



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
July 22, 2024 at 7:00 p.m.

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

A pre-meeting will begin at 6:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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.

Public Comments

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.

IN-PERSON COMMENTS: 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 are 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 between and among the members of the Plan Commission and relevant City staff. Public access to that meeting 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 the July 8, 2024 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the 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 **Mojibola Shobande**, requesting approval of 1) a Specific Use Provision (SUP) for an Automobile Sales, New or Used Use and 2) a Plan for an Automobile Sales, New or Used Use. This property is located at 2723 National Place. (District 5) (File Z 24-13)
- b. Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of 1) an Amendment to Planned Development (PD) District 85-62 for Industrial and Community Retail Uses and 2) a Concept Plan for a Lineman Training & Bulk Materials Storage. This property is located at 2701 East Centerville Road. (District 2) (File Z 24-26)

3. 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: 07/22/2024

Item Title: Plan Commission Minutes for July 8, 2024

Summary:

Consider approval of the Plan Commission Minutes for the July 8, 2024 meeting.

Attachments

July 8, 2024 Plan Commission Minutes



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, July 8, 2024, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts, Chairman
Julius Jenkins, 1st Vice Chair
Wayne Dalton, 2nd Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Jaric Jones, Commissioner
Patrick Abell, Commissioner
Michael Rose, Commissioner
Bob Duckworth, Commissioner

Staff Present: Angela Self, Interim Planning Director
Trey Lansford, Deputy City Attorney
Elisa Morales, Recording Secretary

Attendees: Wilson Kerr, Consultant with Freese & Nichols

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.

On the June 24, 2024 Minutes, Item 3a paragraph 6 was requested to be amended to remove the word "square" from square feet on the last sentence. Paragraph 10 of the same item was also requested to be amended to remove the word "resident," as the speaker is not a resident of the City.

Motion was made by Commissioner Jenkins to **approve** the Consent Agenda as requested with the amendment to the Minutes. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the June 24, 2024 meeting. **APPROVED**

2. PLATS

- a. P 24-20 Sears-Miller - Replat **APPROVED**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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3. ZONING

- a. Consideration of the application of **Spiars Engineering**, requesting approval of a 1) Change in **APPROVED** zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to a Planned Development (PD) District for Multi-Family-2 (MF-2) District Uses and 2) a Concept Plan for a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 2200 West Campbell Road. (District 7) (File Z 24-05)

The applicant, Maxwell Fisher, 2502 Grandview Drive, Richardson, Texas 75080, provided an overview of the request and remained available for questions.

Commissioner Jenkins asked the applicant if the current Concept Plan will have the required number of amenities on the property.

The applicant confirmed that they will be complying with the GDC requirements regarding the amenities.

Commissioner Jenkins asked for further clarification on the number of variations being requested.

The applicant confirmed that for this development, they are requesting a total of three variances, which includes a right-of-way dedication, a transmission easement on the Shiloh Road side and a large water transmission easement as well as a building height due to a walkout basement.

Commissioner Abell asked the applicant to confirm if the entry and exits to the property were gated.

The applicant confirmed that this would be a gated development with sliding or swing gates.

Commissioner Abell asked the applicant how they planned to address any stacking issues of residents waiting to get in or out of the property.

The applicant confirmed that the gate would be highly visible from the road where it would allow for someone to turn around without backing up traffic. The applicant further mentioned that both residents and guests would be aware of which entrance or exit to utilize to gain access to the property.

Residents speaking in favor of the request:

Joe Thomas, 2917 Spring Brook Drive, Garland, TX 75044
Francois "Roger" Lachance, 6406 Eagle Nest Drive, Garland, TX 75044
Becky Sans, 2004 Osprey, Garland, TX 75044
John Sans, 2004 Osprey, Garland, TX 75044

Residents speaking in favor expressed their thanks to the developers for making sure they met with the surrounding neighbors. The residents also praised the quality of the proposed development. The residents also expressed their thanks for the developers' efforts to preserve the nearby greenbelt area.

Commissioner Jenkins asked resident Joe Thomas if his comments were on behalf of the community or his individual comments.

Resident Joe Thomas confirmed the comments he made were not on behalf of the community but were his alone.

Commissioner Rose asked resident Joe Thomas if the Camelot HOA had any discussions regarding the proposed development.

Resident Joe Thomas stated that the developers did present to the Camelot HOA Board in May and the information was provided to the HOA residents via their newsletter.

While in favor for most of the proposed development, resident Roger Lachance did express concerns over the traffic this proposed development might add to the nearby intersection.

While in favor for most of the proposed development, resident Becky Sans did express concerns over the pond visibility that will no longer be available from the road due to the proposed development as well as the complete removal of the green space to add to the proposed development.

While in favor for most of the proposed development, resident John Sans did express concerns over the appearance of the proposed development and not fitting the mold of the surrounding developments.

The applicant clarified to the Commission, that they do see themselves as somewhat of an extension to the surrounding development with a similar three-story development that would have better amenities. The applicant also clarified that they would be willing to add language to the PD to make one of the exits to the property an exit only. Regarding the traffic concerns, the applicant stated that while they cannot remedy all the traffic issues, the proposals they are bringing forward to add additional turn lanes would help ease some of the traffic in the area. The applicant also stated that regarding the open space concerns, while typically they ask for 30-40% reduction in open space, for this proposed development, they will be complying fully with the open space requirement by preserving the greenbelt and providing additional open space as well. The applicant also added that they will have 22 units per acre.

Commissioner Rose asked the applicant about whether the apartments would be right up on the preservation area or if there would be some open land in between.

The applicant stated that their intent would be to preserve as many of the large trees as possible, only removing those that would end up touching the property.

Commissioner Abell asked the applicant if there would be a sidewalk leading north/south into the preservation area and breezeways walking out from the buildings or would it be just buildings with no access.

The applicant stated they would have some balconies with a possible informal trail closer to the buildings but the overall goal will be to keep the preserve as is as much as possible. There will also be a decorative fence on the multi-family building side that will demarcate the preservation area from the private area.

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

Commissioner Jenkins asked Chair Roberts to provide some clarification on what the process looks like to have as a basis for future discussion.

Chair Roberts explained that the proposal is a Planned Development with a Concept Plan. Chair Roberts clarified that the Plan Commission is a recommending body to the City Council.

Motion was made by Commissioner Dalton to **approve** the application as presented. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 1 Nay** with Commissioner Jenkins in opposition.

- b. Consideration of the application of **Spiars Engineering**, requesting approval of a Change in Zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to Single-Family Attached (SFA) District. (District 7) (File Z 24-12) **APPROVED**

The applicant, Maxwell Fisher, 2502 Grandview Drive, Richardson, TX 75082, provided an overview of the request and remained available for questions.

Commissioner Rose asked the applicant what they planned to do to control any flooding that may occur at the property.

The applicant stated they would be capturing their water through the design of their streets piping it underground. The applicant explained that they are not allowed to release the water off of their street causing the nearby property to flood. The applicant stated they will be working closely with the Engineering Department to ensure their drainage plan is good.

David Bond, Civil Engineer, 501 W President George Bush Highway Suite 200, Richardson, TX 75080, added that the City has a fully developed model for the Spring Creek Basin that they used to make sure the layout they are proposing will work. Should there be a flood in the future, this layout would prevent any flood for the proposed development and nearby homes.

Commissioner Rose asked the applicant if they have met with the surrounding neighbors to share the flooding mitigation plans they have in place to prevent any flooding of their homes.

The applicant stated that they have met with the HOA but would be willing to meet with anyone who may still have flooding concerns.

Commissioner Jenkins asked the applicant about the proposed trail from the community that would connect to the existing trail that would add value to the community. He also asked the applicant if there was a commitment by the applicant to develop the land.

The applicant confirmed that their proposed development would have a trail that would connect not only to the street but also to the existing park trail. The applicant also added that Leon Capital has spent a lot of pursuit costs on this parcel to make sure that they can build what they are proposing and have every intention on moving forward with developing it.

Residents speaking on the request:

Don Ingram, 6534 Callejo, Garland, TX 75044
Joe Thomas, 2917 Spring Brook Drive, Garland, TX 75044
John Sans, 2004 Osprey Lane, Garland, TX 75044

The residents speaking expressed concerns that the access to the existing trail would not be fenced off and that access would be maintained for the residents accessing the trail. Traffic, drainage and aesthetic concerns were also expressed with the proposed development.

Commissioner Abell asked resident John Sans if he would rather have this proposed development move forward or have retail go into this space.

Resident John Sans stated he would rather the area be left as it is as part of the City's Park & Rec trails.

Commissioner Rose asked resident John Sans if he has given any consideration to purchasing the property and gifting it to the City to utilize as park space.

Resident John Sans stated he has given that some consideration but the costs of the property would probably be out of his reach.

The applicant stated that their finish floor elevations will be much higher than the pond which will help with preventing flooding. Regarding the traffic concerns, the applicant stated that the Traffic Impact Analysis does recommend turn lane improvements at the intersection and they plan on working with the Transportation Department to determine what those improvements look like. The applicant further added that they plan on building aesthetically pleasing townhomes that will

add value to the intersection and have no plans on disrupting anyone who wishes to access the park.

Commissioner Abell asked the applicant what their plans were to address guest parking and what their consideration to installing street humps on the property to address people cutting through the property.

The applicant stated that guest parking would be made available with 90 spaces accessible from the street. The applicant also added that they are considering installing either street humps or other alternative methods to slow down drivers.

Commissioner Paris asked the applicant if there have been any other considerations regarding the land use and if what they are proposing is the best use of the land.

The applicant stated that while the property was previously considered for retail, that use would not have been a good use, so the townhome development is the best use of the land.

Commissioner Jenkins asked if the Commission was considering a Concept Plan or just a change in zoning.

Chair Roberts confirmed they are considering a straight change in zoning and that no Concept or Detail Plan was required.

Commissioner Duckworth asked the applicant what specifically they would be doing to drain any excess water from the development besides routing it to the street drainage.

The applicant stated that they have not chosen an exact outfall location but the idea is that they would get down to the creek.

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

Chair Roberts stated that in 2008 he did author a PD for retail and two restaurants on the site that did not move forward due to economic issues at the time. From his recollection, the PD stood until the townhome PD was brought forward. Chair Roberts stated that the retail development would have generated more traffic than the proposed townhome development.

Motion was made by Commissioner Rose to **approve** the application as presented. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

- c. Consideration of the application of **Mojibola Shobande**, requesting approval of 1) a Specific Use Provision (SUP) for an Automobile Sales, New or Used Use and 2) a Plan for an Automobile Sales, New or Used Use. This property is located at 2723 National Place. (District 5) (File Z 24-13) *(The applicant requests postponement of this item to the July 22, 2024 Plan Commission meeting.)* **POSTPONED**

Motion was made by Commissioner Dalton to **postpone** the application to the July 22, 2024 Plan Commission Meeting. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays**

- d. Consideration of the application of **Triangle Engineering**, requesting approval of 1) an Amendment to Planned Development (PD) District 04-45 for Community Retail Uses, 2) a Specific Use Provision for a Day Care, Youth -- Licensed Child-Care Center Use on a property zoned Planned Development (PD) District 04-45 and 3) a Detail Plan for a Day Care, Youth -- Licensed Child-Care Center Use. This property is located at 4802 North President George Bush Turnpike. (District 1) (File Z 24-19) **APPROVED**

The applicant, Kevin Patel, 1782 West McDermott Drive, Allen, TX 75013, remained available for questions.

