



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 12, 2021 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 5:30 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.

Alternatively, the meeting will be broadcast by webinar at the following URL:
https://garlandtx.zoom.us/webinar/register/WN_QWPac7OATe-HSY7_hX0ZHg

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

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

**877-853-5247
888-788-0099**

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

**346-248-7799
470-250-9358
470-381-2552**

The Meeting ID is: 910 4638 8065

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

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

Public Comments

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

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

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

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

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

State law.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a.** Consider approval of the Plan Commission Minutes for June 28, 2021.

2. PLATS

- a.** P 21-21 QT 962 Addition Replat

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.

3. ZONING

- a.** Consideration of the application of **Tewelde Abreham**, requesting approval of a Specific Use Provision amendment to allow a Truck/Bus Storage Use on a property zoned Industrial (IN) District with a Specific Use Provision [S 18-43] for Truck / Bus Storage. This property is located at 3877 Miller Park Drive. (District 6) (File Z 21-15 - Specific Use Provision)
- b.** Consideration of the application of **Tewelde Abreham**, requesting approval of a Plan for Truck/Bus Storage Use. This property is located at 3877 Miller Park Drive. (District 6) (File Z 21-15 - Plan)

4. MISCELLANEOUS

- a. Consideration and possible recommendation on the Medical District Area Plan.

5. 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: 07/12/2021

Item Title: Plan Commission Minutes for June 28, 2021

Summary:

Consider approval of the Plan Commission Minutes for June 28, 2021.

Attachments

Plan Commission Minutes for June 28, 2021

Minutes of the Garland Plan Commission Meeting

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

The Plan Commission of the City of Garland met in regular session on Monday, June 28, 2021 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chair	Scott Roberts
1 st Vice Chair	Christopher Ott
2 nd Vice Chair	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Mike Rose

STAFF PRESENT

Assistant City Manager	Judson Rex
Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Development Planner	Nabiha Ahmed
Development Planner	Kimberly Hopkins

CONSENT AGENDA

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

MINUTES

1a. APPROVED** Consider approval of Minutes for the June 14, 2021 meeting.
ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of **Pankaj Patel**, requesting approval of an Amendment to Planned Development (PD)

03-53 District, 2) a Specific Use Provision for Hotel/Motel, Limited Service Use, and 3) a Detail Plan for Hotel/Motel, Limited Service. This property is located at 565 Town Center Boulevard. (This application was submitted prior to September 1, 2019.) (District 1) (File Z 18-19)

Nabiha Ahmed, Development Planner, presented the staff report.

There was discussion between the Plan Commission and Staff.

The applicant, Pankaj Patel, 3 Colonial Court, Frisco, Texas 75034 provided additional information regarding the start of the project.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation with the additional allowance of sixty-five percent lot coverage. Seconded by Commissioner Edwards. **Motion carried: 8 Ayes, 1 Nay** from Commissioner Jenkins.

3b. APPROVED

Consideration of the application of **PM Design**, requesting approval of an Amendment to Planned Development (PD) 19-07 District for Community Retail Uses, to allow a Restaurant, Drive-Through and a Pylon Sign. This property is located at 5345 North President George Bush Turnpike. (District 1) (File Z 21-11 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

There was discussion between the Commission and Staff.

Representing the applicant, Angel Robinson, 309 Catlin Circle, Highland Village, Texas 75077, provided a brief overview of the request. Ms. Robinson also elaborated on the site's challenges.

There was discussion between the applicant and the Plan Commission.

Motion was made by Commissioner Dalton to **approve** the Amendment to the Planned Development (PD) 19-07 and to deny the request for the Pylon Sign. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

3c. APPROVED

Consideration of the application of **PM Design**, requesting approval of a Detail Plan for a Restaurant, Drive-Through

and Pylon Sign on a property zoned Planned Development (PD) 19-07 District for Community Retail Uses. This property is located at 5345 North President George Bush Turnpike. (District 1) (File Z 21-11 - Detail Plan)

There were no questions of this applicant.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation, including denying the request for the Pylon Sign. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

3d. WITHDRAWN Consideration of the application of **Dignity Mortuary Transport Co, LLC**, requesting approval of a Specific Use Provision to allow a Mortuary on a property zoned Industrial (IN) District. This property is located at 1111 South Jupiter Road. (District 6) (File Z 21-17 - Specific Use Provision) (This request has been withdrawn by the applicant.)

3e. WITHDRAWN Consideration of the application of **Dignity Mortuary Transport Co, LLC**, requesting approval of a Plan for a Mortuary on a property zoned Industrial (IN) District. This property is located at 1111 South Jupiter Road. (District 6) (File Z 21-17 - Plan) (This request has been withdrawn by the applicant.)

3f. APPROVED Consideration of the application of **Beau Durham**, requesting approval of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through. This property is located at 3428 West Buckingham Road. (District 6) (File Z 21-20 - Zoning)

Kimberly Hopkins, Development Planner, presented the staff report.

There was discussion between the Plan Commission and staff regarding the size of the requested signage and mechanisms to allow deviations to the signage.

The applicant Beau Durham, 5803 74th Street, Lubbock, Texas 79424, provided additional information regarding the signage request.

There was discussion between the Plan Commission and the applicant.

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

There was discussion among the Plan Commission, staff and the applicant.

Motion was made by Commissioner Rose to **approve** the amendment to Planned Development (PD) 95-34 and 20-03 with the provision the sign shall only be twenty feet in height and for the support columns to be covered in decorative brick. Seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays.**

3g. APPROVED Consideration of the application of **Beau Durham**, requesting approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through. This property is located at 3428 West Buckingham Road. (District 6) (File Z 21-20 - Detail Plan)

Motion was made by Commissioner Rose to **approve** the amendment to Planned Development (PD) 95-34 and 20-03 with the provision the sign shall only be twenty feet in height and for the support columns to be covered in decorative brick. Seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays.**

Motion was made by Commissioner Welborn to Adjourn.

ADJOURNMENT

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

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 07/12/2021

Item Title: P 21-21 QT 962 Addition Replat

Summary:

P 21-21 QT 962 Addition Replat

Attachments

P 21-21 QT 962 Addition Replat Report and Attachments

Planning Report

File No: P 21-21/District 3

Agenda Item:

Meeting: Plan Commission

Date: July 12, 2021



GARLAND

TEXAS MADE HERE

REPLAT

QT 962 Addition

LOCATION

4054 Bobtown Road and 524 East Interstate Highway 30

ZONING

Planned Development (PD) District 19-22 and Community Retail (CR) District

NUMBER OF LOTS

Four (4)

ACREAGE

17.609 acres

BACKGROUND

The purpose of this replat is to create four (4) new lots for future development and to create easements necessary for the development of a Travel Center with fuel sales on Lot 1, Block 1.

STAFF RECOMMENDATION

Approval of the Replat. All technical requirements have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

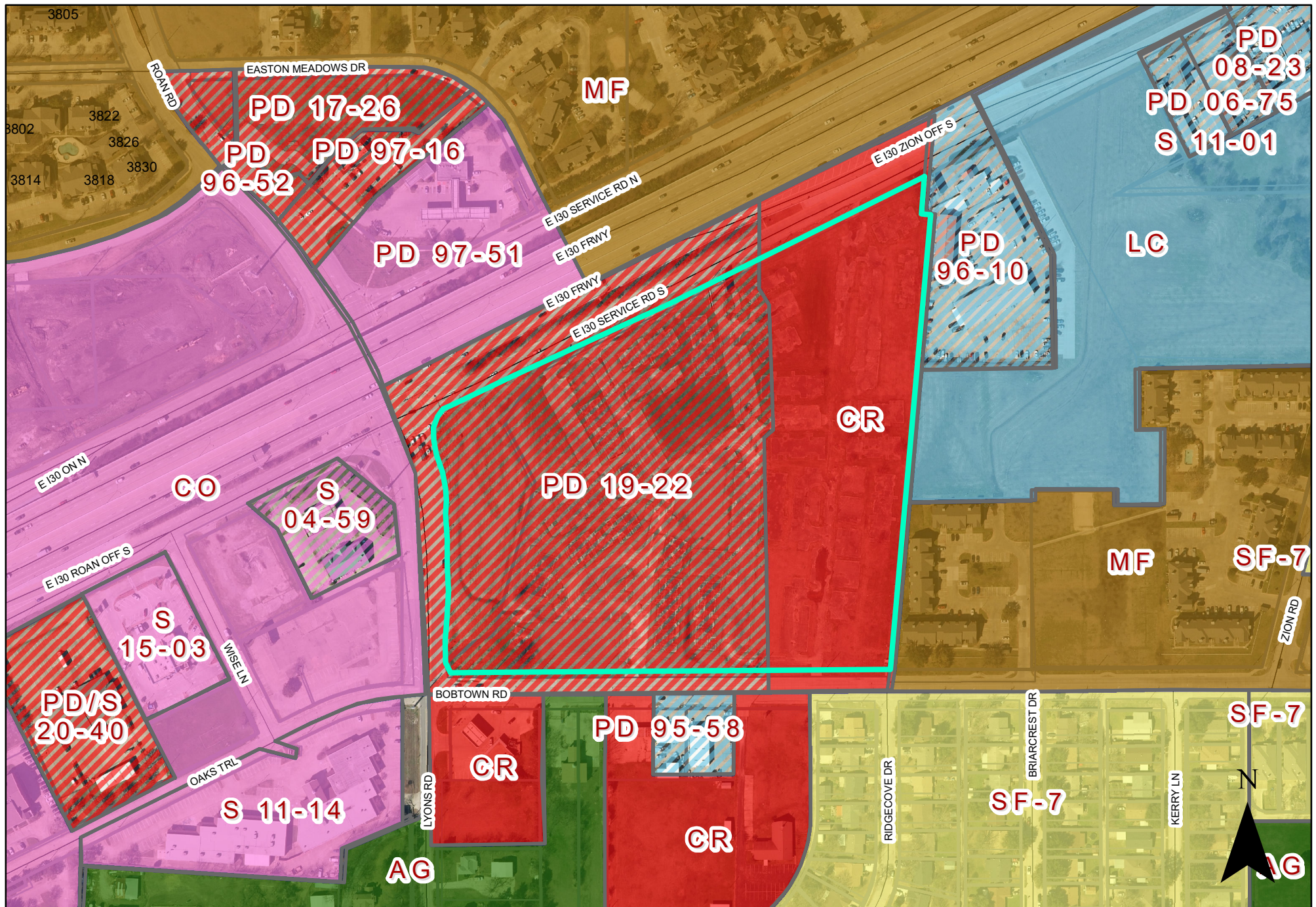
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

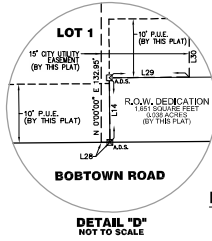
Will Guerin, AICP
Director of Planning



Plat Map P 21-21



INDICATES AREA
OF REQUEST



OWNER'S CERTIFICATE

WHEREAS I-30 BOBTOWN, LLC and QT South, LLC, a Texas limited liability company, are the owners of a tract of land located in the City of Garland, Dallas County, Texas, out of the Thomas Stone Survey, Abstract No. 1330, being all of **LOT 1, BLOCK 1, BOBTOWN PLACE II**, an addition to the City of Garland, Dallas County, Texas, according to the conveyance plat thereof recorded by Instrument No. 20070086288, Official Public Records, Dallas County, Texas, being part of that called 16,084 acre tract of land described by Special Warranty Deed to I-30 BOBTOWN, LLC, as recorded by Instrument No. 20120035231, Official Public Records, Dallas County, Texas, part of that called 1,5296 acre tract of land described by Deed without Warranty to I-30 BOBTOWN, LLC, as recorded by Instrument No. 202000349650, Official Public Records, Dallas County, Texas, and part of that called 6,214 acre tract of land described by Special Warranty Deed to QT South, as recorded by Instrument No. 202000365126, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "SC1" set for the most northerly northwest corner of said Lot 1 and the southwest corner of that called 1,047 acre tract of land (called Tract No. 2 of Parcel 40-1-2) described by said Final Judgment to The State of Texas, same lying in the southwest line of that called 7,269 acre tract of land described by that certain Right-of-Way Deed to the State of Texas, as recorded in Volume 2864, Page 499, Deed Records, Dallas County, Texas, and lying in the existing southeasterly right-of-way line of Interstate Highway No. 30 (I-30; a variable width public right-of-way);

THENCE, along said existing southeasterly right-of-way line, North 63 degrees 31 minutes 00 seconds East, a distance of 913.09 feet to a 5/8" iron rod found for the most northerly northeast corner of said Bobtown Place II, being located at the northwest corner of that called 9,095 acre tract of land described by Special Warranty Deed to Faulkner Investment Company, Ltd., as recorded in Volume 99006, Page 711, Deed Records, Dallas County, Texas;

THENCE, departing said existing southeasterly right-of-way line, along the common line of said Lot 1 and said 9,095 acre tract as follows:

South 04 degrees 04 minutes 26 seconds West, a distance of 79.84 feet to a 5/8" iron rod found;

South 04 degrees 05 minutes 06 seconds East, a distance of 19.65 feet to a 5/8" iron rod found for the southeast corner of said 9,095 acre tract and the most easterly northeast corner of said Lot 1, same lying in the west line of Lot 1, Block 1, Goodfield Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 14010, Page 140, Deed Records, Dallas County, Texas, said iron being located South 05 degrees 02 minutes 30 seconds West, a distance of 92.22' from the northwest corner of said Goodfield Addition;

THENCE, along the east line of said Bobtown Place II and the west line of said Goodfield Addition, South 05 degrees 02 minutes 30 seconds West, passing at a distance of 317.79 feet a 5/8" iron rod with yellow plastic cap stamped "TXHS" found for the southwest corner of said Goodfield Addition, same being the most westerly northwest corner of that called 4,527 acre tract of land described by Special Warranty Deed to 646 Holdings, LLC, as recorded by Instrument No. 20150020952, Official Public Records, Dallas County, Texas, continuing along said east line and the west line of said 4,527 acre tract, passing at a distance of 653.20 feet a 5/8" iron rod with yellow plastic cap (BLUE) found for the southwest corner of said 4,527 acre tract and the northwest corner of Lot 1, Block 1, Lake Meadows Condominiums, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 82227, Page 242, Deed Records, Dallas County, Texas, continuing along said east line and the west line of said Condominiums for a total distance of 968.22 feet to a 3" aluminum disk stamped "Bobtown II" found for the southeast corner of said Bobtown Place II addition, same being located at the southwest corner of said Lake Meadows Condominiums, and lying in the north right-of-way line of Bobtown Road (an 82 foot public right-of-way at this point);

THENCE, along the south line of said Bobtown Place II and said north right-of-way line as follows:

South 89 degrees 33 minutes 52 seconds West, a distance of 780.42 feet to a 5/8" iron rod with red plastic cap stamped "SC1" set;

South 89 degrees 37 minutes 45 seconds West, a distance of 139.24 feet to a 5/8" iron rod with red plastic cap stamped "SC1" set at the intersection of said north right-of-way line and the existing southeasterly right-of-way line of said I-30, said intersection being located at the southeast corner of that called 6,0130 acre tract (called Parcel 10) of land described by Deed to The State of Texas, as recorded in Volume 84176, Page 1097, Deed Records, Dallas County, Texas, from which a 5/8" iron rod found for the southwest corner of said Parcel 30 bears South 89 degrees 37 minutes 45 seconds West, a distance of 12.28 feet;

THENCE, along said existing southeasterly right-of-way line, North 00 degrees 29 minutes 11 seconds West, a distance of 41.56 feet to a 3.25" aluminum disk stamped "QT 962 ADDITION-2020" set for the southwest corner of said 1,5296 acre tract, being located at the northeast corner of said Parcel 30, from which a 5/8 inch iron rod found for the northwest corner of said Parcel 30 bears South 58 degrees 46 minutes 21 seconds West, a distance of 20.00 feet;

THENCE, continuing with said existing southeasterly right-of-way line as follows:

North 01 degrees 48 minutes 37 seconds East, a distance of 114.79 feet to a 5/8 inch iron rod with red plastic cap stamped "SC1" set;

North 03 degrees 14 minutes 16 seconds West, a distance of 91.29 feet to a 5/8 inch iron rod with red plastic cap stamped "SC1" set;

North 01 degrees 22 minutes 04 seconds West, a distance of 73.38 feet to a 3.25" aluminum disk stamped "QT 962 ADDITION-2020" set for the beginning of a non-tangent curve to the left;

Along said curve to the left, through a central angle of 19 degree 43 minutes 40 seconds, a radius of 493.60 feet, an arc length of 167.20 feet, a chord bearing of North 08 degrees 37 minutes 41 seconds West and a chord distance of 168.37 feet to a 3.25" aluminum disk stamped "QT 962 ADDITION-2020" set for the beginning of a reverse curve to the right;

Along said reverse curve to the right, through a central angle of 81 degrees 54 minutes 08 seconds, a radius of 55.09 feet, an arc length of 97.62 feet, a chord bearing of North 22 degrees 27 minutes 33 seconds East and a chord distance of 72.10 feet to a 3.25" aluminum disk stamped "QT 962 ADDITION-2020" set;

North 63 degrees 24 minutes 37 seconds East, a distance of 182.41 feet to a 5/8 inch iron rod with red plastic cap stamped "SC1" set;

North 32 degrees 45 minutes 51 seconds East, a distance of 13.97 feet to the POINT OF BEGINNING, containing 767,039 square feet or 17,809 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL THESE PRESENTS:

That I-30 BOBTOWN, LLC, and QT South, LLC, a Texas limited liability company, are the owners of the property described in this plat, acting by and through their duly authorized agents, do hereby adopt this plat, designating the property as **QT 962 ADDITION**, an addition to the City of Garland, Dallas County, Texas, and do hereby dedicate to the public use of the public use for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed, or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, controlling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of parking or utility easements and the lines is the responsibility of the property owner. Any and all maintenance of screening walls, screen wall easements, retaining walls, and wall maintenance easements is the responsibility of the property owner, its successors, or assigns.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, fill, and any other substance which may impede the flow of storm water or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to abate any undesirable conditions which may occur.

No obstruction to the natural flow of storm water runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision; in such event, the City shall have the right to enter upon the drainage or floodway easements at any point to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City of Garland, Texas, shall not be responsible for the maintenance or operation of any underground detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water standing, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Garland, as amended, or the Garland Development Code, as amended.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this the ____ day of _____, 2021.

BY: I-30 BOBTOWN, LLC

BY: C.W. FOOSSE, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared C.W. FOOSSE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

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

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2021.

BY: QT SOUTH, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: JOSEPH S. FAUST
VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared JOSEPH S. FAUST, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

SURVEYOR'S AFFIRMATION

I, DOUGLAS S. LOOMS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the City of Garland Development Code. I further affirm that documentation shown herein were either found or placed as described herein and is in substantial compliance with the City of Garland Development Code and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this ____ day of _____, 2021.

RELEASED 7/6/2021 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Looms
Texas Registered Professional Land Surveyor No. 5199

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared DOUGLAS S. LOOMS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

CITY APPROVAL

Approved and accepted for the City of Garland this ____ day of _____, 2021, by the City Planning Commission of the City of Garland, Texas,

Director of Planning

Chairman of Planning Commission

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

WORKING PLAT

QT 962 ADDITION LOTS 1-4, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1 OF BOBTOWN PLACE II

(INSTRUMENT NO. 20070086288, O.P.R.D.C.T.)

PART OF CALLED 16,084 ACRES

I-30 BOBTOWN, LLC

(INSTRUMENT NO. 20120035231, O.P.R.D.C.T.)

PART OF CALLED 1,5296 ACRES

I-30 BOBTOWN, LLC

(INSTRUMENT NO. 202000349650, O.P.R.D.C.T.)

ALL OF CALLED 6,124 ACRES

QT SOUTH, LLC

(INSTRUMENT NO. 202000365126, O.P.R.D.C.T.)

BEING 17,809 ACRES OUT OF THE

THOMAS STONE SURVEY, ABSTRACT NO. 1330

CITY OF GARLAND, DALLAS COUNTY, TEXAS

CASE NO. 181220-2



901 N. Bower Road, Suite 240
Richardson, Texas 75081
(972) 634-7002 Voice
(972) 634-7102 Fax
WWW.SurveyConsultantsInc.com
1301 S. Fann No. 115 75060

PROJECT INFORMATION
Date of Survey: 6/11/2019
Job Number: 1814478
Drawn By: A.L.S.
Date of Map/Plan: 1/9/2021
File: 1814478 Digital.Dwg
SHEET 3 OF 3

APPLICANT:
QT SOUTH, LLC
1180 North Industrial Boulevard
Euless, Texas 76039
(817) 358-7800
email: glenn@quiktrip.com
Contact: Glenn Koon

OWNER:
I-30 BOBTOWN, LLC
5652 Ryer Street, Suite 200
Dallas, Texas 75255
(817) 358-2953
email: info@i30bottown.com
Contact: Bill Poole

SPACE RESERVED FOR COUNTY
RECORDING LABEL



GARLAND

Plan Commission

3. a.

Meeting Date: 07/12/2021

Item Title: Z 21-15 Tewelde Abreham - SUP (District 6)

Summary:

Consideration of the application of **Tewelde Abreham**, requesting approval of a Specific Use Provision amendment to allow a Truck/Bus Storage Use on a property zoned Industrial (IN) District with a Specific Use Provision [S 18-43] for Truck / Bus Storage. This property is located at 3877 Miller Park Drive. (District 6) (File Z 21-15 - Specific Use Provision)

Attachments

Z 21-15 Tewelde Abreham Report and Attachments (SUP)

Z 21-15 Tewelde Abreham Responses

Planning Report

File No: Z 21-15/District 6

Agenda Item:

Meeting: Plan Commission

Date: July 12, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision amendment for Truck/Bus Storage on a property zoned Industrial (IN) District with a Specific Use Provision [S 18-43] for Truck/Bus Storage.

Approval of a Plan for Truck/Bus Storage Use.

LOCATION

3877 Miller Park Drive

APPLICANT

Tewelde Abreham

OWNER

Tewelde Abreham

BACKGROUND

In 2018, the City Council approved a Specific Use Provision for Truck/Bus Storage [S 18-43]. The request was to allow twenty-six (26) parking spaces for semi-truck trailers. The applicant requests to revise the Specific Use Provision to allow an additional thirty-three (33) parking spaces for semi-truck trailers.

The Garland Development Code defines Truck/Bus Storage as an area for the temporary parking or long-term storage of operable (that is, no junked, wrecked, or inoperable) trucks, buses, RVs, trailers, boats, and other types of special and heavy load vehicles, owned by others, for a fee.

SITE DATA

The subject property contains approximately 3.42 acres with 305 lineal feet of frontage along Miller Park Drive. The site is accessed from Miller Park Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The, property currently has a Specific Use Provision [S 18-43] for a Truck/Bus Storage use that was approved in 2018. However, the Truck/Bus Storage use has not been constructed and the subject property is currently unimproved.

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

CONSIDERATIONS

1. The subject property is currently undeveloped. The applicant requests to build a 900 square-foot, 1-story building to use as a general office, and fifty-nine (59) parking spaces for semi-truck trailers. The site plan approved in 2018 reflected twenty-six (26) parking spaces for semi-truck trailers and the proposed site plan (Exhibit C) shows an

additional thirty-three (33) parking spaces for semi-truck trailers, making it a total of fifty-nine (59) parking spaces for semi-truck trailers. The semi-truck trailers will be moved in and out periodically. The office would operate from Monday to Sunday from 7:00 a.m. to 5:00 p.m.

The building area approved in 2018 for the office was 689 square feet and the site plan (Exhibit C) shows the building area to be 900 square feet.

Additionally, the paving approved in 2018 was concrete and the remaining portion was identified as "future paving." The proposed site plan (Exhibit C) shows concrete and Eco Stone pavers. The Eco Paver was selected in response to the downstream drainage constraints to mitigate stormwater runoff. The porous pavers have been reviewed and approved by the Engineering Department.

Development Standard	S 18-43	Proposed (Z 21-15)
Parking Spaces (Truck/Bus)	26 spaces approved	33 additional spaces proposed (total of 59 spaces)
Office Building Area	689 Square Feet	900 Square Feet

2. The proposed use requires a minimum of three (3) parking spaces for the office building. The subject property will provide three (3) parking spaces for the office.
3. The Landscape Plan (Exhibit D) will comply with the applicable screening and landscaping standards per the GDC.
4. The Building Elevations (Exhibit E) will comply with the Building Design standards per the GDC.
5. The applicant requests the Specific Use Provision for a period of twenty-five (25) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

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

This proposal offers a supportive use to the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within an area that is primarily zoned Industrial (IN) District and developed with buildings that are currently utilized for manufacturing, light industrial and heavy commercial uses.

The nature of the surrounding area is currently primarily heavy commercial and industrial; therefore, the subject property is suitable for the operation of truck/bus storage.

STAFF RECOMMENDATION

Approval of a Specific Use Provision amendment for Truck/Bus Storage on a property zoned Industrial (IN) District with a Specific Use Provision [S 18-43] for Truck/Bus Storage.

Approval of a Plan for Truck/Bus Storage Use.

ADDITIONAL INFORMATION

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

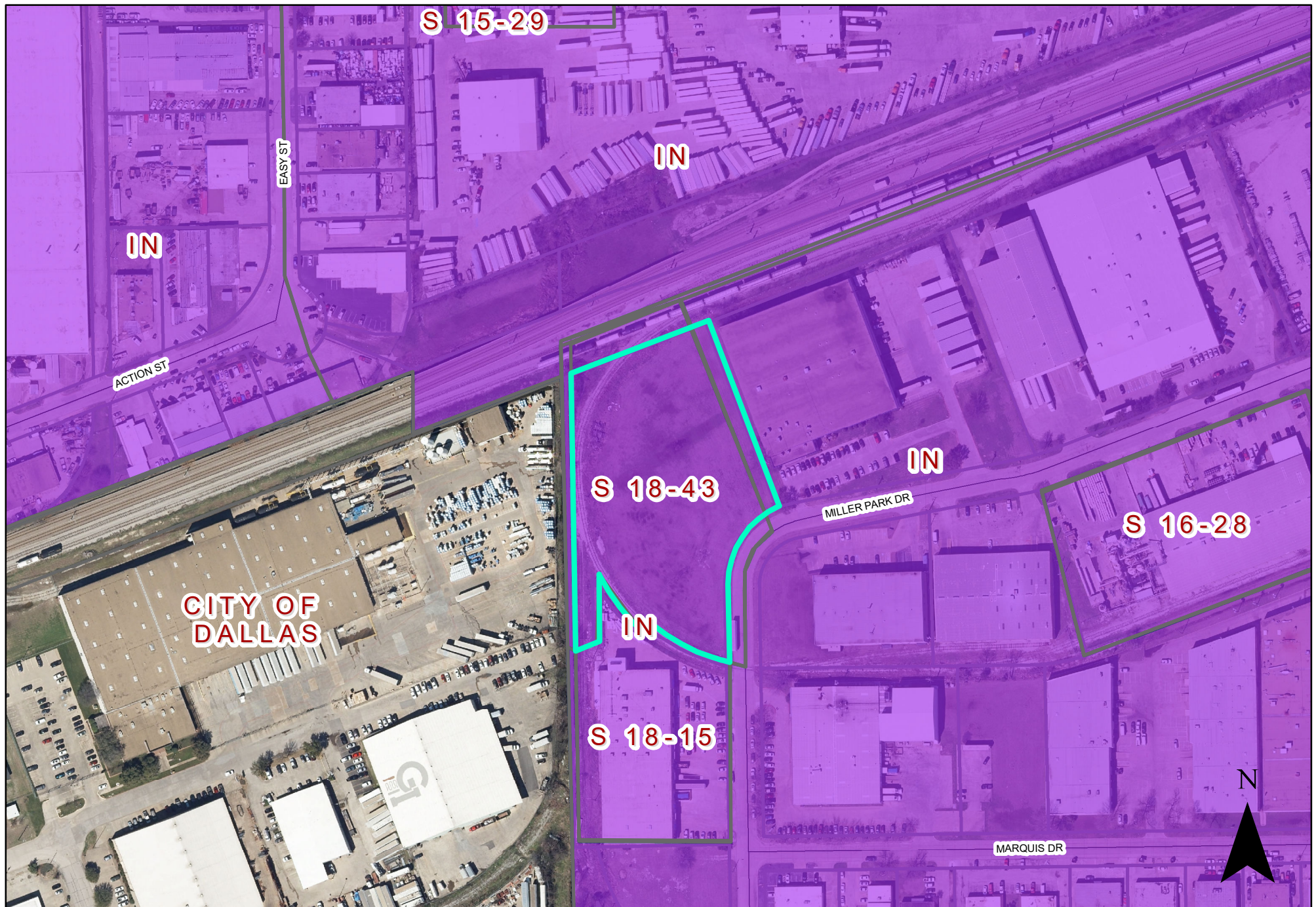
CITY COUNCIL DATE: August 3, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 110 220 Feet
1 inch = 218 feet

Zoning Map Z 21-15



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 21-15

3877 Miller Park Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Storage Use subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Time Period: The Specific Use Provision shall be in effect for period of twenty-five (25) years.
 - B. Site Plan: Development shall be in general conformance with the site plan labeled Exhibit C.
 - C. Screening and Landscaping: Screening and Landscaping shall conform to the layout reflected in Exhibit D.
 - D. Building Elevations: Building elevations shall conform to the elevations reflected on Exhibit E.
 - E. Parking: At least three (3) parking spaces shall be provided for the office building and a maximum of fifty-nine (59) parking spaces shall be provided for Truck/Bus Storage.

Z 21-15



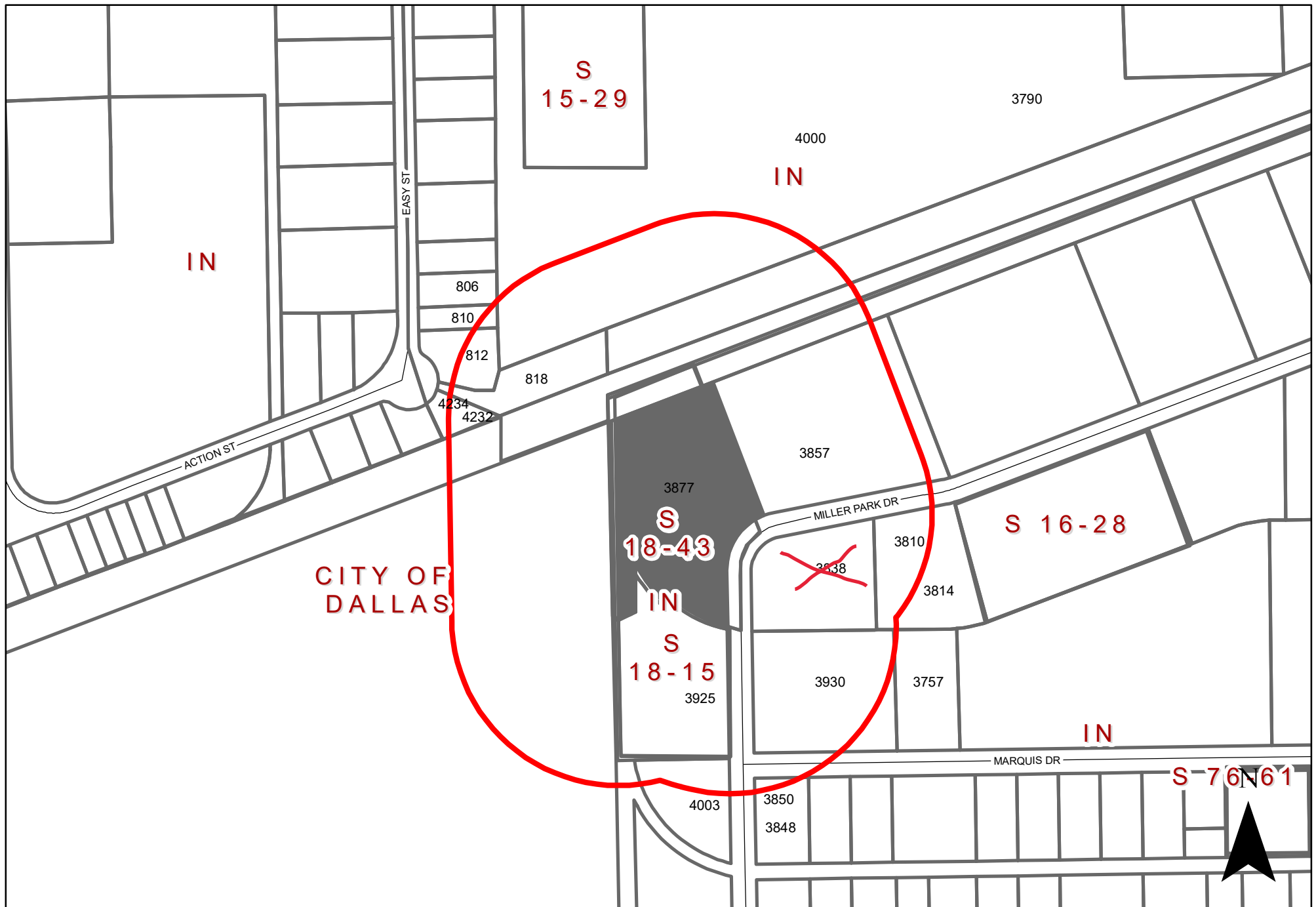
Looking at the subject property from Miller Park Drive.



Looking east of subject site from Miller Park Drive.



Looking south of the subject property



0 150 300 Feet

1 inch = 303 feet

Zoning Map Z 21-15 **3877 Miller Park Drive**

INDICATES AREA
OF REQUEST

INDICATES
NOTIFICATION AREA

Comment Form

Case Z 21-15

Z 21-15 Tewelde Abreham. The applicant proposes to add parking spaces for semi-truck trailers. This application is a revision to the Specific Use Provision approved in 2018. This site is located at 3877 Miller Park Drive. (District 6)

Z 21-15 Tewelde Abreham. El solicitante propone añadir plazas de aparcamiento para semirremolques. Esta solicitud es una revisión de la Disposición de uso específico aprobada en 2018. Este sitio está ubicado en 3877 Miller Park Drive. (Distrito 6)

Z 21-15 Tewelde Abreham. Người nộp đơn đề xuất bổ sung chỗ đậu cho xe sơ mi rơ moóc. Ứng dụng này là bản sửa đổi của Điều khoản Sử dụng Cụ thể đã được phê duyệt vào năm 2018. Trang web này nằm ở 3877 Miller Park Drive. (Quận 6)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Jen Michoski - Sales & Mktg Mgr.

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.)

3838 Miller Park Dr.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Qhính

Jen Michoski

Signature / Firma / Chữ ký

7/2/21

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-15

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

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

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

We don't support a zoning change. A parking lot for semis will increase traffic on a street that is already in poor condition. Additionally, we have a concern about security due to additional truck and foot traffic.



GARLAND

Plan Commission

3. b.

Meeting Date: 07/12/2021

Item Title:

Summary:

Consideration of the application of **Tewelde Abreham**, requesting approval of a Plan for Truck/Bus Storage Use. This property is located at 3877 Miller Park Drive. (District 6) (File Z 21-15 - Plan)

Attachments

Z 21-15 Tewelde Abreham Report and Attachments (Plan)

Z 21-15 Tewelde Abreham Responses

Planning Report

File No: Z 21-15/District 6

Agenda Item:

Meeting: Plan Commission

Date: July 12, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision amendment for Truck/Bus Storage on a property zoned Industrial (IN) District with a Specific Use Provision [S 18-43] for Truck/Bus Storage.

Approval of a Plan for Truck/Bus Storage Use.

LOCATION

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APPLICANT

Tewelde Abreham

OWNER

Tewelde Abreham

BACKGROUND

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The subject property contains approximately 3.42 acres with 305 lineal feet of frontage along Miller Park Drive. The site is accessed from Miller Park Drive.

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CONSIDERATIONS

1. The subject property is currently undeveloped. The applicant requests to build a 900 square-foot, 1-story building to use as a general office, and fifty-nine (59) parking spaces for semi-truck trailers. The site plan approved in 2018 reflected twenty-six (26) parking spaces for semi-truck trailers and the proposed site plan (Exhibit C) shows an

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This proposal offers a supportive use to the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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STAFF RECOMMENDATION

Approval of a Specific Use Provision amendment for Truck/Bus Storage on a property zoned Industrial (IN) District with a Specific Use Provision [S 18-43] for Truck/Bus Storage.

Approval of a Plan for Truck/Bus Storage Use.

ADDITIONAL INFORMATION

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

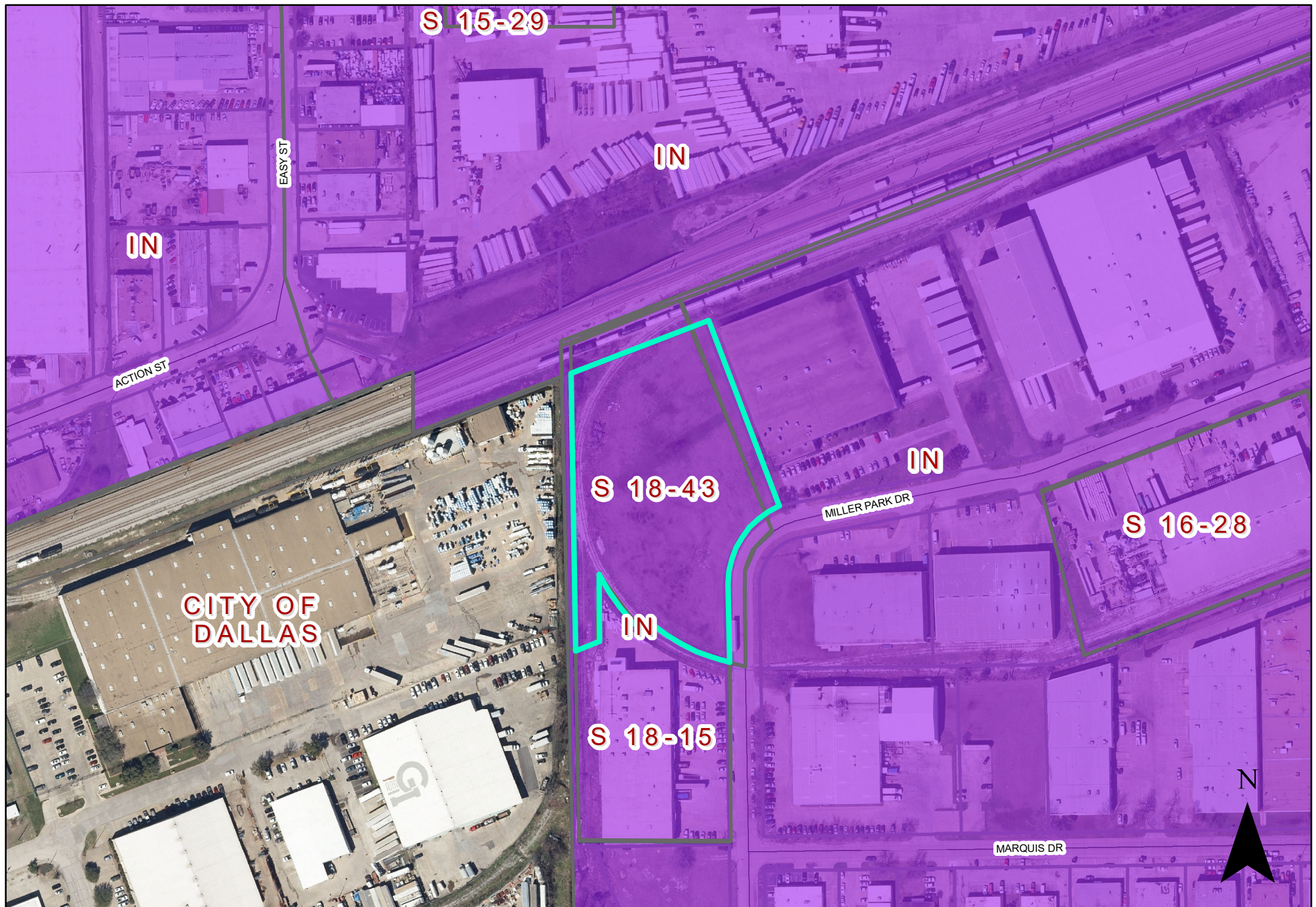
CITY COUNCIL DATE: August 3, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

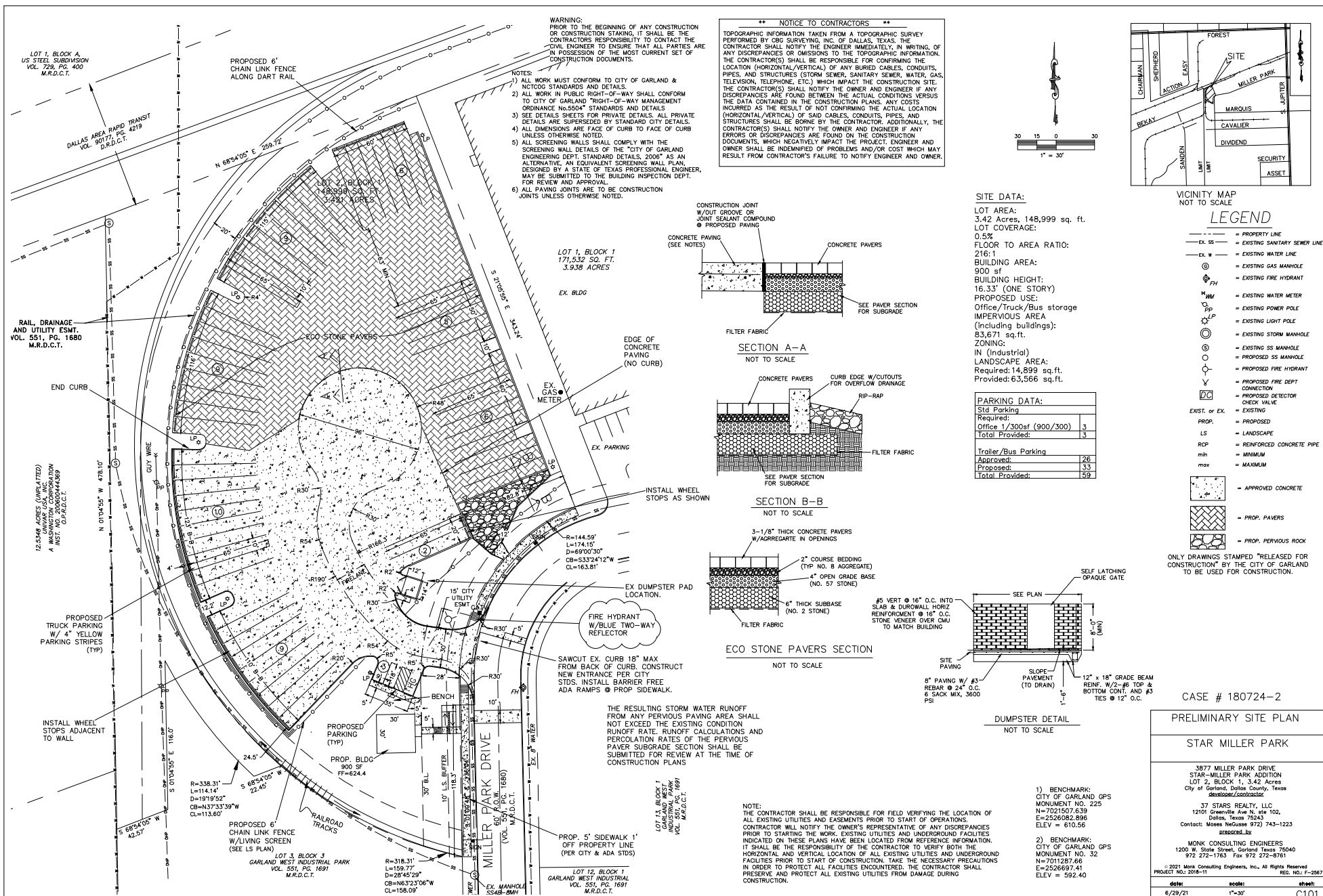


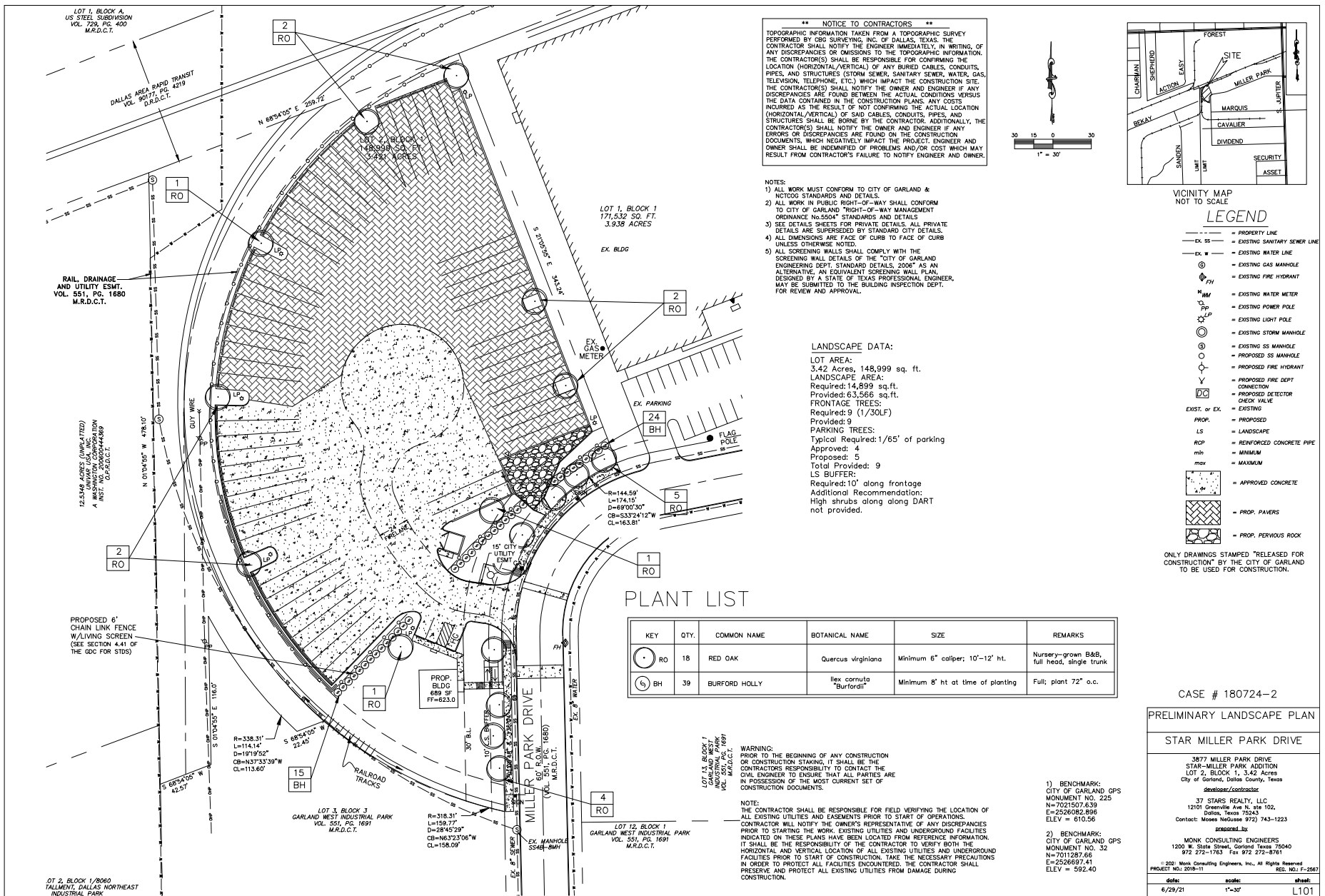
0 110 220 Feet
1 inch = 218 feet

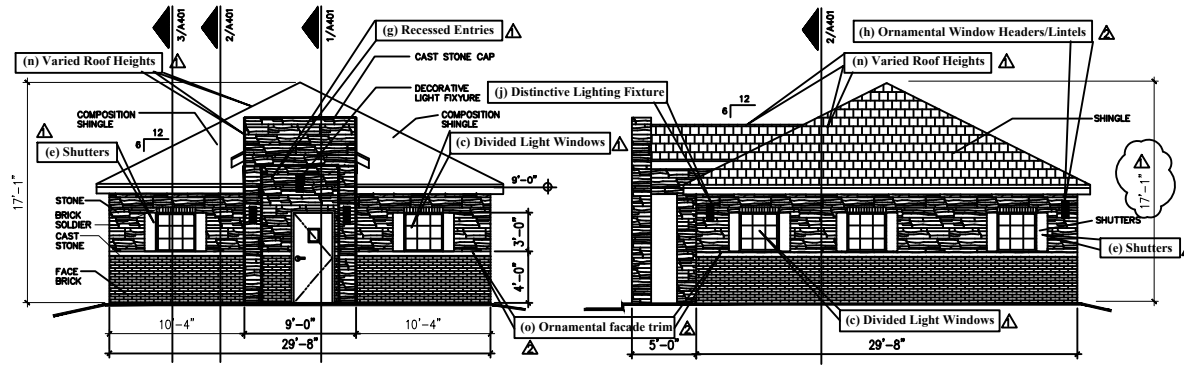
Zoning Map Z 21-15



INDICATES AREA
OF REQUEST

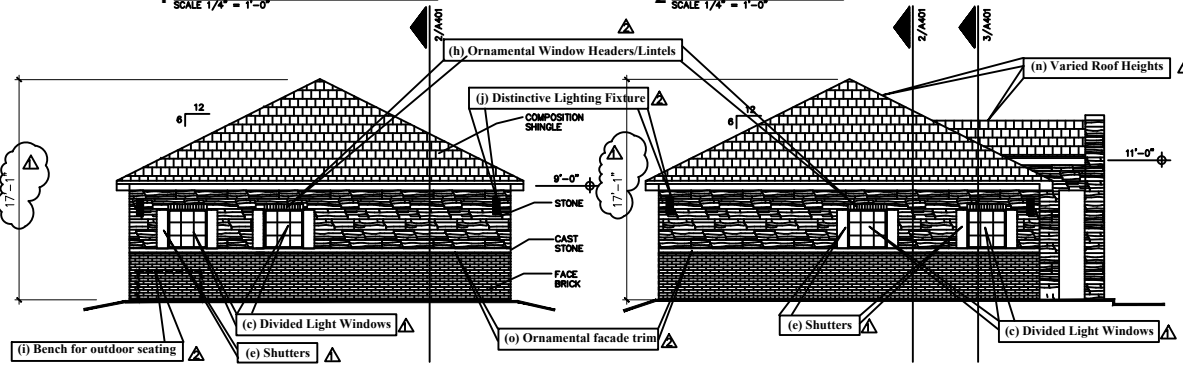






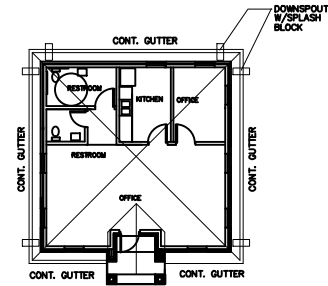
1 East Elevation (Miller Park)
SCALE 1/4" = 1'-0"

