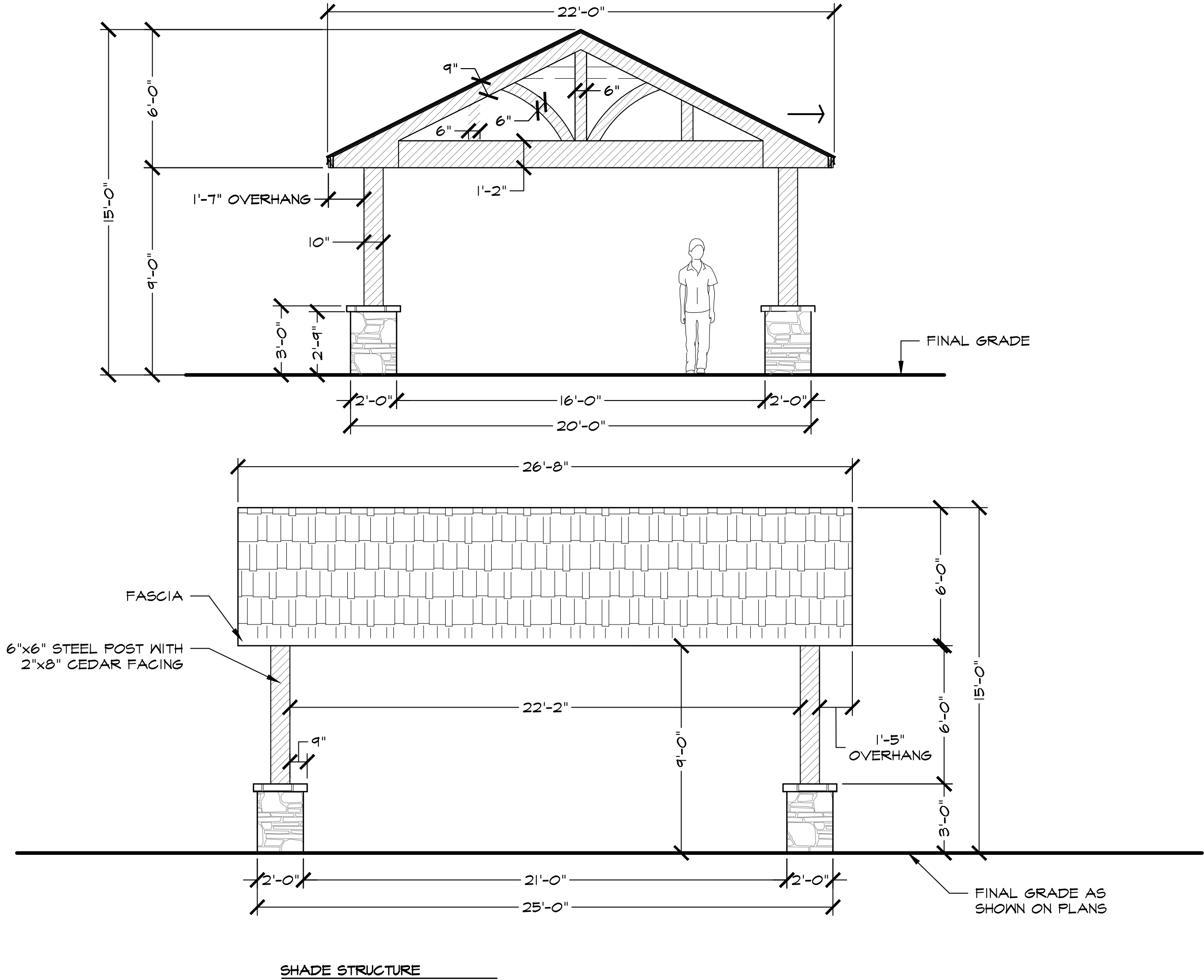
EXHIBIT D



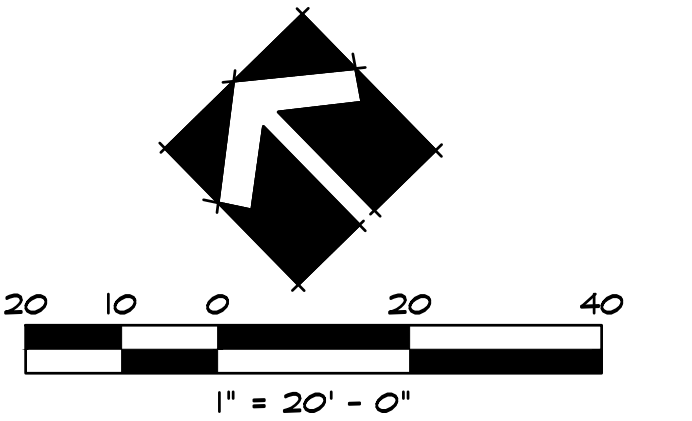
The Screening wall shall meet or exceed the Structural Integrity of the City's Standard screening wall details and comply to GDC Section 4.39 A.1



1 LS3 HARDSCAPE ELEMENTS SCALE: 1/4" = 1'-0"



2 LS3 SHADE STRUCTURE SCALE: 1/4" = 1'-0"



HARDSCAPE FEATURES

OWNER/DEVELOPER:
LIBERTY BANKERS LIFE INSURANCE
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7075 TWIN HILLS AVE
SUITE 350
DALLAS, TEXAS 75231
CONTACT: BRYAN KLEIN
PH. 214-370-3470
BRYAN@IONDESIGNGROUP.NET

LANDSCAPE ARCHITECT:
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CONTACT: LEONARD REEVES, RLA, LI
PH. 469-635-1900
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469-635-1900

TBAE Firm #BR643

Drawing: W:\Shared With Me\shared\Projects\LB001 - Garland\Concepts\LB001PSP (Landscape) 9-3-2021.dwg Saved By: Station13 Save Time: 9/3/2021 3:46 PM
Plotted By: ##### Plot Date: 9/3/2021 4:12 PM



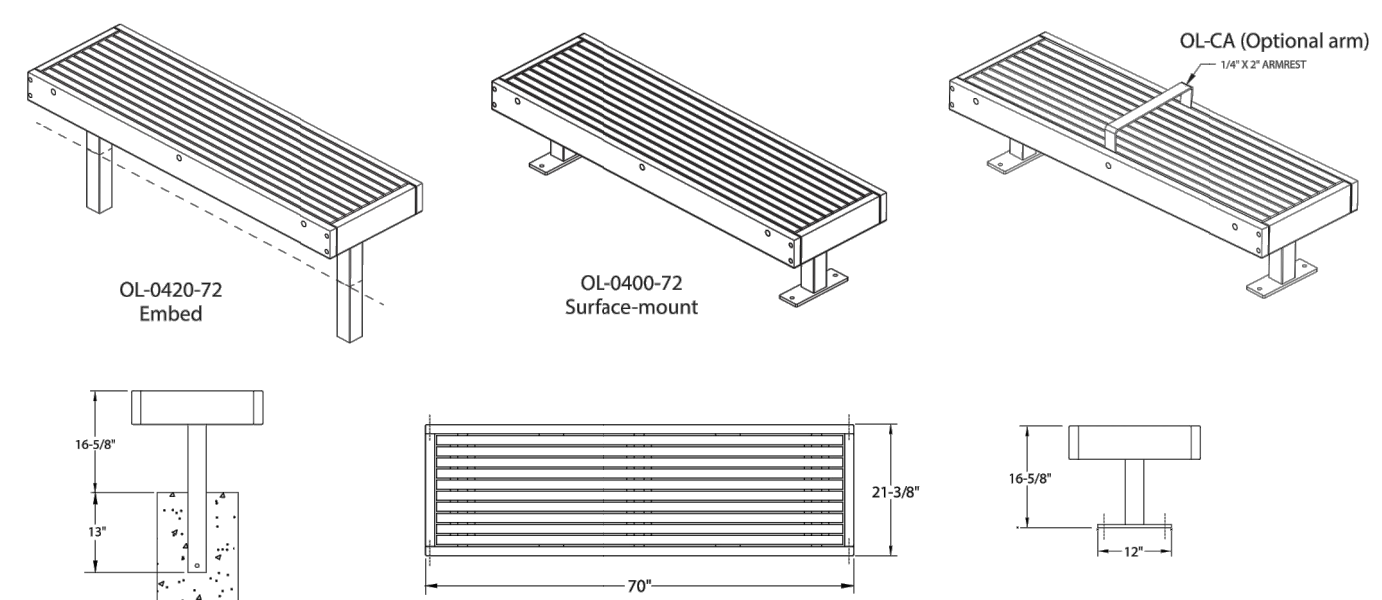
Olympic Benches - Custom length with arms

Olympic Collection - Wood or Recycled Plastic

Part No.	Description	Size (L x W x H)	Seat Height	Weight (lbs)	Mounting
OL-0400-48	Olympic Backless Bench, 48"	46" x 21-3/8" x 16-5/8"	16-5/8"	125-181	Surface-mount
OL-0420-48	Olympic Backless Bench, 48"	46" x 21-3/8" x 16-5/8"	16-5/8"	125-181	Embed
OL-0400-60	Olympic Backless Bench, 60"	58" x 21-3/8" x 16-5/8"	16-5/8"	135-208	Surface-mount
OL-0420-60	Olympic Backless Bench, 60"	58" x 21-3/8" x 16-5/8"	16-5/8"	135-208	Embed
OL-0400-72	Olympic Backless Bench, 72"	70" x 21-3/8" x 16-5/8"	16-5/8"	150-235	Surface-mount
OL-0420-72	Olympic Backless Bench, 72"	70" x 21-3/8" x 16-5/8"	16-5/8"	150-235	Embed
OL-0400-96	Olympic Backless Bench, 96"	94" x 21-3/8" x 16-5/8"	16-5/8"	175-290	Surface-mount
OL-0420-96	Olympic Backless Bench, 96"	94" x 21-3/8" x 16-5/8"	16-5/8"	175-290	Embed
OL-CA	Optional center arm (each)			13	

* Weight varies depending on material used.

Boulevard wood is an ecologically responsible wood that performs like exotic hardwoods. The Thermally-Modified ash (used with our site furnishings and decking products) has a 25+ year life span (AWPA UC3B), is moisture stabilized, splinter, warp and twist resistant, and will naturally weather from deep brown to a beautiful, rich silver. See our website for further information about Boulevard wood's advantages and characteristics.



Olympic benches are available with surface or embed mountings in 48", 60", 72", and 96" lengths. Available with bench slats in Boulevard™ Thermally-Modified wood. Other wood options include Ipe, Red Cedar, Douglas Fir or recycled plastic lumber.
Note: All Olympic Benches require assembly as they ship either dismantled or partially dismantled.



Successful sites start here™

2930 Faber Street, Union City, CA 94587 800-542-2282 tournesol.com



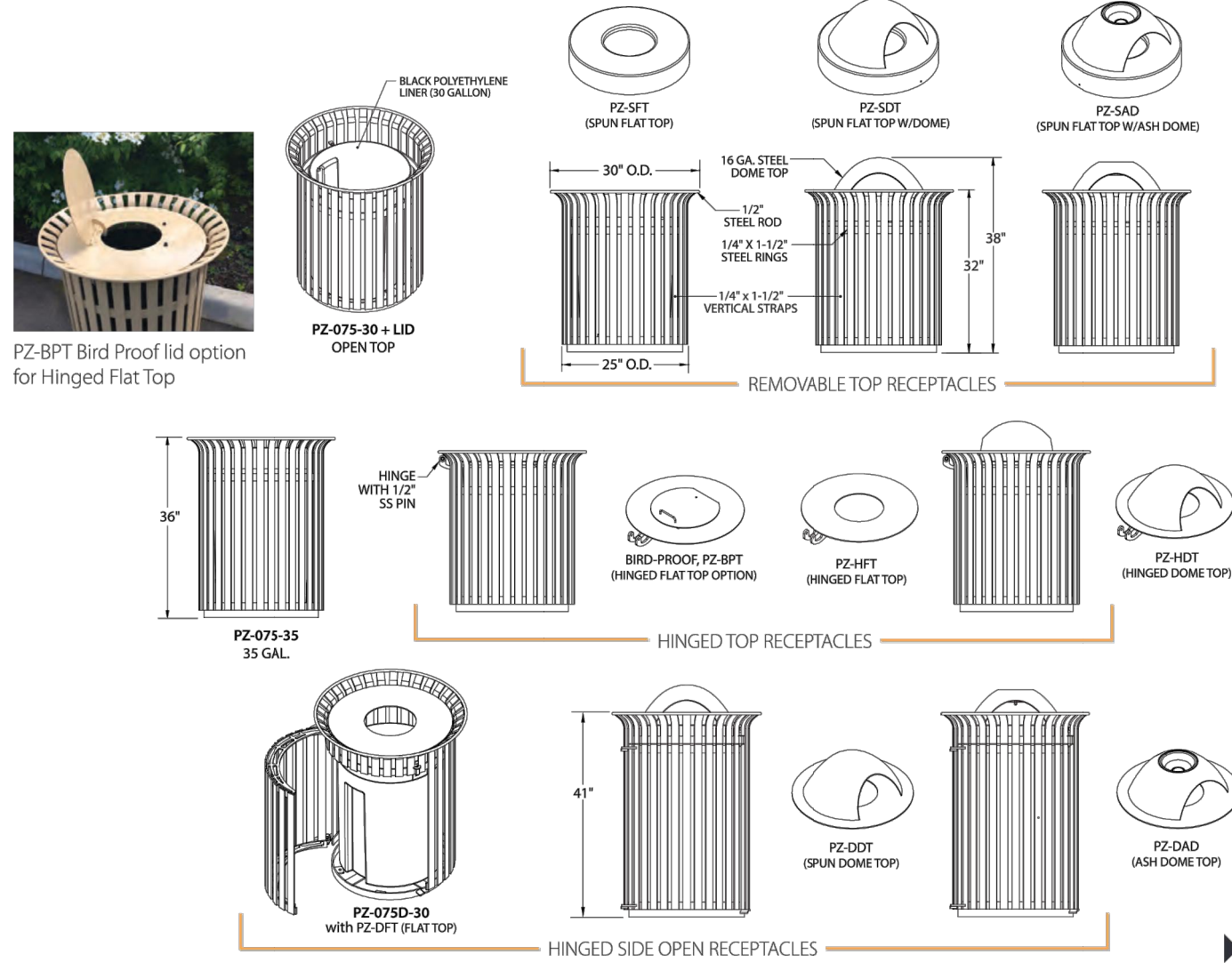
Plaza Collection Receptacles - PZ-075 and PZ-075D

Part No.	Description	Size	Weight Lbs.
PZ-075-30	Plaza Collection Steel Strap Flared Receptacle w/30 Gal. Black Polyethylene Liner, Open Top (TR-12)	25" Dia x 32" H	235
PZ-075-35	Plaza Collection Steel Strap Flared Receptacle w/35 Gal. Black Polyethylene Liner, Open Top	25" Dia x 36" H	245
PZ-075D-30	Plaza Collection Steel Strap Flared Receptacle with Side Door, 30 Gal. Black Polyethylene Liner, Open Top	25" Dia x 36-1/2" H	250
PZ-075D-35	Plaza Collection Steel Strap Flared Receptacle with Side Door, 35 Gal. Black Polyethylene Liner, Open Top	25" Dia x 41" H	260

Lid Option

PZ-DAD	Ash Dome Top for Round Receptacle w/ Side Door	277
PZ-DDT	Dome Top for Round Receptacle w/ Side Door	276
PZ-DFT	Flat Top for Round Receptacle w/ Side Door	272
PZ-HDT	Hinged Top w/Dome for Round Receptacle	254
PZ-HFT	Hinged Flat Top for Round Receptacle	250
PZ-BPT	Bird Proof Lid for Hinged Flat Top Round Receptacle	255
PZ-SAD	Spun Flat Top for Round Receptacle	250
PZ-SDT	Spun Dome Top for Round Receptacle	249
PZ-SDT	Spun Ash Dome Top for Round Receptacle	245

Note: All Plaza Collection receptacles are listed without tops. Choose from removable tops, hinged tops and side opening styles. Lid option weights are for 30 gal units. All Plaza Collection Receptacles ship fully assembled, except units with dome tops will require dome assembly.



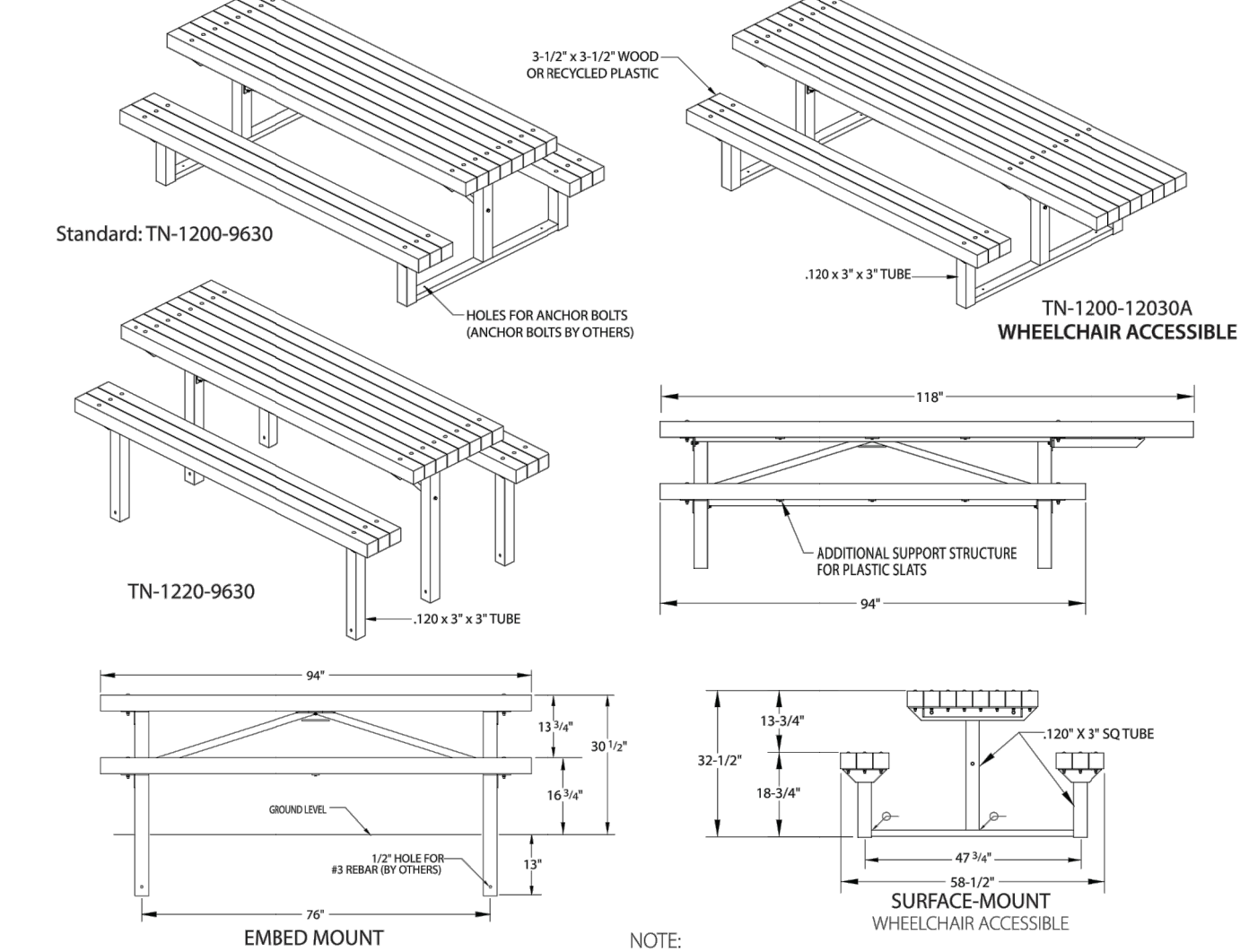


Successful sites start here™

Transit Collection Tables

Part No.	Description	Size	Approx. Weight (lbs)	Mounting
TN-1200-9630	Wood and Steel Table w/ 96" 4x4 Top and 2 Benches, FW part no. F-5	94"L x 58-1/2"W x 30-1/2"H	493-933	Surface-Mount
TN-1200-9630	Wood or Rec. Plastic and Steel Table w/ 96" 4x4 Top and 2 Benches	94"L x 58-1/2"W x 30-1/2"H	493-933	Permanent Embed
TN-1200-12030A	Wood or Rec. Plastic and Steel Table w/ 120" 4x4 Top and 2 - 96" Benches, Wheelchair Access, FW part no. F-5	118"L x 58-1/2"W 32-1/2"H	533-1020	Surface-Mount
TN-1200-12030A	Wood or Rec. Plastic and Steel Table w/ 120" 4x4 Top and 2 - 96" Benches, Wheelchair Access	118"L x 58-1/2"W 32-1/2"H	533-1020	Permanent Embed

*Weight varies depending on material used.



NOTE: For permanent embed; depth and diameter of installation hole may vary with soil conditions. Consult project engineer for correct dimensions. Transit Collection Wheelchair Accessible table seats and table tops are 2" taller than standard versions. (18-3/4"H seats, 32-1/2"H table)

Part No.	Description	Size
GB	Game Board	18" x 18" with 2" Squares
IGB	Game Board, Installed	18" x 18" with 2" Squares
UMB	Umbrella hole	2" Dia.
LB	Lag Bolt Assembly	NA





Successful sites start here™

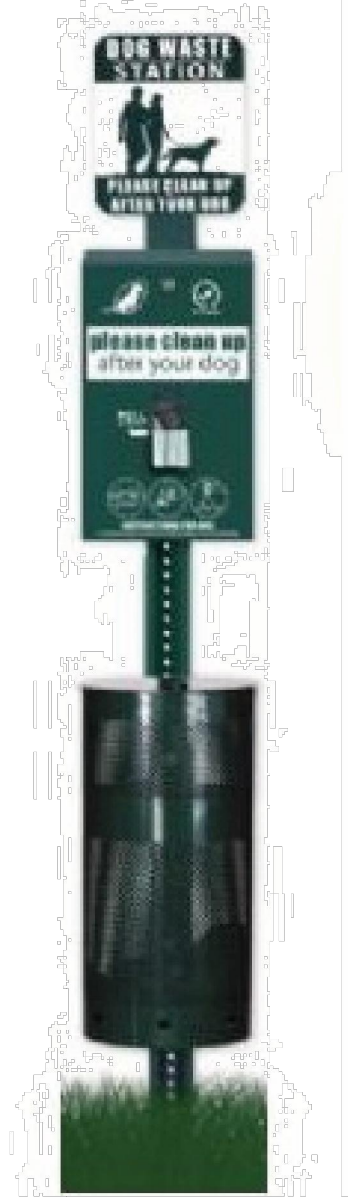
2930 Faber Street, Union City, CA 94587 800-542-2282 tournesol.com



Dog Waste Station - Round Waste Bin

BYO-PE-1458965

Dimensions: 72" H x 10" W



- Quick Facts:**
- Each Dog Waste Station includes: Mounting post, Dog Waste Station Pet Sign - "Please Clean Up After Your Dog", Sign Bracket, Poop Bag Dispenser - Roll Bag or Single Pull Bags, Large Waste Can w/ Lock & Key, 600 Pet Waste Bags (3 poop bag rolls or Single Pull poop bags), 50 Trash Can Liners
 - All hardware and complete instructions included
 - Lock & Key for bag Dispenser security

Warranty:

- Lifetime warranty on all products.

www.BYOPlayground.com | 1-800-853-5316

EXHIBIT D

1 BENCH



5 PLAY STRUCTURE



2 TRASH RECEPTACLE

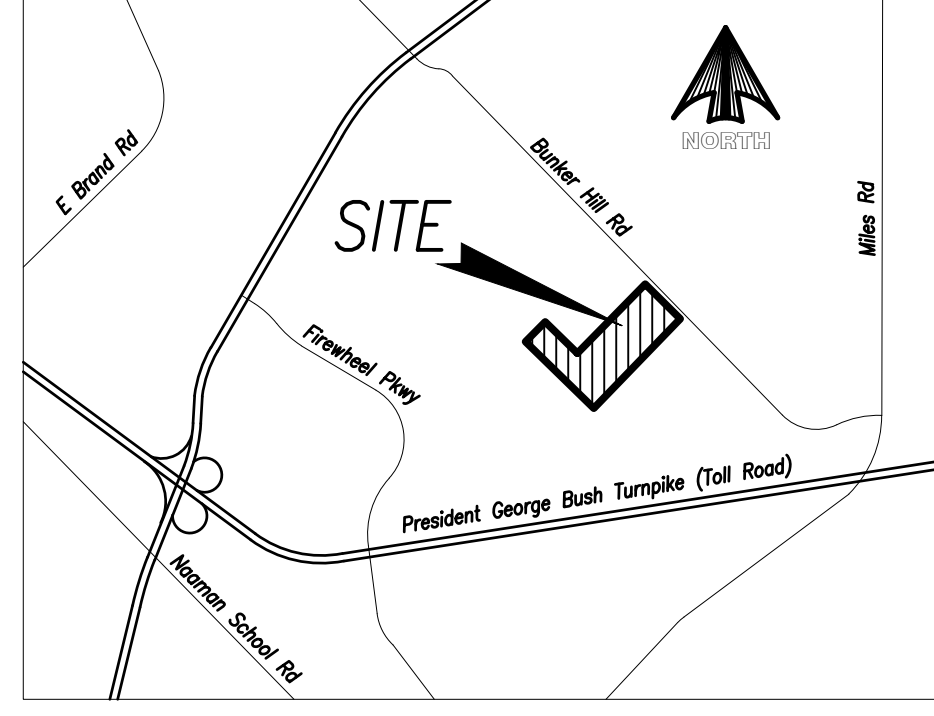
6

3 PICNIC TABLES



6 ADULT EXERCISE SQUARE

4 PET WASTE STATION



LOCATION MAP
NOT TO SCALE

SITE AMENITIES

OWNER/DEVELOPER:
LIBERTY BANKERS LIFE INSURANCE
1605 LBJ FREEWAY
SUITE 700
DALLAS, TEXAS 75234
CONTACT: DAVE WILCOX
PH. 469-522-4429
DAVE.WILCOX@LIBERTYBANKERSLIFE.COM