Commissioner Jenkins asked the applicant if there are other similar businesses in the surrounding area.

The applicant stated that there are no other similar businesses in Garland but that in the DFW

area, there are approximately 10 locations. The applicant added that the proposed development is a national brand that currently has 400 locations throughout the U.S.

Commissioner Dalton asked the applicant if there are other childcare facilities close by to the location.

The applicant stated that there are no other similar type of facilities but that there are older daycares that are not within a mile to two-mile radius.

Commissioner Dalton asked the applicant what their plan is to address vehicles waiting to pick up or drop off at the facility as there is not a lot of room to have vehicles line up on the property.

The applicant stated that based on the Traffic Impact Analysis, about 65% of the vehicles will enter the property off of the service road. Once on the property, all vehicles will be required to park to pick up or drop off their children. The applicant further added that the morning peak hours for the business will be 6:30 - 9 a.m. and the evening peak hours will be 3 to 6:30 p.m.

Commissioner Dalton asked the applicant if they have considered the possibility of a backlog of vehicles waiting to park to pick up or drop off their children resulting in a backup of vehicles into the service road.

The applicant stated that both pick up and drop off times are staggered according to class times which will help with any backlog. The applicant further added that no issues have come up with traffic at any of their existing locations.

Bryant Johnston, 3415 Boxhill Corporate Center Drive, Abingdon, MD, 21009, stated that their model is a rolling start time with each parking space turning over about every 10 minutes or six times per hour. Both teachers and students arrive at different times of the morning and/or afternoon.

Commissioner Dalton asked the applicant if the adjacent property is in agreement with them using their parking lot to access their property.

The applicant confirmed that the adjacent property owners have not expressed any concern over them using their parking space.

Commissioner Abell asked the applicant about the traffic entering the property from the backside.

The applicant stated that 35% of the traffic will be coming from the River Oaks and 65% entering from the 190 service road. 80% of the vehicles will exit unto the 190 service road and 20% to River Oaks road.

Chair Roberts stated to the applicant that the model they have presented where the patrons will have to park will work but he is concerned that should the facility change ownership, if that would impact the park only set-up and then move to drive-through only. Chair Roberts mentioned that maybe the park only requirement could be incorporated into the PD to prevent any future changes.

The applicant explained that the franchise has signed a 15-year agreement with the Kiddie Academy and are committed at minimum to that time period.

Commissioner Jenkins asked the applicant if they would be open to considering an alternate SUP time period versus the indefinite time period being proposed.

The applicant stated that the proposed development is being financed for 25 years so they would be open to setting the SUP time period for 25 years.

Commissioner Jenkins pointed out that while it is an older model daycare, there is one only 0.3 miles away from the proposed development. He further added that he still has some concerns regarding the traffic.

The applicant stated that they did conduct a Traffic Impact Analysis and met all of the

requirements to address any traffic concerns.

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

Commissioner Jenkins stated he is in support of this proposal and believes there is a deficit of this type of land use and believes this type of amenity would support the community.

Commissioner Dalton stated he does continue to have concerns regarding the traffic but agrees that the need is there for this type of development. Commissioner Dalton did state that he cannot support an indefinite SUP but would be in favor of either a 15 or 20 year SUP.

Commissioner Abell stated that regarding the SUP time period, tying it to the financing period of 25 years is in line with the proposal.

Commissioner Paris stated that based on the Transportation Department's Traffic Impact Analysis study, there is no concern regarding traffic. Commissioner Paris is in support of this development.

Commissioner Jenkins asked if the proposal had been previously amended.

Staff stated they were not aware of any previous amendments.

Motion was made by Commissioner Abell to **approve** the application with a 25-year SUP. Seconded by Commissioner by Rose. **Motion carried: 9 Ayes, 0 Nays.**

- e. Consideration of the application of **ZoneDev on behalf of StoneHawk Capital**, requesting approval of 1) an amendment to Planned Development (PD) District 18-20 for Mixed Uses and 2) a Concept Plan for Multi-Family-2 (MF-2) Uses. This property is located at 121 & 151 East I-30. (District 3) (File Z 24-25) **APPROVED**

The applicant, Maxwell Fisher, 2502 Grandview Drive, Richardson, TX 75080, provided an overview of the request and remained available for questions.

Chair Roberts asked the applicant if the right-of-way for Thackery has already been dedicated to the City. Chair Roberts also asked about the justification for the request of the quadruple signage.

The applicant stated that the right-of-way has not been dedicated to the City except for the section in yellow. Regarding the signage, because this request is in a PD that is urban style, it is not uncommon to ask for a vertical blade sign that is affixed to the building.

Commissioner Paris asked what the discussion was regarding the use of car ports.

The applicant stated that while car ports are not required, they would like to provide some for their residents. The applicant stated that they would be asking for them to be in the 12-foot sideyard setbacks.

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

Motion was made by Commissioner Abell to **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

- f. Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of 1) an Amendment to Planned Development (PD) District 85-62 for Industrial and Community Retail Uses and 2) a Concept Plan for a Lineman Training & Bulk Materials Storage. This property is located at 2701 East Centerville Road. (District 2) (File Z 24-26) **(THIS ITEM HAS BEEN POSTPONED)**. **POSTPONED**

Motion was made by Commissioner Jenkins to **postpone** the application to the July 22, 2024 Plan Commission meeting. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

4. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 9:02 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 07/22/2024

Item Title: Z 24-13 Mojibola Shobande (District 5)

Summary:

Consideration of the application of **Mojibola Shobande**, requesting approval of 1) a Specific Use Provision (SUP) for an Automobile Sales, New or Used Use and 2) a Plan for an Automobile Sales, New or Used Use. This property is located at 2723 National Place. (District 5) (File Z 24-13)

Attachments

Z 24-13 Mojibola Shobande Report & Attachments

Z 24-13 Mojibola Shobande Responses

Planning Report

File No: Z 24-13/District 5

Agenda Item:

Meeting: Plan Commission

Date: July 22, 2024



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision (SUP) For an Automobile Sales, New or Used Use and 2) a Plan for an Automobile Sales, New or Used Use.

LOCATION

2723 National Place

APPLICANT

Mojibola Shobande

OWNER

William E. Mott

BACKGROUND

The site contains an existing 10,086 square-foot building with 4 separate parts. One of these being a 1,396 square foot suite in which the applicant will operate their Automobile Sales, New or Used Use from.

The applicant requests to allow Automobile Sales, New or Used Use. The current use of the property is a warehouse, office, showroom according to the applicant. No cars are being repaired on the site but may be stored there. For the proposed automobile sales operation, the applicant contends that cars will not be sold at the sight, but a dealership license is needed to allow the direct purchase of automobiles from an auction of their choice and to access a larger market.

SITE DATA

The subject property contains 0.54 acres and is accessed from two points along National Drive and one point along National Place.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently zoned Industrial (IN) District and houses other allowed by right uses in the three other suites sharing the same overall building.

The Industrial (IN) district is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial district also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial district regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

CONSIDERATIONS

Specific Use Provision:

1. The applicant requests to allow the Automobile Sales, New or Used Use, which requires a Specific Use Provision in the Industrial (IN) District.
2. There are no site changes proposed with this request. Therefore, this request does not trigger any screening and landscaping standards or building design standards.
3. The applicant proposes that vehicles on the property will be stored inside the building.
4. The applicant requests the SUP to be valid for a time period of four (4) years. The draft SUP Conditions limit the site to only storing cars indoors, with a 4-year SUP time period.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Centers in this General Area. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). 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 are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is surrounded by other properties zoned Industrial (IN) District, containing various land uses that are allowed within the district.

STAFF RECOMMENDATION

Denial of 1) a Specific Use Provision for an Automobile Sales, New or Used Use on a property zoned Industrial (IN) District and 2) a Plan for an Automobile Sales, New or Used Use.

ADDITIONAL INFORMATION

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

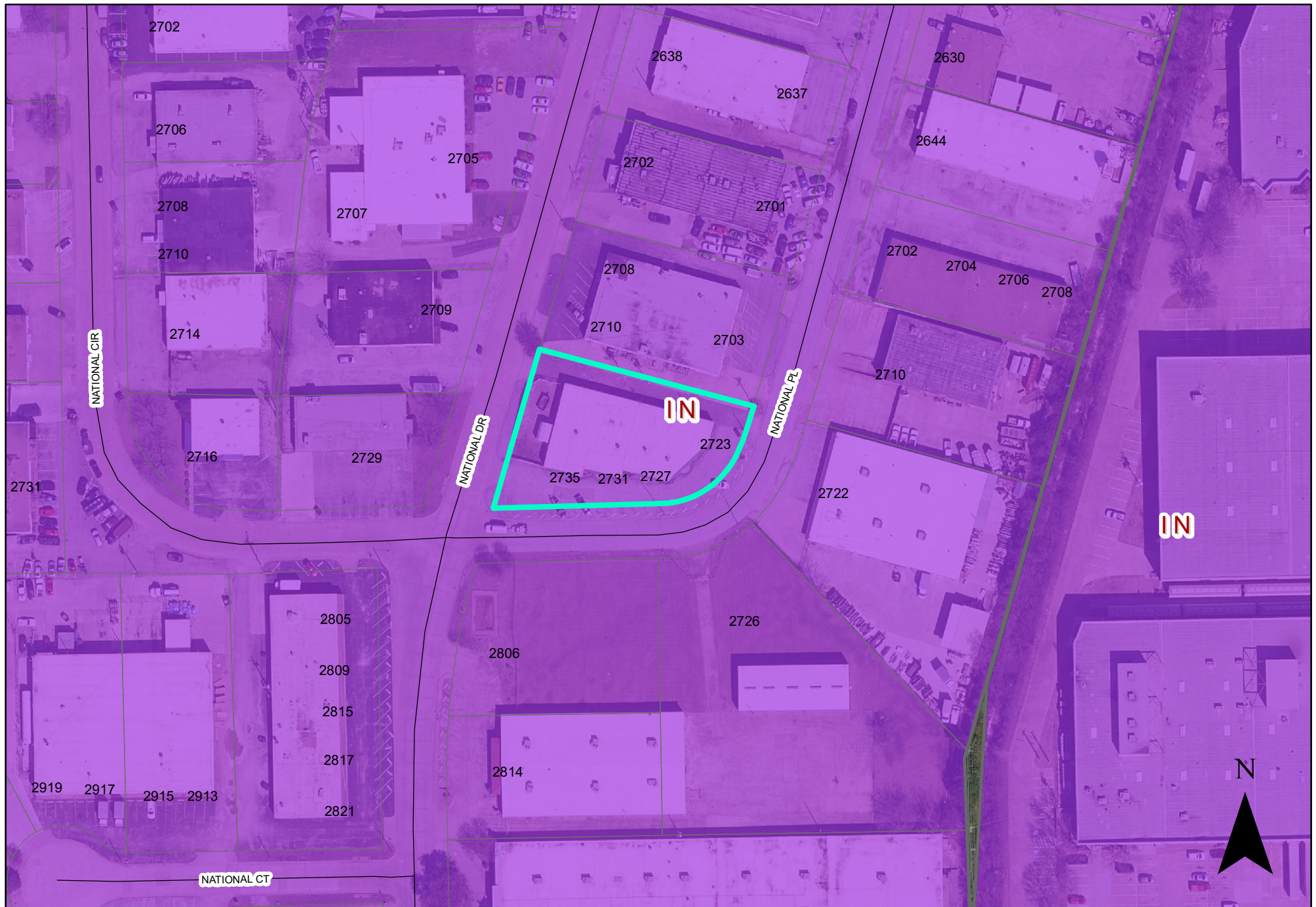
CITY COUNCIL DATE: August 20, 2024

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
(972) 205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Angela Self, FAICP
Interim Director of Planning