2 North Elevation
SCALE 1/4" = 1'-0"



3 West Elevation
SCALE 1/4" = 1'-0"

4 South Elevation
SCALE 1/4" = 1'-0"



5 Roof Plan
SCALE 1/8" = 1'-0"

Park Bench (Located on North Side of building)
Refer to site Plan for location



- 4.83(A) Architectural Elements
1. (c) Divided Light Windows
 2. (e) Shutters
 3. (g) Recessed Entries
 4. (i) Benches
 5. (j) Distinctive Lighting Fixture
 6. (n) Varied Roof Heights
 7. (h) Ornamental Window Headers/Lintels
 8. (o) Ornamental facade trims

Material Information

East Elevation	
Brick	45 %
Stone	55 %
Masonry %	100 %
North Elevation	
Brick	54 %
Stone	46 %
Masonry %	100 %
West Elevation	
Brick	54 %
Stone	46 %
Masonry %	100 %
South Elevation	
Brick	60 %
Stone	40 %
Masonry %	100 %

Articulations

Not required under 30'

Architectural Elements

- (c) Divided Light Windows
- (g) Recessed Entries
- (e) Shutters
- (i) Bench for outdoor seating
- (n) Varied Roof Heights
- (j) Distinctive Lighting Fixture

Shearer, Monk, & Voigt
Architects and Engineers
1200 VANDERBILT STREET, GARLAND, TEXAS 75040
OFFICE 972-387-3397 FAX 972-387-3871

MILLER PARK OFFICE BUILDING
3877 MILLER PARK
GARLAND, TEXAS 75040

10-10-20 CITY COMMENTS

Date Issued 1-08-20
Project No. 2018-18
Sheet Title
EXTENSION ELEVATIONS
ROOF PLAN
SITE BENCH
Sheet Number
A301
Sequence of

CASE #180724-2

Z 21-15



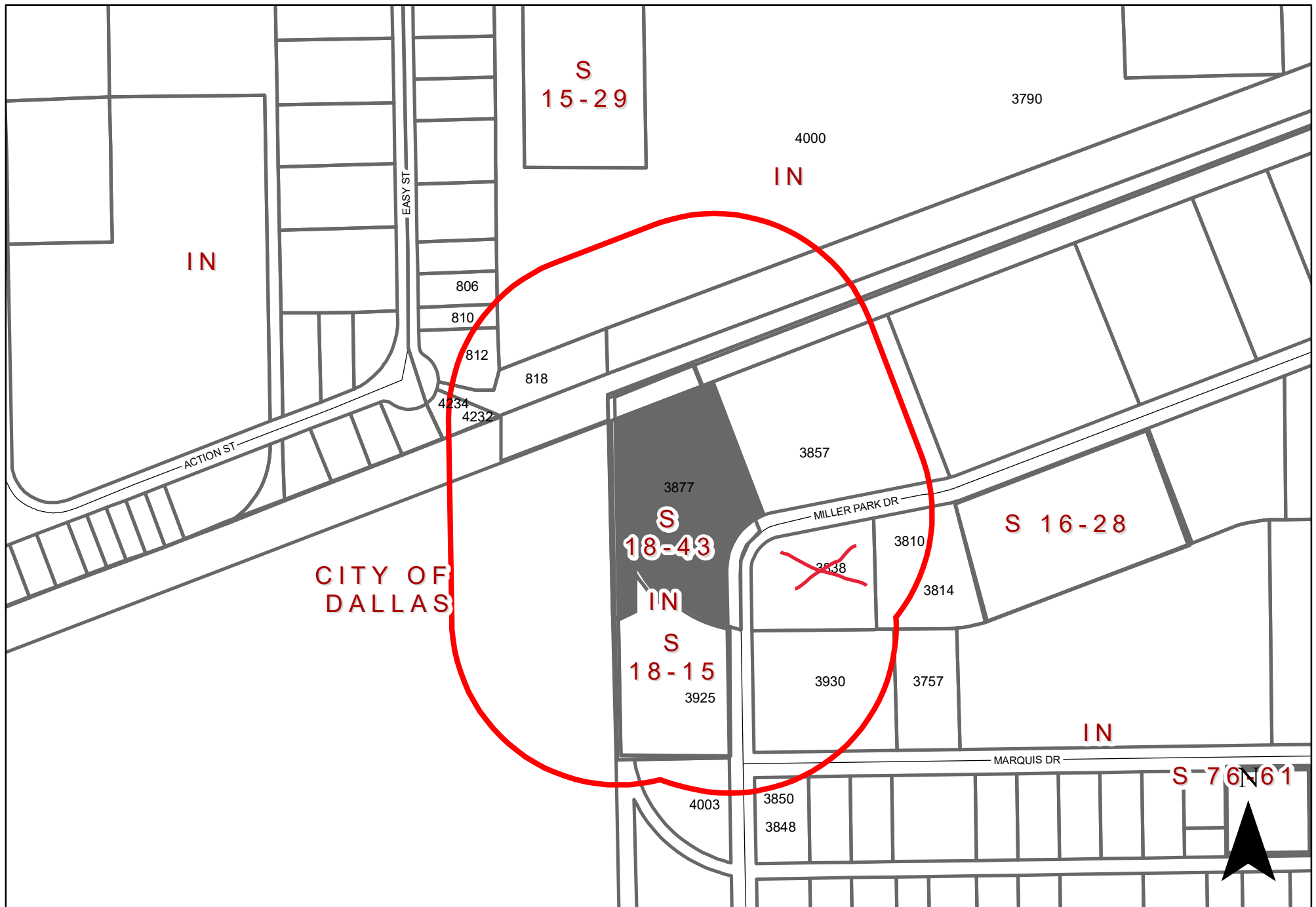
Looking at the subject property from Miller Park Drive.



Looking east of subject site from Miller Park Drive.



Looking south of the subject property



0 150 300 Feet

1 inch = 303 feet

Zoning Map Z 21-15

3877 Miller Park Drive

INDICATES AREA
OF REQUEST



INDICATES
NOTIFICATION AREA

Comment Form

Case Z 21-15

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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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Jen Michoski - Sales & Mktg Mgr.

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

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3838 Miller Park Dr.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Qhính

Jen Michoski

Signature / Firma / Chữ ký

7/2/21

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-15

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

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

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

We don't support a zoning change. A parking lot for semis will increase traffic on a street that is already in poor condition. Additionally, we have a concern about security due to additional truck and foot traffic.



GARLAND

Plan Commission

4. a.

Meeting Date: 07/12/2021

Item Title: Medical District Study Policy Report

Summary:

Consideration and possible recommendation on the Medical District Area Plan.

Attachments

Medical District Study Policy Report

Medical District Study Policy Staff Presentation

Medical District Study Policy Appendix



Planning Report

MEDICAL DISTRICT AREA PLAN UPDATE

ISSUE

Briefing on the Medical District Area Plan

BACKGROUND

In May 2013, the City adopted the Forest-Jupiter Transit-Oriented Redevelopment Plan. The plan defined policies and programs to encourage real estate investment for catalytic improvement to the Forest/Jupiter/Walnut area. Recommendations were identified for three priority areas: the Forest/Jupiter Light Rail Station, community retail at Walnut Street and Jupiter Road, and a medical district anchored by Baylor Medical Center-Garland. Since the plan's adoption, several significant changes have occurred in the area, shifting the viability of the near-term market focus for proposed strategies and concepts.

In February 2018, Baylor Medical Center-Garland closed its doors after over five decades in Garland. The closing of the community's only hospital facility led to additional closures for related medical offices and support businesses. Today, the area continues to experience vacancies; however, in April 2020, the hospital facility was reopened as the Garland VA Medical Center, filling a gap in services in the Dallas/Fort Worth area.

A Tax Increment Financing District (Tax Increment Financing Zone 3) was approved by the City in April 2018. The original boundaries for TIF 3 included approximately 103 acres, encompassing 600 new homes, neighborhood services, and existing older development north of the study area. The VA Medical Center and adjacent development were since added. This economic development tool seeks to capture value added in the zone to pay for public improvements, including improved thoroughfares, drainage, trails, and property acquisition promoting redevelopment.

Many opportunities for infrastructure improvement exist within the study area, including improvements to Walnut Street and Shiloh Road. Each roadway has been identified for reconstruction, with an opportunity to integrate multimodal and/or trail amenities in the

area. Adjacent to the study area are two Dallas Area Rapid Transit (DART) light rail stations – the Downtown Garland Light Rail Station and the Forest/Jupiter Light Rail Station, offering opportunities for improved mobility and access to the study area.

Staff and consultant Ninigret Partners will brief the Plan Commission on the draft plan.

CONSIDERATIONS

1. The Envision Garland Plan, Economic Development Goal 5, recommends an aggressive approach to encourage new development and redevelopment in select catalyst areas and to make strategic public investments to leverage private investment and reinvestment in residential, commercial, and mixed-use development.
2. The Garland VA Medical Center provides outpatient and specialty care for veterans in North Texas. Reopening of the 470,000-square-foot facility provides a catalyst for investment to create a cohesive medical district, including new uses, supporting both residents and visitors, and additional housing options to the area.
3. Opportunities for public investment provide enhancements benefiting the proposed Medical District and adjacent areas, including parks, trails, mobility improvements, and beautification. Recommendations for the study area enhance the community through targeted curb appeal improvements to commercial uses, the creation of unique spaces, and a proposed park establishing a healing garden concept for both residents and visitors to the area.
4. Ninigret Partners was engaged to provide planning services for the Medical District Area Plan. Staff and Ninigret Partners will brief the Plan Commission on the draft plan.

ATTACHMENTS

Draft plan for the Medical District area.

Submitted By:

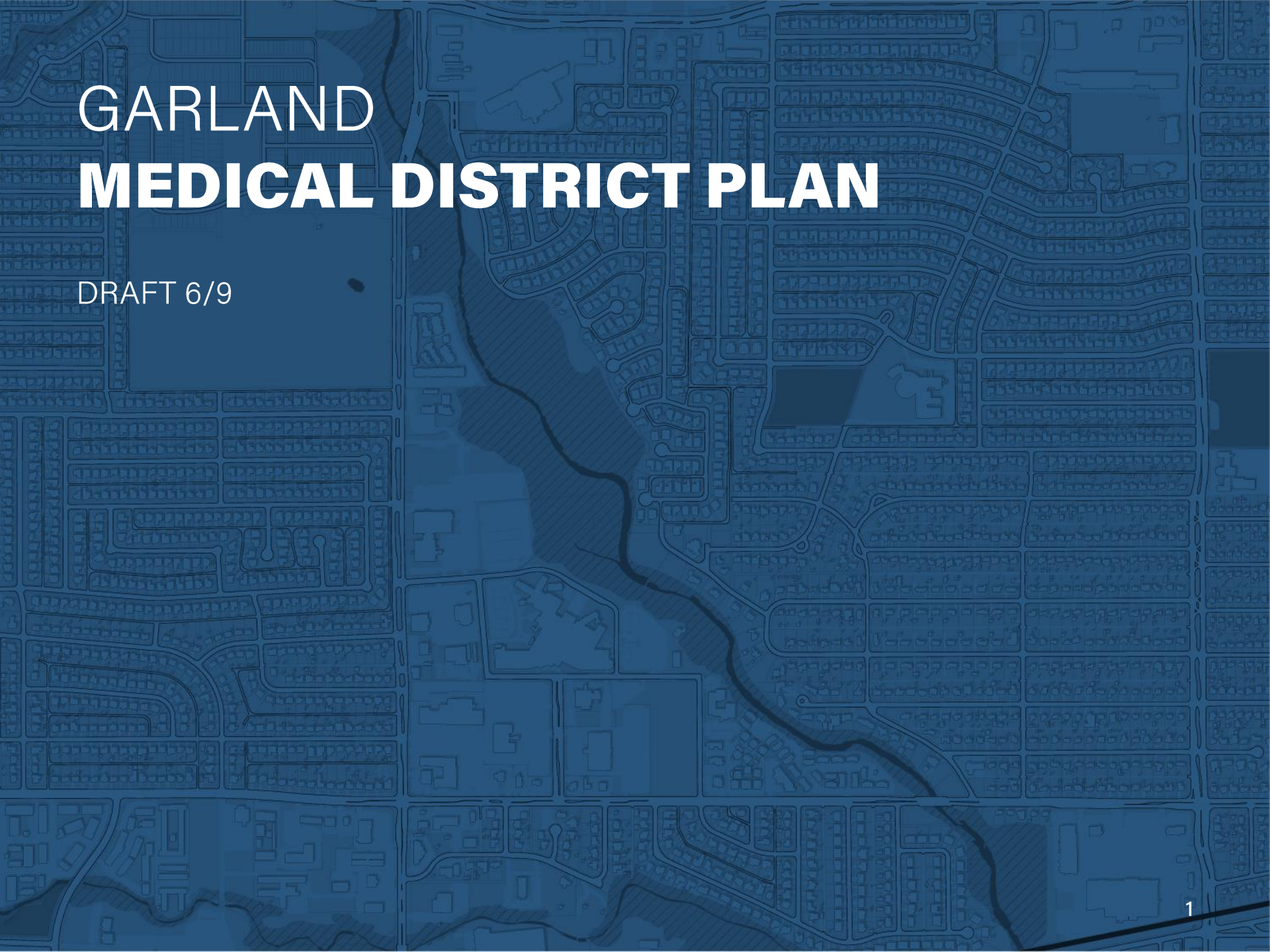
Angela Self, AICP
Comprehensive Planning Administrator

Date: July 7, 2021

Approved By:

Will Guerin, AICP
Director of Planning

Date: July 8, 2021

An aerial map of the Garland Medical District, overlaid with a semi-transparent blue filter. The map shows a dense grid of streets and building footprints. A prominent dark blue, irregularly shaped area is highlighted in the center-left, likely representing a specific development or park area. The text 'GARLAND MEDICAL DISTRICT PLAN' is prominently displayed in the upper left quadrant, with 'GARLAND' in a smaller font and 'MEDICAL DISTRICT PLAN' in a larger, bold font. Below this, 'DRAFT 6/9' is written in a smaller font. The page number '1' is located in the bottom right corner.

GARLAND MEDICAL DISTRICT PLAN

DRAFT 6/9

Process and Approach

- **3** site visits
- **11** interviews with stakeholders
- **3** meetings with VA
- Monthly meetings with city team
- **2** planning workshops with Garland staff including Parks, Planning, Engineering, Transportation; Office of Neighborhood Vitality, Economic Development, and Streets
- Economic and housing conditions analysis
- Review of city plans
- Mobility assessment including sidewalks, transit and roadways

Strategies

FINDINGS

- Complex district
 - Range of zoning
 - Various building sizes and quality
 - Until recently varied ownership
- One of the most diverse neighborhoods in city
- Opportunities to improve the look and feel & connectivity
- Significant housing demand

STRATEGIES

- Leverage diversity of neighborhood to drive economic development
- Improve infrastructure & connectivity within the district and to key transportation hubs
- Improve physical environment and create a sense of place
- Promote medical campus / manage competition from housing development

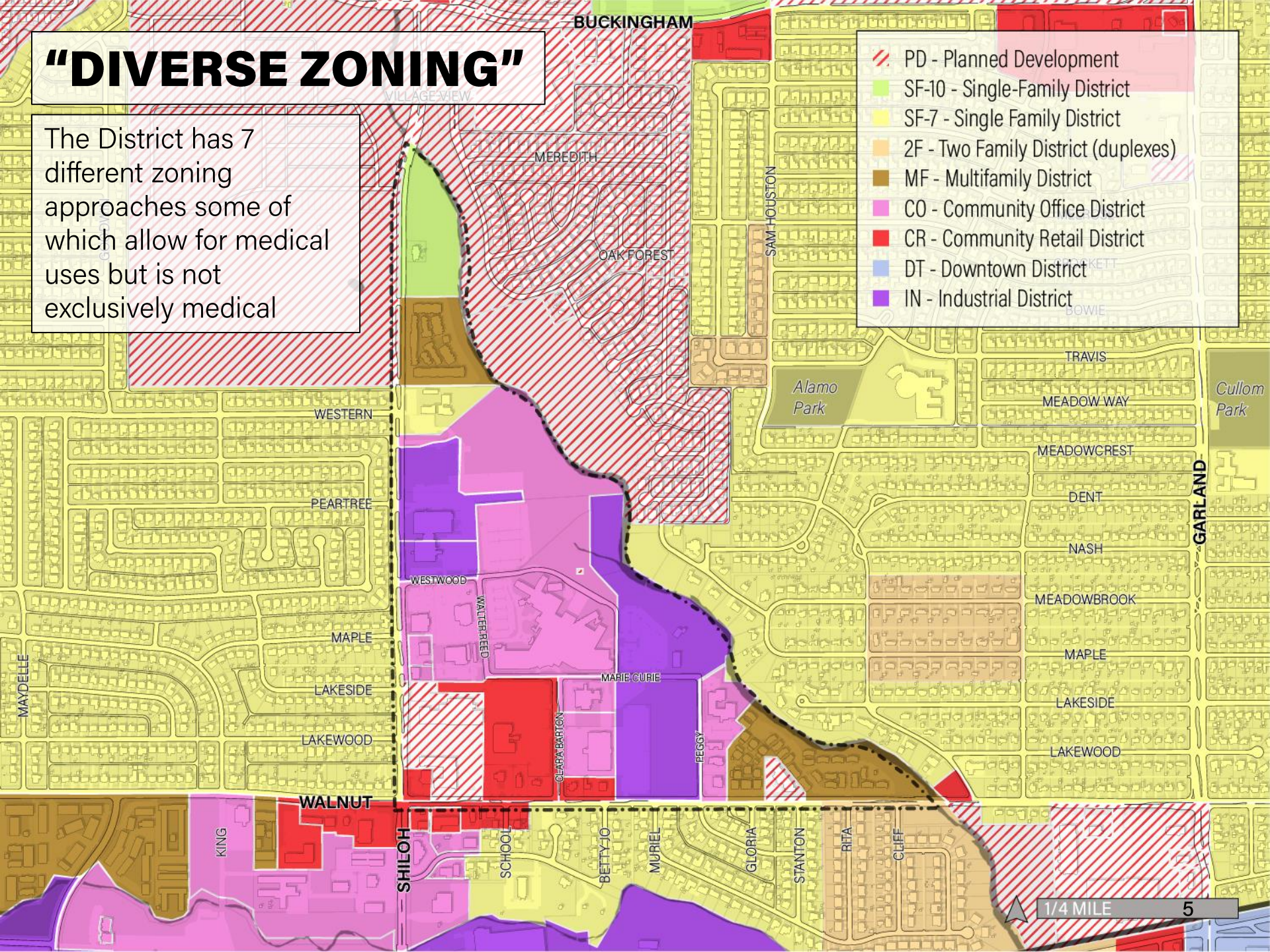
The background is a monochromatic blue aerial photograph of a suburban neighborhood. It shows a dense grid of residential streets, many with cul-de-sacs, and numerous small, rectangular building footprints. A prominent, dark, irregular shape, possibly a pond or a large undeveloped lot, is visible in the upper-left quadrant. The overall texture is that of a high-resolution satellite or aerial image.

STARTING POINTS

"DIVERSE ZONING"

The District has 7 different zoning approaches some of which allow for medical uses but is not exclusively medical

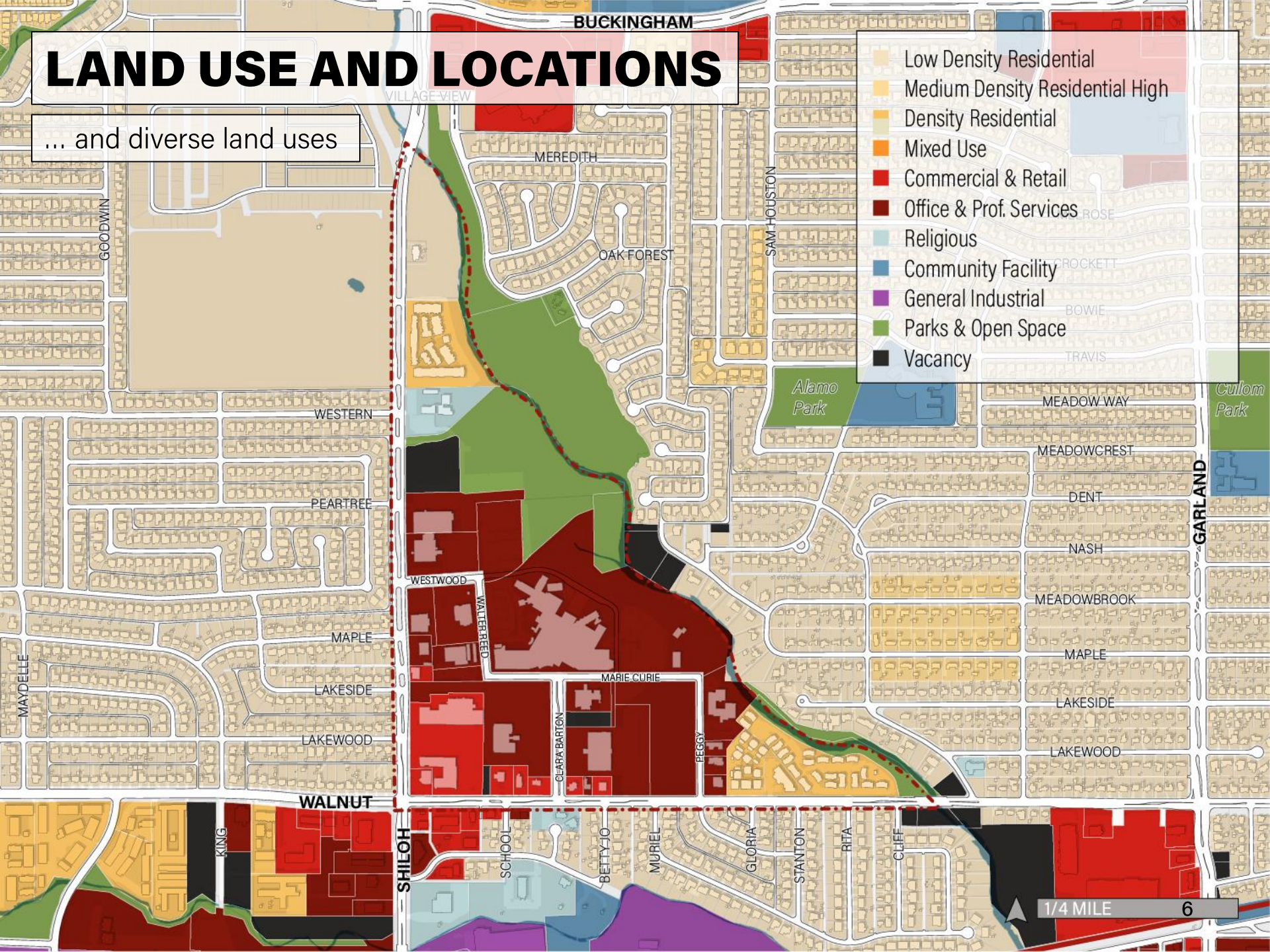
- PD - Planned Development
- SF-10 - Single-Family District
- SF-7 - Single Family District
- 2F - Two Family District (duplexes)
- MF - Multifamily District
- CO - Community Office District
- CR - Community Retail District
- DT - Downtown District
- IN - Industrial District



LAND USE AND LOCATIONS

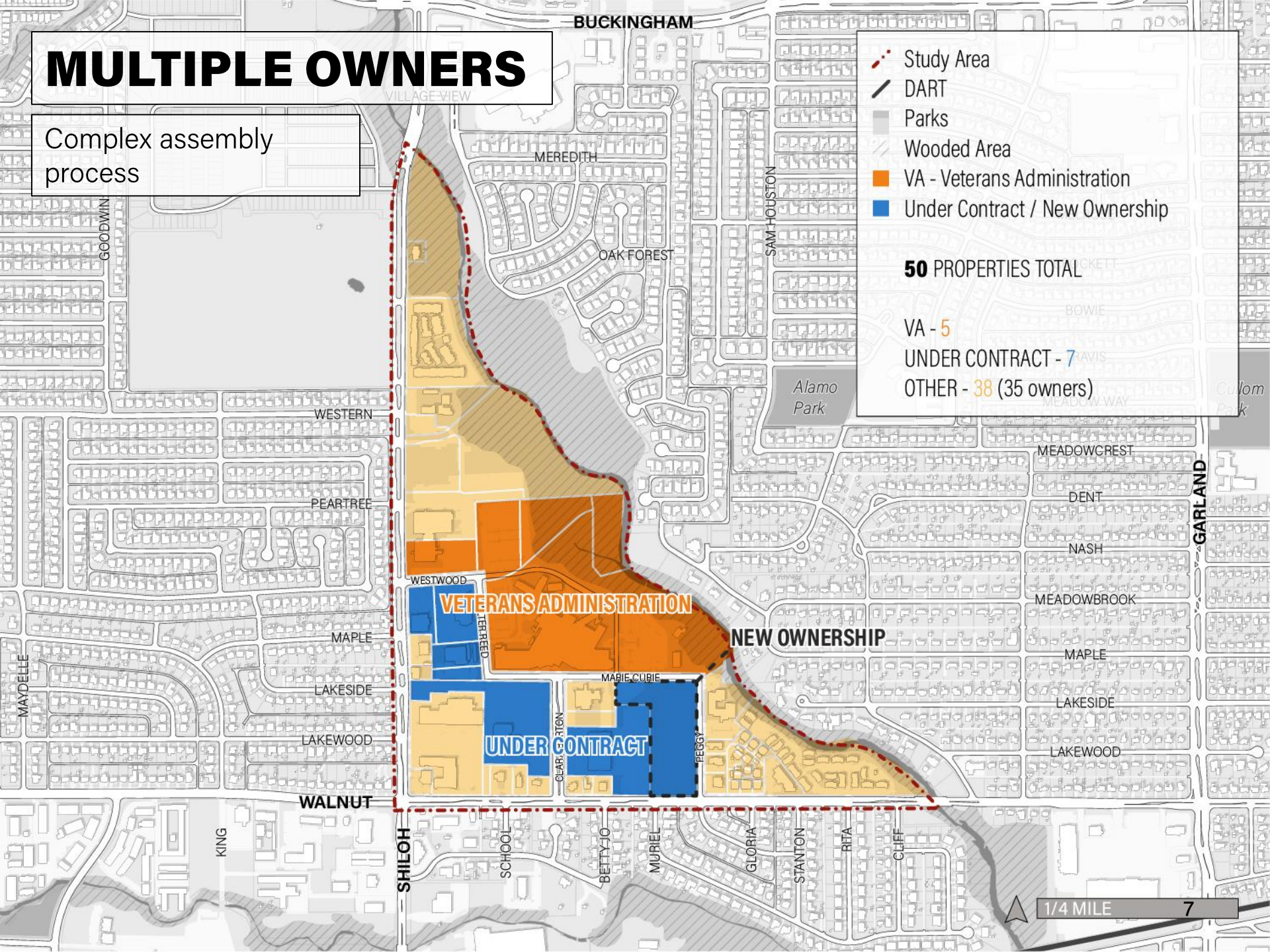
... and diverse land uses

- Low Density Residential
- Medium Density Residential High
- Density Residential
- Mixed Use
- Commercial & Retail
- Office & Prof. Services
- Religious
- Community Facility
- General Industrial
- Parks & Open Space
- Vacancy



MULTIPLE OWNERS

Complex assembly process

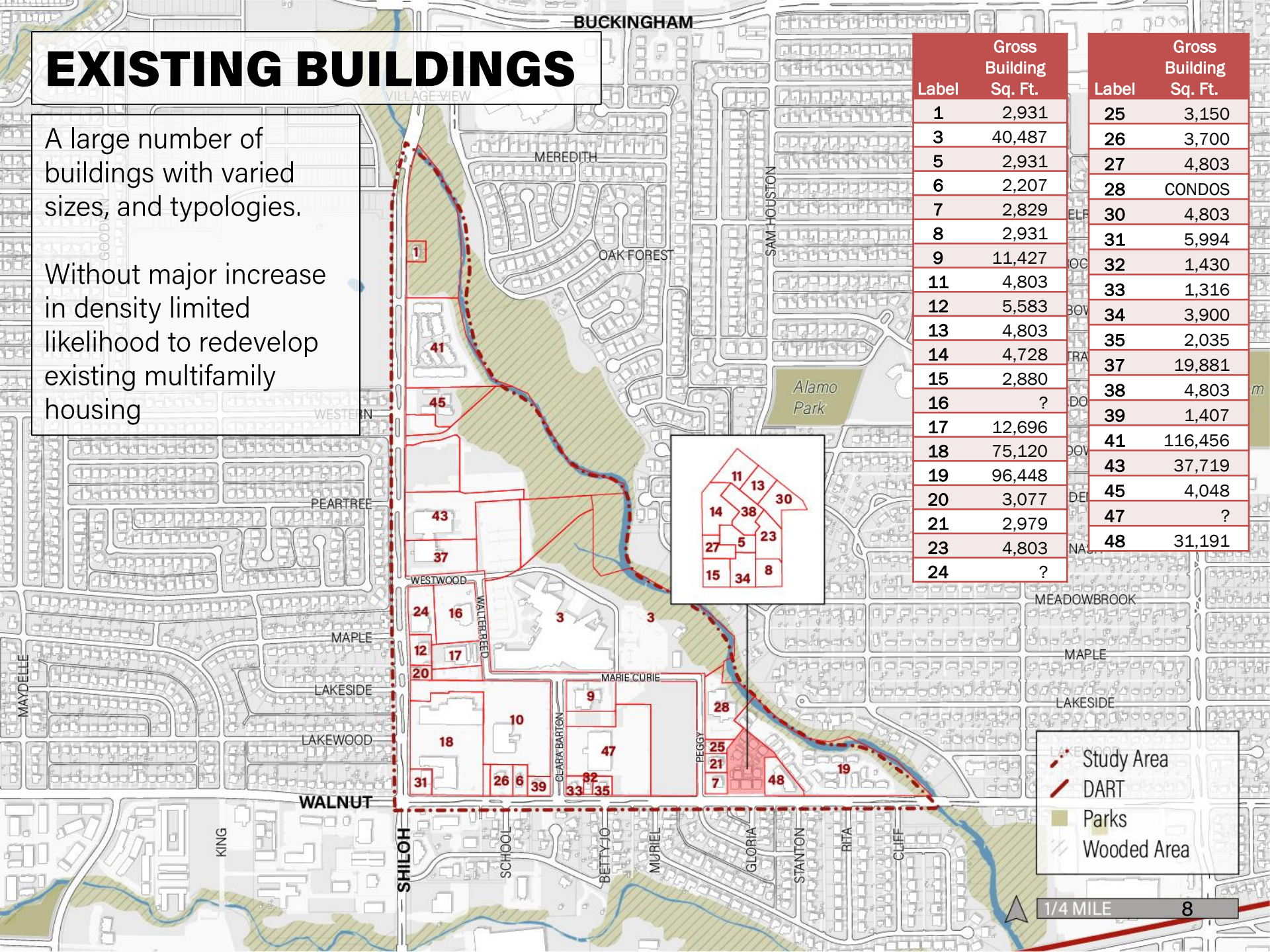


EXISTING BUILDINGS

A large number of buildings with varied sizes, and typologies.

Without major increase in density limited likelihood to redevelop existing multifamily housing

Label	Gross Building Sq. Ft.	Label	Gross Building Sq. Ft.
1	2,931	25	3,150
3	40,487	26	3,700
5	2,931	27	4,803
6	2,207	28	CONDOS
7	2,829	30	4,803
8	2,931	31	5,994
9	11,427	32	1,430
11	4,803	33	1,316
12	5,583	34	3,900
13	4,803	35	2,035
14	4,728	37	19,881
15	2,880	38	4,803
16	?	39	1,407
17	12,696	41	116,456
18	75,120	43	37,719
19	96,448	45	4,048
20	3,077	47	?
21	2,979	48	31,191
23	4,803		
24	?		



Study Area

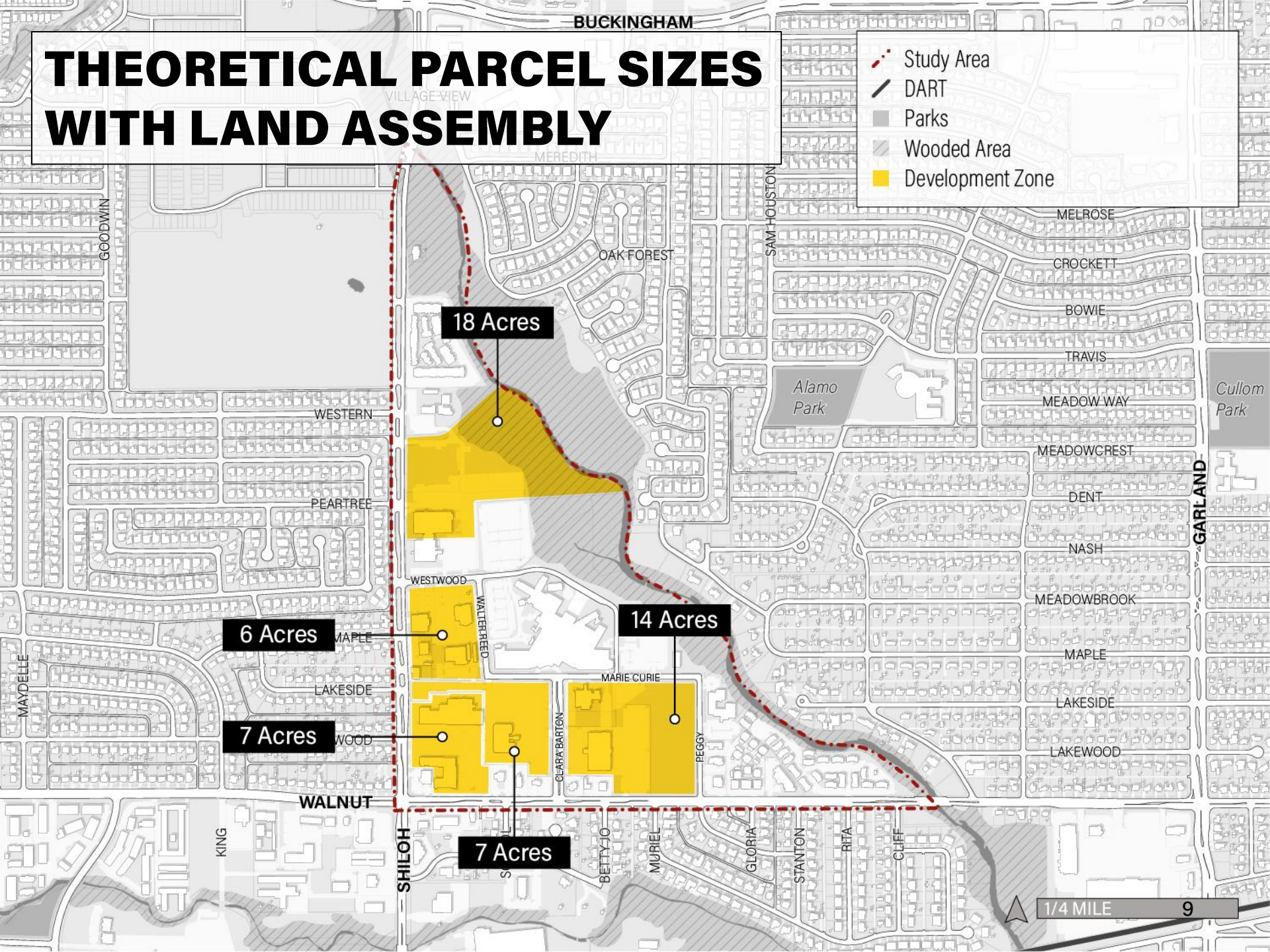
DART

Parks

Wooded Area

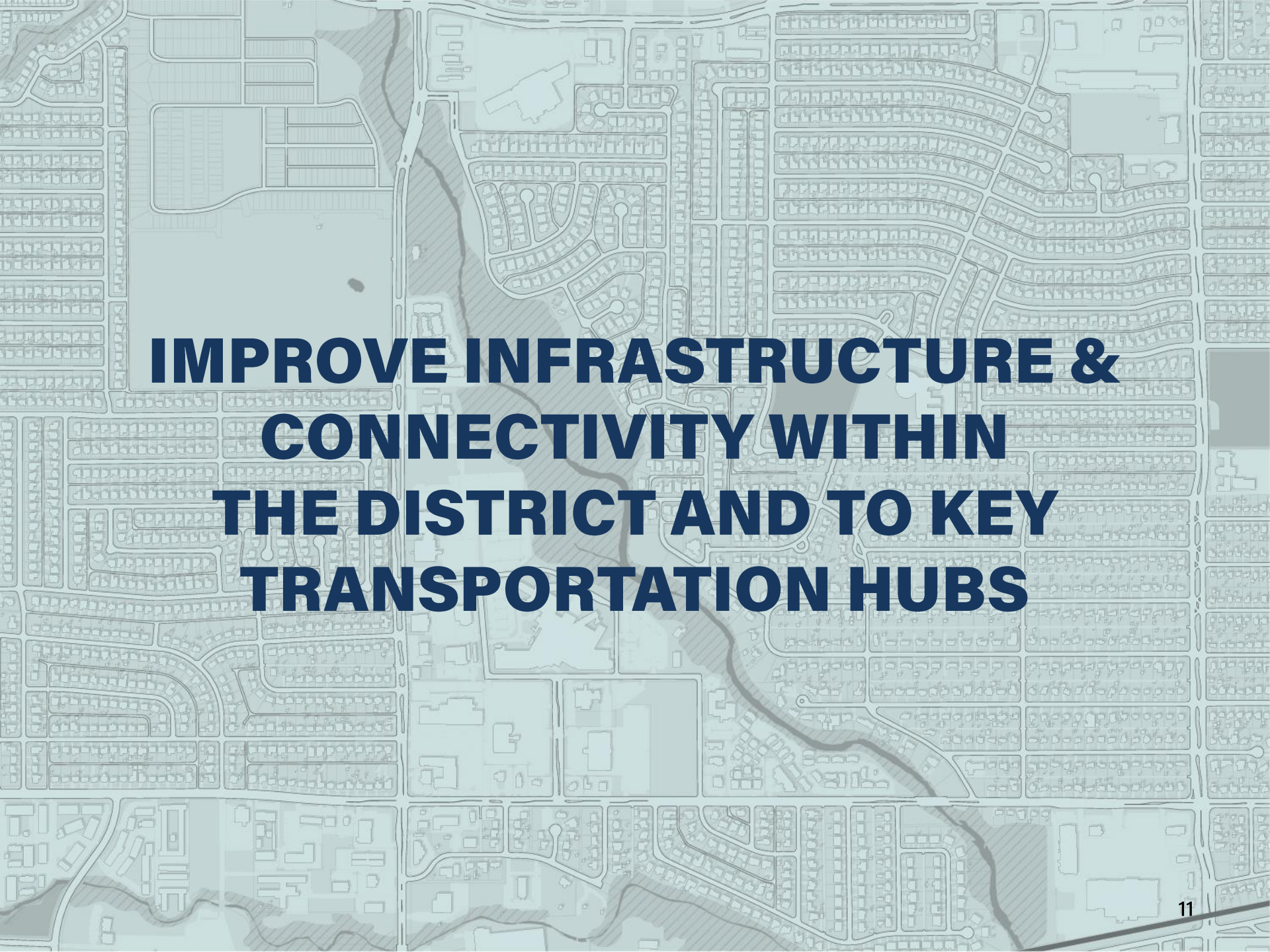
THEORETICAL PARCEL SIZES WITH LAND ASSEMBLY

- Study Area
- DART
- Parks
- Wooded Area
- Development Zone



An aerial photograph of a city grid, overlaid with a semi-transparent blue filter. A winding river or canal cuts through the urban landscape, starting from the top left and flowing towards the bottom right. The text 'THE PLAN' is centered in a large, white, bold, sans-serif font.

THE PLAN

An aerial photograph of a city district, likely in a coastal or riverine area, showing a dense grid of residential and commercial buildings. A river or canal winds through the center of the district. The text is overlaid on the map.

IMPROVE INFRASTRUCTURE & CONNECTIVITY WITHIN THE DISTRICT AND TO KEY TRANSPORTATION HUBS

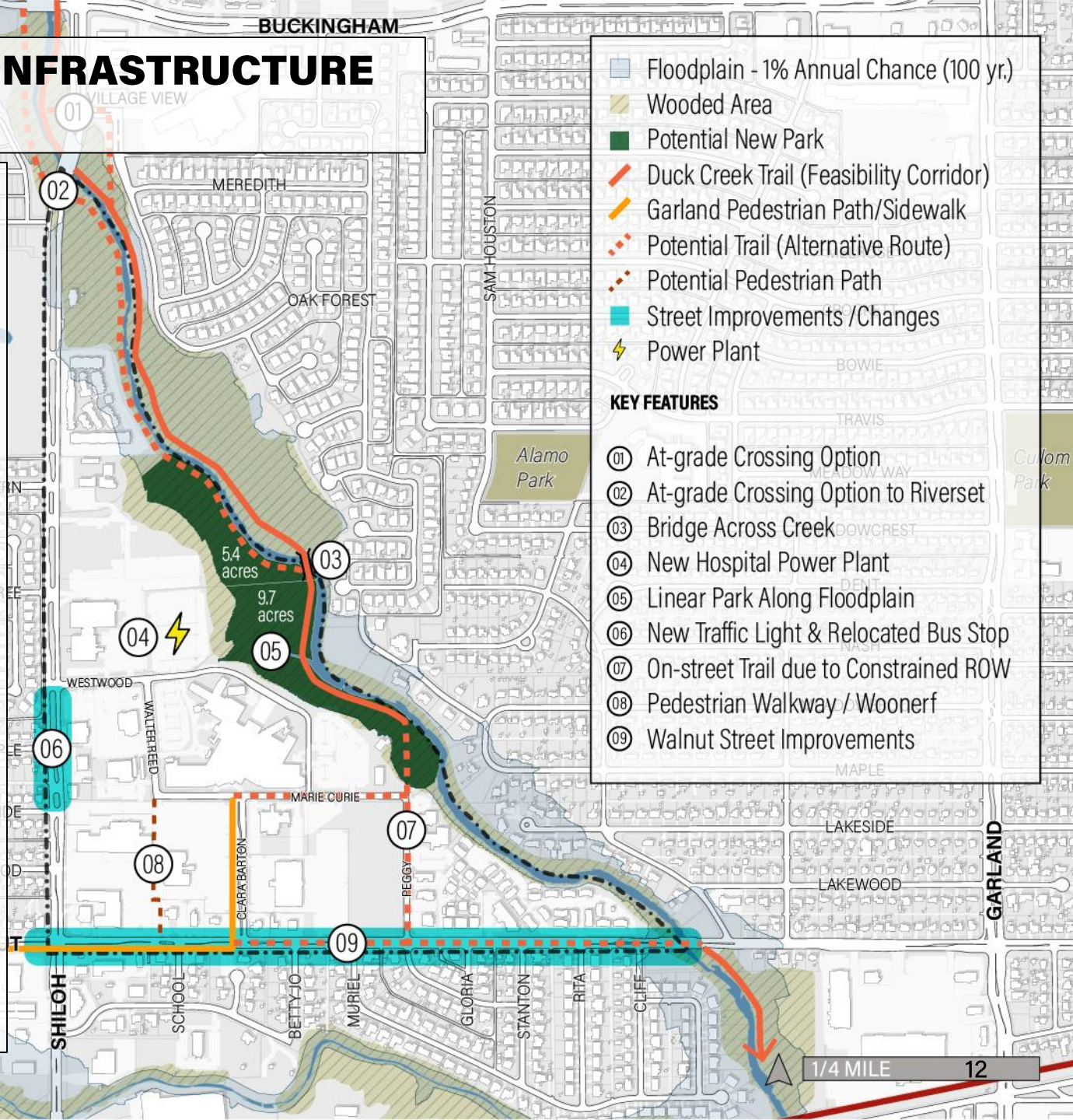
RECOMMENDED INFRASTRUCTURE IMPROVEMENTS

Two potential options for a trail along Duck Creek.