CIVIL ENGINEER:
ION DESIGN GROUP
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DALLAS, TEXAS 75231
CONTACT: BRYAN KLEIN
PH. 214-370-3470
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LANDSCAPE ARCHITECT:
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LEWISVILLE, TEXAS 75057
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LREEVES@STUDIO13.BZ



Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

Submission September 3, 2021

LS-4

Z 20-22



Looking at the subject property from Bunker Hill Road



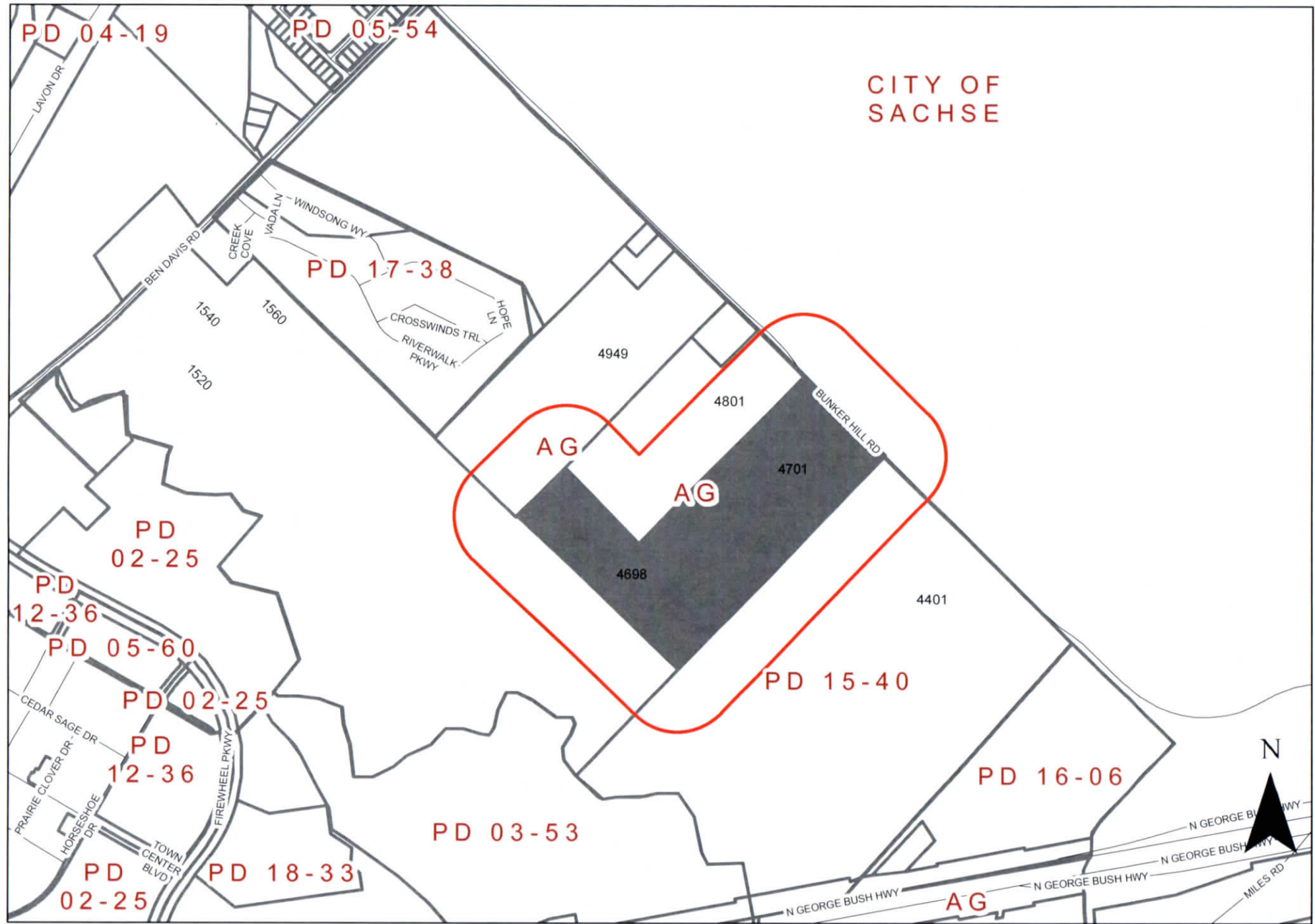
East of the subject property



North of subject property (City of Sachse)



West of the subject property



0 550 1,100 Feet
1 inch = 833 feet

Zoning Map Z 20-22

4698 & 4701 Bunker Hill Road

INDICATES AREA
OF REQUEST

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-22	September 15, 2021	October 12, 2021	Nabiha Ahmed

Ion Design Group, LLC. The applicant proposes to construct 150 single-family detached homes with trails and open spaces. This site is located at 4698 and 4701 Bunker Hill Road.

Himmat S Punia

For

9/2/2021
7:30:44 PM

4313 Sea View Drive

Garland

TX

United States

75043

Outside the Notification Area

Ariel Contreras

Against

8/30/2021
12:39:13 AM

3310 Rosewood Ln

Arj527@yahoo.com

Sachse

Texas

United States

75048

Outside the Notification Area

Jim R Vonier II

Against

8/30/2021
12:28:46 AM

2619 Wrangler Lane

VONIER@GMAIL.COM

Sachse

2145059365

TX

United States

75048

Outside the Notification Area

we need more apartments in this area like we need more storage units.

**Diana
McKeever**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-22	September 15, 2021	October 12, 2021	Nabiha Ahmed

8/29/2021
10:36:54 PM

4019 Hawthorne Drive

dianatx13@gmail.com

Sachse

2147253333

Texas

United States

75048

Outside the Notification Area

Tony Godina

Against

8/16/2021
8:59:53 PM

1118 Pyramid Drive

tonygodina1@gmail.com

Garland

2142357079

Texas

United States

75040

Outside the Notification Area



GARLAND

Plan Commission

2. c.

Meeting Date: 09/15/2021

Item Title: Z 20-31 Allstate Truck & Trailer Repair, LLC - Zoning (District 6)

Summary:

Consideration of the application of **Allstate Truck & Trailer Repair, LLC**, requesting approval of a Change in Zoning of a 0.3422-acre portion of land from Community Retail (CR) District to Industrial (IN) District. This property is located at 4030-4040 Forest Lane (District 6) (File Z 20-31 – Zoning)

Attachments

Z 20-31 Allstate Truck & Trailer Repair, LLC Report and Attachments (Zoning)

Z 20-31 Allstate Truck & Trailer Repair, LLC Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 20-31/District 6

Agenda Item:

Meeting: Plan Commission

Date: September 15, 2021

REQUEST

Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair on a property zoned Industrial (IN) District.

Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

LOCATION

4030-4040 Forest Lane

APPLICANT

Allstate Truck & Trailer Repair, LLC.

OWNER

LSG 4040 Forest Lane Associates LLC

BACKGROUND

On the overall subject property sits 654,672 square feet of total building area, including a large warehouse building and smaller detached buildings. Four (4) tenants are located on the overall site including the tenant space proposed for the Truck and Bus Storage and Repair Use. The applicant is requesting approval of a Change in Zoning from Community Retail (CR) District to Industrial (IN) District on a 0.3422-acre portion of land, and Specific Use Provisions (SUP) to allow an operation of a Truck and Bus Storage and Repair establishment within a 4.11-acre portion of the site.

A previous zoning request [Z 20-08] for this site was denied by City Council in 2020 due to technical deficiencies. A new application was granted allowance by City Council to be submitted within one (1) year of the GDC-required waiting period for denied zoning cases. The application was resubmitted per the pre-filing process, allowing for sufficient time to address comments. The use is existing on the site; however, Code Compliance issues have been addressed and the application is in order as submitted, pending approval of the zoning requests.

SITE DATA

The overall subject property contains approximately 47.267 acres, while the area of request is approximately 4.11 acres. The site has approximately 1218 lineal feet along Forest Lane. The area of request has access from Forest Lane.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office,

commercial, personal and professional services, and limited retail activities. The Industrial (IN) 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.

The applicant intends to conduct a Truck and Bus Storage and Repair Use. The proposed operation requires Specific Use Provisions in the Industrial (IN) District. In addition, the 0.3422-acre portion of land currently zoned Community Retail (CR) District requires a rezoning to Industrial (IN) District to bring the site into compliance, pending approval of the SUP's.

CONSIDERATIONS

1. The boundaries of the proposal are shown in the site plan (Exhibit C in the Plan item). The proposed hours of operation are Monday through Saturday 7:00 am to 6:00 pm.
2. The proposal and the overall site comply with the parking requirements of the GDC.
3. Neither a building expansion nor a parking lot expansion is proposed with this request. Landscaping and screening compliance is not triggered by this request. However, there is existing landscaping on the site.
4. The applicant is not proposing a sign with this development. However, if a sign is proposed in the future it is required to meet the GDC requirements.
5. The applicant is requesting approval of the Specific Use Provision for a period of twenty (20) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

This use is compatible with the surrounding area and the Comprehensive Plan. In addition, the use offers a supportive operation to the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned for industrial and heavy commercial uses. The property to the north, across Forest Lane, is zoned Heavy Commercial (HC) District and is developed with a car lot, beauty supply center, auto part stores and a tire shop. The property to the south across the railroad track is zoned Industrial (IN) District and is developed with a packaging company and a distribution operation. The property to the east is zoned Industrial (IN) District and is developed with a sheet metal company. Further to the east is zoned Industrial (IN) District and is developed with an equipment rental agency. The property to west, across Easy Street, is zoned Industrial (IN) District and Heavy Commercial (HC) District. The Industrial (IN) District area is developed

with a gun shop, sand and gravel supplier, and a HVAC company. The Heavy Commercial (HC) District is developed with a gas station and auto sales.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair on a property zoned Industrial (IN) District.

Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Photos

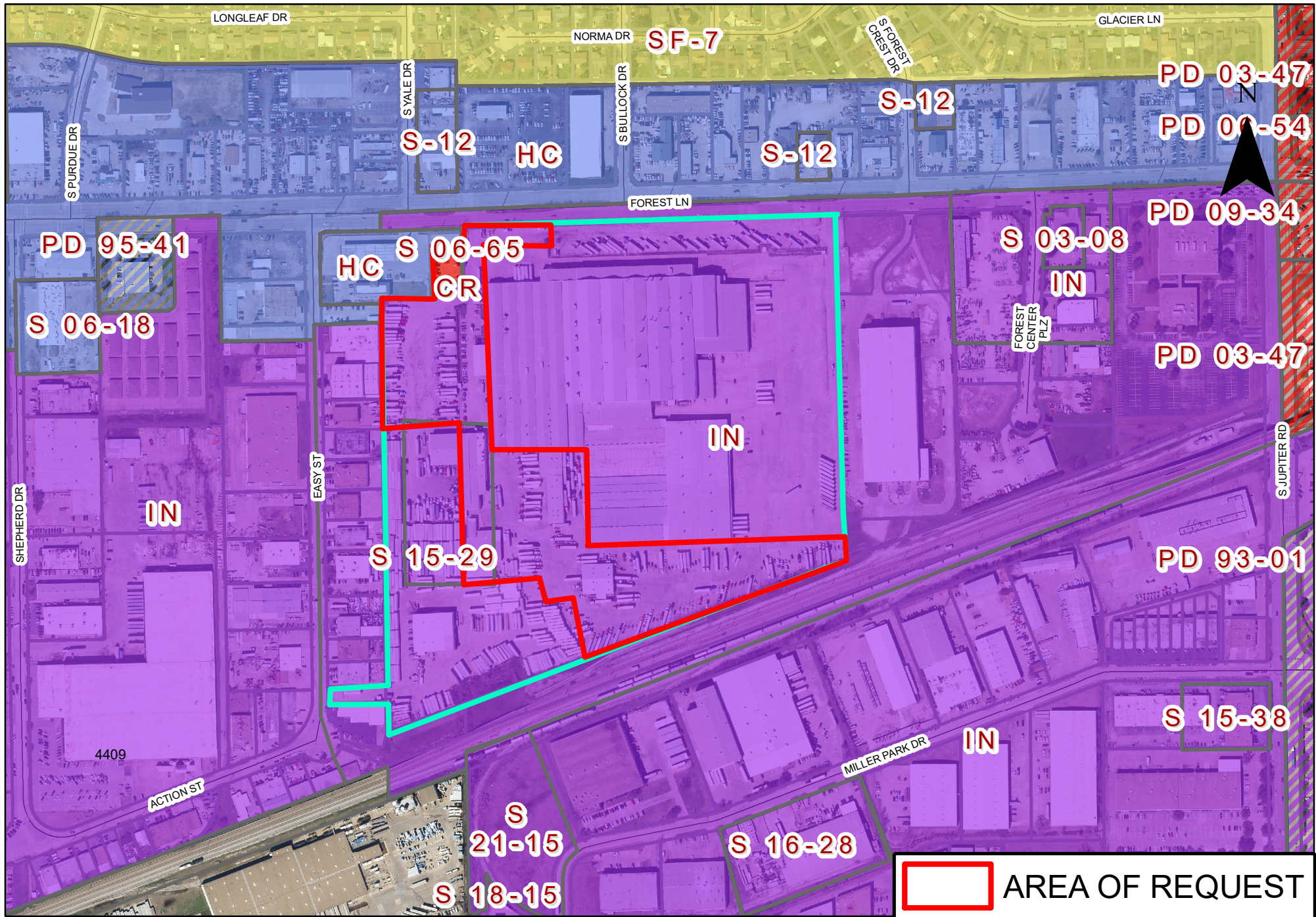
CITY COUNCIL DATE: October 12, 2021

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 275 550 Feet
1 inch = 415 feet

Zoning Map Z 20-31

AREA OF REQUEST

SUBJECT SITE

Z 21-31



View of the subject property from Forest Lane.



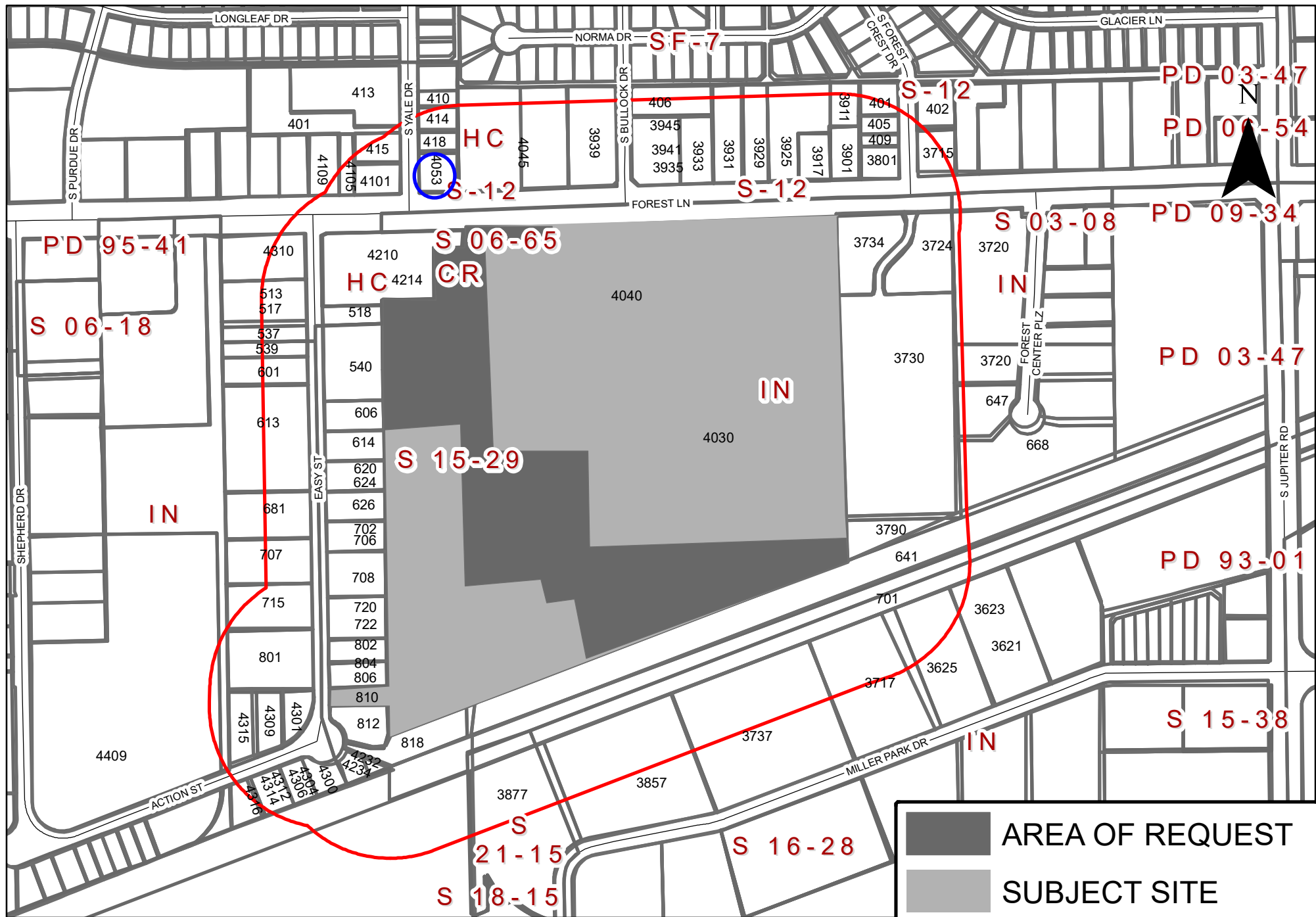
View of the property to the north.



View of the property to the west.



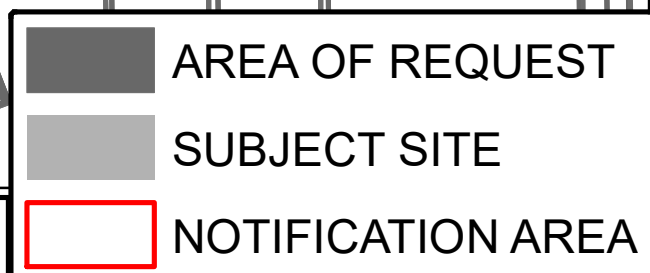
View of the property to the east.



0 275 550 Feet
1 inch = 415 feet

Zoning Map Z 20-31

4030 - 4040 Forest Lane



Comment Form Case Z 20-31

Allstate Truck & Trailer Repair, LLC. proposes a Truck and Bus Storage and Repair use. This site is located at 4030-4040 Forest Lane. (District 6)

Allstate Truck & Trailer Repair, LLC. propone a almacenamiento y reparación de camiones y autobuses. Este sitio está ubicado en 4030-4040 Forest Lane. (Distrito 6)

Allstate Truck & Trailer Repair, LLC. đề xuất sử dụng Bảo quản và Sửa chữa Xe tải và Xe buýt. Trang web này nằm ở 4030-4040 Forest Lane. (Quận 6)

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

☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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

Jose C Espinoza

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.)

4053 Forest Ln.

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

Garland TX 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu chính

[Signature]

Signature / Firma / Chữ ký

9-9-21

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

Plan Commission

2. d.

Meeting Date: 09/15/2021

Item Title: Z 20-31 Allstate Truck & Trailer Repair, LLC - Specific Use Provision (District 6)

Summary:

Consideration of the application of **Allstate Truck & Trailer Repair, LLC.**, requesting approval of 1) a Specific Use Provision to allow Truck/Bus Repair and 2) a Specific Use Provision to allow Truck/Bus Storage . This property is located at 4030-4040 Forest Lane. (District 6) (File Z 20-31 - Specific Use Provision)

Attachments

Z 20-31 Allstate Truck & Trailer Repair, LLC Report and Attachments (Specific Use Provision)

Z 20-31 Allstate Truck & Trailer Repair, LLC Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 20-31/District 6

Agenda Item:

Meeting: Plan Commission

Date: September 15, 2021

REQUEST

Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair on a property zoned Industrial (IN) District.

Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

LOCATION

4030-4040 Forest Lane

APPLICANT

Allstate Truck & Trailer Repair, LLC.

OWNER

LSG 4040 Forest Lane Associates LLC

BACKGROUND

On the overall subject property sits 654,672 square feet of total building area, including a large warehouse building and smaller detached buildings. Four (4) tenants are located on the overall site including the tenant space proposed for the Truck and Bus Storage and Repair Use. The applicant is requesting approval of a Change in Zoning from Community Retail (CR) District to Industrial (IN) District on a 0.3422-acre portion of land, and Specific Use Provisions (SUP) to allow an operation of a Truck and Bus Storage and Repair establishment within a 4.11-acre portion of the site.

A previous zoning request [Z 20-08] for this site was denied by City Council in 2020 due to technical deficiencies. A new application was granted allowance by City Council to be submitted within one (1) year of the GDC-required waiting period for denied zoning cases. The application was resubmitted per the pre-filing process, allowing for sufficient time to address comments. The use is existing on the site; however, Code Compliance issues have been addressed and the application is in order as submitted, pending approval of the zoning requests.

SITE DATA

The overall subject property contains approximately 47.267 acres, while the area of request is approximately 4.11 acres. The site has approximately 1218 lineal feet along Forest Lane. The area of request has access from Forest Lane.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office,

commercial, personal and professional services, and limited retail activities. The Industrial (IN) 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.

The applicant intends to conduct a Truck and Bus Storage and Repair Use. The proposed operation requires Specific Use Provisions in the Industrial (IN) District. In addition, the 0.3422-acre portion of land currently zoned Community Retail (CR) District requires a rezoning to Industrial (IN) District to bring the site into compliance, pending approval of the SUP's.

CONSIDERATIONS

1. The boundaries of the proposal are shown in the site plan (Exhibit C in the Plan item). The proposed hours of operation are Monday through Saturday 7:00 am to 6:00 pm.
2. The proposal and the overall site comply with the parking requirements of the GDC.
3. Neither a building expansion nor a parking lot expansion is proposed with this request. Landscaping and screening compliance is not triggered by this request. However, there is existing landscaping on the site.
4. The applicant is not proposing a sign with this development. However, if a sign is proposed in the future it is required to meet the GDC requirements.
5. The applicant is requesting approval of the Specific Use Provision for a period of twenty (20) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

This use is compatible with the surrounding area and the Comprehensive Plan. In addition, the use offers a supportive operation to the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned for industrial and heavy commercial uses. The property to the north, across Forest Lane, is zoned Heavy Commercial (HC) District and is developed with a car lot, beauty supply center, auto part stores and a tire shop. The property to the south across the railroad track is zoned Industrial (IN) District and is developed with a packaging company and a distribution operation. The property to the east is zoned Industrial (IN) District and is developed with a sheet metal company. Further to the east is zoned Industrial (IN) District and is developed with an equipment rental agency. The property to west, across Easy Street, is zoned Industrial (IN) District and Heavy Commercial (HC) District. The Industrial (IN) District area is developed

with a gun shop, sand and gravel supplier, and a HVAC company. The Heavy Commercial (HC) District is developed with a gas station and auto sales.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair on a property zoned Industrial (IN) District.

Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Photos

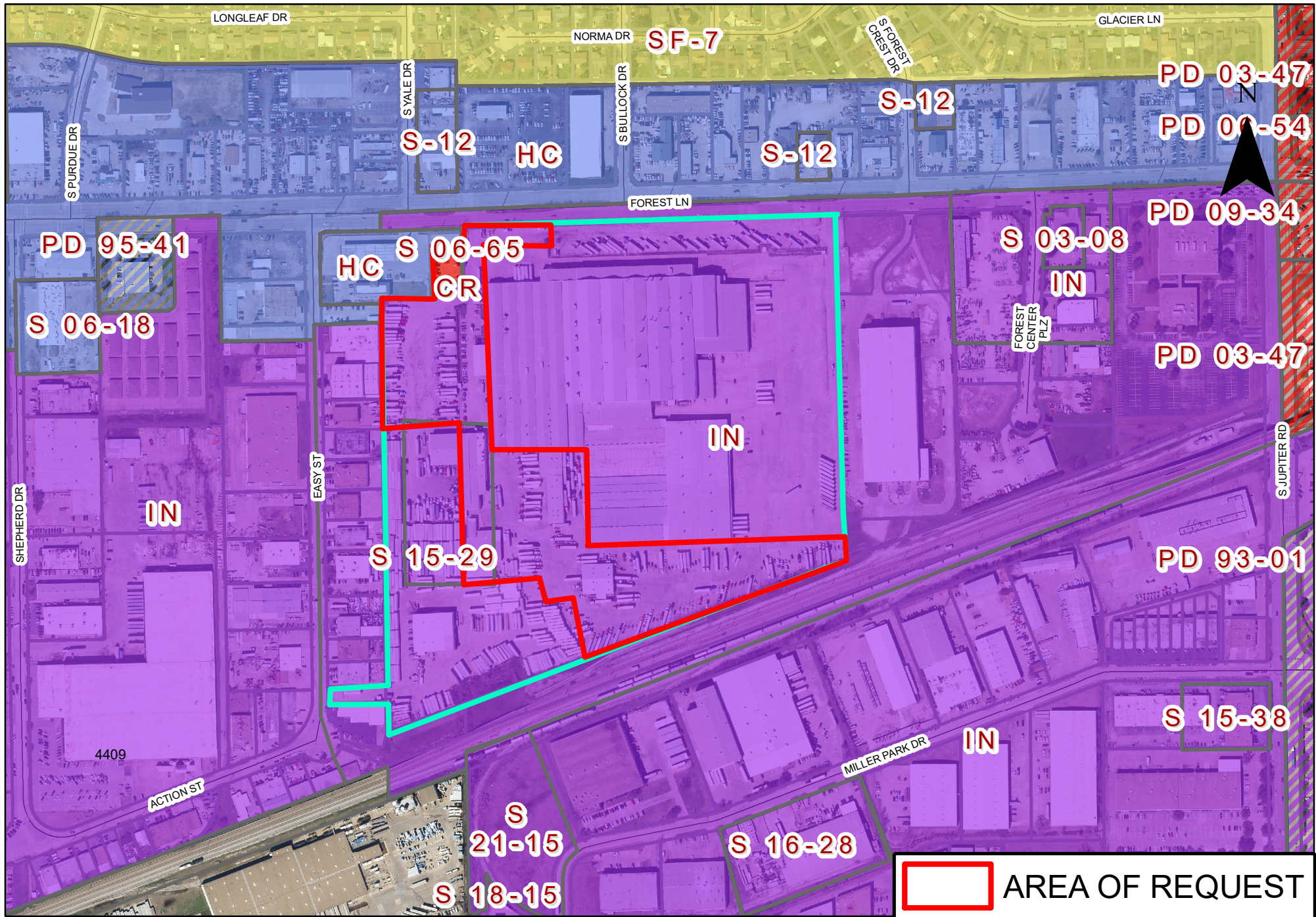
CITY COUNCIL DATE: October 12, 2021

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 275 550 Feet
1 inch = 415 feet

Zoning Map Z 20-31

AREA OF REQUEST
SUBJECT SITE

SPECIFIC USE PROVISION

ZONING FILE Z 20-31

4030 - 4040 Forest Lane

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Truck/Bus Storage and Truck/Bus Repair 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 Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

A. SUP Time Period: The Specific Use Provisions for Truck/Bus Storage and Truck/Bus Repair shall be in effect for a period of twenty (20) years.

B. Site Layout: The Truck/Bus Storage and Truck/Bus Repair operation shall be limited to the approximate 4.11-acre boundaries as shown in Exhibit C. The site shall be in general conformance with the site layout in Exhibit C.

C. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit C.

Z 21-31



View of the subject property from Forest Lane.



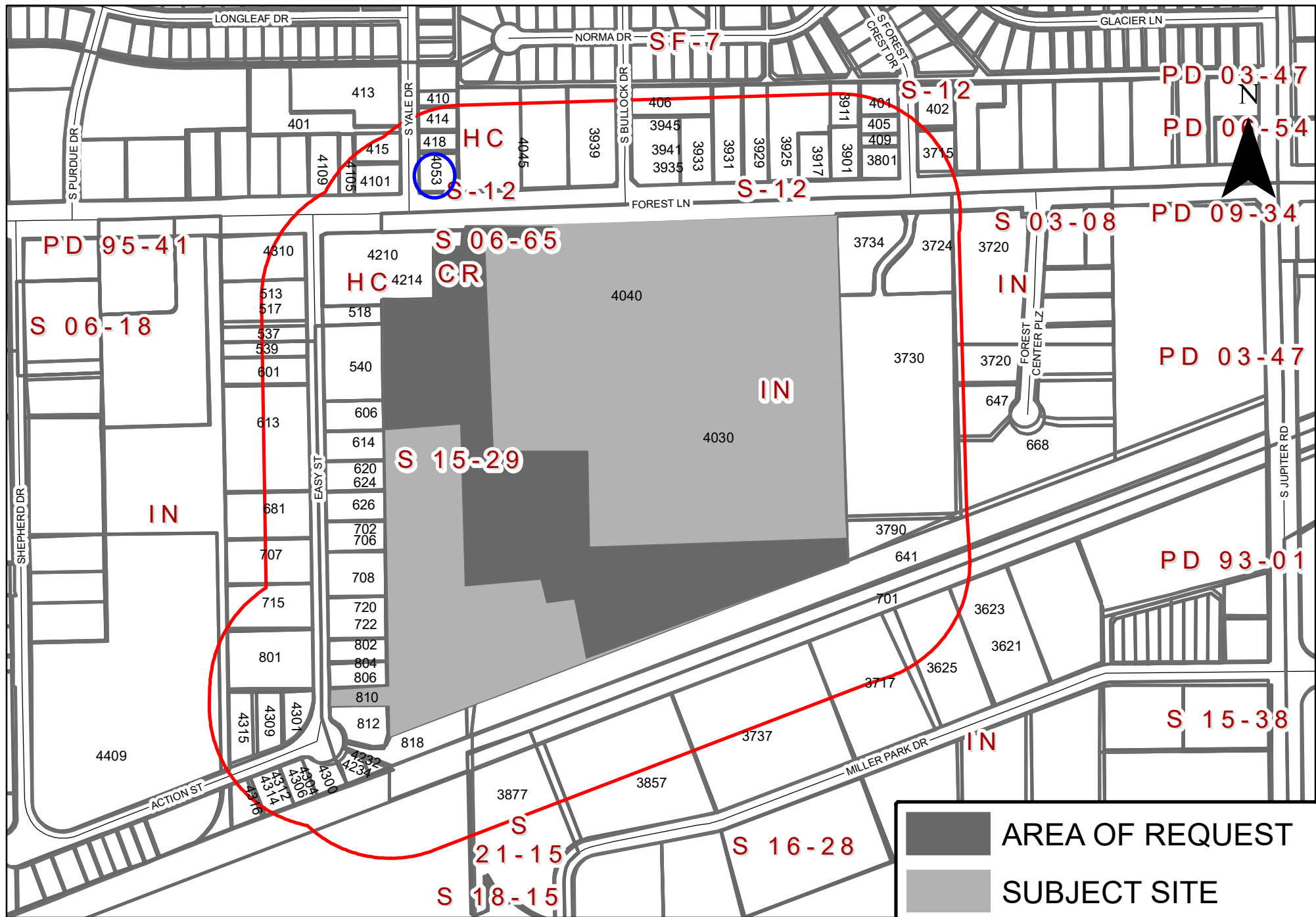
View of the property to the north.



View of the property to the west.



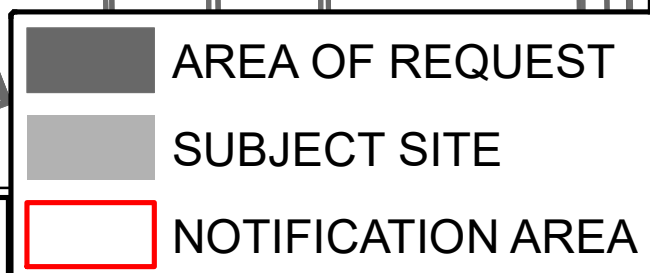
View of the property to the east.



0 275 550 Feet
1 inch = 415 feet

Zoning Map Z 20-31

4030 - 4040 Forest Lane



Comment Form Case Z 20-31

Allstate Truck & Trailer Repair, LLC. proposes a Truck and Bus Storage and Repair use. This site is located at 4030-4040 Forest Lane. (District 6)

Allstate Truck & Trailer Repair, LLC. propone a almacenamiento y reparación de camiones y autobuses. Este sitio está ubicado en 4030-4040 Forest Lane. (Distrito 6)

Allstate Truck & Trailer Repair, LLC. đề xuất sử dụng Bảo quản và Sửa chữa Xe tải và Xe buýt. Trang web này nằm ở 4030-4040 Forest Lane. (Quận 6)

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

☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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

Jose C Espinoza

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.)

4053 Forest Ln.

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

Garland TX 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu chính

[Signature]

Signature / Firma / Chữ ký

9-9-21

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

Plan Commission

2. e.

Meeting Date: 09/15/2021

Item Title: Z 20-31 Allstate Truck & Trailer Repair, LLC - Plan (District 6)

Summary:

Consideration of the application of **Allstate Truck & Trailer Repair, LLC.**, requesting approval of a Plan for Truck/Bus Repair and Truck/Bus Storage. This property is located at 4030-4040 Forest Lane. (District 6) (File Z 20-31 - Plan)

Attachments

Z 20-31 Allstate Truck & Trailer Repair, LLC Report and Attachments (Plan)

Z 20-31 Allstate Truck & Trailer Repair, LLC Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 20-31/District 6

Agenda Item:

Meeting: Plan Commission

Date: September 15, 2021

REQUEST

Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair on a property zoned Industrial (IN) District.

Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

LOCATION

4030-4040 Forest Lane

APPLICANT

Allstate Truck & Trailer Repair, LLC.

OWNER

LSG 4040 Forest Lane Associates LLC

BACKGROUND

On the overall subject property sits 654,672 square feet of total building area, including a large warehouse building and smaller detached buildings. Four (4) tenants are located on the overall site including the tenant space proposed for the Truck and Bus Storage and Repair Use. The applicant is requesting approval of a Change in Zoning from Community Retail (CR) District to Industrial (IN) District on a 0.3422-acre portion of land, and Specific Use Provisions (SUP) to allow an operation of a Truck and Bus Storage and Repair establishment within a 4.11-acre portion of the site.

A previous zoning request [Z 20-08] for this site was denied by City Council in 2020 due to technical deficiencies. A new application was granted allowance by City Council to be submitted within one (1) year of the GDC-required waiting period for denied zoning cases. The application was resubmitted per the pre-filing process, allowing for sufficient time to address comments. The use is existing on the site; however, Code Compliance issues have been addressed and the application is in order as submitted, pending approval of the zoning requests.

SITE DATA

The overall subject property contains approximately 47.267 acres, while the area of request is approximately 4.11 acres. The site has approximately 1218 lineal feet along Forest Lane. The area of request has access from Forest Lane.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office,

commercial, personal and professional services, and limited retail activities. The Industrial (IN) 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.

The applicant intends to conduct a Truck and Bus Storage and Repair Use. The proposed operation requires Specific Use Provisions in the Industrial (IN) District. In addition, the 0.3422-acre portion of land currently zoned Community Retail (CR) District requires a rezoning to Industrial (IN) District to bring the site into compliance, pending approval of the SUP's.

CONSIDERATIONS

1. The boundaries of the proposal are shown in the site plan (Exhibit C in the Plan item). The proposed hours of operation are Monday through Saturday 7:00 am to 6:00 pm.
2. The proposal and the overall site comply with the parking requirements of the GDC.
3. Neither a building expansion nor a parking lot expansion is proposed with this request. Landscaping and screening compliance is not triggered by this request. However, there is existing landscaping on the site.
4. The applicant is not proposing a sign with this development. However, if a sign is proposed in the future it is required to meet the GDC requirements.
5. The applicant is requesting approval of the Specific Use Provision for a period of twenty (20) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

This use is compatible with the surrounding area and the Comprehensive Plan. In addition, the use offers a supportive operation to the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned for industrial and heavy commercial uses. The property to the north, across Forest Lane, is zoned Heavy Commercial (HC) District and is developed with a car lot, beauty supply center, auto part stores and a tire shop. The property to the south across the railroad track is zoned Industrial (IN) District and is developed with a packaging company and a distribution operation. The property to the east is zoned Industrial (IN) District and is developed with a sheet metal company. Further to the east is zoned Industrial (IN) District and is developed with an equipment rental agency. The property to west, across Easy Street, is zoned Industrial (IN) District and Heavy Commercial (HC) District. The Industrial (IN) District area is developed

with a gun shop, sand and gravel supplier, and a HVAC company. The Heavy Commercial (HC) District is developed with a gas station and auto sales.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning for a 0.3422-acre tract of land from Community Retail (CR) District to Industrial (IN) District, 2) a Specific Use Provision for Truck/Bus Storage, and 3) a Specific Use Provision for Truck/Bus Repair on a property zoned Industrial (IN) District.

Approval of a Plan for Truck/Bus Storage and Repair Use on a property zoned Industrial (IN) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Photos

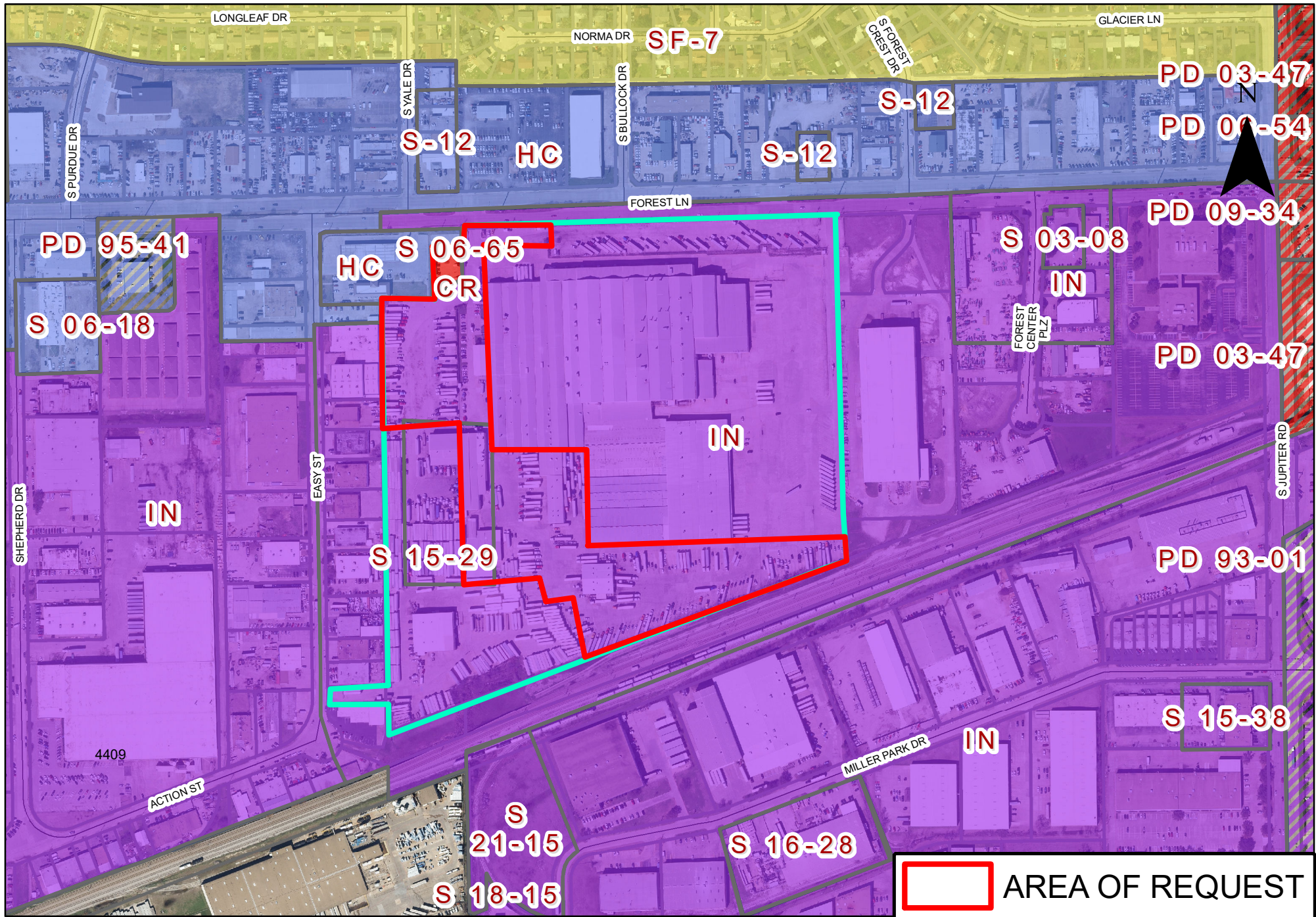
CITY COUNCIL DATE: October 12, 2021

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

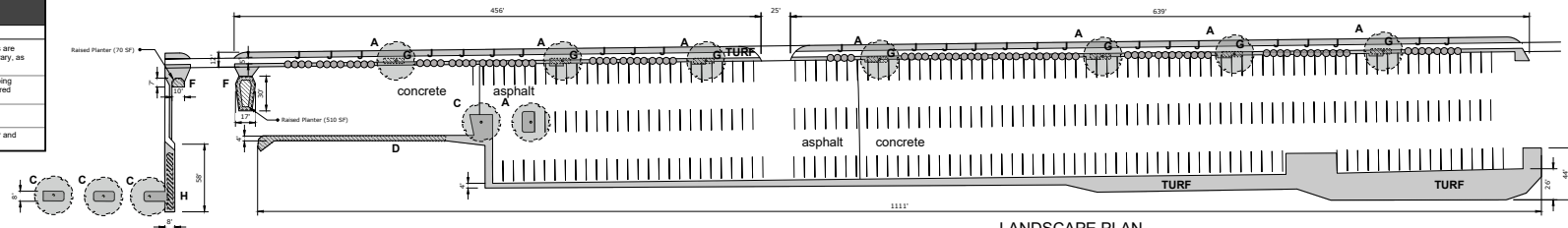


0 275 550 Feet
1 inch = 415 feet

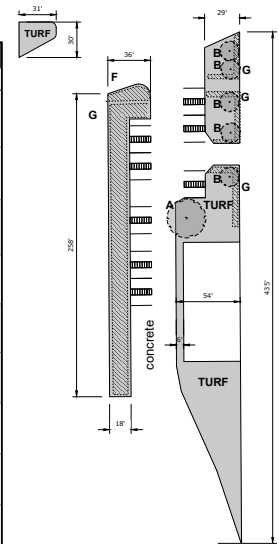
Zoning Map Z 20-31

AREA OF REQUEST
SUBJECT SITE

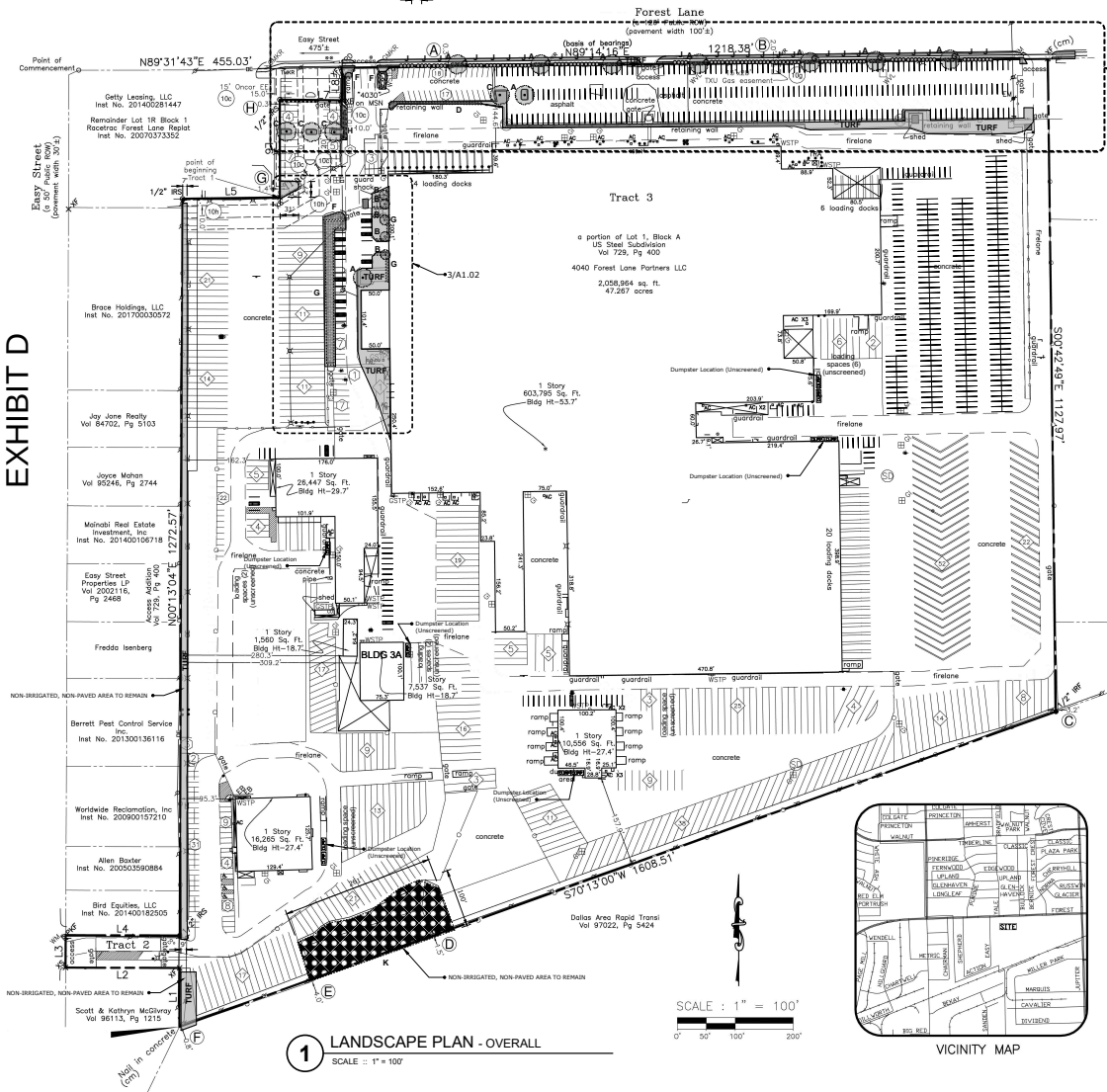
Item	Note
1	Unless otherwise noted, all turf, groundcover, shrubs, and trees are existing. Caliper inches are undocumented. Shrub quantities vary, as plants have grown into one another in continuous hedgerows.
2	Since no new construction or resurfacing is proposed, landscaping requirements are not triggered at this time. Therefore, no required quantities have been calculated.
3	The new, proposed landscaping has been provided at the recommendation of Councilman Robert Vera.
4	Irrigated areas are sprinklered by automatic, stationed controller and solenoids using subsurface pvc lines.



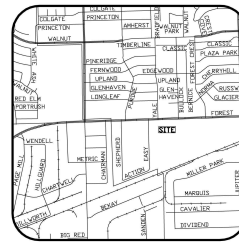
2 IRRIGATED
SCALE :: 1" = 50'



3 IRRIGATED
SCALE :: 1" = 50'



SCALE :: 1" = 100'



VICINITY MAP

LANDSCAPE PLAN			
Symbol	Count	Status	Description
A 	9	EXISTING	GRAPE MYRTLE (LAGERSTROMIA INDICA)
B 	5	EXISTING	ITALIAN CYPRESS (CUPRESSUS SEMPERVIRENS)
C 	4	EXISTING	CEDAR ELM (ULMUS CRASSIFOLIA)
D 	1	EXISTING	ASIAN JASMINE (ASIATIC JASMINE) GROUNDCOVER AREA
F 	3	EXISTING	RED YUCCA (HESPERALOE PARVIFLORA) AND BLUE LOG GRASS (ERAGROSTIS CURVAULA) PLANTING AREA
G 	10	EXISTING	YALPON HOLLY (ILEX VOMITORIA) ROW
H 	1	EXISTING	CLUSTER OF 5 ASHE JUNIPER (JUNIPERUS ASHE)
J 	25	NEW	CLUSTER OF 4 NELLIE STEVENS HOLLY (ILEX X NELLIE STEVENS) @ 8'-0" OC
K 	N/A	EXISTING	VARIOUS NATURALLY OCCURRING TREES IN SHALLOW DRAINAGE AREA (NON-IRRIGATED)
	N/A	EXISTING	TURF

•	Bollard
+	Fire Hydrant
×	Flag
	Light Pole
	Overhang
	Power Pole
	Sign
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Water Valve
N.	North
S.	South
E.	East
W.	West
°	Degrees
'	Feet or Minutes
"	Inches or Seconds
Sq.	Square
Ft.	Feet
Vol	Volume
Pg	Page

GDC SCREENING AND LANDSCAPING REQUIREMENTS (RECOMMENDED)		
Item	Typical Requirement (only Recommendation for Application)	Existing or Provided
Percent of Site	10%	Existing condition is 3.6% of site at 73,79 SF
Landscape Buffer along Forest Lane	15'	Existing Condition is parking aligns with the Property Line. The Parkway consists of 5' streetside turf strip, 5' existing sidewalk, and 2'-property-side landscaping strip beneath overhead lines. This strip is insufficient in width to accommodate new trees.
Trees in Parking Areas	5% of Parking Area; 1 Large Tree at end of parking row in landscape island; 1 Large Tree per every 10 parking spaces	Existing trees only within the parking areas. No new trees are proposed.
Tree Distance from Parking Space	1 canopy tree within 65' of every parking space	Existing conditions do not meet this requirement.
ROW Screening	Parking Spaces are to be screened from ROW	Additional new landscaping is proposed to screen Forest Lane from the adjacent parking area.
Residential Screening	Not Applicable, no Residential adjacencies	Not Applicable, no Residential adjacencies



These documents are for zoning review and approval purposes only.