0 75 150 Feet
1 inch = 114 feet

ZONING MAP Z 24-13

 INDICATES AREA OF REQUEST

2723 National Place

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 24-13

2723 National Place

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Automobile Sales, New or Used 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, and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

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

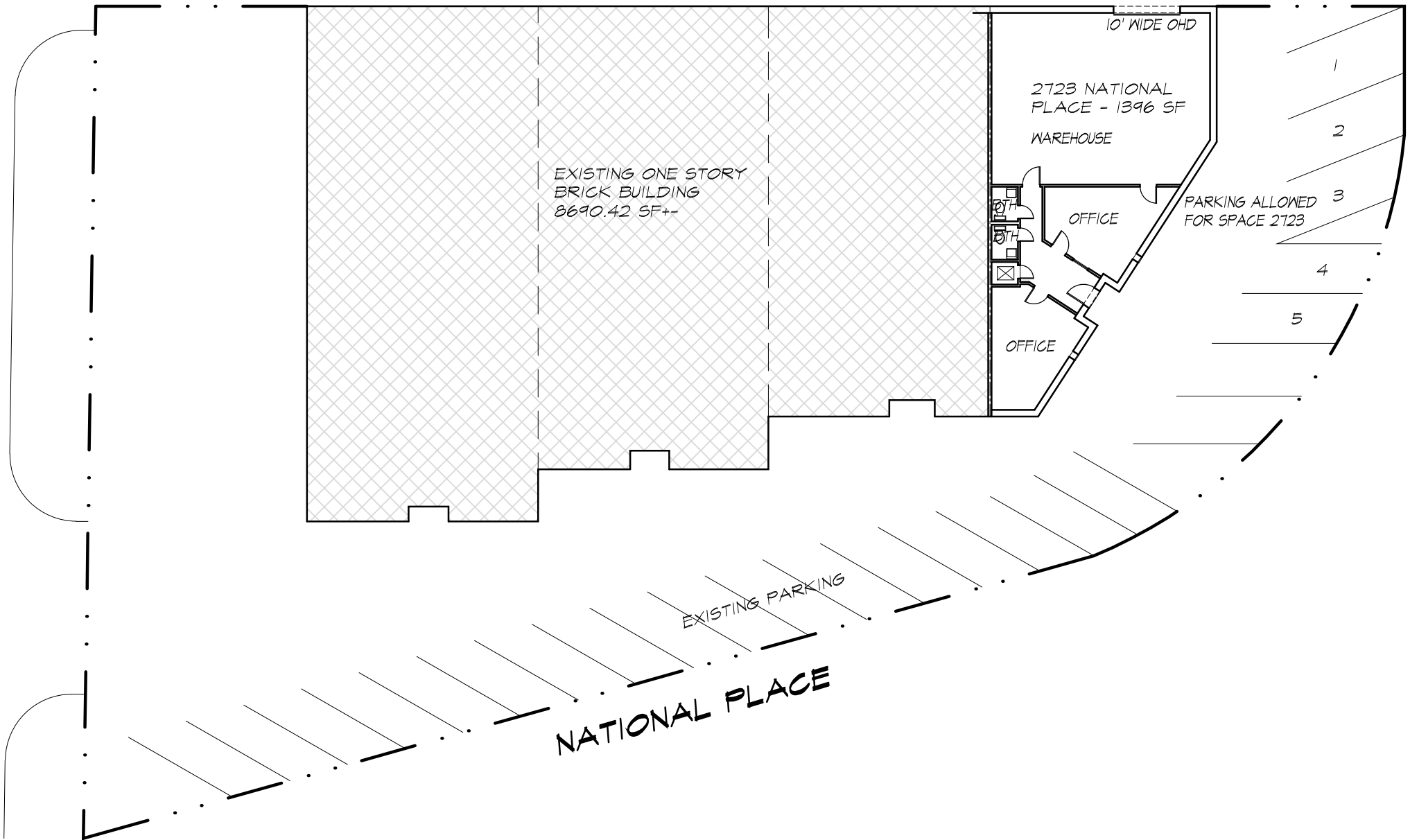
The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

- A. Site Plan: The site shall be in general conformance with the approved Site Plan labeled Exhibit C.
- B. Time Period: The Specific Use Provision shall have a time period of four (4) years.
- C. Automobiles For Sale: No automobiles for sale may be kept outside the building.



VACINITY MAP



LOT AREA = 25,315.66 SF

PLAN #SHOBANDE
DATE: 6/24/2024

SITE PLAN

SCALE: 1" = 20'-0"

LOT 1

SPACE # 2723 NATIONAL PLACE

GARLAND, TEXAS

McRouse Designs

2307 HIGHBRIDGE
SACHSE, TEXAS 75048
(214) 801-9944
mrousedesigns.com

"WHERE DESIGN EXCELLENCE BEGINS"

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PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.

Z 24-13



View of the subject site looking North.



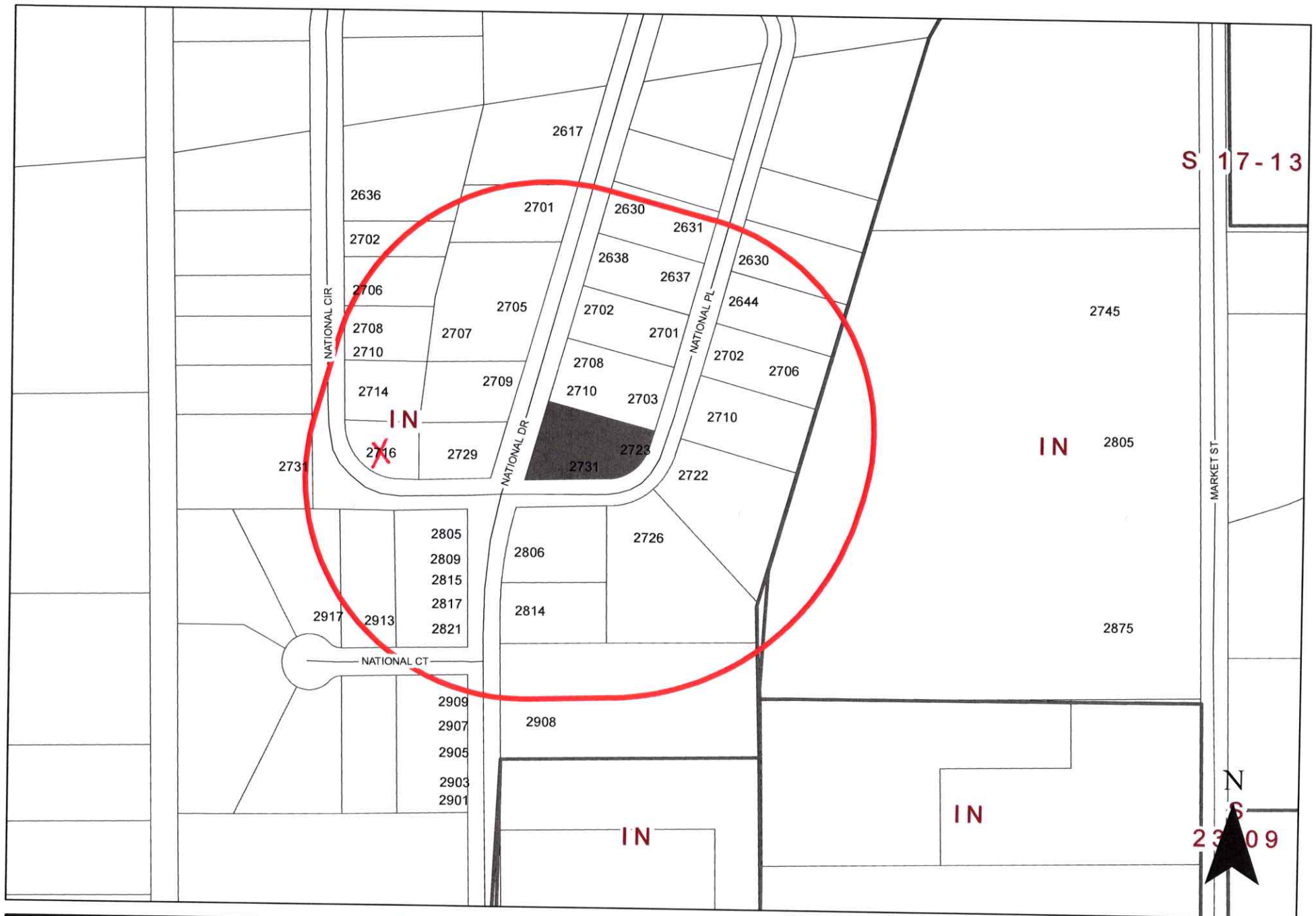
Looking East from the site down National Place.



View looking West from National Place.



Looking South from National Place.



0 150 300 Feet 1 inch = 227 feet	ZONING MAP Z 24-13	INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA
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2723 National Place

Comment Form

Case Z 24-13

Outside the Notification Area

Z 24-13 Mojibola Shobande. The applicant proposes an Automobile Sales, New or Used Use in an existing building. The site is located at 2723 National Place. (District 5)

Z 24-13 Mojibola Shobande. El solicitante propone una Venta de Automóviles, Uso Nuevo o Usado en un edificio existente. El sitio está ubicado en 2723 National Place. (Distrito 5)

Z 24-13 Mojibola Shobande. Người nộp đơn đề xuất Bán ô tô, Sử dụng mới hoặc Sử dụng trong một tòa nhà hiện có. Địa điểm tọa lạc tại 2723 National Place (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Randy Mechels

Owner

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

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

2955 Market Street

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã Bưu Chính

Randy Mechels

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form

Case Z 24-13

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JONATHAN LAU / OWNER

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

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

2716 NATIONAL CIR, GARLAND 75041

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

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

[Signature]

7-2-24

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.)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-13	July 8, 2024	August 6, 2024	Matthew Wolverton

Mojibola Shobande. The applicant proposes an Automobile Sales, New or Used Use in an existing building. The site is located at 2723 National Place. (District 5)

Bill Warburton

Against

7/3/2024
3:12:10 AM

1017 Carriagehouse Ln.

Garland

Texas

United States

75040

Outside the Notification Area

Garland has more than enough new and used car sales. This is industrial space, it should be used for something other than sales/cars. Garland will never improve until it starts to phase out so many properties that are for car sales and car repair.