The trail will need to proceed along Peggy because of right of way limitations behind the housing (07 on the legend).

A signal (06) will be required along Shiloh because of the relocation of the main pedestrian entrance to the VA and anticipated growth in clinical volumes at the facility.

At the moment Westwood is the likely location, however, depending on redevelopment of adjacent properties it may make more sense to locate the signal in a different location. It will also mean that bus stops will need to be relocated. Because Shiloh is undergoing a larger review this plan does not address specific options but does promote principles similar to suggested changes to Walnut to improve pedestrian connectivity.

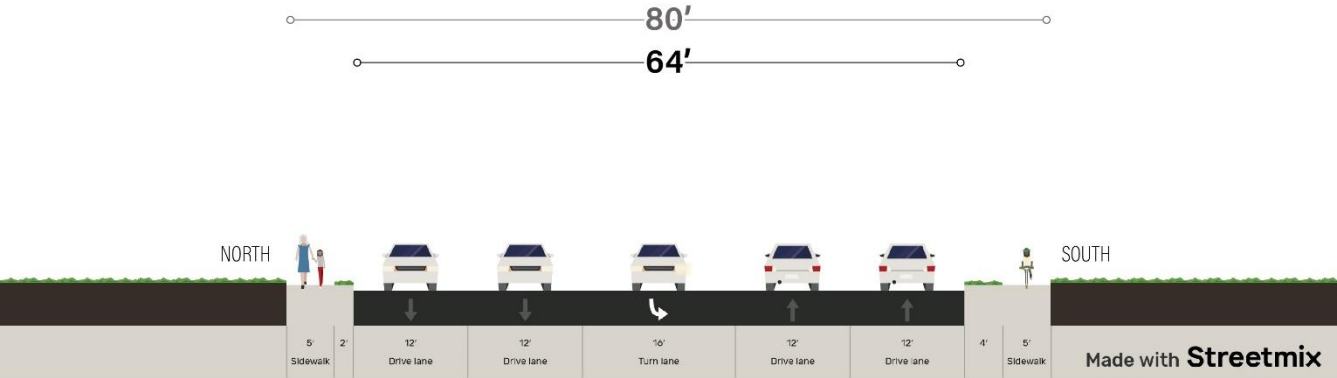


SUGGESTED IMPROVEMENTS TO WALNUT ST.

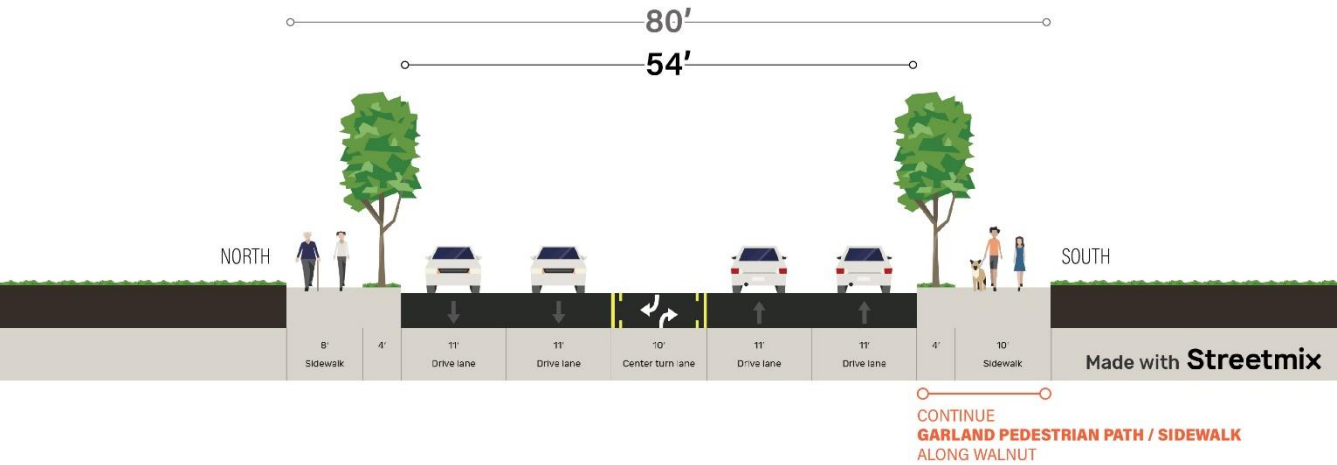
It appears that there is sufficient width across Walnut to accommodate this option without acquiring additional right of way but this will need to be investigated further.

If there is a need to acquire right of way it will be important to verify whether the retail locations are still in compliance with parking requirements and if not adjust accordingly so they do not become non conforming properties.

WALNUT STREET - EXISTING



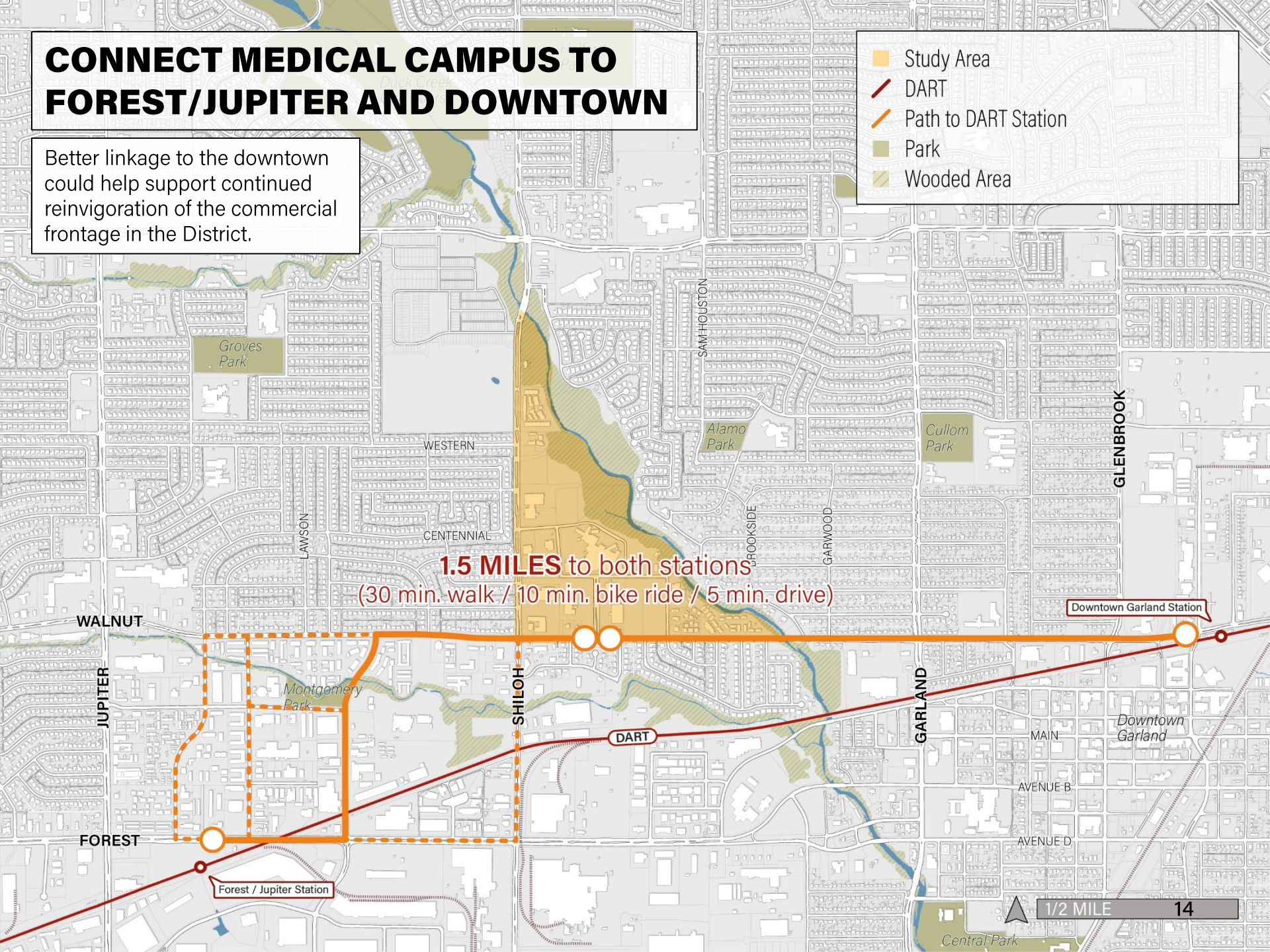
WALNUT STREET - POTENTIAL



CONNECT MEDICAL CAMPUS TO FOREST/JUPITER AND DOWNTOWN

Better linkage to the downtown could help support continued reinvigoration of the commercial frontage in the District.

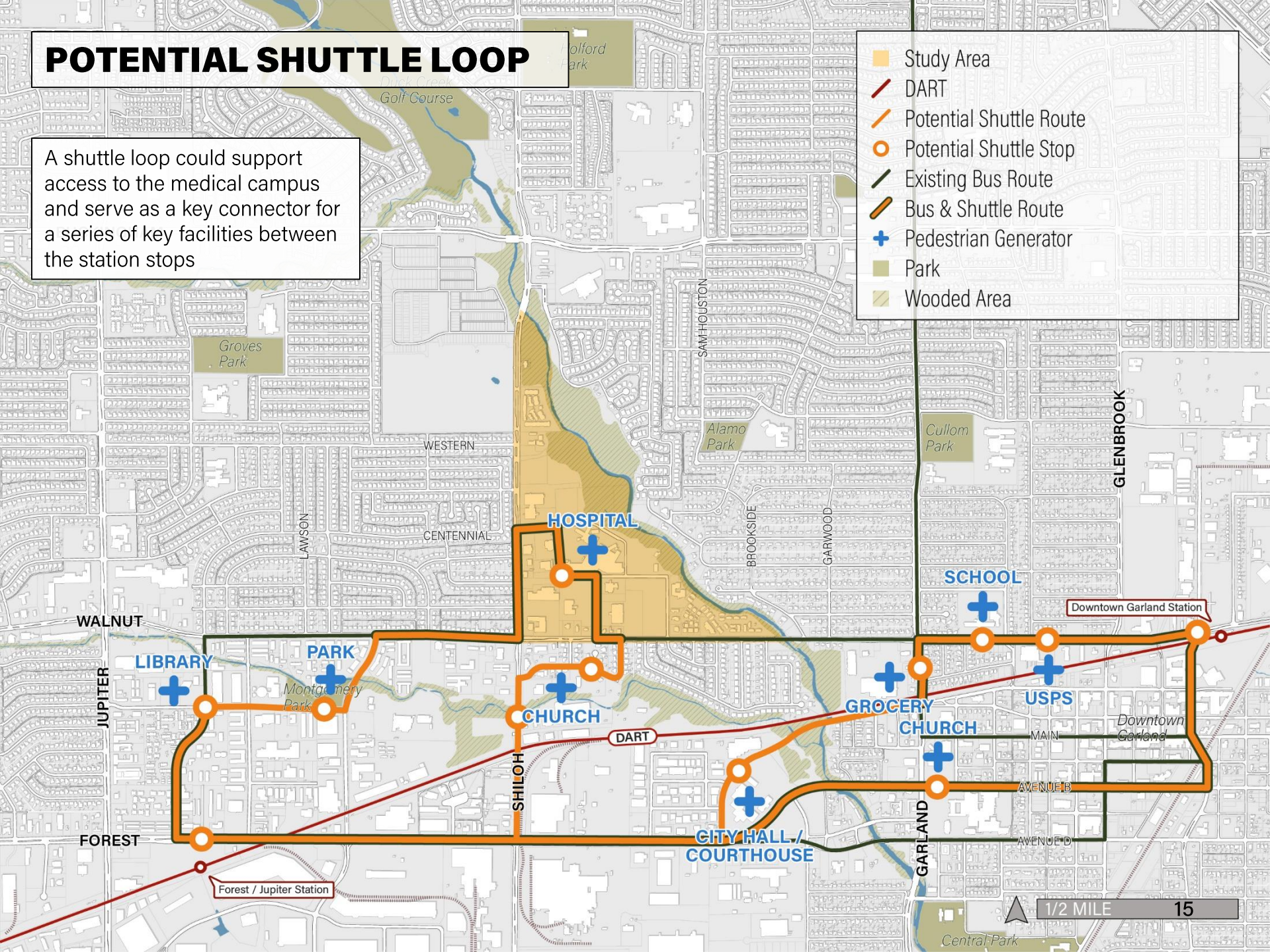
- Study Area
- DART
- Path to DART Station
- Park
- Wooded Area



POTENTIAL SHUTTLE LOOP

A shuttle loop could support access to the medical campus and serve as a key connector for a series of key facilities between the station stops

- Study Area
- DART
- Potential Shuttle Route
- Potential Shuttle Stop
- Existing Bus Route
- Bus & Shuttle Route
- Pedestrian Generator
- Park
- Wooded Area



An aerial map of a residential area, likely in a suburban or urban setting. The map shows a grid of streets, numerous houses, and a winding creek that runs through the center. A trail is visible, following the path of the creek. The text is overlaid on the map, centered horizontally and vertically.

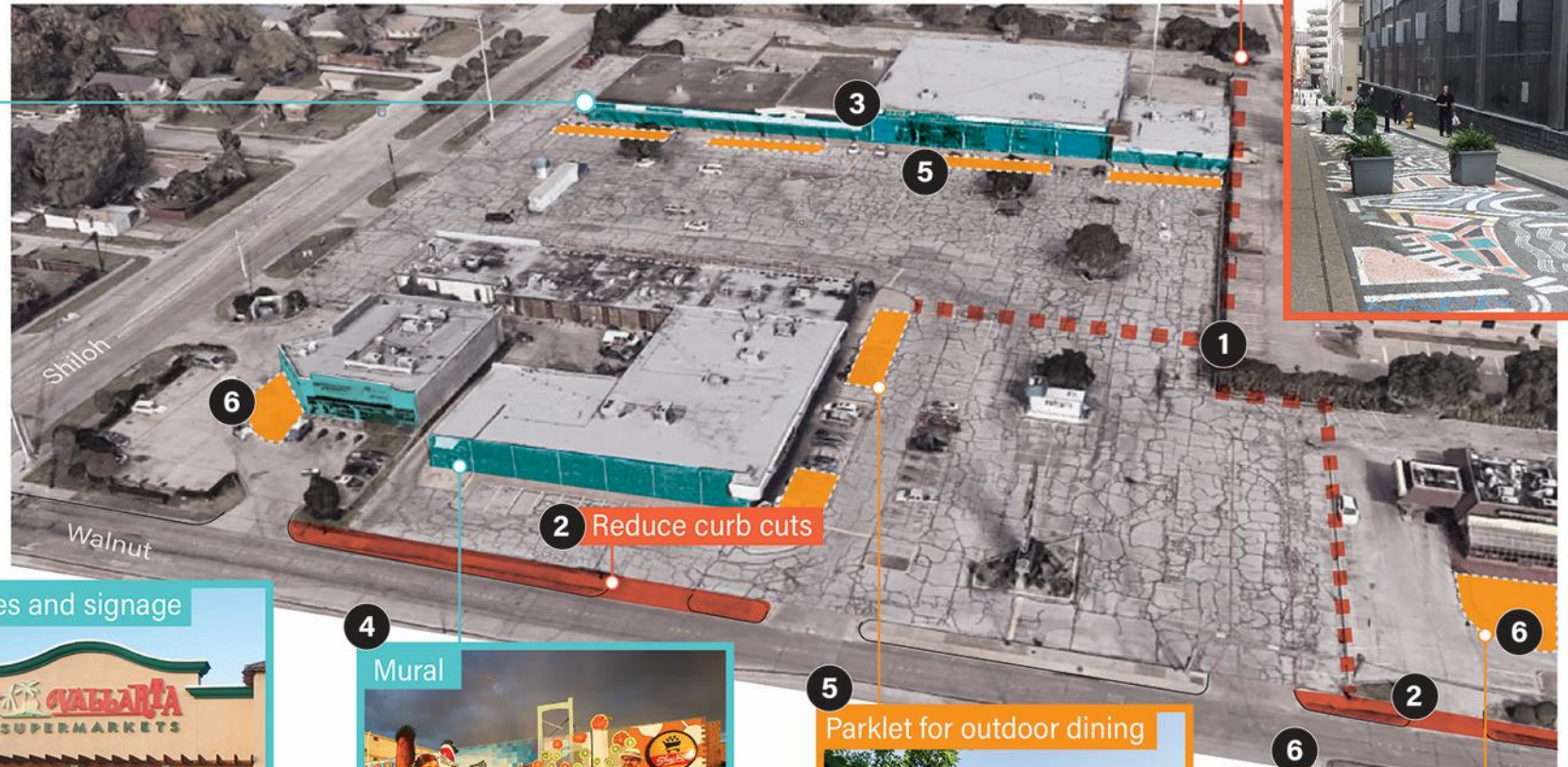
**CREATE QUALITY OF PLACE
THROUGH TARGETED PHYSICAL
IMPROVEMENTS TO THE
COMMERCIAL PROPERTIES AND
TRAIL DEVELOPMENT
ALONG DUCK CREEK**

Improve the “curb appeal” of the commercial centers

- Improving the curb appeal of the commercial center is the recommended approach for the near term
 - Recent substantial tenant addition
 - General uncertainty around retail
 - Demographics of the market area would not support high end retail options
- There is an opportunity to use the market area and its diversity to create a unique experience that can also provide services and amenities to support the Medical District
 - Surrounding neighborhoods are some of the most ethnically diverse in the DFW region but purchasing power is somewhat limited
 - The present tenant mix already suggests this diversity
 - There are precedents throughout the region to create ethnic focused shopping plazas
- Leveraging the commercial center’s proximity to the growing downtown as well as the new Riverset development in addition to the surrounding neighborhoods, cosmetic and programming options should be supported by the city to assist with the vibrancy and attractiveness of the commercial space along Walnut.
- Taking this action in addition to the proposed street improvements could have a positive impact on these locations.

Improve the shopping center by focusing on **pedestrian experience, facades,** **outdoor dining and programming**

1 Remove fence and create painted pedestrian path



3 Facades and signage



4 Mural



5 Parklet for outdoor dining



6 Patio dining

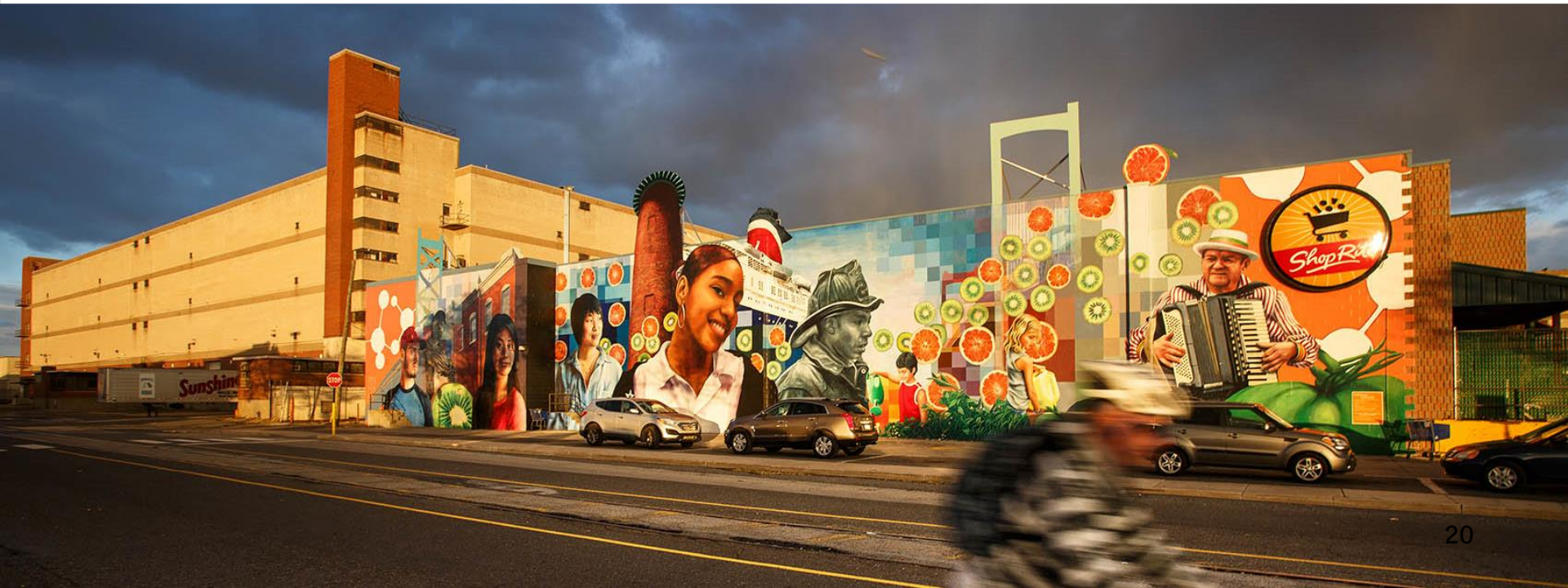


SHARED USE SERVICE & PEDESTRIAN PATHS

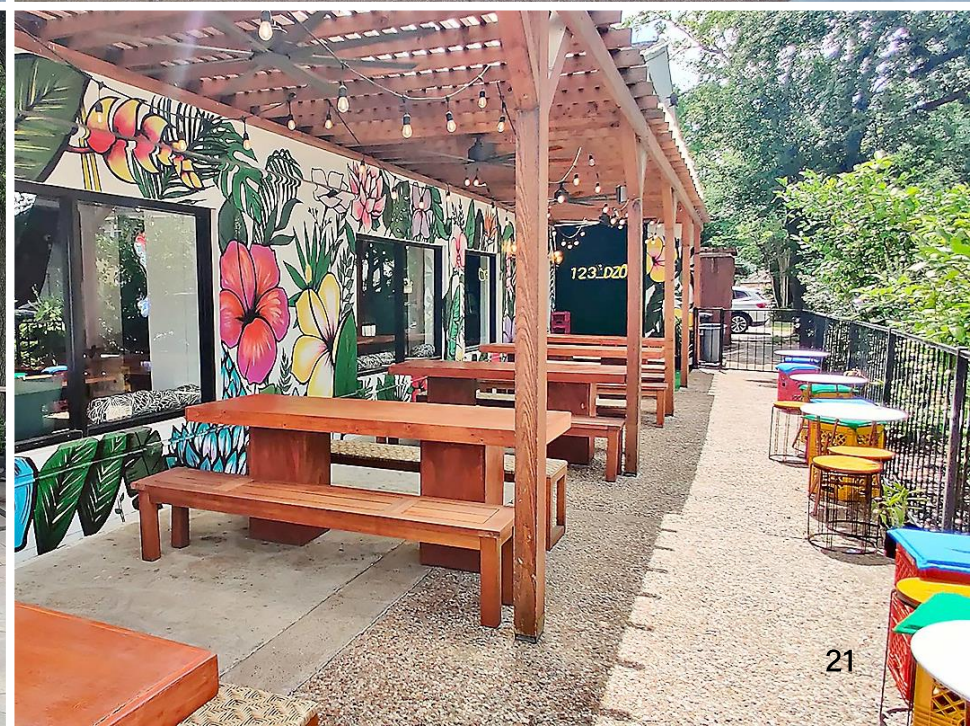
Connecting the Campus to the retail and restaurants can be done by converting the service alley into a shared use facility (also known as a woonerf). Using a combination of paint, lighting, shielding, and moveable barriers, the alley can be transformed to accommodate pedestrians and cyclists and maintain its important role as a service road for the businesses.



FACADES, SIGNAGE, MURALS



PARKLETS, OUTDOOR DINING



DUCK CREEK TRAIL AND HEALING GARDENS

The City's Trails and Bikeway Master Plan recommends the creation of multiuse trail along Duck Creek. The VA discussed with the team the desire for a healing garden concept. The team's research on healing gardens discovered the Green Road Project. Based on this finding the opportunity exists to combine the trail with a healing garden concept. To execute this idea will require entering into access agreements with the VA for portion of their property that is now parking lot and in the flood plain.

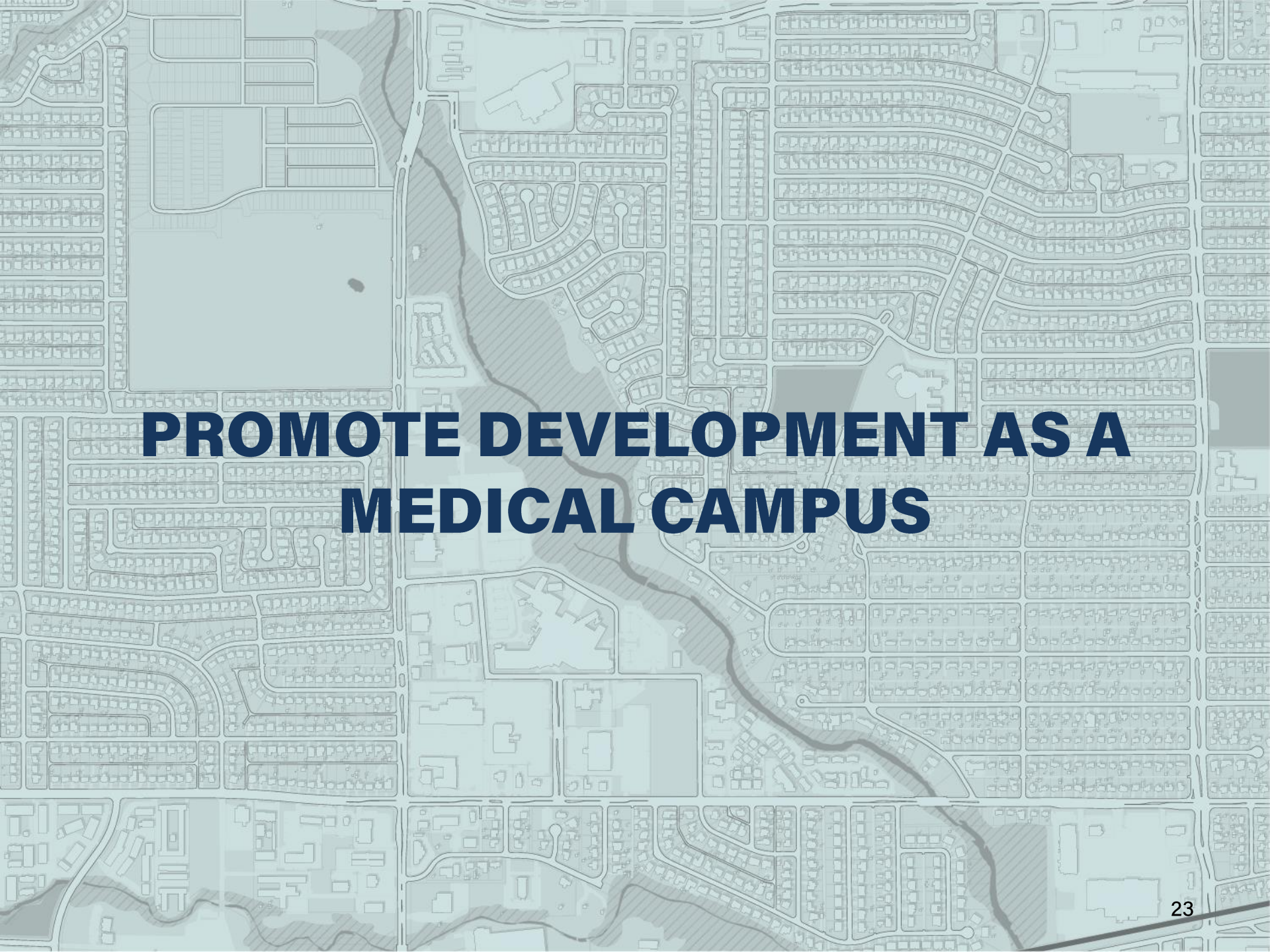
Green Road Project Example

The Green Road Project is a natural healing environment for injured service members & their families. Wounded service members receiving medical care at Naval Support Activity Bethesda—home of Walter Reed National Military Medical Center—receive the opportunity for integrative healthcare.

Researchers on the project team are conducting studies to scientifically measure the healing effects of spending time on the Green Road.

<https://tiah.org/what-we-do/build-healthy-communities/green-road-project/>



An aerial photograph of a city grid, overlaid with a semi-transparent map. The map shows a river winding through the city, with a large, irregularly shaped area highlighted in a darker shade, possibly indicating a planned development or a specific geographic feature. The text "PROMOTE DEVELOPMENT AS A MEDICAL CAMPUS" is superimposed in large, bold, dark blue letters across the center of the image.

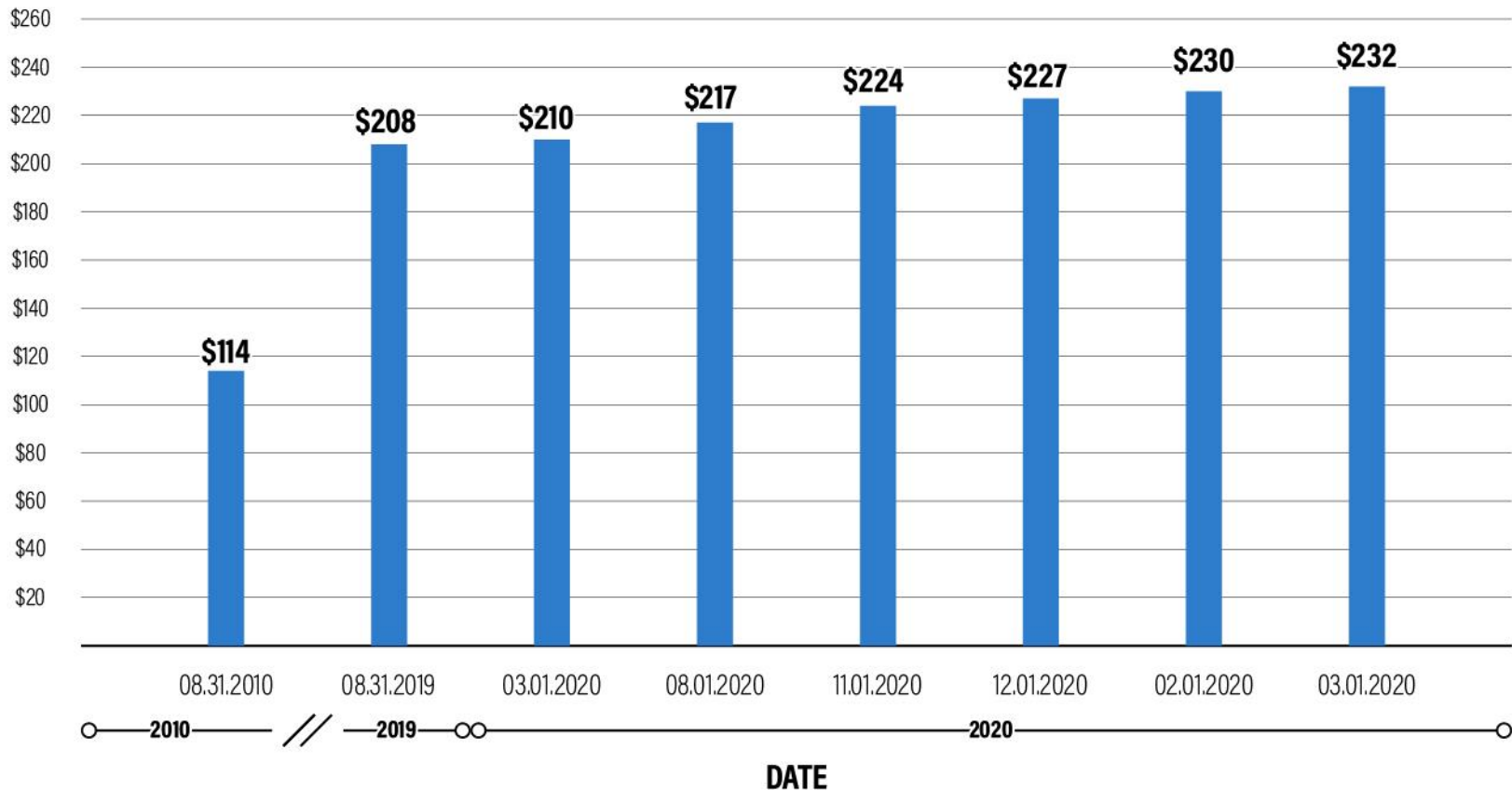
PROMOTE DEVELOPMENT AS A MEDICAL CAMPUS

The housing market in Garland is “hot”

- Housing prices have more than doubled since Aug 2010, and have continued to increase every month
- Prices have risen 12% in approximately 1 year

FOR SALE HOUSING MEDIAN HOME PRICE (thousands)

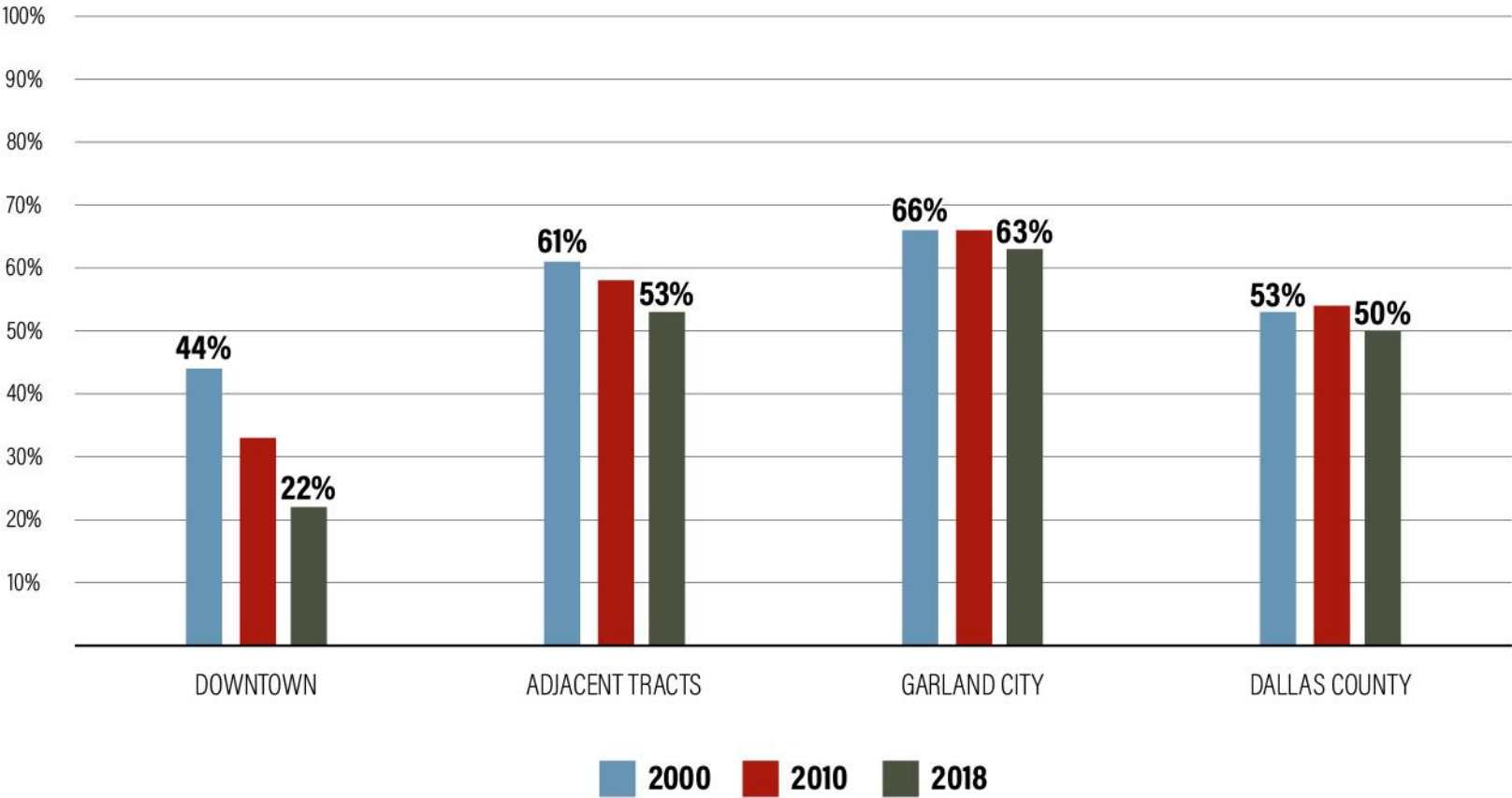
Source: NP analysis of Zillow sales data



Home ownership rates in the nearby neighborhoods are changing faster than the City suggesting opportunities for rental

HOME OWNERSHIP
(percent)

Source: Census and ACS data



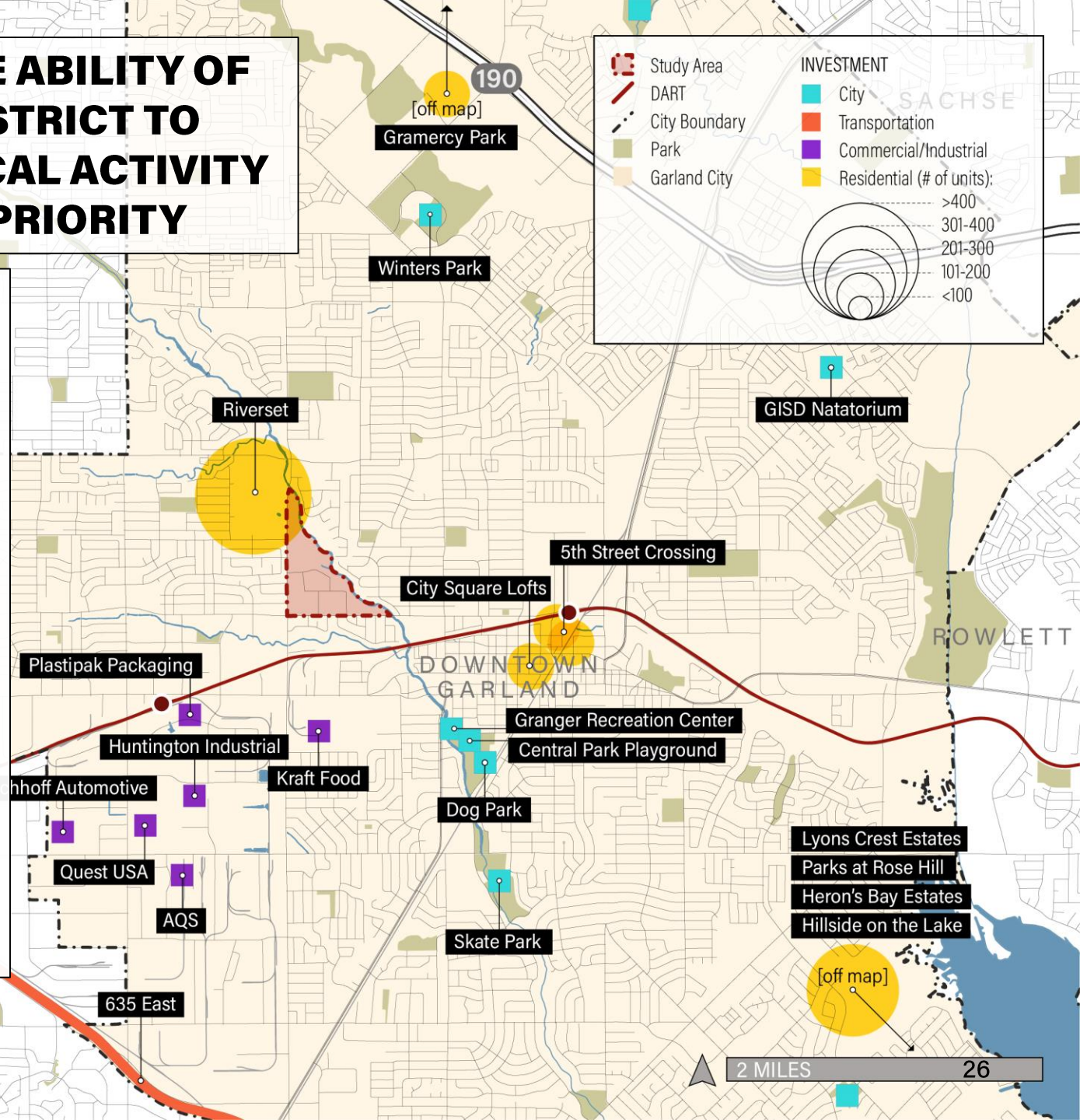
PRESERVING THE ABILITY OF THE MEDICAL DISTRICT TO MAINTAIN CLINICAL ACTIVITY SHOULD BE THE PRIORITY

The hot housing market is reflected in significant levels of investment in Garland as evidenced by the map.

The large parcel sizes and underutilization of some of the buildings could be tempting to push for residential development.

It is also important to recognize importance of providing compatible uses to the VA Center to maintain an open campus.

While some housing may be appropriate on selected sites the bulk of the land area near the hospital should retain its clinical character and also allow educational, training, and supporting uses.





THE PLAN & DEVELOPMENT SCENARIOS

Development Scenarios

The following development scenarios were created based on the following assumptions

- The existing housing stock in the district would remain unchanged based on the assumption that without a major increase in density there would be no rationale for tear down and new construction
- The existing commercial plaza has a significant new tenant with a long term lease and is therefore not likely to change in the next several years
- Although there is vacancy in some of the medical buildings, they do have active clinical tenants with some key tenants have recently renewed leases.
- The two large greenfield sites offer opportunity for ground up new development that require addressing a few key questions
 - Housing is likely to be a development opportunity – how much housing can be built without building a parking deck? How much housing can be built that might be more attractive to workers at the hospital and clinics? What would a potential build out of additional medical capacity look like within a medical district concept?

DISTRICT PLAN CONCEPTS

This map provides a comprehensive view of the proposed interventions and actions.

- Street improvements
- Trail and connections
- Place-making
- New zoning approach
- Test fits of greenfield sites to understand development capacity

Three development scenarios were created to help city staff understand potential scale, density, and parking needs for the two major ground up development sites.

BUCKINGHAM

VILLAGE VIEW

01

02

MEREDITH

OAK FOREST

SAM HOUSTON

03

PROPOSED DEVELOPMENT

5.4 acres

04

05

9.7 acres

WESTWOOD

06

07

MAPLE

LAKESIDE

LAKEWOOD

08

09

WALTER RIEB

CLARA BARTON

MARIE CURIE

DEVELOPMENT SCENARIO

10

11

WALNUT

KING

SHILOH

SCHOOL

BETTY JO

MURIEL

GLORIA

STANTON

RITA

- Floodplain - 1% Annual Chance (100 yr.)
- Wooded Area
- Potential New Park
- Duck Creek Trail (Feasibility Corridor)
- Garland Pedestrian Path/Sidewalk
- Potential Trail (Alternative Route)
- Potential Pedestrian Path
- Street Improvements /Changes
- Power Plant
- Medical District - PD
- Maintain Existing Zoning
- Cosmetic Changes
- Development Scenario

KEY FEATURES

- 01 At-grade Crossing Option
- 02 At-grade Crossing Option to Riverset
- 03 Bridge Across Creek
- 04 New Hospital Power Plant
- 05 Linear Park Along Floodplain
- 06 New Traffic Light & Relocated Bus Stop
- 07 Medical District - PD
- 08 Interim Cosmetic Changes
- 09 Pedestrian Walkway / Woonerf
- 10 Maintain Industrial Zoning
- 11 On-street Trail due to Constrained ROW
- 12 Walnut Street Improvements

1/4 MILE

29

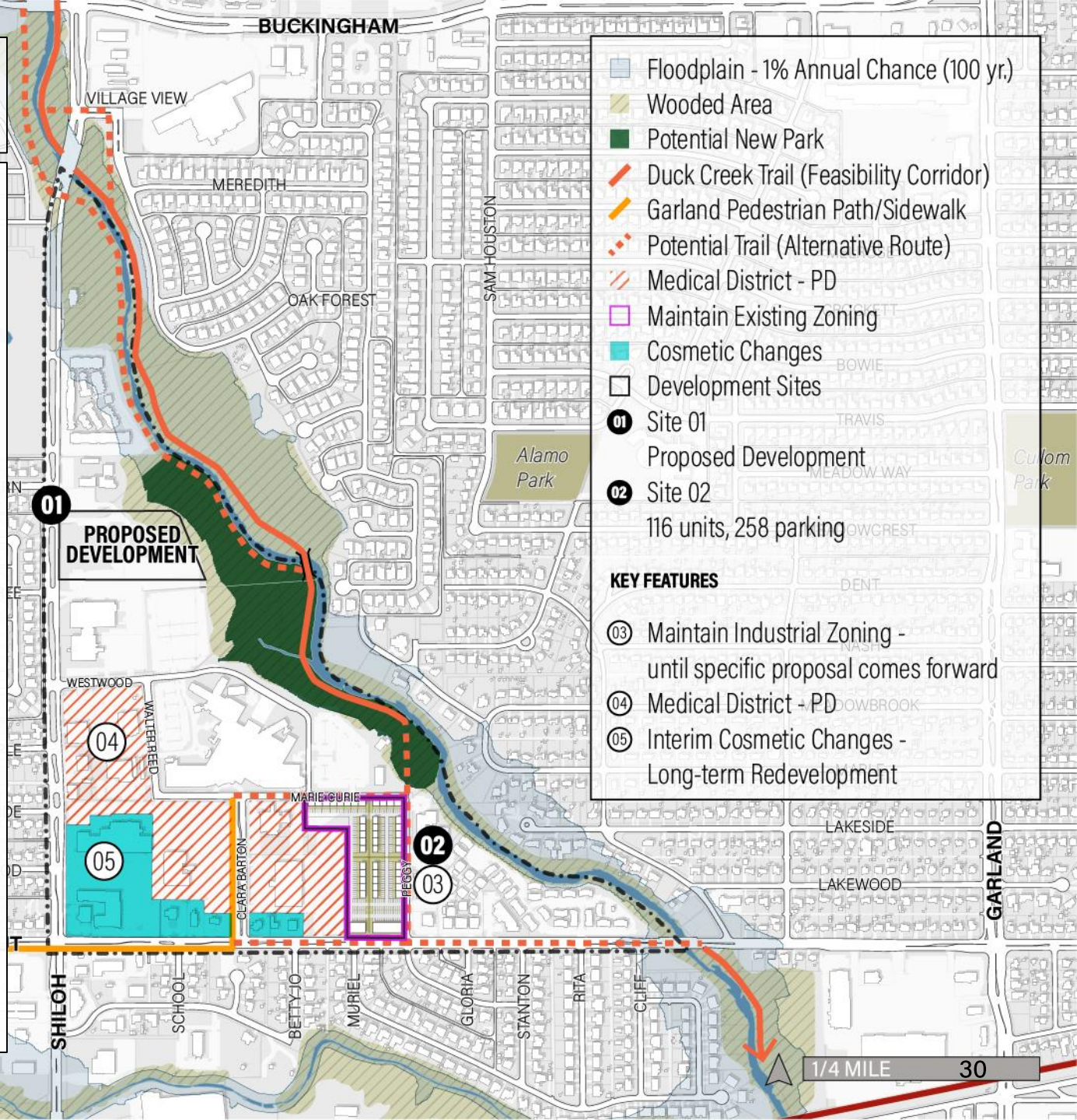
DEVELOPMENT SCENARIO 01

Development Scenario 1 explores how much housing could be built on Site 02 without building a parking deck.

