



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
May 22, 2023 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.

Public Comments

Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the May 8, 2023 meeting.

2. MISCELLANEOUS

- a. Impact Fee Report

3. PLATS

- a. P 23-15 - Tricon Garland Preliminary Plat
- b. P 23-16 - LCG Firewheel Final

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.

4. ZONING

- a. Consideration of the application of **Masterplan**, requesting approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 110, 117, and 119 Garfield Street and 121 Grant Street. (District 8) (Z 22-15 – Zoning)
- b. Consideration of the application **Masterplan**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 110, 117, and 119 Garfield Street and 121 Grant Street. (District 8) (Z 22-15 – Detail Plan)
- c. Consideration of the application of **Robert Nunez (Alchemi Design Group)**, requesting approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District. This property is located at 1910 Pendleton Drive. (District 5) (File Z 22-70 – Zoning)
- d. Consideration of the application of **Robert Nunez (Alchemi Design Group)**, requesting approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only). This property is located at 1910 Pendleton Drive. (District 5) (File Z 22-70 – Specific Use Provision)
- e. Consideration of the application of **Robert Nunez (Alchemi Design Group)**, requesting approval of a Plan for a Warehouse, Office/Showroom (indoors only) use. This property is located at 1910 Pendleton Drive. (District 5) (File Z 22-70 – Plan)
- f. Consideration of the application of **Spiars Engineering**, requesting approval of a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5) (File Z 23-05 - Zoning)

- g.** Consideration of the application of **Spiars Engineering**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5) (File Z 23-05 – Detail Plan)
- h.** Consideration of the application of **Smiths-Haven**, requesting approval of a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District. This property at 1521 and 1613 Rowlett Road. (District 3) (File Z 23-13)

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: 05/22/2023

Item Title: Plan Commission Minutes for May 8, 2023

Summary:

Consider approval of the Plan Commission Minutes for the May 8, 2023 meeting.

Attachments

Plan Commission Minutes for May 8, 2023



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, May 8, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts, Chairman
Wayne Dalton, Commissioner
Julius Jenkins, 1st Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Plan Commissioner
Douglas Williams, 2nd Vice Chair
Rich Aubin, Commissioner
Michael Rose, Commissioner
Chris Ott, Commissioner

Staff Present: Will Guerin, Planning Director
Nabiha Ahmed, Lead Development Planner
Shawn Roten, Senior Assistant City Attorney
Elisa Morales, Secretary

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.

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the April 24, 2023 meeting. **APPROVED**

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 **Ron Hobbs Architecture & Interior Design**, requesting approval of a Specific Use Provision amendment for an existing Food Processing and Storage use on a property zoned Industrial (IN) District. This property is located at 2960 Market Street. (District 5) (Z 23-09 – Specific Use Provision) **APPROVED**

Motion was made by Commissioner Aubin to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

- b. Consideration of the application of **Ron Hobbs Architecture & Interior Design**, requesting approval of a Plan for a Food Processing and Storage Use expansion. This property is located at 2960 Market Street. (District 5) (Z 23-09 – Plan) **APPROVED**

Motion was made by Commissioner Aubin to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

- c. Consideration of the application of **ATWELL, LLC**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District. This property is located at 6318 Broadway Boulevard. (District 3) (File Z 23-14 – Specific Use Provision) **APPROVED**

The applicant, Channing Lackland, 1417 Creekside Dr., Richardson, Texas 75081, provided an overview of the request, and remained available for questions.

Speaking on behalf of the applicant, Travis J. Bousquet, 5104 Connors Dr., Flower Mound, provided additional information on the proposed development, and remained available for questions.

There was discussion between the Plan Commission and Ms. Lackland regarding the difference between an off-premise dining and on-site dining, updated site plan, square footage update, refuse enclosure updates and updated signage. There was additional discussion regarding stacking concerns. Staff explained that the Transportation director would be responsible for reviewing any stacking deviations.

The Plan Commissioners requested clarification on the number of employees that would be working at the establishment as well as clarification on whether the establishment would be converted for on-site dining in the future.

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

Commissioner Paris requested clarification on the stacking and parking requirements as well as approval for the land use.

Commissioner Jenkins expressed hesitancy in approving the development.

Commissioner Dalton expressed that his initial opposition for the development had been changed as a result of the presentation by the developer and is now leaning towards approval of the development with the conditions that were presented.

Commissioner Aubin also expressed that he had initial concerns about the development but agrees that the use of restaurants has changed since the pandemic and believes that the residents near this site would like additional dining options.

Commissioner Cornelius agreed with the recommendations that have been presented to the developer. She initially had concerns about the traffic congestion but is open to the development.

Commissioner Ott expressed his excitement for the development after having initial concerns.

Motion was made by Commissioner Paris to **approve** the Specific Use Provision conditioned upon the parking study and Transportation Department approval of the stacking solutions and the Plan approval subject to technical requirements. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

- d. Consideration of the application of **ATWELL, LLC**, requesting approval of a **APPROVED** Plan for a Restaurant, Drive-Through Use. This property is located at 6318 Broadway Boulevard. (District 3) (File Z 23-14 – Plan)

Motion was made by Commissioner Paris to **approve** the Specific Use Provision condition upon the parking study and Transportation Department approval of the stacking solutions and the Plan approval subject to technical requirements. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

4. **ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 8:03 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 05/22/2023

Item Title: Impact Fee Report

Summary:

Impact Fee Report

Attachments

Impact Fee Report

TO: Chairman Roberts and Members of the Plan Commission

FROM: Will Guerin, Director of Planning

DATE: May 17, 2023

SUBJECT: Impact Fee Report

Garland's Impact Fee Ordinance requires that reports be filed with the City Council regarding the collection of fees and implementation of the capital improvements plan adopted as part of the Impact Fee Ordinance. These reports are to be provided to the Council by the Capital Improvements Advisory Committee, established by the Impact Fee Ordinance. The Plan Commission serves in the capacity of this Committee.

Attached is a draft report to City Council from the Capital Improvements Advisory Committee for the period covering September 22, 2022 through March 21, 2023. There is an item on the May 22, 2023 meeting agenda to consider this report and forward to the City Council in compliance with the ordinance requirements.

Should you have questions regarding the report please contact me at 972-205-2449 or by email at wguerin@garlandtx.gov.

Sincerely,

Will Guerin, AICP
Director of Planning

TO: Mayor LeMay and the City Council

FROM: Chairman Scott Roberts and Members of the Plan Commission

DATE: May 22, 2023

SUBJECT: Impact Fee Report

Garland's Impact Fee Ordinance outlined in Chapter 1, Article 3, Division 3 of the Garland Development Code (GDC) requires that the Capital Improvements Advisory Committee file reports with the City Council regarding implementation of the capital improvements plan and administration of impact fees. Acting in the capacity of the Capital Improvements Advisory Committee, following is the Plan Commission's report for September 22, 2022 through March 21, 2023.

COLLECTION OF IMPACT FEES

During the period covering September 22, 2022 through March 21, 2023 impact fees were collected for 103 developments. Of these, 79 are single-family homes (including ancillary irrigation systems), 5 are multi-family developments, and 19 are commercial/industrial/church/school developments. These include the addition of water meters to existing developments. Amounts collected are as follows:

Single-Family Development

# Of Lots	Service Area	Water	Roadway	Total
8	A	\$1,675.50	\$4,352.81	\$6,028.31
31	B	\$852.50	\$24,922.00	\$25,774.50
5	C	\$2,725.00	\$8,588.00	\$11,313.00
35	D	\$15,399.50	\$77,821.30	\$93,220.80
Total: 79		\$20,652.50	\$115,684.11	\$136,336.61

Multi-Family Development

Location	Service Area	Water	Roadway	Total
6864 N George Bush Hwy	A	\$9,488.00	\$228,010.00	\$237,498.00
217 S Garland Ave	B	\$56,335.00	\$0.00	\$56,335.00
3422 Firewheel Pkwy	C	\$0.00	\$417,646.00	\$417,646.00
3422 Firewheel Pkwy	C	\$54,556.00	\$51,354.00	\$105,910.00
4917 Peninsula Wy	D	\$6,227.00	\$0.00	\$6,277.00
Total: 5		\$126,606.00	\$697,010.00	\$823,616.00

Commercial/Churches/Schools Development

Location	Service Area	Water	Roadway	Total
2055 ARAPAHO RD	A	\$111,484.00	\$142,514.00	\$253,998.00
4685 N SHILOH RD	A	\$4,744.00	\$0.00	\$4,744.00
5325 N GEORGE BUSH HWY	A	\$6,227.00	\$75,414.45	\$81,641.45
5180 N GEORGE BUSH HWY	A	\$6,227.00	\$72,565.08	\$78,792.08
2108 LOOKOUT DR	A	\$17,790.00	\$206,590.29	\$224,380.29
2550 MC CREE RD	B	\$5,932.00	\$39,689.30	\$45,621.30
2006 W BUCKINGHAM RD	B	\$72.50	\$0.00	\$72.50
751 S INTERNATIONAL RD	B	\$750.00	\$20,724.66	\$21,474.66
751 S INTERNATIONAL RD	B	\$6,959.00	\$0.00	\$6,959.00
2731 NATIONAL CIR	B	\$0.00	\$219.19	\$219.19
4460 W WALNUT ST	B	\$890.00	\$0.00	\$890.00
2999 N GEORGE BUSH HWY	C	\$2,966.00	\$19,284.00	\$22,250.00
2313 NAAMAN SCHOOL RD	C	\$7,709.00	\$16,033.23	\$23,742.23
3785 BOBTOWN RD	D	\$0.00	\$45,370.00	\$45,370.00
1943 NORTHWEST HWY	D	\$2,970.00	\$0.00	\$2,970.00
5901 LOCUST GROVE RD	D	\$2,966.00	\$10,393.90	\$13,359.90
3935 ABLON TRL	D	\$4,744.00	\$0.00	\$4,744.00
3833 ABLON TRL	D	\$4,744.00	\$0.00	\$4,744.00
3926 ZION RD	D	\$35.00	\$0.00	\$35.00
Total: 19		\$187,209.50	\$648,798.10	\$836,007.60
Total (All Land Uses)		\$334,468.00	\$1,461,492.21	\$1,795,960.21

Impact fees totaling \$1,795,960.21 were collected during this period. Of this, \$334,468.00 was collected for water facilities and \$1,461,492.21 was collected for roadway facilities.

CAPITAL IMPROVEMENTS PLAN

Roadways

The status of the roadway projects, during this time period, included in the impact fee capital improvements program is as follows:

Status/Roadway Segment

Service Area

Under Design:

Holford Road Segment A, SH 190 to City Limits
 Naaman School, Brand to SH 78
 Chaha, Lake Hubbard to Bass Pro
 Callejo, Botello to Big Spring
 Holford Road Segment B, Naaman Forest to PGBT

A
 A
 D
 A
 A

Holford Road Segment C, Arapaho to Naaman Forest	A
Brand Road, SH 190 to Murfield	A
Shiloh Road (Kingsley to Miller)	B
Crist Road Widening	C

Under Construction:

Shiloh, IH 635 to Kingsley	B
Bobtown, Rowlett to Rosehill	D
Bobtown, Rosehill to Waterhouse	D
Waterhouse, Bobtown to Hayman	D

Deferred for next 5+ years:

Lyons Road, IH-30 to Guthrie	D
------------------------------	---

Water Facilities

Two (2) future water towers, including East Zone Water Tower project

Please let me know if you have questions regarding this report, or if further information is desired.

Scott Roberts, Chairman
City of Garland Plan Commission



GARLAND

Plan Commission

3. a.

Meeting Date: 05/22/2023

Item Title: P 23-15 Tricon Garland Preliminary Plat

Summary:

P 23-15 - Tricon Garland Preliminary Plat

Attachments

P 23-15 Tricon Garland Preliminary Plat Report & Attachments

Planning Report

File No: P 23-15/District 3

Agenda Item:

Meeting: Plan Commission

Date: May 22, 2023



GARLAND

TEXAS MADE HERE

PRELIMINARY PLAT

Tricon Garland Addition

LOCATION

3020 Bobtown Road

ZONING

Planned Development (PD) District 18-20

NUMBER OF LOTS

101 townhouse lots and 5 HOA lots

ACREAGE

11 Acres

BACKGROUND

The applicant requests approval of the Preliminary Plat to construct a townhouse development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

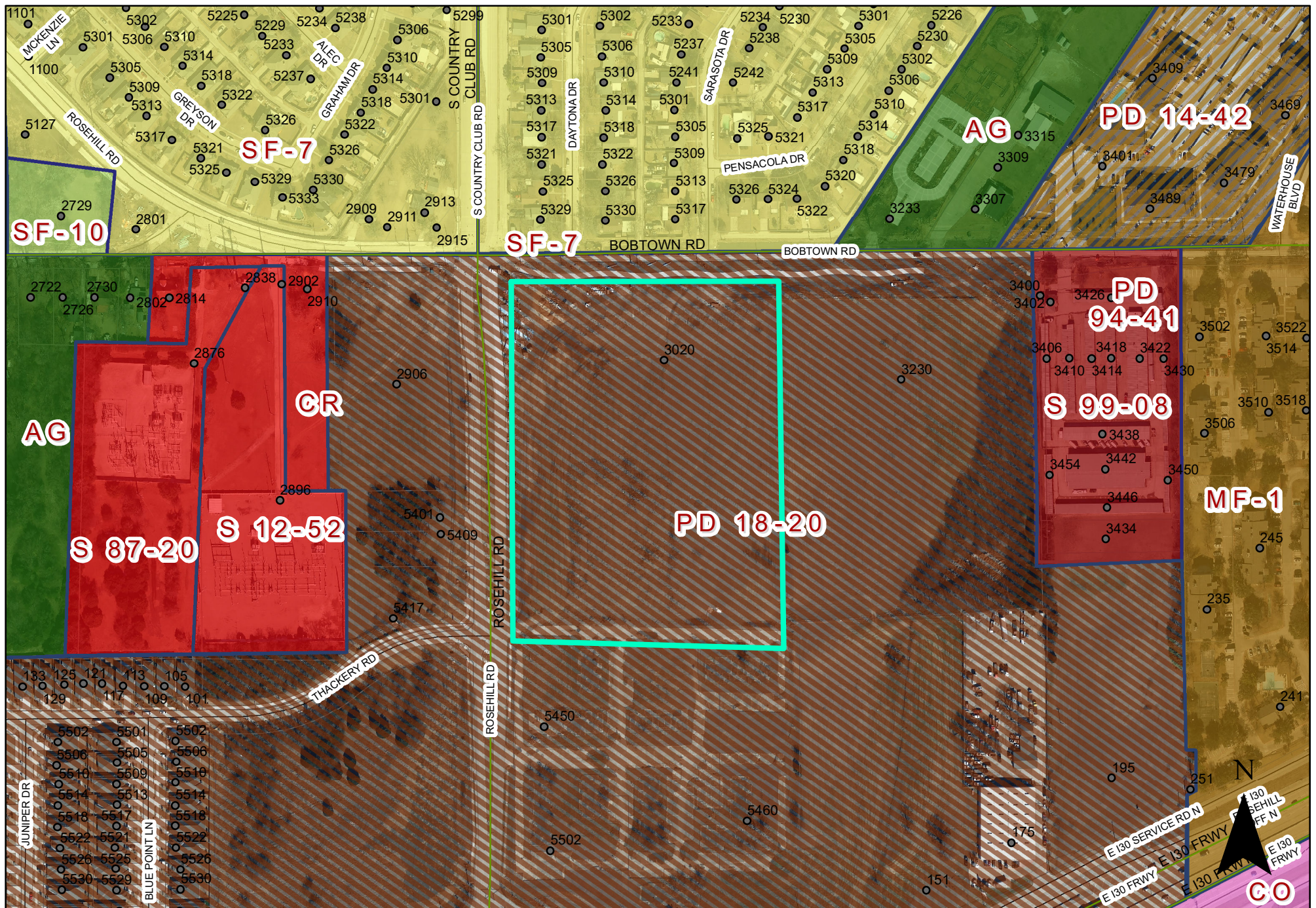
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
Mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



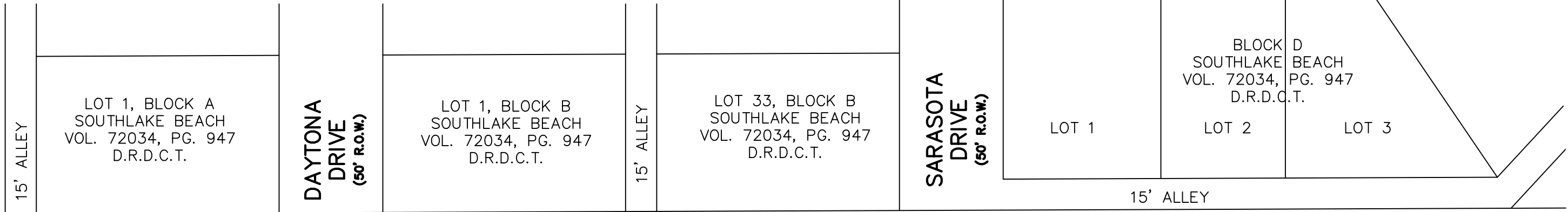
0 180 360 Feet
1 inch = 279 feet

PLAT MAP P 23-15

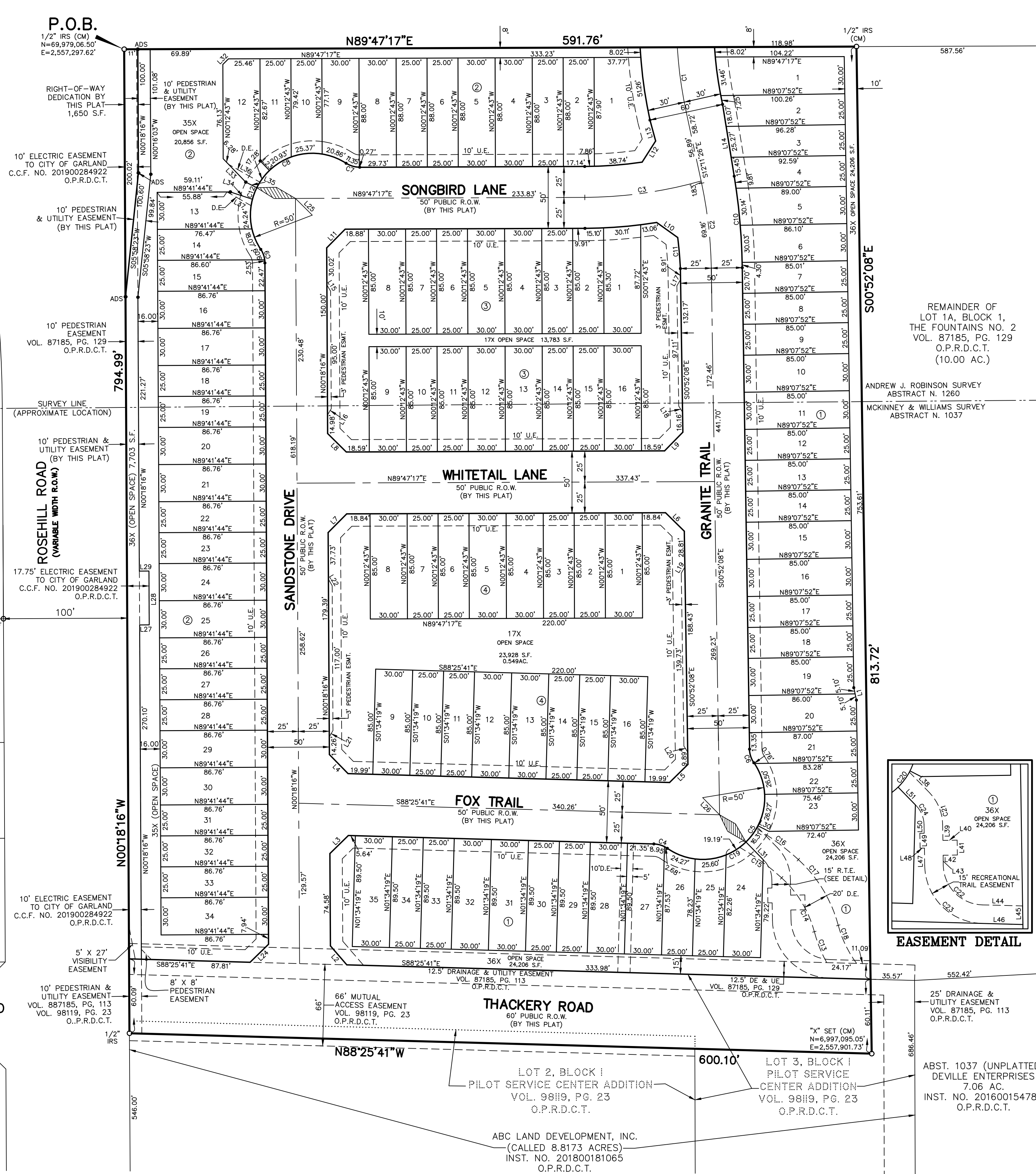
 INDICATES AREA OF REQUEST

3020 Bobtown Road

S. COUNTRY CLUB ROAD (100' R.O.W.)

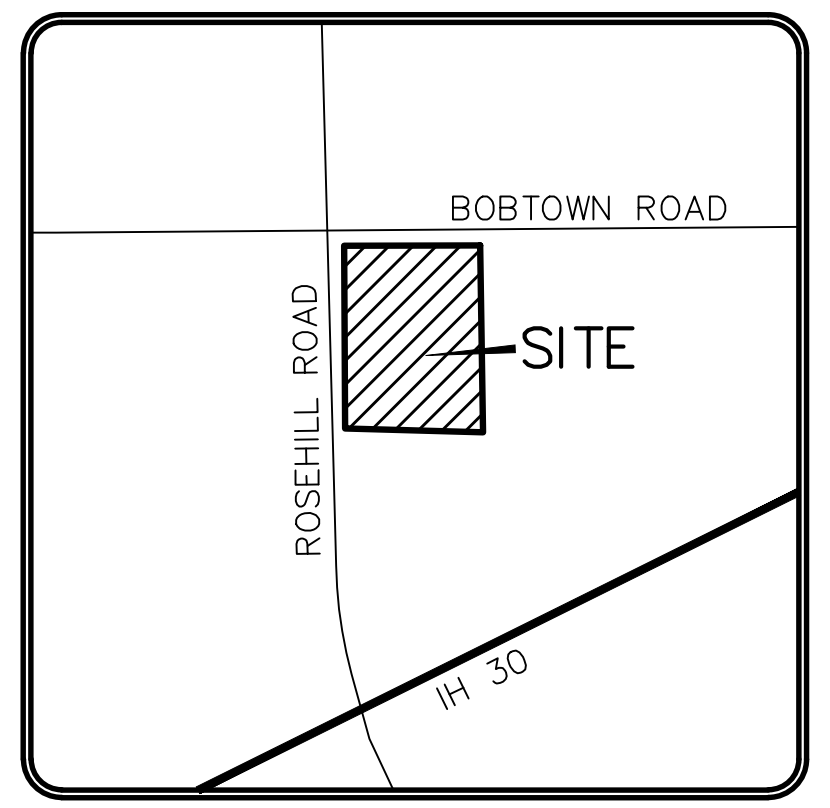
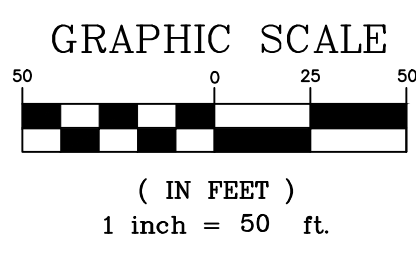


BOBTOWN ROAD (CALLED 95' R.O.W.)



LEGEND

- ABST. ABSTRACT
- AC. ACRES
- ADS 3-1/4" ALUMINUM DISK SET
- POB POINT OF BEGINNING
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- CM CONTROL MONUMENT
- S.F. SQUARE FEET
- ESMT. EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- R.T.E. RECREATIONAL TRAIL EASEMENT
- Ⓢ BLOCK INDICATOR
- Ⓢ STREET NAME CHANGE INDICATOR



VICINITY MAP
N.T.S.