GARLAND

Plan Commission

2. b.

Meeting Date: 07/22/2024

Item Title: Z 24-26 R-Delta Engineers, Inc. (District 2)

Summary:

Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of 1) an Amendment to Planned Development (PD) District 85-62 for Industrial and Community Retail Uses and 2) a Concept Plan for a Lineman Training & Bulk Materials Storage. This property is located at 2701 East Centerville Road. (District 2) (File Z 24-26)

Attachments

Z 24-26 R-Delta Engineers, Inc. Report & Attachments

Z 24-26 R-Delta Engineers, Inc. Responses

Planning Report

File No: Z 24-26/District 2

Agenda Item:

Meeting: Plan Commission

Date: July 22, 2024



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an Amendment to Planned Development (PD) District 85-62 for Industrial and Community Retail Uses and 2) a Concept Plan for a Lineman Training & Bulk Materials Storage.

LOCATION

2701 East Centerville Road

APPLICANT

R-Delta Engineers, Inc.

OWNER

City of Garland

BACKGROUND

The subject property is currently a vacant lot largely covered by trees, flood plain, and containing GP&L power line infrastructure. The applicant intends to utilize 1.57 acres for a lineman training site, running an access road from Davidson Drive into the interior of the site. Also planned is a hydrovac spoils & material storage area, accessed from East Centerville Road. A Planned Development (PD) Amendment is needed because the Lineman Training Use does not exist in the Garland Development Code (GDC) nor Planned Development (PD) District 85-62. In addition, "Bulk Materials Storage" is proposed as the closest definition, "Bulk Materials Sales & Storage" includes the sale of materials, which will not be taking place. In addition, "Outside Storage, Used/New Materials" do not properly define what will be stored on the site (sand, dirt, and temporarily hydrovac spoils).

SITE DATA

The subject property contains approximately 54.9877 acres in area. The site will be accessed from Davidson Drive and East Centerville Road. Of the total acreage, 1.57 acres will be used for the lineman training area and 1.2 acres will be used for the hydrovac spoils & material storage area.

USE OF PROPERTY UNDER CURRENT ZONING

The purpose of Planned Development (PD) District 85-62 for Industrial & Community Retail Uses is to allow a large range of specific industrial and commercial uses.

The GDC does not have a defined land use for lineman training nor just a site for storing bulk/raw materials. Typically, stored bulk materials are either sold, part of a contractor's site, or seen as an accessory use to a larger business/site. Since GP&L plans on using the site simply to store bulk materials, a new use was made within Planned Development (PD) District 85-62.

CONSIDERATIONS

1. Site & Land Use

The site will be used to create a 1.57-acre lineman training area, as well as a separate 1.2-acre hydrovac spoils & material storage area. No structures are proposed on the site.

2. Landscaping & Screening

A 10-foot-wide landscape buffer is proposed along East Centerville Road and will comply with Garland Development Code (GDC) standards. In addition, a five (5)-foot tall, coated chain link fence with a six (6)-foot minimum tall, continuous, and opaque living screen of evergreen shrubs from the Garland Development Code (GDC) will be implemented.

3. Floodplain

All proposed improvements lie outside of the floodplain, despite most of the site falling within the 1-percent exceedance floodplain.

4. Signage

No freestanding signage is proposed. Signage will be mounted on the gates at the two access roads.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Parks and Open Space in this General Area. Public 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 trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains. Provision for transportation options encourages residents to move throughout their neighborhood for mobility, recreational, social, and health purposes. This should include a network of interconnected roads, sidewalks, pathways, and transit connections to neighborhoods, schools, retail centers, and other area destinations.

Development of GP&L training and storage facilities on the subject property does not preclude future parks and open space opportunities in this general area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is entirely within Planned Development (PD) District 85-62, which is vacant outside of heavy tree, floodplain, and GP&L electric transmission line coverage. The property is bordered to the North by a railroad which separates it from other City of Garland facilities zoned Industrial (IN) District. To the south lies Planned Development (PD) District 86-5, as well as Planned Development (PD) District 00-19. The former being for similar uses being a floodplain property, and the latter being for single-family homes. Though it should be noted that woods and floodplain separate the actual development from the property line of the subject site. To the West, the property is zoned Single-Family-7 (SF-7) District with a Specific Use Provision 09-30 for a Child Care Center tied to New Safe Haven Church. However, the church was not constructed, and the lot is vacant. To the East and across East Centerville Road, the site is zoned Agricultural (AG) District and contains a water treatment plant as well as vacant land.

STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) District 85-62 for Industrial & Community Retail Uses and 2) a Concept Plan for a Lineman Training & Bulk Materials Storage.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Location Map
Photos

CITY COUNCIL DATE: August 20, 2024

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
(972) 205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Angela Self, FAICP
Interim Director of Planning



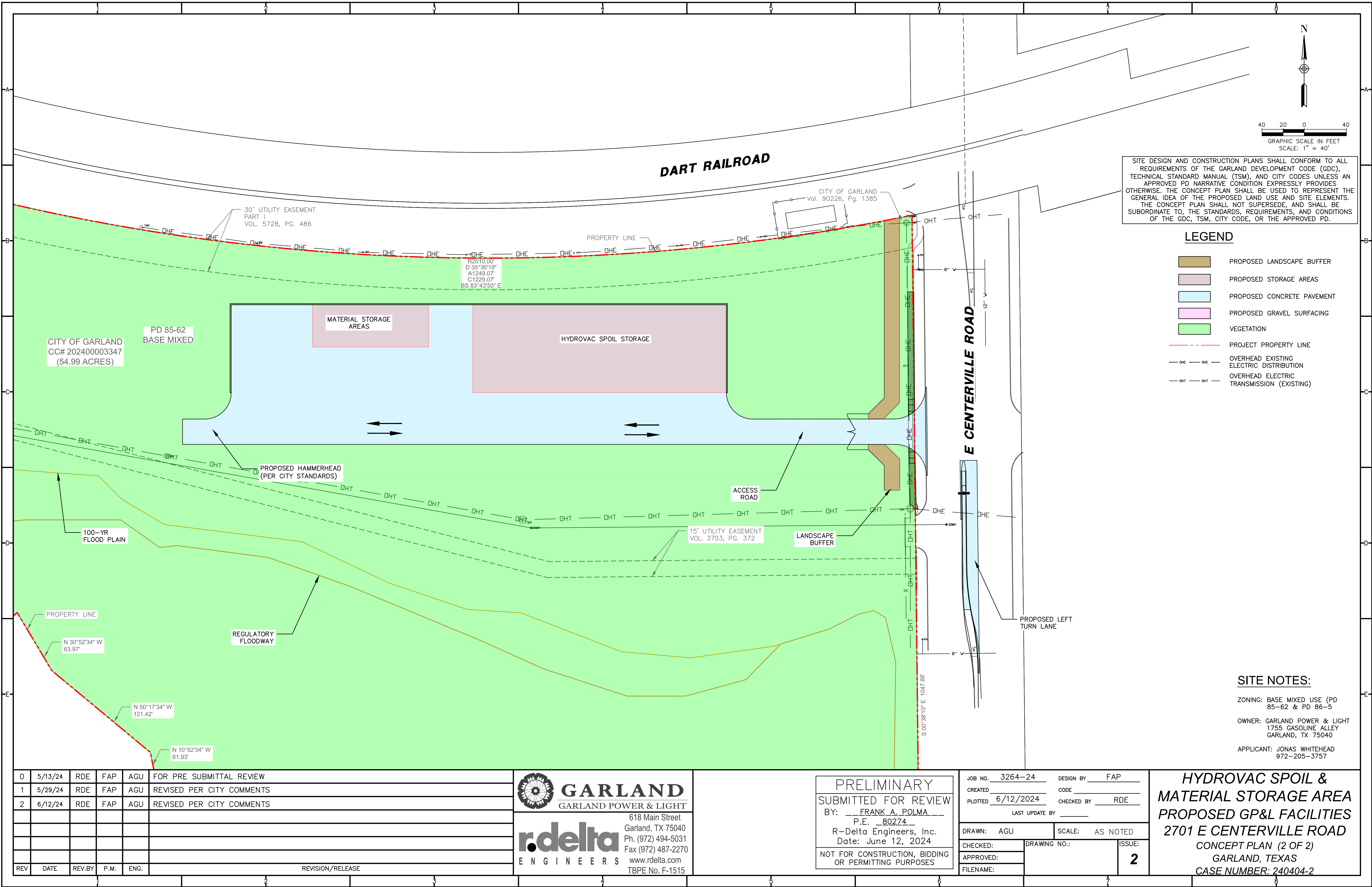
2701 East Centerville Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 24-26

2701 East Centerville Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Lineman Training and Bulk Materials Storage 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 Industrial (IN) District and Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 85-62, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses:**
In addition to Lineman Training and Bulk Materials Storage, land uses are permitted as in Planned Development (PD) District 85-62.
- B. Concept Plan:** The site layout shall be in general conformance with the approved Concept Plan labeled Exhibit C.



SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.

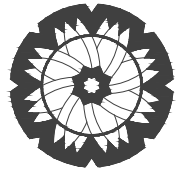
LEGEND

- PROPOSED LANDSCAPE BUFFER
- PROPOSED STORAGE AREAS
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GRAVEL SURFACING
- VEGETATION
- PROJECT PROPERTY LINE
- OVERHEAD EXISTING ELECTRIC DISTRIBUTION
- OVERHEAD ELECTRIC TRANSMISSION (EXISTING)

SITE NOTES:

ZONING: BASE MIXED USE (PD 85-62 & PD 86-5)
OWNER: GARLAND POWER & LIGHT
1755 GASOLINE ALLEY
GARLAND, TX 75040
APPLICANT: JONAS WHITEHEAD
972-205-3757

0	5/13/24	RDE	FAP	AGU	FOR PRE SUBMITTAL REVIEW
1	5/29/24	RDE	FAP	AGU	REVISED PER CITY COMMENTS
2	6/12/24	RDE	FAP	AGU	REVISED PER CITY COMMENTS
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