Site 01 is the location of the proposed housing development.

Site 02 was evaluated as a series of townhouses to provide a different housing option than apartments. This can support 116 units. In addition, Site 02 frontage along Walnut can support commercial building and possibly a hotel to support families with patients at the VA. It is recommended to maintain the industrial zoning until a development proposal comes forward for evaluation.

Area 04 is proposed to be a medical district that would allow clinical, educational, research, training, and supporting uses. This would likely be done as a Planned Development Ordinance.



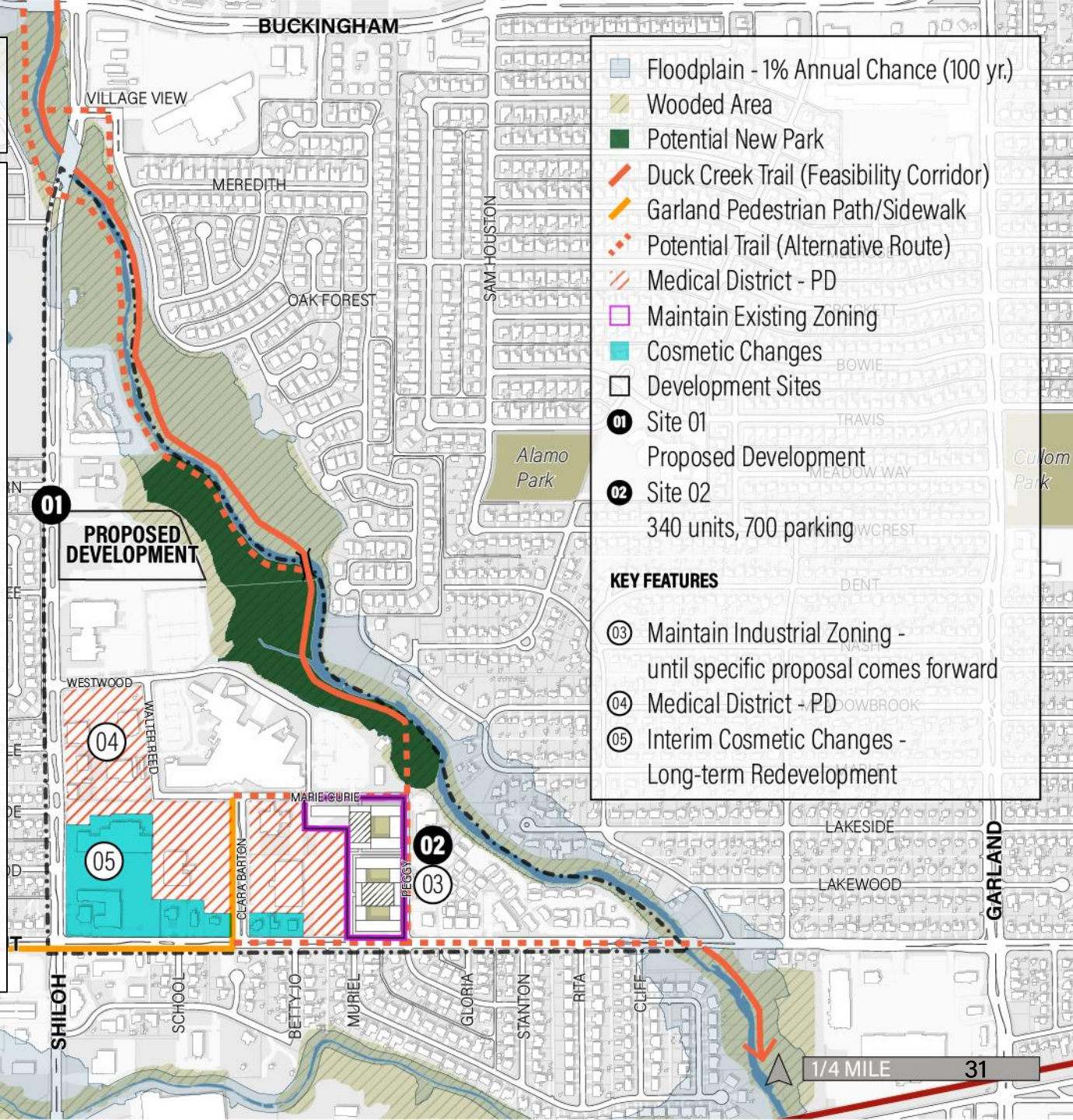
DEVELOPMENT SCENARIO 02

Scenario 2 explores what is the smallest amount housing that could be built on Site 02 that would trigger constructing a parking deck.

Site 01 is the location of the proposed housing development.

Site 02 converts from townhouse to apartments. This can support 340 units and 700 parking spaces. In addition, Site 02 frontage along Walnut first floor could be used for commercial space. It is recommended to maintain the industrial zoning until a development proposal comes forward for evaluation.

Area 04 is proposed to be a medical district that would allow clinical, educational, training, research, and supporting uses. This would likely be done as a Planned Development Ordinance.

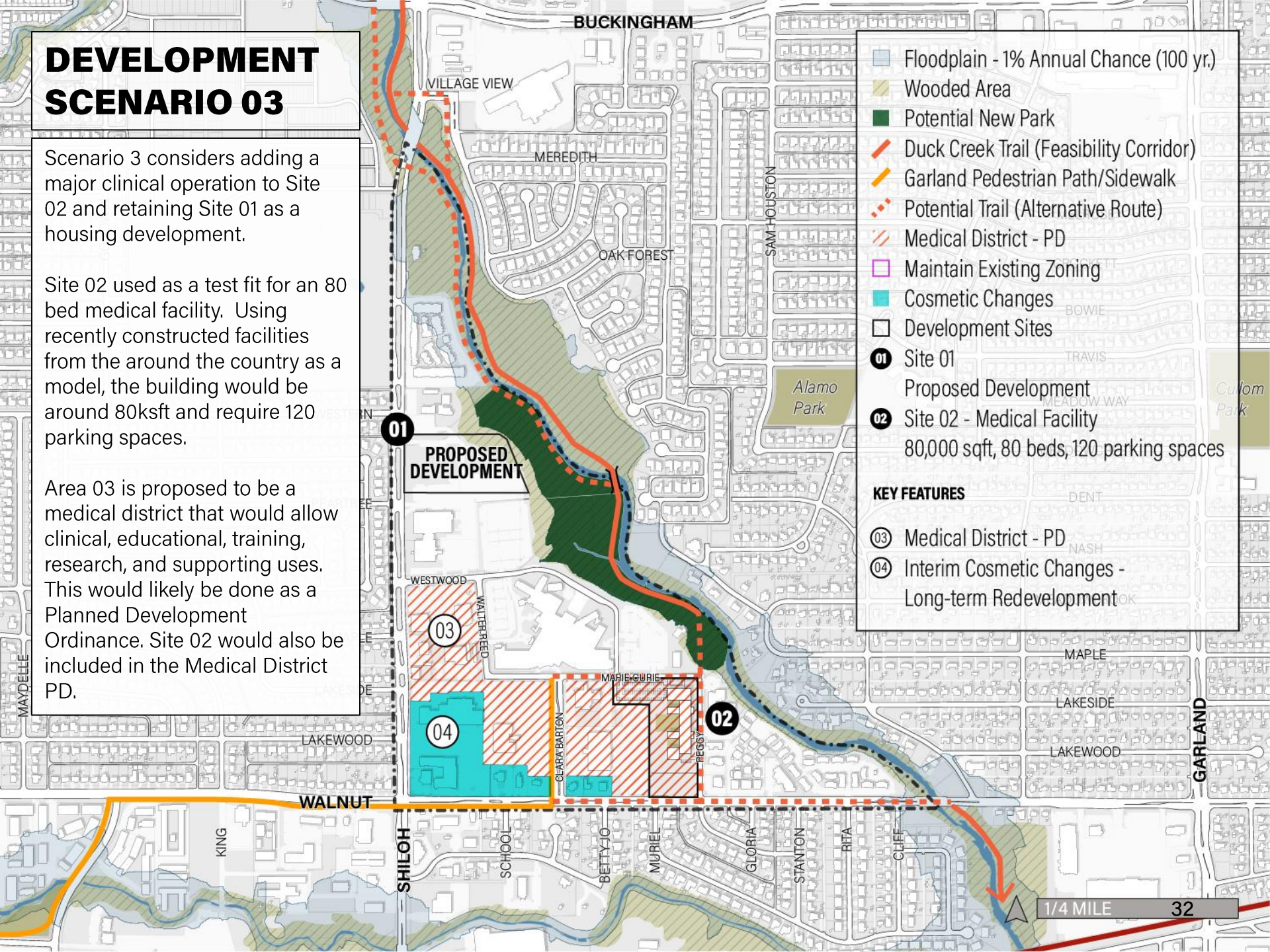


DEVELOPMENT SCENARIO 03

Scenario 3 considers adding a major clinical operation to Site 02 and retaining Site 01 as a housing development.

Site 02 used as a test fit for an 80 bed medical facility. Using recently constructed facilities from the around the country as a model, the building would be around 80ksft and require 120 parking spaces.

Area 03 is proposed to be a medical district that would allow clinical, educational, training, research, and supporting uses. This would likely be done as a Planned Development Ordinance. Site 02 would also be included in the Medical District PD.



- Floodplain - 1% Annual Chance (100 yr.)
- Wooded Area
- Potential New Park
- Duck Creek Trail (Feasibility Corridor)
- Garland Pedestrian Path/Sidewalk
- Potential Trail (Alternative Route)
- Medical District - PD
- Maintain Existing Zoning
- Cosmetic Changes
- Development Sites
- 01 Site 01
- 02 Site 02 - Medical Facility
80,000 sqft, 80 beds, 120 parking spaces
- KEY FEATURES**
- 03 Medical District - PD
- 04 Interim Cosmetic Changes -
Long-term Redevelopment

The background of the slide is a monochromatic blue aerial photograph of a suburban neighborhood. The image shows a dense grid of residential streets, with many houses visible. A winding road or path cuts through the center of the map. The overall tone is professional and modern.

IMPLEMENTATION

Implementation

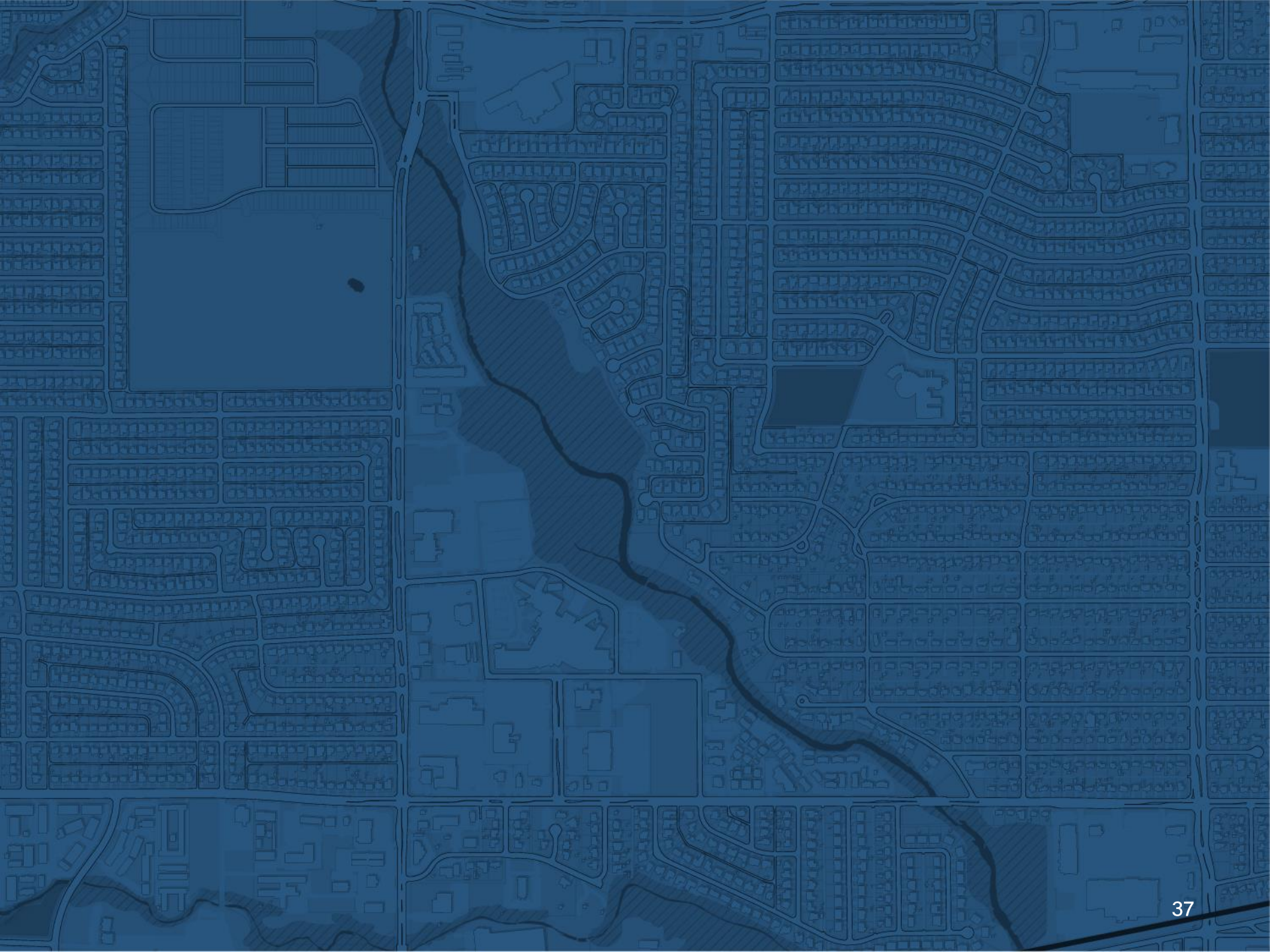
Action	Lead	Key Next Steps	Potential Funding Sources
Organize an internal team to coordinate and manage the transformation. Creating the envisioned district will require a multidisciplinary team	City Manager Office	• Appoint a team leader • Engage with property owners on joint initiatives • VA on Healing Garden • Walnut Village on improvements and partnership opportunities • Medical office owners & Walnut Village on Shared Use Connection	None required
Create draft Medical District Planned Development Ordinance	Planning	• Draft proposed ordinance • Begin outreach process	None required
Create Med District Duck Creek Park, Healing Garden and Trail	Parks and Rec with Planning	• Engage with VA to secure agreement regarding use of their property • Create a conceptual plan • Begin design and engineering	• TIF 3 funds • Prop C (Draining Flooding), Prop D (Parks & Rec), Prop F (Economic Development) bond funds • Potential federal funds through VA, DoD
Develop Brand Identity for Medical District	City Manager Office	• Assign to internal team • Hire design firm to create identity for District	• Appropriations or TIF 3 funds

Implementation cont.

Action	Lead	Key Next Steps	Potential Funding Sources
Enhance Walnut St from a Pedestrian and Bike perspective	Transportation	- Do more detailed design of potential sections - Incorporate Duck Creek trail ideas - Conduct further analysis of the available right of way to determine if property acquisition is required & impact on shopping center parking ratios	City bond funds
Improve Curb Appeal of Commercial Centers	Economic Development with Planning & Parks (public art component)	- Engage with property owners regarding potential improvement opportunities and city supports for public art, temporary structures, façade improvements - Reinstitute a “temporary” parklets and landscaping program for private property with appropriate review of regulations relating to parking minimums - Review pop up business requirements to ensure ease of launch and licensing - Consider the pop up and parklet program as a demonstration or pilot program that can be employed in other locations	- City operating funds / grant program - Prop F Neighborhood Vitality Funds for selected improvements such as public art

Implementation cont.

Action	Lead	Key Next Steps	Potential Funding Sources
Improve Shiloh Road	Transportation	• Seek funding to continue planning and engineering north of Forest • Failed pavement repairs are planned for Fall of 2021 but still require a cost-share agreement as of 5/17	• Mix of funding between city, county and federal sources
Investigate Feasibility of Shuttle Loop	Transportation and Planning	• Engage with VA & key property owners regarding potential shuttle • Conduct high level analysis of potential volumes • Link shuttle loop concept to a broader Forest Jupiter Transit Area plan • Work with DART to gradually development loop system based on adjustments to route system	• City bond funds



Zoning Classifications

SINGLE FAMILY (SF-10)

Intended to provide for development of primarily low-density detached, single-family residences up to a 10,000 square-foot lot size. Churches, schools, and public parks also allowed.

SINGLE FAMILY (SF-7)

Intended to provide for development of primarily low-density detached, single-family residences up to a 7,000 square-foot lot size. Churches, schools, and public parks also allowed.

MULTIFAMILY (MF)

Attached residential district at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses also allowed.

COMMUNITY OFFICE (CO)

Medium and higher intensity office and professional uses. Examples of allowed uses in a CO district are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

COMMUNITY RETAIL (CR)

Accommodates a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage.

INDUSTRIAL (IN)

Provides 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.

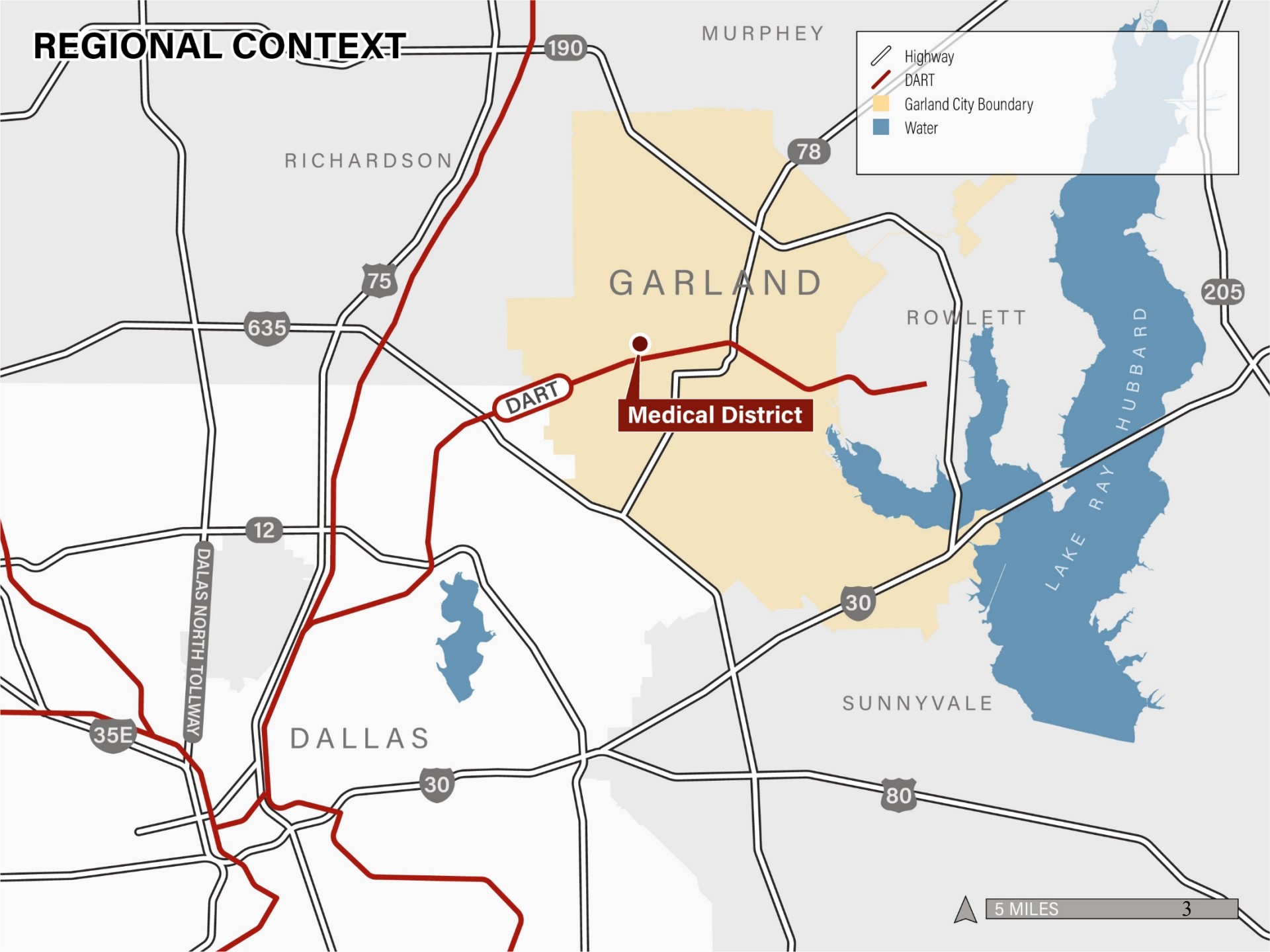
The background of the page is a detailed aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses, and some larger commercial or institutional buildings. A semi-transparent blue overlay covers the entire image. Centered on this background is the word "APPENDIX" in a large, white, serif typeface.

APPENDIX

The background is a grayscale aerial photograph of a city, likely New York City, showing a dense grid of streets and buildings. A large, irregularly shaped area in the center is shaded in a darker gray, possibly representing a park or a specific urban planning zone. The text 'ECONOMIC CONTEXT' is overlaid in the center in a large, dark blue, serif font.

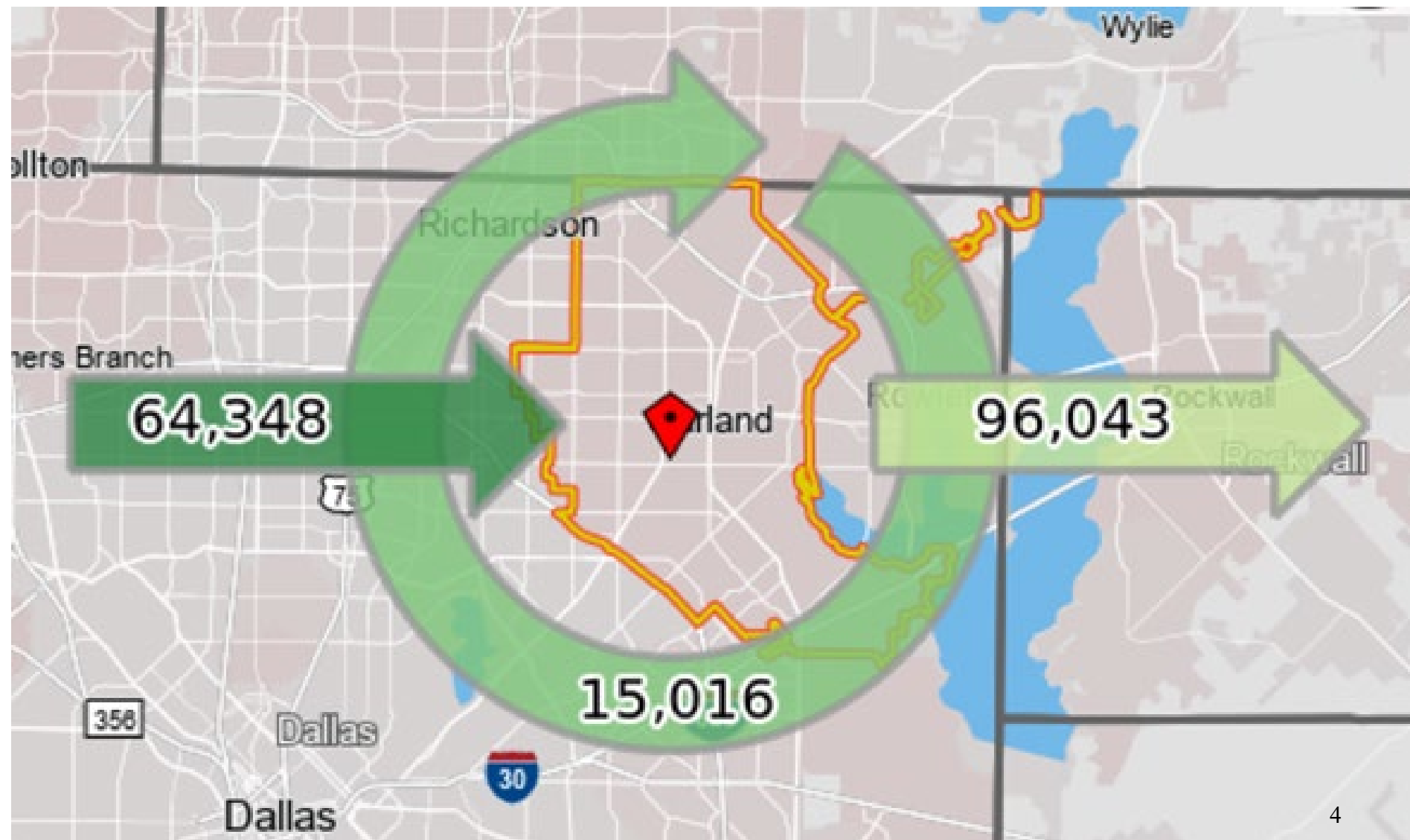
ECONOMIC CONTEXT

REGIONAL CONTEXT

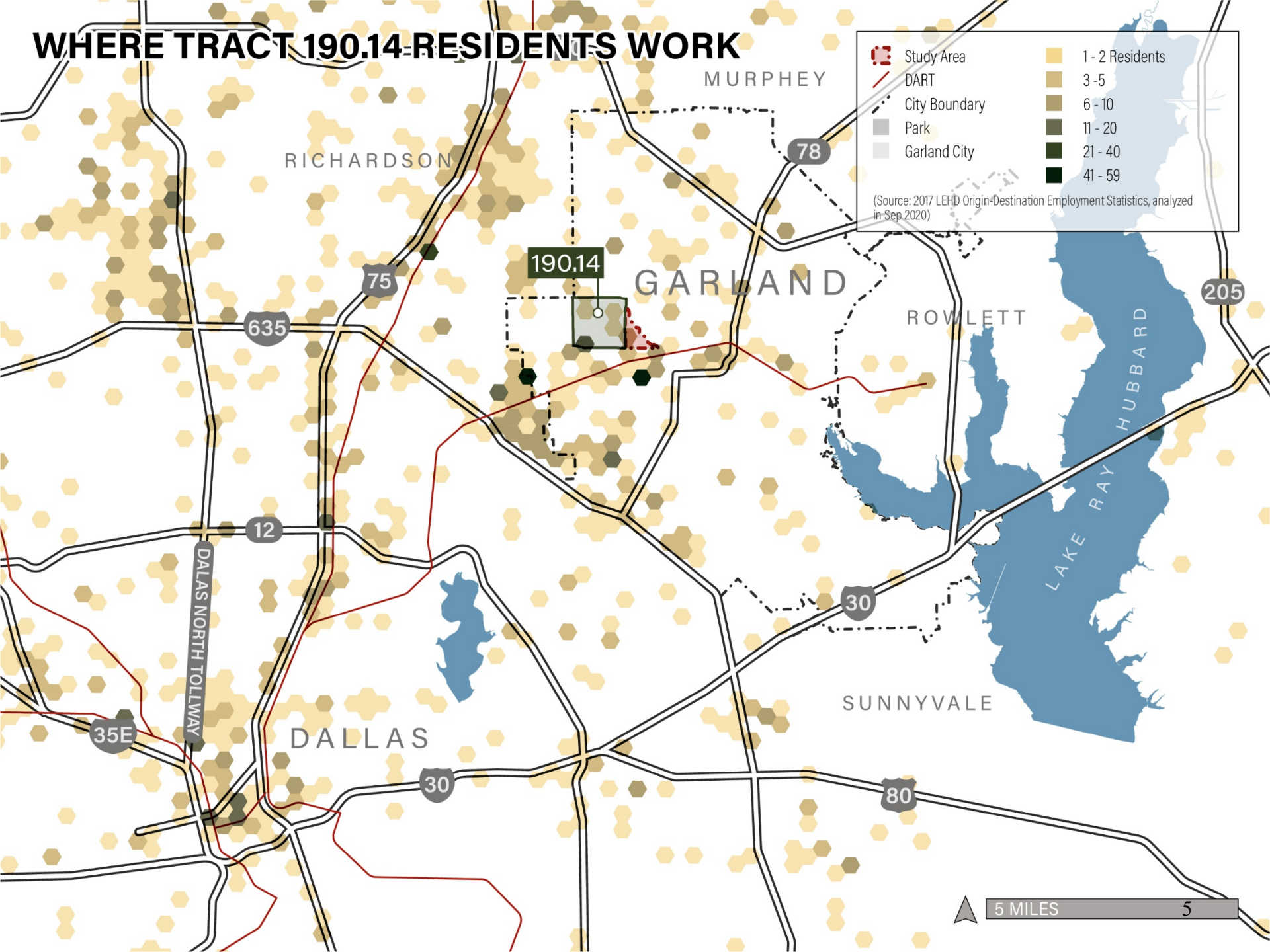


Most Garland residents leave the city for work

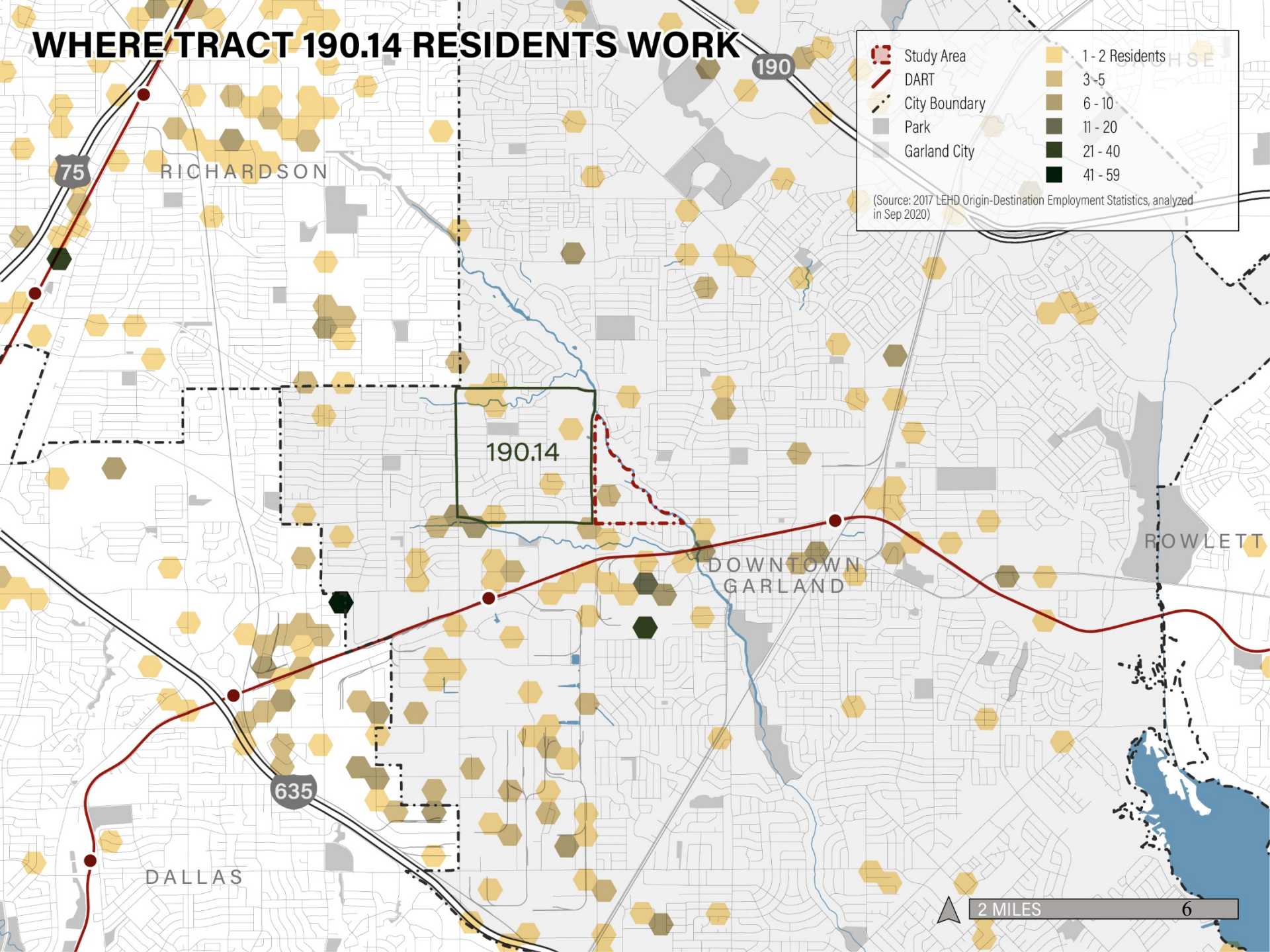
- 2017 latest year available



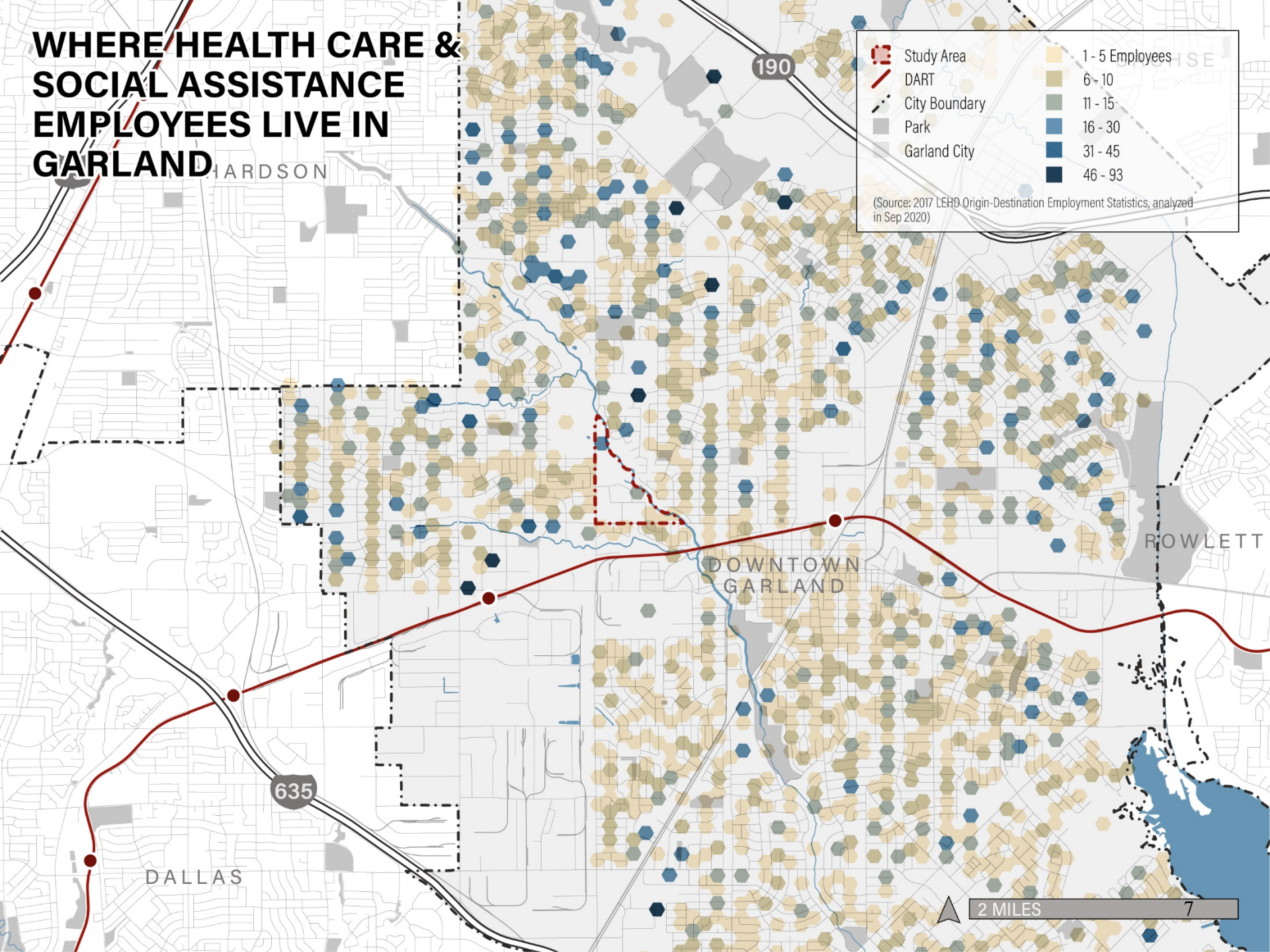
WHERE TRACT 190.14 RESIDENTS WORK



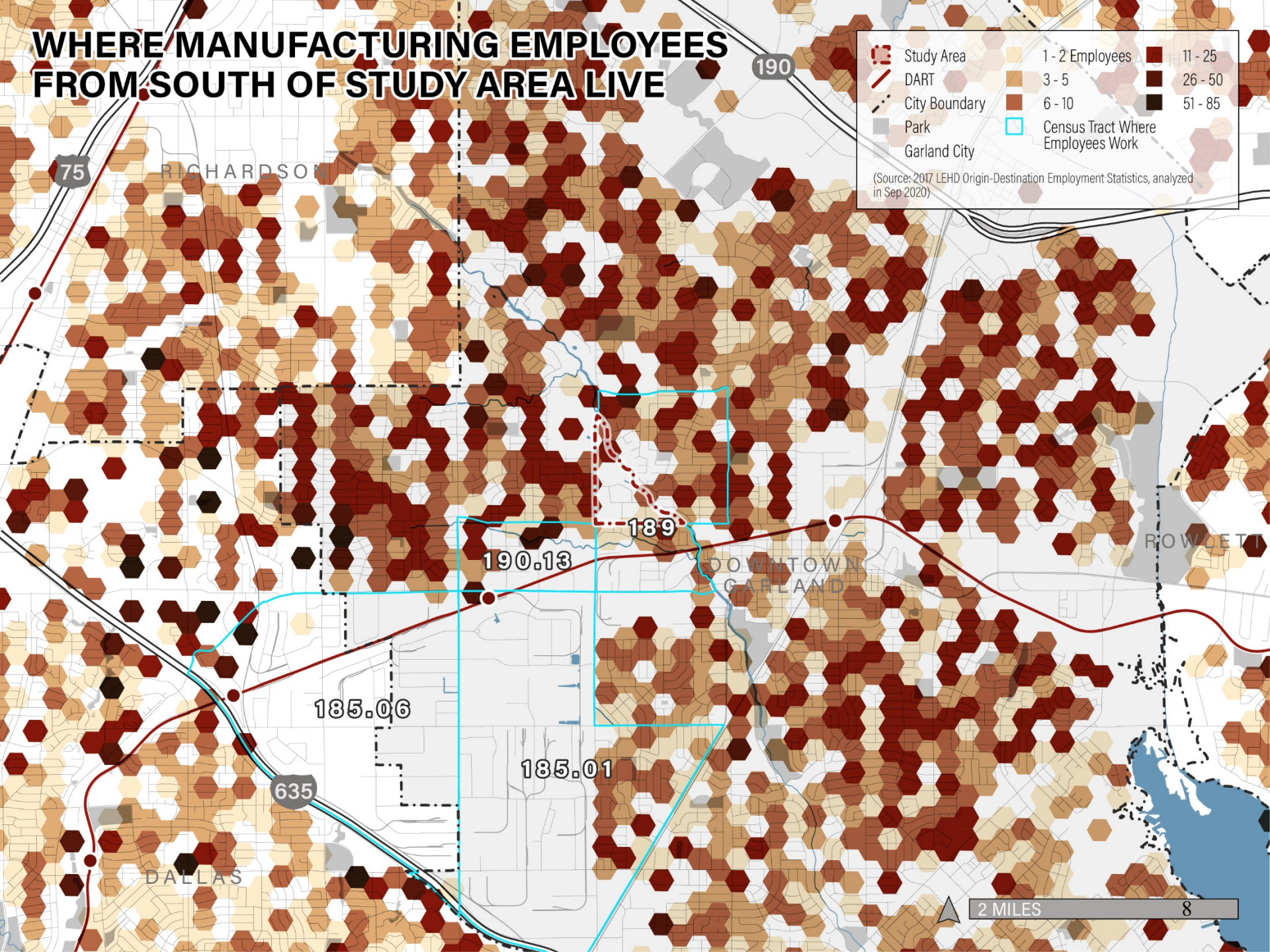
WHERE TRACT 190.14 RESIDENTS WORK



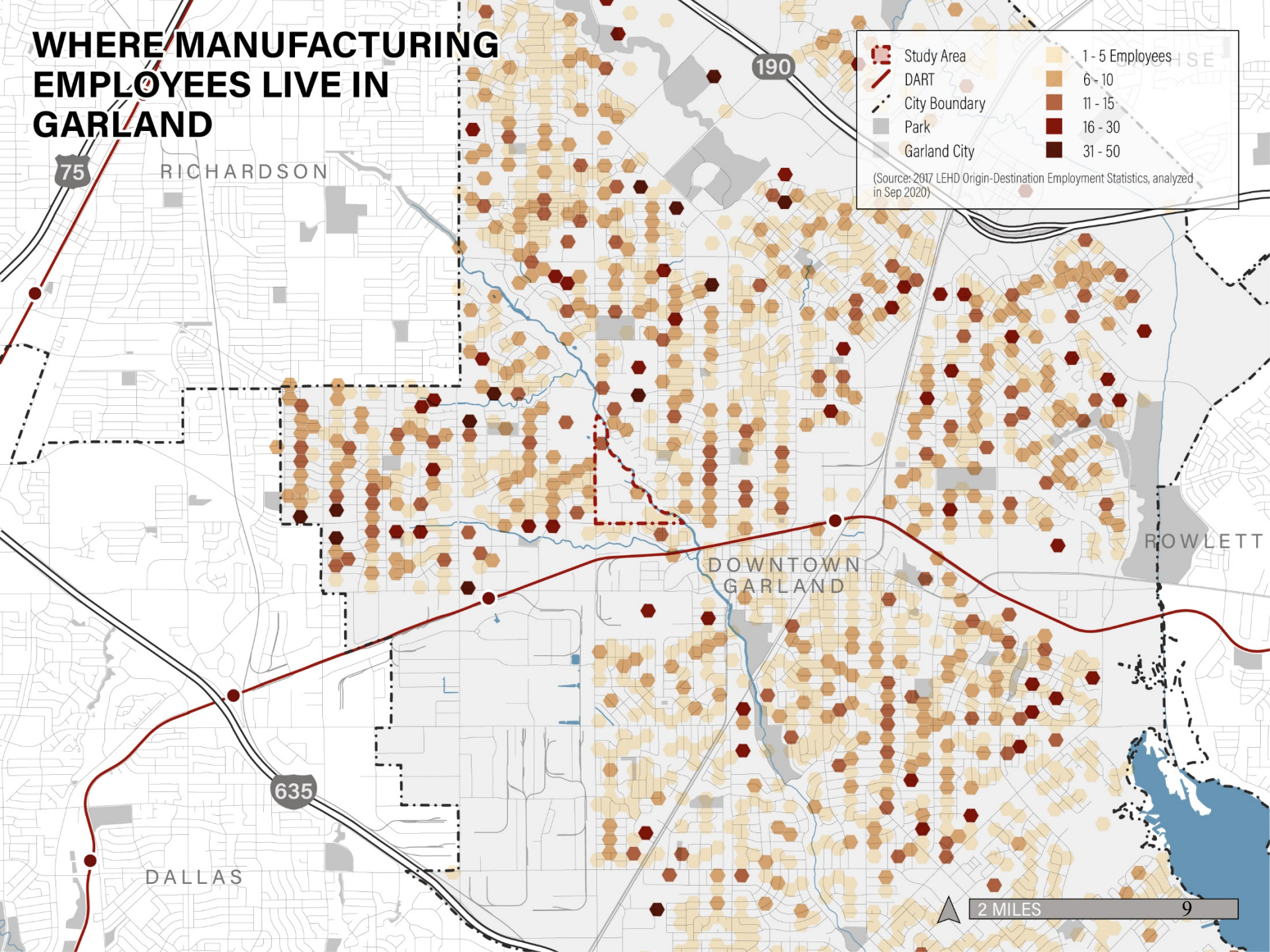
WHERE HEALTH CARE & SOCIAL ASSISTANCE EMPLOYEES LIVE IN GARLAND



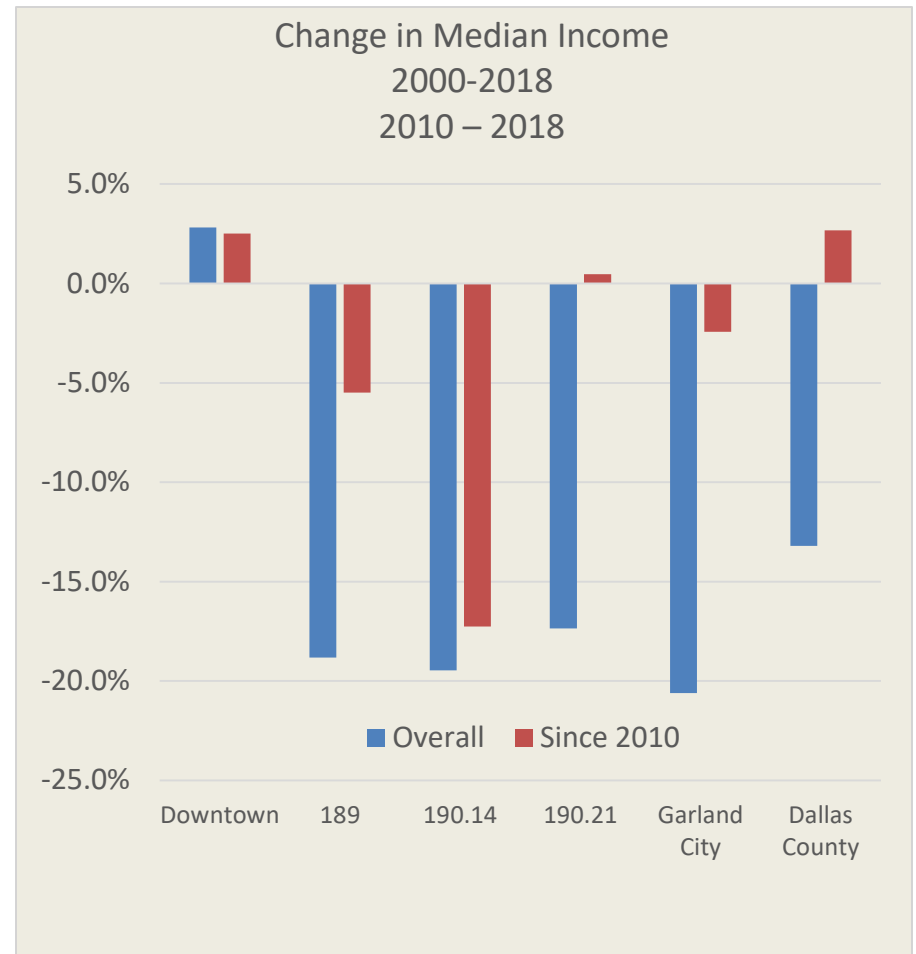
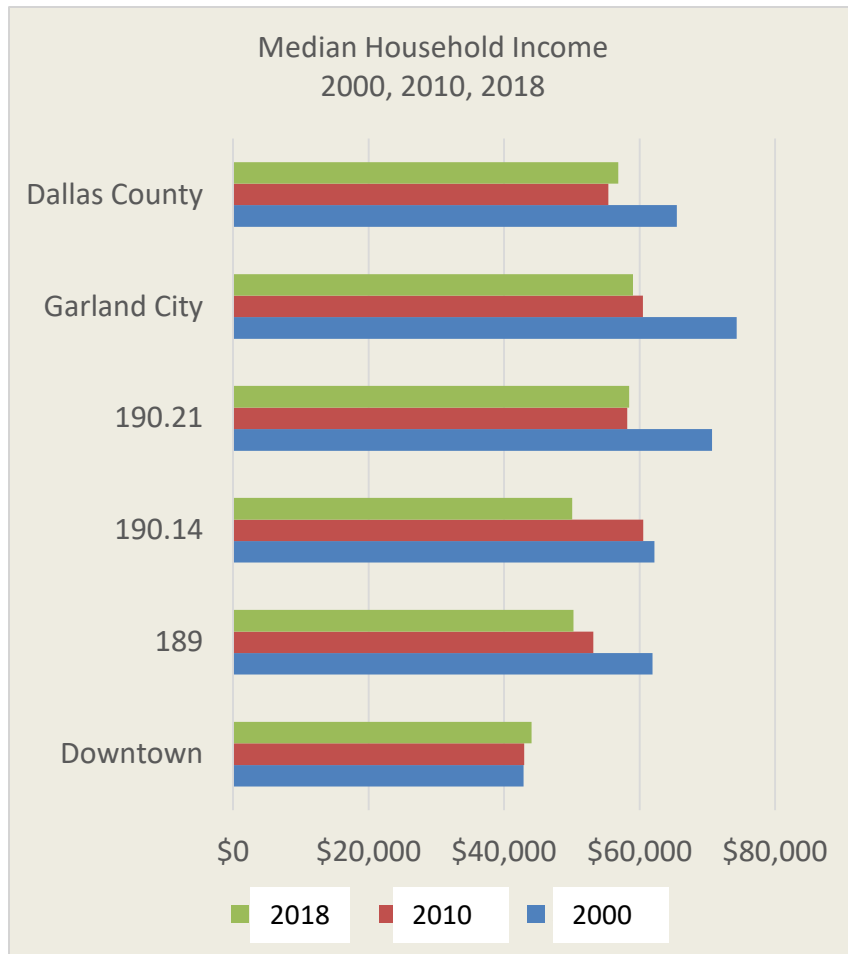
WHERE MANUFACTURING EMPLOYEES FROM SOUTH OF STUDY AREA LIVE