4040 Forest Lane Rezoning

4030-4040 Forest Lane :: Garland, TX :: 75042

ZONING:
Case: Z 20-31
Pre-Sub #: 200903-1
Existing: I and CR
Proposed: PD-I with
Additional Uses, Site
Plan Waived

APPLICANT:
Urbanworth, LLC
Darin Norman
Fort Worth, TX 76104
p. 817-789-5513
darin@urbanworth.com

OWNER:
4040 Forest
Partners, LLC
105 Nursery
Suite 200
Fort Worth,
817.440.4688

DOCUMENT DATE:
October 13, 2020
JOB#:
2020-002 Zoning, Garland

DRAWN BY:
Darin Norman
CHECKED BY:
Darin Norman

A1.02

LANDSCAPE PLAN

Z 21-31



View of the subject property from Forest Lane.



View of the property to the north.



View of the property to the west.



View of the property to the east.

Comment Form Case Z 20-31

Allstate Truck & Trailer Repair, LLC. proposes a Truck and Bus Storage and Repair use. This site is located at 4030-4040 Forest Lane. (District 6)

Allstate Truck & Trailer Repair, LLC. propone a almacenamiento y reparación de camiones y autobuses. Este sitio está ubicado en 4030-4040 Forest Lane. (Distrito 6)

Allstate Truck & Trailer Repair, LLC. đề xuất sử dụng Bảo quản và Sửa chữa Xe tải và Xe buýt. Trang web này nằm ở 4030-4040 Forest Lane. (Quận 6)

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

☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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

Jose C Espinoza

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.)

4053 Forest Ln.

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

Garland TX 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu chính

Jose C Espinoza

Signature / Firma / Chữ ký

9-9-21

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

Plan Commission

2. f.

Meeting Date: 09/15/2021

Item Title: Z 21-26 Venture Distilling Land LLC Report and Attachments - Zoning (District 6)

Summary:

Consideration of the application of **Venture Distilling Land LLC**, requesting approval of an Amendment to Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (District 6) (File Z 21-26 - Zoning)

Attachments

Z 21-26 Venture Distilling Land LLC Report and Attachments (Zoning)

Z 21-26 Venture Distilling Land LLC Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 21-26/District 6

Agenda Item:

Meeting: Plan Commission

Date: September 15, 2021

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan.

LOCATION

406 and 412 South Barnes Drive

APPLICANT

Venture Distilling Land LLC

OWNER

Venture Distilling Land LLC

BACKGROUND

The subject property is developed with a 15,033-square foot building currently divided into two tenant spaces (Exhibit C). The applicant proposes to occupy the entire building and operate a distillery.

The Garland Development Code (GDC) defines Breweries/Wineries/Distilleries as a facility that manufactures in commercial quantities alcoholic beverages from raw materials or blends of raw and processed materials or by mixing, rectifying or distilling processed materials. The term does not include a warehouse or bulk storage facility.

SITE DATA

The site contains 0.84 acres with approximately 180 lineal feet of frontage along South Barnes Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is part of Planned Development (PD) District 03-47 which establishes the Community Retail (CR) District as the base zoning for the subject property. The purpose of Planned Development (PD) District 03-47 is to allow and guide the development of appropriate transit-oriented land uses.

CONSIDERATIONS

Proposal and Detail Plan:

1. The applicant proposes to operate a distillery and while no distilling or fermentation will be performed, the facility will produce liquor by mixing various raw and processed materials. The applicant is not proposing any dining, tasting, food service areas or on-

premises consumption of alcoholic beverages as part of the operation. The facility would operate Monday through Friday from 8:00 a.m. to 5:00 p.m.

2. The regulations on alcoholic beverages, including distance limitations, contained in the Garland Development Code (GDC) apply to breweries, wineries, and distilleries. The proposed facility may not be located nearer than three hundred feet of a church, public school, or public hospital. The applicant has shown compliance with the distance limitations as part of their application.
3. Parking for the proposed distillery is in compliance with the Garland Development Code (GDC).
4. The applicant is proposing the installation of two (2) outdoor ethanol storage tanks within the side yard, both tanks with a height of twenty-two (22) feet. These outdoor storage tanks require the same screening as outdoor storage per the Garland Development Code (GDC). The applicant proposes adding screening slats to an existing 9-foot and 6-inch tall fence and the planting of an evergreen tree to comply with the Garland Development Code (GDC).
5. Other than the installation of two (2) outdoor ethanol storage tanks and the screening requirement under Consideration No. 4, the applicant is not proposing any building expansions or significant redevelopment of the site; therefore, additional screening or landscaping is not required.
6. The applicant is not requesting any signage deviations with this request.

Amendment to Planned Development (PD) District 03-47:

7. Planned Development (PD) District 03-47 establishes the Community Retail (CR) District as the base zoning for the subject property. It also establishes a list of land uses that are allowed either by right or by Specific Use Provision; however, Breweries/Wineries/Distilleries is not included on such a list. It should be noted that Breweries/Wineries/Distilleries was drafted into the Garland Development Code (GDC) as a land use after the adoption of Planned Development (PD) District 03-47. The applicant requests an amendment to Planned Development (PD) District 03-47 to allow Breweries/Wineries/Distilleries by Specific Use Provision. This amendment would be consistent with Section 2.51 of the Garland Development Code (GDC) which allows Breweries/Wineries/Distilleries by Specific Use Provision in the Community Retail (CR) District.

Specific Use Provision:

8. The applicant is requesting approval of a 15-year Specific Use Provision.

COMPREHENSIVE PLAN

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

The proposal is limited to adaptive reuse and minor changes/additions to the site; however, with the Forest/Jupiter Park & Ride DART station only 150 yards away, the proposal has the

potential of bringing employment opportunity to an area that offers different modes of transportation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the subject site are part of Planned Development (PD) District 03-47; these properties are developed with an array of land uses that include multi-family, retail, personal services, commercial, automotive and industrial.

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 03-47, 2) a Specific Use Provision for Breweries/Wineries/Distilleries, and 3) a Detail Plan.

A shorter SUP time period such as five (5) or ten (10) years may be considered in order to reevaluate the use and the surrounding area, which is within the Forest-Jupiter-Walnut Catalyst Area. In addition, staff recommends the allowance of a future tasting room or dining area open to patrons.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD and SUP Conditions
- iii. Exhibits
- iv. Photos

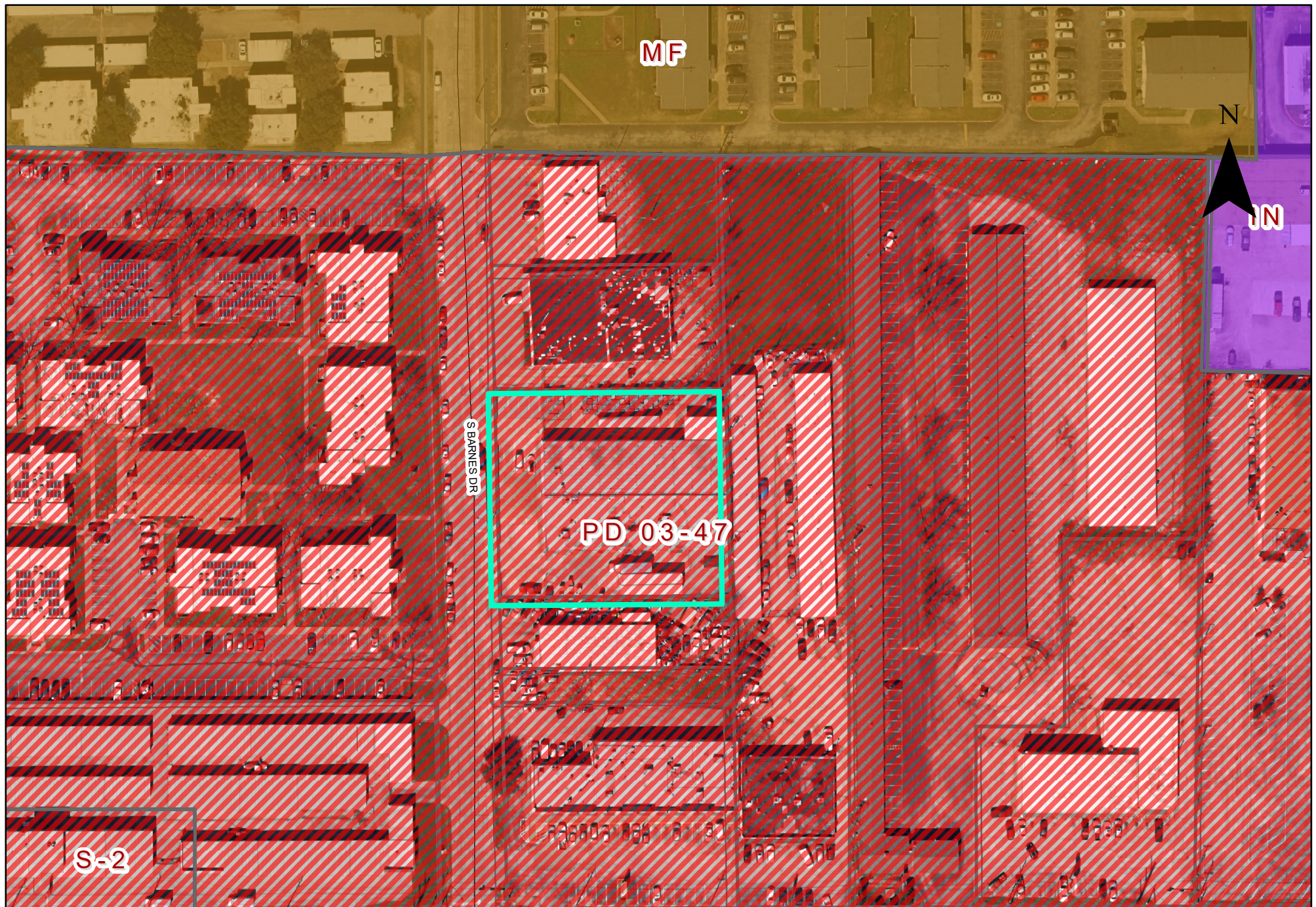
CITY COUNCIL DATE: October 12, 2021

PREPARED BY:

Josue De La Vega, MCRP
Senior Planner
Planning & Community Development
972-205-2833
jdelaavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 70 140 Feet
1 inch = 109 feet

Zoning Map Z 21-26

 INDICATES AREA OF REQUEST

Z 21-26



View of subject property from S. Barnes Dr.



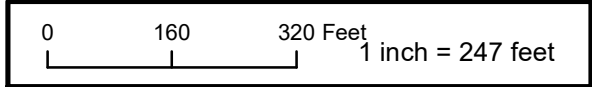
Looking across S. Barnes Dr. from subject property.



Looking north from subject property



Looking south from subject property.



 INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

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



GARLAND

Plan Commission

2. g.

Meeting Date: 09/15/2021

Item Title: Z 21-26 Venture Distilling Land LLC Report and Attachments - Specific Use Provision (District 6)

Summary:

Consideration of the application of **Venture Distilling Land LLC**, requesting approval of a Specific Use Provision to allow Breweries/Wineries/Distilleries Use on a property zoned Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (District 6) (File Z 21-26 - Specific Use Provision)

Attachments

Z 21-26 Venture Distilling Land LLC Report and Attachments (Specific Use Provision)

Z 21-26 Venture Distilling Land LLC Responses

Planning Report

File No: Z 21-26/District 6

Agenda Item:

Meeting: Plan Commission

Date: September 15, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan.

LOCATION

406 and 412 South Barnes Drive

APPLICANT

Venture Distilling Land LLC

OWNER

Venture Distilling Land LLC

BACKGROUND

The subject property is developed with a 15,033-square foot building currently divided into two tenant spaces (Exhibit C). The applicant proposes to occupy the entire building and operate a distillery.

The Garland Development Code (GDC) defines Breweries/Wineries/Distilleries as a facility that manufactures in commercial quantities alcoholic beverages from raw materials or blends of raw and processed materials or by mixing, rectifying or distilling processed materials. The term does not include a warehouse or bulk storage facility.

SITE DATA

The site contains 0.84 acres with approximately 180 lineal feet of frontage along South Barnes Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is part of Planned Development (PD) District 03-47 which establishes the Community Retail (CR) District as the base zoning for the subject property. The purpose of Planned Development (PD) District 03-47 is to allow and guide the development of appropriate transit-oriented land uses.

CONSIDERATIONS

Proposal and Detail Plan:

1. The applicant proposes to operate a distillery and while no distilling or fermentation will be performed, the facility will produce liquor by mixing various raw and processed materials. The applicant is not proposing any dining, tasting, food service areas or on-

premises consumption of alcoholic beverages as part of the operation. The facility would operate Monday through Friday from 8:00 a.m. to 5:00 p.m.

2. The regulations on alcoholic beverages, including distance limitations, contained in the Garland Development Code (GDC) apply to breweries, wineries, and distilleries. The proposed facility may not be located nearer than three hundred feet of a church, public school, or public hospital. The applicant has shown compliance with the distance limitations as part of their application.
3. Parking for the proposed distillery is in compliance with the Garland Development Code (GDC).
4. The applicant is proposing the installation of two (2) outdoor ethanol storage tanks within the side yard, both tanks with a height of twenty-two (22) feet. These outdoor storage tanks require the same screening as outdoor storage per the Garland Development Code (GDC). The applicant proposes adding screening slats to an existing 9-foot and 6-inch tall fence and the planting of an evergreen tree to comply with the Garland Development Code (GDC).
5. Other than the installation of two (2) outdoor ethanol storage tanks and the screening requirement under Consideration No. 4, the applicant is not proposing any building expansions or significant redevelopment of the site; therefore, additional screening or landscaping is not required.
6. The applicant is not requesting any signage deviations with this request.

Amendment to Planned Development (PD) District 03-47:

7. Planned Development (PD) District 03-47 establishes the Community Retail (CR) District as the base zoning for the subject property. It also establishes a list of land uses that are allowed either by right or by Specific Use Provision; however, Breweries/Wineries/Distilleries is not included on such a list. It should be noted that Breweries/Wineries/Distilleries was drafted into the Garland Development Code (GDC) as a land use after the adoption of Planned Development (PD) District 03-47. The applicant requests an amendment to Planned Development (PD) District 03-47 to allow Breweries/Wineries/Distilleries by Specific Use Provision. This amendment would be consistent with Section 2.51 of the Garland Development Code (GDC) which allows Breweries/Wineries/Distilleries by Specific Use Provision in the Community Retail (CR) District.

Specific Use Provision:

8. The applicant is requesting approval of a 15-year Specific Use Provision.

COMPREHENSIVE PLAN

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

The proposal is limited to adaptive reuse and minor changes/additions to the site; however, with the Forest/Jupiter Park & Ride DART station only 150 yards away, the proposal has the

potential of bringing employment opportunity to an area that offers different modes of transportation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the subject site are part of Planned Development (PD) District 03-47; these properties are developed with an array of land uses that include multi-family, retail, personal services, commercial, automotive and industrial.

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 03-47, 2) a Specific Use Provision for Breweries/Wineries/Distilleries, and 3) a Detail Plan.

A shorter SUP time period such as five (5) or ten (10) years may be considered in order to reevaluate the use and the surrounding area, which is within the Forest-Jupiter-Walnut Catalyst Area. In addition, staff recommends the allowance of a future tasting room or dining area open to patrons.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD and SUP Conditions
- iii. Exhibits
- iv. Photos

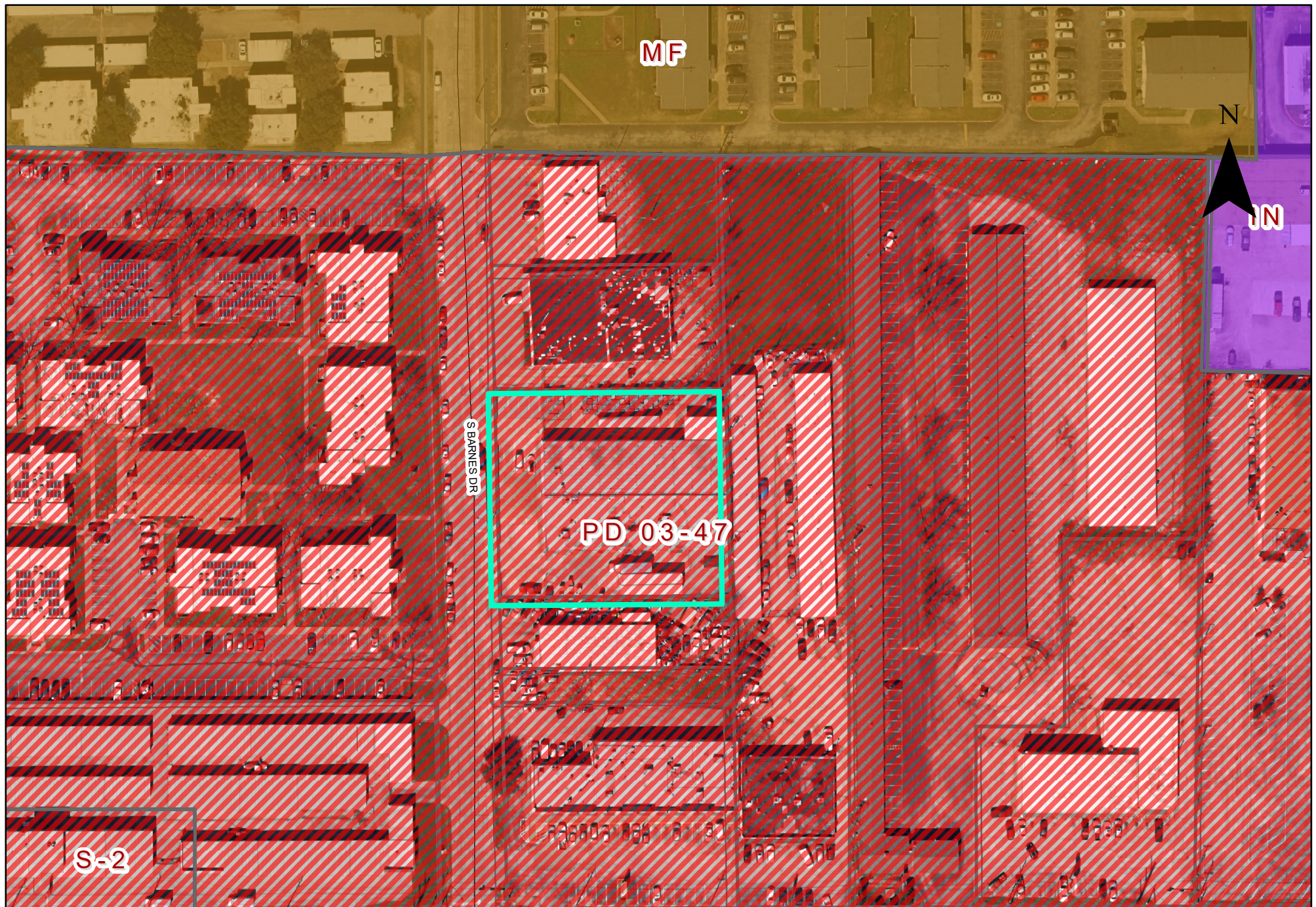
CITY COUNCIL DATE: October 12, 2021

PREPARED BY:

Josue De La Vega, MCRP
Senior Planner
Planning & Community Development
972-205-2833
jdelaavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 70 140 Feet
1 inch = 109 feet

Zoning Map Z 21-26

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-26

406 and 412 South Barnes Drive

I. Statement of Purpose: The purpose of this Planned Development is to approve a Breweries/Wineries/Distilleries land use.

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

III. General Regulations: All regulations in Planned Development (PD) District 03-47 and Special Standards for Breweries/Wineries/Distilleries as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Future Development on the subject property shall require Detail Plan approval.

V. Specific Conditions:

A. Permitted Uses: Land uses shall be permitted as stipulated in Planned Development (PD) District 03-47. Additionally, Breweries/Wineries/Distilleries may be permitted by Specific Use Provision.

B. Placement of Outdoor Storage Tanks: The placement of the two (2) proposed outdoor storage tanks shall be permitted within a side yard as shown on Exhibit C.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-26

406 and 412 South Barnes Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Breweries/Wineries/Distilleries land use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations in Planned Development (PD) District 03-47 and Special Standards for Breweries/Wineries/Distilleries as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:** Development is to be in general conformance with the approved Detail Plan on Exhibit C. In the event of conflict between the conditions and development plan, the conditions listed below are to apply.
- V. Conditions:**
- A. Time Period: The Specific Use Provision shall be in effect for a period of fifteen (15) years.

Z 21-26



View of subject property from S. Barnes Dr.



Looking across S. Barnes Dr. from subject property.



Looking north from subject property



Looking south from subject property.

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



GARLAND

Plan Commission

2. h.

Meeting Date: 09/15/2021

Item Title: Z 21-26 Venture Distilling Land LLC Report and Attachments - Detail Plan (District 6)

Summary:

Consideration of the application of **Venture Distilling Land LLC**, requesting approval of a Detail Plan for a Distillery facility on a property zoned Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (District 6) (File Z 21-26 - Detail Plan)

Attachments

Z 21-26 Venture Distilling Land LLC Report and Attachments (Detail Plan)

Z 21-26 Venture Distilling Land LLC Responses

Planning Report

File No: Z 21-26/District 6

Agenda Item:

Meeting: Plan Commission

Date: September 15, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan.

LOCATION

406 and 412 South Barnes Drive

APPLICANT

Venture Distilling Land LLC

OWNER

Venture Distilling Land LLC

BACKGROUND

The subject property is developed with a 15,033-square foot building currently divided into two tenant spaces (Exhibit C). The applicant proposes to occupy the entire building and operate a distillery.

The Garland Development Code (GDC) defines Breweries/Wineries/Distilleries as a facility that manufactures in commercial quantities alcoholic beverages from raw materials or blends of raw and processed materials or by mixing, rectifying or distilling processed materials. The term does not include a warehouse or bulk storage facility.

SITE DATA

The site contains 0.84 acres with approximately 180 lineal feet of frontage along South Barnes Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is part of Planned Development (PD) District 03-47 which establishes the Community Retail (CR) District as the base zoning for the subject property. The purpose of Planned Development (PD) District 03-47 is to allow and guide the development of appropriate transit-oriented land uses.

CONSIDERATIONS

Proposal and Detail Plan:

1. The applicant proposes to operate a distillery and while no distilling or fermentation will be performed, the facility will produce liquor by mixing various raw and processed materials. The applicant is not proposing any dining, tasting, food service areas or on-

premises consumption of alcoholic beverages as part of the operation. The facility would operate Monday through Friday from 8:00 a.m. to 5:00 p.m.

2. The regulations on alcoholic beverages, including distance limitations, contained in the Garland Development Code (GDC) apply to breweries, wineries, and distilleries. The proposed facility may not be located nearer than three hundred feet of a church, public school, or public hospital. The applicant has shown compliance with the distance limitations as part of their application.
3. Parking for the proposed distillery is in compliance with the Garland Development Code (GDC).
4. The applicant is proposing the installation of two (2) outdoor ethanol storage tanks within the side yard, both tanks with a height of twenty-two (22) feet. These outdoor storage tanks require the same screening as outdoor storage per the Garland Development Code (GDC). The applicant proposes adding screening slats to an existing 9-foot and 6-inch tall fence and the planting of an evergreen tree to comply with the Garland Development Code (GDC).
5. Other than the installation of two (2) outdoor ethanol storage tanks and the screening requirement under Consideration No. 4, the applicant is not proposing any building expansions or significant redevelopment of the site; therefore, additional screening or landscaping is not required.
6. The applicant is not requesting any signage deviations with this request.

Amendment to Planned Development (PD) District 03-47:

7. Planned Development (PD) District 03-47 establishes the Community Retail (CR) District as the base zoning for the subject property. It also establishes a list of land uses that are allowed either by right or by Specific Use Provision; however, Breweries/Wineries/Distilleries is not included on such a list. It should be noted that Breweries/Wineries/Distilleries was drafted into the Garland Development Code (GDC) as a land use after the adoption of Planned Development (PD) District 03-47. The applicant requests an amendment to Planned Development (PD) District 03-47 to allow Breweries/Wineries/Distilleries by Specific Use Provision. This amendment would be consistent with Section 2.51 of the Garland Development Code (GDC) which allows Breweries/Wineries/Distilleries by Specific Use Provision in the Community Retail (CR) District.