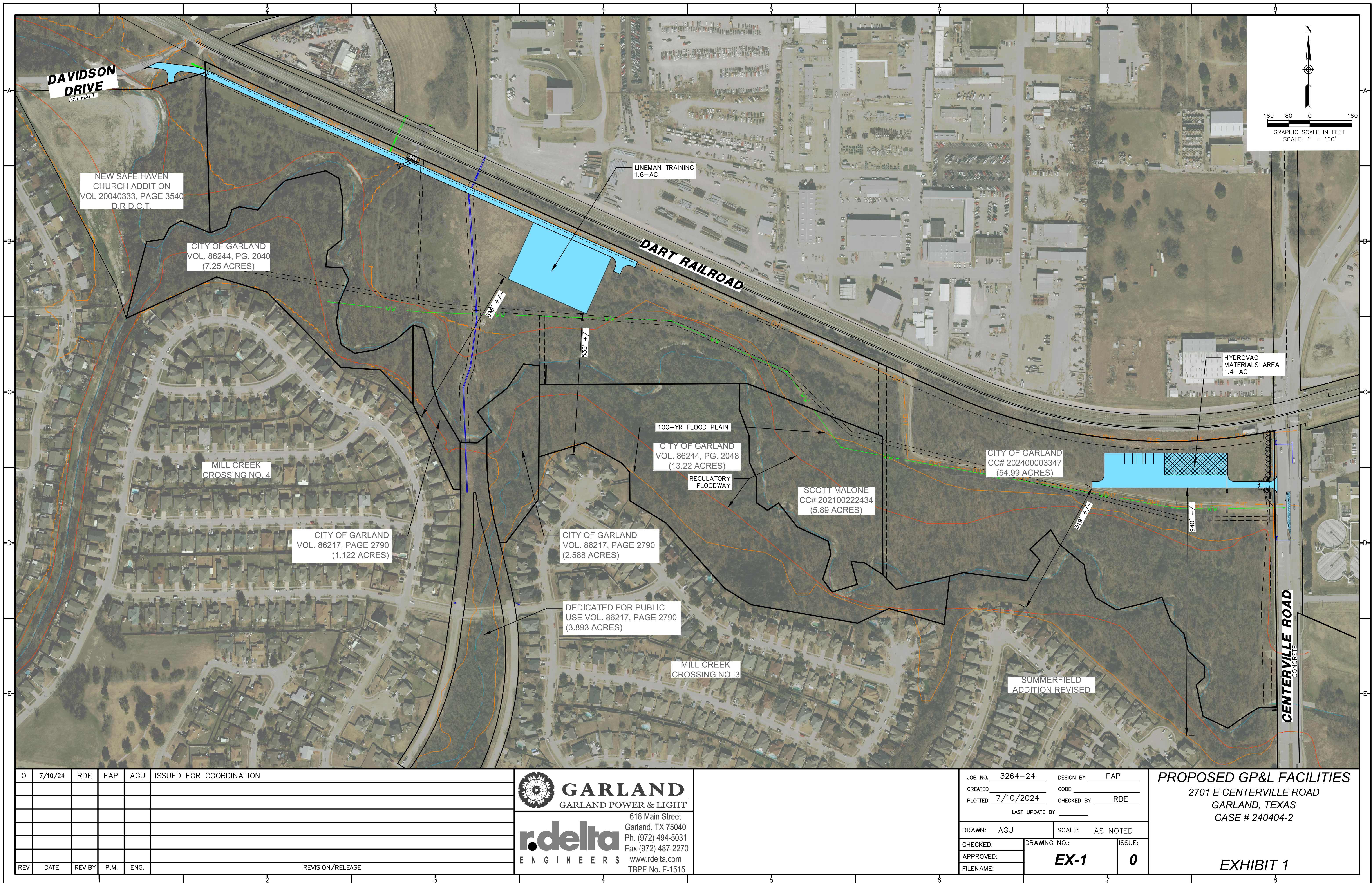
**GARLAND**
GARLAND POWER & LIGHT
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

**rdelta**
ENGINEERS

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2024
NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

JOB NO. 3264-24	DESIGN BY FAP
CREATED	CODE
PLOTTED 6/12/2024	CHECKED BY RDE
LAST UPDATE BY	
DRAWN: AGU	SCALE: AS NOTED
CHECKED:	DRAWING NO.:
APPROVED:	ISSUE: 2
FILENAME:	

**HYDROVAC SPOIL &
MATERIAL STORAGE AREA
PROPOSED GP&L FACILITIES
2701 E CENTERVILLE ROAD
CONCEPT PLAN (2 OF 2)
GARLAND, TEXAS
CASE NUMBER: 240404-2**



Z 24-26



View of the proposed site looking West.



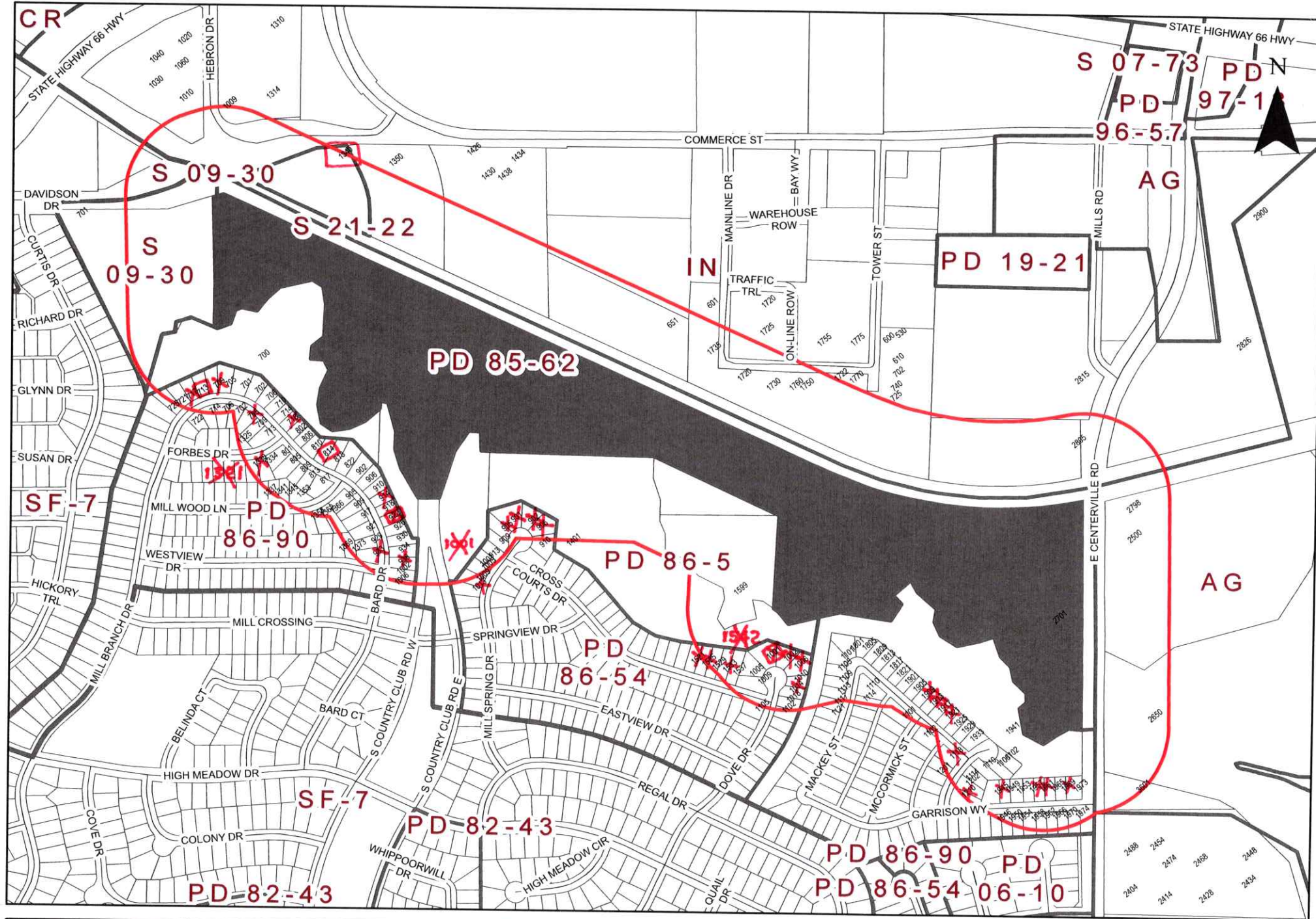
Looking East from the site across East Centerville Road.



View looking North up East Centerville Road.



Looking South down East Centerville Road.



0 500 1,000 Feet

ZONING MAP Z 24-26

INDICATES AREA
OF REQUEST

INDICATES
NOTIFICATION AREA

2701 East Centerville Road

Comment Form

Case Z 24-26

Z 24-26 R-Delta Engineers, Inc. The applicant proposes a Lineman Training and Storage site. The site is located at 2701 East Centerville Road (District 2)

Z 24-26 R-Delta Engineers, Inc. El solicitante propone un sitio de almacenamiento y capacitación para linieros. El sitio está ubicado en 2701 East Centerville Road. (Distrito 2)

Z 24-26 R-Delta Engineers, Inc. Người nộp đơn đề xuất một địa điểm Lưu trữ và Đào tạo Nhân viên Trục. Địa điểm tọa lạc tại 2701 East Centerville Road (Quận 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Jacob Worley - property owner

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

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

1525 Cross Courts Dr.

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

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

6.23.24

Date / Fecha / Ngày

Comment Form Continued – Case Z 24-26

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

As property owners, we value the trees, creek and wildlife that are behind our house. We also enjoy the privacy of **NOT** having anyone or any business behind us. We also feel that this area has already been industrialized enough. ~~The natural~~ Nature should be preserved as much as possible within the city.

Comment Form

Case Z 24-26

Z 24-26 R-Delta Engineers, Inc. The applicant proposes a Lineman Training and Storage site. The site is located at 2701 East Centerville Road (District 2)

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For / A Favor / Đúng



Against / En Contra / Không

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Maria Argueta

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.)

1521 Cross Courts Dr

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Maria Argueta

Signature / Firma / Ch ữ ký

6/23/24

Date / Fecha / Ngày

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Kamil Delekta

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.)

1113 McCormick st

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

06/18/2024

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Environmental Concerns

~~More pressing, however, are the environmental implications of~~
this development. The site in question is not merely vacant
land; it is a thriving forest that serves as a crucial green space
for our region. The loss of this forest would mean:

~~Prevent soil erosion: is crucial for maintaining the health of~~
~~the environment and the stability of the community.~~

~~Reduction in Air Quality: Trees are natural air purifiers, and the~~
~~destruction of the forest would significantly reduce the air~~
quality in our vicinity, contributing to health issues among
residents.

~~Disturbance of Ecosystems: The diverse flora and fauna that~~
~~call our forest home would be displaced or worse, leading to a~~
loss of biodiversity.

~~Increased Carbon Footprint: The carbon sequestration~~
~~capabilities of the forest are invaluable in combating climate~~
change. Removing this natural asset would hinder our
collective efforts to reduce carbon emissions.

Comment Form

Case Z 24-26

Z 24-26 R-Delta Engineers, Inc. The applicant proposes a Lineman Training and Storage site. The site is located at 2701 East Centerville Road (District 2)

Z 24-26 R-Delta Engineers, Inc. El solicitante propone un sitio de almacenamiento y capacitación para linieros. El sitio está ubicado en 2701 East Centerville Road. (Distrito 2)

Z 24-26 R-Delta Engineers, Inc. Người nộp đơn đề xuất một địa điểm Lưu trữ và Đào tạo Nhân viên Trục. Địa điểm tọa lạc tại 2701 East Centerville Road (Quận 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

SERGIO & RACHEL MELARA

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.)