WHERE MANUFACTURING EMPLOYEES LIVE IN GARLAND

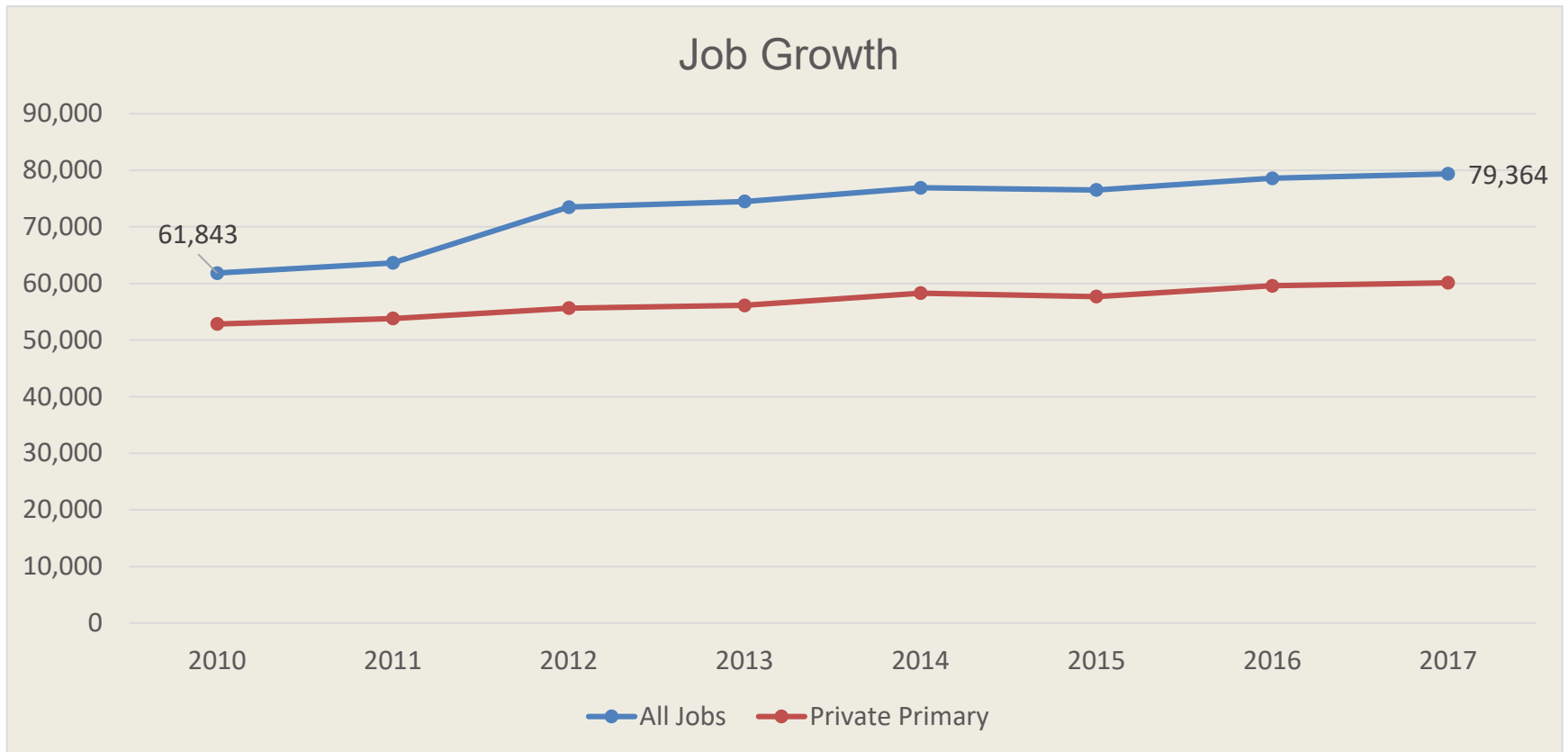


Incomes have declined but at a slower rate than the city overall since 2000

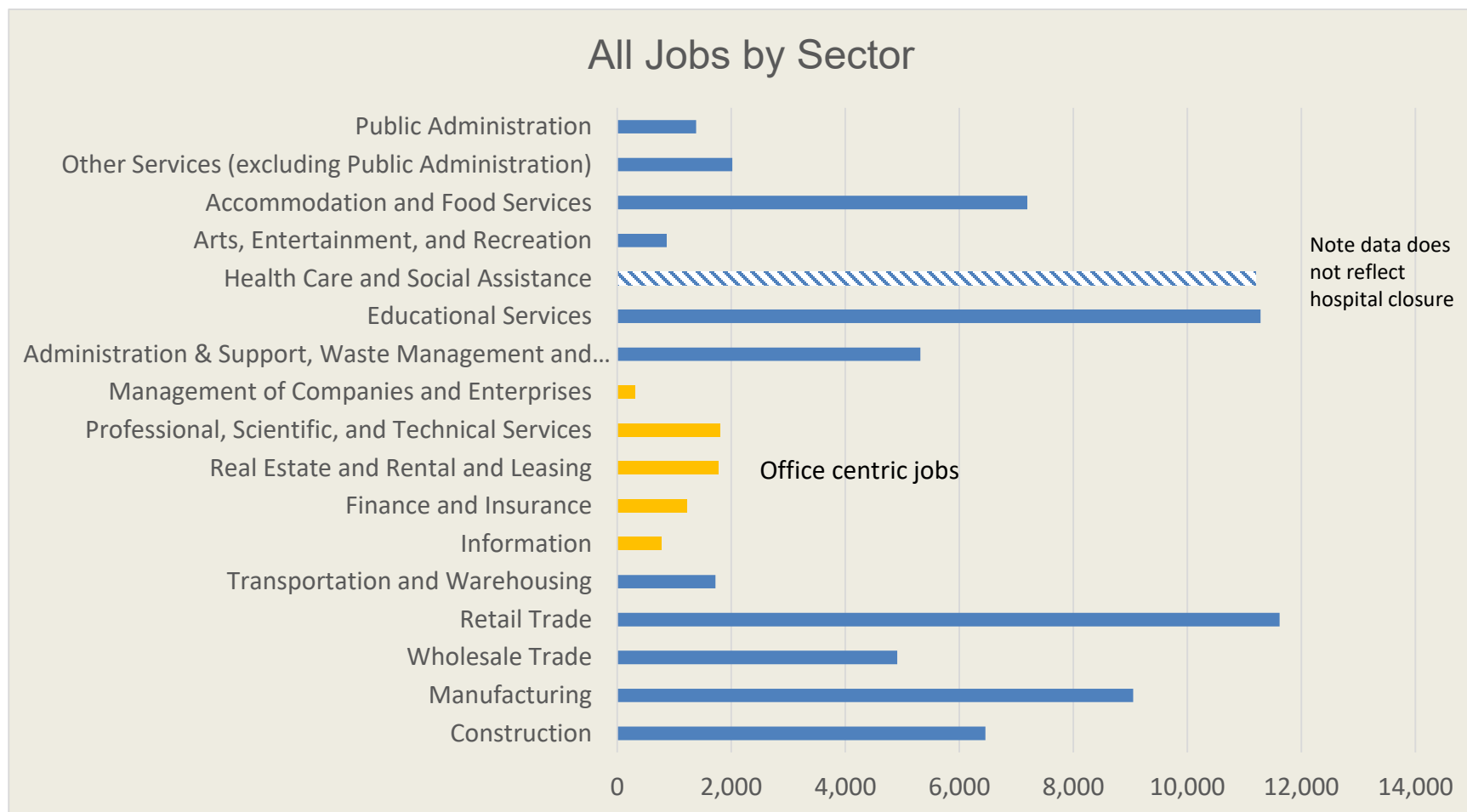


Job growth prior to COVID has been steady adding nearly 18,000 jobs in Garland

Note: Texas does not track employment or businesses by city. This data is based on OntheMap LODES data that lags by 2 years. Because of lag does not reflect hospital closure



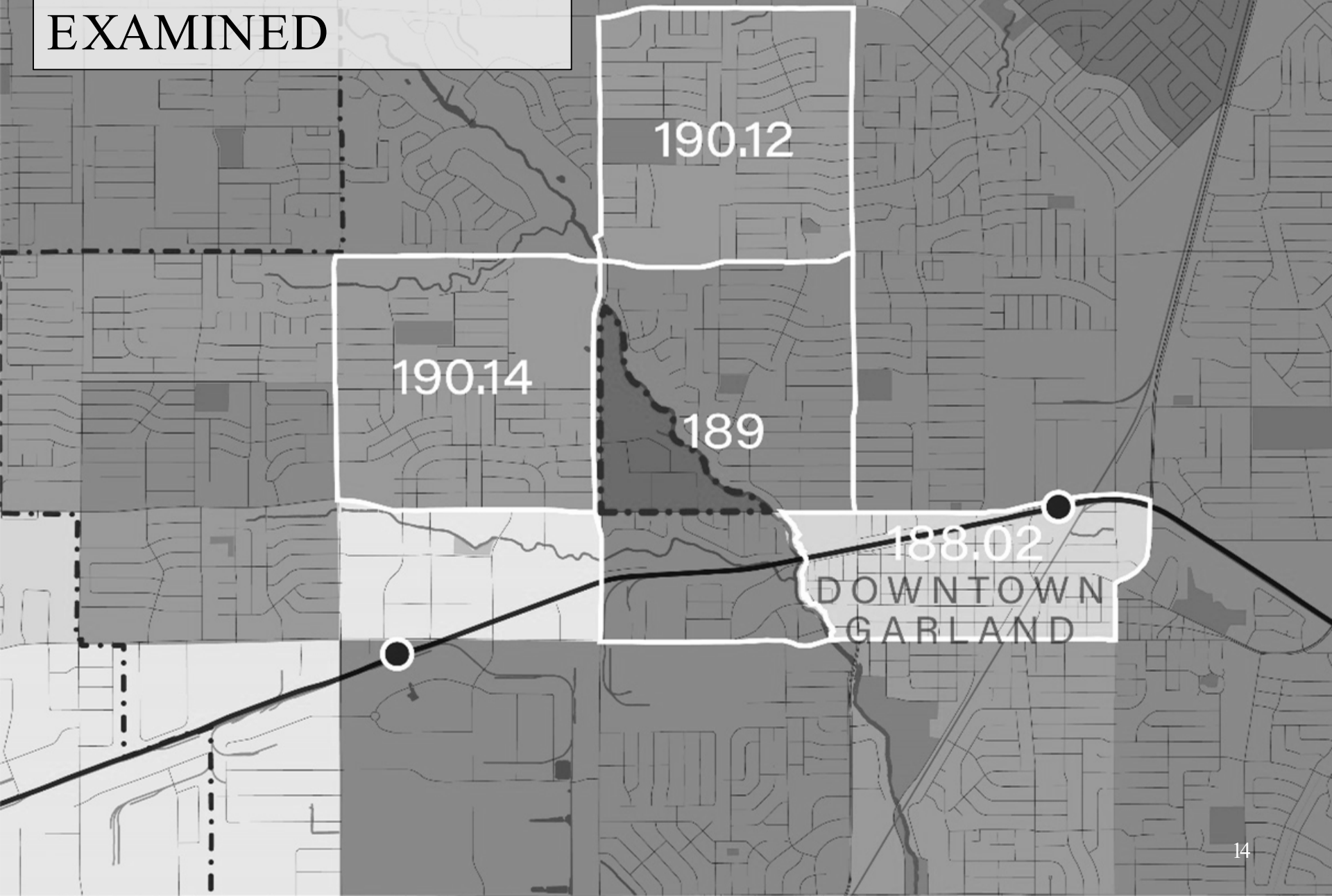
Garland has relatively few office centric jobs about 7% of total employment (excluding government jobs)



A grayscale aerial photograph of a suburban neighborhood. A river flows through the center of the image, with a bridge crossing it. The surrounding area is filled with residential streets and houses. The word "DEMOGRAPHICS" is overlaid in a large, dark blue, serif font across the middle of the image.

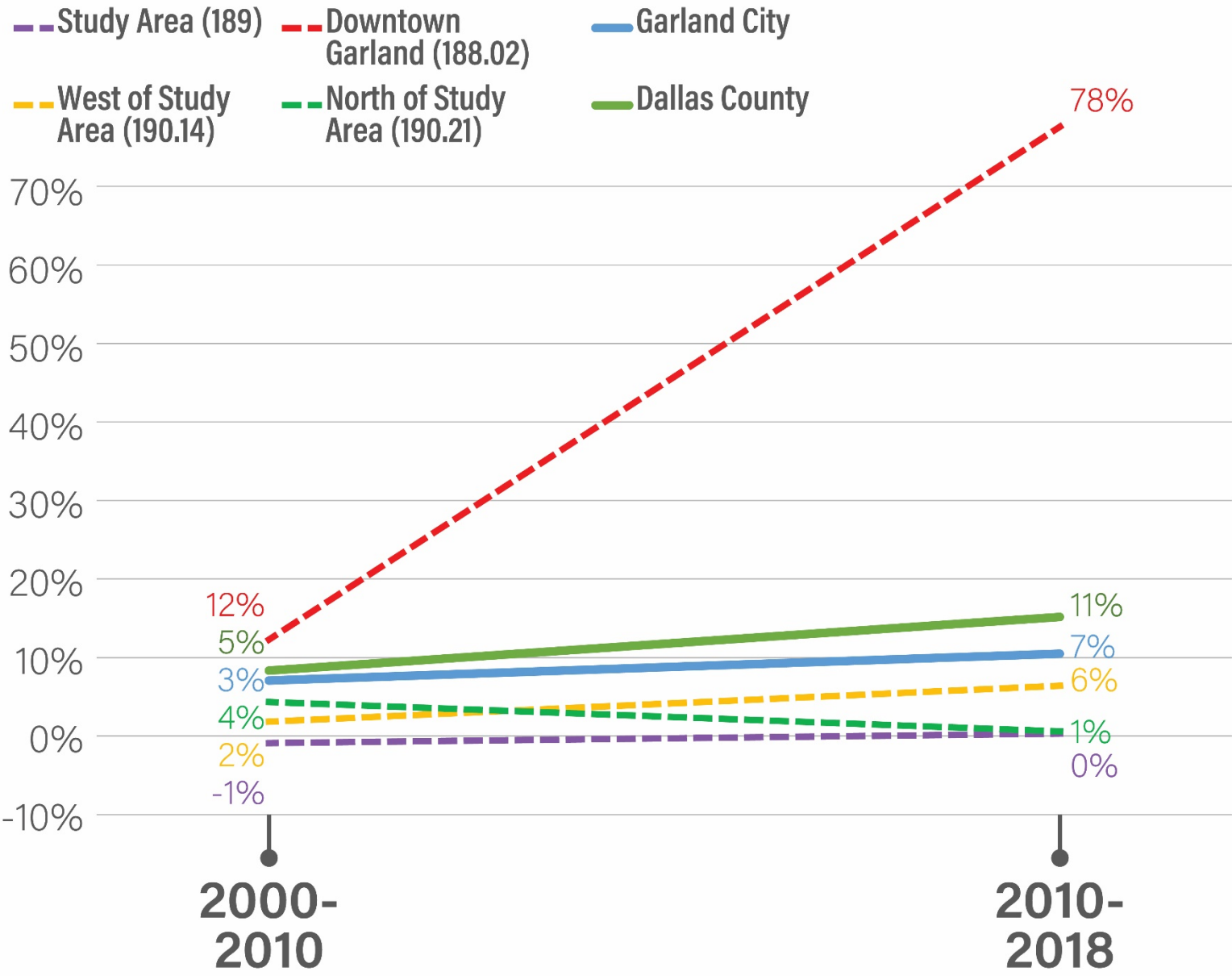
DEMOGRAPHICS

CENSUS TRACTS EXAMINED



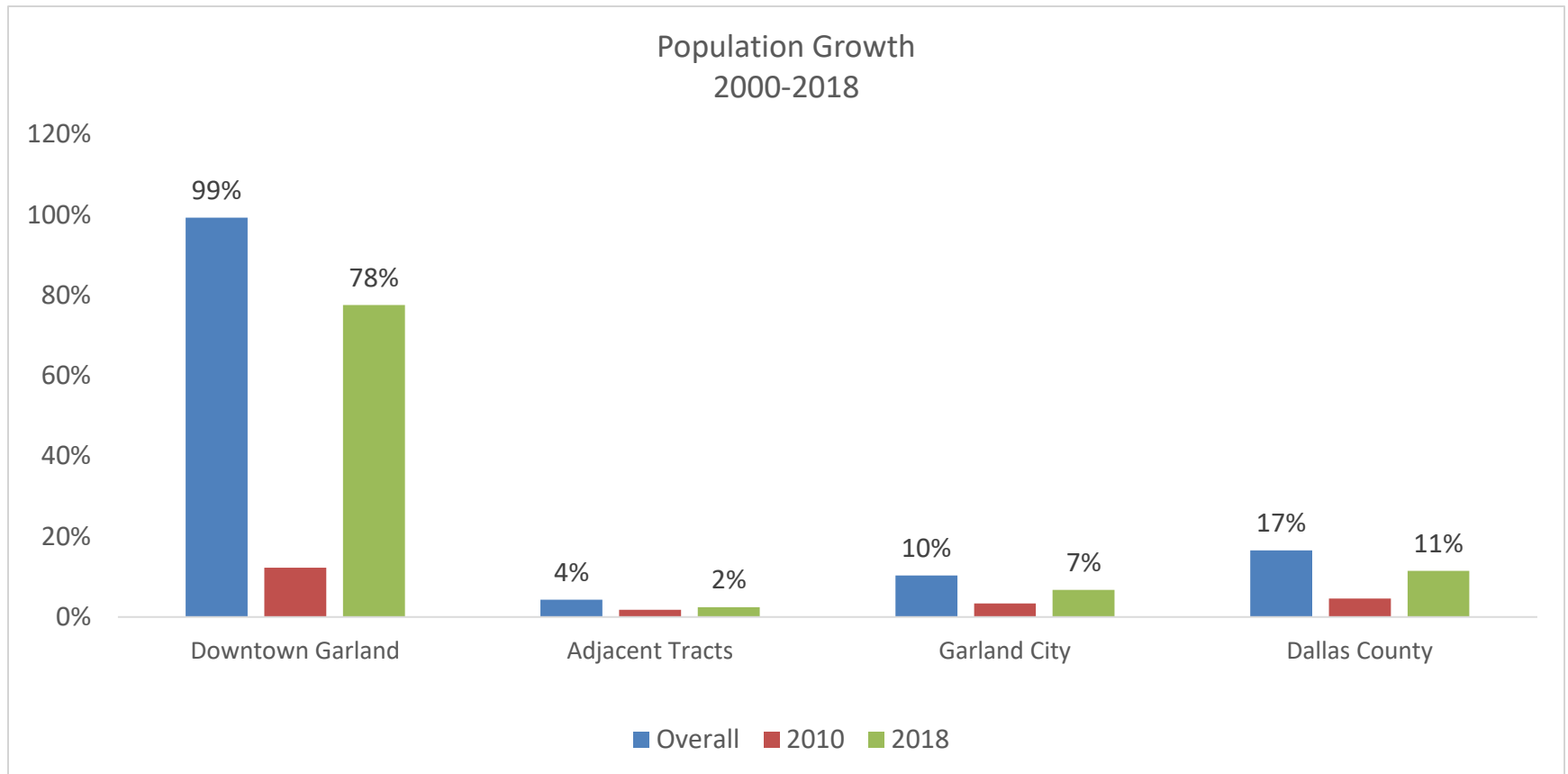
PERCENT CHANGE IN TOTAL POPULATION OVER TIME

Source: American Community Survey, 2018, 2010, 2000



Population levels surrounding the district are steady

- Adjacent neighborhoods have a resident base of approximately 20,000
 - This will increase with the Riversethousing development
- Growth has been at less than half the rate of the city
 - Unsurprising given that most of the housing in the area is single family



... And are increasingly more diverse

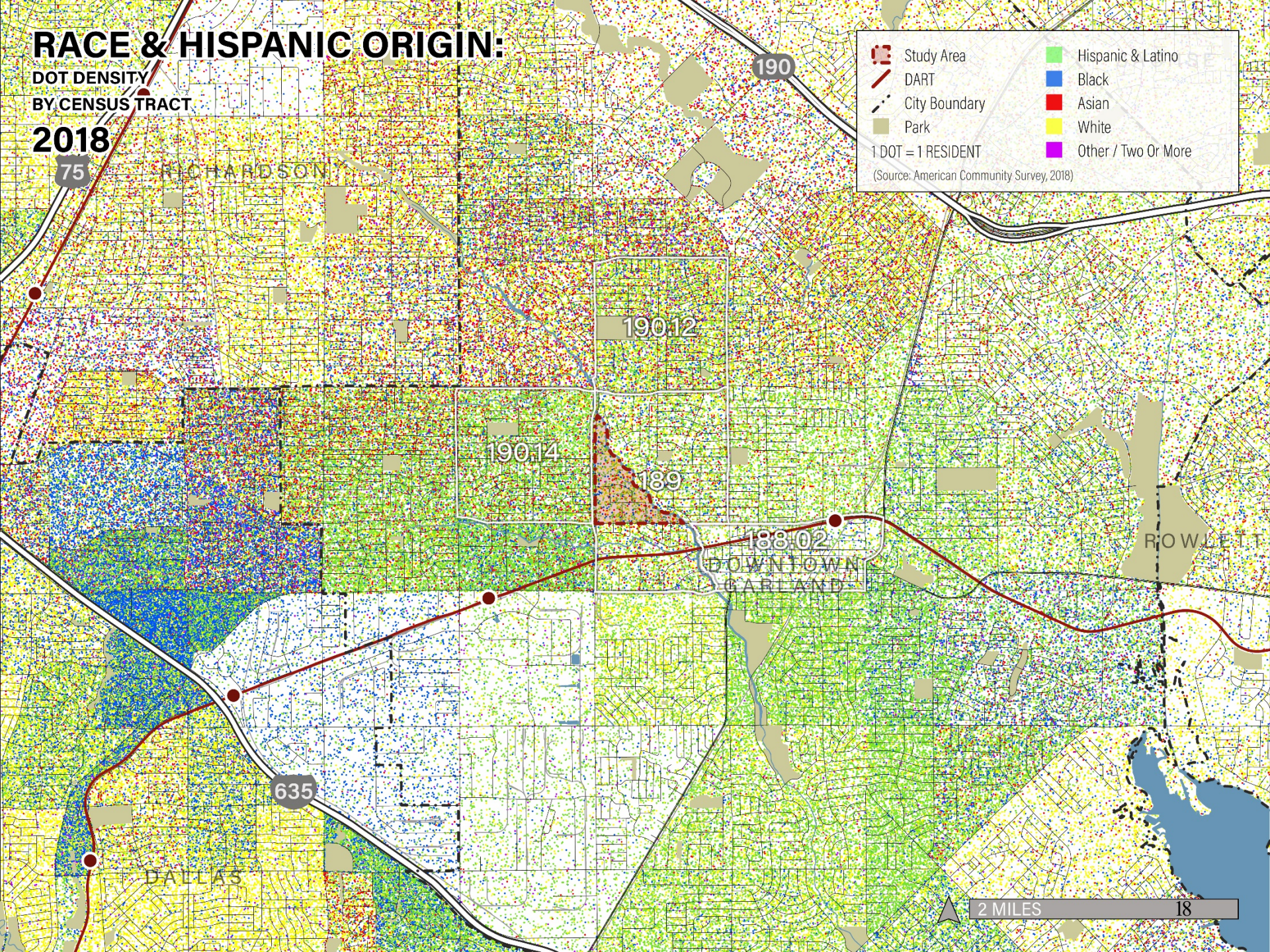
- The adjacent neighborhoods have become more diverse at roughly the same rate as the city and county

	2000				2018			
Race	Downtown	Adjacent Tracts	Garland City	Dallas County	Downtown	Adjacent Tracts	Garland City	Dallas County
White	54%	49%	53%	44%	31%	26%	30%	30%
Hispanic / Latino	31%	25%	26%	30%	49%	49%	43%	40%
Black	12%	10%	12%	20%	14%	10%	14%	22%
Asian	1%	14%	7%	4%	6%	13%	11%	6%
American Indian	1%	0%	0%	0%	0%	0%	0%	0%
Other / Two or more	1%	2%	2%	2%	1%	2%	3%	2%

RACE & HISPANIC ORIGIN:

DOT DENSITY
BY CENSUS TRACT

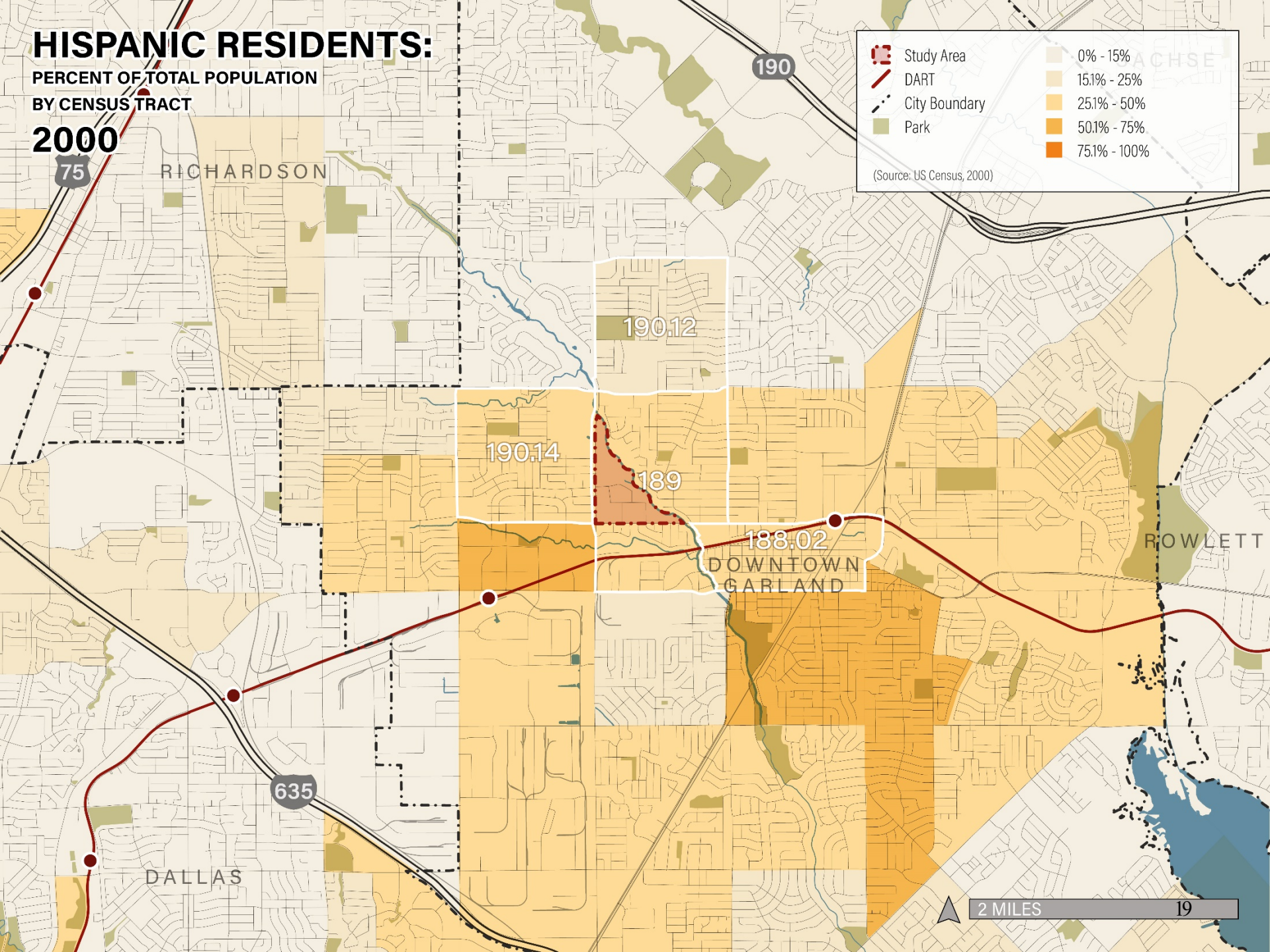
2018



HISPANIC RESIDENTS:

PERCENT OF TOTAL POPULATION
BY CENSUS TRACT

2000

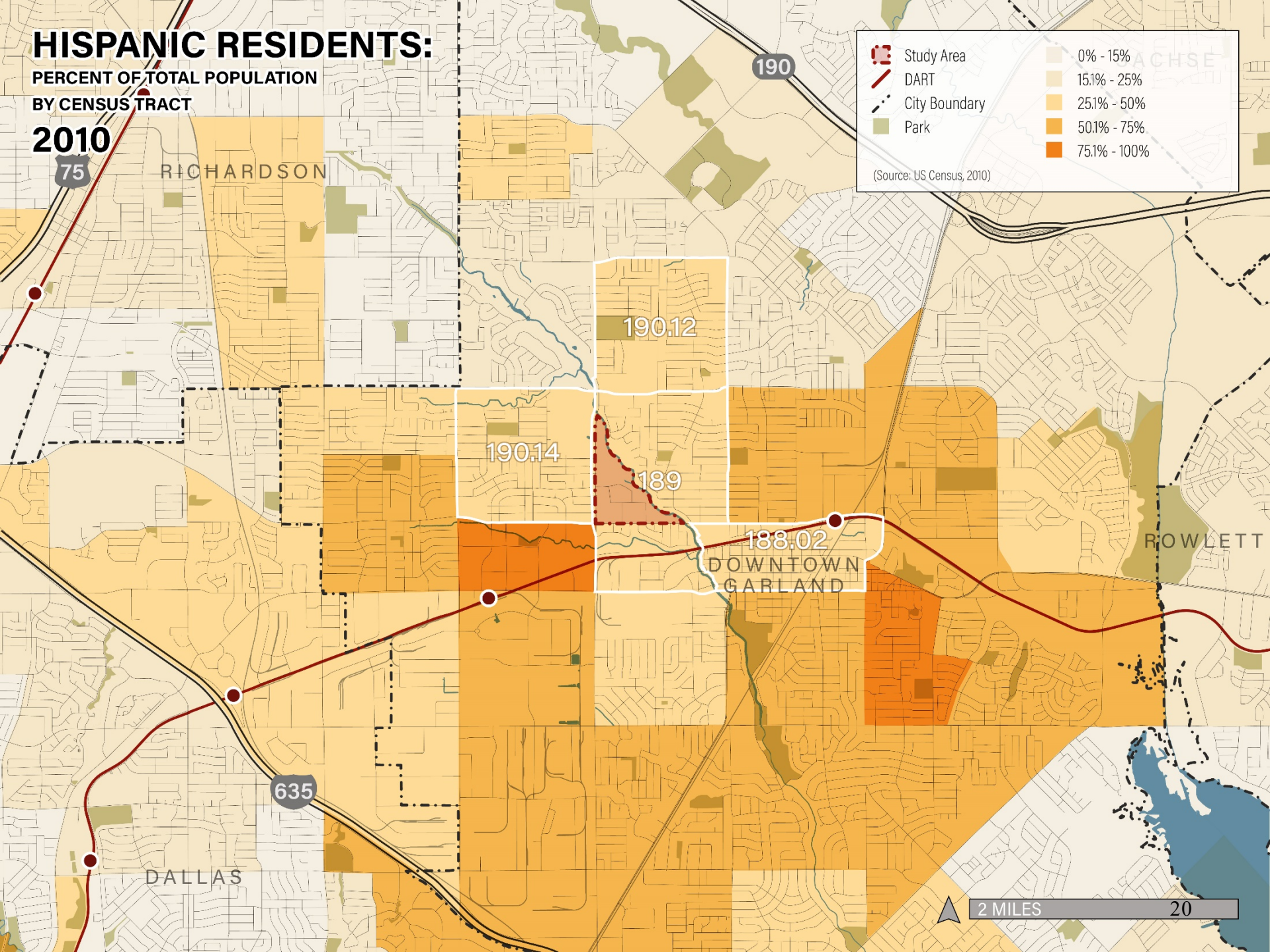


HISPANIC RESIDENTS:

PERCENT OF TOTAL POPULATION

BY CENSUS TRACT

2010

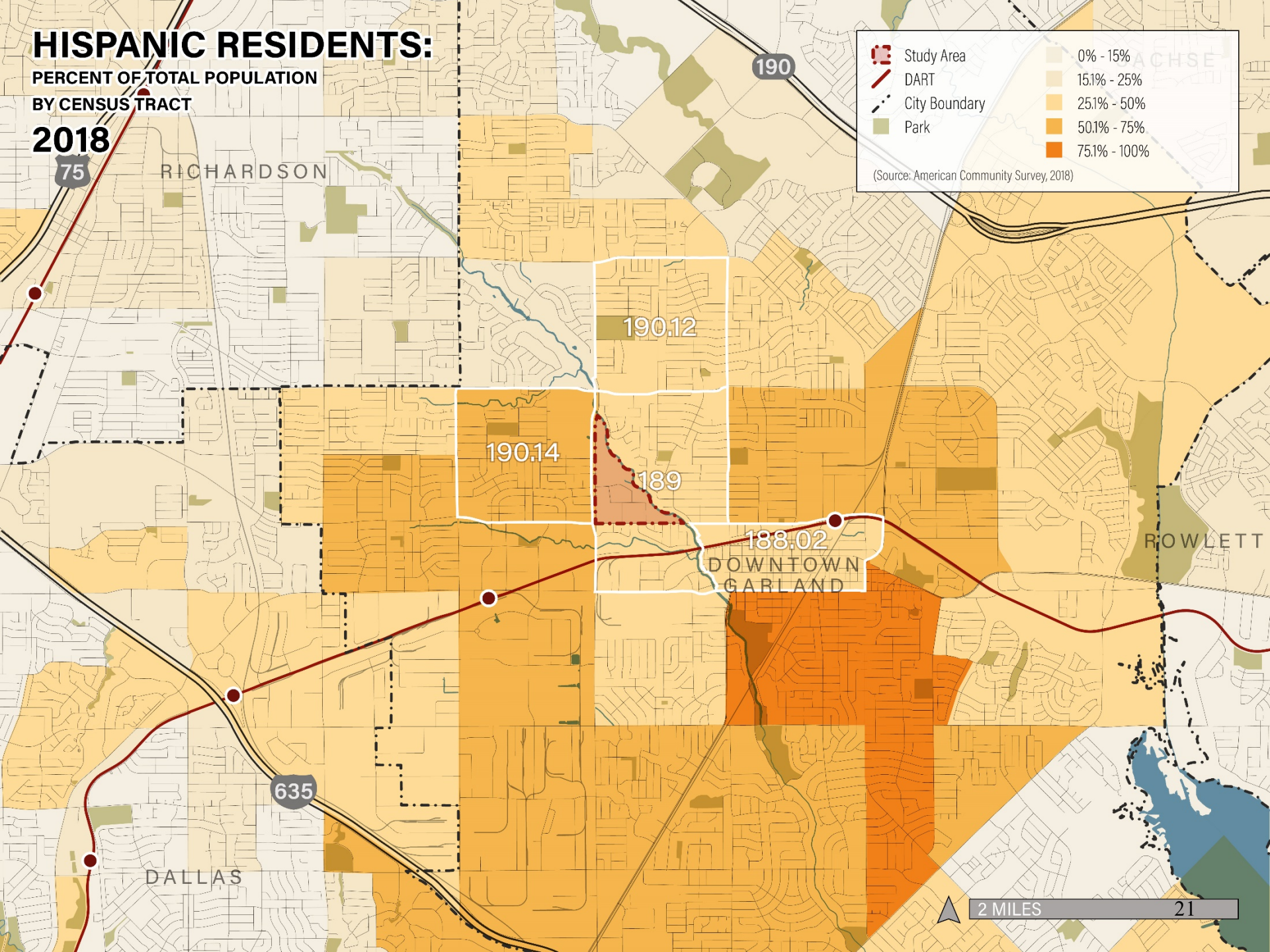


HISPANIC RESIDENTS:

PERCENT OF TOTAL POPULATION

BY CENSUS TRACT

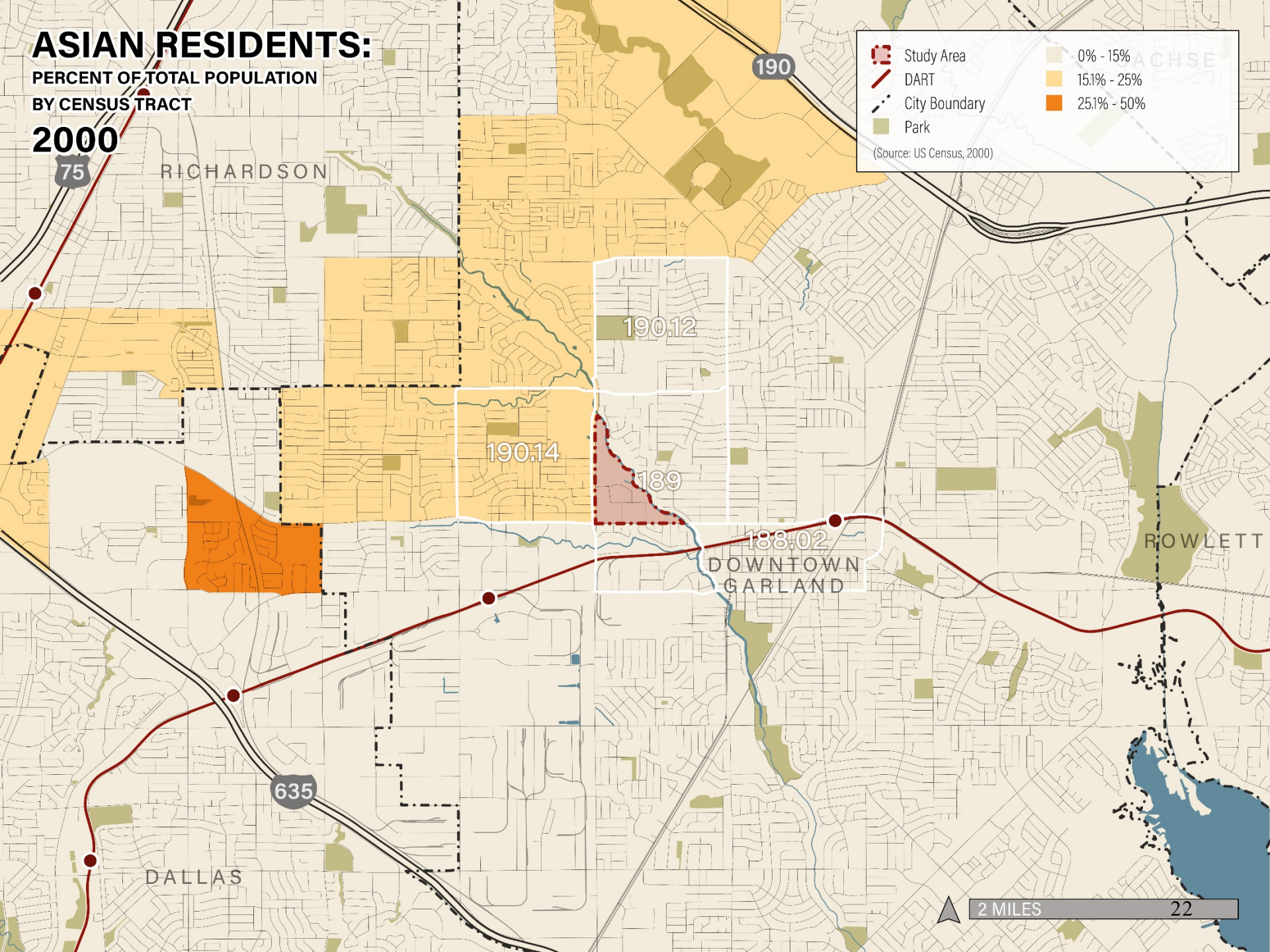
2018



ASIAN RESIDENTS:

PERCENT OF TOTAL POPULATION
BY CENSUS TRACT

2000



2 MILES

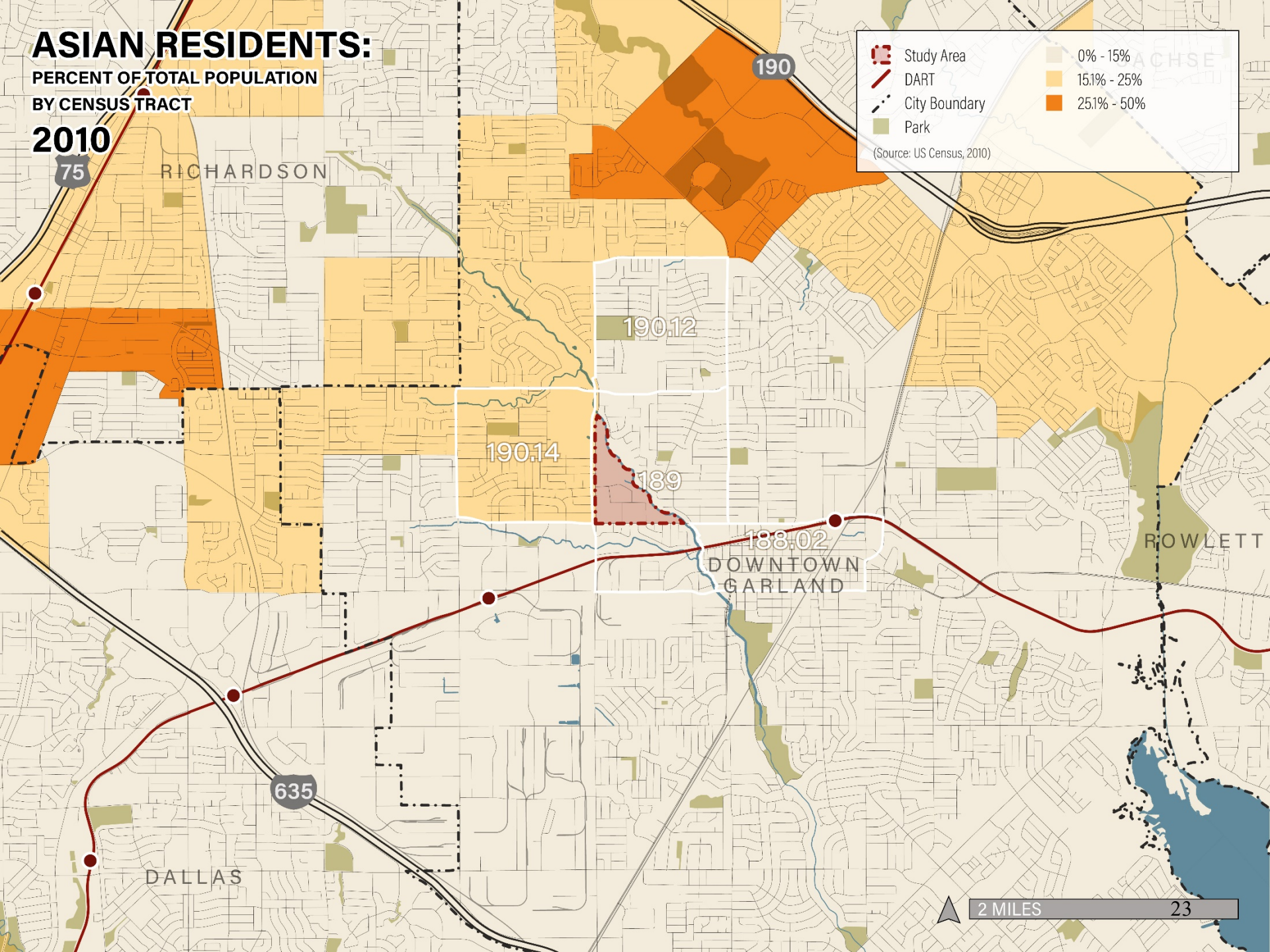
22

ASIAN RESIDENTS:

PERCENT OF TOTAL POPULATION

BY CENSUS TRACT

2010

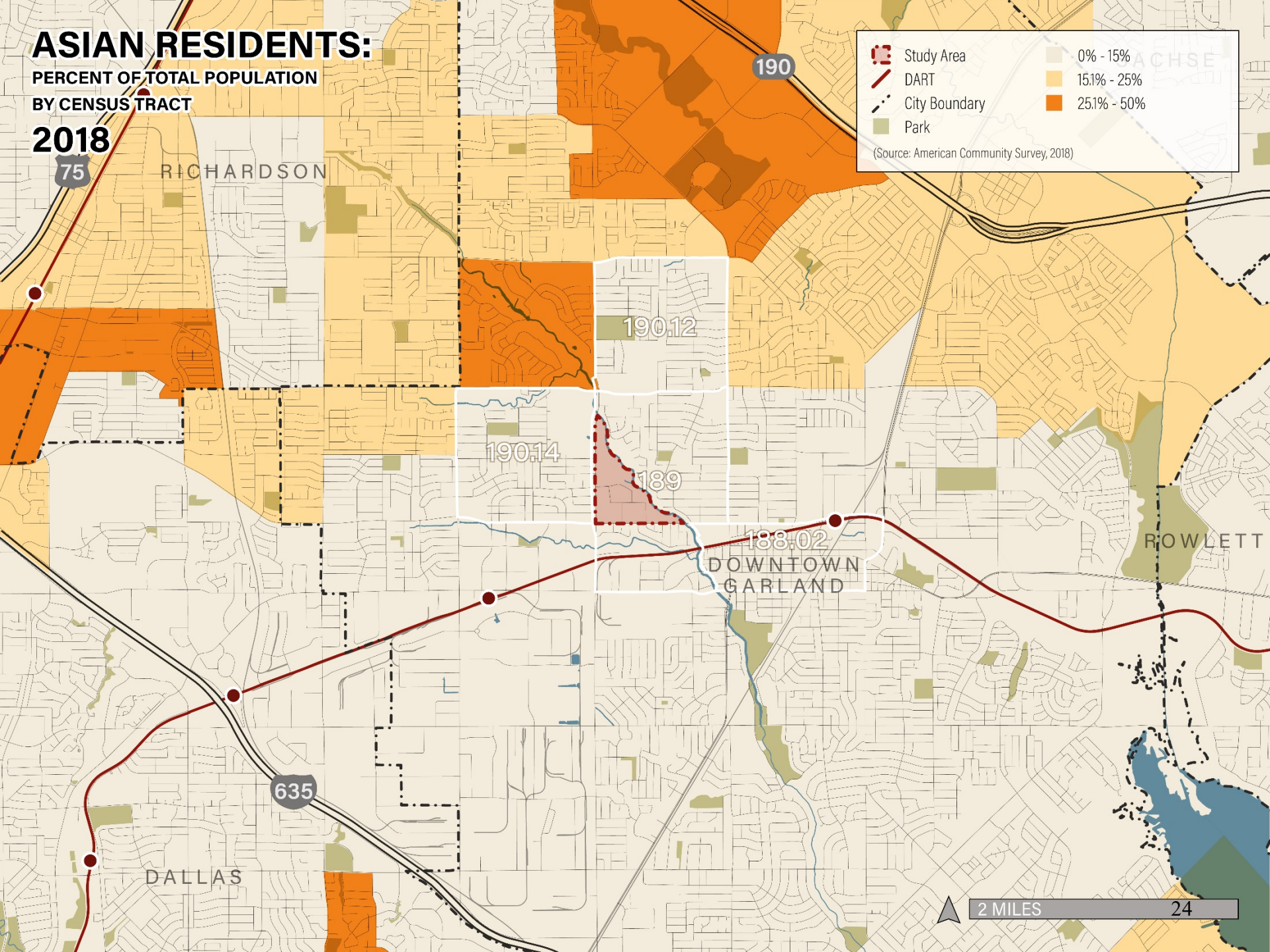


ASIAN RESIDENTS:

PERCENT OF TOTAL POPULATION

BY CENSUS TRACT

2018



BLACK / AFRICAN-AMERICAN RESIDENTS:

PERCENT OF TOTAL POPULATION
BY CENSUS TRACT

2000

 Study Area

 DART

 City Boundary

 Park

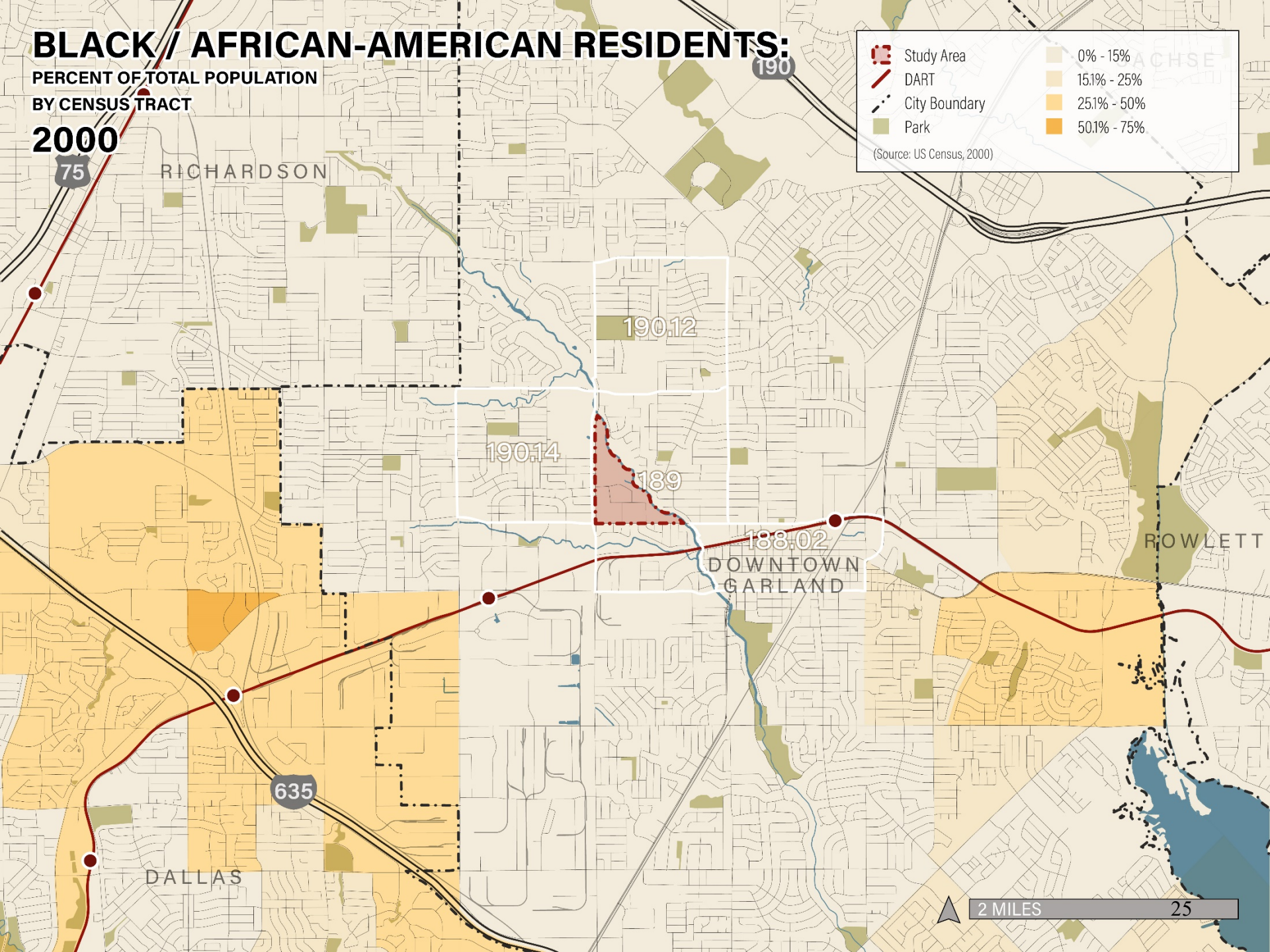
 0% - 15%

 15.1% - 25%

 25.1% - 50%

 50.1% - 75%

(Source: US Census, 2000)



BLACK / AFRICAN-AMERICAN RESIDENTS:

PERCENT OF TOTAL POPULATION
BY CENSUS TRACT

2010

 Study Area

 DART

 City Boundary

 Park

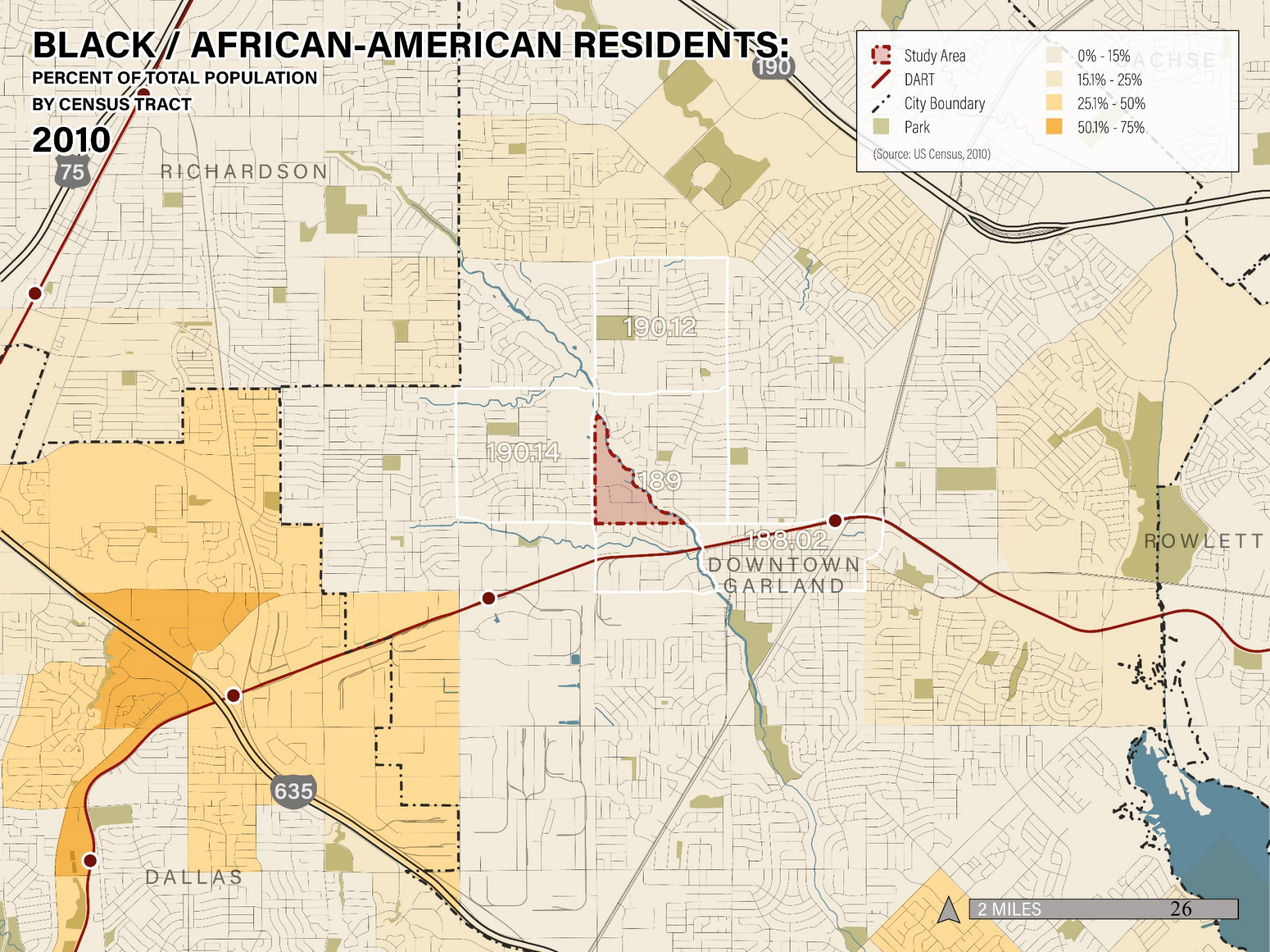
 0% - 15%

 15.1% - 25%

 25.1% - 50%

 50.1% - 75%

(Source: US Census, 2010)



BLACK / AFRICAN-AMERICAN RESIDENTS:

PERCENT OF TOTAL POPULATION

BY CENSUS TRACT

2018

 Study Area

 DART

 City Boundary

 Park

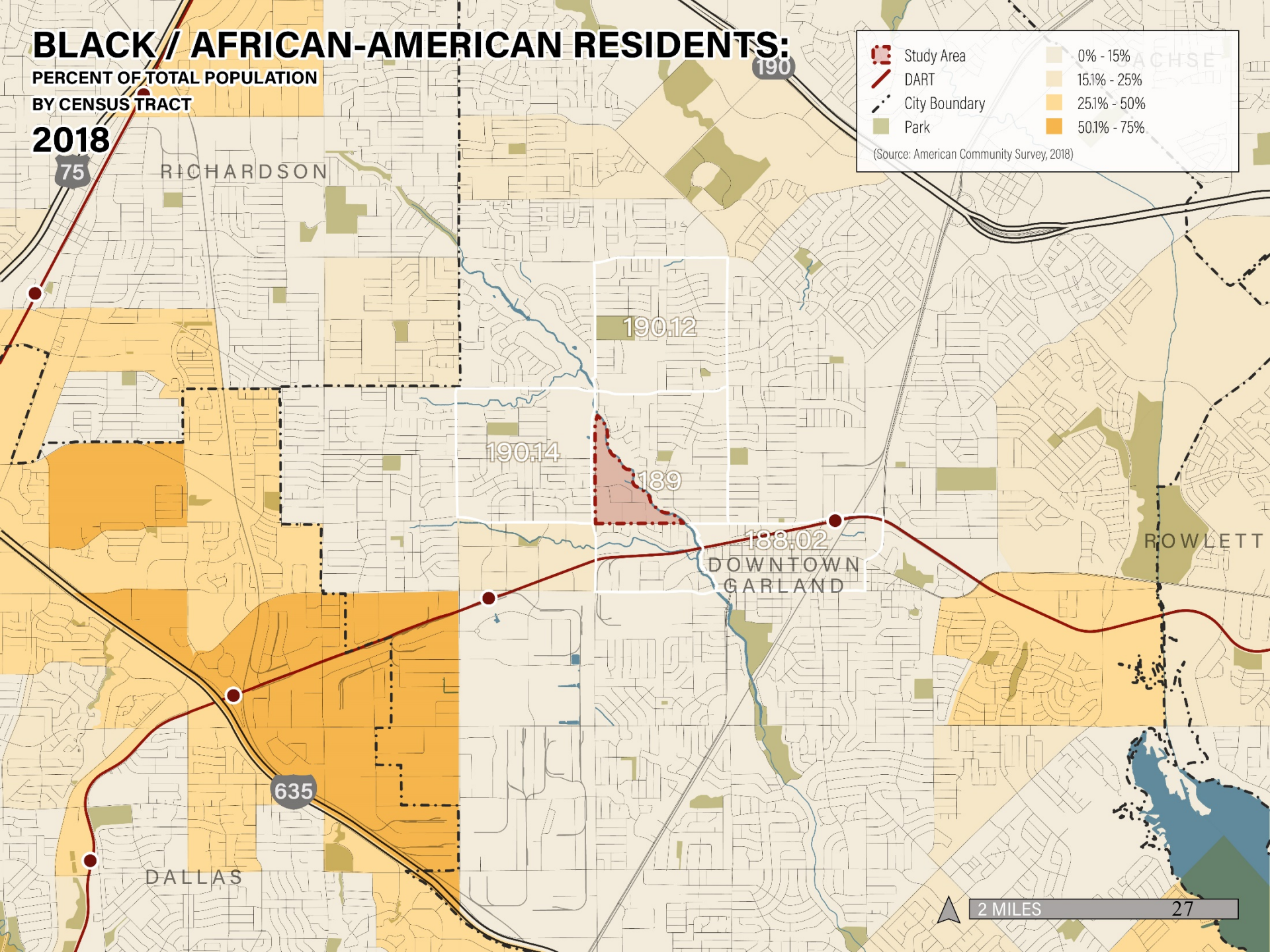
 0% - 15%

 15.1% - 25%

 25.1% - 50%

 50.1% - 75%

(Source: American Community Survey, 2018)

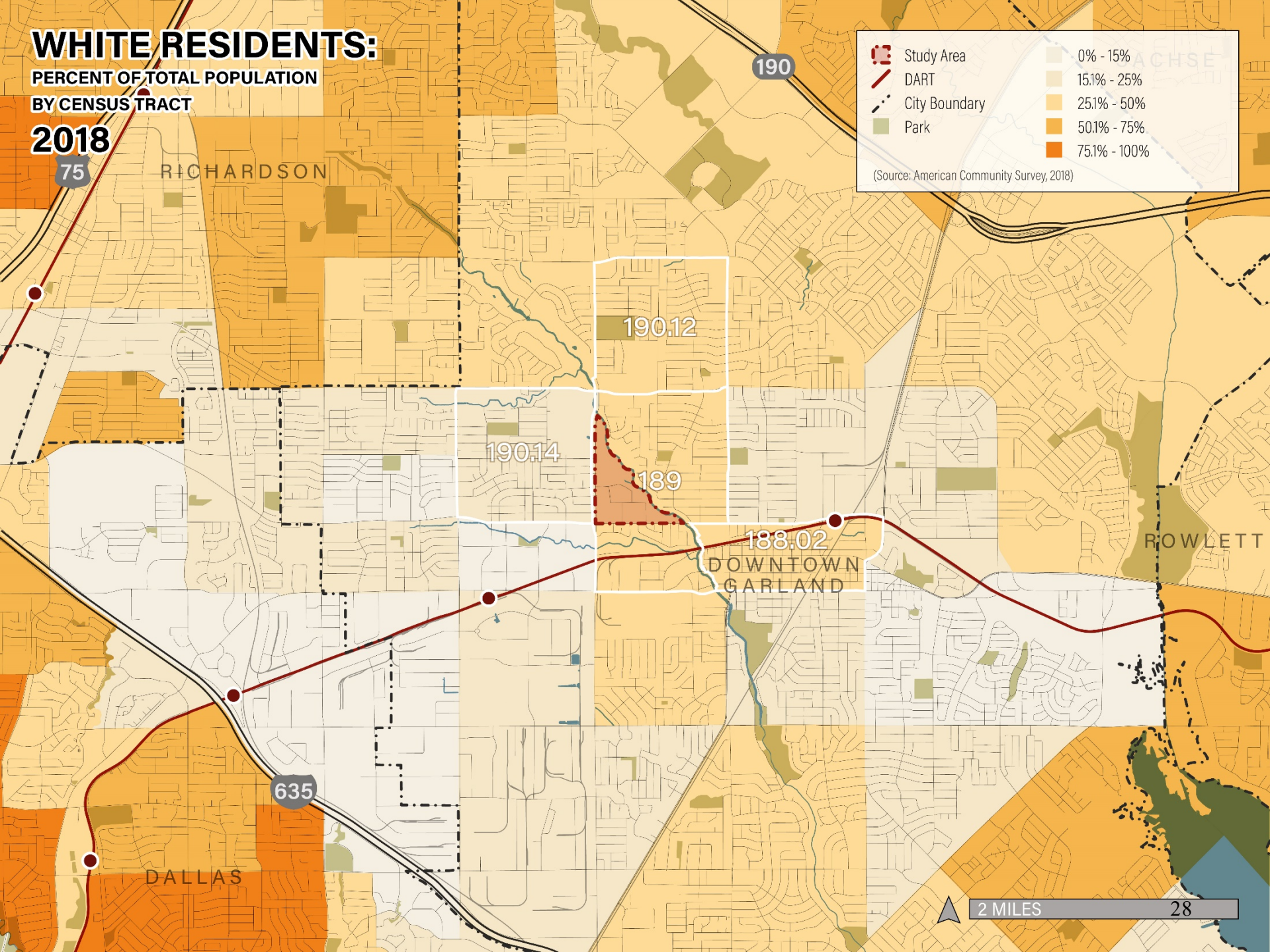


WHITE RESIDENTS:

PERCENT OF TOTAL POPULATION

BY CENSUS TRACT

2018



2 MILES

28

WHITE RESIDENTS:

PERCENT OF TOTAL POPULATION

BY CENSUS TRACT

2000

 Study Area

 DART

 City Boundary

 Park

 0% - 15%

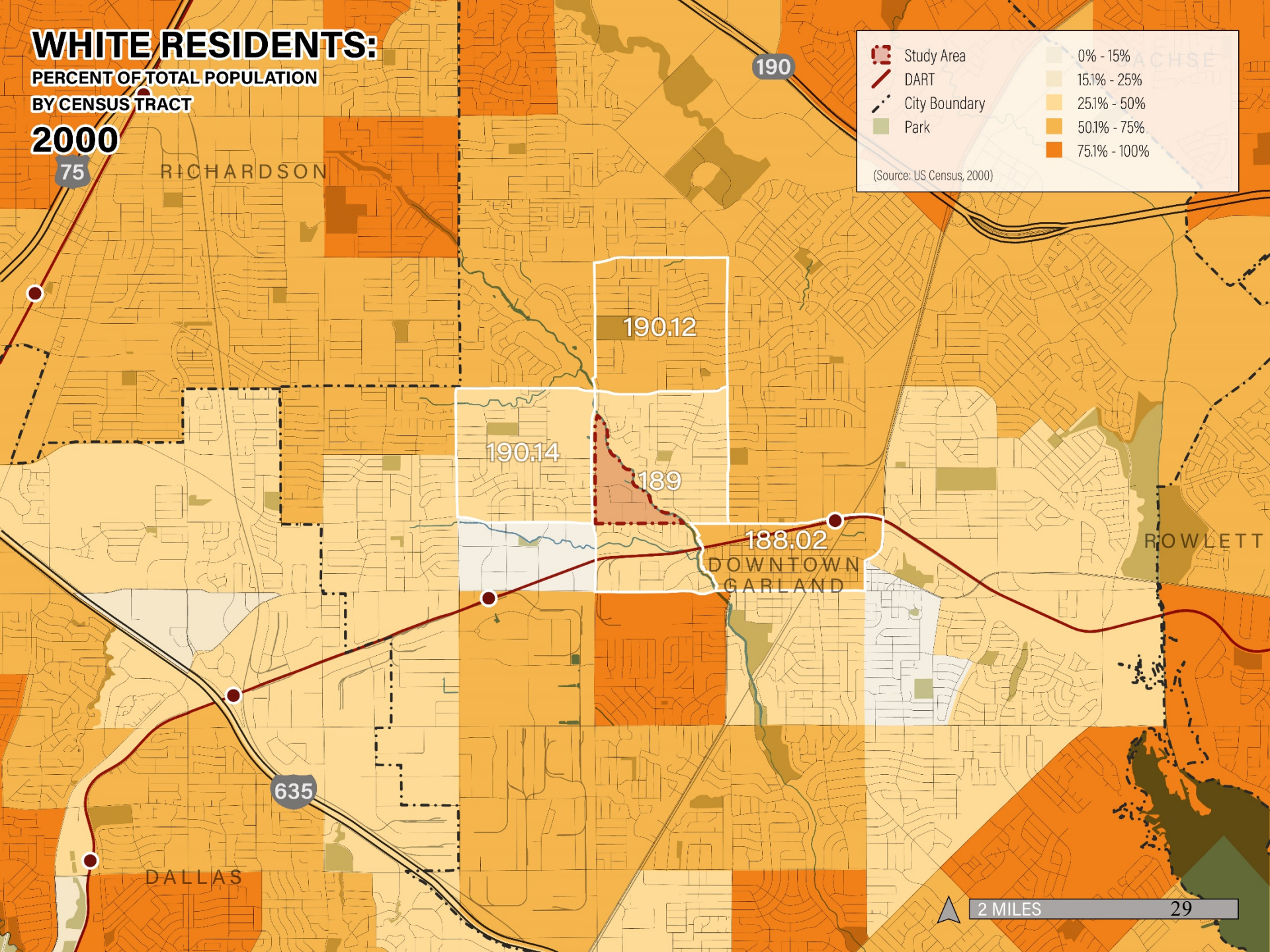
 15.1% - 25%

 25.1% - 50%

 50.1% - 75%

 75.1% - 100%

(Source: US Census, 2000)

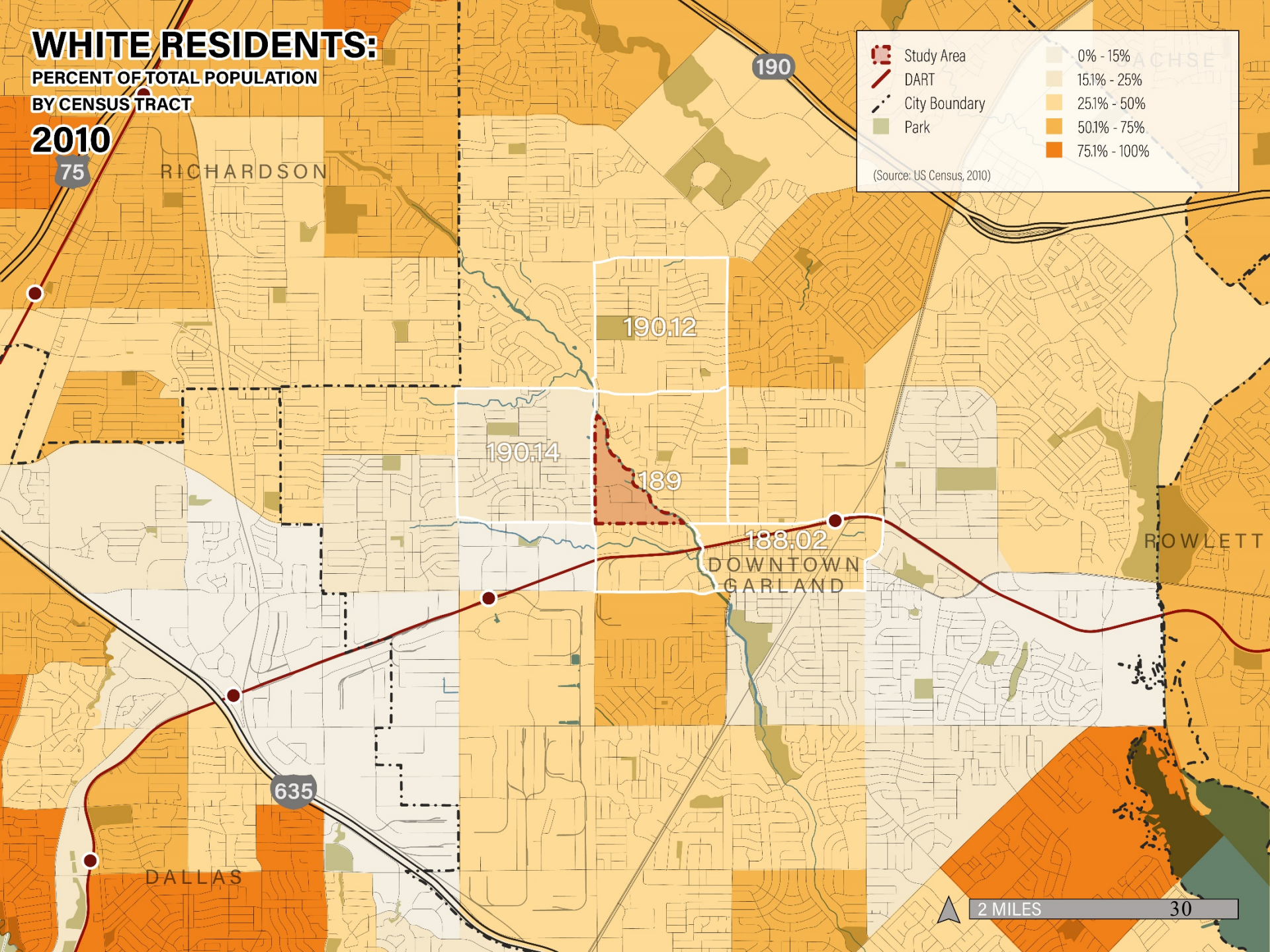


WHITE RESIDENTS:

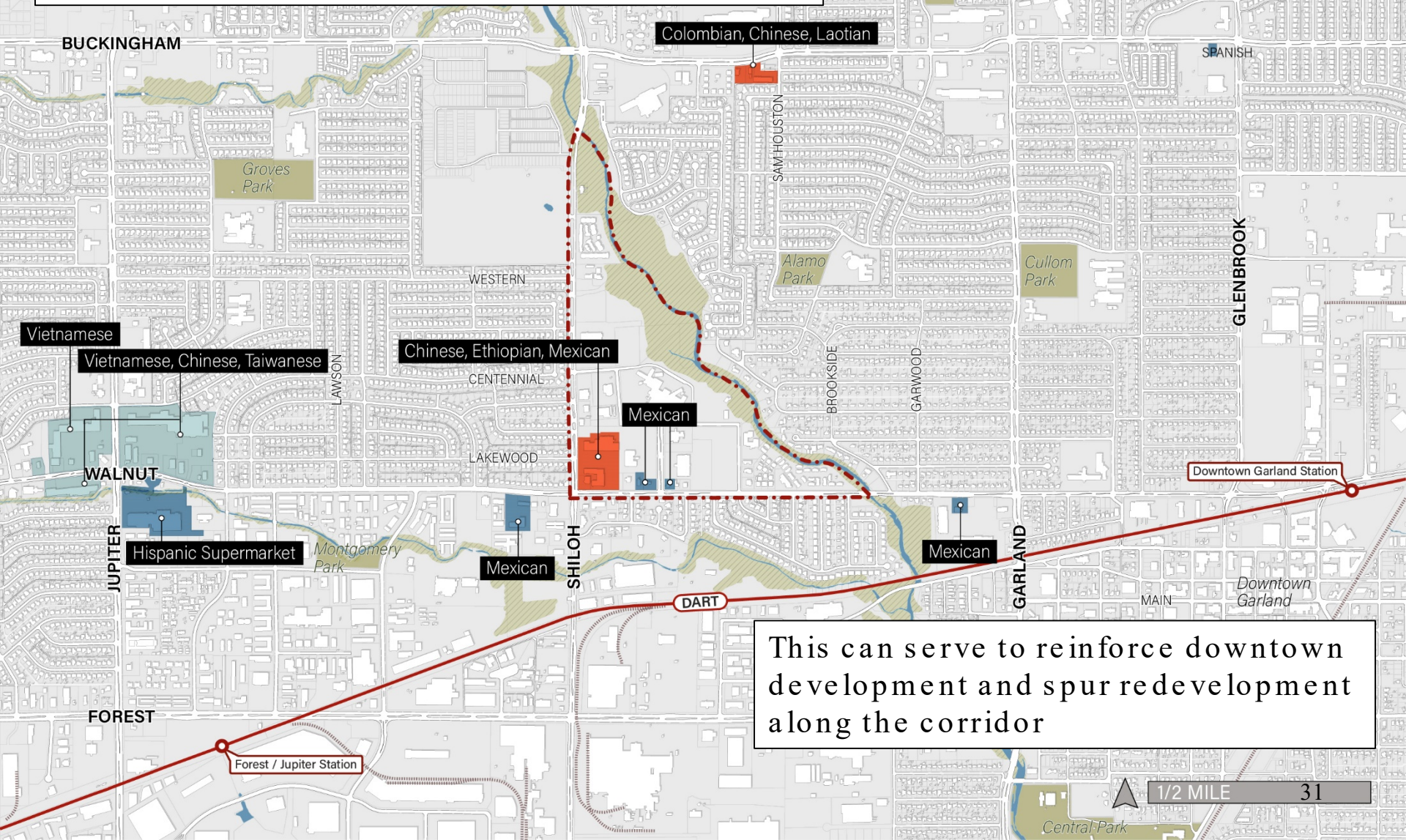
PERCENT OF TOTAL POPULATION

BY CENSUS TRACT

2010



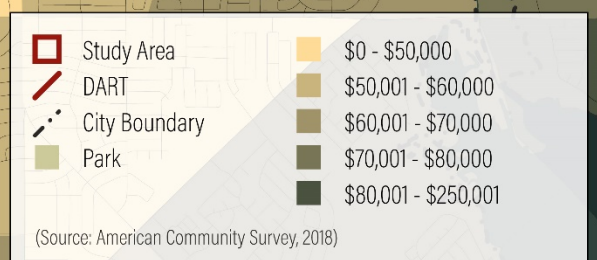
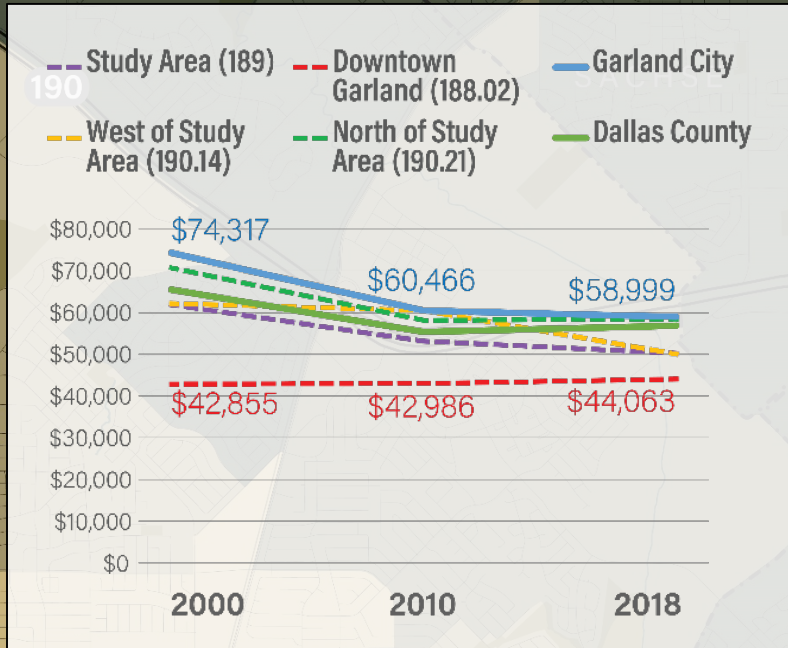
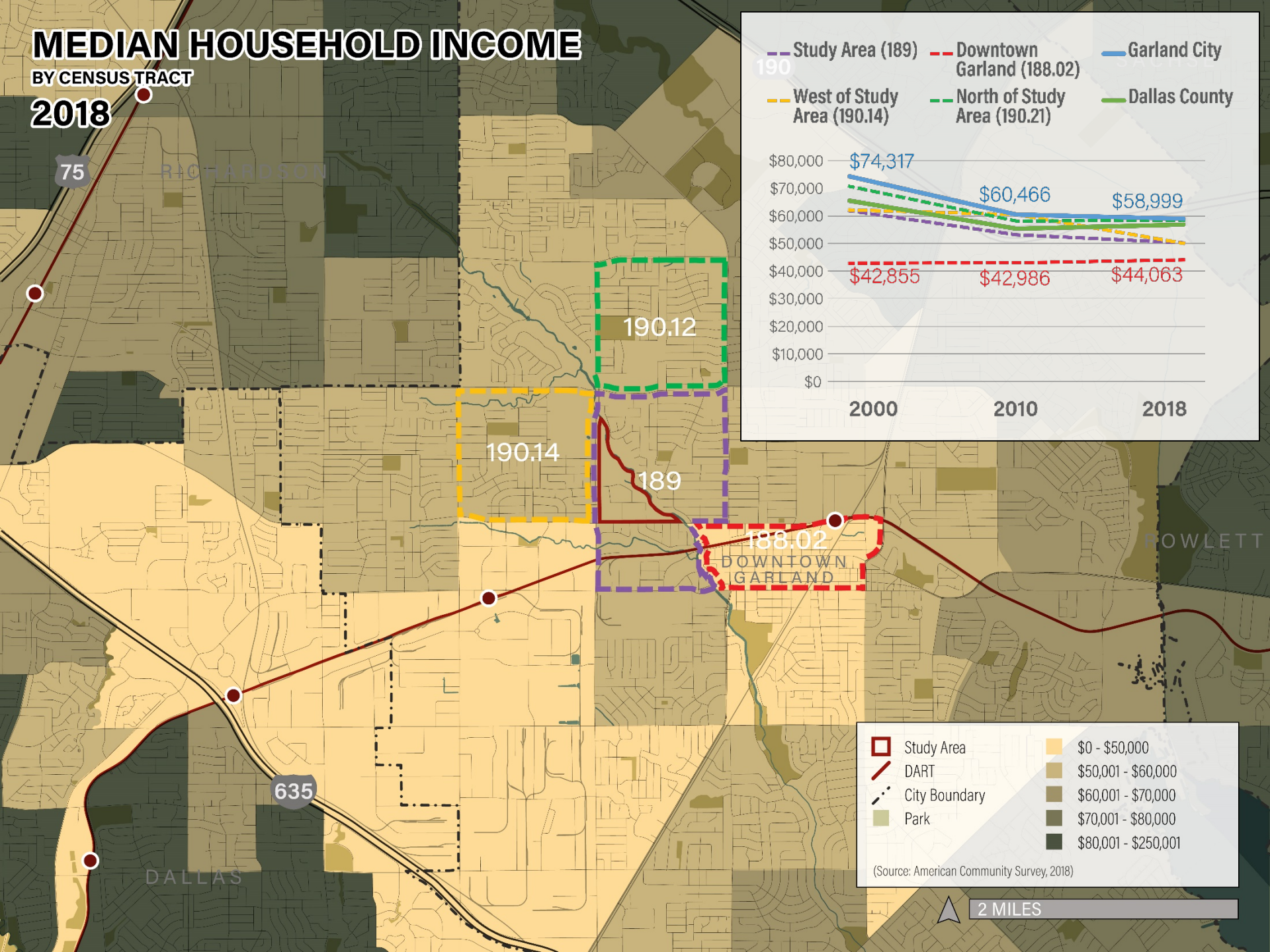
Multi-cultural businesses are all along the corridor serving the growing market opportunity



MEDIAN HOUSEHOLD INCOME

BY CENSUS TRACT

2018



(Source: American Community Survey, 2018)

2 MILES

MEDIAN HOUSEHOLD INCOME

BY CENSUS TRACT

2000

IN 2018 DOLLARS

Study Area

DART

City Boundary

Park

\$0 - \$50,000

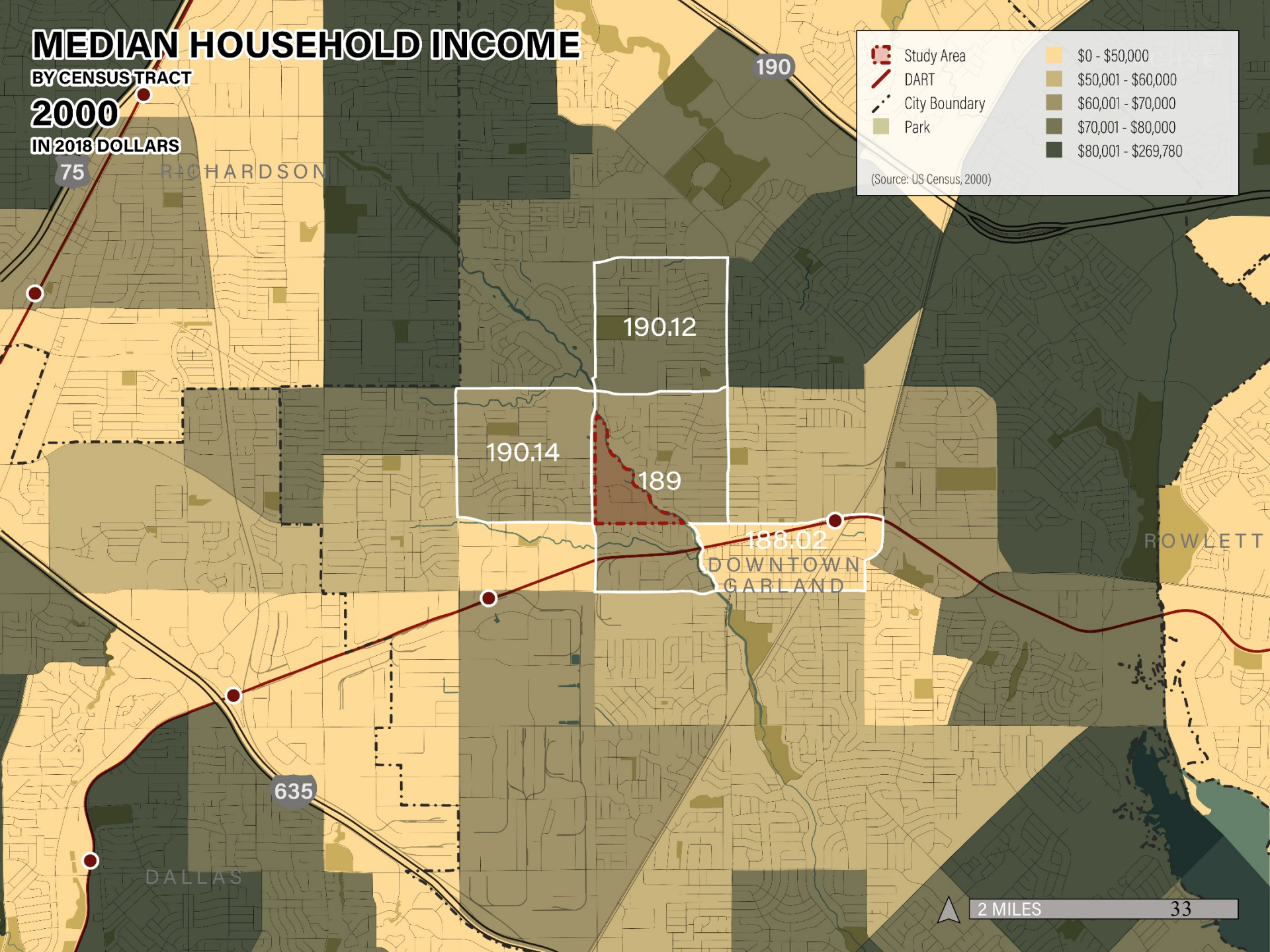
\$50,001 - \$60,000

\$60,001 - \$70,000

\$70,001 - \$80,000

\$80,001 - \$269,780

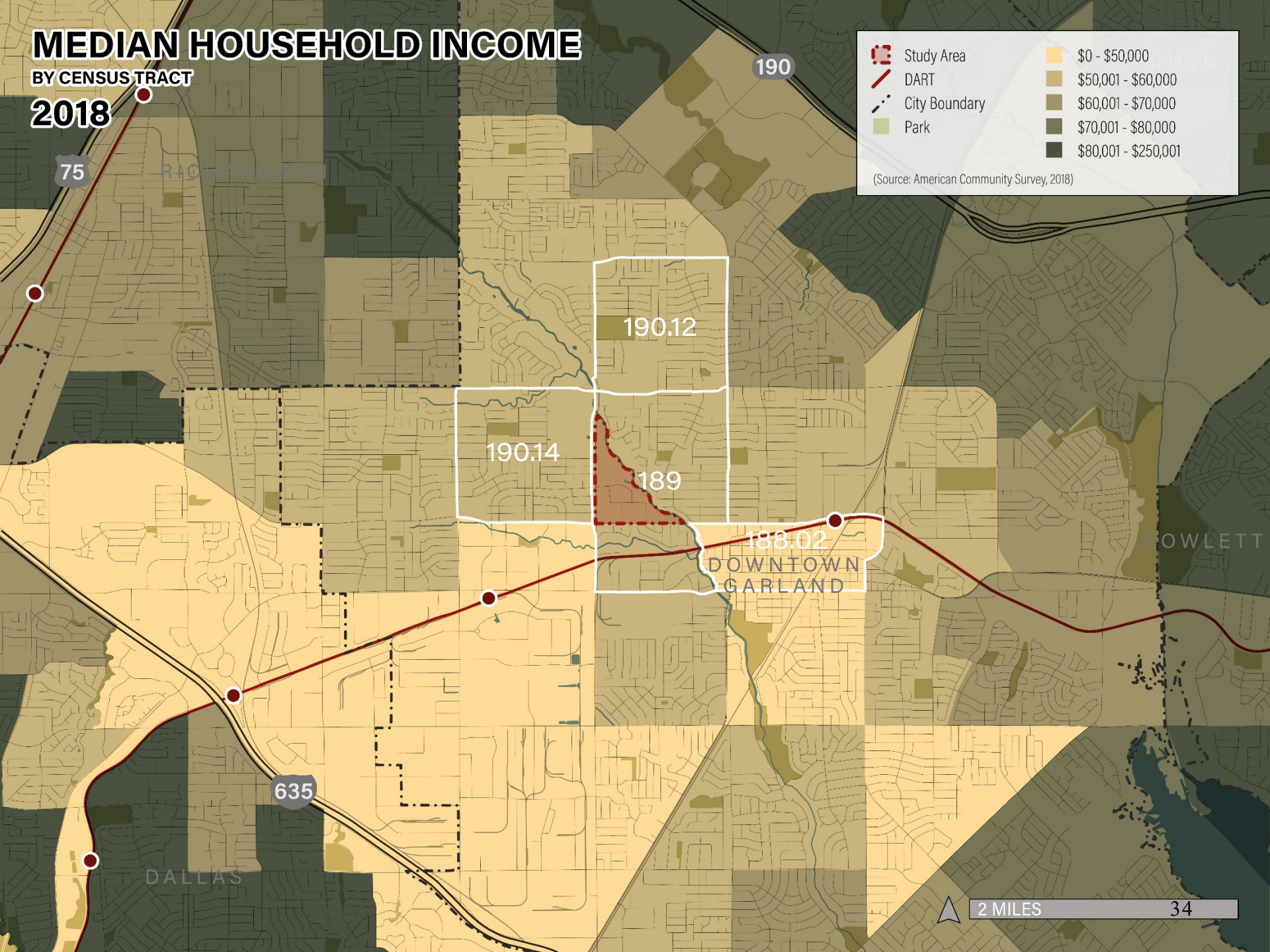
(Source: US Census, 2000)



MEDIAN HOUSEHOLD INCOME

BY CENSUS TRACT

2018



Study Area

DART

City Boundary

Park

\$0 - \$50,000

\$50,001 - \$60,000

\$60,001 - \$70,000

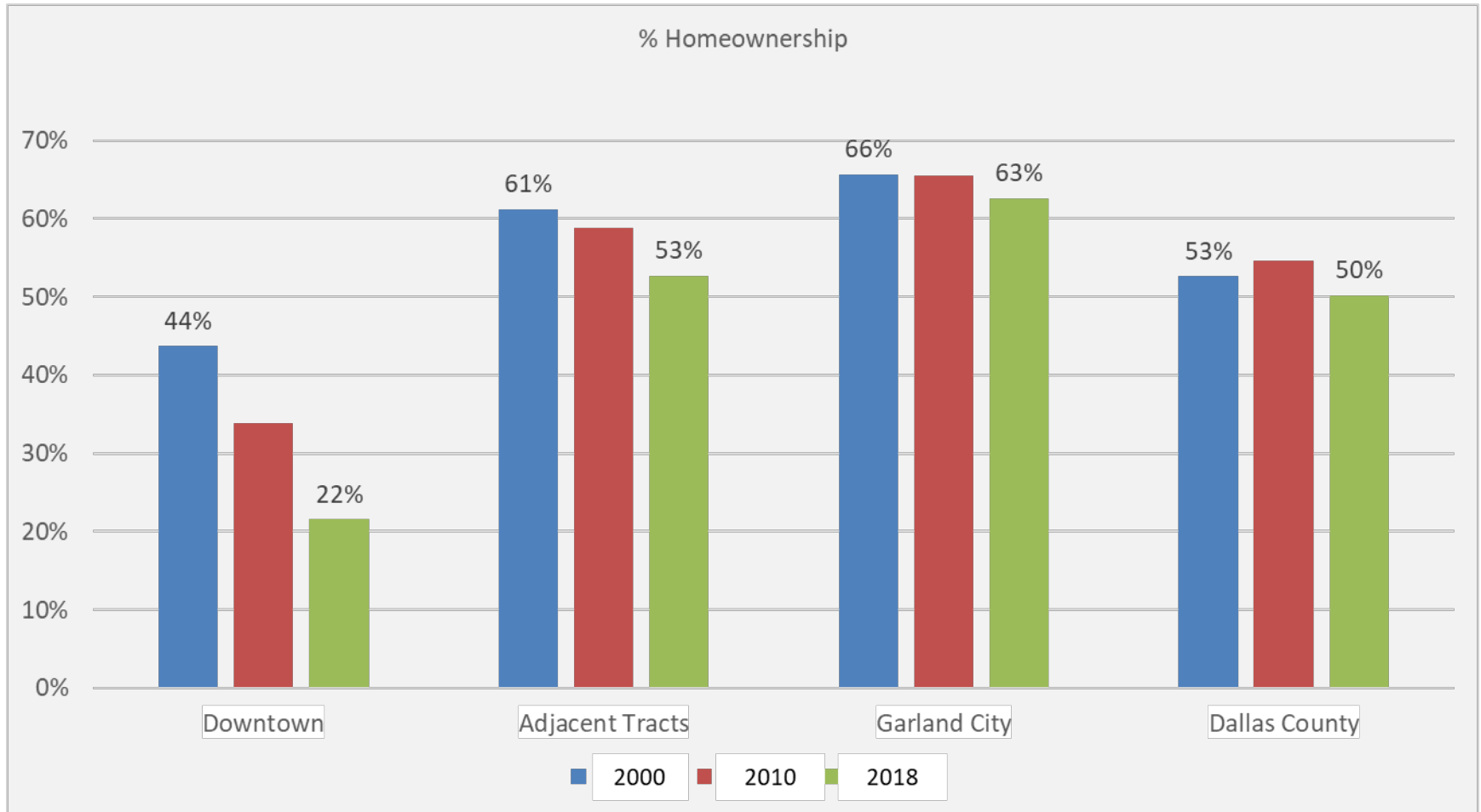
\$70,001 - \$80,000

\$80,001 - \$250,001

A grayscale aerial photograph of a suburban neighborhood. A river flows through the center of the image, with a bridge crossing it. The surrounding area is filled with residential streets and houses. The word "HOUSING" is overlaid in a large, dark blue, serif font across the middle of the image.