Specific Use Provision:

8. The applicant is requesting approval of a 15-year Specific Use Provision.

COMPREHENSIVE PLAN

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

The proposal is limited to adaptive reuse and minor changes/additions to the site; however, with the Forest/Jupiter Park & Ride DART station only 150 yards away, the proposal has the

potential of bringing employment opportunity to an area that offers different modes of transportation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the subject site are part of Planned Development (PD) District 03-47; these properties are developed with an array of land uses that include multi-family, retail, personal services, commercial, automotive and industrial.

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 03-47, 2) a Specific Use Provision for Breweries/Wineries/Distilleries, and 3) a Detail Plan.

A shorter SUP time period such as five (5) or ten (10) years may be considered in order to reevaluate the use and the surrounding area, which is within the Forest-Jupiter-Walnut Catalyst Area. In addition, staff recommends the allowance of a future tasting room or dining area open to patrons.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD and SUP Conditions
- iii. Exhibits
- iv. Photos

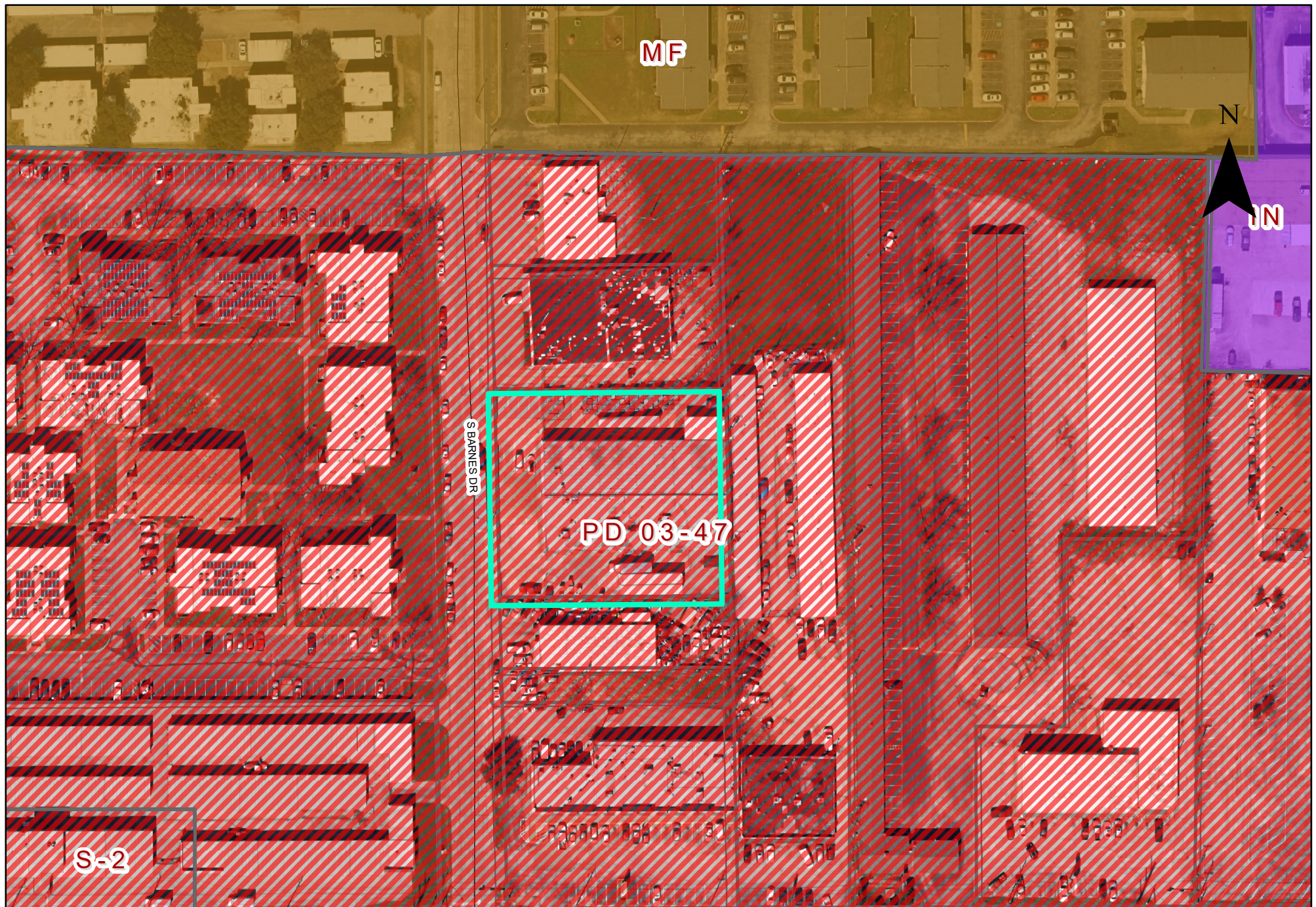
CITY COUNCIL DATE: October 12, 2021

PREPARED BY:

Josue De La Vega, MCRP
Senior Planner
Planning & Community Development
972-205-2833
jdelaavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 70 140 Feet
1 inch = 109 feet

Zoning Map Z 21-26

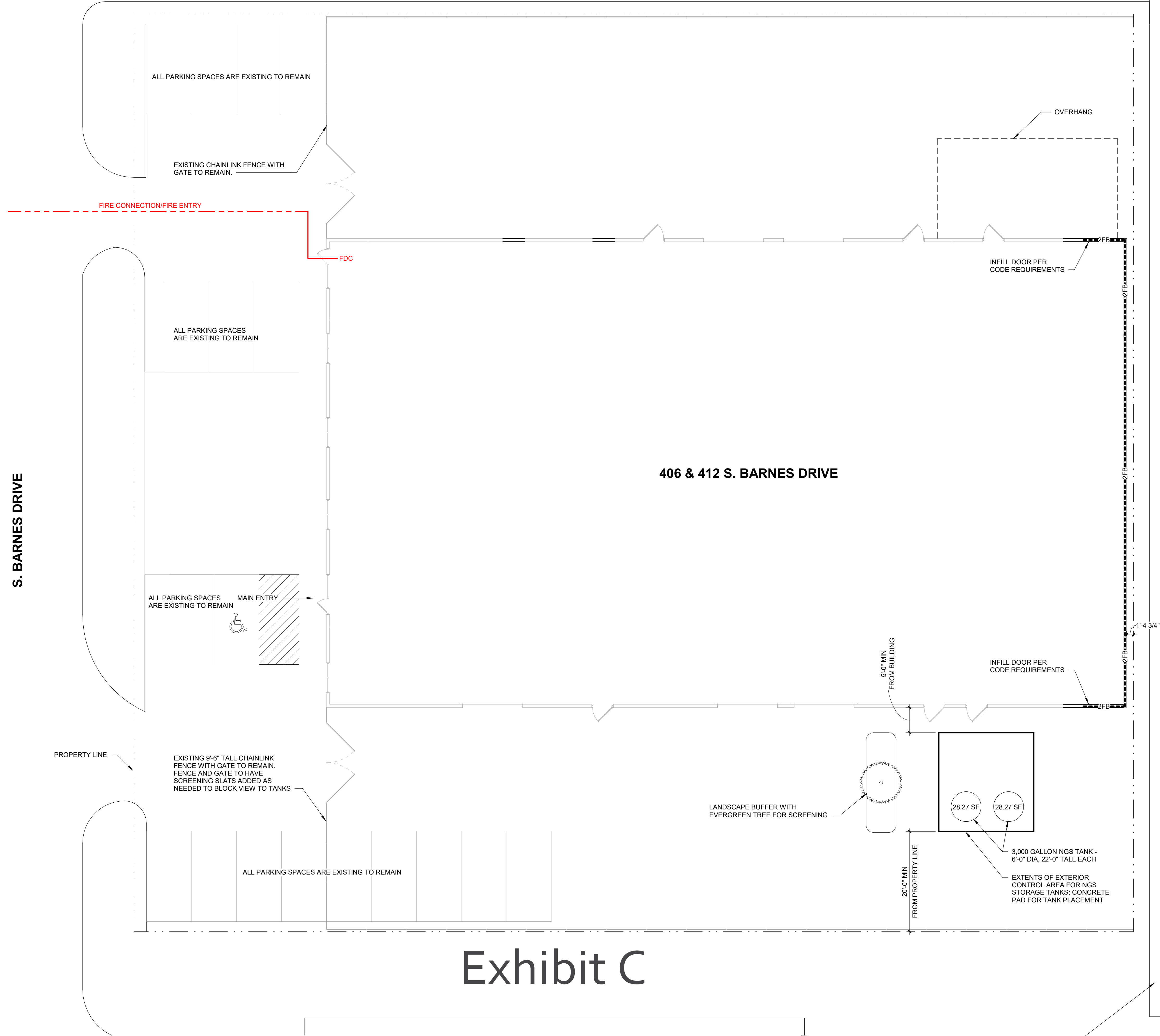
 INDICATES AREA OF REQUEST

VENTURE DISTILLING FACILITY

SITE PLAN

GARLAND, TX | 08/16/21

S. BARNES DRIVE



SITE DATA

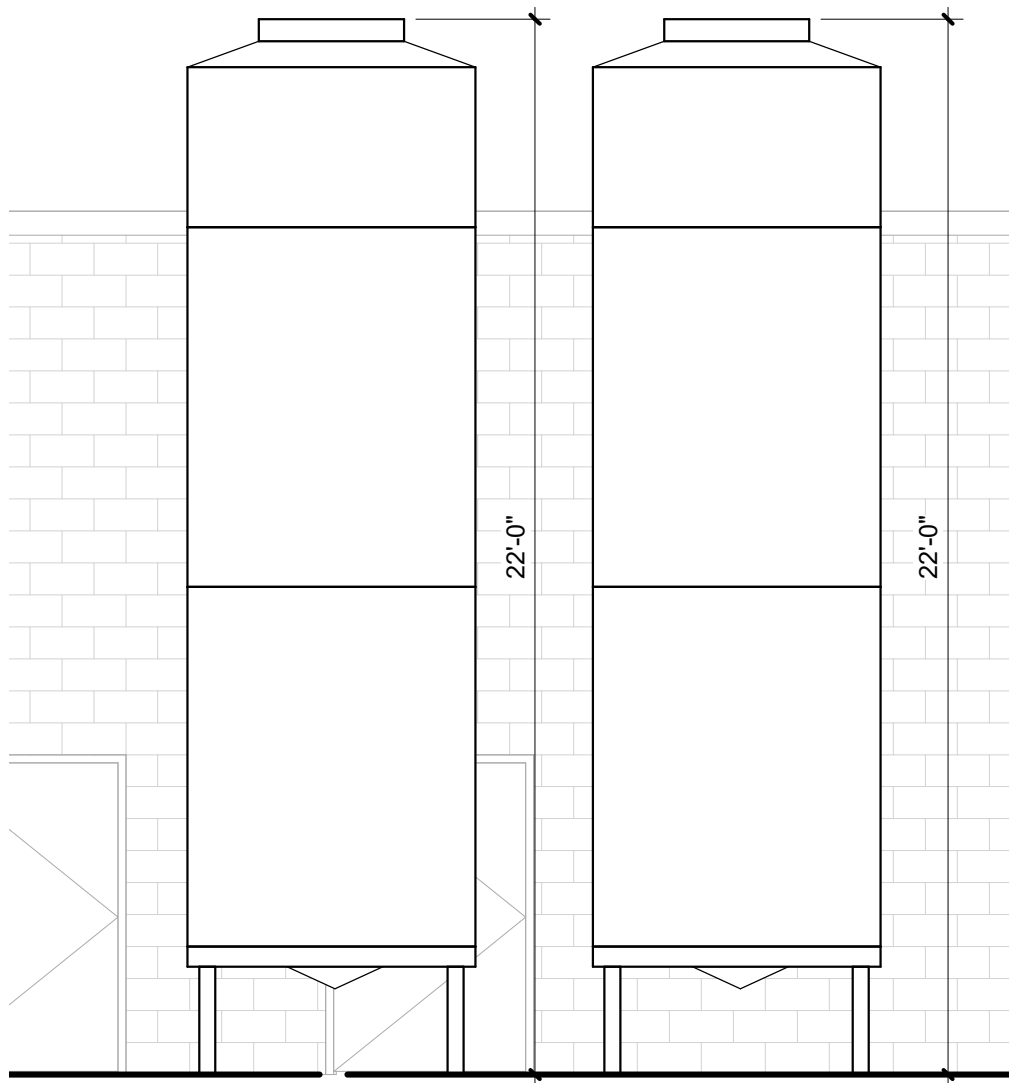
SITE TOTAL: 36,744 SF (0.84 ACRES)

BUILDING TOTAL: 15,033 SF

PARKING CALCULATION

REQUIRED: 1/1,000 SF
1/1,000 SF * 15,033 SF = 15.03
= 16 SPACES MIN

PROVIDED: 18 EXISTING SPACES



STORAGE TANK ELEVATION

ADJACENT BUILDINGS

0 5 10 20
SCALE: 1"=10'-0"



VENTURE BRANDS

Farnsworth
GROUP

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Z 21-26



View of subject property from S. Barnes Dr.



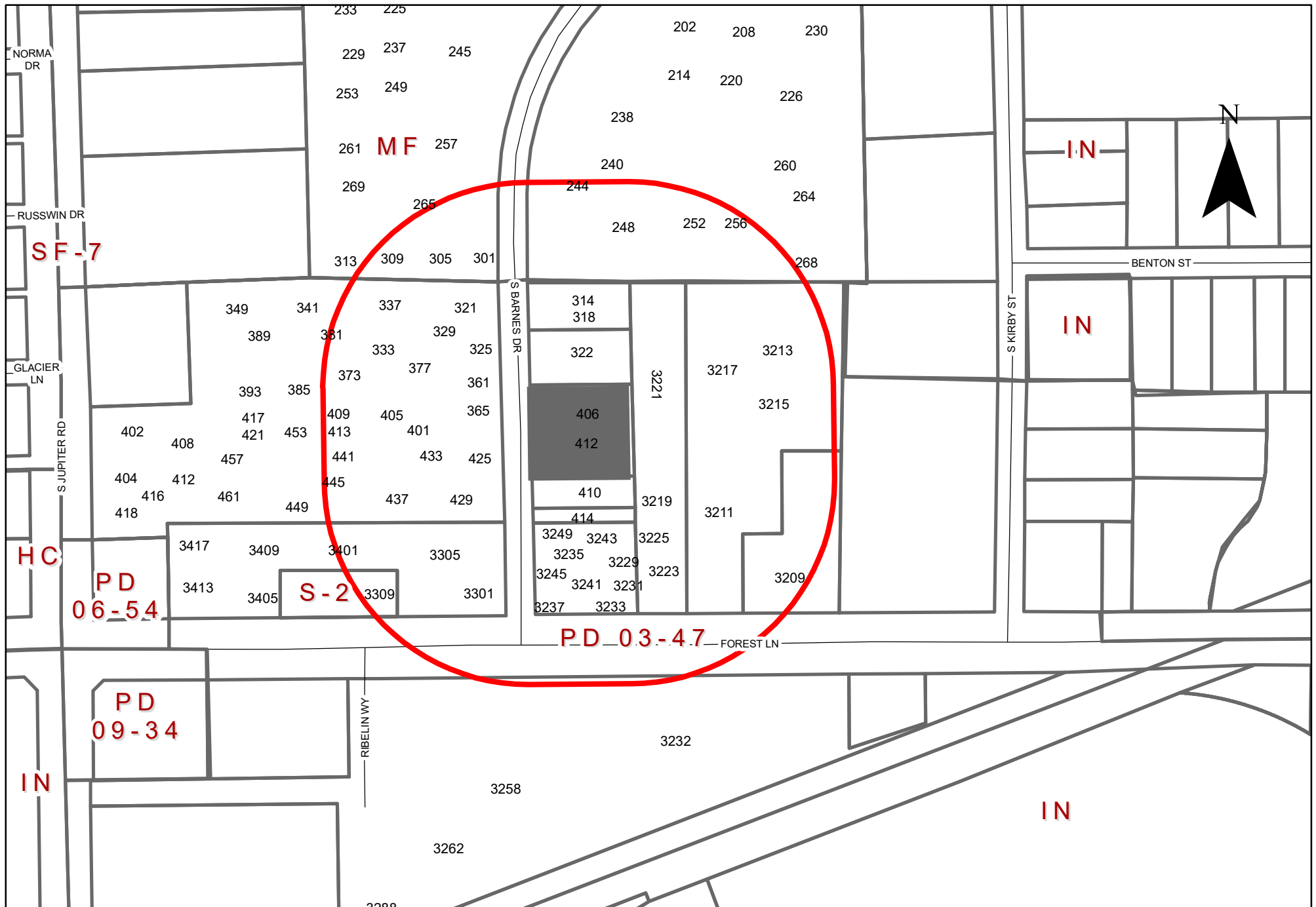
Looking across S. Barnes Dr. from subject property.



Looking north from subject property



Looking south from subject property.



0 160 320 Feet
1 inch = 247 feet

Zoning Map Z 21-26 **406 & 412 South Barnes Drive**

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

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



GARLAND

Plan Commission

2. i.

Meeting Date: 09/15/2021

Item Title: Z 21-27 Homeyer Engineering Report and Attachments (District 3)

Summary:

Consideration of the application of **Homeyer Engineering**, requesting approval of a Change in Zoning from Single Family-7 (SF-7) District and Agricultural (AG) District to Single-Family Attached (SFA) District. This property is located at 1306 and 1314 Rowlett Road. (District 3) (Z 21-27)

Attachments

Z 21-27 Homeyer Engineering Report and Attachments

Z 21-27 Homeyer Engineering Responses

Planning Report

File No: Z 21-27/District 3

Agenda Item:

Meeting: Plan Commission

Date: September 15, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Single-Family-7 (SF-7) District and Agricultural (AG) District to Single-Family Attached (SFA) District.

LOCATION

1306 and 1314 Rowlett Road

APPLICANT

Homeyer Engineering

OWNER

Rowlett Homes and Investments, LLC.

BACKGROUND

The applicant requests approval of a Change in Zoning from Single-Family-7 (SF-7) District and Agricultural (AG) District to Single-Family Attached (SFA) District to construct townhouses. The subject property is currently developed with two (2) single-family homes which will be demolished.

SITE DATA

The subject site contains approximately 2.26 acres. The site has approximately 292 lineal feet of frontage along Rowlett Road and 311 linear feet of frontage along South Country Club Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family-7 (SF-7) District and Agricultural (AG) District. The Single-Family-7 (SF-7) District is intended to provide for development of primarily low-density detached single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.

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

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within

the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.

2. The Single-Family Attached (SFA) 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.
3. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
4. The intent of the request is for a townhouse development that will comply with all GDC requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Traditional Neighborhoods. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The Traditional neighborhood development type is primarily characterized as low density, single-family detached (between one and six dwelling units per acre).

Although it is unclear how many townhouse units will be proposed at this time, it is likely that the density will exceed six dwelling units per acre, but cannot exceed twelve units per acre per SFA standards. However, the applicant contends the proposed development will maintain “the residential look and feel of the [nearby] neighborhood”.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with residential uses. The properties to the north, across Rowlett Road, are zoned Planned Development (PD) District 85-22 for Patio Homes, and Agricultural (AG) District; these are residential homes. The properties to the east and south are zoned Planned Development (PD) District 99-31 for single-family use; these properties are residential homes. Further to the south along South Country Club Road is a church. The properties to the west, across South Country Club Road, are zoned Single-Family-7 (SF-7) District; these properties are residential homes as well. Further to the west along Rowlett Road are Agricultural (AG) District zoned properties developed with single-family homes and mobile homes, as well as an apartment complex zoned Multi-Family (MF) District.

Densities in the area vary. The neighborhood immediately to the east and south is approximately 3.8 units per acre. The patio home/zero lot line neighborhood to the north is approximately 6.8 units per acre. The multi-family complex further to the west is approximately 12 units per acre.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Single-Family-7 (SF-7) District and Agricultural (AG) District to Single-Family Attached (SFA) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

CITY COUNCIL DATE: October 12, 2021

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 80 160 Feet
1 inch = 125 feet

Zoning Map Z 21-27



INDICATES AREA
OF REQUEST

Z 21-27



View of the subject property from Rowlett Road



Looking at the subject property from South Country Club Road



Looking south of the subject property



Looking north of the subject property

 INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

From: [Ahmed, Nabiha](#)
To: [Allmendinger, Tracy](#)
Subject: FW: Comment Form Case Z 21-27
Date: Tuesday, September 7, 2021 2:05:17 PM

FYI

From: Jimmy Hooker <Jimmy.Hooker@wnco.com>
Sent: Tuesday, September 7, 2021 2:04 PM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Cc: Jimmy Hooker <Jimmy.Hooker@wnco.com>
Subject: [EXTERNAL] Comment Form Case Z 21-27

Please consider this as my comment **AGAINST** the development of this area for Townhomes as well as my electronic signature.

Here is my information –

♦ Jimmy Hooker
5121 Saddleridge Ct.
Garland, Tx. 75043-2888

***** CONFIDENTIALITY NOTICE *****

This e-mail message and all attachments transmitted with it may contain legally privileged and confidential information intended solely for the use of the addressee. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and delete this message from your system. Thank you.

From: [Ahmed, Nabiha](#)
To: [Allmendinger, Tracy](#)
Subject: FW: [EXTERNAL] Cazse Z 21-27 Zoning
Date: Wednesday, September 8, 2021 12:41:38 PM

From: Roy Cabanez <roy.cfc@gmail.com>
Sent: Wednesday, September 8, 2021 10:00 AM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Subject: [EXTERNAL] Cazse Z 21-27 Zoning

Dear Nabiha,

I vote "NO" for the proposed Z 21-27 Zoning application.

Thank you,
Roy Cabanez
(214)924-9489

3102 Hamlett Lane

*GIVE AND GIFTS WILL BE GIVEN TO YOU....
Luke 6:38*

"Quid prodest homini si mundum universum lucretur animae vero suae detrimentum"

Comment Form Case Z 21-27

Z 21-27 Homeyer Engineering. The applicant proposes to re-zone the site to Single-Family Attached (SFA) District to allow for the construction of townhomes. This site is located at 1306 and 1314 Rowlett Road. (District 3)

Z 21-27 Homeyer Engineering. El solicitante propone cambiar la zona del sitio al Distrito Unifamiliar Adjunto (SFA) para permitir la construcción de casas adosadas. Este sitio está ubicado en 1306 y 1314 Rowlett Road. (Distrito 3)

Z 21-27 Homeyer Engineering. Người nộp đơn đề nghị phân vùng lại địa điểm thành Quận Một gia đình gắn liền (SFA) để cho phép xây dựng các khu nhà phố. Địa chỉ này nằm ở 1306 và 1314 Rowlett Road. (Quận 3)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

KIM NHUNG THI TRAN
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.)

5102 Saddleidge, Ct
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas
City, State / Estado de la Ciudad / Thành bang

75043 - 2888
Zip Code / Código postal / Mã B u Chính

[Signature]
Signature / Firma / Chữ ký

09/05/21
Date / Fecha / Ngày

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

Comment Form

Case Z 21-27

Z 21-27 Homeyer Engineering. The applicant proposes to re-zone the site to Single-Family Attached (SFA) District to allow for the construction of townhomes. This site is located at 1306 and 1314 Rowlett Road. (District 3)

Z 21-27 Homeyer Engineering. El solicitante propone cambiar la zona del sitio al Distrito Unifamiliar Adjunto (SFA) para permitir la construcción de casas adosadas. Este sitio está ubicado en 1306 y 1314 Rowlett Road. (Distrito 3)

Z 21-27 Homeyer Engineering. Người nộp đơn đề nghị phân vùng lại địa điểm thành Quận Một gia đình gắn liền (SFA) để cho phép xây dựng các khu nhà phố. Địa chỉ này nằm ở 1306 và 1314 Rowlett Road. (Quận 3)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Susan + Deverick Hemphill (owners)

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.)

5202 Eiraham Drive

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Philip Quino

Signature / Firma / Chữ ký

Date / Fecha / Ngày

09.07.21

(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 21-27	September 15, 2021	October 12, 2021	Nabiha Ahmed

Homeyer Engineering. The applicant proposes to re-zone the site to Single-Family Attached (SFA) District to allow for the construction of townhomes. This site is located at 1306 and 1314 Rowlett Road.