19169 Garrison Way

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Sergio Melara & Rachel Melara

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 24-26

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

6/15/2024

We are opposed to the development being proposed for 2701 E. Centerville Rd., Garland.

As a homeowner, we have enjoyed the Greenbelt behind our home. Adding a warehouse and storage site would decrease the value of our homes. There are FIVE storage buildings within a .75 mile radius. There are enough buildings and storage units. As this is a community with many homes within the area, the greenbelt space (our taxes) would be better utilized by creating a park, or walking / biking trail within that space. This would allow the mature trees to remain in place to produce oxygen, homes for birds / animals, and allow families to be active in a shaded place. Having a trail behind our homes would keep the trees, which is important, and create a recreational space. With more families moving to the Garland area, a recreational space would be beneficial, immensely beneficial. Creating yet another storage / concrete building that does NOT add value to the community is absurd. The Rowlett Creek Bike Trail is crowded, adding a bike / walk trail would be utilized by the surrounding homes near the greenbelt. Thank you for your time.

Comment Form Case Z 24-26

Z 24-26 R-Delta Engineers, Inc. The applicant proposes a Lineman Training and Storage site. The site is located at 2701 East Centerville Road (District 2)

Z 24-26 R-Delta Engineers, Inc. El solicitante propone un sitio de almacenamiento y capacitación para linieros. El sitio está ubicado en 2701 East Centerville Road. (Distrito 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Eloy Arizmendi/ Property Owner

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

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

1210 McCormick St

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

Garland texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Eloy Arizmendi (214)557-0542 June 24th, 2024

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 24-26

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

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

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

I am not in favor of a storage site and a lineman training facility close to our neighborhood.

Here are a few reasons why I am not for rezoning our community.

Interruptions to Community Life

The construction and operation of the proposed facility would disrupt the daily lives of our community members.

The soil erosion hazards, increase in traffic, and noise pollution are matters that cannot be overlooked. Our peaceful and cohesive neighborhood, which has been a safe haven for families and wildlife alike, stripping away the essence of what makes our community unique and desirable.

Environmental Concerns

More pressing, however, are the environmental implications of this development. The site in question is not merely vacant land; it is a thriving forest that serves as a crucial green space for our region. The loss of this forest would mean:

Prevent soil erosion: is crucial for maintaining the health of the environment and the stability of the community.

Reduction in Air Quality: Trees are natural air purifiers, and the destruction of the forest would significantly reduce the air quality in our vicinity, contributing to health issues among residents.

Disturbance of Ecosystems: The diverse flora and fauna that call our forest home would be displaced or worse, leading to a loss of biodiversity.

Increased Carbon Footprint: The carbon sequestration capabilities of the forest are invaluable in combating climate change. Removing this natural asset would hinder our collective efforts to reduce carbon emissions.

Benefits of Preserving the Forest

On the other hand, maintaining the forest would continue to provide numerous benefits, including:

Enhanced Community Health: The forest offers a natural space for recreation and relaxation, contributing to the physical and mental well-being of our residents.

Biodiversity Conservation: It serves as a sanctuary for wildlife, promoting ecological balance and diversity.

Climate Change Mitigation: The forest plays a vital role in carbon capture, helping to mitigate the effects of global warming.

Morales, Elisa

From: One Trip Mobile Notary <onetrip.mobilenotary@icloud.com>
Sent: Monday, June 24, 2024 7:38 PM
To: Planning Group
Subject: 1961 Garrison way

[Some people who received this message don't often get email from onetrip.mobilenotary@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am against development of. Engineering project. 2701 Centerville.

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email. If you are unsure about the message, please contact the Help Desk at x7240 for assistance.

Comment Form

Case Z 24-26

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Z 24-26 R-Delta Engineers, Inc. Người nộp đơn đề xuất một địa điểm Lưu trữ và Đào tạo Nhân viên Trục. Địa điểm tọa lạc tại 2701 East Centerville Road (Quận 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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SKELLY/QUISH FAMILY 2013 REVOCABLE TRUST

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.)

1001 DOVE DRIVE

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

GARLAND TX 75040-7539

City, State / Estado de la Ciudad / Thành bang

75040-7539

Zip Code / Código postal / Mã B u Định



Signature / Firma / Chữ ký

6/17/2024

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 24-26

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

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

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

① PLEASE STOP KILLING WOUNDED ANIMALS TO BUILD

② THERE IS PLENTY OF OPEN SPACE WITHOUT HAVING TO TAKE THIS PROPERTY

③ THIS IS OUR ONLY BUFFER TO DART + MILITARY AREA OF CARLAND PUBLIC OPS LIGHT + SOUND POLLUTION - PLEASE DON'T REMOVE THAT

Comment Form

Case Z 24-26

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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MOHAMMED MIAH

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.)

901 Mill Spring DR

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

GARLAND TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Mohammed Miah

7/1/24

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form

Case Z 24-26

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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RANDY WILSON

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.)

1340 Hebrew Dr.

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

Garland, Tx. 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

6/30/24
Date / Fecha / Ngày

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

Comment Form

Case Z 24-26

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☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Annette Pruitt / Property Owner

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

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

1001 Mill Spring Dr.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Annette Pruitt

7/9/2024

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 24-26

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

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

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

I am against this application for the following reasons.

1) Noise will increase

2) Value of my property goes down.

3) Traffic will increase

4) safety hazard

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

R-Delta Engineers, Inc. The applicant proposes a Lineman Training and Storage site. The site is located at 2701 East Centerville Road (District 2)

Parker Marshall

Against

7/16/2024
9:19:17 PM

Carolyn Drive

Garland

Texas

United States

<null>

Outside the Notification Area

William Garst

Against

7/11/2024
6:56:46 PM

3701 flagstone

Garstbill@gmail.com

Rowlett

4695567678

Texas

United States

75087

Outside the Notification Area

Dont need more concrete. There a other properties that are not forest and trees that could be utilized.

Annette Pruitt

AGAINST

7/11/2024
2:52:45 PM

1001 Mill Spring Drive

dalnettie25@yahoo.com

Garland

214-718-9679

Texas

United States

75040

There are several reasons why this would not be a positive for our beautiful quiet neighborhood.

**Stephanie
Hawkins**

AGAINST

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

7/10/2024 3:08:25 PM	1013 Mill Spring Drive	aleannemcd@outlook.com
	Garland	2108003277
	Texas	
	United States	
	75040	

Andrea McDaniel	AGAINST	
7/10/2024 3:08:25 PM	1013 Mill Spring Drive	aleannemcd@outlook.com
	Garland	2108003277
	Texas	
	United States	
	75040	

Ruben Reyna	Against	
7/9/2024 2:54:40 PM	1409 Cross Courts Dr	
	Garland	Outside the Notification Area
	Texas	
	United States	
	<null>	
	Against	

Andrea Rodriguez	Against	
7/9/2024 12:42:02 PM	3601 Bluesage Lane	
	Garland	Outside the Notification Area
	Texas	
	United States	
	75040	

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton
George Bracken 7/9/2024 1:53:33 AM	against 1002 Dove Drive Garland Texas United States 75040 Against destruction of the greenbelt.	 gcbracken@aol.com 469-964-4318	
Jill Bracken 7/9/2024 1:51:18 AM	against 1002 Dove Drive Garland Texas United States 75040 Please preserve the greenbelt.	 jwbracken@aol.com 469-831-2101	
Andrea McDaniel 7/9/2024 12:39:17 AM	Against 1013 Mill Spring Drive Garland Texas United States 75040	 aleannemcd@outlook.com 2108003277	
Mohammed Miah 7/8/2024 11:52:18 PM	Against 901 Mill Spring dr Garland Texas United States 75040 I am against	 zi4jo@yahoo.com 2144362564	

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Mohammed Miah

7/8/2024
11:51:44 PM

Against

901 Mill Spring dr

zi4jo@yahoo.com

Garland

2144362564

Texas

United States

75040

I am against

Jason Alejandro

7/8/2024
10:22:52 PM

Against

1533 Cross Courts Dr

Garland

2146807602

Texas

United States

75040

Lizbeth Morales

7/8/2024
10:21:51 PM

AGAINST

1533 Cross Courts Dr

Garland

2146807602

Texas

United States

75040

We have limited greenery here in Garland. We should cherish what remains.
We do not need another empty storage facility.

Noah Davis

7/8/2024
10:08:06 PM

Against

1133 Regal Drive

Outside the Notification Area

Garland

Texas

United States

75040

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Sarah Davis

Against

7/8/2024
9:32:40 PM

1133 Regal Dr

Garland
Texas
United States
75040

Sarahchristnacht@gmail.com

Outside the Notification Area

**paul
christnacht**

Against

7/8/2024
9:21:01 PM

22310 morning lake drive

katy
Texas
United States
77450

paul.christnacht@sulzer.com

281-216-2064

Outside the Notification Area

Mills Cemetery at the corner of Commerce St and Centerville Rd currently suffers with large semi-trucks and trailers consistently parked on Mills Rd which bisects the cemetery. It is a terrible inconvenience and eyesore when visiting loved ones in the cemetery. Very disrespectful. I fear this zoning change would make the problem ever worse,

Cynthia

Against

7/8/2024
6:41:36 PM

906 Mill spring dr

Garland
Texas
United States
75040

cynthiaquirino960@gmail.com

Don't destroy the woods

Salomon Garcia

Against

7/8/2024
2:21:18 PM

1945 Garrison Way

Garland

Sgarcia51158@gmail.com

214 8767866

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Texas
United States
75040

Simon Lua

Against

7/8/2024
12:39:17 PM

906 Mill Spring Dr

simonlua111@gmail.com

Garland

4695631115

Texas

United States

75040

Don't destroy the forest

Maria Lua

Against

7/8/2024
12:36:57 PM

906 Mill Spring Dr.

quirinomaria70@yahoo.com

Garland

2142992060

Texas

United States

75040

Please don't destroy the forest

**Robert
Hutchinson**

Against

7/8/2024
12:46:44 AM

709 Mill Branch Dr

Rjh3@tx.rr.com

Garland

2149089950

Texas

United States

75040

**Patrick
Hutchinson**

Against

7/8/2024
12:42:03 AM

709 Mill Branch Dr.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Garland
Texas
United States
75040

**Patrick
Hutchinson**
7/8/2024
12:42:01 AM

Against

709 Mill Branch Dr.

Garland
Texas
United States
75040

**Patrick
Hutchinson**
7/8/2024
12:41:56 AM

Against

709 Mill Branch Dr.

Garland
Texas
United States
75040

**Helen
Hutchinson**
7/8/2024
12:39:30 AM

Against

709 Mill Branch

rhphutch@tx.rr.com

Garland
Texas
United States
75040

9729780296

Nature areas should be protected and the last storm damaged a lot of old growth in the area.

**Stephanie
Maina**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

7/7/2024
10:48:06 PM

1113 Crabtree st

Stephmaina19@gmail.com

Garland

Texas

United States

75040

The trees and plants add to the scenery of the neighborhood.