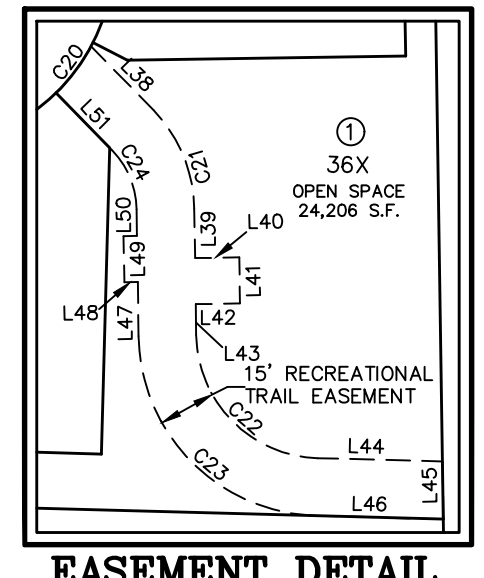
LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N121°0'43"W	10.20'	L27	N89°41'44"E	7.75'
L2	N40°54'42"W	20.31'	L28	N00°18'16"W	43.50'
L3	N45°38'02"E	20.85'	L29	S89°41'44"W	7.75'
L4	S44°21'58"E	21.58'	L30	S62°57'08"E	10.00'
L5	N45°21'08"E	20.76'	L31	N44°15'32"W	20.00'
L6	S45°32'25"E	21.33'	L32	N44°44'31"E	6.42'
L7	N44°44'31"E	21.20'	L33	S43°52'27"E	26.29'
L8	S45°15'29"E	21.23'	L34	S71°45'21"E	18.88'
L9	N44°27'35"E	21.09'	L35	S63°40'42"E	10.00'
L10	S54°20'49"E	20.87'	L36	S60°18'16"E	29.13'
L11	N44°44'31"E	21.20'	L37	S60°18'16"E	22.43'
L12	N32°34'01"E	20.20'	L38	S44°15'32"E	23.21'
L13	S15°06'55"E	17.56'	L39	S00°52'08"E	12.89'
L14	S09°15'56"E	58.79'	L40	S89°07'52"W	11.50'
L15	S31°16'05"E	5.83'	L41	N00°52'08"W	12.00'
L16	S30°39'34"W	5.83'	L42	S89°07'52"W	11.50'
L17	S30°05'42"W	5.83'	L43	S00°52'08"E	8.08'
L18	N31°49'57"W	5.83'	L44	S68°25'41"E	32.47'
L19	S30°05'42"W	5.83'	L45	S00°52'08"E	15.01'
L20	S31°49'57"E	5.83'	L46	N88°25'41"W	33.11'
L21	N29°41'44"E	6.00'	L47	S00°52'08"E	14.08'
L22	N30°18'16"W	6.00'	L48	N89°07'52"E	3.50'
L23	S43°52'27"E	10.59'	L49	N00°52'08"W	12.00'
L24	N45°39'22"E	20.87'	L50	N00°52'08"W	6.89'
L25	S45°15'29"E	19.11'	L51	N44°15'32"W	20.91'
L26	S44°38'54"E	19.51'			

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	53.00'	008°40'36"	350.00'	26.55'	S07°51'08"E
C2	69.16'	011°19'18"	350.00'	34.69'	N06°31'47"W
C3	95.19'	015°34'57"	350.00'	47.89'	N81°59'48"E
C4	116.3'	033°18'35"	20.00'	5.98'	N71°46'23"W
C5	138.91'	159°10'47"	50.00'	272.16'	N45°17'31"E
C6	11.67'	033°25'45"	20.00'	6.01'	S17°35'00"E
C7	11.63'	033°18'35"	20.00'	5.98'	S73°33'26"E
C8	136.76'	156°42'42"	50.00'	242.63'	S44°44'31"W
C9	11.63'	033°18'35"	20.00'	5.98'	N16°57'33"W
C10	74.27'	008°30'39"	500.00'	37.20'	N04°59'34"W
C11	25.21'	004°26'43"	325.00'	12.61'	N04°53'22"W
C12	10.00'	011°27'34"	50.00'	5.02'	S20°35'31"W
C13	26.97'	014°02'45"	110.00'	13.55'	S21°51'47"E
C14	51.58'	032°50'08"	90.00'	26.52'	N31°15'29"W
C15	42.11'	012°41'56"	190.00'	21.14'	N54°01'31"W
C16	42.29'	011°32'19"	210.00'	21.22'	N53°26'42"W
C17	63.04'	032°50'08"	110.00'	32.41'	N31°15'29"W
C18	34.36'	021°52'17"	90.00'	17.39'	S25°46'33"E
C19	12.48'	014°18'10"	50.00'	6.27'	N60°34'47"E
C20	15.23'	017°27'27"	50.00'	7.68'	N37°00'44"E
C21	28.40'	043°23'24"	37.50'	14.92'	S22°33'48"E
C22	49.67'	087°33'33"	32.50'	31.14'	S44°38'54"E
C23	72.59'	087°33'33"	47.50'	45.52'	N44°38'54"W
C24	17.04'	043°23'24"	22.50'	8.95'	N22°33'48"W

GENERAL NOTES:

- PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.
- EACH LOT CORNER IS MONUMENT BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" UNLESS DENOTED OTHERWISE.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ANY AND ALL MAINTENANCE OF HOA COMMON AREAS, HOA LOTS, PRIVATE EASEMENTS, SCREEN WALLS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS.
- COORDINATES AND BEARINGS SHOWN HEREON ARE ON GRID (THE PROJECTION PLANE), ARE NOT SCALED, AND ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011) EPOCH 2013), NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL MONUMENTS 46 AND 46A:

GPS-46 N=6,996,456.03' E=2,227,226.17' Z=501.39'
GPS-46A N=6,998,004.32' E=2,557,236.16' Z=502.73'
- THE PURPOSE OF THIS REPLAT IS TO COMBINE PORTIONS OF TWO PREVIOUSLY PLATTED TRACTS OF LAND INTO 101 SINGLE FAMILY TOWNHOME LOTS & 7 COMMON AREA LOTS.
- ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS DENOTED WITH COUNTY CLERK RECORDING INFORMATION.
- PARKING LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOA ACCORDING TO THE CITY OF GARLAND APPROVED LICENSE AGREEMENT.



PRELIMINARY PLAT

TRICON GARLAND

BLOCK 1, LOTS 1-35, 36X; BLOCK 2, LOTS 1-34, 35X-36X; BLOCK 3, LOTS 1-1, 17X; BLOCK 4, 1-16, 17X

101 SINGLE FAMILY LOTS, 5 COMMON AREA LOTS, 11,000 ACRES

BEING A REPLAT OF PART OF LOT 1A, BLOCK 1, THE FOUNTAINS NO. 2, VOL. 87185, PG. 129, D.R.D.C.T. AND PART OF LOTS 2 AND 3, BLOCK 1, PILOT SERVICE CENTER ADDITION, VOL. 98119, PG. 23, D.R.D.C.T.

MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1037
ANDREW J. ROBINSON SURVEY, ABSTRACT NO. 1260
CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO. 211007-2

BOBTOWN VILLAS PROPERTY LLC OWNER/APPLICANT (844) 874-2661

c/o Tricon Residential
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER (972)248-7676

2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10076000

MAY 10, 2023

Sheet 1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS BOBTOWN VILLAS PROPERTY LLC is the owner of a tract of land located in the City of Garland, Dallas County, Texas, being part of the McKinney and Williams Survey, Abstract No. 1037 and part of the A.J. Robinson Survey, Abstract No. 1260, being part of Lot 1A, Block 1, The Fountains No. 2, an addition to the City of Garland as recorded in Volume 87185, Page 129, Deed Records, Dallas County, Texas, being part of Lots 2 and 3, Block 1, Pilot Service Center Addition, an addition to the City of Garland as recorded in Volume 98119, Page 23, Deed Records, Dallas County, Texas and being all of that called 11.00 acre tract of land described in Special Warranty Deed to Bobtown Villas Property, LLC. as recorded as Instrument No. 202200031162, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" set at the northwest corner of said 11.00 acre tract, being the intersection of the south right-of-way line of Bobtown Road (called 95 foot wide R.O.W.) and the east right-of-way line of Rosehill Road (variable width R.O.W.);

THENCE, along the north line of said 11.00 acre tract and the south right-of-way of Bobtown Road, North 89 degrees 47 minutes 17 seconds East, a distance of 591.76 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for the northeast corner of said 11.00 acre tract, said point being the northwest corner of a called 10.00 acre tract of land described in deed to Permal Properties, LLC recorded as instrument No. 200900281960, Official Public Records, Dallas County, Texas;

THENCE, South 00 degrees 52 minutes 08 seconds East along the east line of said 11.00 acre tract and the west line of said 10.00 acre tract, passing at a distance of 753.61 feet a one-half inch iron rod found for the southwest corner of said 10.00 acre tract, being the most northerly northeast corner of a called 8.8173 acre tract of land described in deed to ABC Land Development, Inc. recorded as Instrument No. 201800181065, Official Public Records, Dallas County, continuing for a total distance of 813.72 feet to an "X" in concrete set for the southeast corner of said 11.00 acre tract, being an "ell" corner in the north line of said 8.8173 acre tract;

THENCE, along the south line of said 11.00 acre tract and the north line of said 8.8173 acre tract, North 88 degrees 25 minutes 41 seconds West, a distance of 600.10 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for the southwest corner of said 11.00 acre tract and the north line of said 8.8173 acre tract, being in the east right-of-way line of Rosehill Road (variable width R.O.W.);

THENCE, along the west line of said 11.00 acre tract and the east right-of-way line of Rosehill Road, North 00 degrees 18 minutes 16 seconds West, a distance of 794.99 feet to the POINT OF BEGINNING and containing 479,157 square feet or 11.000 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That BOBTOWN VILLAS PROPERTY LLC, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **TRICON GARLAND**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon 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 dedicated. 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, patrolling, 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 paving on utility easements and fire lanes 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, silt, and any other substance which may impede the flow of stormwater 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 alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater 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, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City of Garland ("City"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. Property owners of corner lots shall maintain the VAM Easement(s) in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas. The City shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the City exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure and/or fixtures. The City in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, wall, screen, berm, sign, parking stall, drive aisle, driveway, hedge, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement, and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

The Recreational Trail Easement is hereby dedicated for pedestrian, passive recreational trail purposes, such as walking, hiking, jogging, bicycling, and other similar recreational purposes. The City of Garland shall have the right to occupy, maintain, re-grade, modify, and expand trail improvements and use the surface of the Recreational Trail Easement Area. However, Grantor shall retain title to all improvements and is responsible for designing, constructing, and maintaining all improvements to the minimum standards set by applicable city, state, and federal laws and regulations. Notwithstanding any other language contained herein to the contrary, the City is not required to maintain the Recreational Trail Easement or any improvements therein.

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

Witness my hand at Garland, Texas this the ____ day of _____, 2023.

By: _____

(PRINTED NAME)

(TITLE)

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, WILLIAM J. JOHNSON, 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 monumentation shown hereon was either found or placed as described hereon 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 the ____ day of _____, 2023.

"PRELIMINARY-FOR REVIEW PURPOSES ONLY"

William J. Johnson, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared WILLIAM J. JOHNSON known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public, State of Texas

Approved and accepted for the City of Garland this ____ of _____, 20____ by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Director of Planning

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

PRELIMINARY PLAT

TRICON GARLAND

BLOCK 1, LOTS 1-35, 36X; BLOCK 2, LOTS 1-34, 35X-36X; BLOCK 3, LOTS 1-1, 17X; BLOCK 4, 1-16, 17X

101 SINGLE FAMILY LOTS, 5 COMMON AREA LOTS, 11.000 ACRES

BEING A REPLAT OF PART OF LOT 1A, BLOCK 1, THE FOUNTAINS NO. 2, VOL. 87185, PG. 129, D.R.D.C.T. AND PART OF LOTS 2 AND 3, BLOCK 1, PILOT SERVICE CENTER ADDITION, VOL. 98119, PG. 23, D.R.D.C.T.

MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1037 ANDREW J. ROBINSON SURVEY, ABSTRACT NO. 1260 CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO. 211007-2
BOBTOWN VILLAS PROPERTY LLC OWNER/APPLICANT (844) 874-2661
c/o Tricon Residential 7 St. Thomas Street, 801 Toronto, ON M5S 2B7
Contact: Thomas Fichman
JBI PARTNERS, INC. SURVEYOR/ENGINEER (972)248-7676
2121 Midway Road, Suite 300 Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10076000
MAY 10, 2023



GARLAND

Plan Commission

3. b.

Meeting Date: 05/22/2023

Item Title: P 23-16 LCG Firewheel Final

Summary:

P 23-16 - LCG Firewheel Final

Attachments

P 23-16 LCG Firewheel Final Plat Report & Attachments

Planning Report

File No: P 23-16 / District 1

Agenda Item:

Meeting: Plan Commission

Date: May 22, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

LCG Firewheel

LOCATION

3150 Firewheel Parkway

ZONING

Planned Development (PD) District 22-24

NUMBER OF LOTS

1

ACREAGE

13.32

BACKGROUND

The applicant requests approval of the Final Plat to construct an apartment complex.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

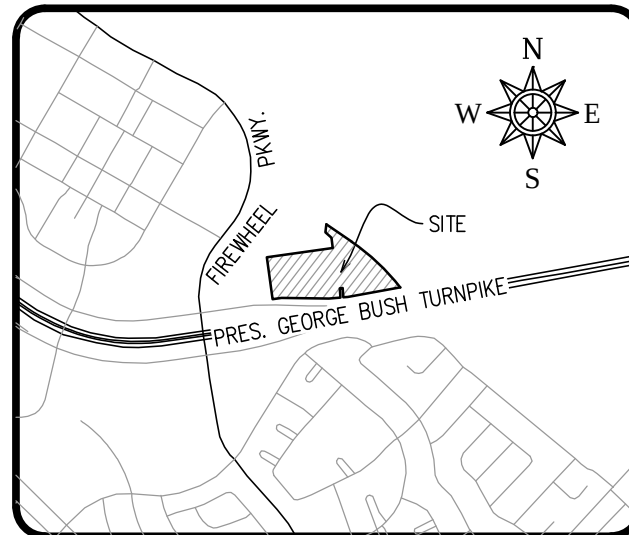
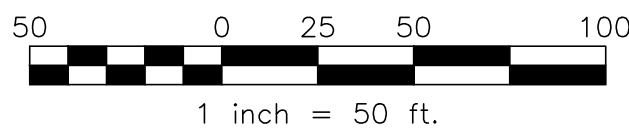
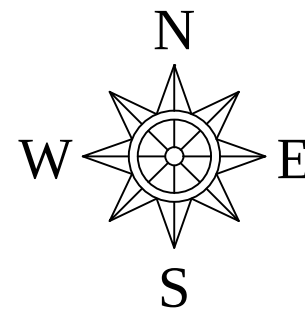
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Lot 1, Block 1
FIREWHEEL LOFTS
Inst. No. 201900256743
OPRDC

Abstract 226 (unplatted)
Garland Foundation for Development, Inc.
31.069 Acres
Inst. No. 202100387789
O.P.R.D.C.T

Abstract 226 (unplatted)
Michael E. Dyer Family Ltd.
10.341 Acres
Vol. 99183, Pg. 6232 DRDCT

Lot 1, Block 1
13,320 Ac.
(580,202 S.F.)

Abstract 226 (unplatted)
Valley Creek St. Hwy 190
8.016 Acres
Vol. 92194, Pg. 2474
D.R.D.C.T.

DANIEL CRIST SURVEY
ABSTRACT NO. 226

LG Firewheel, LLC
Inst. No. 202300027025
OPRDC

R=2250.00' (Deed R=2249.73')
D=1717.00'
L=678.72' (Deed L=678.71')
CB=6 47°01'39" E
CD=676.15'

Parcel 1, Part 1
North Texas Tollway Authority
Inst. No. 200900253976 OPRDC

Parcel 3B
North Texas Tollway Authority
Vol. 93012, Pg. 4888 DRDCT

Parcel 1, Part 1
North Texas Tollway Authority
Inst. No. 200900253976 OPRDC

Parcel 3B
North Texas Tollway Authority
Vol. 93012, Pg. 4888 DRDCT

LEGEND

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
CIRF	YELLOW CAP IRON ROD STAMPED "BGF" FOUND
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
Easmt.	EASEMENT
Util.	UTILITY
R.O.W.	RIGHT-OF-WAY
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDC	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this plat.
- Basis of bearing is the Texas Coordinate System of 1983, North Central Zone (4202).
- Coordinates shown hereon are derived from the Texas AllTerra RTKnet - Texas Coordinate System of 1983 (NAD83[2011]), North Central Zone (4202). No scale, no projection.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject withholding of utilities and building permits.

SPACE RESERVED FOR COUNTY RECORDING LABEL

OWNER / APPLICANT
LG Firewheel, LLC
3500 Maple Avenue
Suite 1600
Dallas, Texas 75219
Telephone (214) 865-8082
Contact: Nash Thomas

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

Scale: 1" = 50' January, 2023 SEI Job No. 21-218

FINAL PLAT
LCG FIREWHEEL
LOT 1, BLOCK 1
DANIEL CRIST SURVEY, ABSTRACT NO. 226
3150 FIREWHEEL PARKWAY
CITY OF GARLAND, DALLAS COUNTY, TEXAS
City Case No.: 210826-1

Page 1 of 2

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS LG FIREWHEEL, LLC, a Texas limited liability company, is the owner of a tract of land situated in the Daniel Crist Survey, Abstract No. 226, City of Garland, Dallas County, Texas, being part of a tract conveyed to LG Firewheel, LLC, by Special Warranty Deed recorded in Instrument No. 202300027025 of the Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the north line of the President George Bush Turnpike, a variable width right-of-way, for the northwest corner of a right-of-way tract thereof described as Parcel 2, Part 1, conveyed to the North Texas Tollway Authority, recorded in Instrument No. 20080252862 OPRDCT, and for the northeast corner of another right-of-way tract thereof described as Parcel 1, Part 1, recorded in Instrument No. 200900253976 OPRDCT, for the southeast corner of said LG Firewheel tract, and being the southwest corner of the remainder of that certain tract conveyed to Michael E. Dyer Family, Ltd., recorded in Volume 99183, Page 6232, Deed Records, Dallas County, Texas (DRDCT);

THENCE S 79°45'59" W, 554.47 feet along the north line of said right-of-way to a 5/8" iron rod with a yellow plastic cap found;

THENCE S 84°55'53" W, 35.51 feet continuing along the north line of said right-of-way to a 5/8" iron rod with a yellow plastic cap found at the southeast corner of a tract conveyed to Valley Creek/State Highway No. 190 Partners, L.P. tract according to the deed recorded in Volume 92194, Page 2474 (DRDC);

THENCE departing said right-of-way, and around said Valley Creek tract, the following:

N 05°04'29" W, 80.07 feet to a 5/8" iron rod with a yellow plastic cap found;

S 84°55'31" W, 30.00 feet to a 5/8" iron rod with a yellow plastic cap found;

And S 05°04'29" E, 80.07 feet to a 5/8" iron rod with a yellow plastic cap found on the north line of said right-of-way dedication and being the north line of said President George Bush Turnpike;

THENCE along the north line thereof, the following:

S 84°55'53" W, 130.09 feet to a 5/8" iron rod with a yellow plastic cap found;

N 89°08'07" W, 494.51 feet to a 3" TxDot Aluminum Monument found;

And S 82°03'42" W, 86.08 feet to a 5/8" iron rod with a yellow plastic cap found from which a TxDot Aluminum Monument found bears S 82°03'42" W, 665.13 feet;

THENCE N 07°56'51" W, 422.85 feet departing said right-of-way to a 5/8" iron rod with a yellow plastic cap found on the south line of Lot 1R, Block 1, Firewheel Lofts Replat, an addition recorded in Instrument No. 202000189104 OPRDCT;

THENCE along the common line thereof, the following:

N 82°03'16" E, 695.58 feet to a 5/8" iron rod with a yellow plastic cap found;

N 07°56'44" W, 109.60 feet to a 5/8" iron rod with a yellow plastic cap found;

N 47°14'32" W, 82.94 feet to a 5/8" iron rod with a yellow plastic cap found;

And N 04°44'05" E, 82.10 feet to a 5/8" iron rod with a yellow plastic cap found, being a northwesterly corner of said Dyer Family tract, and being a southwesterly corner of a tract conveyed to Garland Foundation for Development, Inc., recorded in Instrument Number 202100387789 DRDCT;

THENCE S 55°40'09" E, 320.06 feet along said Dyer Family tract to a 5/8" iron rod with a yellow plastic cap found;

THENCE continuing said Dyer Family tract, around a tangent curve to the right having a central angle of 17°17'00", a radius of 2250.00 feet, a chord of S 47°01'39" E – 676.15 feet, an arc length of 698.72 feet to the POINT OF BEGINNING with the subject tract containing 580,202 square feet or 13.320 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That **LG Firewheel, LLC**, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **LCG Firewheel** an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use private easements shown thereon 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 dedicated. 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, patrolling, 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 paving on utility easements, access easements, emergency access easements, and fire lanes 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.

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, for both vehicular and pedestrian use and access, in, along, upon, and across the premises containing the access easement(s).

The Recreational Trail Easement is hereby dedicated for pedestrian, passive recreational trail purposes, such as walking, hiking, jogging, bicycling, and other similar recreational purposes. The City of Garland shall have the right to occupy, maintain, re-grade, modify, and expand trail improvements and use the surface of the Easement. However, the property owner shall retain title to all improvements and is responsible for designing, constructing, and maintaining all improvements to the minimum standards set by applicable city, state, and federal laws and regulations. Notwithstanding any other language contained herein to the contrary, the City is not required to maintain the Easement or any improvements therein. In the event the City elects to conduct maintenance, modification, or expansion activities to any improvements within the Easement, the City shall obtain prior written authorization from the property owner, which shall not be unreasonably withheld, before making substantive modifications to, or conducting maintenance activities on, trail improvements. The property owner shall not erect a fence, barricade, or other types of barriers that would prevent, impair, or obstruct the passage of pedestrian travel within or across the access way or the access points.

The Emergency Access Easement is hereby granted to the City of Garland for emergency services, personnel, and vehicle use only.

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

Witness our hands at _____ County, Texas, this _____ day of _____, 2023.

LG Firewheel, LLC, a Texas limited liability company

By: LCG2 Investments Manager, LLC,
a Texas limited liability company
its Manager

By:
Name: David Cocanougher
Title: Managing Director

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared NASH THOMAS, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas

Administrative Agent and Lenders:

Sunflower Bank, N.A., as the Administrative Agent and as a Lender

By:
Name: William I. Kirschner
Title: SVP

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared WILLIAM I. KIRSCHNER, 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

My Commission Expires: Notary Public, State of Texas

(Printed Name of Notary Public)

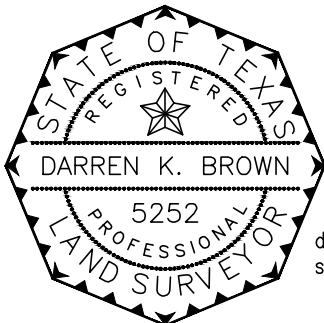
SURVEYOR'S CERTIFICATE

I, Darren K. Brown, of Spiars Engineering, Inc., 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 monumentation shown hereon was either found or placed as described hereon and is 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 the _____ day of _____, 2023.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@
spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas

PLAN COMMISSION APPROVAL

Approved and accepted for the City of Garland this _____ day of _____, 2023 by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Planning Department Director

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.