Tiffany Gardner	Against	Outside the Notification Area
9/9/2021 2:35:57 PM	627 Thornhill Lane Garland Texas United States 75044	tiffanygardner77@gmail.com 9726222969

Annie Mckenzie	Against	
9/9/2021 1:31:56 PM	1245 Riberry Ln Garland Texas United States 75043 Against	missy6456@yahoo.com 9722407688

Jamal Taha	Against	
9/9/2021 12:27:08 AM	3101 Capstone LN Garland Texas United States 75043	jtaha60@yahoo.com

Christian De Lira	Against	
--------------------------	----------------	--

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-27	September 15, 2021	October 12, 2021	Nabiha Ahmed

9/8/2021
10:22:36 PM

1302 Deville Cir.

Garland

Texas

United States

75043

• **Ronda Sue Jones**

9/8/2021
9:14:31 PM

Against

3006 Capstone Ln

oktxgirlie@yahoo.com

Garland

214-686-6065

Texas

United States

75043

South Garland is already overloaded with Townhomes/Apartments.

• **Chris & Marisol London**

9/8/2021
9:02:23 PM

Against

1412 Deville circle

Londonchris12@gmail.com

Garland

214-477-1791

Texas

United States

75043

• **Jerry and Betty Cave**

9/8/2021
8:44:38 PM

Against

5118 Saddleridge Ct.

bettyjcave@yahoo.com

Garland

214-843-2132

Texas

United States

75043

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-27	September 15, 2021	October 12, 2021	Nabiha Ahmed

• **Shelia Watkins**

Against

9/8/2021
2:14:13 PM

5018 S. Country Club Rd.

swatt2040@yahoo.com

Garland

972-489-2961

Texas

United States

75043

• **Jimmy Hooker**

Against

9/7/2021
7:00:18 PM

5121 Saddleridge Ct

da2xog@aol.com

Garland

4694430158

Texas

United States

75043

I am against this area being zoned for Townhouses as this will create traffic and congestion in a community that is increasing in crime and congestion. This area directly impacts my property and will decrease my property value and quality of life.



GARLAND

Plan Commission

2. j.

Meeting Date: 09/15/2021

Item Title: Z 21-30 Vincent Gerard & Associates Report and Attachments - Zoning (District 1)

Summary:

Consideration of the application of **Vincent Gerard & Associates**, requesting approval of a Planned Development (PD) District for an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (District 1) (File Z 21-30 - Zoning)

Attachments

Z 21-30 Vincent Gerard & Associates Report and Attachments (Zoning)

Z 21-30 Vincent Gerard & Associates Responses

Planning Report

File No: Z 21-30/District 1

Agenda Item:

Meeting: Plan Commission

Date: September 15, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

LOCATION

213 Holford Road

APPLICANT

Vincent Gerard & Associates, Inc.

OWNER

Gurdwara Akajlot

BACKGROUND

The subject property is zoned Agricultural (AG) District and it is developed with a place of worship. The applicant would like to lease 0.057 acres of the northern portion of the property and relocate and rebuild a 120-foot commercial antenna support structure from Richardson. The antenna is currently located north the subject property and at the intersection Annoor Drive and Crescent Drive in Richardson. The lease for the current property has been terminated in order to build a single-family residence and in order to continue to serve this area with cell and data coverage, AT&T, Verizon and T-Mobile must move to the proposed subject property. The applicant has specified that the older structure will not be decommissioned and removed until the new support structure in the proposed location is fully operational. The reason is so customer coverage is not interrupted.

SITE DATA

The subject site (overall site) contains approximately 4.32 acres in total area and is developed with a place of worship. The lease area is approximately 0.057 acres. The lease area has no street frontage but as part of the subject property, it would be accessed from Holford Road.

USE OF PROPERTY UNDER CURRENT ZONING

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.

An Antenna, Commercial (freestanding) Use is not permitted in the Agricultural (AG) District. In addition, an antenna support structure that exceeds one hundred (100) feet in height is allowed only with the approval of a Specific Use Provision.

CONSIDERATIONS

1. The GDC requires approval of a Specific Use Provision for any support structure greater than 100 feet. The GDC does not permit a freestanding monopole structure in the Agricultural (AG) District. Therefore, the applicant also requests to establish a Planned Development to allow the Antenna, Commercial Use in the proposed location.
2. The existing support structure is 115-foot monopole tower located in Richardson. The applicant proposes to relocate and rebuild the support structure to the lease area of approximately 0.057 acres and increase the height to 120 feet as indicated on the site plan (Exhibit C). The maximum height including the lightning rod will be 123 feet. The increase in height is necessary in order to increase coverage and capacity in the immediate area.
3. The existing support structure has three (3) carriers including T-Mobile, AT&T Mobility and Verizon Wireless. The intention is to add a fourth carrier in the future.
4. Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand feet from another wireless telecommunications antenna. The nearest support structure is approximately 3,060 feet from another support structure. The applicant requests a deviation to propose a support structure within the 5,000 feet.
5. Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line. The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.
6. Section 2.65 (M) of the GDC states that support buildings and storage areas or buildings must be screened from public view by a dense, opaque, evergreen landscaped screen with an initial planting height of three feet, and which will attain an ultimate height of six feet at maturity. A six-foot solid masonry wall may be used in lieu of the landscaped screen provided exterior finish materials are compatible with nearby structures. The applicant proposes six (6)-foot "Fence-Crete" screening with one (1)-foot barbed wire.
7. The Engineering Department does not have adequate information to assess whether the proposed structure and fencing will be located in any drainage easement [this proposal was submitted by the applicant as a 30-day application]. However, all proposed improvements shall comply with the Garland Development Code (GDC) Section 3.86 and the Technical Standards Manual (TSM) Sections 4.12.G and 4.13. Any proposed fencing shall adhere to GDC Section 4.103(C).
8. The applicant is requesting that the Specific Use Provision be granted for a time period of thirty (30) years.

9. Summary of Deviations:

Development Standards	Required	Proposed	Justification
Distance from other support structures	Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand (5000) feet from another wireless telecommunications antenna.	The nearest support structure is approximately 3,060 feet from another support structure.	Although the nearest tower is less than 5,000 feet away from the proposed location, the applicant contends the proposed location is a critical communications site for this area of Garland and Richardson.
Distance from residential districts	Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line.	The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.	The proposed location will provide coverage to the residents in the vicinity. Although the land to the north is zoned for residential, it is vacant. The property to the west is developed with a senior living facility and the distance from the proposed tower location is approximately 255 feet. The distance from the proposed tower location to the nearest single-family home to the east is approximately 310.4 feet.

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, 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the immediate north and west are zoned Planned Development (PD) District 14-16; this property is developed with a senior living facility. The properties to the east, across Holford Road, are zoned Planned Development (PD) District 94-17 and Planned Development (PD) District 96-34; these properties are developed with single-family homes. The properties to the south, across West Campbell Road, are zoned Planned Development (PD) District 20-17; these properties are developed with single-family homes.

The proposed location has been designated as a critical communications site to provide the community better coverage.

STAFF RECOMMENDATION

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

While the application includes setback deviations, the proposed location is one that has natural vegetative screening on several sides, is setback from residential homes and right-of-way more than the height of the tower, and would continue to provide uninterrupted cellular coverage to the area.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD and SUP Conditions
- iii. Exhibits
- iv. Location Map

CITY COUNCIL DATE: October 12, 2021

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning and Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet
1 inch = 159 feet

Zoning Map Z 21-30

 INDICATES
SUBJECT SITE

 INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-30

213 HOLFORD ROAD

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for an Antenna, Commercial Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Agricultural (AG) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

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

V. Specific Conditions:

A. Permitted Uses:

Land Uses are permitted as in the Agricultural (AG) District. In addition, an Antenna, Commercial Use is permitted.

B. Site Plan: The site layout shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Distance:

- The minimum distance from the northern residential district boundary line shall be 35 feet.
- The minimum distance from the eastern residential district boundary line shall be 310 feet.

- D. Height: The maximum height shall be 123 feet including the lightning rod.
- E. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit D.
- F. Screening: The screening shall be a six (6)-foot masonry wall as reflected in Exhibit E.

Z 21-30



View of the proposed location from Holford Road



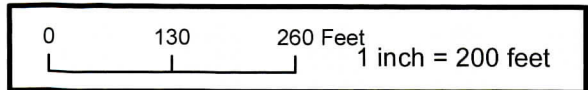
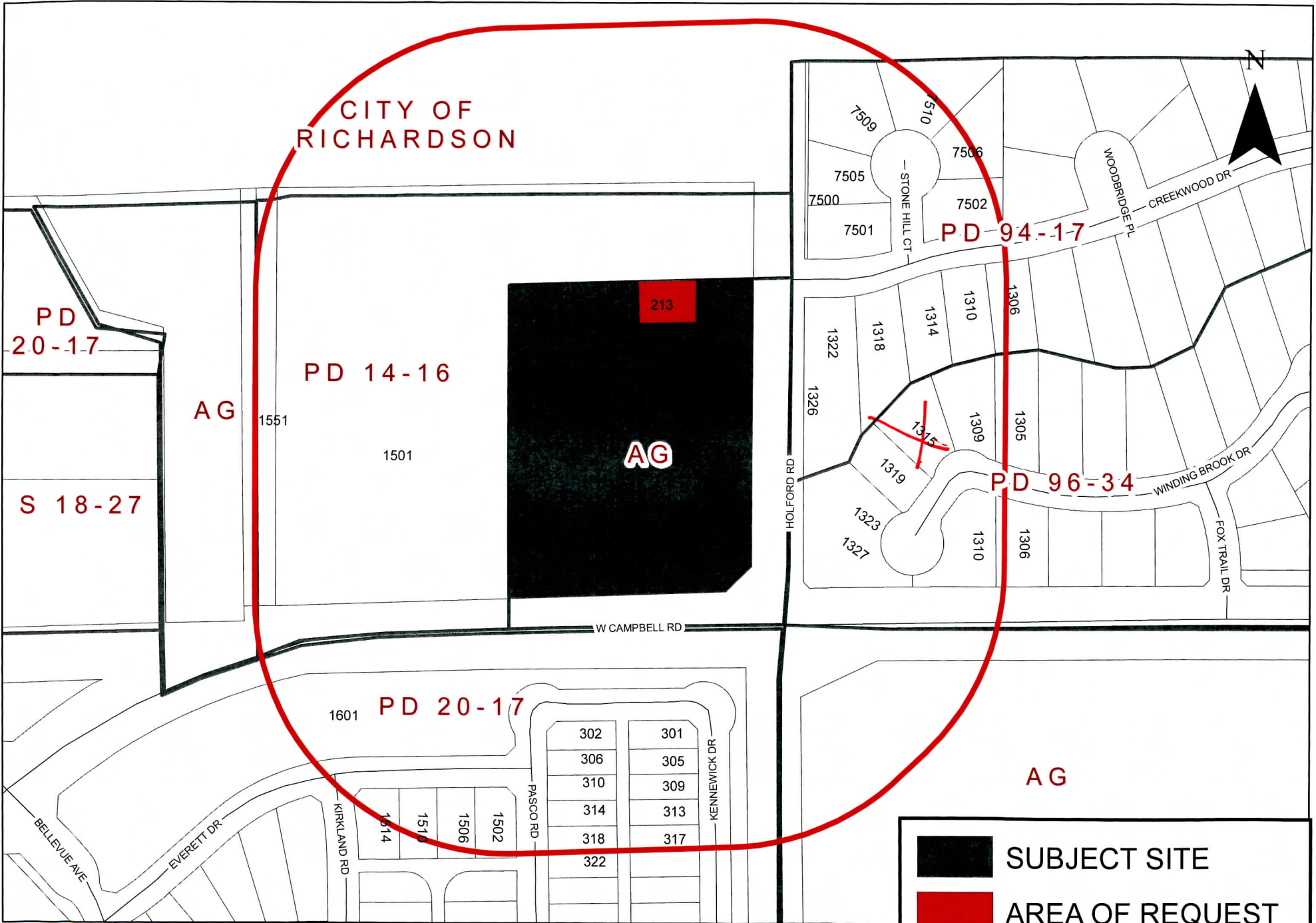
Looking east of the subject property from West Campbell Road



Looking south of the overall subject property from West Campbell Road



Looking south of the proposed location (Place of Worship)



Zoning Map Z 21-30

213 Holford Road

-  **SUBJECT SITE**
-  **AREA OF REQUEST**
-  **NOTIFICATION AREA**

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-30	September 15, 2021	October 12, 2021	Nabiha Ahmed

Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road.

**Randall
McGillem**
9/8/2021
2:45:08 PM

Against

1302 Creekwood Drive

Outside the Notification Area

Garland

TX

United States

75044

We already have huge power lines bordering our community. We don't need another eyesore.

Todd Park

Against

9/2/2021
3:36:12 PM

1315 Winding Brook
Drive

tpark1127@gmail.com

Garland

214-448-9542

Texas

United States

75044

We have already had the power lines increased in height along Campbell Road. I do not want another tall structure relocated closer to my house than the present one is. This has already created a negative effect on my housing value.

Comment Form

Case Z 21-30

Z 21-30 Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road. (District 1)

Z 21-30 Vincent Gerard & Associates, Inc. El solicitante propone trasladar una torre de telecomunicaciones existente de Richardson a Garland. La altura propuesta es de 120 pies. Este sitio está ubicado en 213 Holford Road. (Distrito 1)

Người nộp đơn đề xuất di dời một tháp viễn thông hiện có từ Richardson đến Garland. Chiều cao đề xuất là 120 feet. Trang web này nằm ở số 213 Holford Road. (Quận 1)

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.

CRALV MILLS

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.)

7402 FOX TRAIL 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 / Firma / Chữ ký

Date / Fecha / Ngày

9/2/2021

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

Comment Form Continued – Case Z 21-30

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

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

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

IN MY OPINION WE ALREADY HAVE
POLES GALORE IN OUR NEIGHBORHOOD
AND DON'T NEED ANYMORE. THERE IS
PLenty OF OPEN LAND BACK BY THE
POWER PLANT AROUND THE DATA STORAGE
AREAS THAT ARE ALSO A HUGE EYE SORE.
PLEASE MOVE THE CELL TOWER FURTHER
AWAY FROM THE CORNER OF OUR GREAT
NEIGHBORHOOD.



GARLAND

Plan Commission

2. k.

Meeting Date: 09/15/2021

Item Title: Z 21-30 Vincent Gerard & Associates Report and Attachments - Specific Use Provision (District 1)

Summary:

Consideration of the application of **Vincent Gerard & Associates**, requesting approval of a Specific Use Provision to allow an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (District 1) (File Z 21-30 - Specific Use Provision)

Attachments

Z 21-30 Vincent Gerard & Associates Report and Attachments (Specific Use Provision)

Z 21-30 Vincent Gerard & Associates Responses

Planning Report

File No: Z 21-30/District 1

Agenda Item:

Meeting: Plan Commission

Date: September 15, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

LOCATION

213 Holford Road

APPLICANT

Vincent Gerard & Associates, Inc.

OWNER

Gurdwara Akajlot

BACKGROUND

The subject property is zoned Agricultural (AG) District and it is developed with a place of worship. The applicant would like to lease 0.057 acres of the northern portion of the property and relocate and rebuild a 120-foot commercial antenna support structure from Richardson. The antenna is currently located north the subject property and at the intersection Annoor Drive and Crescent Drive in Richardson. The lease for the current property has been terminated in order to build a single-family residence and in order to continue to serve this area with cell and data coverage, AT&T, Verizon and T-Mobile must move to the proposed subject property. The applicant has specified that the older structure will not be decommissioned and removed until the new support structure in the proposed location is fully operational. The reason is so customer coverage is not interrupted.

SITE DATA

The subject site (overall site) contains approximately 4.32 acres in total area and is developed with a place of worship. The lease area is approximately 0.057 acres. The lease area has no street frontage but as part of the subject property, it would be accessed from Holford Road.

USE OF PROPERTY UNDER CURRENT ZONING

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.

An Antenna, Commercial (freestanding) Use is not permitted in the Agricultural (AG) District. In addition, an antenna support structure that exceeds one hundred (100) feet in height is allowed only with the approval of a Specific Use Provision.

CONSIDERATIONS

1. The GDC requires approval of a Specific Use Provision for any support structure greater than 100 feet. The GDC does not permit a freestanding monopole structure in the Agricultural (AG) District. Therefore, the applicant also requests to establish a Planned Development to allow the Antenna, Commercial Use in the proposed location.
2. The existing support structure is 115-foot monopole tower located in Richardson. The applicant proposes to relocate and rebuild the support structure to the lease area of approximately 0.057 acres and increase the height to 120 feet as indicated on the site plan (Exhibit C). The maximum height including the lightning rod will be 123 feet. The increase in height is necessary in order to increase coverage and capacity in the immediate area.
3. The existing support structure has three (3) carriers including T-Mobile, AT&T Mobility and Verizon Wireless. The intention is to add a fourth carrier in the future.
4. Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand feet from another wireless telecommunications antenna. The nearest support structure is approximately 3,060 feet from another support structure. The applicant requests a deviation to propose a support structure within the 5,000 feet.
5. Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line. The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.
6. Section 2.65 (M) of the GDC states that support buildings and storage areas or buildings must be screened from public view by a dense, opaque, evergreen landscaped screen with an initial planting height of three feet, and which will attain an ultimate height of six feet at maturity. A six-foot solid masonry wall may be used in lieu of the landscaped screen provided exterior finish materials are compatible with nearby structures. The applicant proposes six (6)-foot "Fence-Crete" screening with one (1)-foot barbed wire.
7. The Engineering Department does not have adequate information to assess whether the proposed structure and fencing will be located in any drainage easement [this proposal was submitted by the applicant as a 30-day application]. However, all proposed improvements shall comply with the Garland Development Code (GDC) Section 3.86 and the Technical Standards Manual (TSM) Sections 4.12.G and 4.13. Any proposed fencing shall adhere to GDC Section 4.103(C).
8. The applicant is requesting that the Specific Use Provision be granted for a time period of thirty (30) years.

9. Summary of Deviations:

Development Standards	Required	Proposed	Justification
Distance from other support structures	Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand (5000) feet from another wireless telecommunications antenna.	The nearest support structure is approximately 3,060 feet from another support structure.	Although the nearest tower is less than 5,000 feet away from the proposed location, the applicant contends the proposed location is a critical communications site for this area of Garland and Richardson.
Distance from residential districts	Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line.	The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.	The proposed location will provide coverage to the residents in the vicinity. Although the land to the north is zoned for residential, it is vacant. The property to the west is developed with a senior living facility and the distance from the proposed tower location is approximately 255 feet. The distance from the proposed tower location to the nearest single-family home to the east is approximately 310.4 feet.

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, 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the immediate north and west are zoned Planned Development (PD) District 14-16; this property is developed with a senior living facility. The properties to the east, across Holford Road, are zoned Planned Development (PD) District 94-17 and Planned Development (PD) District 96-34; these properties are developed with single-family homes. The properties to the south, across West Campbell Road, are zoned Planned Development (PD) District 20-17; these properties are developed with single-family homes.

The proposed location has been designated as a critical communications site to provide the community better coverage.

STAFF RECOMMENDATION

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

While the application includes setback deviations, the proposed location is one that has natural vegetative screening on several sides, is setback from residential homes and right-of-way more than the height of the tower, and would continue to provide uninterrupted cellular coverage to the area.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD and SUP Conditions
- iii. Exhibits
- iv. Location Map

CITY COUNCIL DATE: October 12, 2021

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning and Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet
1 inch = 159 feet

Zoning Map Z 21-30

 INDICATES
SUBJECT SITE

 INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-30

213 HOLFORD ROAD

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Antenna, Commercial 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.
- II. General Regulations:** All regulations of the Agricultural (AG) 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.
- III. Specific Use Provision:**
- A. SUP Time Period:** The Specific Use Provision shall be in effect for thirty (30) years.

Z 21-30



View of the proposed location from Holford Road



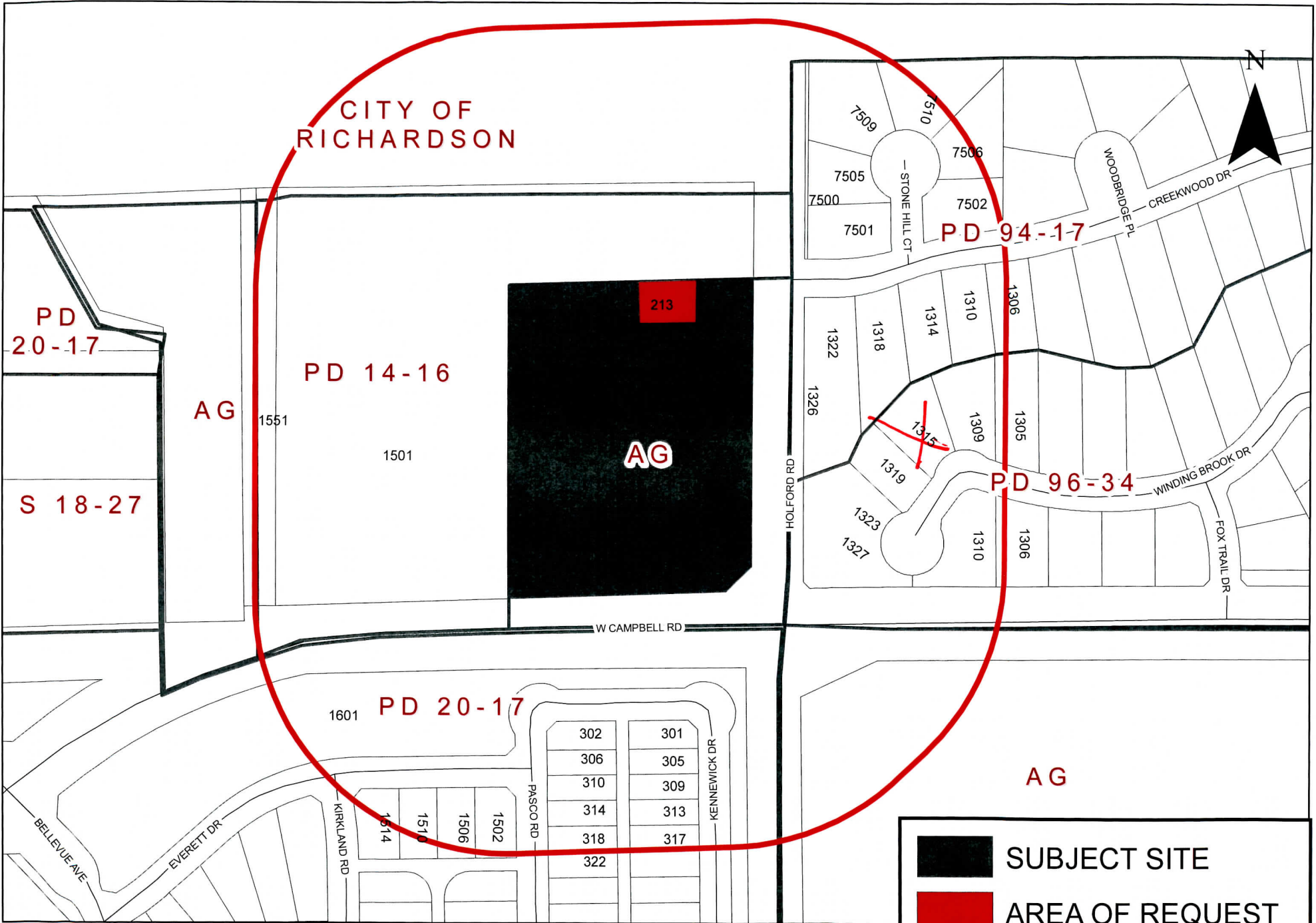
Looking east of the subject property from West Campbell Road



Looking south of the overall subject property from West Campbell Road



Looking south of the proposed location (Place of Worship)



Zoning Map Z 21-30

213 Holford Road

-  **SUBJECT SITE**
-  **AREA OF REQUEST**
-  **NOTIFICATION AREA**

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-30	September 15, 2021	October 12, 2021	Nabiha Ahmed

Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road.

**Randall
McGillem**
9/8/2021
2:45:08 PM

Against

1302 Creekwood Drive

Outside the Notification Area

Garland

TX

United States

75044

We already have huge power lines bordering our community. We don't need another eyesore.

Todd Park

Against

9/2/2021
3:36:12 PM

1315 Winding Brook
Drive

tpark1127@gmail.com

Garland

214-448-9542

Texas

United States

75044

We have already had the power lines increased in height along Campbell Road. I do not want another tall structure relocated closer to my house than the present one is. This has already created a negative effect on my housing value.

Comment Form

Case Z 21-30

Z 21-30 Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road. (District 1)

Z 21-30 Vincent Gerard & Associates, Inc. El solicitante propone trasladar una torre de telecomunicaciones existente de Richardson a Garland. La altura propuesta es de 120 pies. Este sitio está ubicado en 213 Holford Road. (Distrito 1)

Người nộp đơn đề xuất di dời một tháp viễn thông hiện có từ Richardson đến Garland. Chiều cao đề xuất là 120 feet. Trang web này nằm ở số 213 Holford Road. (Quận 1)

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.

CRALV MILLS

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.)

7402 FOX TRAIL 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

9/2/2021

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-30

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

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

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

IN MY OPINION WE ALREADY HAVE
POLES GALORE IN OUR NEIGHBORHOOD
AND DON'T NEED ANYMORE. THERE IS
PLenty OF OPEN LAND BACK BY THE
POWER PLANT AROUND THE DATA STORAGE
AREAS THAT ARE ALSO A HUGE EYE SORE.
PLEASE MOVE THE CELL TOWER FURTHER
AWAY FROM THE CORNER OF OUR GREAT
NEIGHBORHOOD.