Stephanie Maina

Against

7/7/2024
10:48:00 PM

1113 Crabtree st

Stephmaina19@gmail.com

Garland

Texas

United States

75040

The trees and plants add to the scenery of the neighborhood.

Hellen Maina

Against

7/7/2024
10:23:19 PM

1113 Crabtree St

Wanjamuraya@yahoo.com

Garland

Texas

United States

750401204

No EMF to destroy our health and destruction of trees when temperatures are rising.

Stephen Maina

Against

7/7/2024
10:19:06 PM

1113 Crabtree St

stephenmed@yahoo.com

Garland

Texas

United States

750401204

We hear about climate change and this will interfere with the a natural habitat and High electrical fields/EMF near our homes means high cancer levels and DNA Damage. The city should protect its citizens.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Bret Shropshire

Against

7/7/2024
7:33:21 PM

1014 Dove Dr.

Garland
Texas
United States
<null>

Bret Shropshire

Against

7/7/2024
7:33:21 PM

1014 Dove Dr.

Garland
Texas
United States
<null>

Bret Shropshire

Against

7/7/2024
7:33:21 PM

1014 Dove Dr.

Garland
Texas
United States
<null>

Carolyn Shaw

Against

7/6/2024
7:42:50 PM

2058 N Shiloh Rd Apt
405 Garland, TX 75044
Garland
Texas
United States
75044

carolyna.shaw@gmail.com

469-343-5561

Outside the Notification Area

Please do not destroy precious greenspace along our creeks for more

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

buildings. We need places that recycle our air and provide refuge for wildlife. It would be more appropriate for this type of business to be allowed in an already existing location and close off part of an existing parking lot for safe practice. Thank you so much!

Abel Eskobar

Agains

7/6/2024
6:05:57 PM

710 Bard Dr Garland
75040
Garland
Texas
United States
75040

Outside the Notification Area

**Charles D.
Hesse IV**
7/6/2024
6:05:35 AM

Against

603 Trailwood Ct
Garland
Texas
United States
75043

Hesseiv@me.com

9155491271

Outside the Notification Area

Leave the trees alone before we look like Plano with more stores than brain cells.

**Ginger
Buentello**
7/5/2024
11:30:58 PM

Against

705 Mill Branch Dr
Garland
Texas
United States
75040

Gingerbuentello@gmail.com

**Ginger
Buentello**
7/5/2024
11:30:55 PM

Against

705 Mill Branch Dr
Garland

Gingerbuentello@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Texas
United States
75040

Bailey Perez

AGAINST

7/5/2024
4:51:14 AM

1520 Goodwin

Garland
Texas
United States
<null>

Outside the Notification Area

Uzooma Okeke

For

7/4/2024
6:31:39 PM

713 Mill Branch Dr

Garland
Texas
United States
<null>

Brandon Surratt

Against

7/4/2024
5:15:52 PM

1014 Bard Dr

Brandon.surratt@gmail.com

Garland
Texas
United States
75040

Outside the Notification Area

Rachel Schriever

Against

7/4/2024
4:52:07 PM

1517 Carroll Dr

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Garland 910-728-7424
Texas
United States
75041

Protect the geenbelt. We have very little natural areas we need them. There are plenty of old concrete areas they can build storage and training without destroying the greenbelt. The greenbelt can not be replaced. Heck what are they doing with the old hypermart site. Isn't that 5 year disgusting concrete batch plant supposed to be done soon

Gary Roney

Against

7/4/2024
4:44:48 PM

2104 S 5th St

Gary.roney@gmail.com

Garland
Texas
United States
75041

972-740-4193

Outside the Notification Area

How many trees will be planted to offset the loss if this is developed? Why create an even bigger heat island? Build it in a damn field ,not a tree filled greenbelt

Brita Phillips

Against

7/4/2024
4:21:11 PM

206 E Schreiber St

britaphillips@yahoo.com

Garland
Texas
United States
75040

214-616-3396

Outside the Notification Area

I'm tired of seeing all the green belt areas destroyed in our city. Go use the old Hollywood theater location or some other slab of asphalt/concrete. Please quit removing all the green areas.

Christopher J Mullins

Against

7/4/2024
4:16:34 PM

739 intrepid

Outside the Notification Area

Garland
Texas
United States

8179469955

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

75043

John Vrecenar

Against

7/4/2024
4:16:12 PM

914 Bard Drive

jmvrec@gmail.com

Garland

469-516-9239

Texas

United States

75040

**Rachel
Vrecenar**

Against

7/4/2024
4:15:01 PM

914 Bard Drive

rachelvrecenar@gmail.com

Garland

469-516-9239

Texas

United States

75040

Please reconsider placing an industrial site so close to our peaceful neighborhood and destroying part of Garland's natural beauty.

Gloria Booker

Against

7/4/2024
4:14:58 PM

1307 Sam Houston Dr

Garland

Texas

United States

<null>

Outside the Notification Area

**Jacqueline
Gonzalez**

Against

7/4/2024
4:01:07 PM

922 Bard Dr

Garland

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

United States
75040

Past comment vote was incorrect

**Jacqueline
Gonzalez**

7/4/2024
3:59:51 PM

For

922 Bard Dr

Jackienicolegonzalez@gmail.com

Garland
Texas
United States
75040

Against

**Kathryn
Guzman**

7/4/2024
3:41:39 PM

Against

1909 Cartman Rd

katie.warnick@gmail.com

Garland
Texas
United States
75040

irwin arnstein

7/4/2024
6:21:34 AM

against

326 colonel dr

Garland
Texas
United States
75043

Outside the Notification Area

**Tameko
Brigham**

7/4/2024
6:07:09 AM

Against

1917 Cartman Rd

Tamekobrigham@gmail.com

Garland

2143929063

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Texas
United States
75040

My vote is to save the greenbelt

**Tameko
Brigham**
7/4/2024
6:07:00 AM

Against

1917 Cartman Rd Tamekobrigam@gmail.com

Garland 2143929063
Texas
United States
75040

My vote is to save the greenbelt

**Tameko
Brigham**
7/4/2024
6:06:10 AM

Against

1917 Cartman Rd Tamekobrigam@gmail.com

Garland 2143929063
Texas
United States
75040

**Tameko
Brigham**
7/4/2024
6:06:07 AM

Against

1917 Cartman Rd Tamekobrigam@gmail.com

Garland 2143929063
Texas
United States
75040

Kylar Hamilton

Against

1913 Cartman Rd

7/4/2024
4:22:21 AM

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Garland
Texas
United States
75040

Keven Jones

Against

7/4/2024
4:19:08 AM

1913 Cartman Rd

Garland
Texas
United States
75040

I love the beautiful trees, please don't cut them down! Find somewhere else to build the site.

Jamal obagi

Against

7/4/2024
3:33:56 AM

905 mill spring dr

Obagi.j@hotmail.com

Garland
Texas
United States
75040

727 303 8633

Against

Michael King

Against

7/4/2024
2:16:14 AM

370 Gleneagles Dr

Garland
Texas
United States
75040

Outside the Notification Area

Kaitlin

For

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

7/4/2024
12:15:30 AM

909 Ashwood

Garland

4696270607

Texas

United States

75041

Outside the Notification Area

Kaitlin

For

7/4/2024
12:13:36 AM

909 Ashwood Dr

Garland

4696270607

Texas

United States

75041

Outside the Notification Area

Kaitlin

For

7/4/2024
12:12:58 AM

909 Ashwood Dr

Garland

4696270607

Texas

United States

75041

Outside the Notification Area

Kaitlin

For

7/4/2024
12:11:54 AM

909 Ashwood Dr

kbagwell89@gmail.com

Garland

4696270607

Texas

United States

75041

Outside the Notification Area

We need more linemen on-site in our city if we have another harsh storm like we did in June! 4 days and 5 nights without power is no fun in my experience

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Kaitlin

For

7/4/2024
12:11:49 AM

909 Ashwood Dr

kbagwell89@gmail.com

Garland

4696270607

Texas

United States

75041

Outside the Notification Area

We need more linemen on-site in our city if we have another harsh storm like we did in June! 4 days and 5 nights without power is no fun in my experience

Kaitlin

For

7/4/2024
12:11:42 AM

909 Ashwood Dr

kbagwell89@gmail.com

Garland

4696270607

Texas

United States

75041

Outside the Notification Area

We need more linemen on-site in our city if we have another harsh storm like we did in June! 4 days and 5 nights without power is no fun in my experience

Ho Lee Fuk

Against

7/3/2024
11:41:17 PM

Walnut Street

Garland

Outside the Notification Area

Texas

United States

<null>

Ho Lee Fuk

Against

7/3/2024
11:40:32 PM

Walnut Street

Garland

Outside the Notification Area

Texas

United States

<null>

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Vicky Opine

Against

7/3/2024
8:05:33 PM

1314 Alamo Ln

Vixter1229@me.com

Garland

9727401887

Texas

United States

75040

Outside the Notification Area

Against

Chris Deluna

For

7/3/2024
7:52:33 PM

1614 Northview Cir

ChrisDK17@gmail.com

Garland

9726035633

Texas

United States

75040

Outside the Notification Area

I think this would be the best thing for the city and GP&L workers to have a site for training and storage. The proposed area will not be torn down and only 3 of the 54 acres of land will be used. The approach from Centerville will be screened from public view and the vast majority of the forest will be preserved according to the plans.

Stephen Foster

Against

7/3/2024
7:15:14 PM

1321 Mill Wood Ln

Garland

Texas

United States

75040

Michael Whalin

Against

7/3/2024
7:01:06 PM

1122 Garden Gate Cir

Outside the Notification Area

Garland

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

United States
75043

**Somkith
Khattiya**
7/3/2024
5:31:20 PM

Against

1917 Angelina Drive

Somkith.khattiya@gmail.com

Garland
Texas
United States
75040

Outside the Notification Area

Sonia Estala

7/3/2024
4:39:14 PM

Against

2419 scorpius dr

Garland
Texas
United States
<null>

Outside the Notification Area

Tyler Threadgill

7/3/2024
4:38:06 PM

Against

2419 Scorpius Dr

Garland
Texas
United States
<null>

Outside the Notification Area

Phil Ingram

7/3/2024
4:33:29 PM

Against

1917 Angelina Dr

pringram@gmail.com

Garland

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Texas
United States
75040

Green space is important and valuable, and it needs to be preserved as it is.

Kristen G.