SPACE RESERVED FOR COUNTY RECORDING LABEL

Line Table		
Line #	Bearing	Distance
L1	N 82°03'42" E	86.78
L2	S 89°08'07" E	495.39
L3	N 84°55'53" E	128.28
L4	N 84°55'53" E	33.93
L5	N 79°45'51" E	533.76
L6	N 45°52'46" W	13.17
L7	S 82°02'58" W	81.06
L8	N 07°53'16" W	10.00
L9	S 82°06'44" W	15.00
L10	S 07°53'16" W	10.09
L11	S 82°06'44" W	91.04
L12	S 37°03'27" W	27.64
L13	S 82°03'27" W	86.90
L14	N 52°56'38" W	12.80
L15	N 107°3'08" W	22.52
L16	N 55°20'11" W	31.94
L17	S 79°46'52" W	251.27
L18	N 107°3'08" W	19.30
L19	S 79°46'52" W	15.00
L20	N 107°3'08" W	19.30
L21	S 79°46'52" W	29.88
L22	S 47°47'10" W	34.80
L23	S 00°53'36" W	22.16
L24	S 46°07'47" W	9.85
L25	N 46°07'47" E	9.97
L26	S 42°01'20" E	116.75
L27	N 42°01'20" E	116.74
L28	S 38°32'10" W	10.09
L29	S 57°28'10" E	15.00
L30	N 38°32'10" E	10.16
L31	S 36°25'06" W	9.97
L32	S 53°34'54" E	15.00
L33	N 36°25'06" E	10.03
L34	N 82°03'27" E	35.84
L35	S 07°56'33" E	44.29
L36	S 34°20'53" W	108.77
L37	S 34°20'53" W	114.56
L38	S 07°56'33" E	59.10
L39	S 82°03'27" W	328.99
L40	N 07°56'33" E	60.50
L41	N 82°03'27" E	238.60
L42	N 07°56'33" E	87.20
L43	S 99°31'08" E	113.68
L44	N 99°31'08" E	116.64
L45	N 07°56'33" E	82.22
L46	N 82°03'27" E	223.60
L47	S 07°56'33" E	11.13
L48	N 07°56'33" E	11.13
L49	N 82°03'27" E	278.86
L50	S 07°56'33" E	11.12

Line Table		
Line #	Bearing	Distance
L51	N 82°03'27" E	172.76
L52	S 07°56'33" E	60.50
L53	S 82°03'27" W	23.22
L54	N 07°56'43" W	22.50
L55	S 82°03'17" W	15.00
L56	S 07°56'43" E	22.50
L57	S 82°03'27" W	66.22
L58	S 31°21'07" W	59.74
L59	S 07°56'43" E	187.94
L60	S 82°03'17" W	30.46
L61	S 82°03'17" W	30.46
L62	N 07°56'43" W	24.36
L63	N 48°31'50" W	19.43
L64	N 89°07'14" W	436.17
L65	N 45°52'46" E	11.86
L66	N 82°03'27" E	152.27
L67	N 07°56'33" W	21.00
L68	N 82°03'27" E	15.00
L69	S 07°56'33" E	21.00
L70	N 82°03'27" E	18.53
L71	N 37°03'27" E	27.64
L72	N 82°03'27" E	99.32
L73	S 52°56'38" E	24.88
L74	S 107°3'08" E	22.16
L75	S 55°20'11" E	19.51
L76	N 79°46'52" E	6.79
L77	N 107°3'08" W	10.00
L78	N 79°46'52" E	15.00
L79	S 107°3'08" E	10.00
L80	N 79°46'52" E	31.22
L81	N 07°56'33" W	115.95
L82	S 82°03'27" W	20.00
L83	N 07°56'33" W	15.00
L84	N 82°03'27" E	20.00
L85	N 07°56'33" W	95.00
L86	S 82°03'27" W	21.00
L87	N 07°56'33" W	15.00
L88	N 82°03'27" E	21.00
L89	S 07°56'33" E	10.00
L90	S 82°03'27" W	15.00
L91	N 07°56'33" W	10.00
L92	S 82°03'27" W	71.37
L93	S 07°56'33" E	114.50
L94	N 82°03'27" E	10.50
L95	S 07°56'33" E	15.00
L96	S 82°03'27" W	25.50
L97	N 07°56'33" W	129.59
L98	S 82°03'27" W	78.16
L99	S 07°56'33" E	10.00
L100	S 82°03'17" W	15.00

Line Table		
Line #	Bearing	Distance
L101	N 07°56'33" W	10.00
L102	S 82°03'27" W	212.50
L103	S 07°56'06" E	9.00
L104	S 82°03'27" W	15.00
L105	N 07°56'06" W	9.00
L106	S 82°03'27" W	87.75
L107	S 31°21'07" E	47.28
L108	S 07°56'43" E	50.34
L109	N 82°03'17" E	21.00
L110	S 07°56'53" E	15.00
L111	S 82°03'17" W	21.00
L112	S 07°56'43" E	100.50
L113	N 82°03'17" E	21.00
L114	S 07°56'43" E	15.00
L115	S 82°03'17" W	21.00
L116	S 07°56'43" E	35.58
L117	S 48°31'50" E	8.34
L118	S 89°07'14" E	110.44
L119	N 00°52'46" E	10.00
L120	S 89°07'14" E	15.00
L121	S 00°52'46" W	10.00
L122	S 89°07'14" E	48.12
L123	N 00°56'13" E	9.51
L124	S 89°03'47" E	15.00
L125	S 00°56'13" W	9.49
L126	S 89°07'14" E	53.09
L127	N 00°52'46" E	9.99
L128	S 89°07'14" E	15.00
L129	S 00°52'46" W	9.99
L130	S 89°07'14" E	167.76
L131	N 07°56'33" W	304.18
L132	S 79°46'52" W	217.64
L133	S 47°47'10" W	23.99
L134	S 00°53'36" W	9.67
L135	N 43°06'33" W	20.99
L136	S 46°53'57" E	15.00
L137	S 43°06'33" W	20.99
L138	N 37°03'17" E	9.87
L139	N 82°03'27" E	150.46
L140	N 07°56'43" W	22.50
L141	N 82°03'17" E	15.00
L142	S 07°56'43" E	22.50
L143	N 82°03'27" E	113.40
L144	N 07°56'33" W	60.50
L145	S 82°03'27" W	278.86
L146	S 07°56'33" E	60.50
L147	S 54°03'09" E	5.14
L148	S 82°03'27" W	521.65
L149	S 82°03'27" W	568.15
L150	S 71°33'46" W	4.95

Line Table		
Line #	Bearing	Distance
L151	S 82°03'27" W	575.15
L152	S 07°56'53" E	75.93
L153	S 34°17'52" W	58.34
L154	N 82°03'27" E	567.65
L155	N 63°03'51" E	3.39
L156	S 07°56'53" E	53.00
L157	S 34°17'52" W	60.52
L158	N 07°56'53" W	58.00
L159	S 07°56'53" E	68.00
L160	S 06°26'41" W	1.12
L161	S 63°01'52" W	7.11
L162	S 34°20'53" W	11.79
L163	N 82°03'27" E	283.15
L164	S 07°56'53" E	21.67
L165	S 82°03'27" W	15.00
L166	N 07°56'53" W	21.67
L167	S 07°56'53" E	18.87
L168	N 82°03'27" E	15.00
L169	N 07°56'53" W	18.67
L170	N 82°03'27" E	214.50
L171	N 82°03'27" E	116.49
L172	N 07°56'53" E	16.60
L173	N 34°20'53" E	114.56
L174	N 07°56'53" E	60.99
L175	N 07°56'53" W	7.40
L176	N 34°20'53" E	120.36
L177	N 82°03'27" E	26.00
L178	N 07°56'53" E	18.00
L179	N 82°03'27" W	77.95
L180	S 42°01'20" W	97.17
L181	S 42°01'20" W	143.22
L182	S 82°03'27" W	123.90
L183	N 07°56'53" W	64.00
L184	N 05°04'29" W	60.07
L185	N 84°56'43" E	60.00
L186	S 00°54'29" E	60.08
L187	N 34°20'53" E	9.74

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	57.49	2195.26	130°01"	S 43°17'53"	57.49
C2	15.00	2142.80	6°04'54"	S 43°52'32"	15.00
C3	118.84	2142.80	33°32'58"	S 44°05'35"	118.85
C4	113.38	2142.80	33°34'58"	S 44°04'17"	113.36
C5	61.36	2115.84	13°39'42"	S 45°42'53"	61.36
C6	278.68	2118.00	1°01'11"	N 53°25'45"	278.69
C7	200.78	2118.00	5°25'52"	S 44°49'03"	200.69
C8	147.70	2118.00	3°59'47"	S 44°41'13"	147.70
C9	69.63	336.30	11°11'22"	S 72°12'12"	69.51
C10	86.65	363.50	15°32'56"	S 74°16'59"	86.34
C11	30.65	50.50	90°00'00"	S 73°03'27"	27.58
C12	39.51	50.50	44°49'18"	S 13°57'01"	38.51
C13	78.90	50.50	12°07'50"	S 12°24'26"	76.82
C14	91.32	336.50	15°32'56"	S 74°16'59"	91.04
C15	32.56	202.00	9°37'67"	S 38°41'41"	29.08
C16	68.66	50.00	78°42'19"	N 43°58'44"	63.41
C17	46.56	178.12	14°58.38"	N 17°26'02"	46.43
C18	42.94	11325.37	0°13'02"	N 68°37'03"	42.94
C19	31.74	151.50	9°36'27"	S 38°41'41"	28.35
C20	44.56	50.00	50°33'15"	S 60°03'18"	43.15
C21	73.39	331.49	13°42'40"	S 75°20'27"	79.14
C22	46.86	189.92	14°59'11"	S 71°31'23"	49.55
C23	20.98	12.50	9°36'27"	S 38°41'41"	18.18
C24	78.17	57.50	78°53'15"	S 45°33'11"	73.06
C25	14.81	57.50	56°35'15"	S 34°41'17"	14.22
C26	50.52	38032.54	0°01'48"	S 68°18'16"	50.52
C27	83.69	32.32	14°52'34"	S 74°36'36"	83.45
C28	81.14	378.50	12°16'56"	S 72°38'59"	80.98
C29	87.25	321.50	12°16'56"	S 74°16'59"	86.98
C30	25.22	25.20	57°47'53"	S 34°17'56"	24.16
C31	31.42	20.00	90°00'00"	S 52°36'53"	28.28
C32	35.04	46.00	43°38'32"	S 86°36'17"	34.20
C33	31.12	20.00	80°00'25"	S 76°07'56"	28.07
C34	26.00	2750.00	0°39'44"	S 47°53'49"	26.00
C35	238.63	1929.02	7°16'35"	S 50°39'49"	238.47
C36	15.95	1905.02	5°53'37"	S 51°12'12"	15.95
C37	19.20	20.00	43°38'32"	S 76°07'17"	14.87



Plan Commission

4. a.

Meeting Date: 05/22/2023

Item Title: Z 22-15 Masterplan - Zoning (District 8)

Summary:

Consideration of the application of **Masterplan**, requesting approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 110, 117, and 119 Garfield Street and 121 Grant Street. (District 8) (Z 22-15 – Zoning)

Attachments

Z 22-15 Masterplan - Zoning (District 8)

Z 22-15 Masterplan Responses

Planning Report

File No: Z 22-15/District 8

Agenda Item:

Meeting: Plan Commission

Date: May 22, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

Approval of a Detail Plan for Multi-Family development.

LOCATION

110, 117 and 119 Garfield Street and 121 Grant Street

APPLICANT

Masterplan

OWNER

The Draper Garland, LLC.

BACKGROUND

The applicant proposes to build twenty-six (26) multi-family dwelling units in a townhouse-style configuration. The proposed developed will be on three (3) lots. The middle lot consists of an abandoned bank drive-through, which will be demolished.

The proposal is another phase of the "The Draper" redevelopment, which includes a multi-family development that is being constructed across Wilson Street towards Avenue B, and an adaptive re-use of the Chase Bank building. It is the next phase in re-development and re-vitalization of the west end and periphery of Downtown Garland.

SITE DATA

The overall site consists of approximately 1.477 acres with approximately 366 lineal feet of frontage along State Street, 426 lineal feet of frontage along Garfield Street and 130 lineal feet of frontage along Wilson Street. The property can be accessed from West State Street through Garfield Street and Wilson Street.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Two-Family (2F) District and Community Retail (CR) District.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network.

Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

The Two-Family (2F) District is intended to promote stable, quality medium density residential development on pairs of lots in logical, livable, and sustainable neighborhoods. This district may be included within single-family neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas and higher density or nonresidential areas or major thoroughfares.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of twenty-six (26) multi-family units for rent in a townhouse-style configuration in three (3) lots. The western lot consists of two (2) units, the central lot consists of twenty-four (24) units and the eastern lot is open space with amenities.

As mentioned in the Background section, the proposal is another phase of "The Draper" redevelopment, which includes a multi-family development that is being constructed across Wilson Street towards Avenue B, and an adaptive re-use of the Chase Bank building. It is the next phase in re-development and re-vitalization of the periphery of Downtown Garland.

Parking

The site plan (Exhibit C) meets the parking requirements per the GDC. Each unit will have a two-car garage. In addition, six (6) on-street parking spaces are proposed for visitors.

2. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The applicant is not proposing any clubhouse with this development.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. A swimming pool is not proposed with this development.
- **Leisure Areas:** One (1) leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a canopy with sitting area in Lot C per the landscape plan (Exhibit D).

3. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required two-bedroom:	800 square feet
Proposed:	Unit A: 1,520 square feet Unit B 1,530 square feet
Number of units:	26 units

4. Density:

The Multi-Family-2 (MF-2) District allows a maximum density of thirty-two (32) dwelling units per acre. The subject site has three (lots) and the overall density is eighteen (18) dwelling units per acre. However, the western lot has a density of nine (9) dwelling units/acre and the central lot has a density of twenty-two (22) dwelling units per acre. The draft PD Conditions keep the maximum number of units for this development at twenty six (26).

5. Screening and Landscaping

The GDC requires 40% of the gross platted area to be landscaped. However, this proposal consists of three (3) lots and the applicant proposes 32% of the gross platted area to be landscaped. Therefore, the applicant is requesting a deviation.

In addition, the landscape buffer along West State Street is allowed to overlap with the pedestrian and utility easement. However, a minimum of six (6) feet must be available only for the landscaping. The applicant proposes a variable width landscape buffer and the minimum depth is 2.7 feet due to the twenty (20)-foot street easement. Within the landscape buffer, eight (8) large canopy trees are required and the landscape plan (Exhibit D) reflects seven (7) large canopy trees and four (4) small ornamental trees due to the overhead utilities.

The landscape buffer along the east side of Garfield Street requires fourteen (14) large canopy trees and the Exhibit D shows ten (10) large canopy trees due to the overhead utilities.

The west side of Garfield Street requires four (4) large canopy trees; two (2) large canopy trees and two (2) small ornamental trees are proposed.

The landscape buffer along Wilson Street requires five (5) large canopy trees and the applicant proposes two (2) large canopy trees and two (2) small ornamental trees.

Screening is required where Lot A is adjacent to Two-Family (2F) District and the landscape plan (Exhibit D) reflects a five (5)-foot ornamental fence with masonry columns along with vegetation.

6. Building Design

The building elevations meet the building design standards per the GDC.

7. Signage

No deviations were requested regarding signage.

8. Summary of Deviations

The applicant requests to deviate from the GDC. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Justification
Building Setbacks	Minimum front yard, side yard and rear yard adjacent to street is 20 feet	10 feet	Even though the proposed living units are technically MF with multiple units on a lot, the units will function like townhouses. The scale and orientation will function like townhomes. The greater setbacks of the Multi Family District are intended for conventional MF buildings that are greater in scale and height. Since these are effectively townhomes, the proposal includes requested reductions to these building setbacks. The building setbacks in the Single-Family Attached (SFA) District is ten (10) feet.
Building Placement	All portions of a multi-family structure must be a minimum of 20 feet from other multi-family structures	15 feet	This proposed development is intended to be a townhouse-style configuration.
Maximum Lot Coverage	60%	63%	The additional lot coverage is required due to the 20-foot street easement along West State Street.
Clubhouse	A 2,500 square-foot clubhouse is required.	Not proposed	The development will function like conventional SF homes in most ways. The limited number of units do not support having a club house with amenities as found with MF developments.
Swimming Pool	A swimming pool with 800 square feet of surface area is required.	Not proposed	It should be noted that

			these residents can share amenities with Phase I of "The Draper".
Overall landscaping	40% of the gross platted area must be landscaped	32%	The 40% site landscape requirement is intended for conventional multi-family with large setbacks and more space. This is an urban townhouse style development with appropriate setbacks and on-site open space.
Landscape Buffer	The GDC allows the landscape buffer to overlap an easement. However, six (6) feet must be only for landscaping. The landscape buffer along West State Street requires eight (8) large canopy trees. The landscape buffer along east side of Garfield Street requires 14 large canopy trees. The landscape buffer along the west side of Garfield Street requires 5 large canopy trees	The applicant proposes a variable width landscape buffer along West State Street. The minimum depth is 2.7 feet. 7 large canopy trees and 4 small ornamental trees are proposed. 10 large canopy trees are proposed. 2 large canopy trees and two small ornamental trees are proposed.	The landscape buffer may be a variable width and may overlap the easement but at least 6 feet should be outside of the easement. The proposed development is more walkable with smaller yards with walk ups from the street. The variable width private yard along with parkway area will meet the spirit and intent of the required buffer. The applicant requests a deviation on some of the large canopy trees due to the overhead utility lines.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods, which is higher density residential developments. This residential option may utilize vertical

mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across West State Street, are zoned Planned Development (PD) District 88-12; it is developed with a shopping center. The properties to the east are zoned Community Retail (CR) District; these properties are developed with an auto-repair business, a bank and a restaurant. The properties to the south, across Wilson Street, are zoned Planned Development (PD) District 20-29 and Single-Family-7 (SF-7) District; these properties are developed with single-family homes, and the approved Phase 1 of "The Draper" multi-family is under construction. The properties to the west are zoned Two-Family (2F) District. The properties are developed with duplexes.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

Approval of a Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

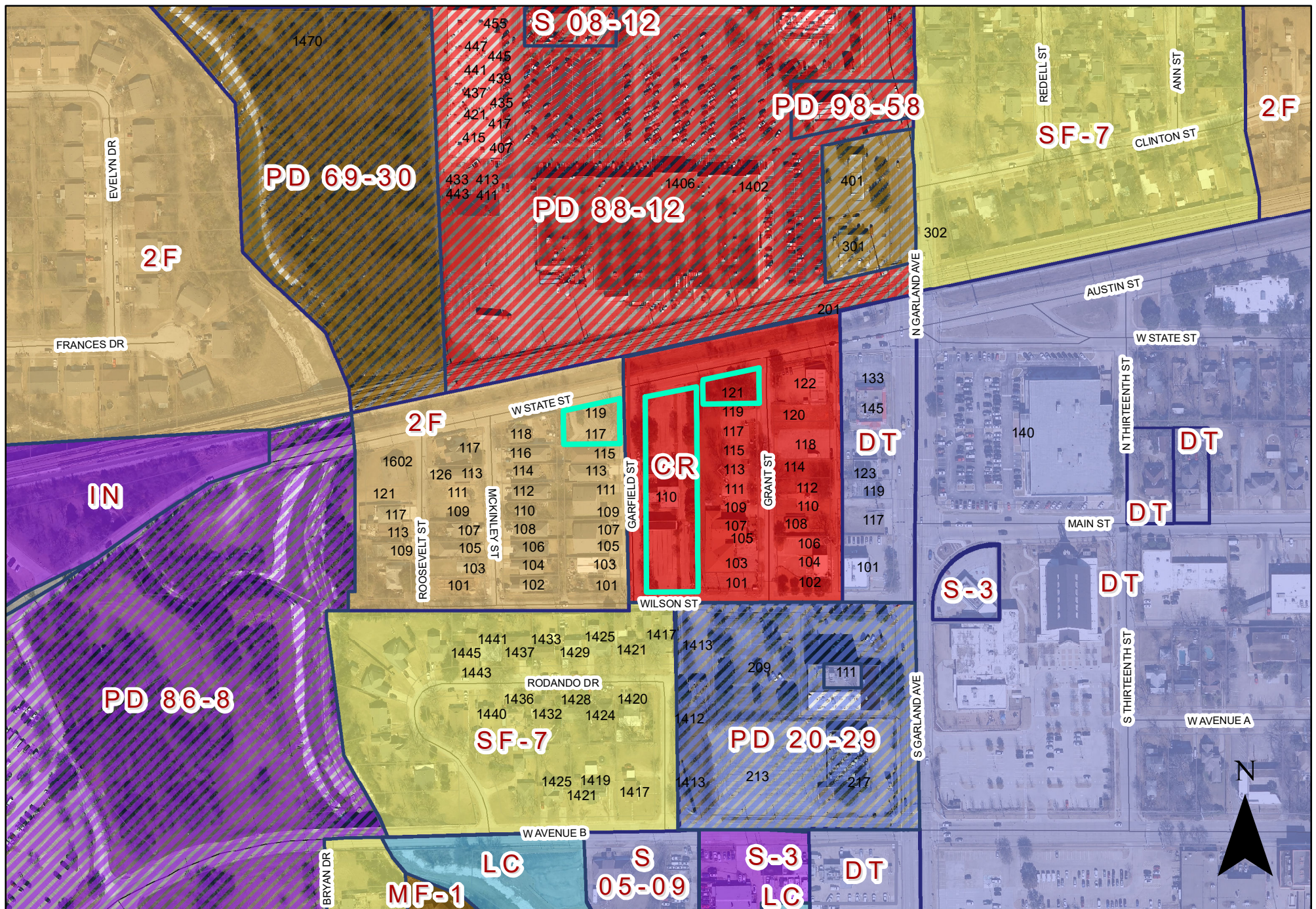
CITY COUNCIL DATE: June 20, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 269 feet

ZONING MAP Z 22-15

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-15

110, 117 and 119 Garfield Street and 121 Grant Street

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family development.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family-2 (M-2) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses: Land Uses are only permitted as in the Multi-Family-2 (M-2) District.
- B. Site Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Building Setbacks: The front, side and rear setbacks for units adjacent to the street shall be ten (10) feet.
- D. Building Placement: All portions of a multi-family structure shall be a minimum of fifteen (15) feet from other multi-family structures.

- E. Dwelling Units: A total of twenty-six (26) dwelling units shall be permitted.
- F. Dwelling Size: Unit A shall be a minimum of 1,520 square feet and Unit B shall be a minimum of 1,530 square feet.
- G. Maximum Lot Coverage: The maximum lot coverage shall be sixty-three (63%) percent.
- H. Amenities: Amenities shall be provided as shown on the Exhibits C and D. A clubhouse and swimming pool shall not be required with this development.
- I. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - 1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
 - 2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates

requested by the property owner for the premises to which such violation applies.

3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

J. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

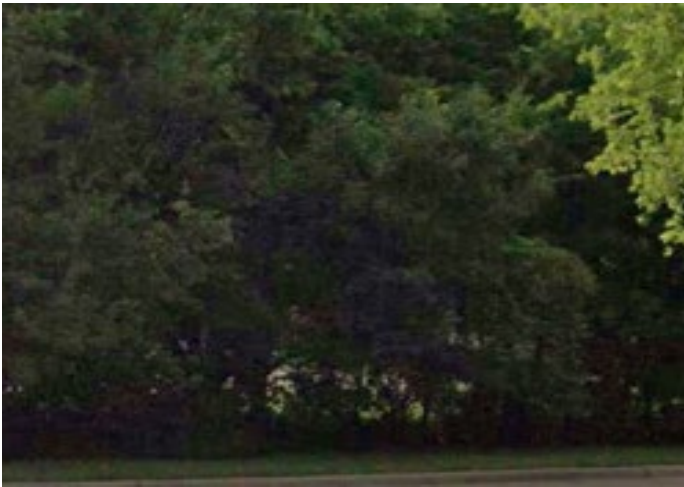
Z 22-15



View of the subject property (central lot)



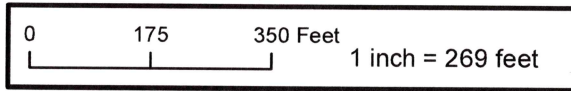
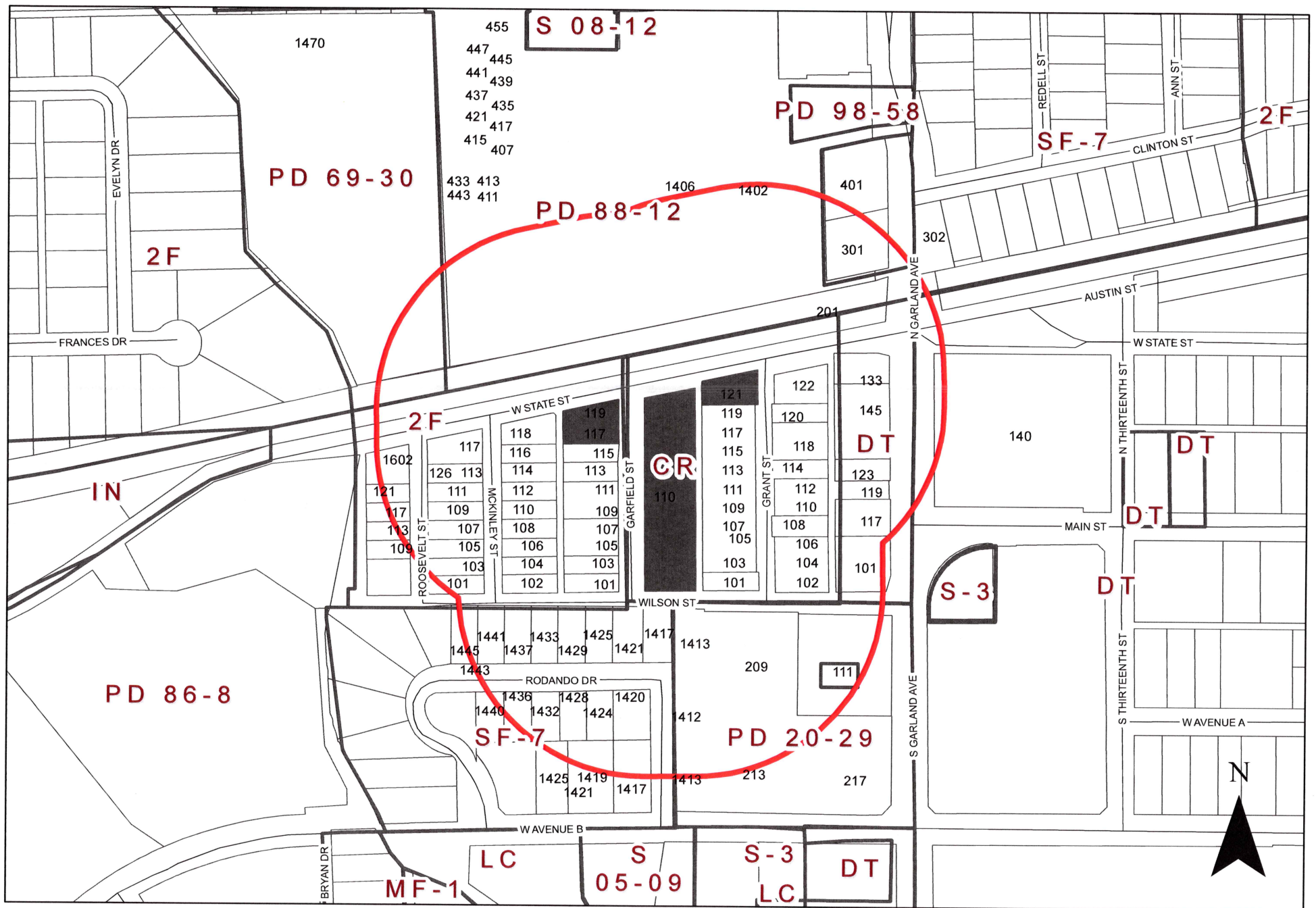
View of the subject property (western lot)



View of the subject property (eastern lot)



Looking north of the subject property



ZONING MAP Z 22-15

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

110, 117, 119 Garfield Street & 121 Grant Street

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



Plan Commission

4. b.

Meeting Date: 05/22/2023

Item Title: Z 22-15 Masterplan - Detail Plan (District 8)

Summary:

Consideration of the application **Masterplan**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 110, 117, and 119 Garfield Street and 121 Grant Street. (District 8) (Z 22-15 – Detail Plan)

Attachments

Z 22-15 Masterplan - Detail Plan (District 8)

Z 22-15 Masterplan Responses

Planning Report

File No: Z 22-15/District 8

Agenda Item:

Meeting: Plan Commission

Date: May 22, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

Approval of a Detail Plan for Multi-Family development.

LOCATION

110, 117 and 119 Garfield Street and 121 Grant Street

APPLICANT

Masterplan

OWNER

The Draper Garland, LLC.

BACKGROUND

The applicant proposes to build twenty-six (26) multi-family dwelling units in a townhouse-style configuration. The proposed developed will be on three (3) lots. The middle lot consists of an abandoned bank drive-through, which will be demolished.