GARLAND

Plan Commission

2. I.

Meeting Date: 09/15/2021

Item Title: Z 21-30 Vincent Gerard & Associates Report and Attachments - Detail Plan (District 1)

Summary:

Consideration of the application of **Vincent Gerard & Associates**, requesting approval of Detail Plan for an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (District 1) (File Z 21-30 - Detail Plan)

Attachments

Z 21-30 Vincent Gerard & Associates Report and Attachments (Detail Plan)

Z 21-30 Vincent Gerard & Associates Responses

Planning Report

File No: Z 21-30/District 1

Agenda Item:

Meeting: Plan Commission

Date: September 15, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District.

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Agricultural (AG) District.

Approval of a Detail Plan for an Antenna, Commercial Use.

LOCATION

213 Holford Road

APPLICANT

Vincent Gerard & Associates, Inc.

OWNER

Gurdwara Akajlot

BACKGROUND

The subject property is zoned Agricultural (AG) District and it is developed with a place of worship. The applicant would like to lease 0.057 acres of the northern portion of the property and relocate and rebuild a 120-foot commercial antenna support structure from Richardson. The antenna is currently located north the subject property and at the intersection Annoor Drive and Crescent Drive in Richardson. The lease for the current property has been terminated in order to build a single-family residence and in order to continue to serve this area with cell and data coverage, AT&T, Verizon and T-Mobile must move to the proposed subject property. The applicant has specified that the older structure will not be decommissioned and removed until the new support structure in the proposed location is fully operational. The reason is so customer coverage is not interrupted.

SITE DATA

The subject site (overall site) contains approximately 4.32 acres in total area and is developed with a place of worship. The lease area is approximately 0.057 acres. The lease area has no street frontage but as part of the subject property, it would be accessed from Holford Road.

USE OF PROPERTY UNDER CURRENT ZONING

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.

An Antenna, Commercial (freestanding) Use is not permitted in the Agricultural (AG) District. In addition, an antenna support structure that exceeds one hundred (100) feet in height is allowed only with the approval of a Specific Use Provision.

CONSIDERATIONS

1. The GDC requires approval of a Specific Use Provision for any support structure greater than 100 feet. The GDC does not permit a freestanding monopole structure in the Agricultural (AG) District. Therefore, the applicant also requests to establish a Planned Development to allow the Antenna, Commercial Use in the proposed location.
2. The existing support structure is 115-foot monopole tower located in Richardson. The applicant proposes to relocate and rebuild the support structure to the lease area of approximately 0.057 acres and increase the height to 120 feet as indicated on the site plan (Exhibit C). The maximum height including the lightning rod will be 123 feet. The increase in height is necessary in order to increase coverage and capacity in the immediate area.
3. The existing support structure has three (3) carriers including T-Mobile, AT&T Mobility and Verizon Wireless. The intention is to add a fourth carrier in the future.
4. Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand feet from another wireless telecommunications antenna. The nearest support structure is approximately 3,060 feet from another support structure. The applicant requests a deviation to propose a support structure within the 5,000 feet.
5. Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line. The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.
6. Section 2.65 (M) of the GDC states that support buildings and storage areas or buildings must be screened from public view by a dense, opaque, evergreen landscaped screen with an initial planting height of three feet, and which will attain an ultimate height of six feet at maturity. A six-foot solid masonry wall may be used in lieu of the landscaped screen provided exterior finish materials are compatible with nearby structures. The applicant proposes six (6)-foot "Fence-Crete" screening with one (1)-foot barbed wire.
7. The Engineering Department does not have adequate information to assess whether the proposed structure and fencing will be located in any drainage easement [this proposal was submitted by the applicant as a 30-day application]. However, all proposed improvements shall comply with the Garland Development Code (GDC) Section 3.86 and the Technical Standards Manual (TSM) Sections 4.12.G and 4.13. Any proposed fencing shall adhere to GDC Section 4.103(C).
8. The applicant is requesting that the Specific Use Provision be granted for a time period of thirty (30) years.

9. Summary of Deviations:

Development Standards	Required	Proposed	Justification
Distance from other support structures	Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand (5000) feet from another wireless telecommunications antenna.	The nearest support structure is approximately 3,060 feet from another support structure.	Although the nearest tower is less than 5,000 feet away from the proposed location, the applicant contends the proposed location is a critical communications site for this area of Garland and Richardson.
Distance from residential districts	Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 120-foot tall commercial antenna support structure must be placed a minimum of 360 lineal feet from a single-family zoning district boundary line.	The proposed location of the support structure is approximately 310.4 feet from the eastern single-family zoning district boundary line and 34.8 feet from the northern residential district boundary line.	The proposed location will provide coverage to the residents in the vicinity. Although the land to the north is zoned for residential, it is vacant. The property to the west is developed with a senior living facility and the distance from the proposed tower location is approximately 255 feet. The distance from the proposed tower location to the nearest single-family home to the east is approximately 310.4 feet.

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, 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the immediate north and west are zoned Planned Development (PD) District 14-16; this property is developed with a senior living facility. The properties to the east, across Holford Road, are zoned Planned Development (PD) District 94-17 and Planned Development (PD) District 96-34; these properties are developed with single-family homes. The properties to the south, across West Campbell Road, are zoned Planned Development (PD) District 20-17; these properties are developed with single-family homes.

The proposed location has been designated as a critical communications site to provide the community better coverage.

STAFF RECOMMENDATION

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While the application includes setback deviations, the proposed location is one that has natural vegetative screening on several sides, is setback from residential homes and right-of-way more than the height of the tower, and would continue to provide uninterrupted cellular coverage to the area.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD and SUP Conditions
- iii. Exhibits
- iv. Location Map

CITY COUNCIL DATE: October 12, 2021

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning and Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet
1 inch = 159 feet

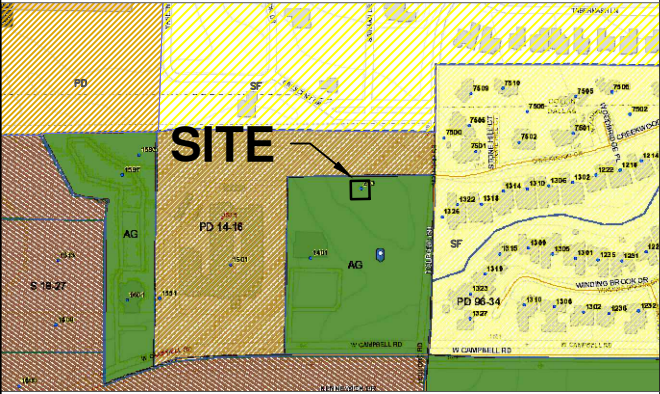
Zoning Map Z 21-30

 INDICATES
SUBJECT SITE

 INDICATES AREA
OF REQUEST

EXHIBIT C

ZONING MAP

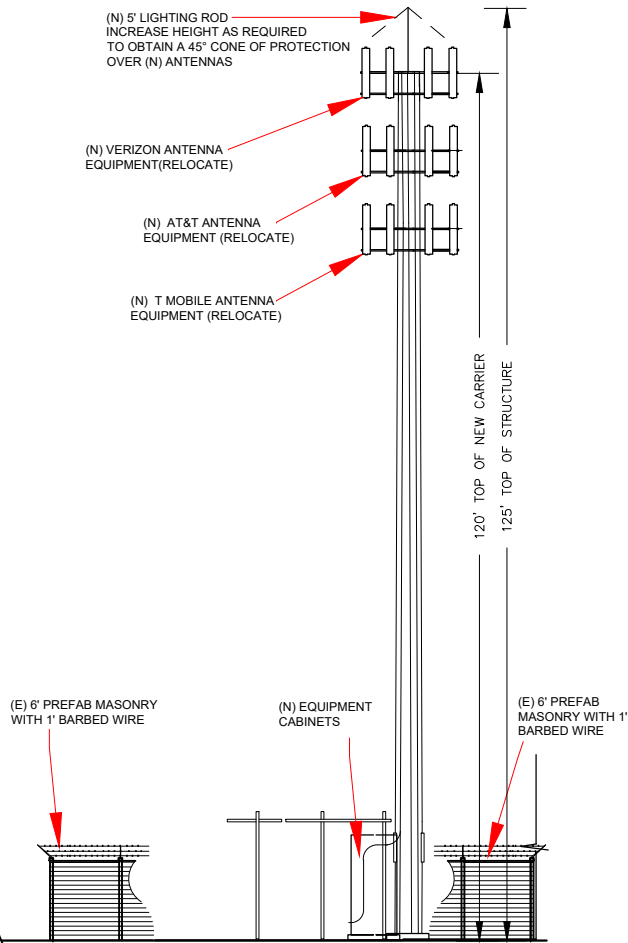


AG - AGRICULTURE DISTRICT
PD - PLANNED DEVELOPMENT
SF - SINGLE FAMILY

IMPERVIOUS COVER SUMMARY

EXISTING TOTAL PROPERTY SIZE:	195,108 SQ. FT. (4.479 ACRES)	
EXISTING TOTAL PROPERTY IMPERVIOUS COVER:	31,625 SQ. FT. (0.726 ACRES)	16.20%
EXISTING TOTAL LOT SIZE:	2,500 SQ. FT. (0.0573 ACRES)	
EXISTING IMPERVIOUS COVER ALL	31,625 SQ. FT. (0.726 ACRES)	16.20%
PROPOSED IMPERVIOUS COVER		
EQUIPMENT & TOWER:	502.9 SQ. FT. (0.0115 ACRES)	0.25%
CONCRETE DRIVEWAY:	6,281.1 SQ. FT. (0.1441 ACRES)	3.21%
PROPOSED IMPERVIOUS COVER (THIS SITE PLAN):	6,784 SQ. FT. (0.155 ACRES)	3.47%
TOTAL PROPOSED IMPERVIOUS COVER (OUT OF 4.479 ACRES)	38,409 SQ. FT. (0.8817 ACRES)	19.68%

TOWER - TYPICAL



NOTE: TYPICAL LEASE AREA, ACTUAL EQUIPMENT LOCATIONS MAY VARY.

NOT TO SCALE

SITE INFORMATION

JURISDICTION: CITY OF GARLAND, TEXAS 75044
DALLAS COUNTY
LATITUDE: 32°59'02.49"N, LONGITUDE -96°38'55.04"W
ELEVATION: 550.7 AMSL
OCCUPANCY: NOT APPLICABLE (N/A)
EXISTING USE: PRIVATE UNDEVELOPED LAND
PROPOSED USE: TELECOMMUNICATIONS FACILITY
ZONING: AG - PROPOSED PD

APPLICANT

CROWN CASTLE
1220 AUGUSTA DR STE 500
HOUSTON, TEXAS 77057
PHONE: 1 (877) 486-9377

DESCRIPTION

REPLACE EXISTING TOWER (115' MONOPOLE)
WITH A NEW 120' MONOPOLE.

SPECIAL USE PERMIT SITE PLAN

PROJECT TYPE

120' MONOPOLE TOWER SITE
(REPLACEMENT TOWER)

DATE

AUGUST 2, 2021

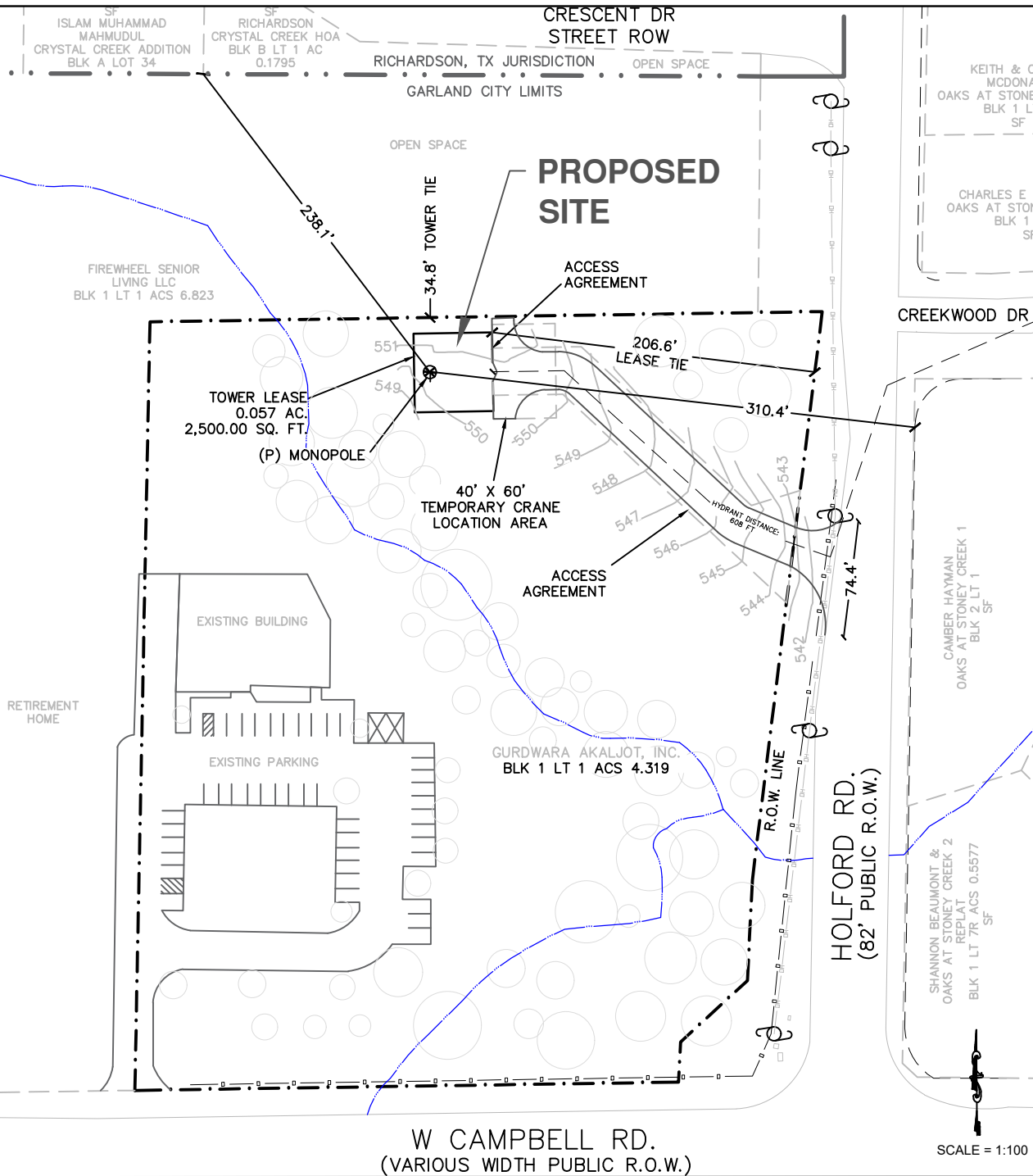
SITE ADDRESS

213 HOLFORD RD
GARLAND, TEXAS 75044

LEGAL DESCRIPTION

GURDWARA AKALJOT
BLK 1 LT 1 ACS 4.319
GARLAND, TEXAS 75044

SITE PLAN



SITE NAME:

CROWN CASTLE
BLACKBURN RELO BU #876416
RELOCATION OF EXISTING SITE

LANDLORD

GURDWARA AKALJOT, INC.
1401 W. CAMPBELL RD.
GARLAND, TEXAS 75044

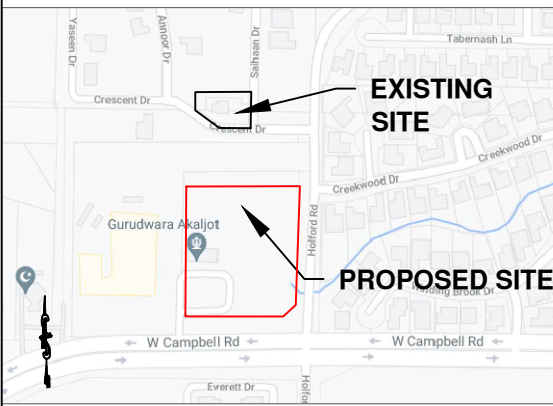
OWNER AGENT

VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 328-2693

PRE-SUBMITTAL CASE NUMBER

#210720-2

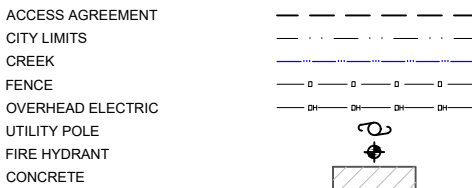
VICINITY MAP



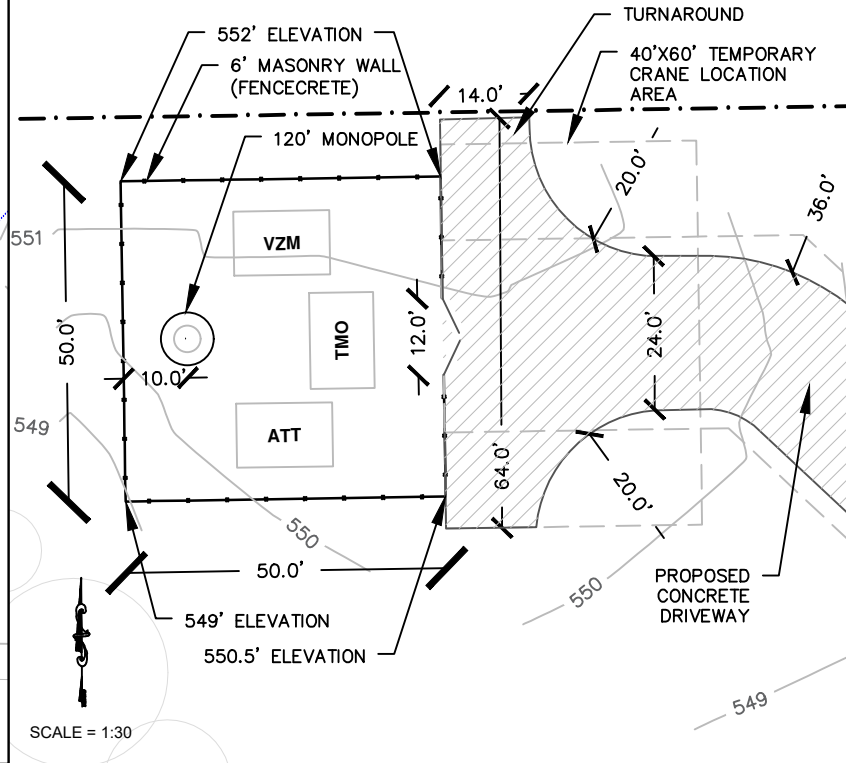
AERIAL MAP



LEGEND



DETAILED SITE PLAN



CROWN
CASTLE

TOWER SITE PLAN
BLACKBURN HOLFORD RELO
CROWN CASTLE
CITY OF GARLAND, TEXAS 75044
DALLAS COUNTY

VINCENT GERARD & ASSOCIATES

LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
AUSTIN, TEXAS 78746
(512) 328-2693 - *vincent@vincentgerard.com

SITE LAYOUT IS BASED ON SITE WALK
BY ALLPRO CONSULTING GROUP, INC. ACGI#21-1240, DATED 04/07/2021.
DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS
SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES, OR EXISTING
EASEMENTS, OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN,
PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A
REDESIGN BEFORE SITE IS BUILT.

SCREEN WALL/FOUNDATION DESIGN
BY ALLPRO CONSULTING GROUP, INC. ACGI#21-4973, DATED
08/24/2021.

DRAINAGE & GRADING DESIGN
BY ALLPRO CONSULTING GROUP, INC. ACGI#21-4972, DATED
08/24/2021.

DRIVEWAY DESIGN
BY ALLPRO CONSULTING GROUP, INC. ACGI#21-4974, DATED
08/24/2021.

ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH
ANSI/ASSE A10.48 AND ANY OTHER SAFETY
STANDARDS

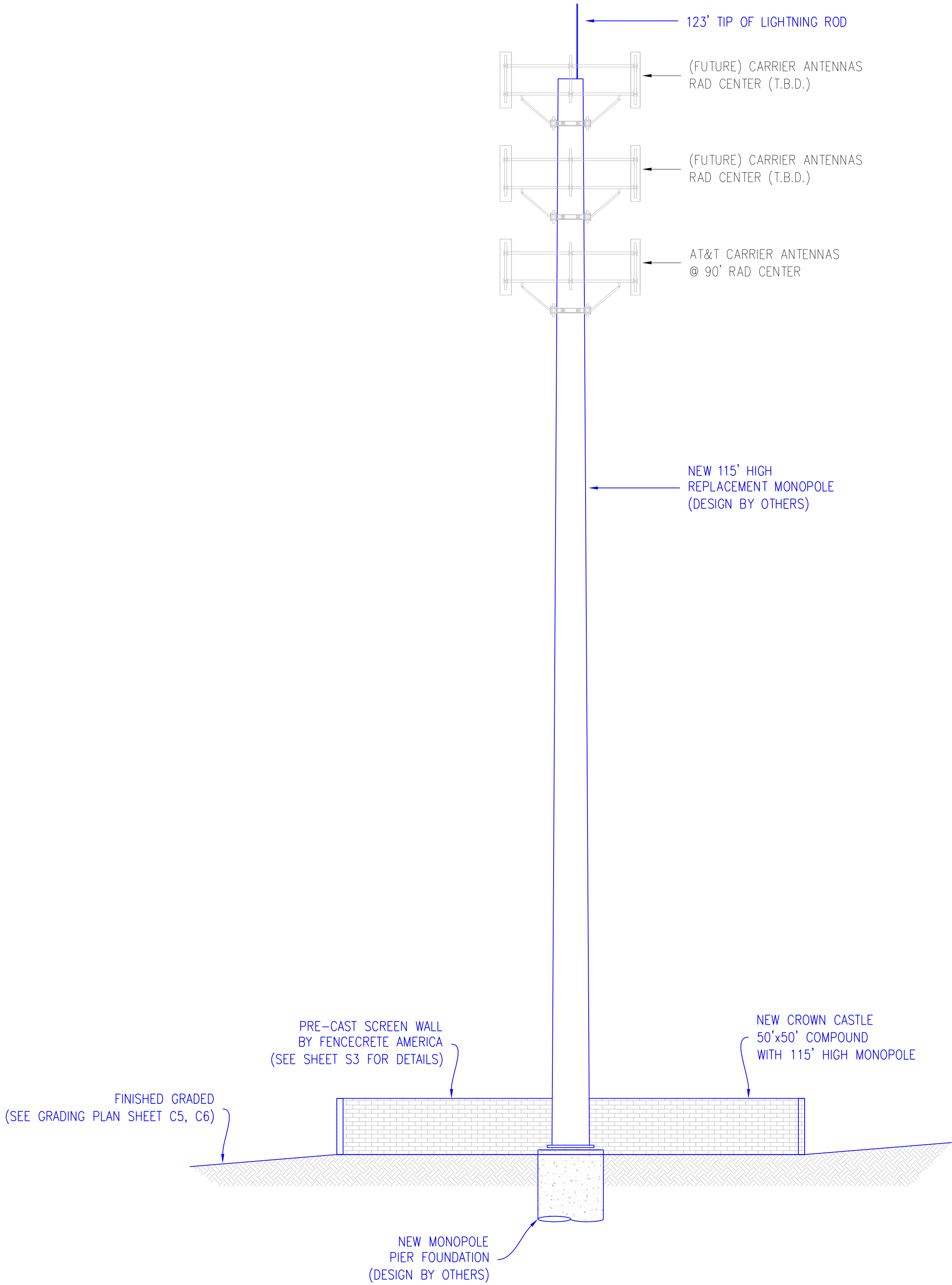
NOTE: POWER & FIBER/TELCO SOURCES AND
ROUTING TO BE FIELD VERIFIED

PROPOSED BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED
WITHIN A DEDICATED UTILITY EASEMENT AS SHOWN ON THE SURVEY BY
WIMBERLEY SURVEYING PROFESSIONALS, JOB NO. 21089, DATED: 08/20/21
ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE
VERIFIED PRIOR TO CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED
WITHOUT PRIOR VERIFICATION OF EXISTING BURIED UTILITIES.

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS WITHIN ZONE "X", 'AREA OF
MINIMAL FLOOD HAZARD', OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY
FIRM MAP COMMUNITY-PANEL NUMBER 48113C021L, DATED 07/07/2014. NO
SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY
GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. TO AVOID ANY
INTERFERENCE OR SHADOWING OF ANTENNAS. IF INTERFERENCE OR
SHADOWING OF ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION,
PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN
REVISION PRIOR TO ANY ANTENNA INSTALLATION.

TOWER STRUCTURAL ANALYSIS AND FOUNDATION DESIGN
BY OTHERS



CROWN
CASTLE

1701 Directors Blvd., Suite 700
Austin, TX 78744

For Austin District
2055 S. Stearman Drive, Chandler,
AZ 85286 For PHX District

ACGI#21-4971

DRAWN BY: CG

CHECKED BY: CZ

A 8/20/21 PRELIMINARY FOR REVIEW

ALLPRO

CONSULTING GROUP, INC.