Against

7/3/2024
4:18:12 PM

302 Tulane

Garland
Texas
United States
<null>

Outside the Notification Area

Becky Nchotu

Against

7/3/2024
4:01:03 PM

1114 Crabtree Street

Garland
Texas
United States
75040

nchotubecky@yahoo.com

Outside the Notification Area

Chesoh Nchotu

Against

7/3/2024
3:59:22 PM

1114 Crabtree Street

Garland
Texas
United States
75040

chesoh75@yahoo.com

4698262769

Outside the Notification Area

**Nadine
Pennington**

Against

7/3/2024
3:50:08 PM

1413 Meandering Way

Outside the Notification Area

Nadinevz9494@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Garland 2147993731
Texas
United States
75040

Sarah Freeman

Against

7/3/2024
2:23:37 PM

2710 Oak Point Drive

Garland
Texas
United States
<null>

Outside the Notification Area

Gregory Spera

Against

7/3/2024
2:07:52 PM

2009 Merrimac Trail

Garland
Texas
United States
75043

Outside the Notification Area

Barbara Burnett

Against

7/3/2024
1:59:29 PM

1413 Peaceway Drive

Babbscb@hmail.com

Garland
Texas
United States
75043

Outside the Notification Area

Jennifer Spera

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

7/3/2024
1:52:59 PM

2009 Merrimac Trl

jnmartin@gmail.com

Garland

4692356161

Texas

United States

75043

Outside the Notification Area

Don't tear down trees, build somewhere else

**Abby
Kassebaum**

Against

7/3/2024
1:42:01 PM

1542 cross courts drive

Garland

Texas

United States

<null>

Jahn Morales

Against

7/3/2024
1:32:35 PM

5522 JESTER DR

Garland

9726749303

Texas

United States

75044

Outside the Notification Area

Daniel Vasquez

Against

7/3/2024
1:20:37 PM

310 Birchwood Dr

daniel.vasquez1794@gmail.com

Garland

Texas

United States

75043

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Khoa Nguyen

Against

7/3/2024
1:13:29 PM

2406 Mapleridge Dr

Garland

Texas

United States

75044

Outside the Notification Area

Monica Diaz

Against

7/3/2024
1:10:38 PM

5501 Laredo Lane

Garland

Texas

United States

75043

Outside the Notification Area

Glendale Slider

Against

7/3/2024
1:10:22 PM

1921 cartman rd

Gslider35@aol.com

Garland

9726708329

Texas

United States

75040

No new business should be placed at this site. No

Eric Ross

Against

7/3/2024
1:09:24 PM

5501 Laredo Ln

Garland

Texas

United States

<null>

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Brenna Boatwright

7/3/2024
12:57:26 PM

Against

1542 Cross Courts Dr.

brenna.boatwright@gmail.com

Garland

8173081724

Texas

United States

75040

We already have the water treatment plant, can you go out this somewhere else?

Rosy

7/3/2024
12:05:46 PM

For

814 BARD DR

GARLAND

9728217691

Texas

United States

75040

Against

Wilfredo H Membreno

7/3/2024
12:03:56 PM

For

814 BARD DR

Garland

4694387392

Texas

United States

75040

En contra (against)

John Leonard

7/3/2024
12:00:34 PM

Against

325 Country View Ln

jleonarddev@gmail.com

Garland

4696677270

Texas

United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

75043

Diane Thiebaud

Against

7/3/2024
11:41:52 AM

938 Bard Drive

Dthiebaud@msn.com

Garland

214-621-0758

Texas

United States

75040

Misti Patton

Against

7/3/2024
10:26:13 AM

3405 Aries Dr

Garland

Texas

United States

<null>

Outside the Notification Area

**Jaclyn &
Anthony Perez**

Against

7/3/2024
4:29:37 AM

717 Mill Branch Dr

Jackie_slayden@yahoo.com

Garland

2144175582

Texas

United States

75040

Absolutely not! The greenbelt provides a habitat for wildlife, if we take the trees away, it will eradicate the animals!

SAVE OUR TREES! SAVE OUR WILDLIFE!

Annie van Zyl

Against

7/3/2024
4:24:04 AM

902 Mill Spring Drive

jvanzyl@tx.rr.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Garland 2143851507
Texas
United States
<null>

Rochelle Ran

Against

7/3/2024
4:18:10 AM

2918 Teakwood Drive

Garland
Texas
United States
75044

Outside the Notification Area

**Katherine
Phariss**

Against

7/3/2024
3:52:37 AM

3510 Clover Meadow
Drive
Garland
Texas
United States
75043

Kdphariss@gmail.com

9723223326

Outside the Notification Area

Eric Jones

Against

7/3/2024
3:34:48 AM

220 W Rio Grande St

Garland
Texas
United States
75051

Threespy5@gmail.com

9403687830

Outside the Notification Area

The more trees the better. We do not need another eye sore building such as a storage unit. There's a large open field area on 66 just before reaching Centerville. Have them build there. It's wide open! There's already a storage unit building there, and across the street is where firefighters train. Seems like a better fit there instead of knocking down trees to make room for this.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Johanna Jones

Against

7/3/2024
3:33:47 AM

220 W Rio Grande St

fernjohanna@gmail.com

Garland

4698555833

Texas

United States

75041

Outside the Notification Area

There are alternate locations this could be built and it wouldn't require removal of trees.

**Troy A
Ledbetter**

Against

7/3/2024
3:12:44 AM

1330 Forbes Dr

F4phantom1964@msn.com

Garland

4693601937

Texas

United States

74040

Why has this been so hush hush? Everything that was sent was very vague. The map was horrible. What is actually going to go on there? Concerns are hazardous chemicals, ruining our green area, lowering of our house value, smells...we already deal with the poop factory on Centerville. We tax payers need more info to make an informed decision. You have given us nothing which is a red flag indicating you are hiding something.

**Laura Hood
Ledbetter**

Against

7/3/2024
3:07:04 AM

1330 Forbes Dr

Houla98@msn.com

Garland

4693601934

Texas

United States

75040

Not sure what kind of wool someone is trying to pull over our eyes but I am super concerned about the natural green area being ruined, our house values going down as well as chemical runoff.

**Nathan
Pettigrew**

Against

7/3/2024
2:46:25 AM

610 Glen Hollow Dr

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Garland
Texas
United States
75044

**Alyssa
sandefur**
7/3/2024
2:30:27 AM

Against

3017 esquire lane

Garland
Texas
United States
75044

Outside the Notification Area

Maureen Foster

Against

7/3/2024
2:22:04 AM

1321 Mill Wood Lane

GARLAND
Texas
United States
75040

mkhughes87@gmail.com

5124976387

I live in the neighborhood by this greenbelt and don't want to see it destroyed.

Dallas Hanger

Against

7/3/2024
2:06:02 AM

2906 Canis Cir

Garland
Texas
United States
75044

Hdallas55@gmail.com

Outside the Notification Area

Gabriel

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

7/3/2024
1:50:46 AM

1001 Susan Dr

Garland
Texas
United States
75040

Outside the Notification Area

Nancy Castillo

AGAINST

7/3/2024
1:00:58 AM

933 Bard Dr

Garland
Texas
United States
<null>

Nancy

For

7/3/2024
1:00:12 AM

933 Bard Dr

Garland
Texas
United States
75040

AGAINST

Matthew Skelly

For

7/3/2024
12:44:07 AM

1001 Dove Drive

Garland
Texas
United States
75040

MaSkelly@gmail.com

972-489-7775

Garland did itself a HUGE disservice by mailing out a very misleading letter and map that has now been distributed door to door by someone telling everyone to vote no without having any context. The Monday night (July1) Zoom meeting provided very detailed info that GPL is only developing 3 of

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

the 51 acres in this plot of land. And those 3 acres are right next to the DART rail. Although this can always change in the future, I would rather have 2 small areas totaling 3 acres scattered within the 51 total acres making the entire property being sold by the county to a developer even less likely once it is partially developed. We say no to this and we can easily be staring up at 51 acres of 5-story apartments and ZERO trees. The devil you know is always better than the devil you don't.

Matthew Skelly

For

7/3/2024
12:43:25 AM

1001 Dove Drive

MaSkelly@gmail.com

Garland

972-489-7775

Texas

United States

75040

Garland did itself a HUGE disservice by mailing out a very misleading letter and map that has now been distributed door to door by someone telling everyone to vote no without having any context. The Monday night (July1) Zoom meeting provided very detailed info that GPL is only developing 3 of the 51 acres in this plot of land. And those 3 acres are right next to the DART rail. Although this can always change in the future, I would rather have 2 small areas totaling 3 acres scattered within the 51 total acres making the entire property being sold by the county to a developer even less likely once it is partially developed. We say no to this and we can easily be staring up at 51 acres of 5-story apartments and ZERO trees. The devil you know is always better than the devil you don't.

Jacob Limas

Against

7/2/2024
11:57:41 PM

6313 Alta Oaks Dr

Outside the Notification Area

Garland

Texas

United States

<null>

This area of garland is already industrialized enough with the water treatment facility in that neighborhood already and there's already a storage facility by high meadow and Centerville

Vicente Puentes

Against

7/2/2024
11:53:29 PM

1006 Dove Dr

Reina20@gmail.com

Garland

2144038783

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Texas
United States
75043

I am against this zoning Z24-26

**Steve Cox and
Laura Perkins
Cox**

Against

7/2/2024
8:41:03 PM

718 Bard Drive

perkycox.navy@gmail.com

Garland

469-853-2190

Texas

United States

75040

Dorina Horvath

Against

7/2/2024
7:30:40 PM

1829 Novel Drive

dorinahorvath333@gmail.com

GARLAND

4693247551

Texas

United States

75040

Outside the Notification Area

Against

Dawn Bonner

Against

7/2/2024
5:16:23 PM

1950 Rustic creek drive

Dwagle42@gmail.com

Garland

2144023834

Texas

United States

75040

Outside the Notification Area

Ana Figueroa

Against

Outside the Notification Area

7/2/2024
3:49:40 PM

1341 Belinda Ct

Anapaufig@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

Garland 4693059053
Texas
United States
75040

Johan van Zyl

Against

7/2/2024
1:49:41 PM

902 Mill Spring drive

Jvanzyl@tx.rr.com

Garland
Texas
United States
75040

972 740 6317

This is a terrible idea. We can't allow this.

Charlene van Zyl

Against

7/2/2024
6:00:10 AM

902 Mill Spring Dr

charartport@gmail.com

Garland
Texas
United States
75040

9728768947

The greenbelt is something very treasured by myself and my family. We love having this beautiful piece of nature just behind our home. I've lived here since I was born and the forest is something that I've always cherished so deeply, and I and many others would be absolutely devastated if such a large stretch of the forest and all of its wildlife would be put in jeopardy. I vote AGAINST this proposal to save this beautiful piece of nature.

Daphne Dean

Against

6/24/2024
10:08:13 PM

1957 Garrison Way
Garland, Texas 75040
Garland
Texas
United States
75040

My family is against the proposed rezoning. The development would destroy

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-26	TBD	TBD	Matthew Wolverton

the vegetation in our area. We live extremely close to a water waste management plant (less than a 5 minute walk). The vegetation has acted as a natural biofilter, absorbing and trapping odor causing particles and gases. The odor from the waste mangement facility can be terrible at times. The odor without vegetation would be unimaginable.

While progress is essential for any community, it is crucial to consider the environmental impact of developing this area. Mills Creek serves as a natural floodplain, absorbing excess water during heavy rains. Developing this area can increase the risk of flooding in our neighborhood and cause potential property damage and loss of life.

The diverse flora and fauna of Mills Creek would be at risks if this area is developed. The construction would lead to habitat destruction.

I urge you to consider the historic and environmental importance of Mills Creek.