The proposal is another phase of the "The Draper" redevelopment, which includes a multi-family development that is being constructed across Wilson Street towards Avenue B, and an adaptive re-use of the Chase Bank building. It is the next phase in re-development and re-vitalization of the west end and periphery of Downtown Garland.

SITE DATA

The overall site consists of approximately 1.477 acres with approximately 366 lineal feet of frontage along State Street, 426 lineal feet of frontage along Garfield Street and 130 lineal feet of frontage along Wilson Street. The property can be accessed from West State Street through Garfield Street and Wilson Street.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Two-Family (2F) District and Community Retail (CR) District.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network.

Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

The Two-Family (2F) District is intended to promote stable, quality medium density residential development on pairs of lots in logical, livable, and sustainable neighborhoods. This district may be included within single-family neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas and higher density or nonresidential areas or major thoroughfares.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of twenty-six (26) multi-family units for rent in a townhouse-style configuration in three (3) lots. The western lot consists of two (2) units, the central lot consists of twenty-four (24) units and the eastern lot is open space with amenities.

As mentioned in the Background section, the proposal is another phase of "The Draper" redevelopment, which includes a multi-family development that is being constructed across Wilson Street towards Avenue B, and an adaptive re-use of the Chase Bank building. It is the next phase in re-development and re-vitalization of the periphery of Downtown Garland.

Parking

The site plan (Exhibit C) meets the parking requirements per the GDC. Each unit will have a two-car garage. In addition, six (6) on-street parking spaces are proposed for visitors.

2. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The applicant is not proposing any clubhouse with this development.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. A swimming pool is not proposed with this development.
- **Leisure Areas:** One (1) leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a canopy with sitting area in Lot C per the landscape plan (Exhibit D).

3. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required two-bedroom:	800 square feet
Proposed:	Unit A: 1,520 square feet Unit B 1,530 square feet
Number of units:	26 units

4. Density:

The Multi-Family-2 (MF-2) District allows a maximum density of thirty-two (32) dwelling units per acre. The subject site has three (lots) and the overall density is eighteen (18) dwelling units per acre. However, the western lot has a density of nine (9) dwelling units/acre and the central lot has a density of twenty-two (22) dwelling units per acre. The draft PD Conditions keep the maximum number of units for this development at twenty six (26).

5. Screening and Landscaping

The GDC requires 40% of the gross platted area to be landscaped. However, this proposal consists of three (3) lots and the applicant proposes 32% of the gross platted area to be landscaped. Therefore, the applicant is requesting a deviation.

In addition, the landscape buffer along West State Street is allowed to overlap with the pedestrian and utility easement. However, a minimum of six (6) feet must be available only for the landscaping. The applicant proposes a variable width landscape buffer and the minimum depth is 2.7 feet due to the twenty (20)-foot street easement. Within the landscape buffer, eight (8) large canopy trees are required and the landscape plan (Exhibit D) reflects seven (7) large canopy trees and four (4) small ornamental trees due to the overhead utilities.

The landscape buffer along the east side of Garfield Street requires fourteen (14) large canopy trees and the Exhibit D shows ten (10) large canopy trees due to the overhead utilities.

The west side of Garfield Street requires four (4) large canopy trees; two (2) large canopy trees and two (2) small ornamental trees are proposed.

The landscape buffer along Wilson Street requires five (5) large canopy trees and the applicant proposes two (2) large canopy trees and two (2) small ornamental trees.

Screening is required where Lot A is adjacent to Two-Family (2F) District and the landscape plan (Exhibit D) reflects a five (5)-foot ornamental fence with masonry columns along with vegetation.

6. Building Design

The building elevations meet the building design standards per the GDC.

7. Signage

No deviations were requested regarding signage.

8. Summary of Deviations

The applicant requests to deviate from the GDC. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Justification
Building Setbacks	Minimum front yard, side yard and rear yard adjacent to street is 20 feet	10 feet	Even though the proposed living units are technically MF with multiple units on a lot, the units will function like townhouses. The scale and orientation will function like townhomes. The greater setbacks of the Multi Family District are intended for conventional MF buildings that are greater in scale and height. Since these are effectively townhomes, the proposal includes requested reductions to these building setbacks. The building setbacks in the Single-Family Attached (SFA) District is ten (10) feet.
Building Placement	All portions of a multi-family structure must be a minimum of 20 feet from other multi-family structures	15 feet	This proposed development is intended to be a townhouse-style configuration.
Maximum Lot Coverage	60%	63%	The additional lot coverage is required due to the 20-foot street easement along West State Street.
Clubhouse	A 2,500 square-foot clubhouse is required.	Not proposed	The development will function like conventional SF homes in most ways. The limited number of units do not support having a club house with amenities as found with MF developments.
Swimming Pool	A swimming pool with 800 square feet of surface area is required.	Not proposed	It should be noted that

			these residents can share amenities with Phase I of "The Draper".
Overall landscaping	40% of the gross platted area must be landscaped	32%	The 40% site landscape requirement is intended for conventional multi-family with large setbacks and more space. This is an urban townhouse style development with appropriate setbacks and on-site open space.
Landscape Buffer	The GDC allows the landscape buffer to overlap an easement. However, six (6) feet must be only for landscaping. The landscape buffer along West State Street requires eight (8) large canopy trees. The landscape buffer along east side of Garfield Street requires 14 large canopy trees. The landscape buffer along the west side of Garfield Street requires 5 large canopy trees	The applicant proposes a variable width landscape buffer along West State Street. The minimum depth is 2.7 feet. 7 large canopy trees and 4 small ornamental trees are proposed. 10 large canopy trees are proposed. 2 large canopy trees and two small ornamental trees are proposed.	The landscape buffer may be a variable width and may overlap the easement but at least 6 feet should be outside of the easement. The proposed development is more walkable with smaller yards with walk ups from the street. The variable width private yard along with parkway area will meet the spirit and intent of the required buffer. The applicant requests a deviation on some of the large canopy trees due to the overhead utility lines.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods, which is higher density residential developments. This residential option may utilize vertical

mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across West State Street, are zoned Planned Development (PD) District 88-12; it is developed with a shopping center. The properties to the east are zoned Community Retail (CR) District; these properties are developed with an auto-repair business, a bank and a restaurant. The properties to the south, across Wilson Street, are zoned Planned Development (PD) District 20-29 and Single-Family-7 (SF-7) District; these properties are developed with single-family homes, and the approved Phase 1 of "The Draper" multi-family is under construction. The properties to the west are zoned Two-Family (2F) District. The properties are developed with duplexes.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

Approval of a Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

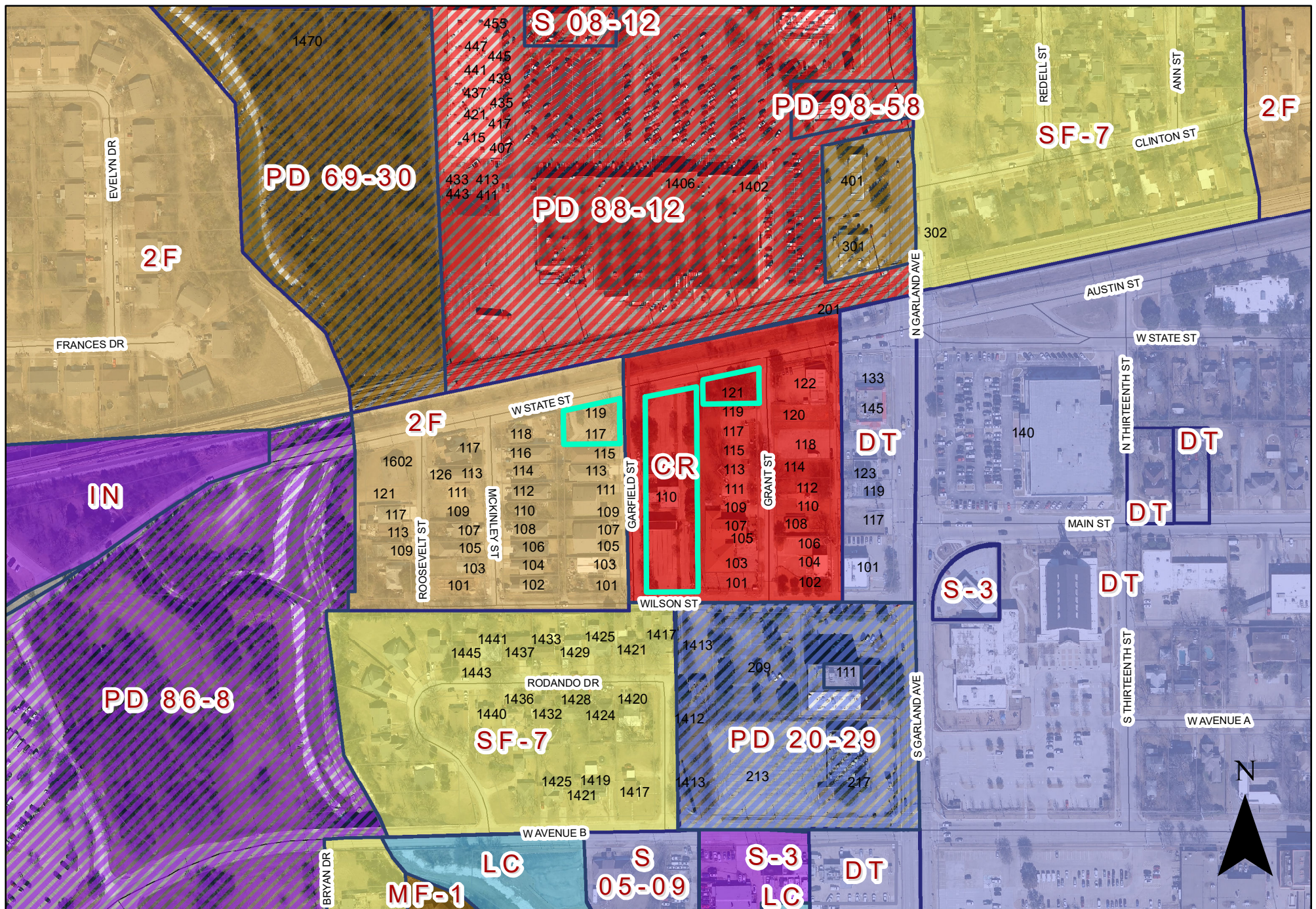
CITY COUNCIL DATE: June 20, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 269 feet

ZONING MAP Z 22-15

INDICATES AREA OF REQUEST

110, 117, 119 Garfield Street & 121 Grant Street

DATE:	
DESCRIPTION:	
DELTA:	
DATE:	
DESCRIPTION:	
ISSUE:	

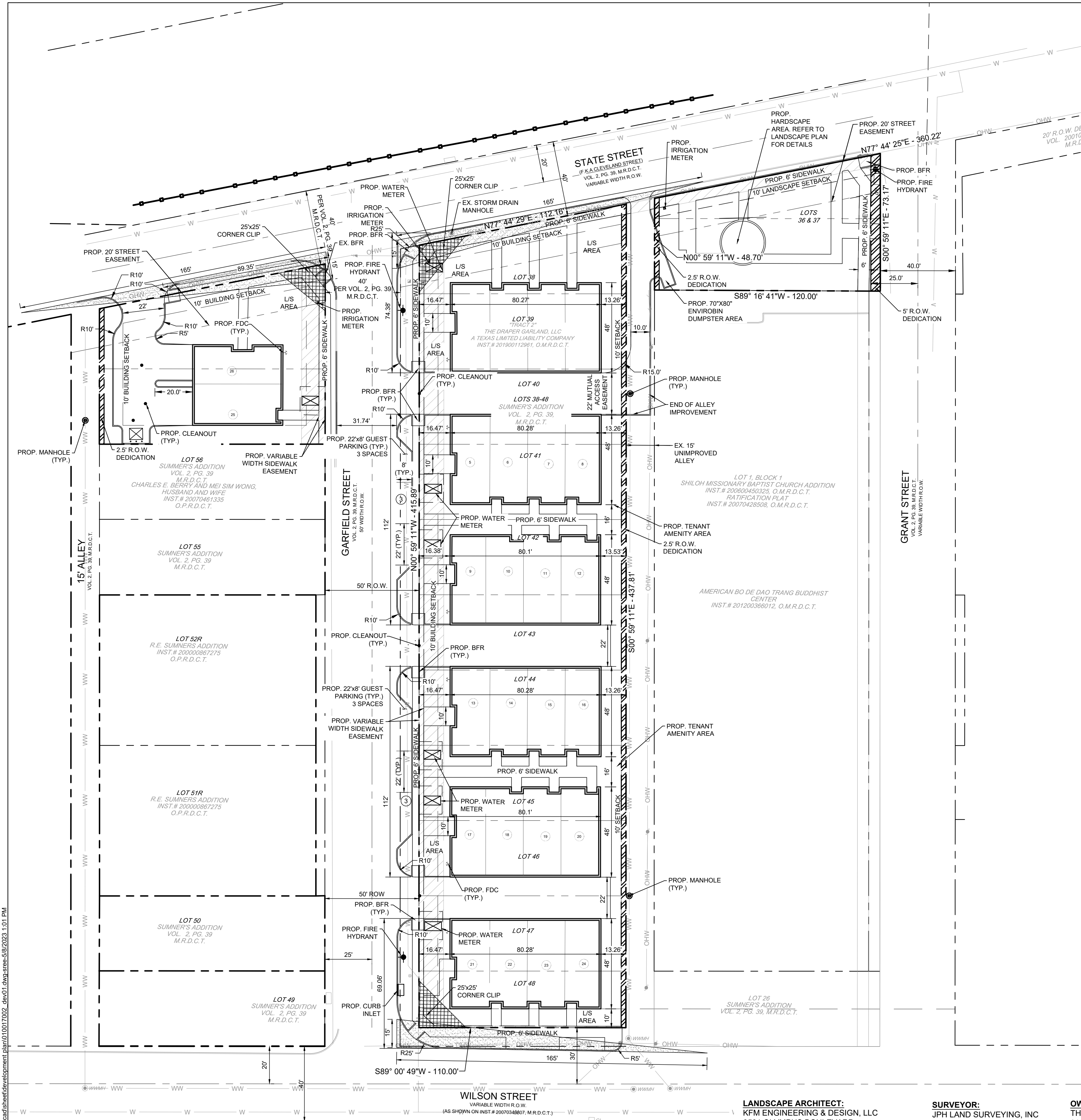
CLIENT
THE DRAPER GARLAND LLC

PROJECT
THE DRAPER -
ROW APARTMENTS
SHEET TITLE
DETAIL PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
KFM
ENGINEERING & DESIGN
ENGINEER: Joshua A. Millsap
P.E. No.: 100118 DATE: 5/8/23

PROJECT NUMBER:
010017002
DRAWN BY: CH
DESIGNED BY: CH
CHECKED BY: MMS
DATE:
5/8/23
SHEET:

DP



LEGEND

	R.O.W. DEDICATION
	PROPOSED STREET, PEDESTRIAN & UTILITY EASEMENT (S.P.U.)
	VISIBILITY TRIANGLE
	25'x25' CORNER CLIP
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE
	PROPOSED CLEANOUT
	UNIT COUNT
	EX. EXISTING
	PROP. PROPOSED
	LS. LANDSCAPE
	-OHV- OVERHEAD WIRE

NOTE:
REQUESTED ZONING: PD WITH
BASE ZONING OF MF-2

Item	Lots 57-58 (Proposed Multifamily)	Lots 38-48 (Proposed Multifamily)	Lots 36-37 (Open Space)
General Site Data			
Proposed Use	Multifamily	Multifamily	
Lot Area (acres)	0.231	1.078	0.168
Lot Area (square feet)	10,069	46,953	7,312
Unit A Floor Area (square feet)	2,031	13,680	-
Unit B Floor Area (square feet)	0	4,590	-
Total Building Floor Area (square feet)	2,031	18,270	-
Total Building Area (square feet)	4,062	36,540	-
Floor Area Ratio (ratio x.Xc:1)	0.40	0.78	-
Building Height (proposed)	24'-2"	24'-2"	-
Building Height (permitted)	50'	50'	-
Multifamily Unit Mix*			
Max Density (from Zoning Ordinance)			
Allowed	32 dwelling units/ acre	32 dwelling units/acre	-
Proposed	8.6 dwelling units/acre	22.2 dwelling units/acre	-
Efficiency	-	-	-
Unit A	1	18	-
Unit B	1	6	-
Total Units	2	24	-
Parking			
Parking Ratio (from Zoning Ordinance)	* 2 enclosed/ Dwelling Unit	* 2 enclosed/ Dwelling Unit	-
Number of Units	2	24	-
1st Floor Square Footage			
Required Parking (Multifamily) (# spaces)	4	48	-
Required Parking Total	4	48	-
Provided Garage Parking (# spaces)	4	48	-
Provided Surface Parking (# spaces)	0	6	-
Total Provided Parking (# spaces)	4	54	-
Accessible Parking Required (# spaces)	0	2	-
Accessible Parking Provided (# spaces)	0	0	-
Parking in Excess of 110% of required parking (# spaces)	0	0	-
Total Parking		58 spaces	
Permeable Area			
Permeable (square feet)	4,424	11,709	4,249
Total Permeable Area (square feet)	4,424	11,709	4,249
Impervious Area			
Building Footprint Area (square feet)	2,031	18,270	-
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	3,614	15,274	3,063
Other Impervious Area	0	0	0
Total Impervious Area	5,645	33,544	3,063
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet) Note: Sum must equal Lot Area	10,069	45,253	7,312

*Refer to Architectural Plans for specific unit mix in each building

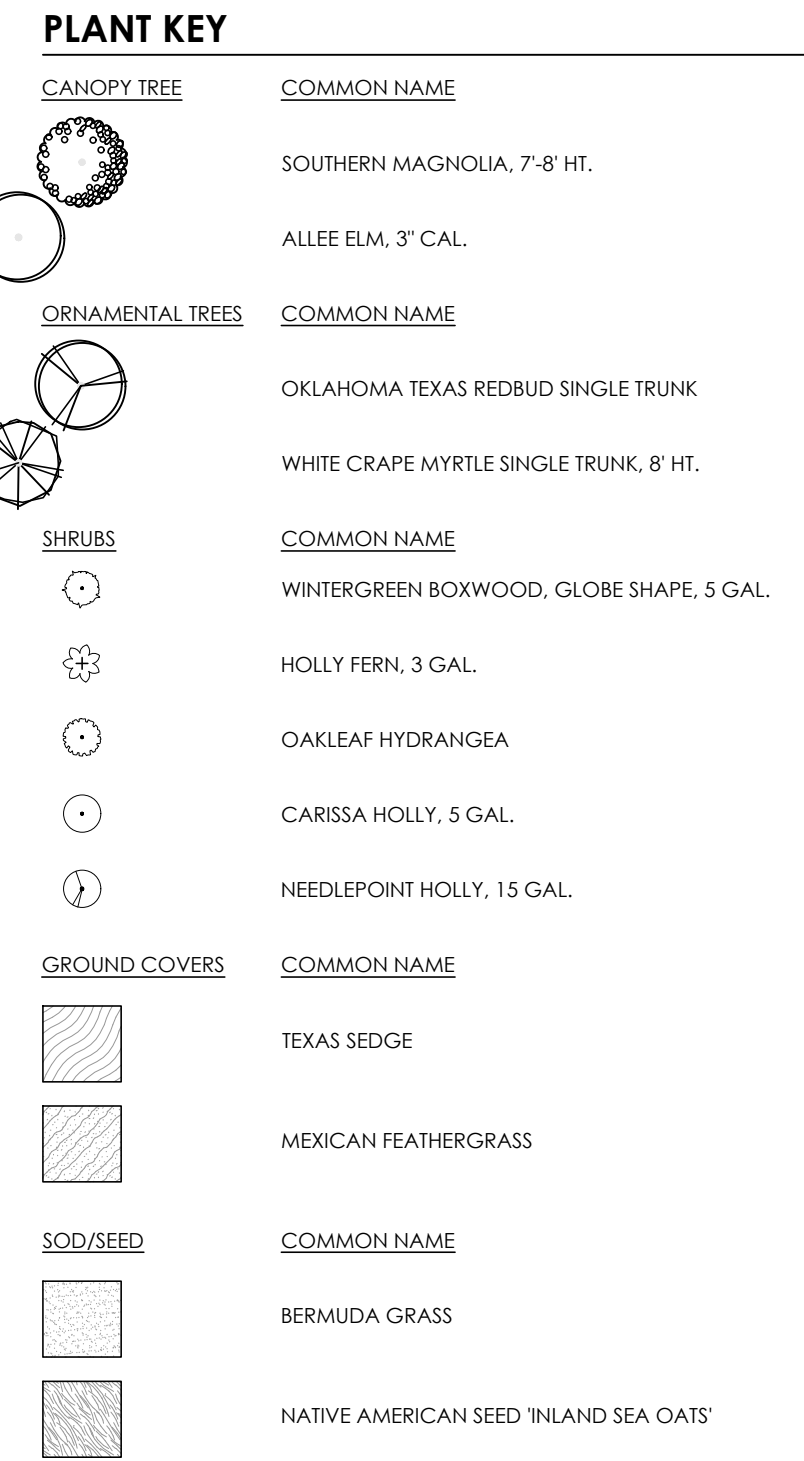
DETAIL PLAN
CASE #210805-2
THE DRAPER -ROW APARTMENTS
0.231 ACRES - LOT 36-37 (0.168 OF AN ACRES)
LOT 38-48(1.078 ACRES)
LOTS 57 & 58 (0.231 OF AN ACRES)
CITY OF GARLAND, DALLAS COUNTY, TEXAS
MAY 08, 2023

LANDSCAPE ARCHITECT:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BOULEVARD
SUITE 100
DALLAS, TEXAS 75019
CONTACT: MICHELLE SLATTERY, PLA, ASLA
PHONE: (737) 237-3282
EMAIL: MSLATTERY@KFM-LLC.COM

SURVEYOR:
JPH LAND SURVEYING, INC
785 LONESOME DOVE TRAIL
HURST, TEXAS 76054
CONTACT: JEWEL CHADD, RPLS
PHONE: (817) 438-4963
EMAIL: JEWEL@JPHLS.COM

OWNER/APPLICANT:
THE DRAPER GARLAND, LLC
6125 LUTHER LANE
SUITE 574
DALLAS, TEXAS 75225
CONTACT: BRANDON BOLIN
PHONE: (214) 991-8331
EMAIL: BRANDON@GFDEV.NET

ENGINEER/PREPARER:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BOULEVARD
SUITE 100
DALLAS, TEXAS 75019
CONTACT: JOSH MILLSAP, P.E.
PHONE: (469) 899-0030
EMAIL: JMILLSAP@KFM-LLC.COM

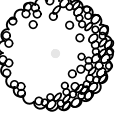
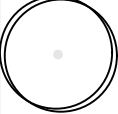
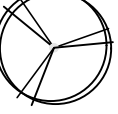
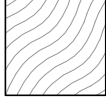
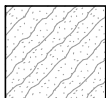
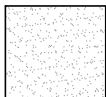


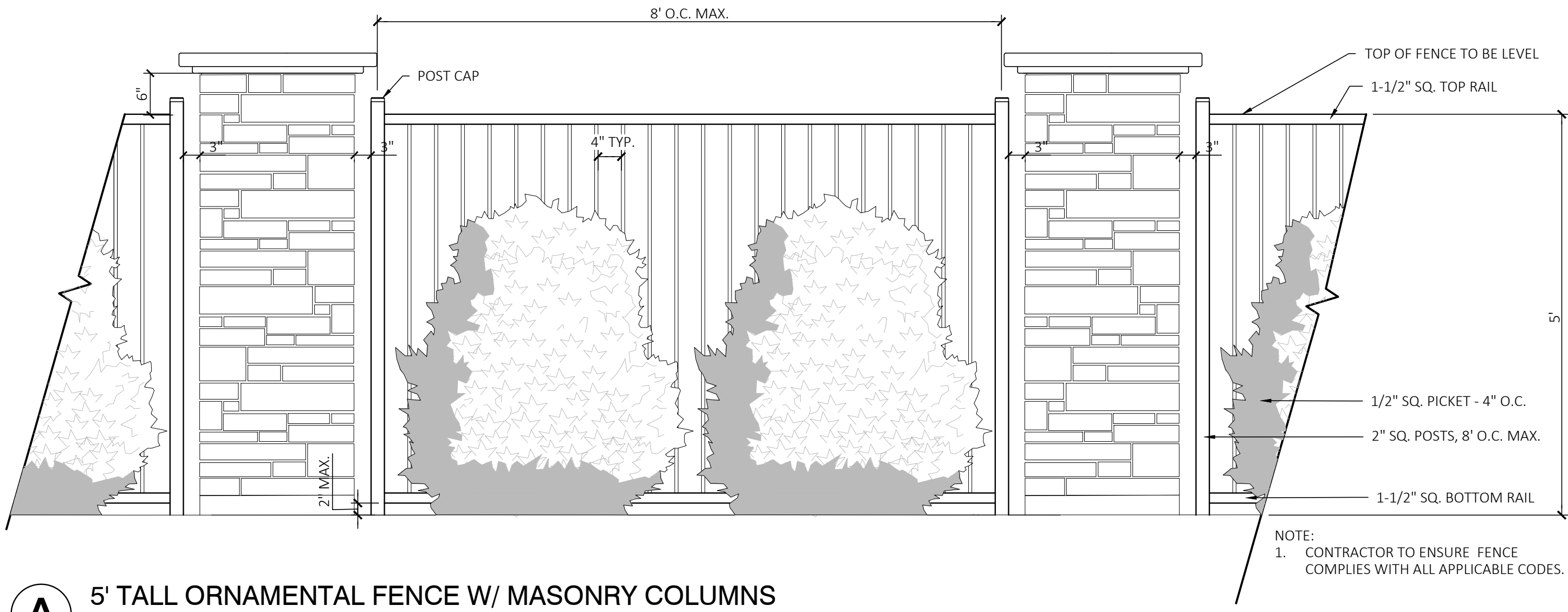
THE DRAPER - ROW APARTMENTS
0.231 ACRES - LOT 36-37 (0.168 OF AN ACRES)
LOT 38-48(1.078 ACRES)
LOTS 57 & 58 (0.231 OF AN ACRES)
 CITY OF GARLAND, DALLAS COUNTY, TEXAS
 MAY 8, 2023