9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893
Fax: 866-364-8375
www.allprocgi.com
registration no. 8242

PRELIMINARY -
NOT FOR CONSTRUCTION

CCI BU# 831662
BLACKBURN
HOLFORD

213 HOLFORD RD.
GARLAND, TX 75044
DALLAS COUNTY

32.984025°, -96.648622°

SHEET TITLE

TOWER ELEVATION

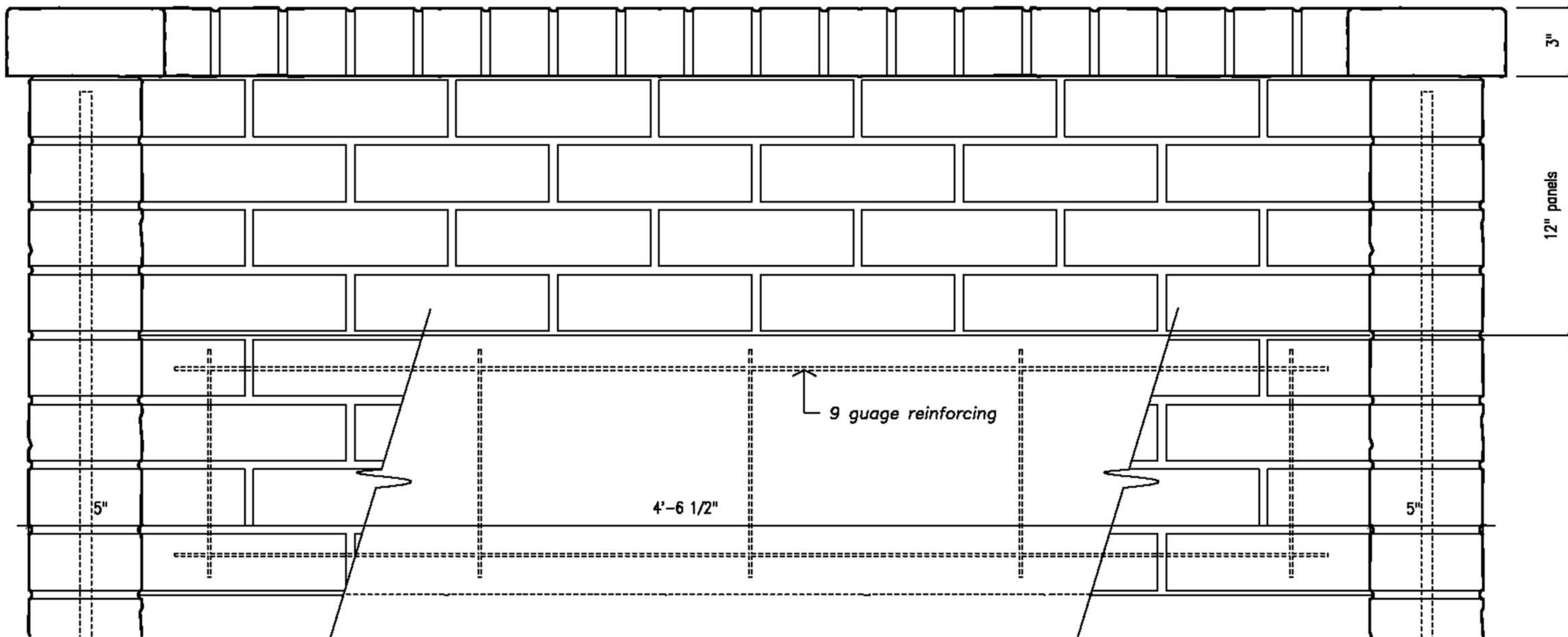
SHEET NUMBER

C-4



FENCECRETE AMERICA, INC.

manufacturers of precast concrete fencing and masonry wall systems
15089 tradesmen drive san antonio, texas 78249 210-492-7911 800-229-7811 www.fencecrete.com



Partial Fence Elevation

scale: 1-1/2" = 1'-0"

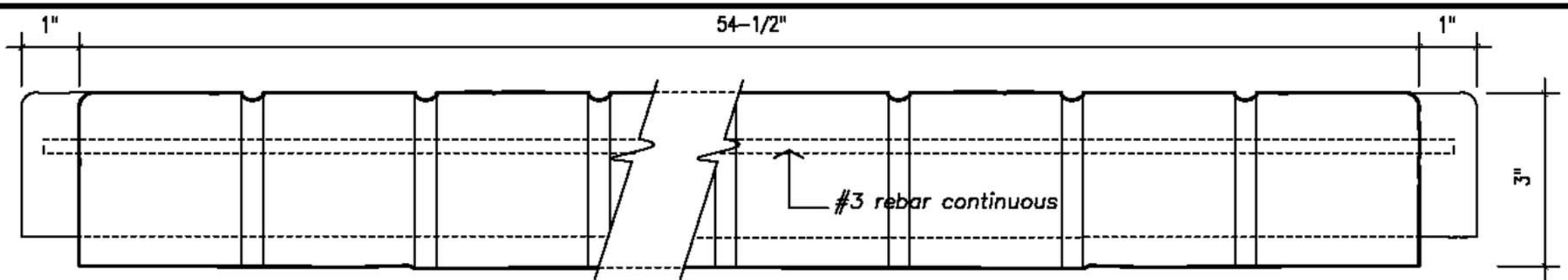


Used Brick Style Concrete Fence

footing: 18" diameter, 24" deep (min.)
3000 p.s.i. concrete, varies
according to local soil conditions

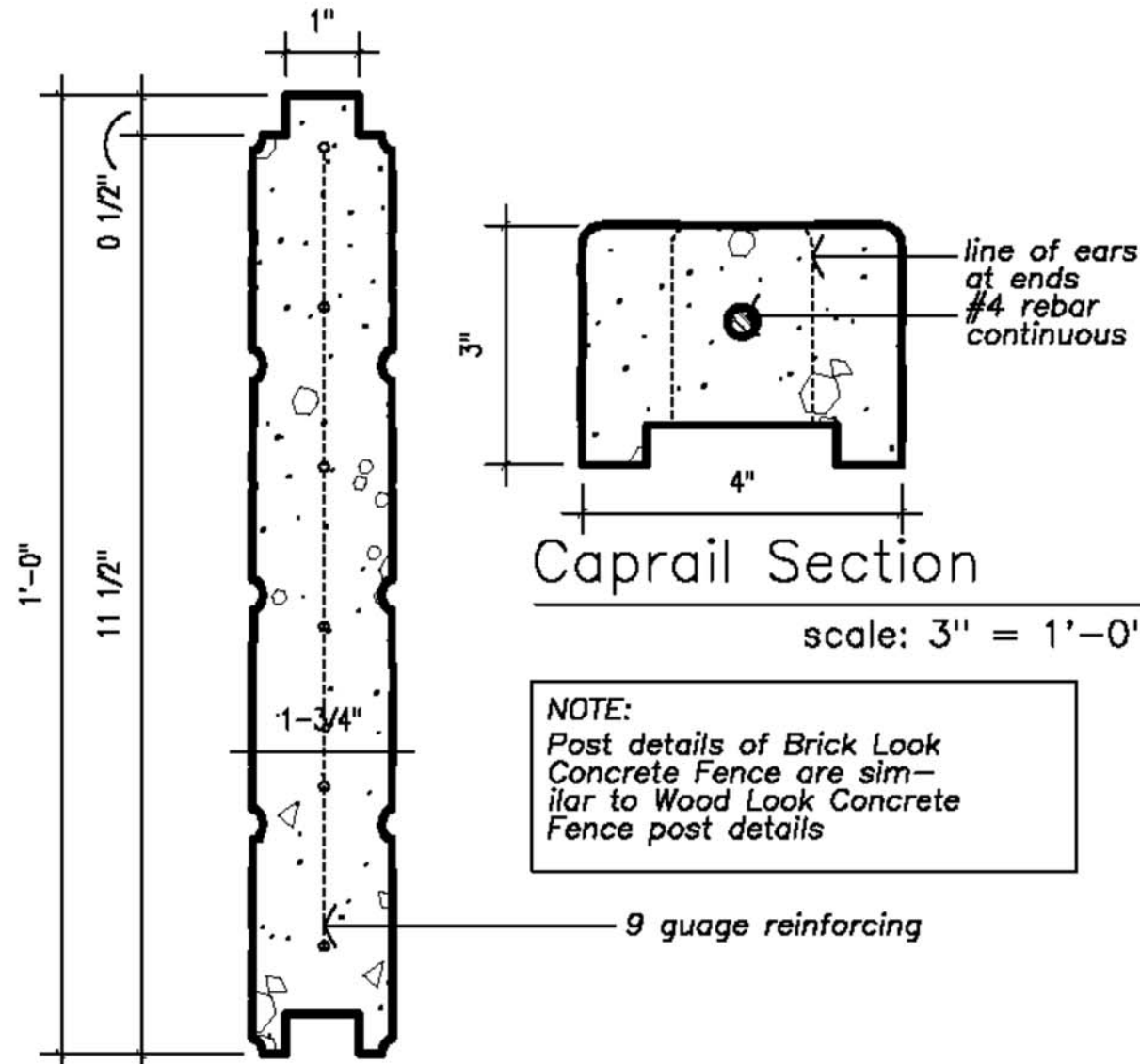
8'-0" maximum height

2'-0" min.



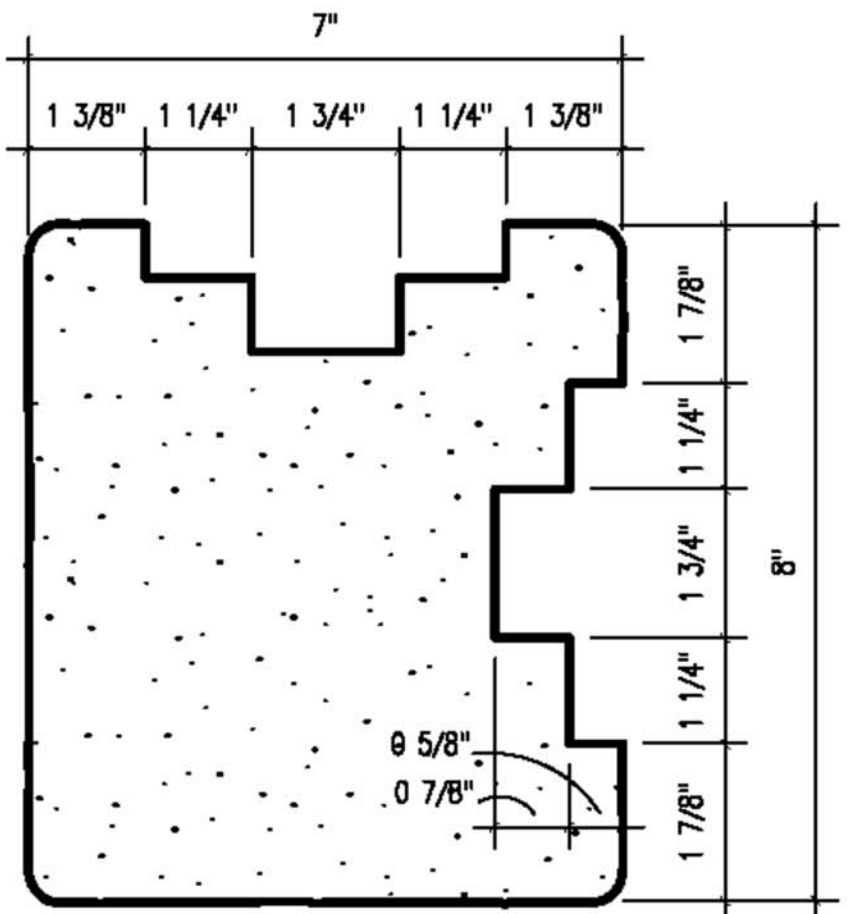
Caprail Elevation

scale: 3" = 1'-0"



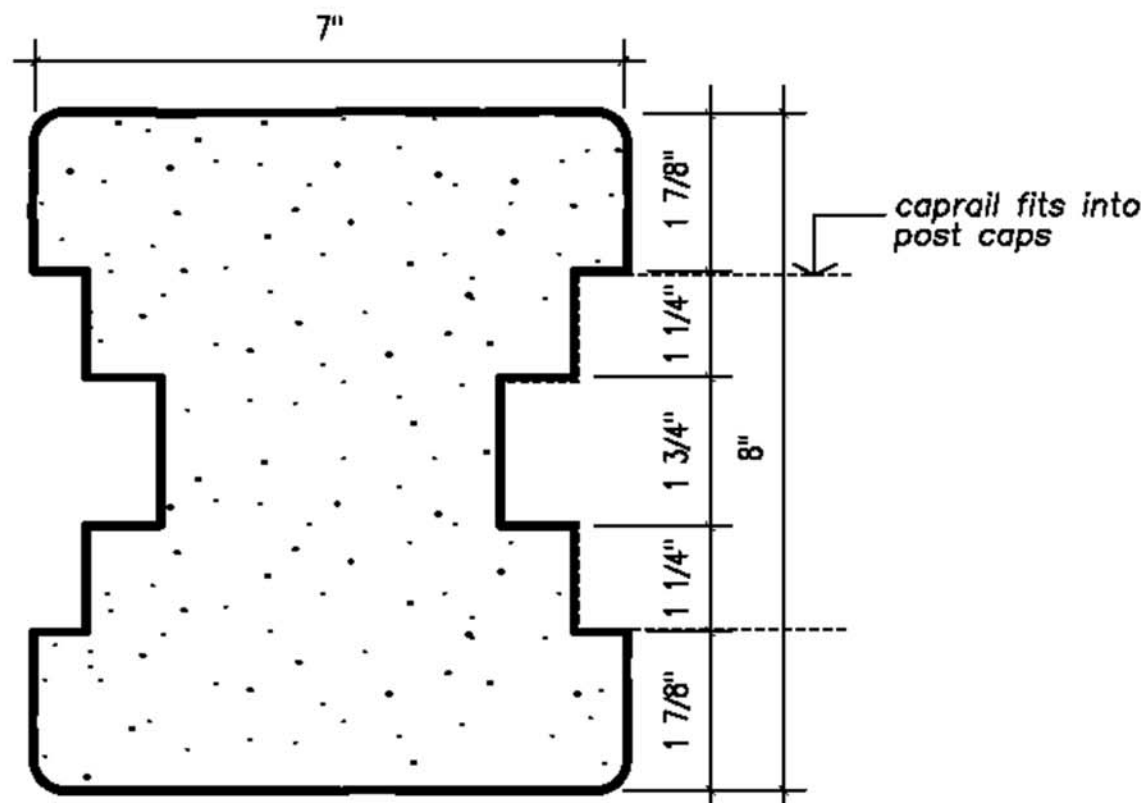
Typical Panel Section

scale: 3" = 1'-0"



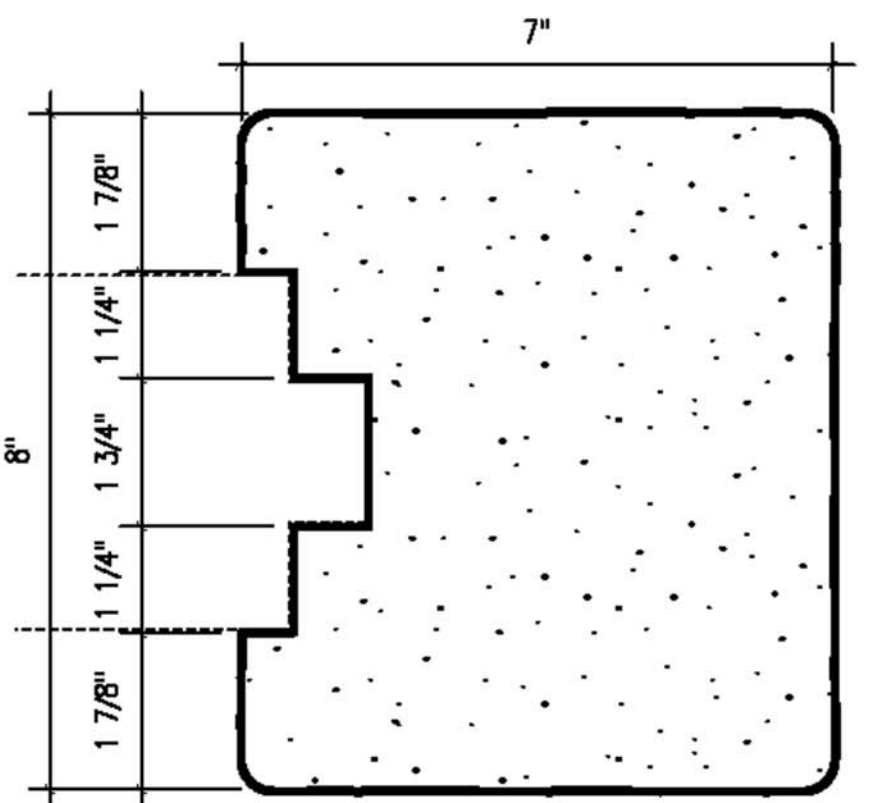
Corner Post Cap

scale: 3" = 1'-0"



Running Post Cap

scale: 3" = 1'-0"



Stop Post Cap

scale: 3" = 1'-0"

notes:

1. The column height can be from 0 to a maximum of 10'-0". Additional heights are available upon special order.
2. All concrete shall be 5000 p.s.i.
3. All reinforcement shall be A.S.T.M. 615 grade 60. Special reinforcement is available upon special order.
4. Footing - 2 feet deep (min.) footing standard per column, 12" - 18" diameter. Depth and diameter can vary per local soil conditions.
5. Used brick style panels can be provided in a variety of colors.
6. Texture: All exposed sides have brick-like texture.
7. Gates: Shall have additional steel supports adjacent to concrete columns.
8. All steel reinforcement is prewelded with steel spacers so as to allow for maximum concrete coverage.
9. A special silicone sealant is used to lock the caprail and post caps in place. This sealant requires special tools for removal.

We reserve the right to alter the design or specifications without incurring any obligation, all rights reserved.
Fencecrete America, Inc.



1701 Directors Blvd., Suite 700
Austin, TX 78744
For Austin District
2055 S. Stearman Drive, Chandler,
AZ 85286 For PHX District

ACGI# 21-4974

DRAWN BY: GSM

CHECKED BY: CZ

A 8/24/21 ISSUED FOR CONSTRUCTION



CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893
Fax: 866-364-8375
www.allproci.com
registration no. 8242



08/24/2021
CHIYU ZHANG, P.E.
TX PE # 128187
FIRM REG. # 8242

CCI BU# 831662
BLACKBURN
HOLFORD

213 HOLFORD RD.
GARLAND, TX 75044
DALLAS COUNTY

32.984025°, -96.648622°

SHEET TITLE

SCREENING WALL
SPECIFICATIONS

SHEET NUMBER

S-3

SPECIFICATION ON THIS
PAGE ARE FOR
REFERENCE ONLY.

Z 21-30



View of the proposed location from Holford Road



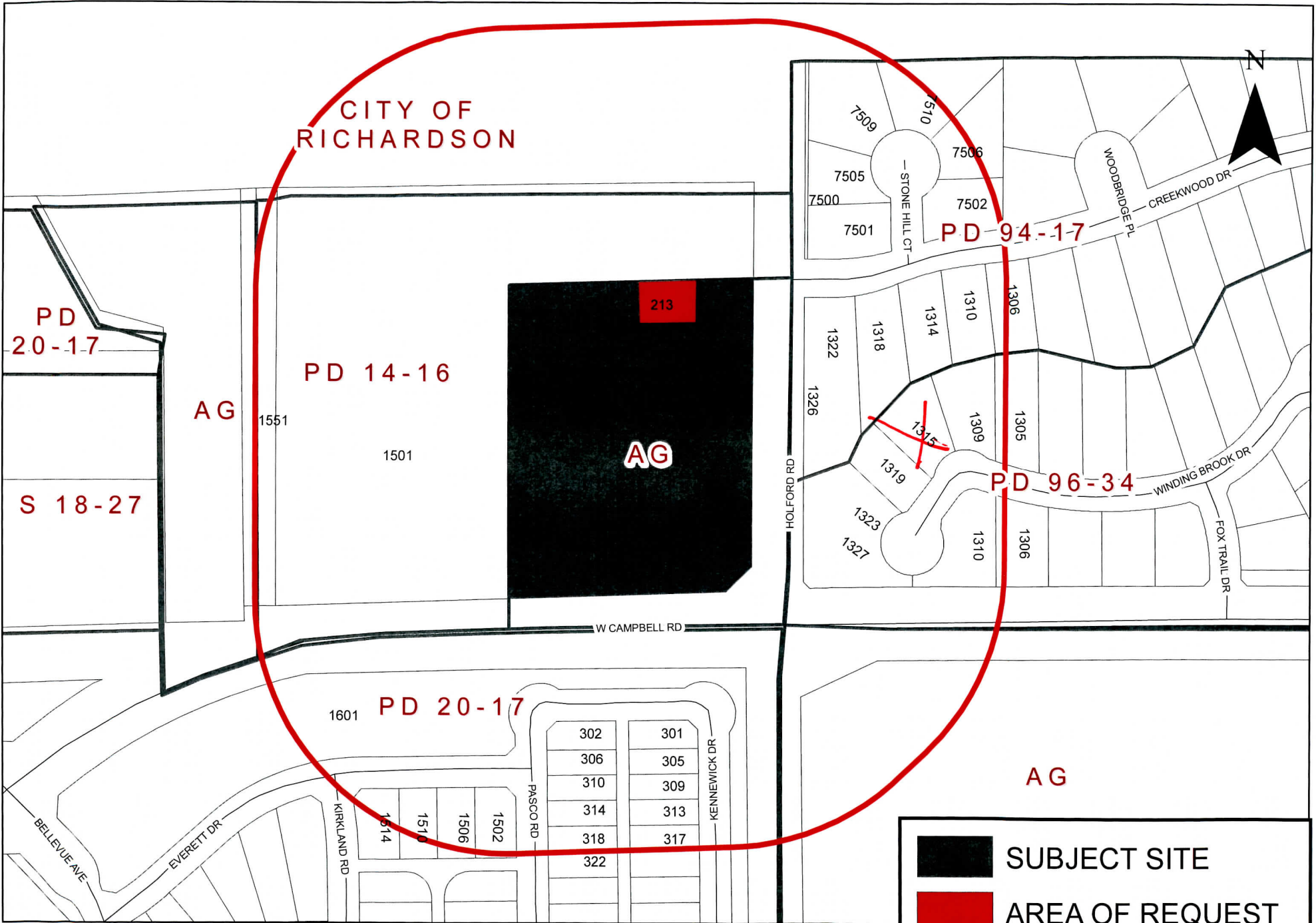
Looking east of the subject property from West Campbell Road



Looking south of the overall subject property from West Campbell Road



Looking south of the proposed location (Place of Worship)



Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-30	September 15, 2021	October 12, 2021	Nabiha Ahmed

Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road.

**Randall
McGillem**
9/8/2021
2:45:08 PM

Against

1302 Creekwood Drive

Outside the Notification Area

Garland

TX

United States

75044

We already have huge power lines bordering our community. We don't need another eyesore.

Todd Park

Against

9/2/2021
3:36:12 PM

1315 Winding Brook
Drive

tpark1127@gmail.com

Garland

214-448-9542

Texas

United States

75044

We have already had the power lines increased in height along Campbell Road. I do not want another tall structure relocated closer to my house than the present one is. This has already created a negative effect on my housing value.

Comment Form

Case Z 21-30

Z 21-30 Vincent Gerard & Associates, Inc. The applicant proposes to relocate an existing telecommunication tower from Richardson to Garland. The proposed height is 120 feet. This site is located at 213 Holford Road. (District 1)

Z 21-30 Vincent Gerard & Associates, Inc. El solicitante propone trasladar una torre de telecomunicaciones existente de Richardson a Garland. La altura propuesta es de 120 pies. Este sitio está ubicado en 213 Holford Road. (Distrito 1)

Người nộp đơn đề xuất di dời một tháp viễn thông hiện có từ Richardson đến Garland. Chiều cao đề xuất là 120 feet. Trang web này nằm ở số 213 Holford Road. (Quận 1)

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.

CRALV MILLS

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.)

7402 FOX TRAIL 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 / Firma / Chữ ký

Date / Fecha / Ngày

9/2/2021

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

Comment Form Continued – Case Z 21-30

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

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

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

IN MY OPINION WE ALREADY HAVE
POLES GALORE IN OUR NEIGHBORHOOD
AND DON'T NEED ANYMORE. THERE IS
PLenty OF OPEN LAND BACK BY THE
POWER PLANT AROUND THE DATA STORAGE
AREAS THAT ARE ALSO A HUGE EYE SORE.
PLEASE MOVE THE CELL TOWER FURTHER
AWAY FROM THE CORNER OF OUR GREAT
NEIGHBORHOOD.



GARLAND

Plan Commission

3. a.

Meeting Date: 09/15/2021

Item Title: Election of Officers

Summary:

Election of Officers