HOUSING

Home ownership rates are changing faster than the city

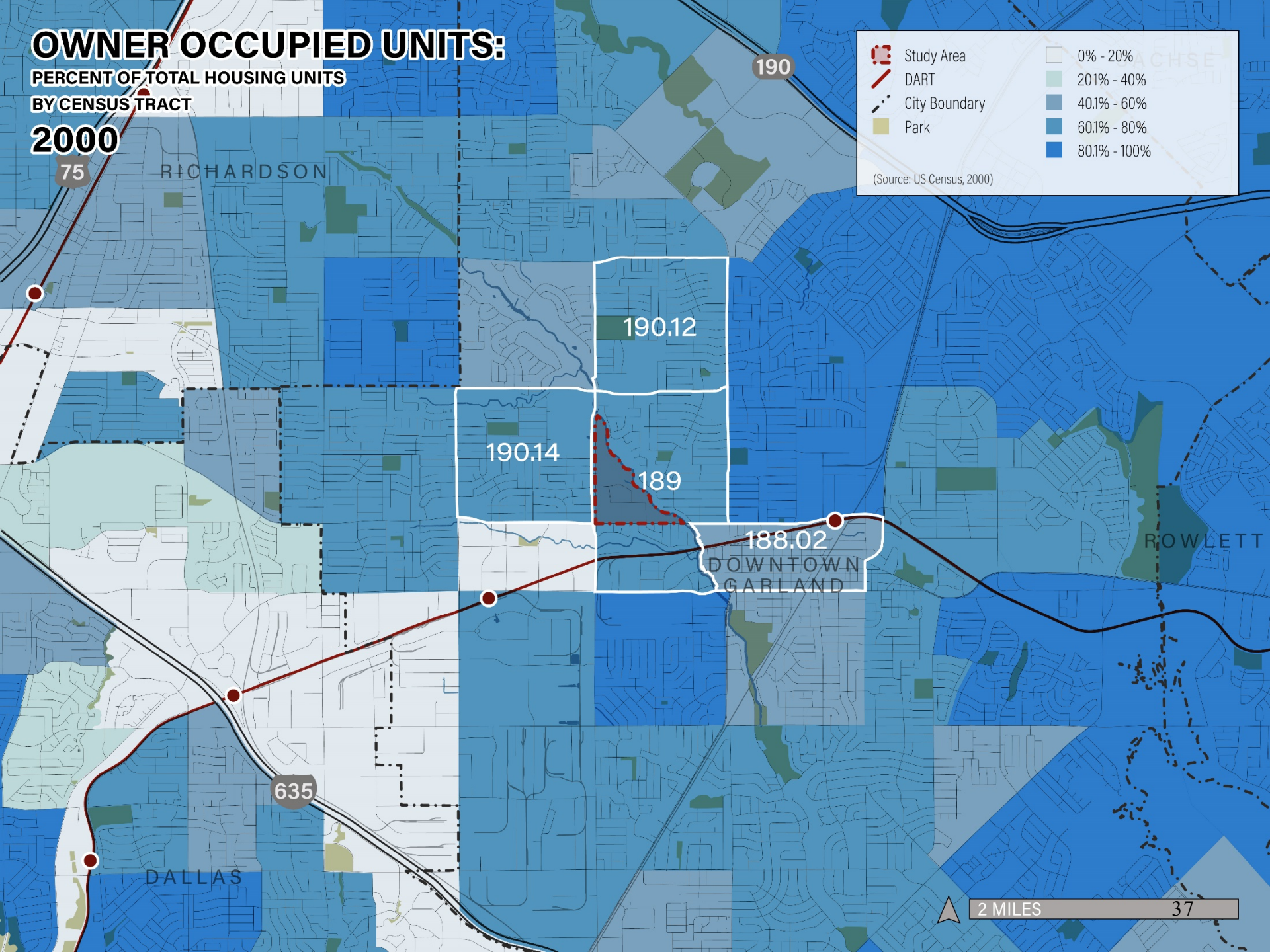


OWNER OCCUPIED UNITS:

PERCENT OF TOTAL HOUSING UNITS

BY CENSUS TRACT

2000



OWNER OCCUPIED UNITS:

PERCENT OF TOTAL HOUSING UNITS

BY CENSUS TRACT

2010

75

RICHARDSON

190



Study Area

DART

City Boundary

Park

0% - 20%

20.1% - 40%

40.1% - 60%

60.1% - 80%

80.1% - 100%

(Source: US Census, 2010)

190.12

190.14

189

188.02

DOWNTOWN
GARLAND

ROWLETT

635

DALLAS

2 MILES

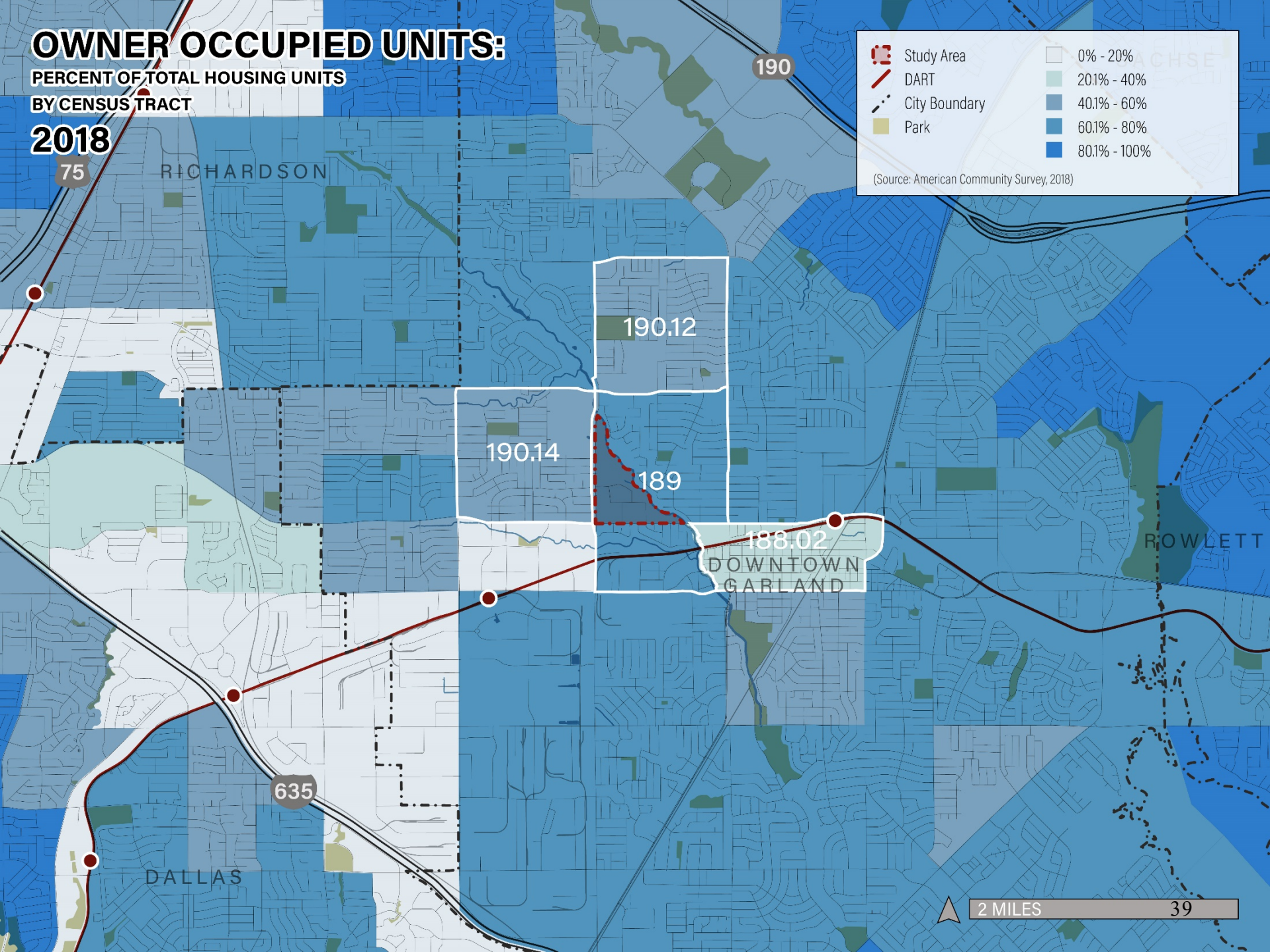
38

OWNER OCCUPIED UNITS:

PERCENT OF TOTAL HOUSING UNITS

BY CENSUS TRACT

2018



Study Area

DART

City Boundary

Park

0% - 20%

20.1% - 40%

40.1% - 60%

60.1% - 80%

80.1% - 100%

(Source: American Community Survey, 2018)

190.12

190.14

189

188.02

DOWNTOWN
GARLAND

ROWLETT

DALLAS

2 MILES

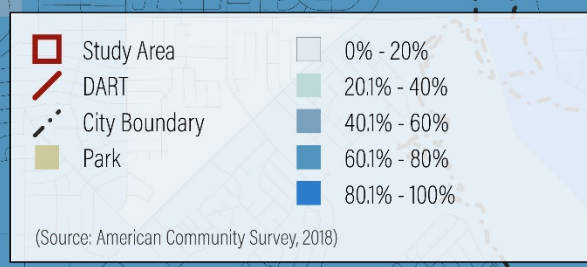
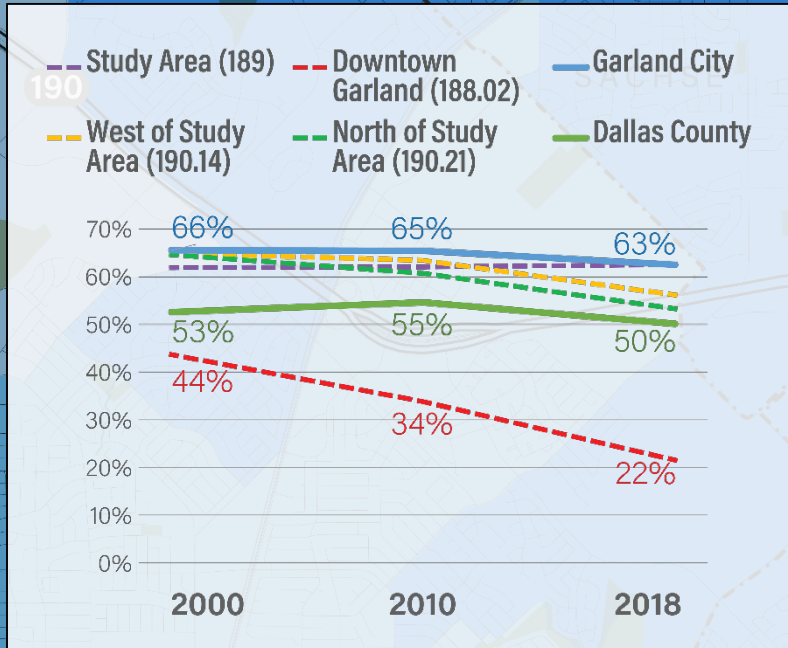
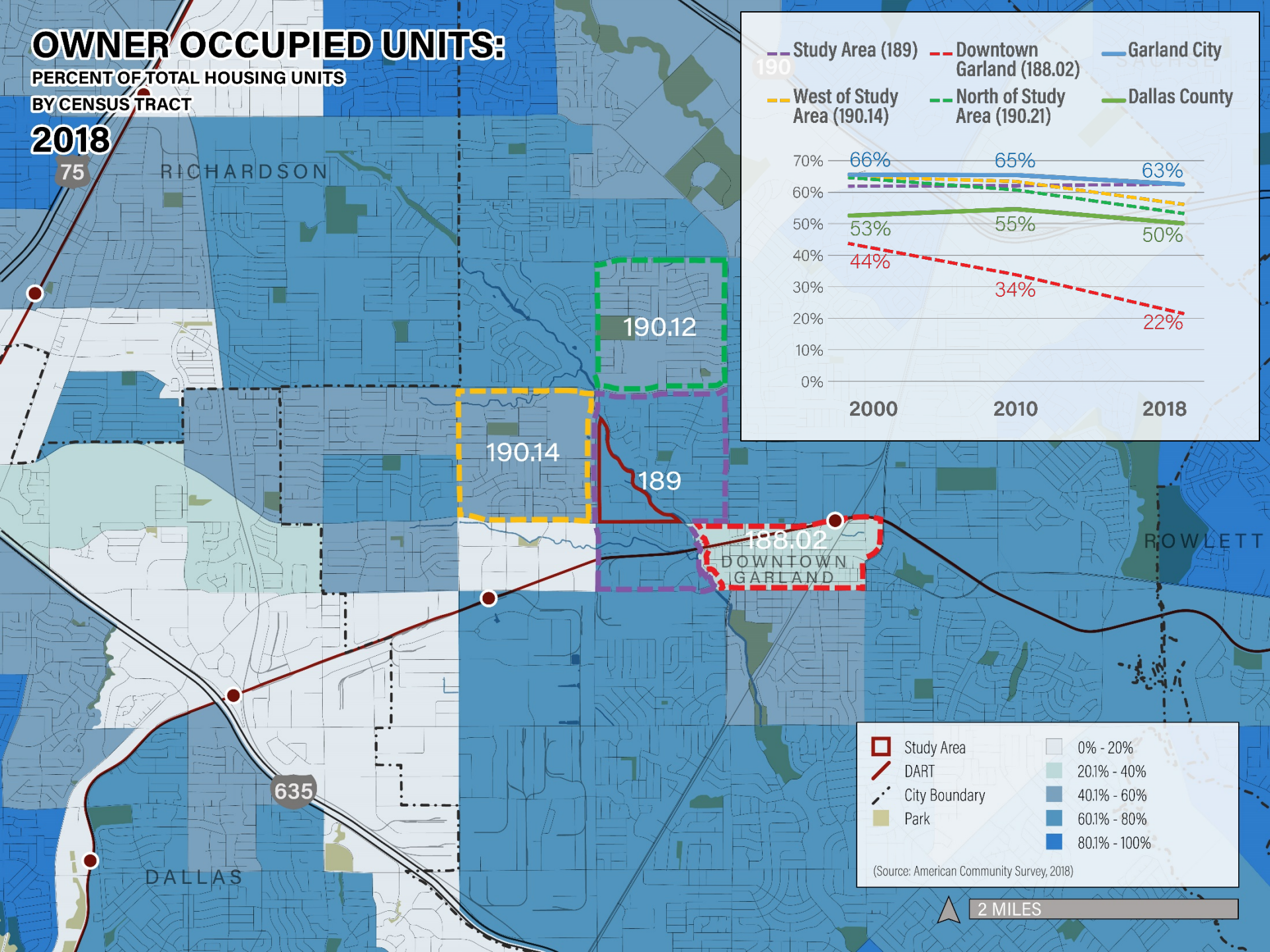
39

OWNER OCCUPIED UNITS:

PERCENT OF TOTAL HOUSING UNITS

BY CENSUS TRACT

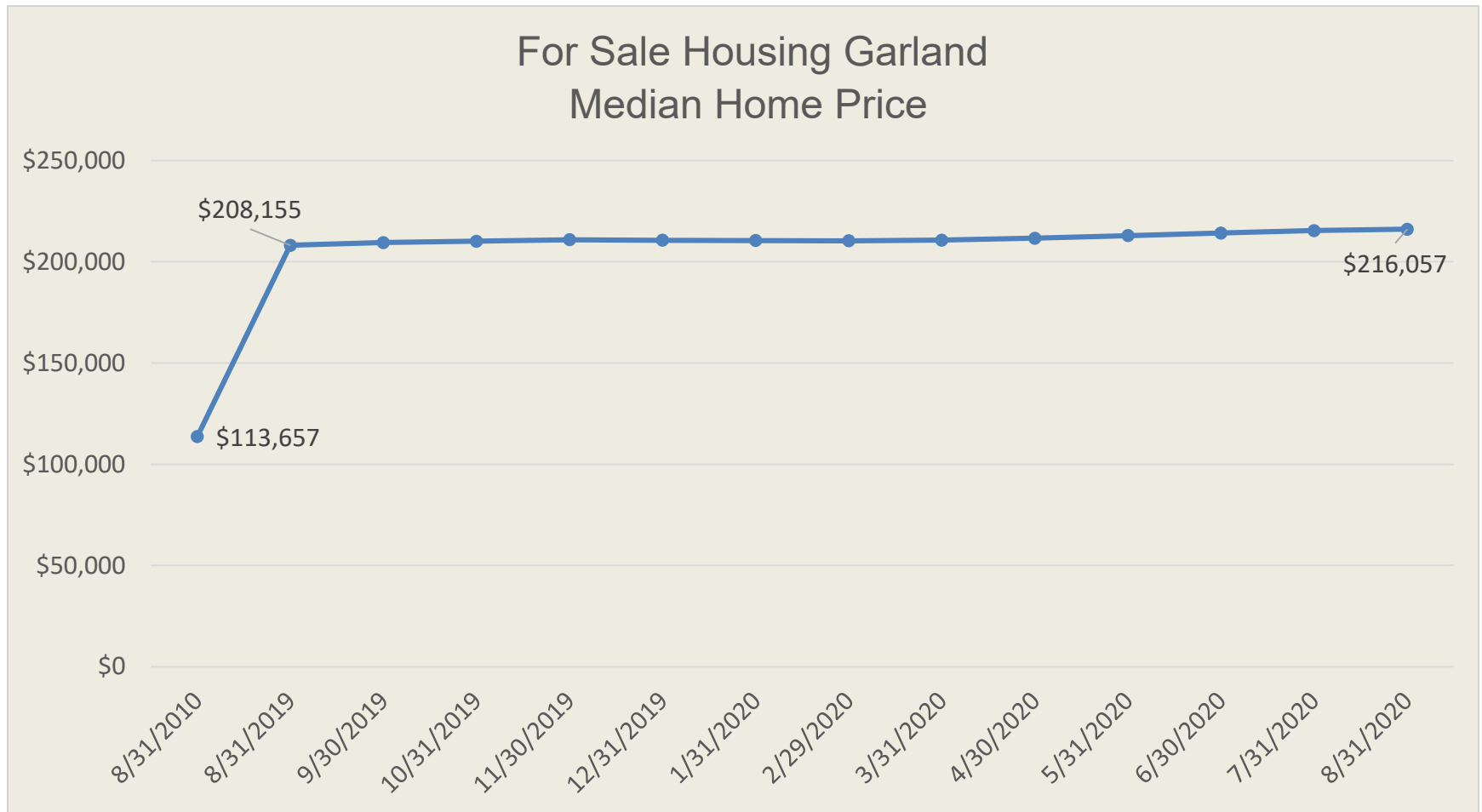
2018



(Source: American Community Survey, 2018)

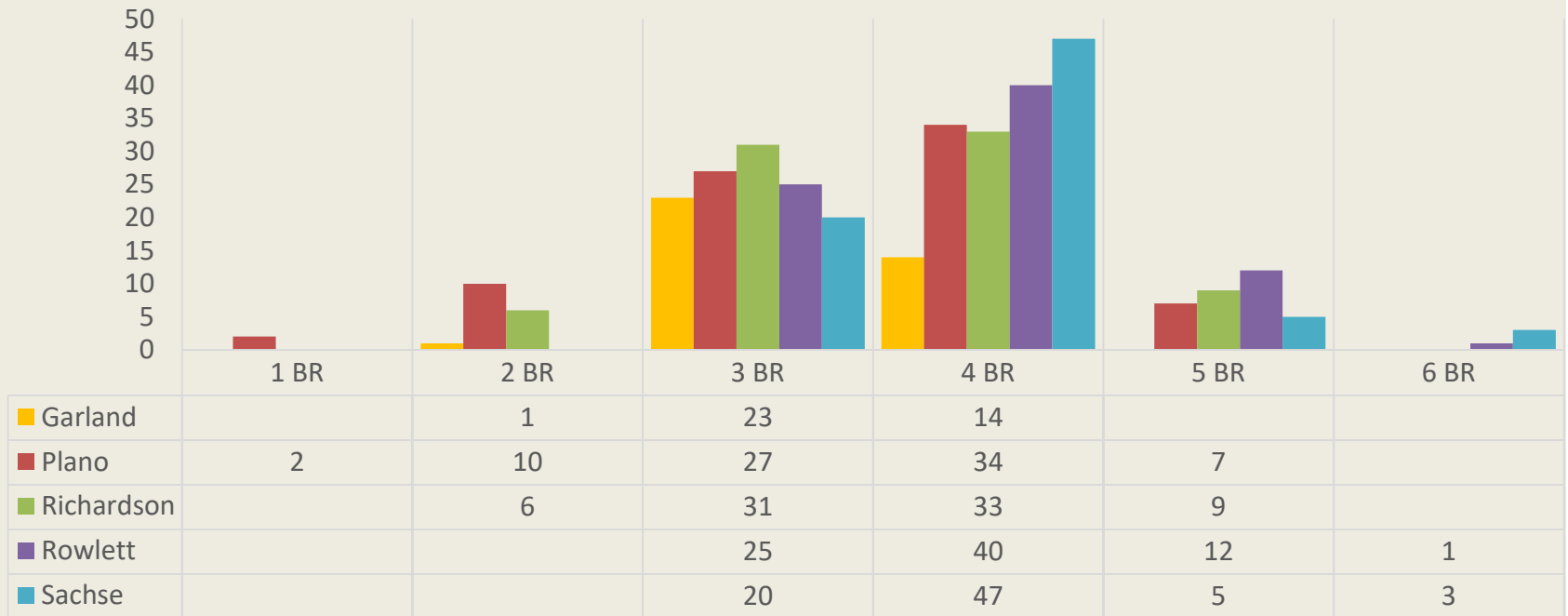
2 MILES

Housing prices have doubled since Aug 2010, and have continued to increase every month since Aug 2019



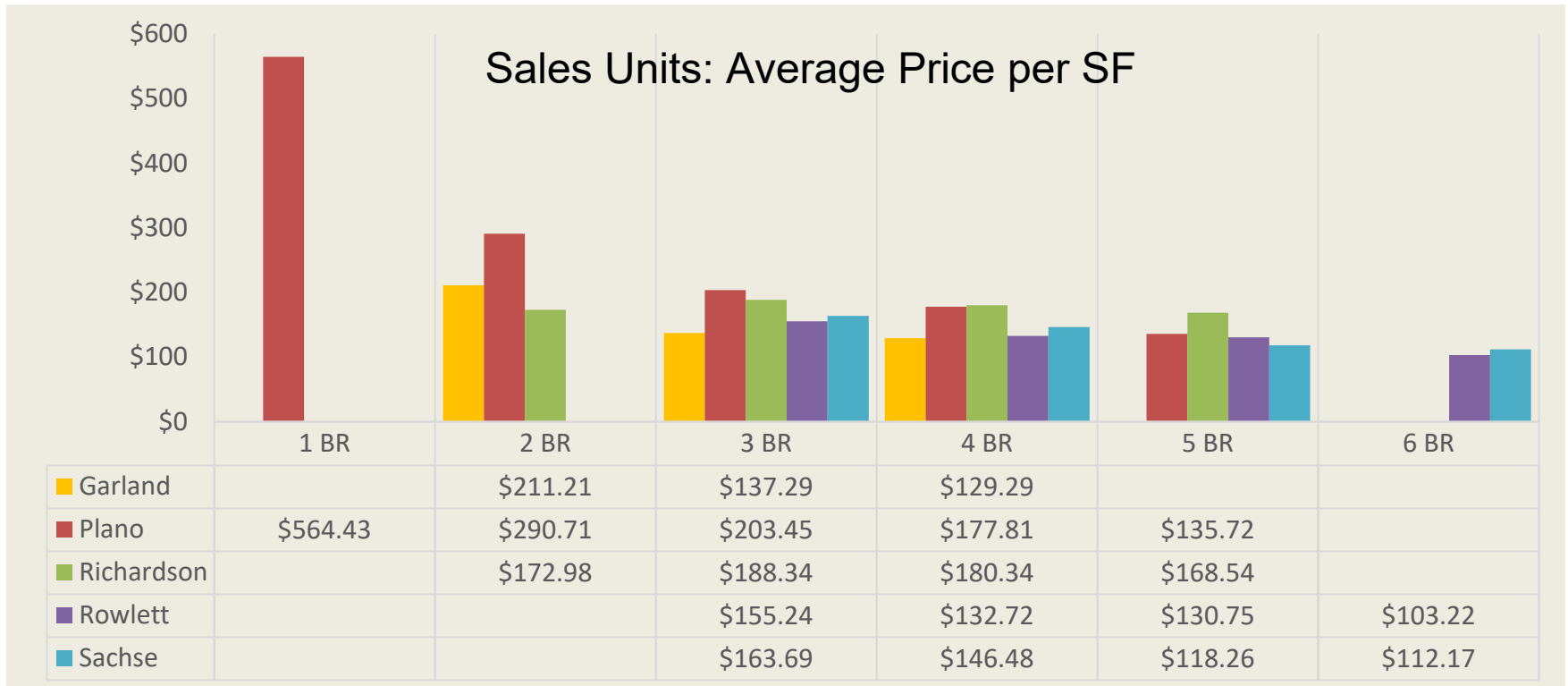
There is limited availability of for sale housing in Garland

Sales Units: Availability by Type



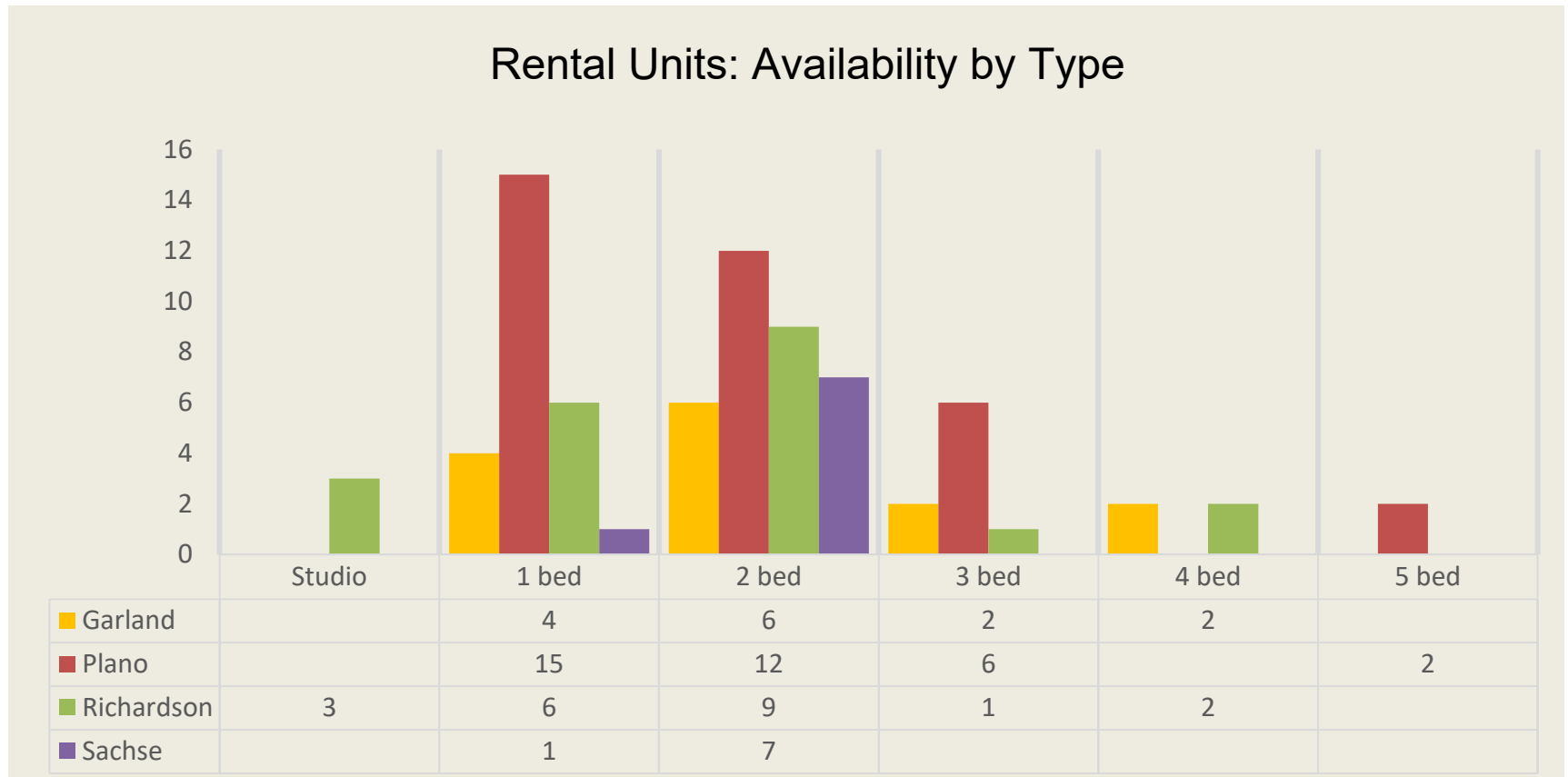
Data pulled from Zillow.com in September of 2020.

From a sales perspective Garland is among the most affordable communities in the region



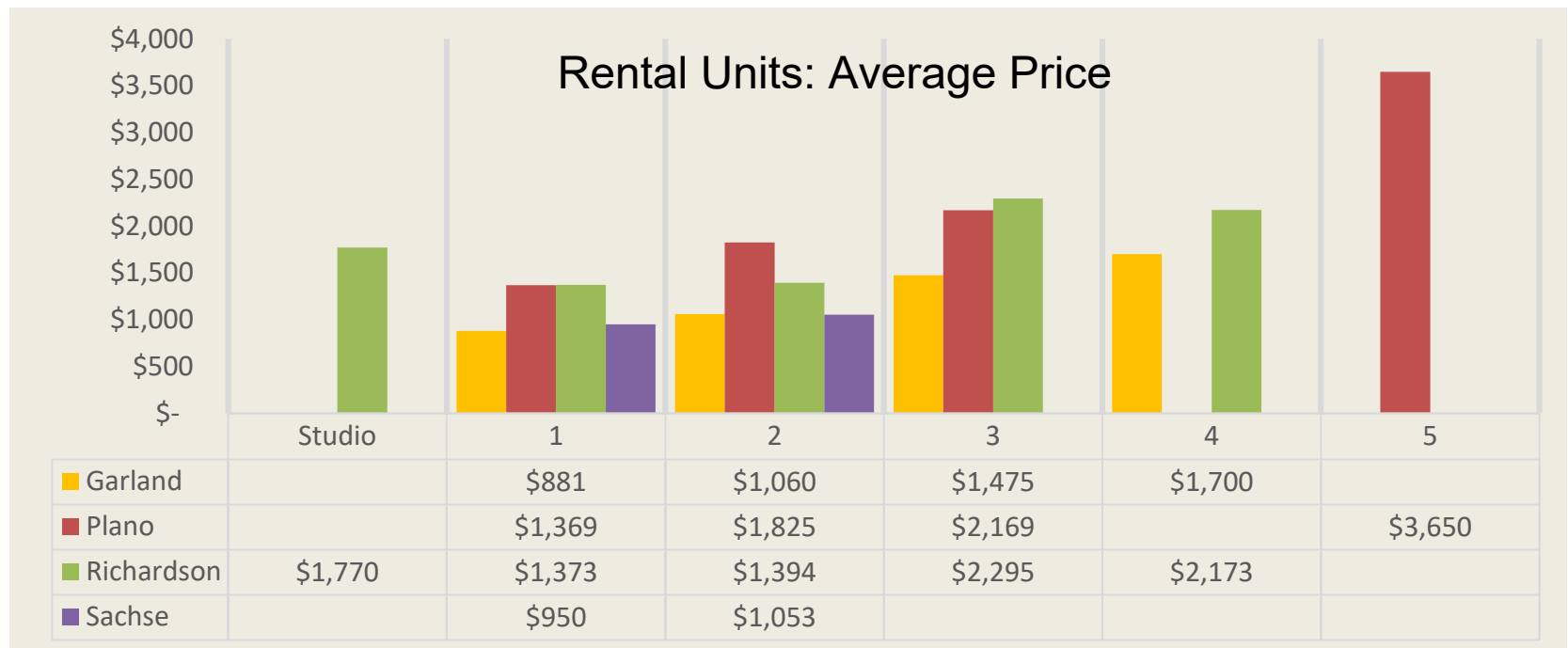
Data pulled from Zillow.com in September of 2020.

Garland has relatively few rental units available



Data pulled from Apartments.com in September of 2020.

For rent housing in Garland is among the most affordable in the region

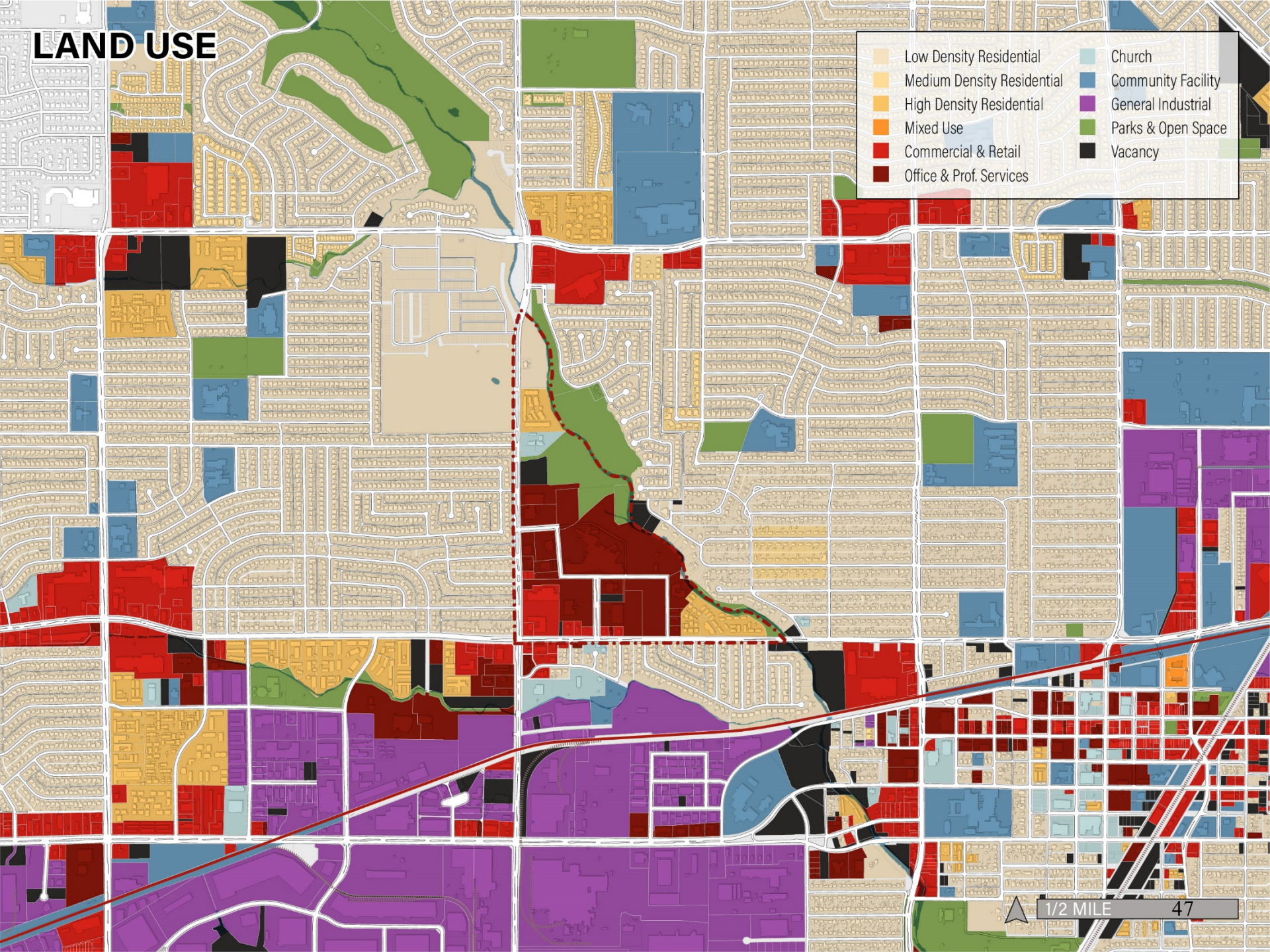
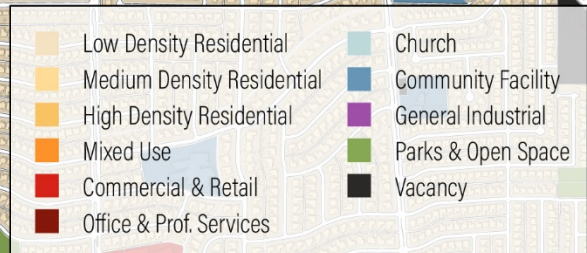


Data pulled from Apartments.com in September of 2020.

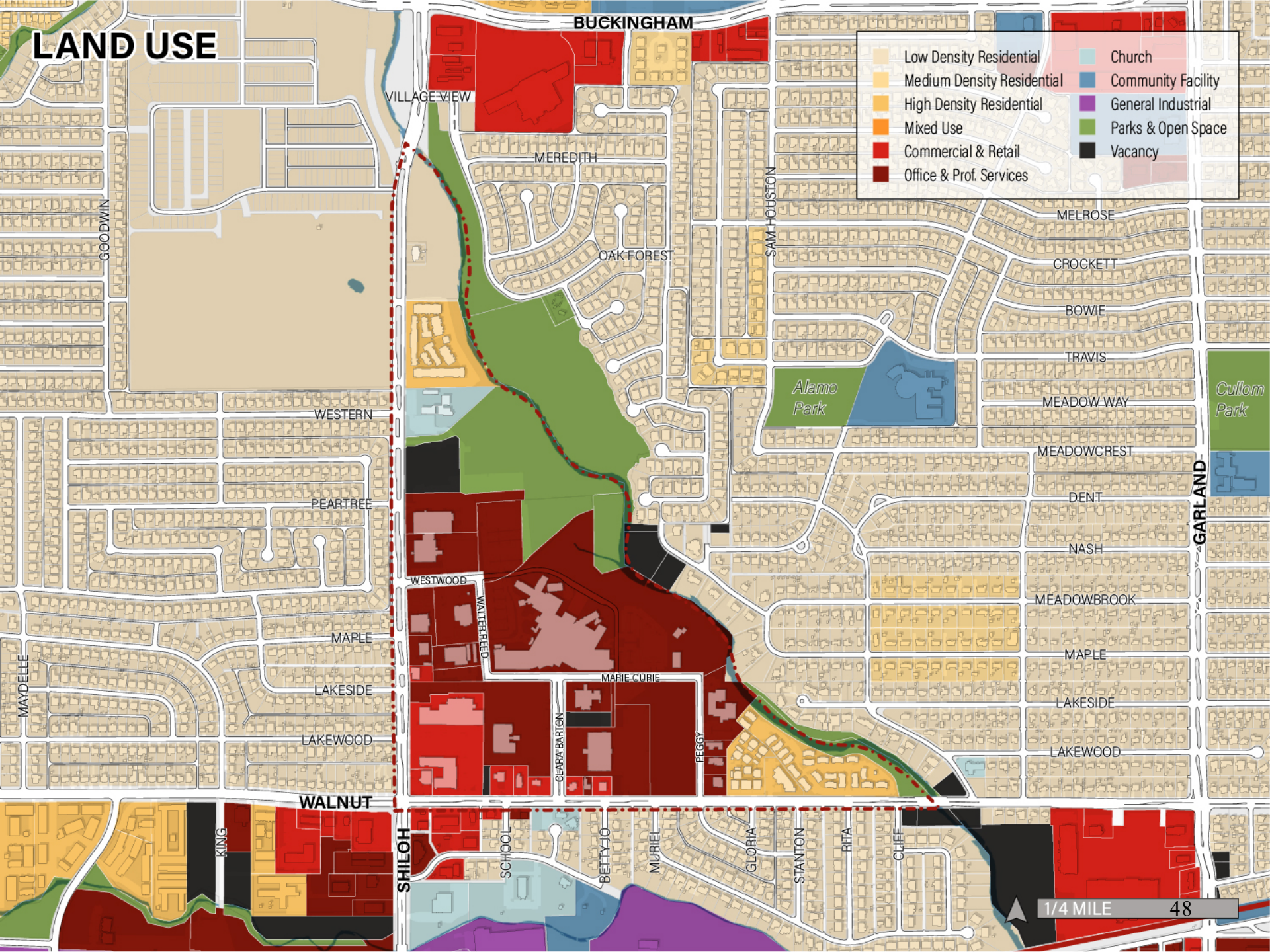
A grayscale aerial photograph of a suburban neighborhood. A river flows through the center of the image. To the right of the river, a specific residential lot is highlighted with a darker gray fill and a white outline. The lot contains a small building footprint. The surrounding area is filled with residential lots, streets, and some larger commercial or industrial buildings.

SITE ANALYSIS

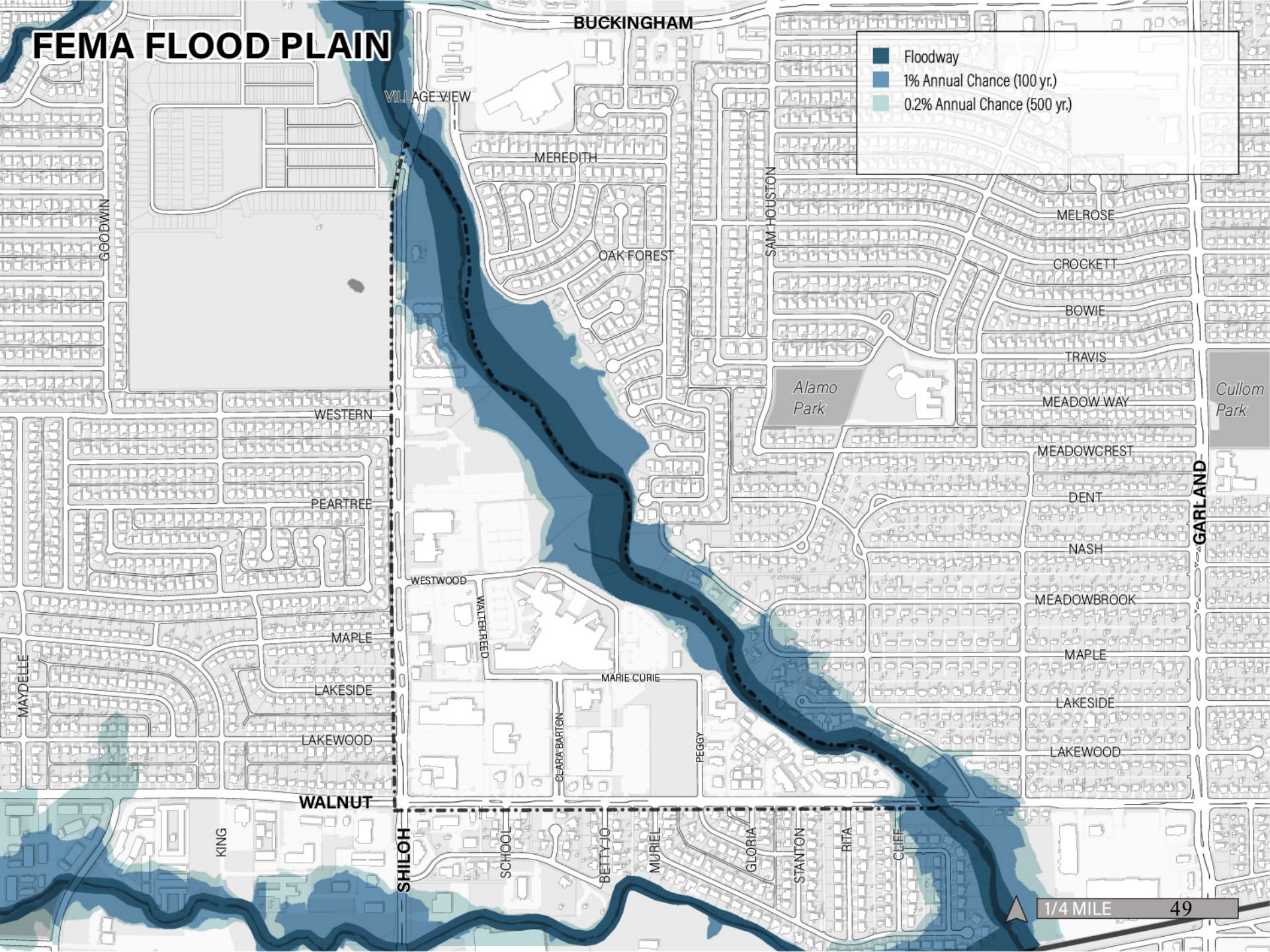
LAND USE



LAND USE



FEMA FLOOD PLAIN



A grayscale aerial map of a suburban neighborhood. The map shows a grid of residential streets and house footprints. A river or stream flows through the center of the map. A small icon of a house with a chimney is located on the right side of the map. The word "MOBILITY" is overlaid in the center in a large, blue, serif font.