ENGINEER/PREPARER:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BOULEVARD
SUITE 100
DALLAS, TEXAS 75019
CONTACT: JOSH MILLSAP, P.E.
PHONE: (469) 899-0030
EMAIL: JMILLSAP@KFM-LLC.COM

C:\projects\010017002\land\development\plan\010017002_lap01.dwg,shw,5/8/2023 2:24 PM

PLANT SCHEDULE

CANOPY TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	3	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM / SOUTHERN MAGNOLIA, 7'-8' HT.	65 GAL.	8'-10' HT.	6" WIDTH MIN.	CONTAINER GROWN, MAIN LEADER INTACT, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
	20	ULMUS PARVIFOLIA 'ALLEE' / ALLEE ELM, 3" CAL.	3" CAL.	AS SHOWN	AS SHOWN	MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND.
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	2	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD SINGLE TRUNK	2" CAL.	6'-7' HT. MIN.	AS SHOWN	SINGLE TRUNK, CONTAINGER GROWN. MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND
	23	LAGERSTROEMIA X 'NATCHEZ' / WHITE CRAPE MYRTLE SINGLE TRUNK, 8' HT.	65 GAL.	12' - 14' HT.	8'-10' WIDTH	SINGLE TRUNK, CONTAINGER GROWN. MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	40	BUXUS MICROPHYLLA KOREANA 'WINTERGREEN' / WINTERGREEN BOXWOOD, GLOBE SHAPE, 5 GAL.	5 GAL.	3'-4' HT MIN	36" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
	316	CYRTOMIUM FALCATUM / HOLLY FERN, 3 GAL.	3 GAL.	10"-12"	24" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
	27	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	15 GAL.	36"- 48"	AS SHOWN	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
	342	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY, 5 GAL.	7 GAL.	10'-12' HT.	16" WIDTH	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
	116	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY, 15 GAL.	15 GAL.	36"- 48"	36" WIDTH	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	4,694	CAREX TEXENSIS / TEXAS SEDGE	1 GAL.	10"-12" HT. MIN	12" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
	162	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHERGRASS	1 GAL.	10"-12"	18" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
SOD/SEED	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	11,912 SF	CYNODON DACTYLON 'TIFWAY 419' / BERMUDA GRASS	SOD			SOLID SOD
	1,832 SF	NATIVE AMERICAN SEED 'INLAND SEA OATS' / NATIVE AMERICAN SEED 'INLAND SEA OATS'	SEED			REF. SEEDSOURCE.COM,NATIVE AMERICAN SEED, FOR SEEDING RATES/SPECIFICATIONS/INSTRUCTIONS



A 5' TALL ORNAMENTAL FENCE W/ MASONRY COLUMNS

3/4" = 1'-0"

ELEVATION

- NOTES:
- 1.) PUBLIC RIGHT OF WAY, EASEMENTS,AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD
 - 2.) NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT
 - 3.) ANY PROPOSED CANOPY TREES WITHIN THE SIGHT LINE TRIANGLES SHALL BE LIMBED UP TO 8' ABOVE THE TOP OF CURB

LANDSCAPE ARCHITECT:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BOULEVARD
SUITE 100
DALLAS, TEXAS 75019
CONTACT: MICHELLE SLATTERY, PLA, ASLA
PHONE: (737) 237-3282
EMAIL: MSLATTERY@KFM-LLC.COM

SURVEYOR:
JPH LAND SURVEYING, INC
785 LONESOME DOVE TRAIL
HURST, TEXAS 76054
CONTACT: JEWEL CHADD, RPLS
PHONE: (817) 438-4963
EMAIL: JEWEL@JPHLS.COM

OWNER/APPLICANT:
THE DRAPER GARLAND, LLC
6125 LUTHER LANE
SUITE 574
DALLAS, TEXAS 75225
CONTACT: BRANDON BOLIN
PHONE: (214) 991-8331
EMAIL: BRANDON@GFDEV.NET

ENGINEER/PREPARER:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BOULEVARD
SUITE 100
DALLAS, TEXAS 75019
CONTACT: JOSH MILLSAP, P.E.
PHONE: (469) 899-0030
EMAIL: JMILLSAP@KFM-LLC.COM

LANDSCAPE PLAN
CASE #210805-2
THE DRAPER - ROW APARTMENTS
0.231 ACRES - LOT 36-37 (0.168 OF AN ACRES)
LOT 38-48(1.078 ACRES)
LOTS 57 & 58 (0.231 OF AN ACRES)
CITY OF GARLAND, DALLAS COUNTY, TEXAS
MAY 8, 2023

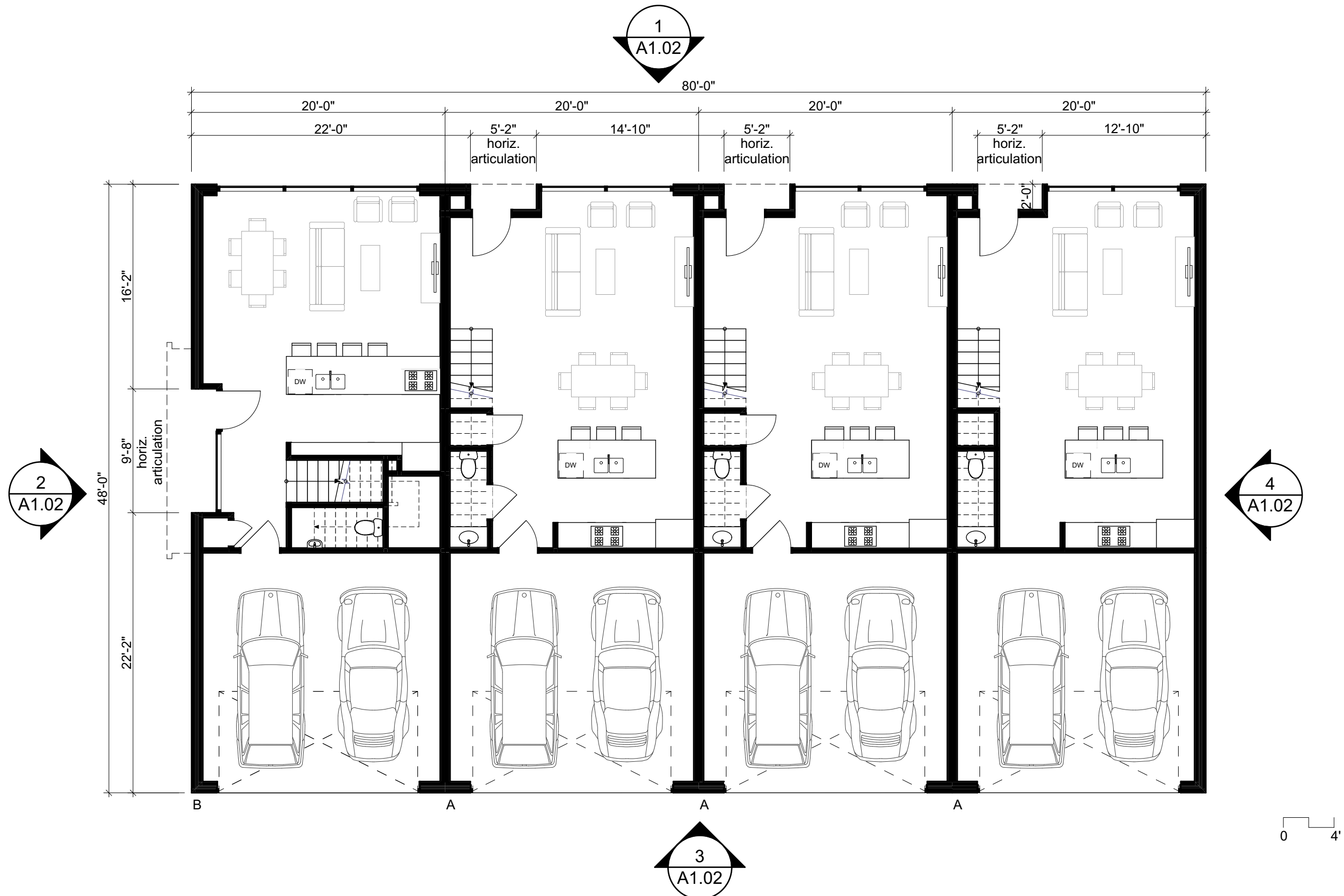
REFERENCE NOTES SCHEDULE

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
S-101	MAGLIN 510 BACKED SERIES - COLOR TITANIUM	15	

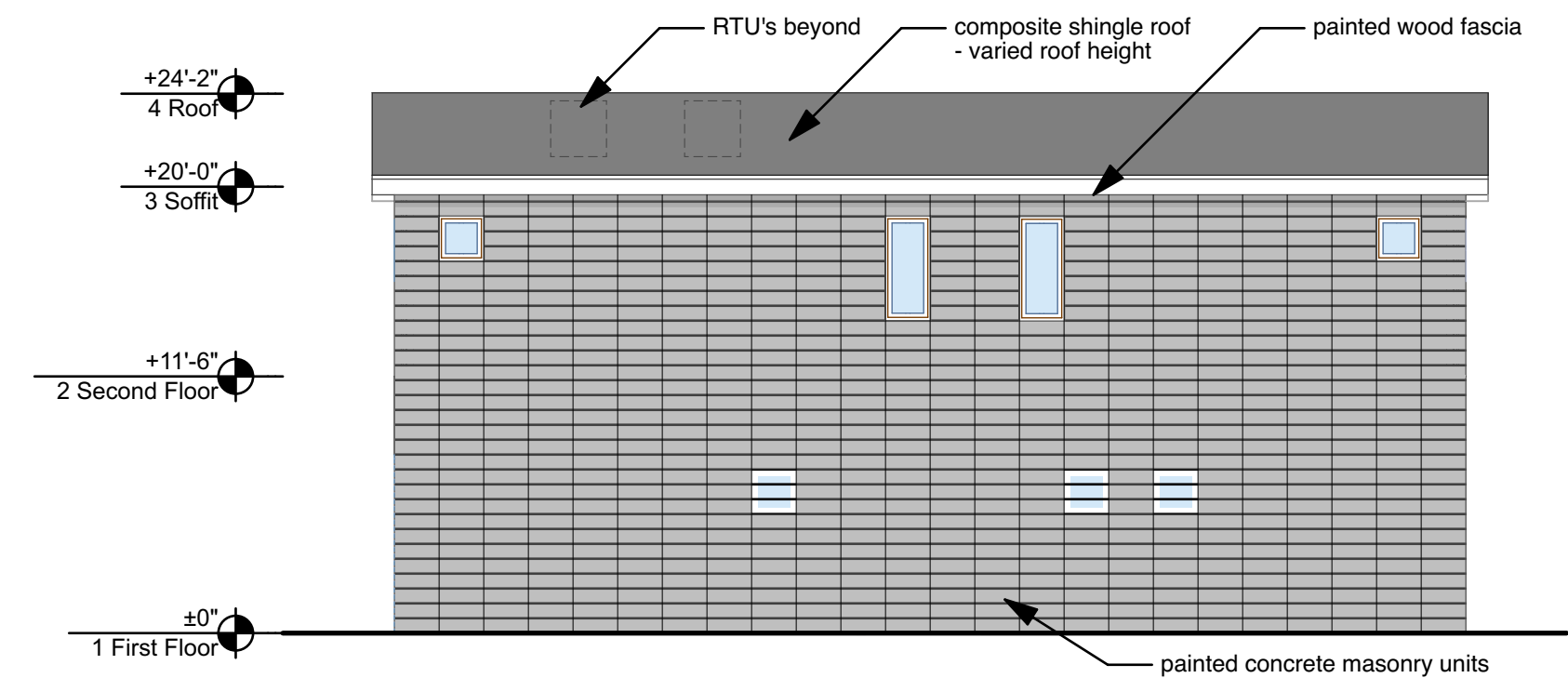
ISSUE:	DATE:
DESCRIPTION:	DATE:
DELTA:	DATE:

PROJECT: THE DRAPER -
ROW APARTMENTS
SHEET TITLE: LANDSCAPE DETAILS AND SCHEDULE
CLIENT: THE DRAPER GARLAND LLC

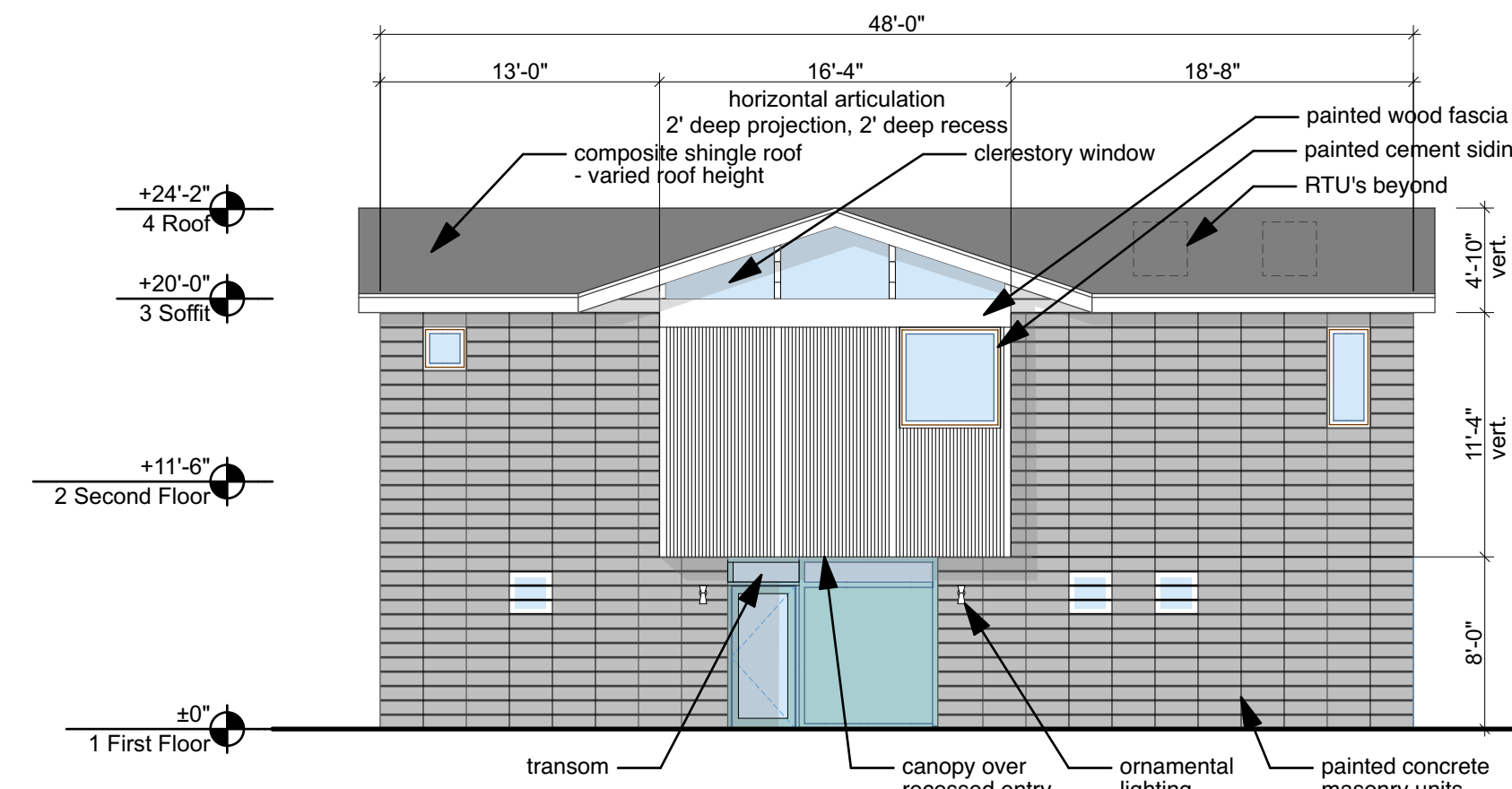
PROJECT NUMBER: 010017002	DRAWN BY: CH	DESIGNED BY: CH	CHECKED BY: MMS
DATE: 5/8/23			
SHEET:			



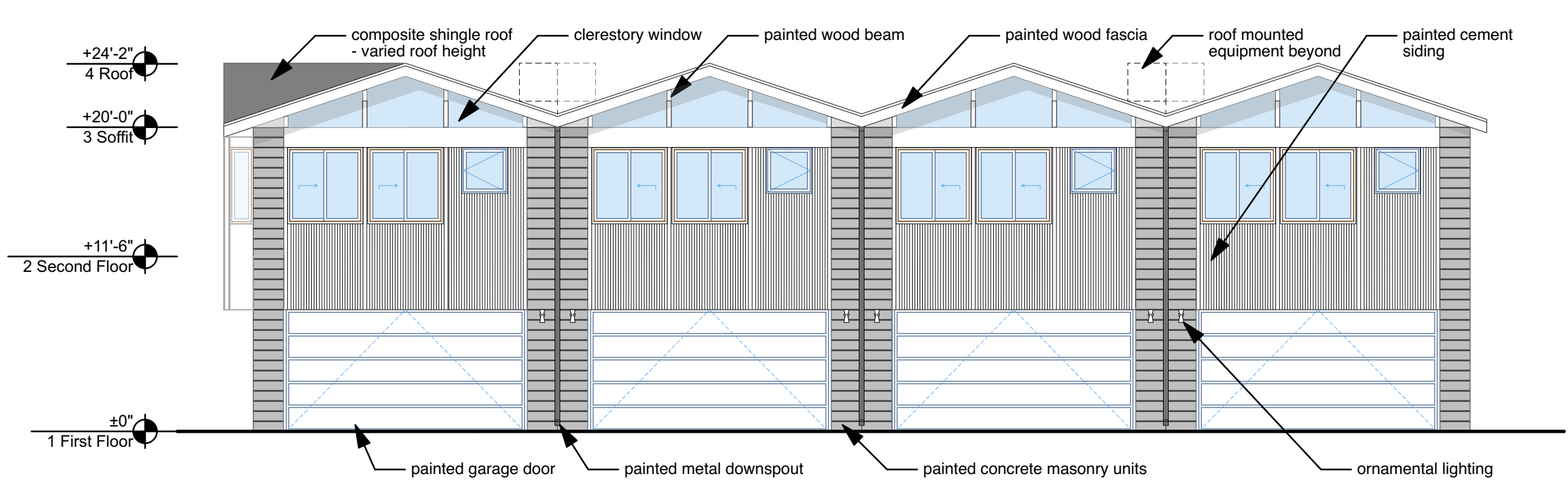
5 Typical 4 Unit Configuration
SCALE: 1/8" = 1'-0"



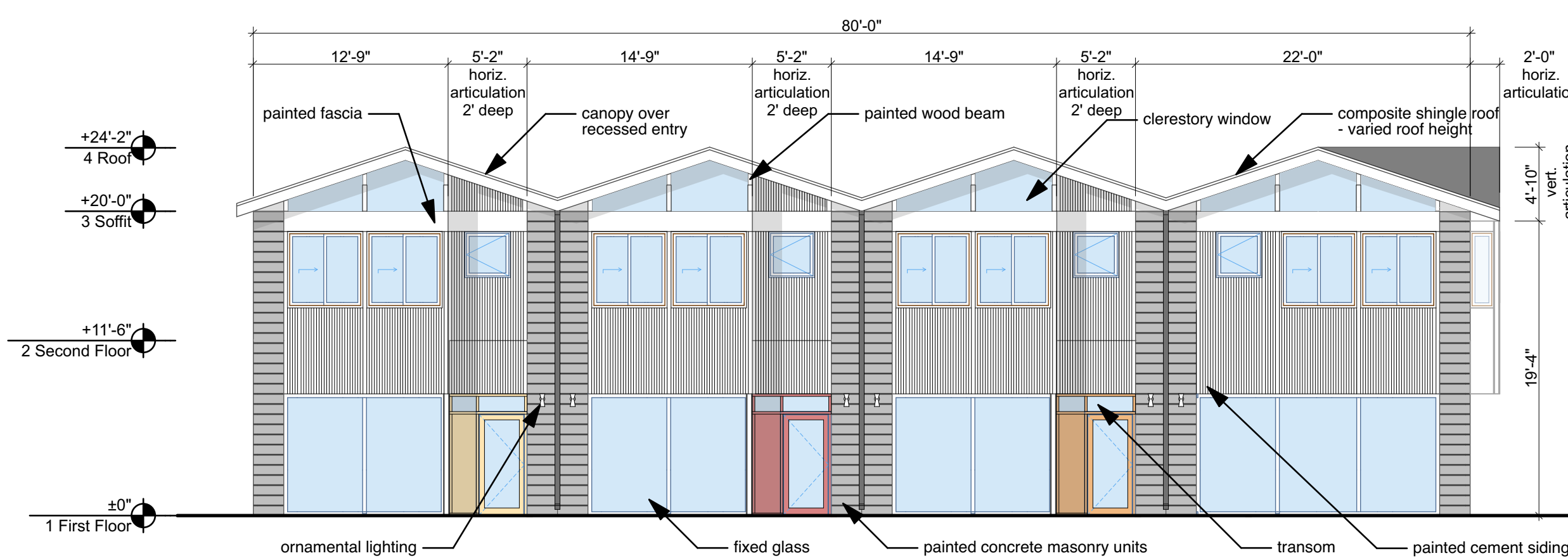
4 Elevation - Rear / Side
SCALE: 1/8" = 1'-0"



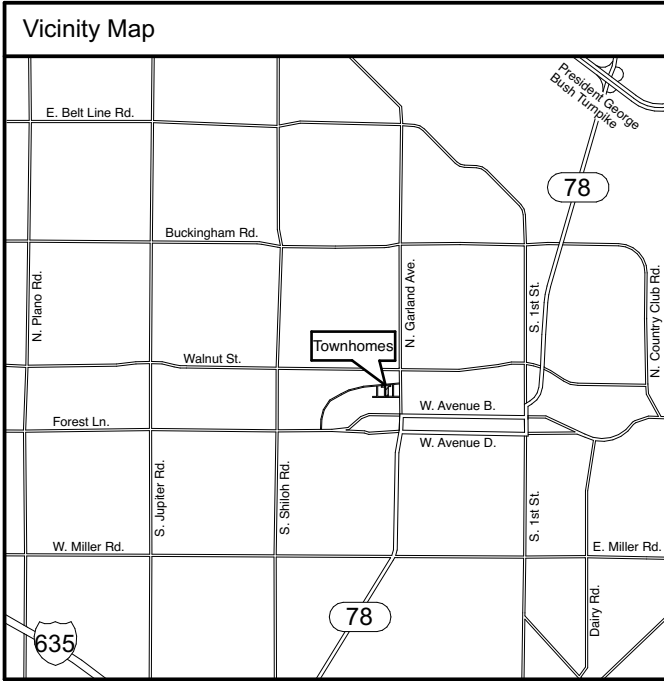
2 Elevation - Street Facing
SCALE: 1/8" = 1'-0"



3 Elevation - Rear / Side
SCALE: 1/8" = 1'-0"



1 Elevation - Street Facing
SCALE: 1/8" = 1'-0"



Project Information
Current Zoning: CR Proposed Zoning: PD Project Number: 2111.00 Pre-submittal number: 210805-2
Townhome Architectural Elements
1. Recessed entries 2. Transoms 3. Clerestory windows at roof gables 4. Dormer 5. Canopy over entries 6. Distinctive lighting features 7. Varied roof heights 8. Benches for outdoor seating 9. Mid-century styled window headers
Horizontal Building Articulation
Facade A: Total facade length = 48' Facade articulation length = 16'-4" Articulation percentage = 34%
Facade B: Total facade length = 80' Facade articulation length = 17'-6" Articulation percentage = 22%
Vertical Building Articulation
Facade A: Total building height = 24'-2" Vertical articulation height = 16'-2" Articulation percentage = 67%
Facade B: Total building height = 24'-2" Vertical articulation height = 4'-10" Articulation percentage = 20%



Garland Townhomes
110 Garfield St
Garland, TX 75042
2111.00

Architect
DSGN Associates, Inc.
115 West Greenbriar Lane
Dallas, Texas 75208 USA
tel +1 214 748 7712

Client
Ground Floor Development
8117 Preston Rd, #300
Dallas, Texas 75225

Civil Engineer
KFM, LLC
3501 Olympus Blvd, #100
Dallas, Texas 75019 USA

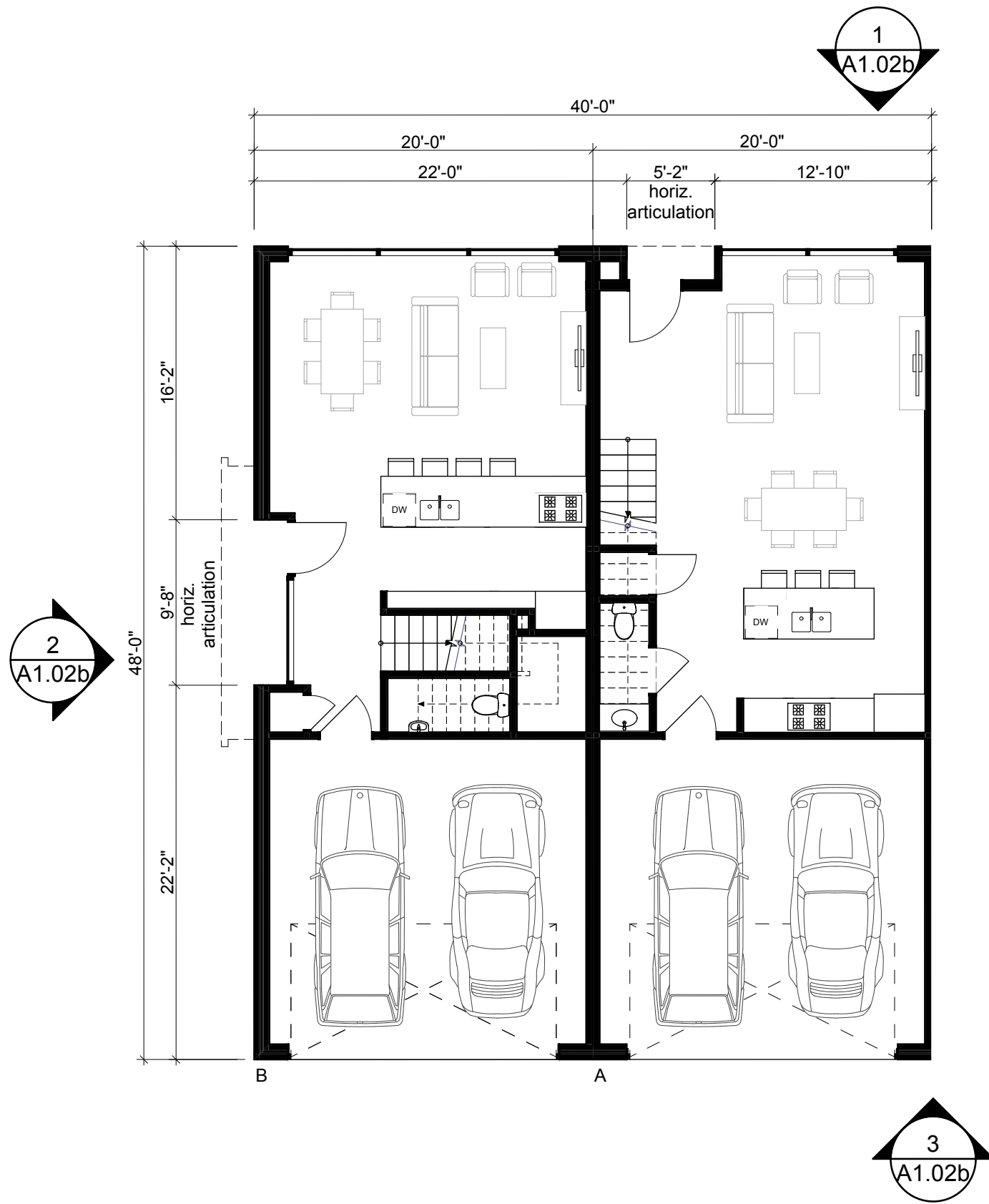
Not for permitting or construction.
Issued under the authority of
Robert L. Meckfessel, FAIA.

Issue Date/ Rev

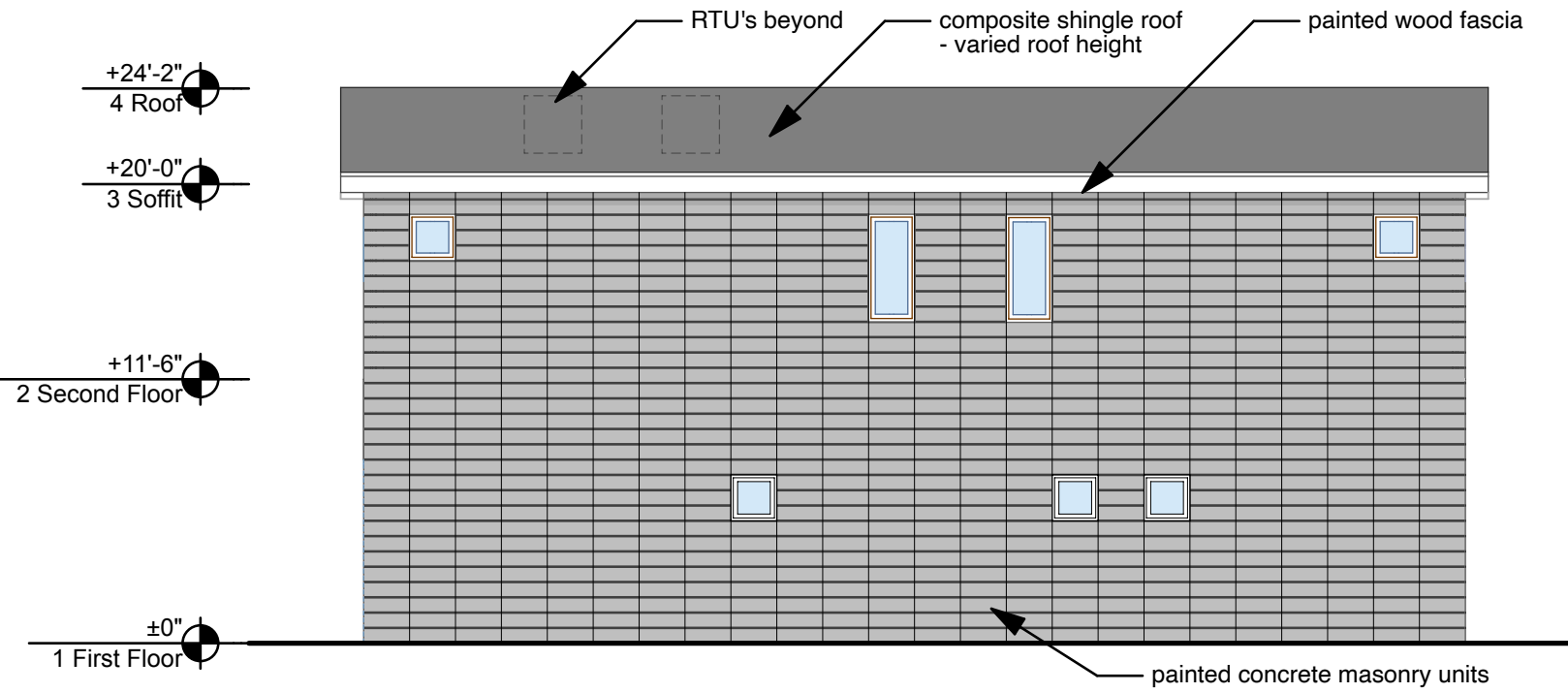
28 Feb 22	Zoning Submission
29 Jun 22	Zoning Submission

Elevations

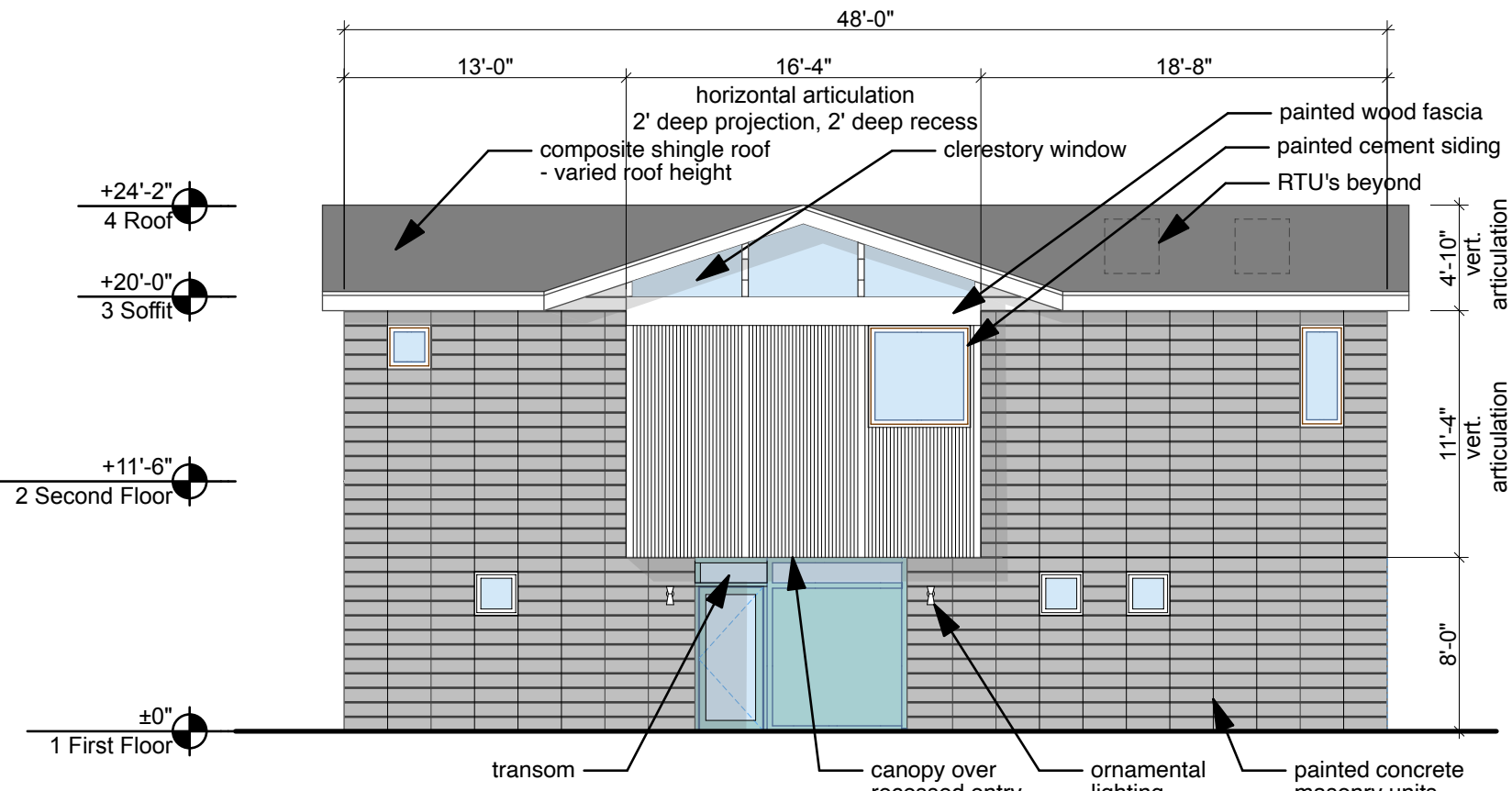
A1.02



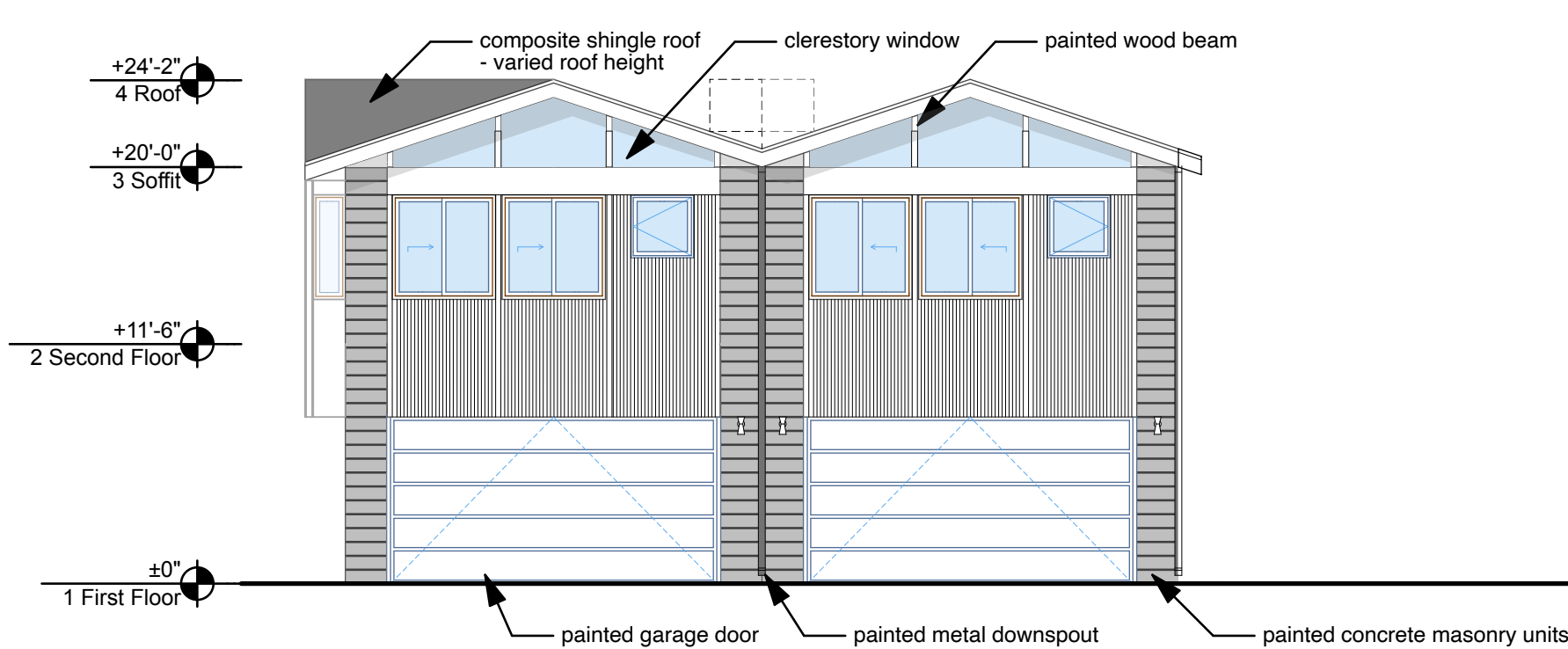
5 Typical 2 Unit Configuration
SCALE: 1/8" = 1'-0"



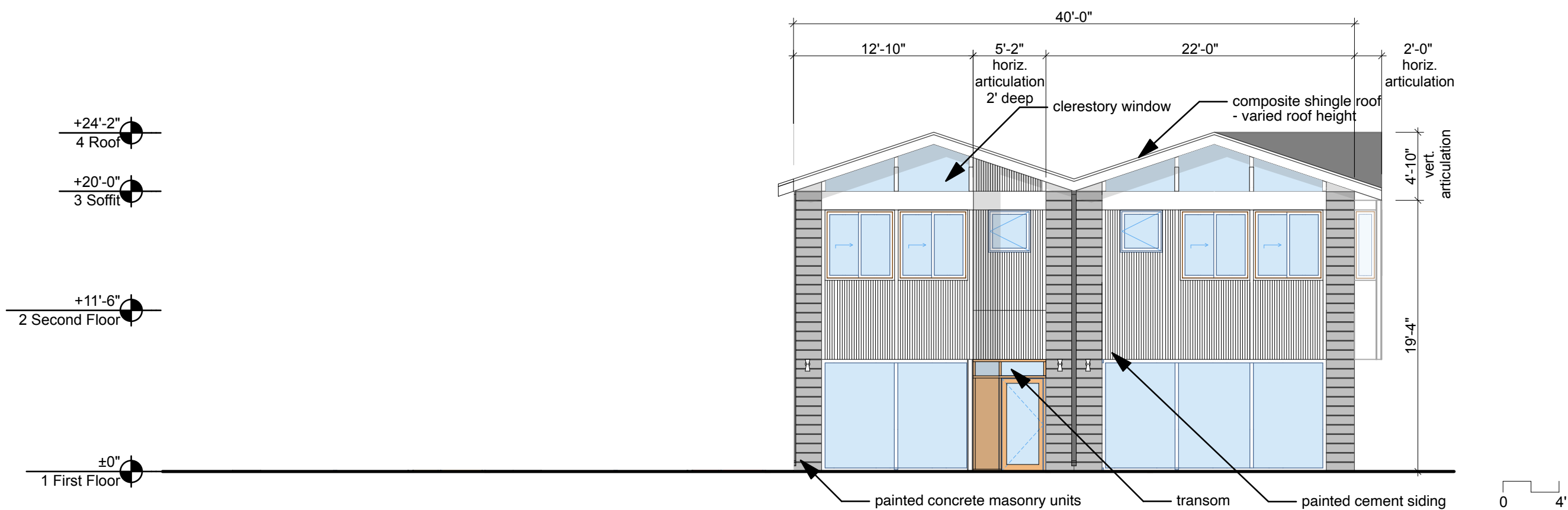
4 Elevation - Rear / Side
SCALE: 1/8" = 1'-0"



2 Elevation - Street Facing
SCALE: 1/8" = 1'-0"



3 Elevation - Rear / Side
SCALE: 1/8" = 1'-0"



1 Elevation - Street Facing
SCALE: 1/8" = 1'-0"



Project Information
Current Zoning: CR Proposed Zoning: PD Project Number: 2111.00 Pre-submittal number: 210805-2
Townhome Architectural Elements
1. Recessed entries 2. Transoms 3. Clerestory windows at roof gables 4. Dormer 5. Canopy over entries 6. Distinctive lighting features 7. Varied roof heights 8. Benches for outdoor seating 9. Mid-century styled window headers
Horizontal Building Articulation
Facade A: Total facade length = 48' Facade articulation length = 16'-4" Articulation percentage = 34%
Facade B: Total facade length = 80' Facade articulation length = 17'-6" Articulation percentage = 22%
Vertical Building Articulation
Facade A: Total building height = 24'-2" Vertical articulation height = 16'-2" Articulation percentage = 67%
Facade B: Total building height = 24'-2" Vertical articulation height = 4'-10" Articulation percentage = 20%



**Garland
Townhomes**
110 Garfield St
Garland, TX 75042
2111.00

Architect
DSGN Associates, Inc.
115 West Greenbriar Lane
Dallas, Texas 75208 USA
tel +1 214 748 7712

Client
Ground Floor Development
8117 Preston Rd, #300
Dallas, Texas 75225

Civil Engineer
KFM, LLC
3501 Olympus Blvd, #100
Dallas, Texas 75019 USA

Not for permitting or construction.
Issued under the authority of
Robert L. Meckfessel, FAIA.

Issue Date/ Rev
28 Feb 22 Zoning Submission
29 Jun 22 Zoning Submission

**Elevations - NW
Units**

A1.02b

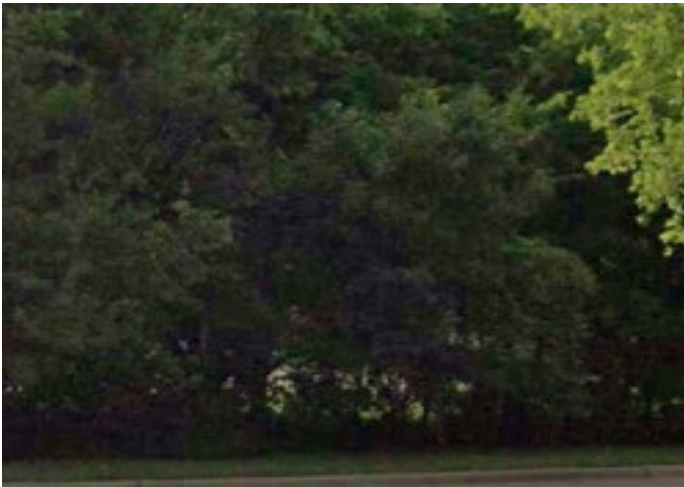
Z 22-15



View of the subject property (central lot)



View of the subject property (western lot)



View of the subject property (eastern lot)



Looking north of the subject property



110, 117, 119 Garfield Street & 121 Grant Street

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



Plan Commission

4. c.

Meeting Date: 05/22/2023

Item Title: Z 22-70 Robert Nunez (Alchemi Design Group) - Zoning (District 5)

Summary:

Consideration of the application of **Robert Nunez (Alchemi Design Group)**, requesting approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District. This property is located at 1910 Pendleton Drive. (District 5) (File Z 22-70 – Zoning)

Attachments

Z 22-70 Robert Nunez (Alchemi Design Group) - Zoning (District 5)

Z 22-70 Robert Nunez (Alchemi Design Group) Responses

Planning Report

File No: Z 22-70/District 5

Agenda Item:

Meeting: Plan Commission

Date: May 22, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District

Approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only)

Approval of a Plan for a Warehouse, Office/Showroom (indoors only) use

LOCATION

1910 Pendleton Drive

APPLICANT

Robert Nunez (Alchemi Design Group)

OWNER

Nash Texas, LLC.

BACKGROUND

The subject property is developed with a 15,400 square-foot building. The applicant would like to use 6,000 square feet of tenant space to operate a Warehouse, Office/Showroom (indoors only) for cell phones. The intent is to store and sell refurbished phones wholesale and online.

SITE DATA

The site is approximately 1.84 acres and can be accessed from Pendleton Drive and from LBJ Freeway through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) 69-31 with a Specific Use Provision (S 10-18) for a HVAC training facility.

Planned Development (PD) 69-31 consists of six (6) tracts and the subject property is in Tract 1, which allows uses only in the Office (O) District, now known as Neighborhood Office (NO) District and Community Office (CO) District. The Warehouse, Office/Showroom (indoors only) use is not allowed in the Neighborhood Office (NO) District and Community Office (CO) District. However, it is allowed in the Community Retail (CR) District with approval of a Specific Use Provision. Therefore, the applicant is requesting to rezone the property to Community Retail (CR) District to maintain zoning compatibility with the adjacent properties. The applicant also requests approval of the Specific Use Provision of the Warehouse, Office/Showroom (indoors only) use.

CONSIDERATIONS

Specific Use Provision:

1. The existing building is 15,400 square feet and the applicant proposes to use 6,000 square feet of the building for Warehouse, Office/Showroom (indoors only) use. The rest of the building is occupied by other office and retail uses.

The GDC defines Warehouse, Office/Showroom (indoors only) as “an establishment with at least twenty-five percent of its total floor area devoted to office and showroom space (that is, an establishment where a maximum of seventy-five percent of its total floor area is devoted to storage and warehousing that is not generally accessible to the public). The term includes sales offices, retail or wholesale sales areas, and display areas (showrooms) for products sold and distributed from the warehousing area.”

2. The applicant is requesting approval of a five (5) year Specific Use Provision. The SUP Time Period Guide does not have recommended time period for a Warehouse, Office/Showroom (indoors only) use.
3. The site layout (Exhibit C) complies with the Garland Development Code (GDC).
4. The scope of work did not trigger any landscaping and screening standards.
5. The applicant is not expanding the building; therefore, it does not trigger additional building design standards.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates this property as Community Centers.

Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The existing building is conducive to the proposed land use, and the use is generally compatible with the Comprehensive Plan. However, there may be future redevelopment opportunities in this general area that more closely align with the Community Centers designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 69-31; these properties are developed with retail and office uses. The properties to the east, across Pendleton Drive, are zoned Planned Development (PD) District 69-31 and Planned Development (PD) District 88-27; these properties are developed with retail uses. The property to the south is zoned Planned Development (PD) District 69-31 and it is currently vacant. The property to the west is zoned Planned Development (PD) District 69-31 and it is developed with a funeral home.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District.

Approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only).

Approval of a Plan for a Warehouse, Office/Showroom (indoors only) use.

Staff concurs with the shorter SUP time period requested by the applicant, as there may be future redevelopment opportunities along the IH-635 corridor.