MOBILITY

Mobility Considerations

Pedestrian

- Sidewalks are present on both sides of the street on Walnut St and Forest Ln, but there are many curb cuts
- Many sidewalk gaps are present on Shiloh Rd, meaning pedestrian connections would be difficult to make between the Medical District and the Forest/ Jupiter DART station
- Additionally, there are no paved or off-street trails in the area that would create connections

Bicycle

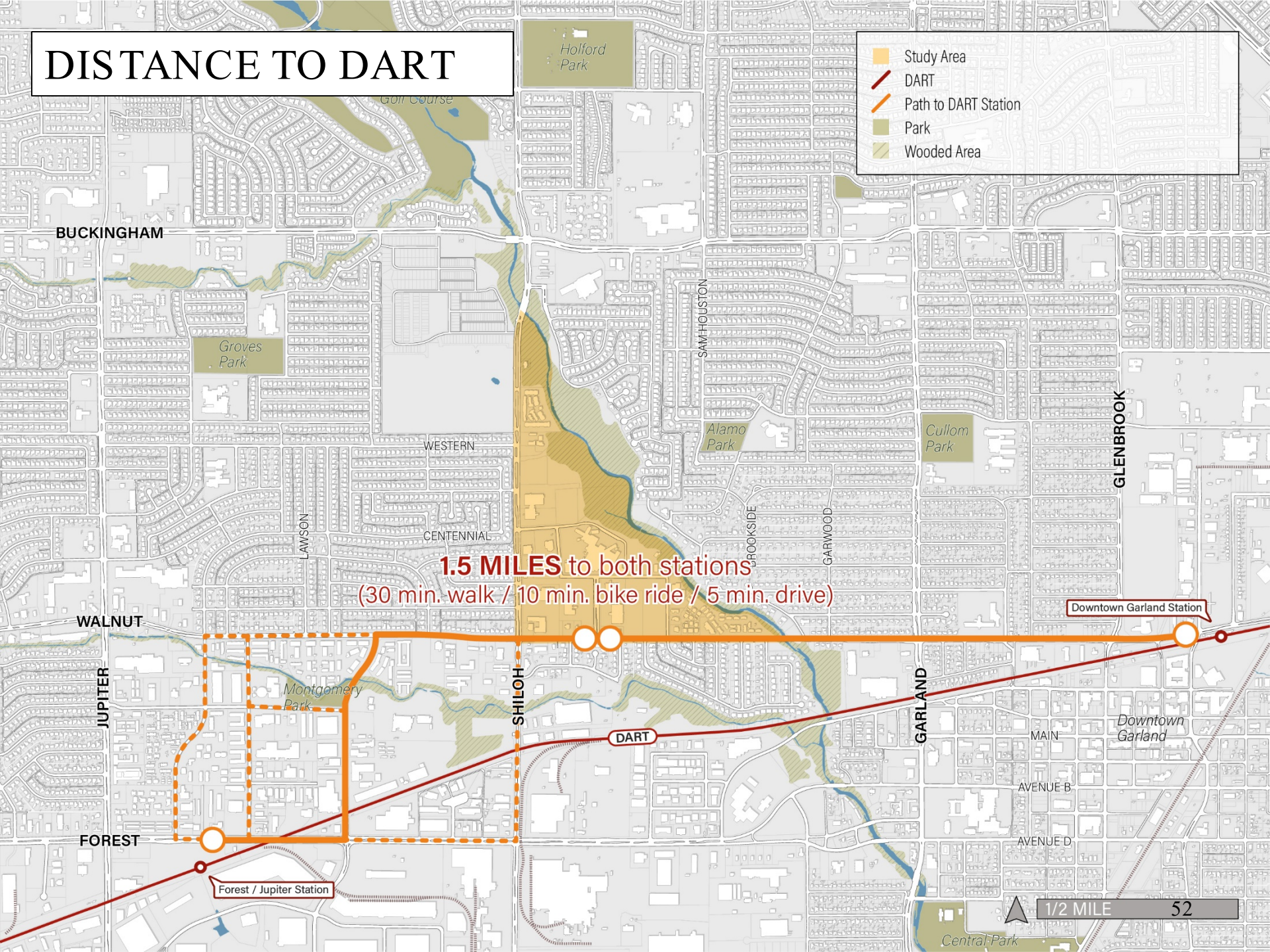
- There are no bike lanes in the immediate area of the Medical District that would make connections to the Forest/ Jupiter DART station or the Downtown DART station
- There are bike lanes in the downtown area (on Main St and Glenbrook Dr) but these are not along the direct path between the Medical District and the Downtown DART station (along Walnut St)
- As previously noted, due to the lack of paved and off-street trails, safe cycling is not an option in this area

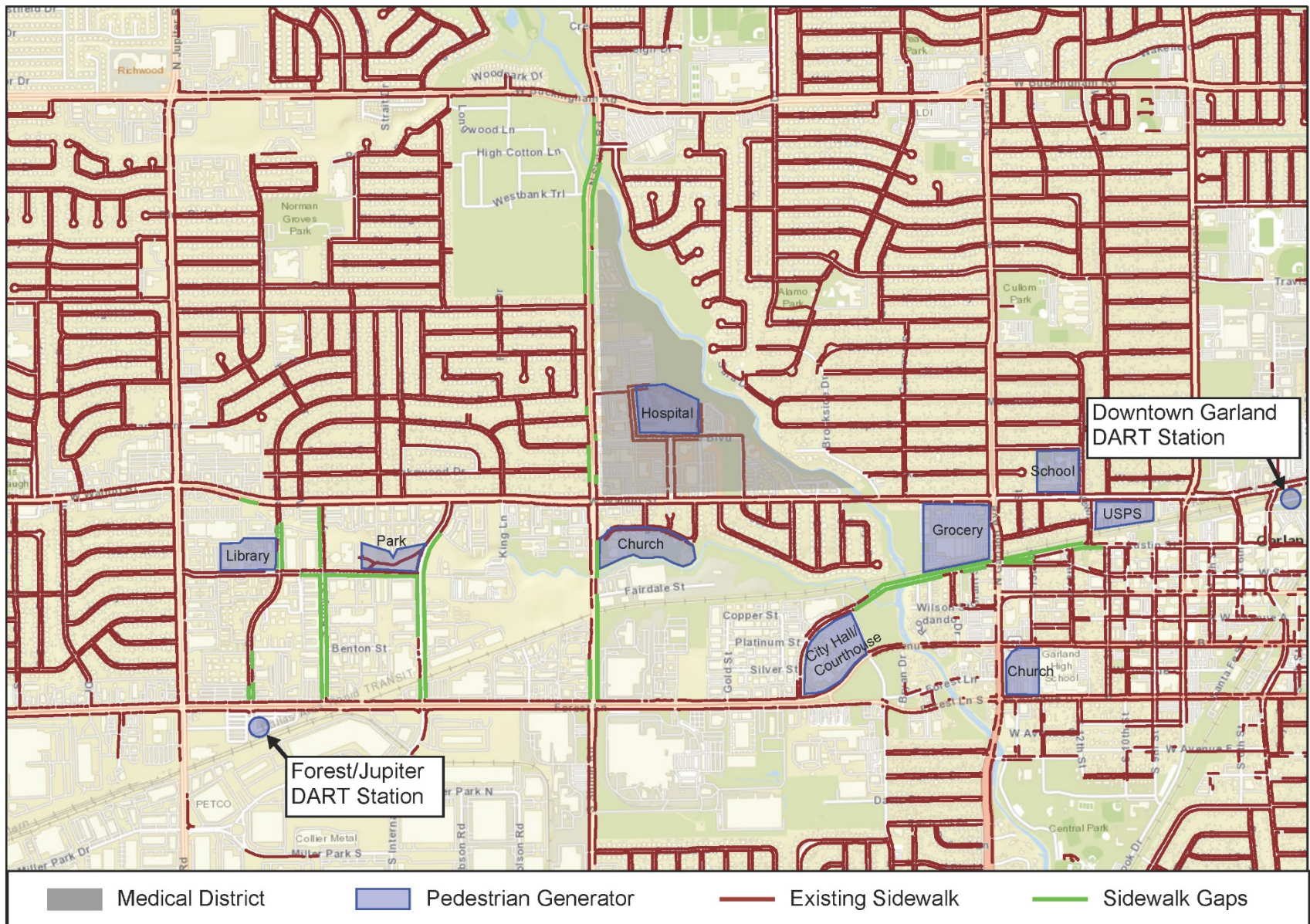
Parking

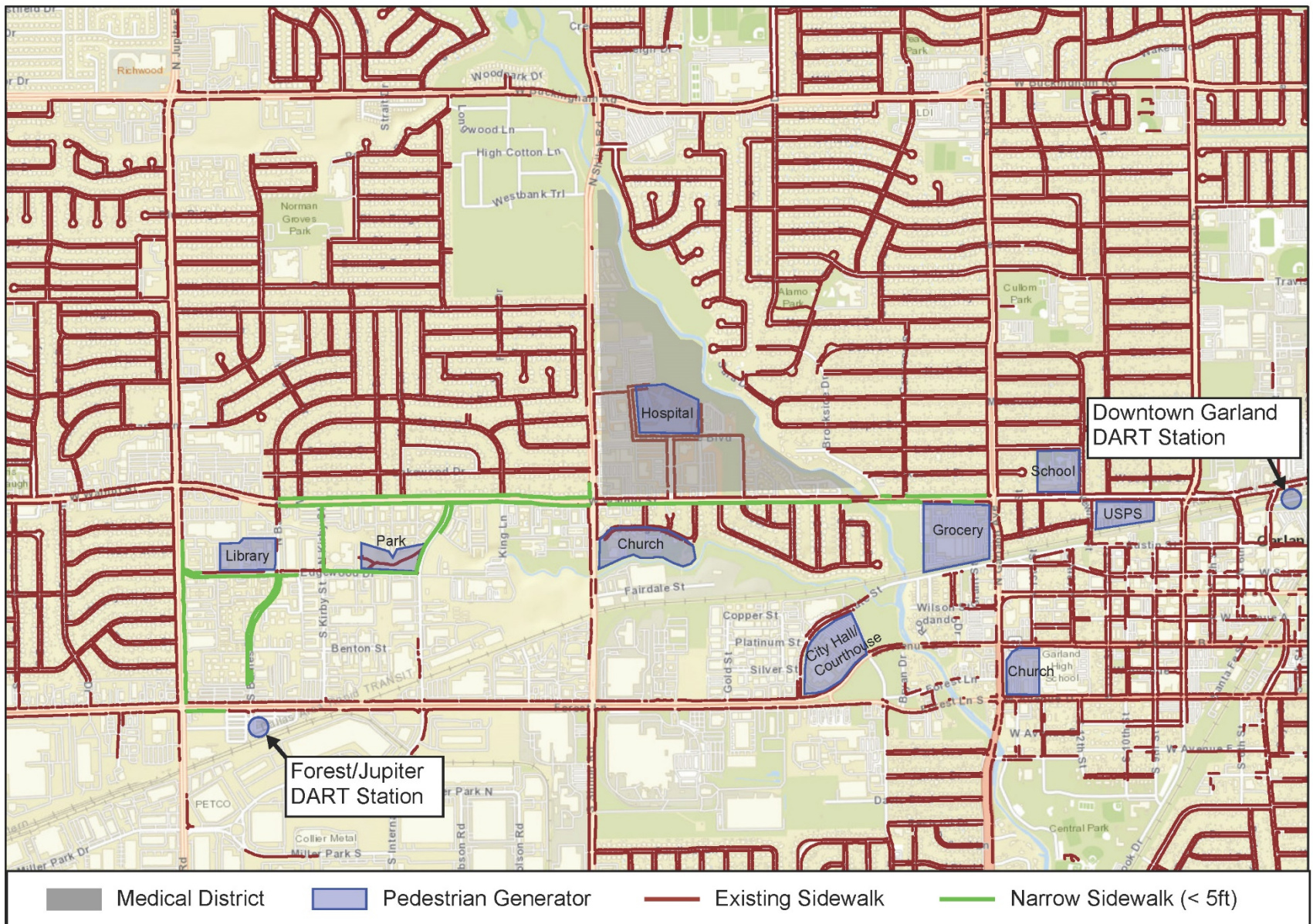
- There is more parking than needed throughout the Medical District but the SW corner in particular has much more parking than is needed considering the land uses
- The amount of parking is more or less consistent with suburban Texas parking ratios, but the SW corner is likely higher (i.e., provides more parking than necessary) than the Texas norm

DISTANCE TO DART

- Study Area
- DART
- Path to DART Station
- Park
- Wooded Area









IDEAS



DEVELOPMENT SCENARIOS

DEVELOPMENT SITE 01

SCENARIO A

Numbers Breakdown:

140 Residential Units
280 Parking Spaces

Multi-Family Building

Surface Parking

Shared Open Space

Development Site 1 test fit prior to project announcement. These are test fits to help inform city staff on the amount of units that can be built with and without parking decks.

DEVELOPMENT SITE 01

SCENARIO B

Numbers Breakdown:

230 Residential Units

460 Parking Spaces

Multi-Family Building

Structured Parking

Shared Open Space

Development Site 1 test fit prior to project announcement. These are test fits to help inform city staff on the amount of units that can be built with and without parking decks.

DEVELOPMENT SITE 02

SCENARIO A

Numbers Breakdown:

116 Residential Units

258 Parking Spaces

Shared Open Space

Private Yard

Stacked Townhomes

Commercial Space

Mixed Use Building

WALNUT

CLARA BARTON

These are test fits to help inform city staff on the amount of units that can be built with and without parking decks .

DEVELOPMENT SITE 02

SCENARIO B

Numbers Breakdown:

340 Residential Units

700 Parking Spaces

Shared Open Space

Structured Parking

Commercial Space

Multi-Family Building

These are test fits to help inform city staff on the amount of units that can be built with and without parking decks.

DEVELOPMENT SITE 02

SCENARIO C

Medical Use

Potential Commercial Development

Private Outdoor Space

Surface Parking Lot

Loading

Entrance / Drop-off

Numbers Breakdown:

80,000 sqft

80 Beds

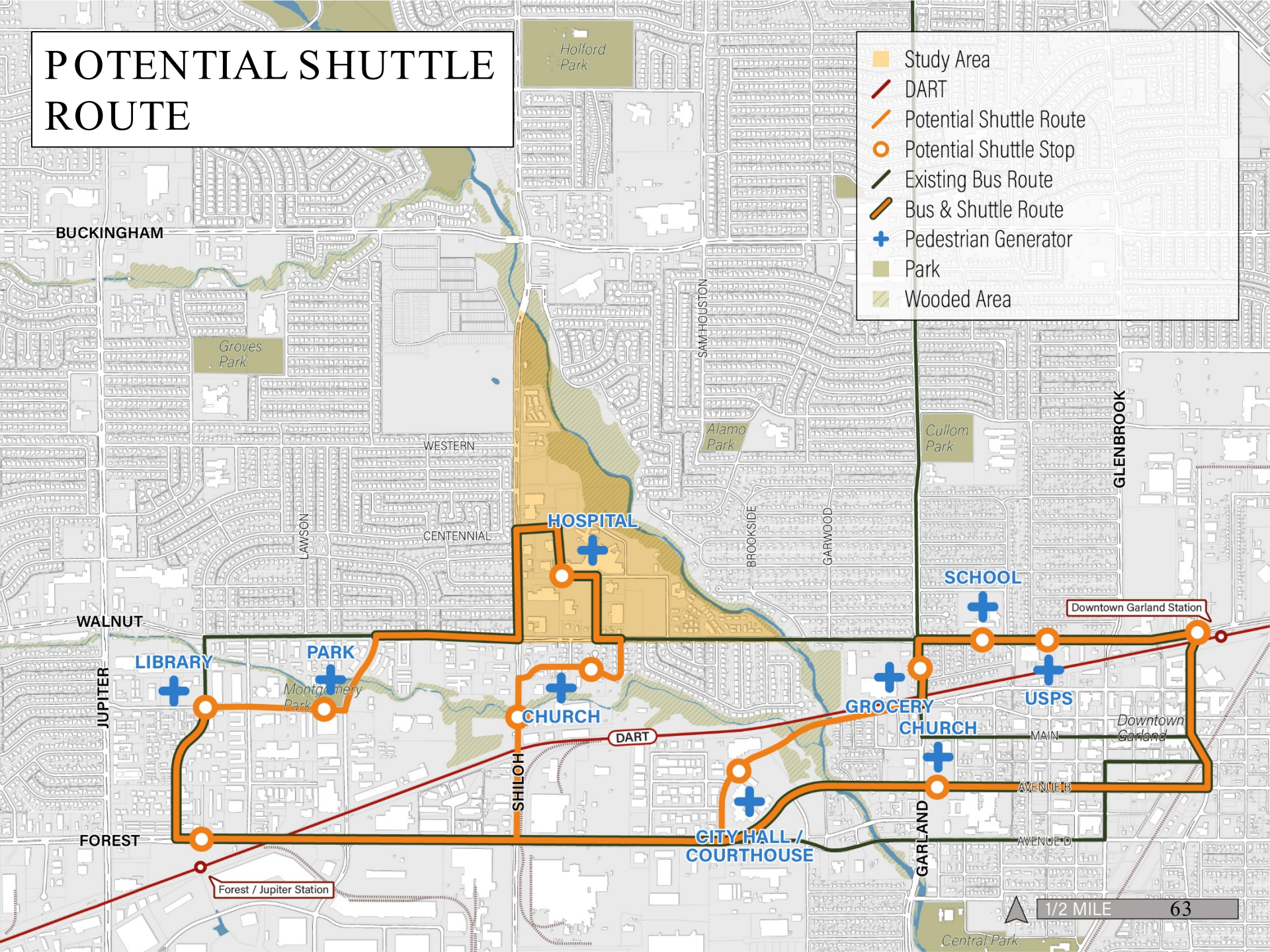
120 Parking Spaces

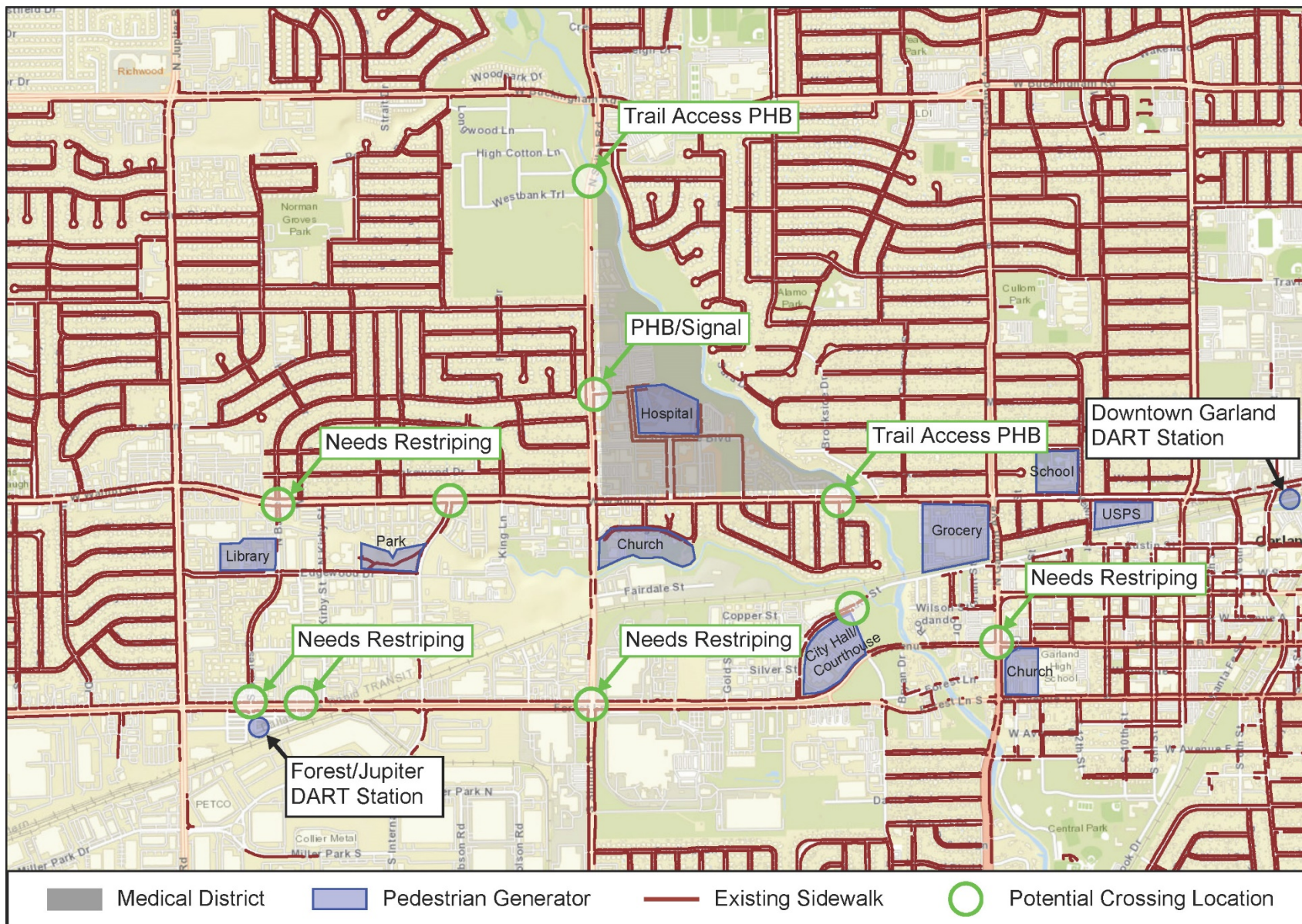
These are test fits to help inform city staff on the amount of units that can be built with and without parking decks.

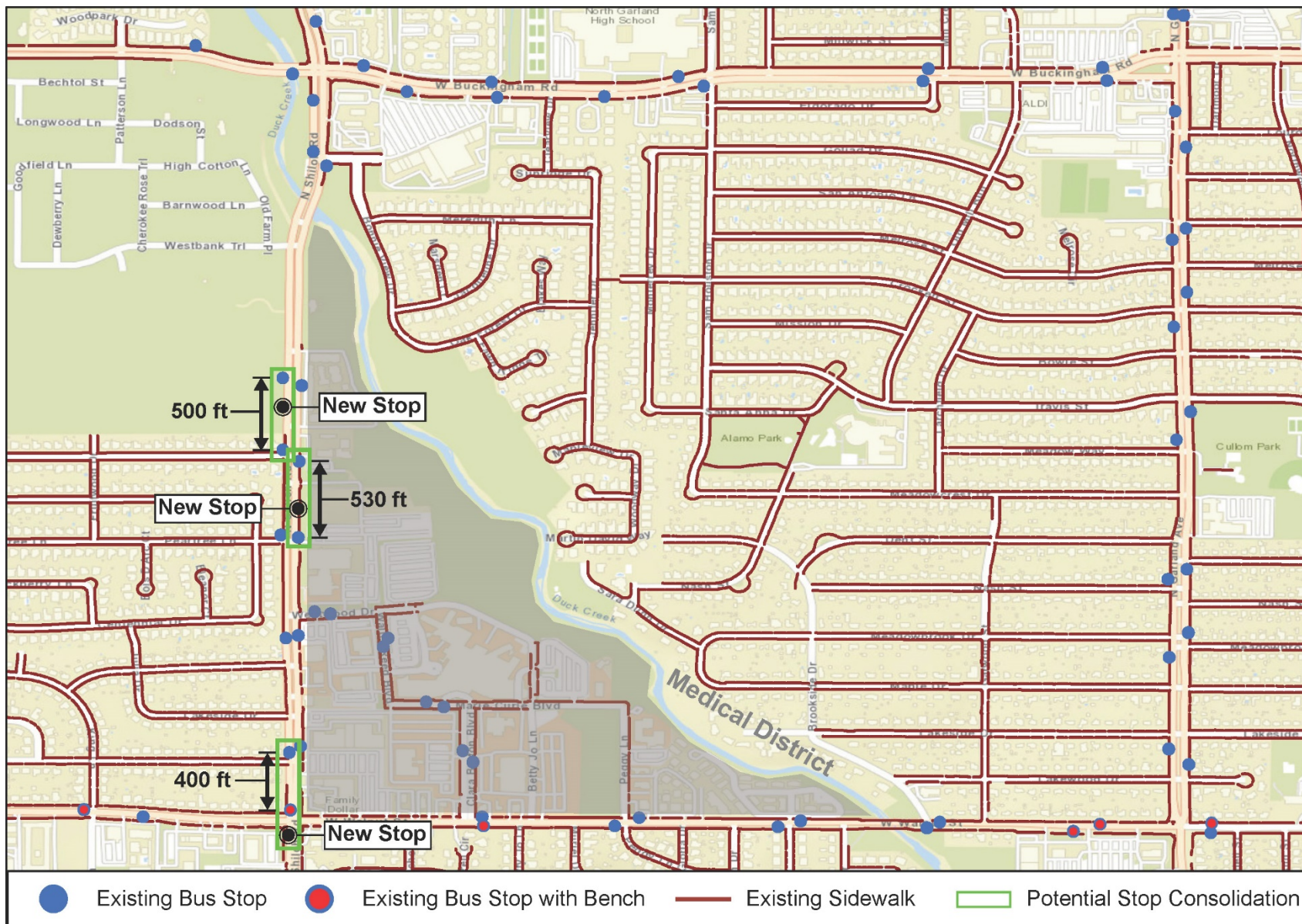
A grayscale aerial map of a suburban neighborhood. The map shows a river winding through the center, with residential developments on both sides. The developments consist of numerous small, rectangular building footprints arranged in a grid-like pattern, separated by narrow roads and parking lots. Some areas are shaded in a darker gray, possibly indicating different land use types or infrastructure. The overall layout suggests a planned suburban environment.

MOBILITY OPTIONS

POTENTIAL SHUTTLE ROUTE



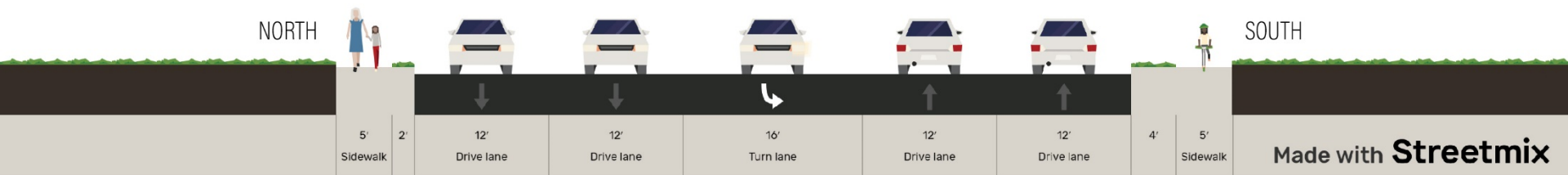
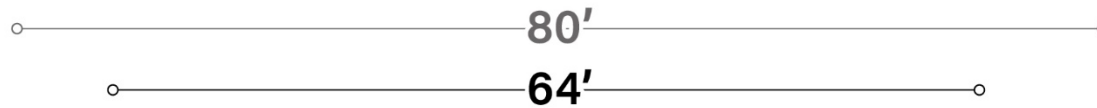




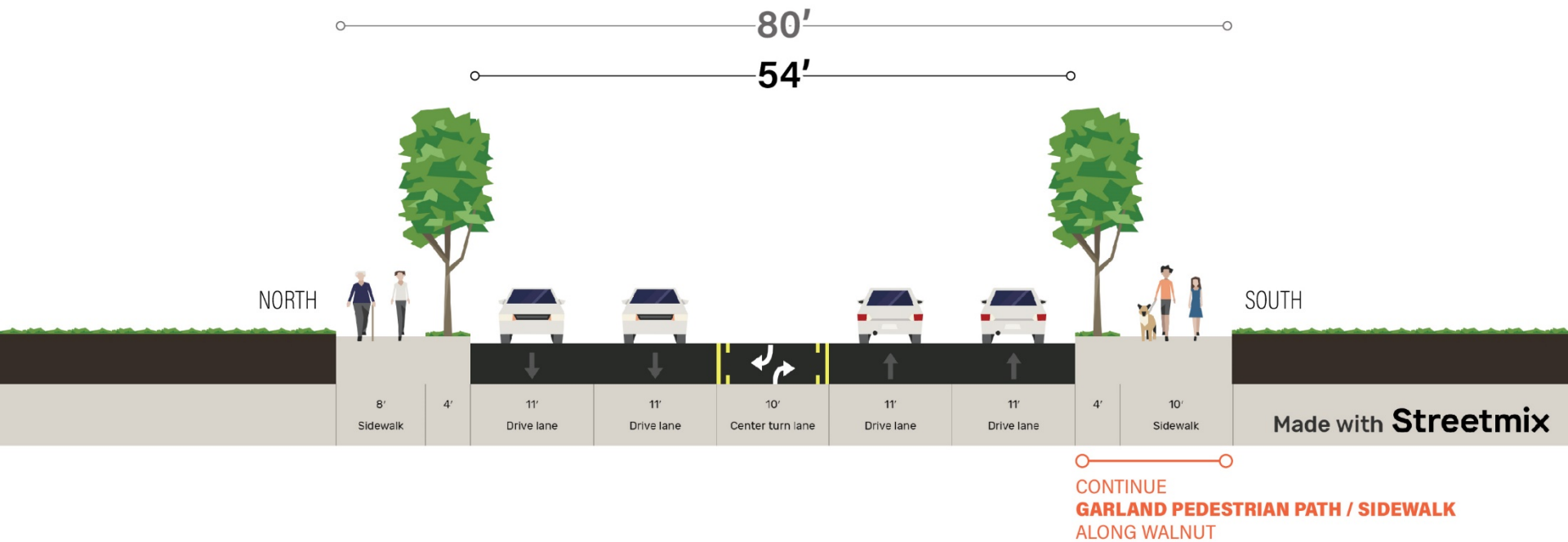
City of Garland Medical District

New Bus Stops

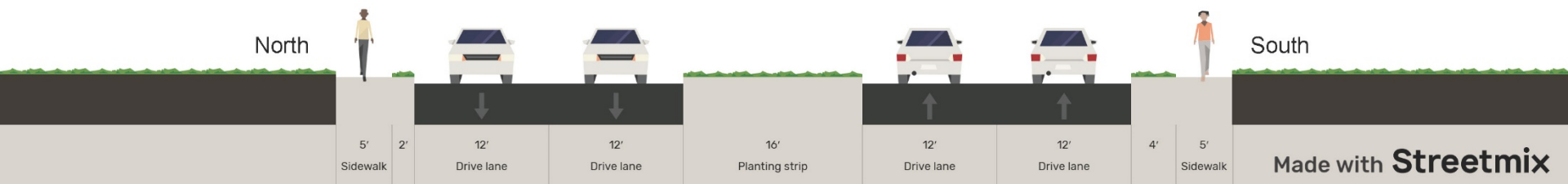
Walnut Street (Existing)



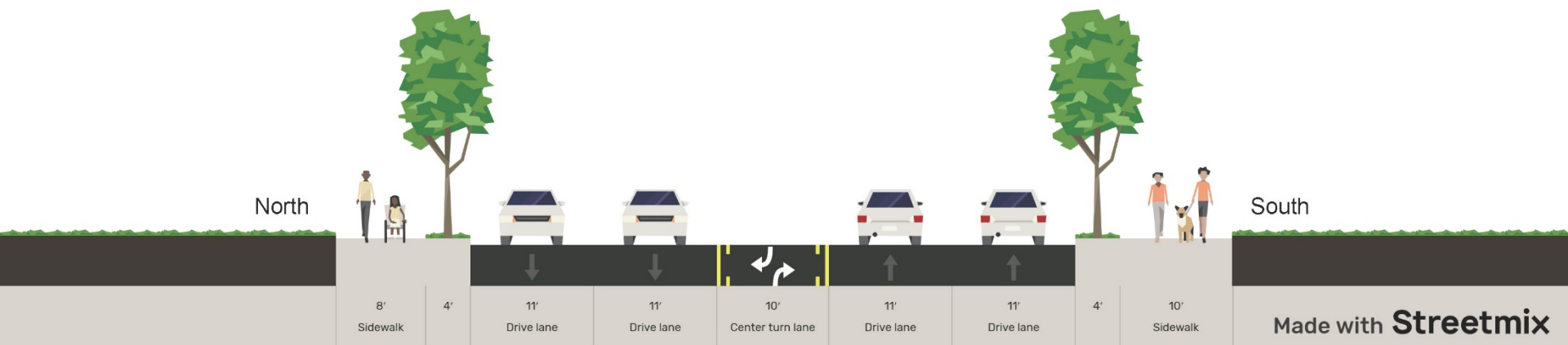
Walnut Street (Potential 1)



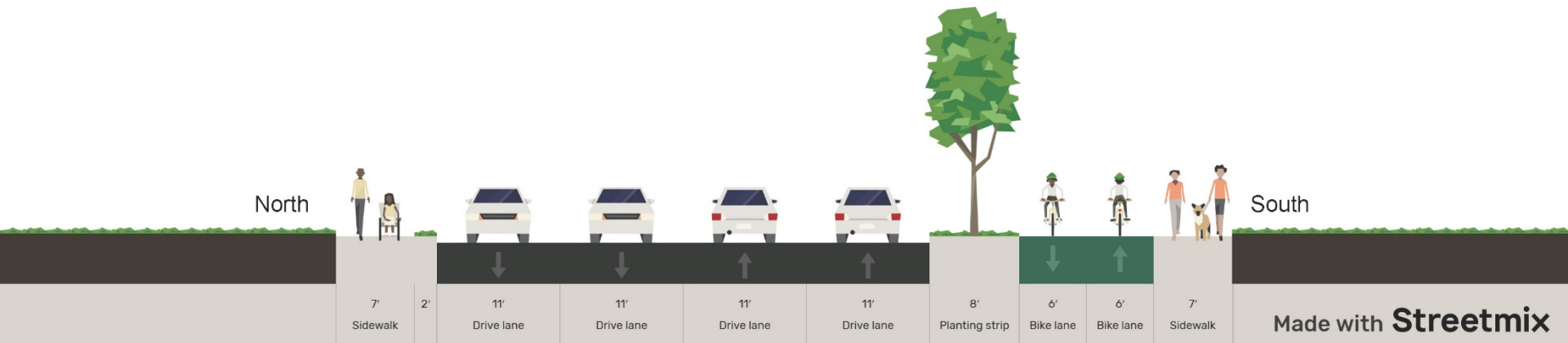
Walnut Street (Existing)



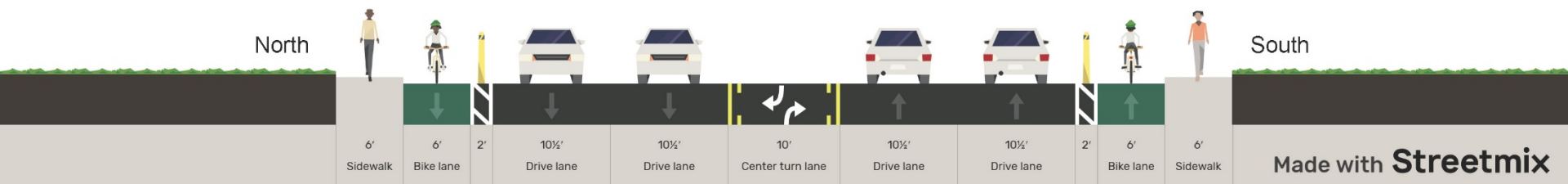
Walnut Street (Potential 1)



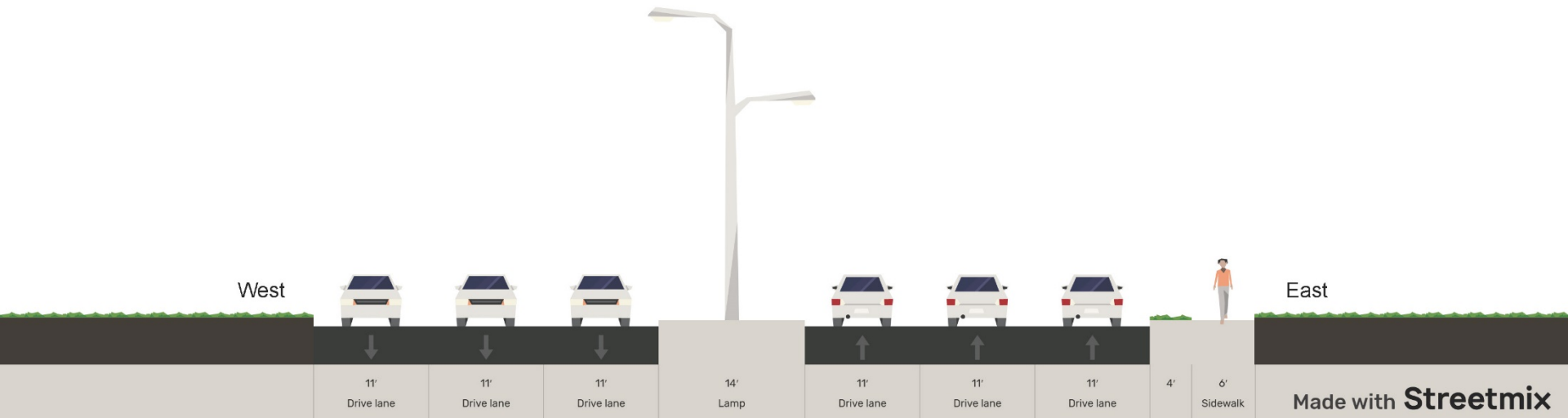
Walnut Street (Potential 2)



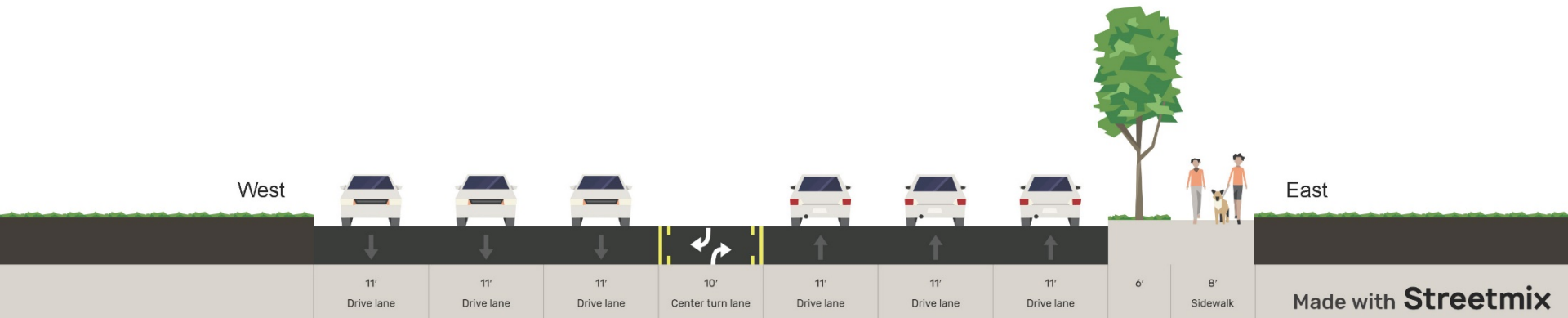
Walnut Street (Potential 3)



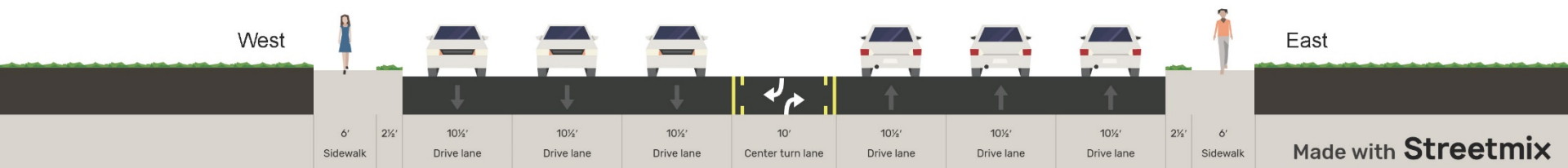
Shiloh Street (Existing)



Shiloh Street (Potential 1)



Shiloh Street (Potential 2)



Shiloh Street (Potential 3)





TRAIL BRIDGE PRECEDENTS

Over Creek Bridge Duck Creek - Richardson



Cantilever Ped Bike Bridge

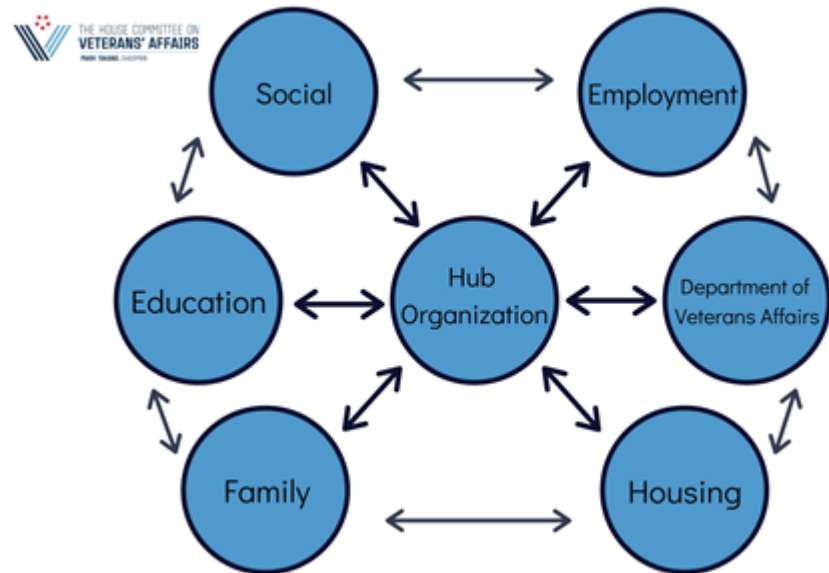


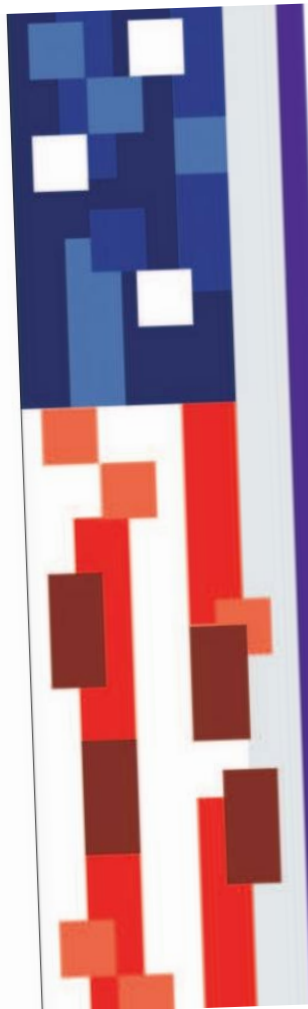


VETERANS HOUSING

What is the Vets Campus?

- 364k veterans in DFW region
- Takes the idea of a Vets Village (housing), a Vets Hub (one stop services– see graphic) and incorporates VA Learning Hubs (education), research (Dallas VA Research Corporation) and entrepreneurial support and co-locates them into a campus environment
- Leverages VA Economic Communities Initiative– takes it to the next level
- There are developers that specialize in veterans housing, hub models do exist across the country, and there is a growing number of entrepreneur and training programs aimed at veterans





*NYU Tandon Helps Veterans
Make the Move from*

LIFE OF SERVICE to CAREER IN INNOVATION ECONOMY

You've valiantly completed your service to the country. What comes next?

The school's **Veterans Entrepreneurship Training (VET) Program** offers a 10-week course for veterans and military spouses that will introduce them to entrepreneurship while providing the expert mentoring needed to get a business off the ground.

If you don't dream of launching your own business but still want to explore **a new path to a fulfilling and well-paying civilian career**, Tandon can help.

Qualifying vets will receive **full scholarship** to the school's **"Bridge to Tandon"** program, created specifically for those with **non-engineering or non-technical backgrounds**. This program provides the knowledge and tools needed for admission into master's programs at the School of Engineering — including the

VETERANS FUTURE LAB

Veteran-owned start-ups can apply to be part of the **Veterans Future Lab**, Tandon's newest business incubator and the first-ever in New York to be devoted solely to enterprises founded by U.S. vets — the Veterans Future Lab provides tenant companies with a variety of valuable benefits:

- 12 months of free office space
- Mentoring from the city's leading founders, investors, executives, and industry professionals
- Free legal, hosting, design services, and other in-kind benefits worth up to \$400k
- Access to NYU's network of world-renowned faculty, researchers, and technical experts
- An alumni network



HELP Veterans Village
Annapolis MD



Tiny Home Veterans Village- Savannah GA



Veterans Village Wichita KS

Gordon H. Mansfield Veterans Community, Leeds, MA - homeownership

Soldier On's first homeless veterans' ownership housing on a VA campus, and the new Women and Children's Housing Unit, which represents another innovative housing concept for veterans. The idea is for veterans to become homeowners while surrounded by the support services they need throughout their lives.

44-unit Gordon H. Mansfield Veterans Community.

Built by Soldier On, in collaboration with the VA Central Western Massachusetts Health Care System

<https://www.gazettenet.com/Homelessness-to-homeownership-on-VA-hospital-grounds-3130369>

<http://npllc.org/blog/2011/09/11/homes-for-heroes-co-op-housing-for-homes-for-veterans/>