ADDITIONAL INFORMATION

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

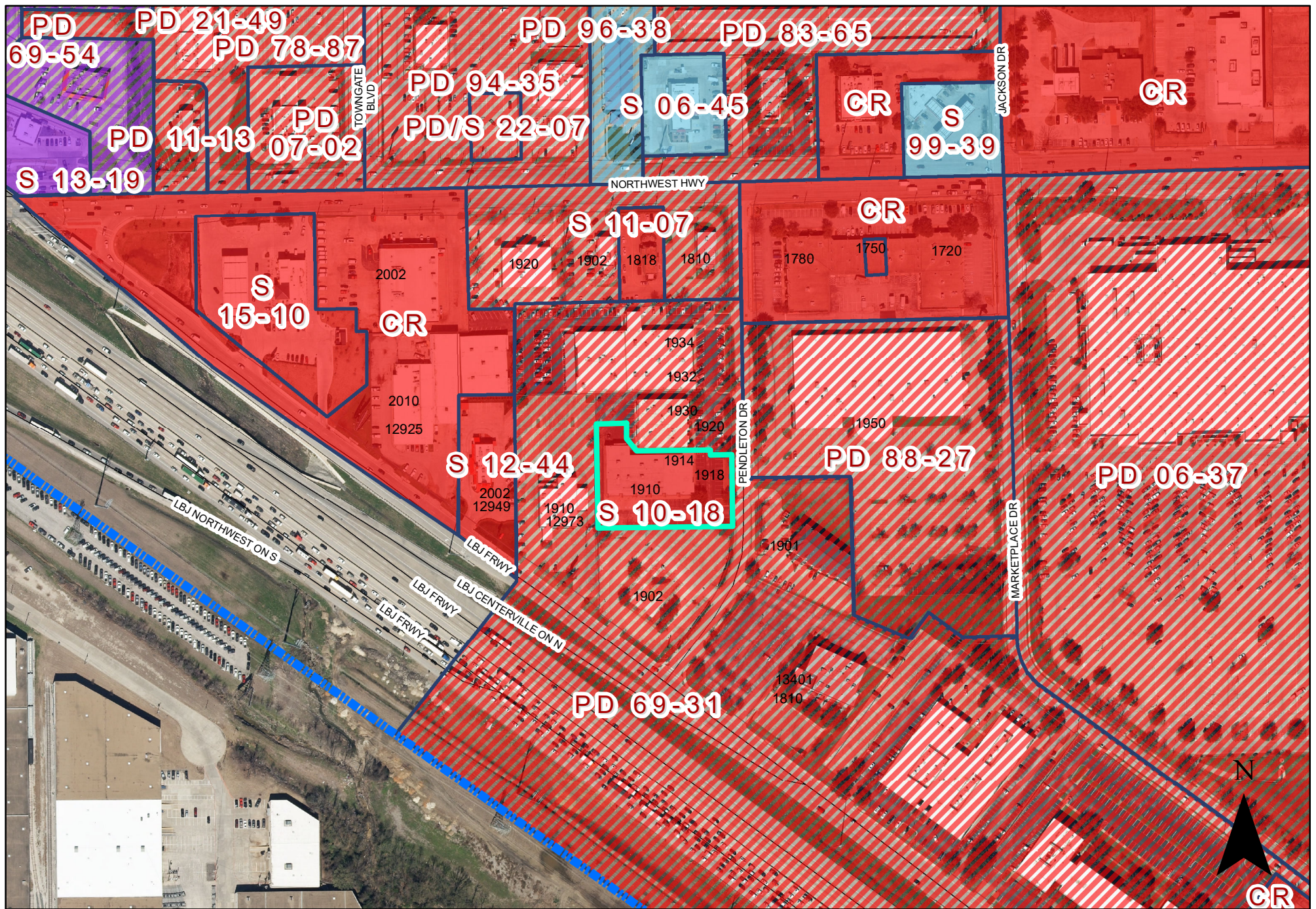
CITY COUNCIL DATE: June 20, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 22-70

 INDICATES AREA OF REQUEST

1910 Pendleton Drive

Z 22-70



View of south side of the subject property



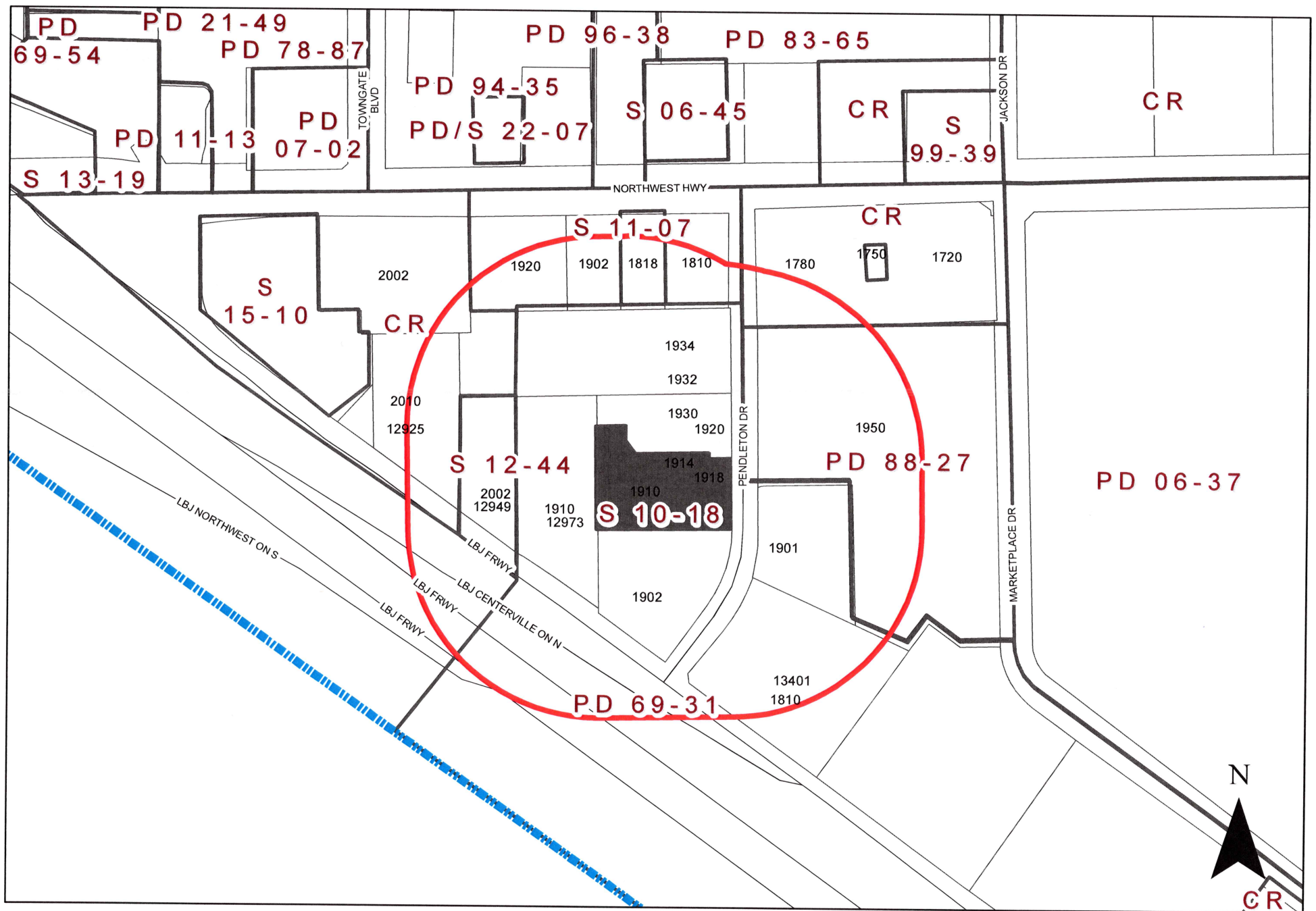
View of east side of the subject property



View of north side of subject property



View of west side of the subject property



0 175 350 Feet 1 inch = 264 feet	ZONING MAP Z 22-70	INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA
--	-----------------------------	---

1910 Pendleton Drive

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



Plan Commission

4. d.

Meeting Date: 05/22/2023

Item Title: Z 22-70 Robert Nunez (Alchemi Design Group) - Specific Use Provision (District 5)

Summary:

Consideration of the application of **Robert Nunez (Alchemi Design Group)**, requesting approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only). This property is located at 1910 Pendleton Drive. (District 5) (File Z 22-70 – Specific Use Provision)

Attachments

Z 22-70 Robert Nunez (Alchemi Design Group) - Specific Use Provision (District 5)

Z 22-70 Robert Nunez (Alchemi Design Group) Responses

Planning Report

File No: Z 22-70/District 5

Agenda Item:

Meeting: Plan Commission

Date: May 22, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District

Approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only)

Approval of a Plan for a Warehouse, Office/Showroom (indoors only) use

LOCATION

1910 Pendleton Drive

APPLICANT

Robert Nunez (Alchemi Design Group)

OWNER

Nash Texas, LLC.

BACKGROUND

The subject property is developed with a 15,400 square-foot building. The applicant would like to use 6,000 square feet of tenant space to operate a Warehouse, Office/Showroom (indoors only) for cell phones. The intent is to store and sell refurbished phones wholesale and online.

SITE DATA

The site is approximately 1.84 acres and can be accessed from Pendleton Drive and from LBJ Freeway through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) 69-31 with a Specific Use Provision (S 10-18) for a HVAC training facility.

Planned Development (PD) 69-31 consists of six (6) tracts and the subject property is in Tract 1, which allows uses only in the Office (O) District, now known as Neighborhood Office (NO) District and Community Office (CO) District. The Warehouse, Office/Showroom (indoors only) use is not allowed in the Neighborhood Office (NO) District and Community Office (CO) District. However, it is allowed in the Community Retail (CR) District with approval of a Specific Use Provision. Therefore, the applicant is requesting to rezone the property to Community Retail (CR) District to maintain zoning compatibility with the adjacent properties. The applicant also requests approval of the Specific Use Provision of the Warehouse, Office/Showroom (indoors only) use.

CONSIDERATIONS

Specific Use Provision:

1. The existing building is 15,400 square feet and the applicant proposes to use 6,000 square feet of the building for Warehouse, Office/Showroom (indoors only) use. The rest of the building is occupied by other office and retail uses.

The GDC defines Warehouse, Office/Showroom (indoors only) as “an establishment with at least twenty-five percent of its total floor area devoted to office and showroom space (that is, an establishment where a maximum of seventy-five percent of its total floor area is devoted to storage and warehousing that is not generally accessible to the public). The term includes sales offices, retail or wholesale sales areas, and display areas (showrooms) for products sold and distributed from the warehousing area.”

2. The applicant is requesting approval of a five (5) year Specific Use Provision. The SUP Time Period Guide does not have recommended time period for a Warehouse, Office/Showroom (indoors only) use.
3. The site layout (Exhibit C) complies with the Garland Development Code (GDC).
4. The scope of work did not trigger any landscaping and screening standards.
5. The applicant is not expanding the building; therefore, it does not trigger additional building design standards.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates this property as Community Centers.

Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The existing building is conducive to the proposed land use, and the use is generally compatible with the Comprehensive Plan. However, there may be future redevelopment opportunities in this general area that more closely align with the Community Centers designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 69-31; these properties are developed with retail and office uses. The properties to the east, across Pendleton Drive, are zoned Planned Development (PD) District 69-31 and Planned Development (PD) District 88-27; these properties are developed with retail uses. The property to the south is zoned Planned Development (PD) District 69-31 and it is currently vacant. The property to the west is zoned Planned Development (PD) District 69-31 and it is developed with a funeral home.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District.

Approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only).

Approval of a Plan for a Warehouse, Office/Showroom (indoors only) use.

Staff concurs with the shorter SUP time period requested by the applicant, as there may be future redevelopment opportunities along the IH-635 corridor.

ADDITIONAL INFORMATION

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

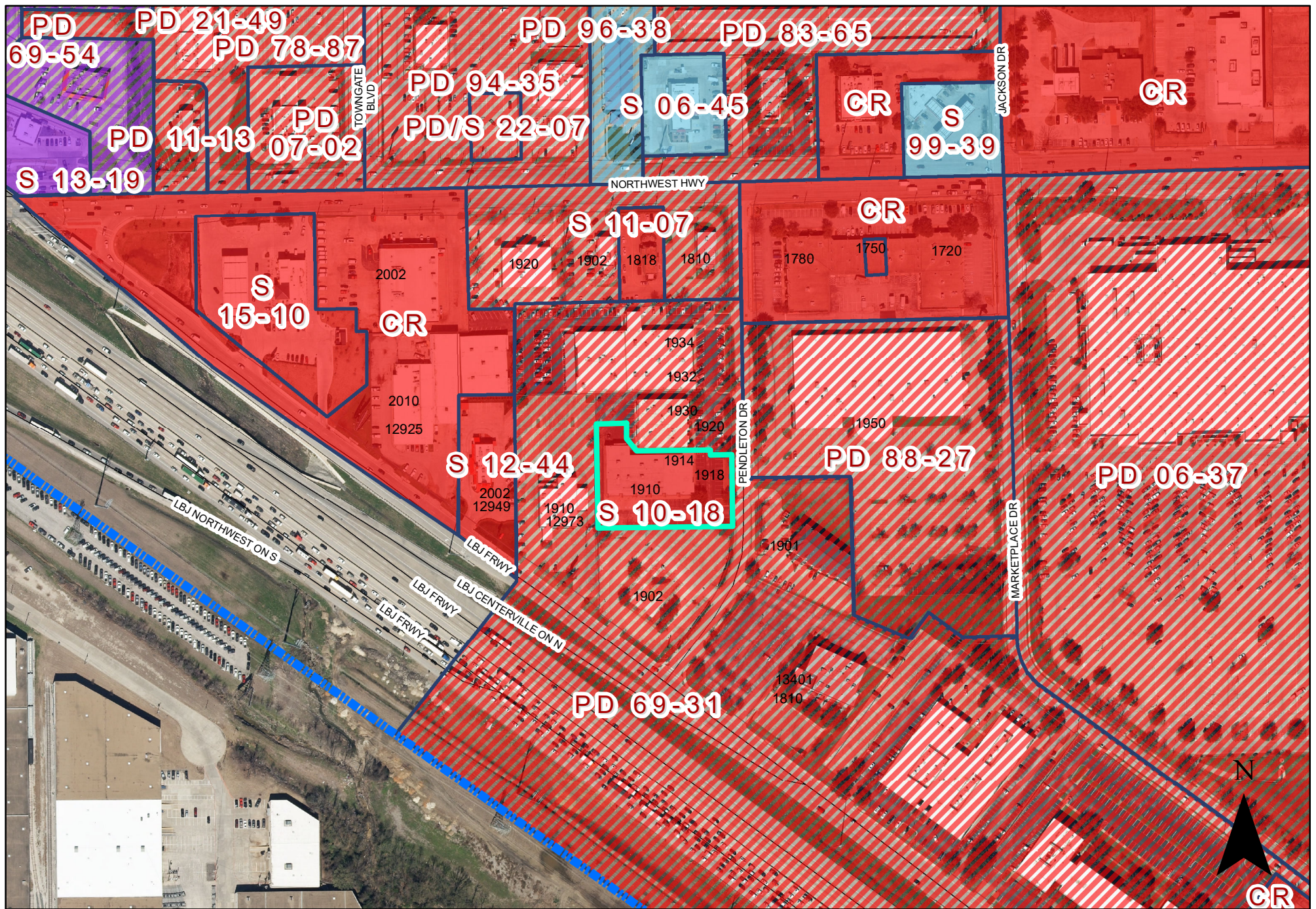
CITY COUNCIL DATE: June 20, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-70

 INDICATES AREA OF REQUEST

1910 Pendleton Drive

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-70

1910 Pendleton Drive, Suite 101

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Warehouse, Office/Showroom (indoors only) use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

EXHIBIT B

- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

VI. Specific Regulations:

- A. SUP Time Period: The Specific Use Provision for a Warehouse, Office/Showroom (indoors only) use shall be in effect for a period of five (5) years.

- B. Maintenance requirements:

(1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the travel center.

Z 22-70



View of south side of the subject property



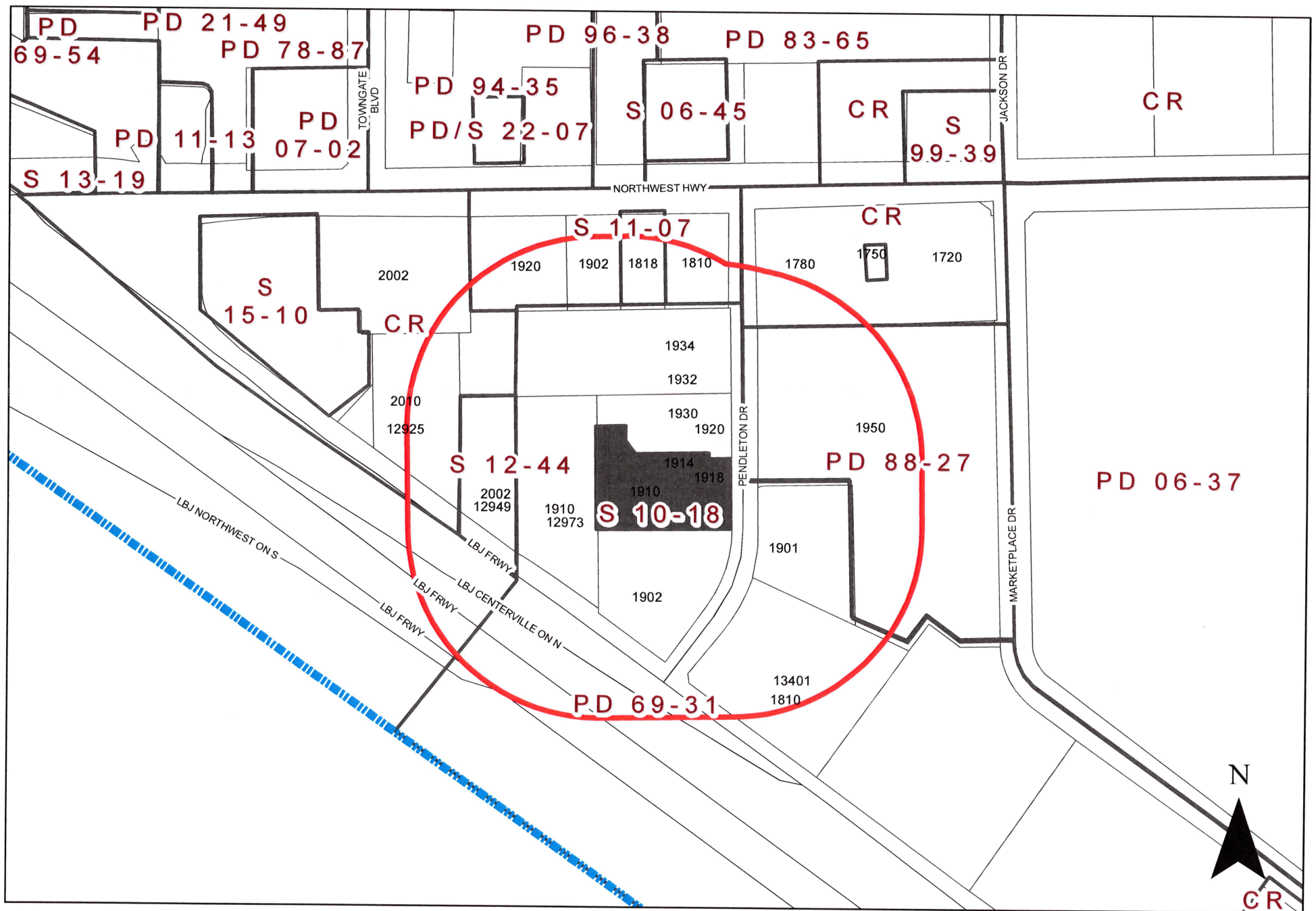
View of east side of the subject property



View of north side of subject property



View of west side of the subject property



0 175 350 Feet 1 inch = 264 feet	ZONING MAP Z 22-70	INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA
--	-----------------------------	---

1910 Pendleton Drive

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



Plan Commission

4. e.

Meeting Date: 05/22/2023

Item Title: Z 22-70 Robert Nunez (Alchemi Design Group) - Plan (District 5)

Summary:

Consideration of the application of **Robert Nunez (Alchemi Design Group)**, requesting approval of a Plan for a Warehouse, Office/Showroom (indoors only) use. This property is located at 1910 Pendleton Drive. (District 5) (File Z 22-70 – Plan)

Attachments

Z 22-70 Robert Nunez (Alchemi Design Group) - Plan (District 5)

Z 22-70 Robert Nunez (Alchemi Design Group) Responses

Planning Report

File No: Z 22-70/District 5

Agenda Item:

Meeting: Plan Commission

Date: May 22, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District

Approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only)

Approval of a Plan for a Warehouse, Office/Showroom (indoors only) use

LOCATION

1910 Pendleton Drive

APPLICANT

Robert Nunez (Alchemi Design Group)

OWNER

Nash Texas, LLC.

BACKGROUND

The subject property is developed with a 15,400 square-foot building. The applicant would like to use 6,000 square feet of tenant space to operate a Warehouse, Office/Showroom (indoors only) for cell phones. The intent is to store and sell refurbished phones wholesale and online.

SITE DATA

The site is approximately 1.84 acres and can be accessed from Pendleton Drive and from LBJ Freeway through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) 69-31 with a Specific Use Provision (S 10-18) for a HVAC training facility.

Planned Development (PD) 69-31 consists of six (6) tracts and the subject property is in Tract 1, which allows uses only in the Office (O) District, now known as Neighborhood Office (NO) District and Community Office (CO) District. The Warehouse, Office/Showroom (indoors only) use is not allowed in the Neighborhood Office (NO) District and Community Office (CO) District. However, it is allowed in the Community Retail (CR) District with approval of a Specific Use Provision. Therefore, the applicant is requesting to rezone the property to Community Retail (CR) District to maintain zoning compatibility with the adjacent properties. The applicant also requests approval of the Specific Use Provision of the Warehouse, Office/Showroom (indoors only) use.

CONSIDERATIONS

Specific Use Provision:

1. The existing building is 15,400 square feet and the applicant proposes to use 6,000 square feet of the building for Warehouse, Office/Showroom (indoors only) use. The rest of the building is occupied by other office and retail uses.

The GDC defines Warehouse, Office/Showroom (indoors only) as “an establishment with at least twenty-five percent of its total floor area devoted to office and showroom space (that is, an establishment where a maximum of seventy-five percent of its total floor area is devoted to storage and warehousing that is not generally accessible to the public). The term includes sales offices, retail or wholesale sales areas, and display areas (showrooms) for products sold and distributed from the warehousing area.”

2. The applicant is requesting approval of a five (5) year Specific Use Provision. The SUP Time Period Guide does not have recommended time period for a Warehouse, Office/Showroom (indoors only) use.
3. The site layout (Exhibit C) complies with the Garland Development Code (GDC).
4. The scope of work did not trigger any landscaping and screening standards.
5. The applicant is not expanding the building; therefore, it does not trigger additional building design standards.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates this property as Community Centers.

Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The existing building is conducive to the proposed land use, and the use is generally compatible with the Comprehensive Plan. However, there may be future redevelopment opportunities in this general area that more closely align with the Community Centers designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 69-31; these properties are developed with retail and office uses. The properties to the east, across Pendleton Drive, are zoned Planned Development (PD) District 69-31 and Planned Development (PD) District 88-27; these properties are developed with retail uses. The property to the south is zoned Planned Development (PD) District 69-31 and it is currently vacant. The property to the west is zoned Planned Development (PD) District 69-31 and it is developed with a funeral home.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District.

Approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only).

Approval of a Plan for a Warehouse, Office/Showroom (indoors only) use.

Staff concurs with the shorter SUP time period requested by the applicant, as there may be future redevelopment opportunities along the IH-635 corridor.

ADDITIONAL INFORMATION

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

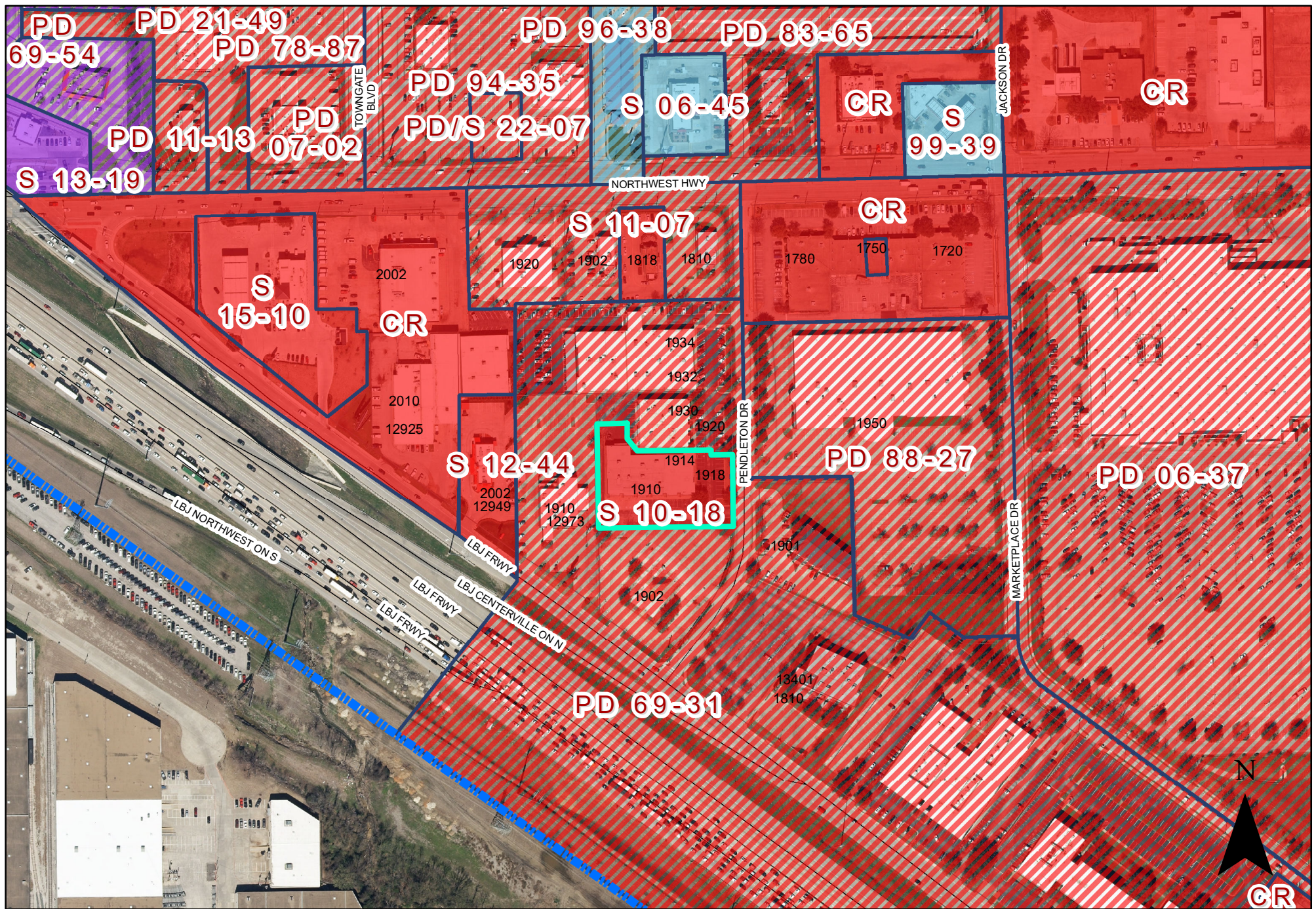
CITY COUNCIL DATE: June 20, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

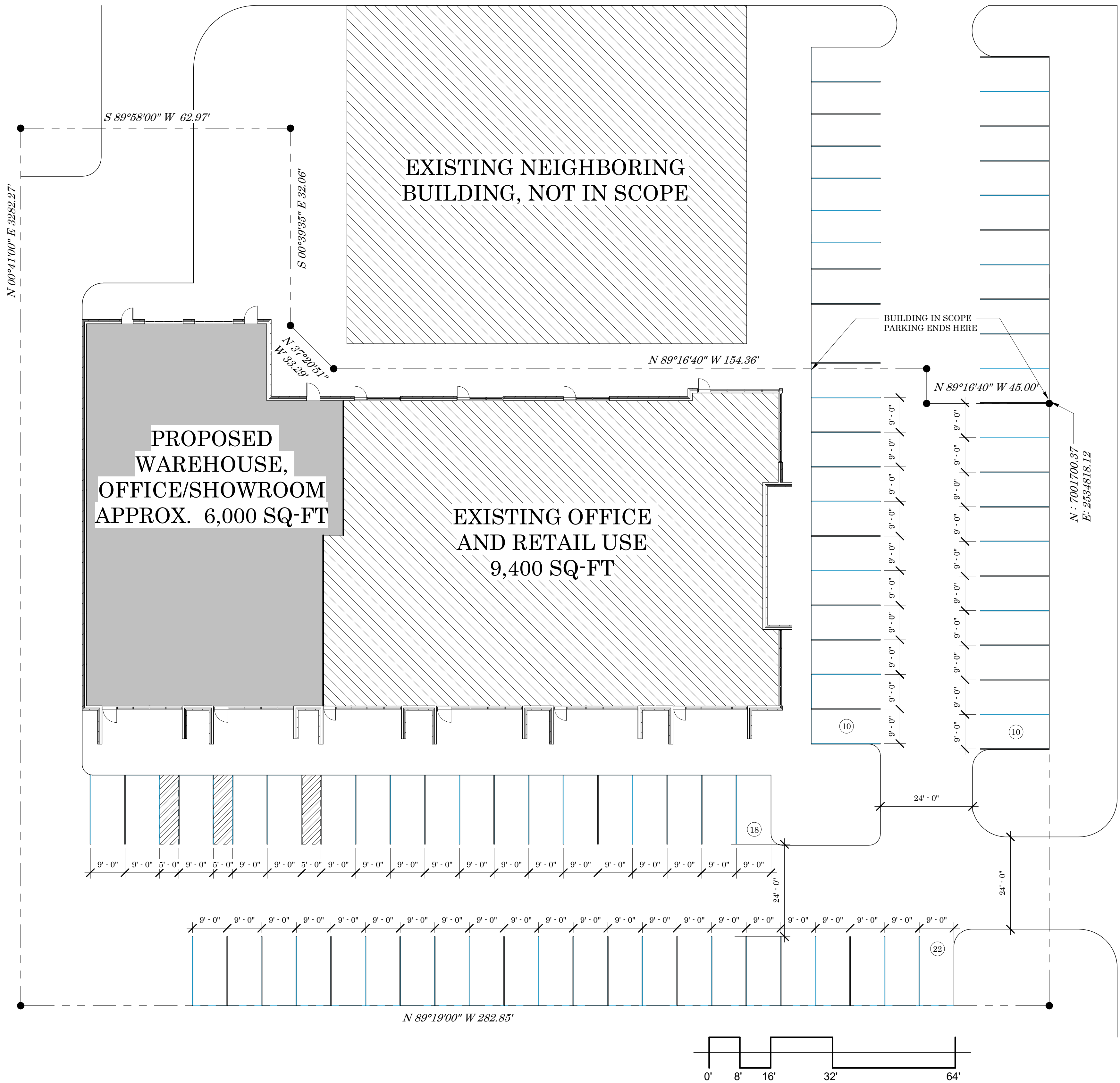


0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-70

 INDICATES AREA OF REQUEST

1910 Pendleton Drive



01 PROPOSED SITE PLAN
1/16" = 1'-0"

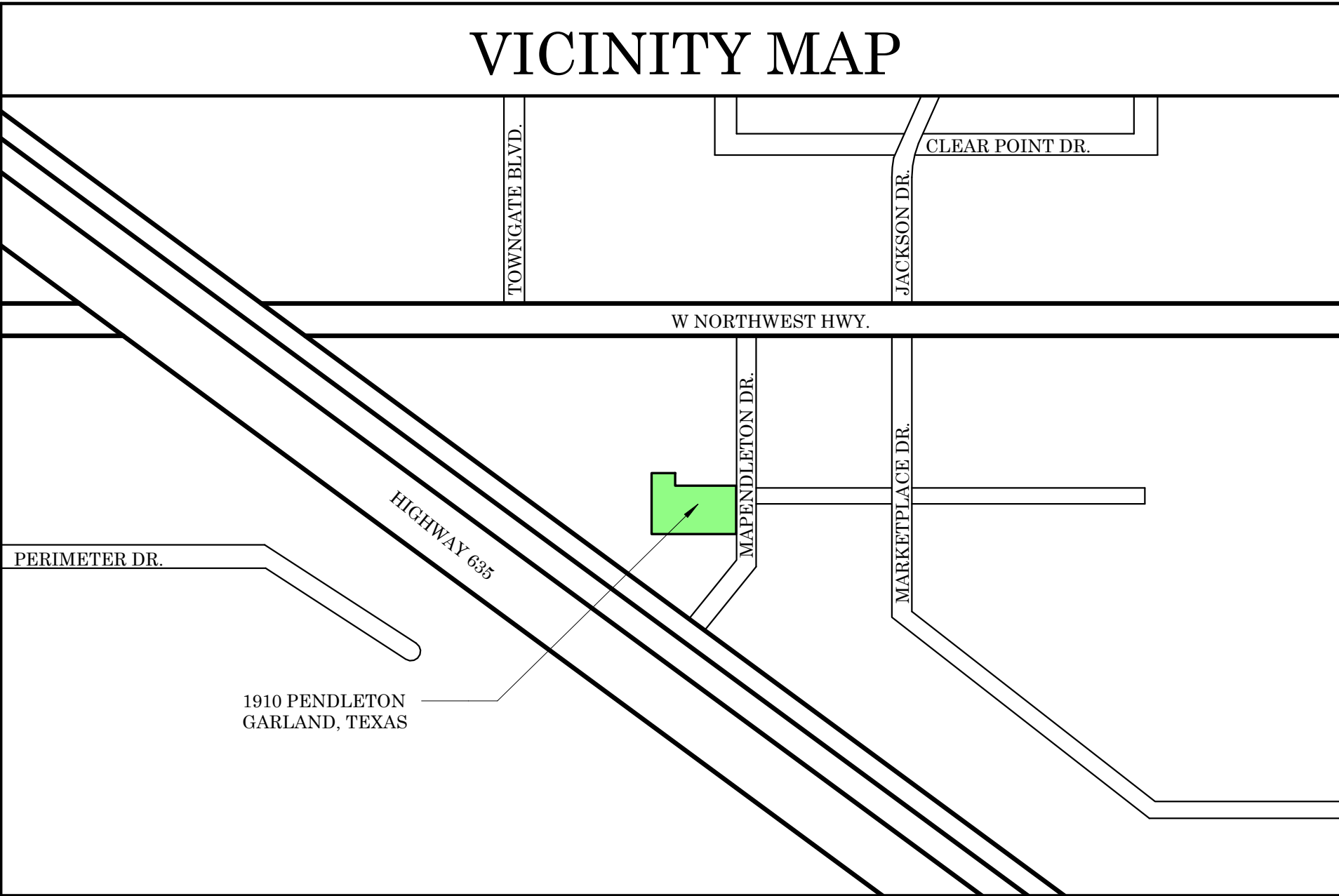
SITE PLAN LEGEND

SCOPE OF WORK

EXISTING BUILDINGS
NOT IN SCOPE

SITE DATA TABLE

- BUILDING SIZE · 15,400 APPROX. SQ-FT
 - EXISTING OFFICE SUITES · 4,600 SQ-FT
 - EXISTING RETAIL SUITES · 4,800 SQ-FT
 - PROPOSED WAREHOUSE, OFFICE/SHOWROOM · 6,000 SQ-FT
 - SHARED RESTROOM AND HALLWAYS · 1,000 SQ-FT
- PARKING**
- PARKING FOR EXISTING OFFICE · 4,600/300 = 15 SPACES
 - PARKING FOR EXISTING RETAIL · 4,800/333 = 15 SPACES
 - SHARED RESTROOM AND HALLWAYS · 1,000/300 = 3 SPACES
 - PARKING FOR PROPOSED WAREHOUSE/SHOWROOM 5,500/1000 = 6
 - PARKING FOR PROPOSED WAREHOUSE/SHOWROOM 500/300 = 2
- PARKING REQUIRED = 41
 - PARKING PROVIDED = 60



VICINITY MAP

MAJOR ROAD

MINOR ROAD

NORTH

ALCHEMI DP, LLC

PLANNING + DESIGN + BUILD

PROJECT #220824

CHANGE OF ZONING AND SUP
FOR 1910 PENDLETON
GARLAND, TEXAS

Change of Zoning
and SUP for
1910 Pendleton

ZONING CASE
220726-3
02/31/2023

REVISIONS		
1	City Comments	5/9/23

CONSTRUCTION BY 2015
IBC, IMC, IPC, AND 2014 NEC
STANDARDS. GC TO
ADMINISTERED
THE CONSTRUCTION
PERMIT SET NOT FOR
CONSTRUCTION

PROPOSED
SITE PLAN

Z 22-70



View of south side of the subject property



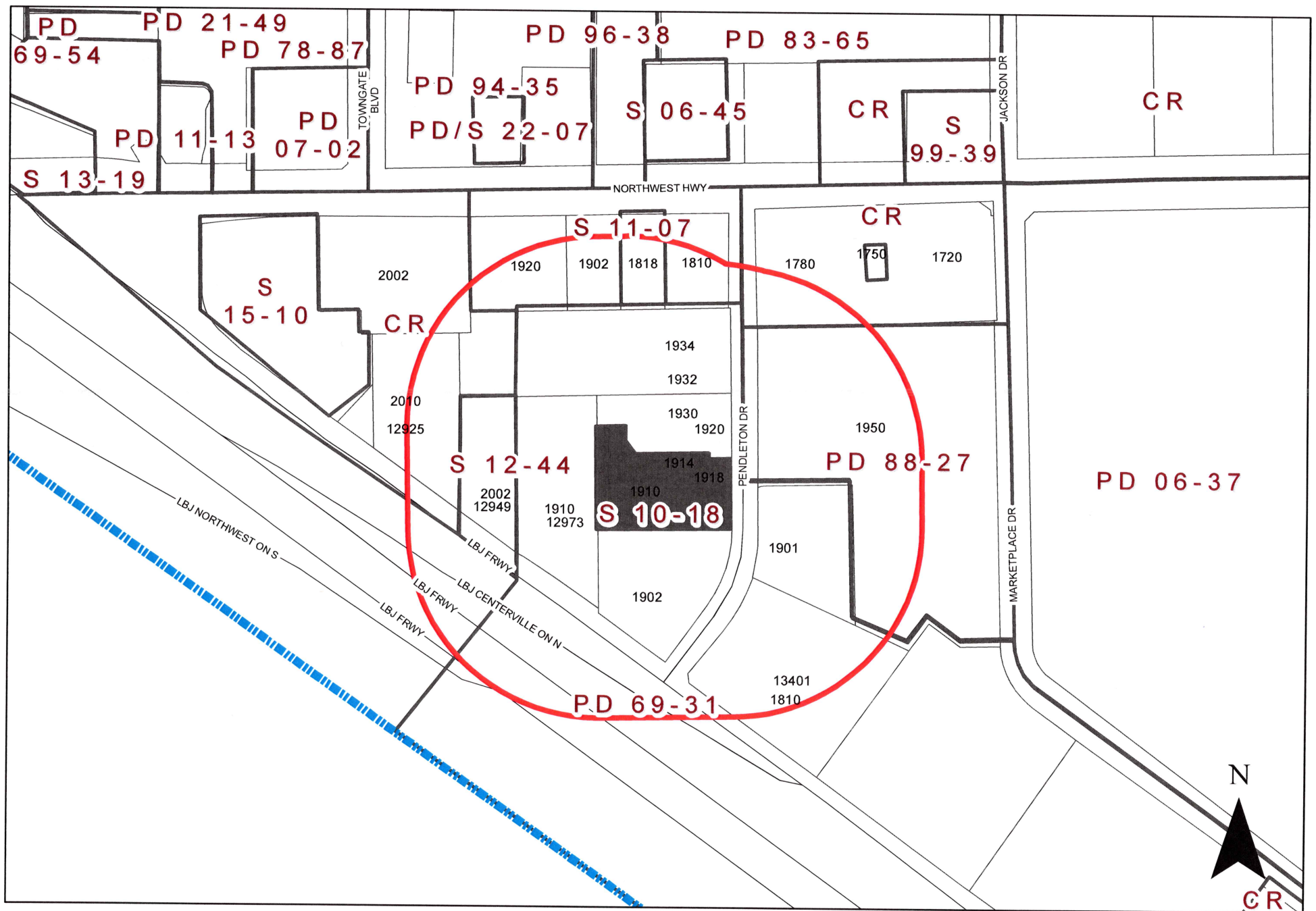
View of east side of the subject property



View of north side of subject property



View of west side of the subject property



0 175 350 Feet 1 inch = 264 feet	ZONING MAP Z 22-70	INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA
--	-----------------------------	---

1910 Pendleton Drive

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



GARLAND

Plan Commission

4. f.

Meeting Date: 05/22/2023

Item Title: Z 23-05 Spiars Engineering - Zoning (District 5)

Summary:

Consideration of the application of **Spiars Engineering**, requesting approval of a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5) (File Z 23-05 - Zoning)

Attachments

Z 23-05 Spiars Engineering - Zoning (District 5)

Z 23-05 Spiars Engineering Responses

Planning Report

File No: Z 23-05/District 5

Agenda Item:

Meeting: Plan Commission

Date: May 22, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

Approval of a Detail Plan for Multi-Family development.

LOCATION

413 and 505 West Centerville Road and 510 Candlewood Lane

APPLICANT

Spiars Engineering

OWNER

TR Scott Capital

BACKGROUND

The property is currently developed with a retirement home (Silver Leaves Retirement Home) building which is no longer in operation.

The applicant would like to demolish the building and construct two buildings with a total of 177 multi-family dwelling units.

SITE DATA

The overall site consists of approximately 4.361 acres with approximately 405.70 lineal feet of frontage along West Centerville Road and 84.63 lineal feet of frontage along Candlewood Lane. The site plan (Exhibit C) shows two (2) access points from West Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (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.

The Neighborhood Office (NO) District is intended to create an appropriate setting for low intensity office and professional uses. The district may be used as a transition district between residential uses and more intense uses. With appropriate buffers and landscaping, this district may be located contiguous to residential districts. Allowed uses should be compatible with adjacent residential areas by limiting heights to one story, and may not include uses that create excessive amounts of traffic, noise, trash, or late-night business operations.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of two, four-story buildings, with 177 multi-family dwelling units. The development will consist of a leisure space, a swimming pool, playground, barbeque grill, picnic table, pet waste station, benches, fitness center and business center (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 280 parking spaces for this proposal. The site layout shows 290 parking spaces. Therefore, the site plan (Exhibit C) complies with the parking requirements per the GDC.

3. Building Height

The GDC allows a maximum height of fifty (50) feet in the Multi-Family-2 (MF-2) District. The applicant proposes a building height of fifty-nine (59) feet. The applicant contends this proposal is an urban-style approach, thus necessitating the height increase.

It should be noted that the current zoning district of the majority of the site, Community Office (CO) District, does not have a building height maximum; therefore, a fifty-nine (59)-foot building, subject to a fifty-foot (50') setback, would currently be permitted by right.

4. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 3,099 square-foot clubhouse and leasing office.
- **Swimming Pool:** One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) swimming pool with a minimum of eight hundred (800) square feet of surface water.
- **Leisure Areas:** Two (2) leisure areas having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a barbeque grills, picnic tables and playground equipment.

5. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required efficiency:	500 square feet
Proposed:	500 square feet

Number of units:	21 units (11.8%)
Required one-bedroom:	650 square feet
Proposed:	719 square feet
Number of units:	106 units (59.9%)
Required two-bedroom:	800 square feet
Proposed:	1,208 square feet
Number of units:	50 units (28.3%)

An efficiency unit is a type of multifamily dwelling unit that consists of not more than one habitable room separated by no more than a half-wall partition, and kitchen and bathroom facilities.

6. Screening and Landscaping

The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) shows twenty-one (21%) percent to be landscaped.

The applicant contends the amount of parking needed for this development and need for interconnectivity proves challenging for the area. Plantings have been provided throughout to match the intent of the landscaping requirements.

Screening is required where the proposed multi-family development is adjacent to single-family residential development. The landscape plan (Exhibit D) proposes a six (6)-foot masonry screening wall along the northern and northwestern perimeter. The GDC also requires large canopy trees every twenty-five (25) linear feet. The applicant proposes a combination of high-level and low level screening shrubs in lieu of the large canopy trees due to the unique nature of the site. Large canopy trees provided to meet the parking lot landscape island requirement are located near the masonry wall.

In addition, the applicant proposes a six (6)-foot wood fence with masonry columns along the remaining perimeter of the property.

Building Design

The building design complies with the architectural elements and articulation requirements of the GDC

7. Transportation

A Traffic Impact Analysis was not required with this development. The Transportation Department reviewed the proposal and it meets technical requirements.

An emergency access-only gate with a Knox padlock is provided at the Shadwell Drive access point per the Fire Department.

There is a DART bus stop in front of the subject property, along West Centerville Road.

8. Signage

No deviations were requested regarding signage.

9. Summary of Deviations

The applicant requests several deviations from the GDC. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Applicant's Justification
Density	32 dwelling units per acre	41 dwelling units per acre	The applicant contends this project is not a traditional, garden-style multifamily project and aligns closer to that of an urban-style multifamily development. The unique site layout warrants this approach, and the applicant believes the proposed unit mix is conducive of the intent of the future land use plan for this property.
Building Height	50 feet	The applicant proposes a maximum height of 59 feet, including the roof pitch.	Given the project aligns with that of an urban-style multifamily development, the slight increase in height is to be expected. Additional measures have been taken to ensure the building height do not negatively impact adjacent single-family properties including screening, plantings, etc. The Community Office (CO) District does not have a building height maximum; therefore, a fifty-nine (59)-foot building, subject to a fifty-foot (50') setback, would currently be permitted by right.
Efficiency Units	A maximum of 10% of the total units can be efficiency units.	11.8%	The applicant is proposing more efficiency units to meet the parking requirement.

Dumpster	Dumpsters are not allowed to be located within the building setbacks.	The dumpster located at the southern corner is within the twelve (12)-foot building setback.	The dumpster is located adjacent to the commercial property to the southeast and backs to the end of Shadwell Drive, but faces into the subject site. The 50' building setback along single-family adjacencies limits available locations for the dumpster, and the addition of amenities and parking requirements make locating an additional dumpster challenging.
Landscaping	40% of the gross platted area should be landscaped.	21%	The amount of parking needed for this development and need for interconnectivity proves challenging for landscape area. Plantings have been provided throughout to match the intent of landscape requirements.
Screening	A 6-foot masonry wall along with the large canopy trees every 25 feet.	A 6-foot masonry wall with a combination of low-level screening and high-level screening shrubs.	The site layout has been adjusted as much as possible, but given the unique nature of the site, leaves only enough room along the perimeter for the required masonry screening wall along with plantings smaller in size than the required large canopy trees. Various planting options have been added to try and meet the intent of this requirement, with a focus on providing adjacent single-family properties with adequate screening from the development.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods, Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

This proposal represents higher density residential, with primary access to West Centerville Road and screened from the adjacent single-family neighborhood. This proposal is a redevelopment and provides additional housing to the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 82-12 for Single-Family-10 (SF-10) Uses; these properties are developed with single-family homes. The properties to the east are zoned Neighborhood Office (NO) District and Light Commercial (LC) District; these properties are developed with a learning center and a medical clinic. The properties to the south, across Centerville Road, are zoned Planned Development (PD) District 70-43; these properties are developed with residential townhomes. The properties to the west are zoned Planned Development (PD) District 82-12 and Planned Development (PD) District 82-29; these properties are developed with a dental office, a general office, and automobile repair uses.

STAFF RECOMMENDATION

The proposal presents a redevelopment opportunity on the subject property for new multi-family housing. However, staff recommends that an eight (8) foot masonry screening wall is provided along the single-family residential property lines rather than the proposed six (6) foot wall; and to provide high-level vegetative screening along this masonry wall location such as Nellie Stevens or Cherry Laurel, as a condition of approval of a 1) Change in Zoning from Community Office (CO) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses, and a 2) Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

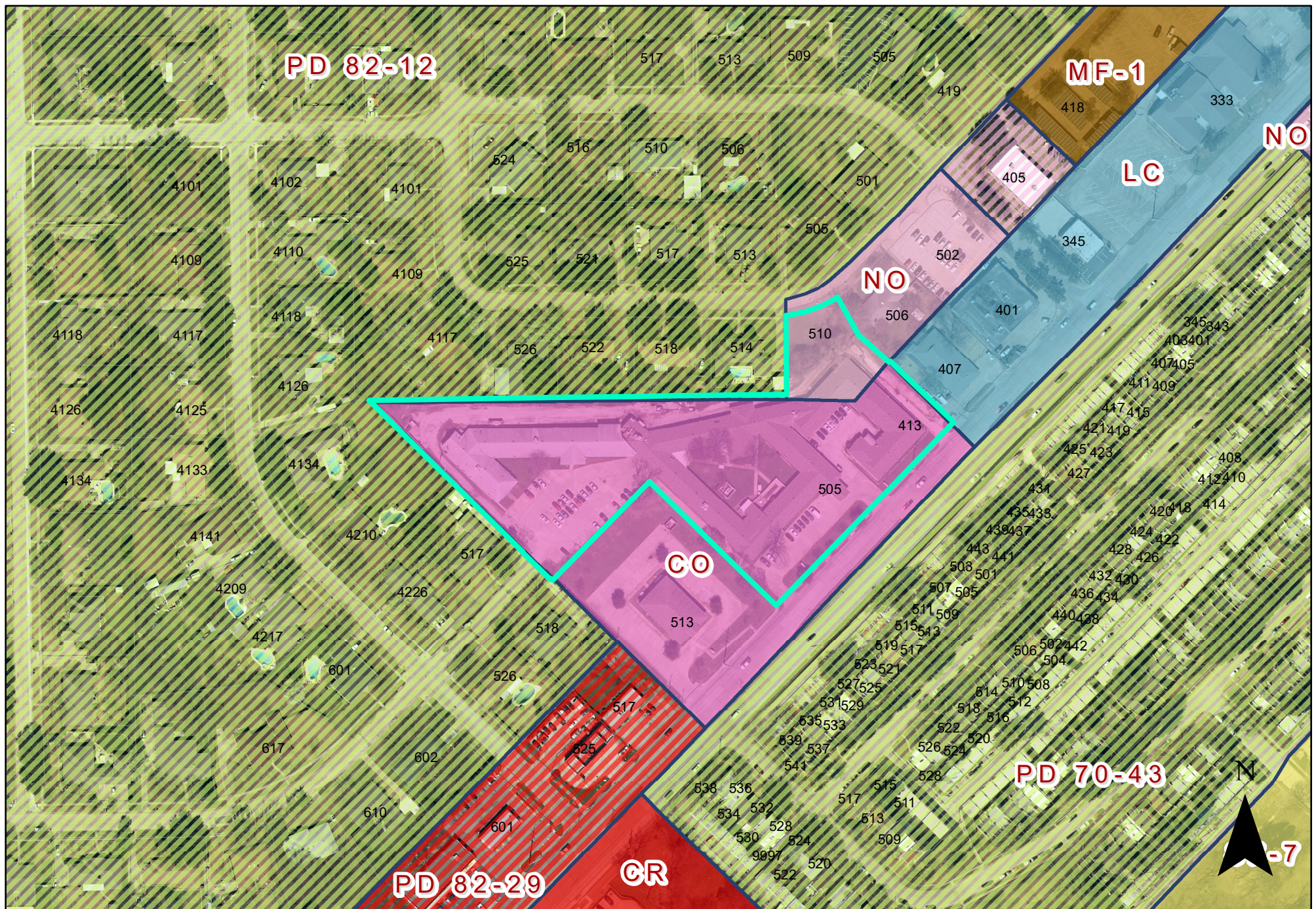
CITY COUNCIL DATE: June 20, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 130 260 Feet
1 inch = 198 feet

ZONING MAP Z 23-05

 INDICATES AREA OF REQUEST

505 West Centerville Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-05

413 and 505 West Centerville Road and 510 Candlewood Lane

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family development.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family-2 (MF-2) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses: Land Uses are only permitted as in the Multi-Family (MF) District.
- B. Site Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Building Height: The maximum height shall be fifty-nine (59) feet.
- D. Density: The maximum density shall be forty-one (41) dwelling units per acre.

- E. Dwelling Units: A total of 177 dwelling units shall be permitted. In addition, a maximum of twelve (12%) of those units shall be efficiency units.
- F. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- G. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D. A minimum of twenty-one (21%) of the site shall be landscaped.
1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
 2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
 3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of

all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

H. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

Z 23-05



View of the subject property



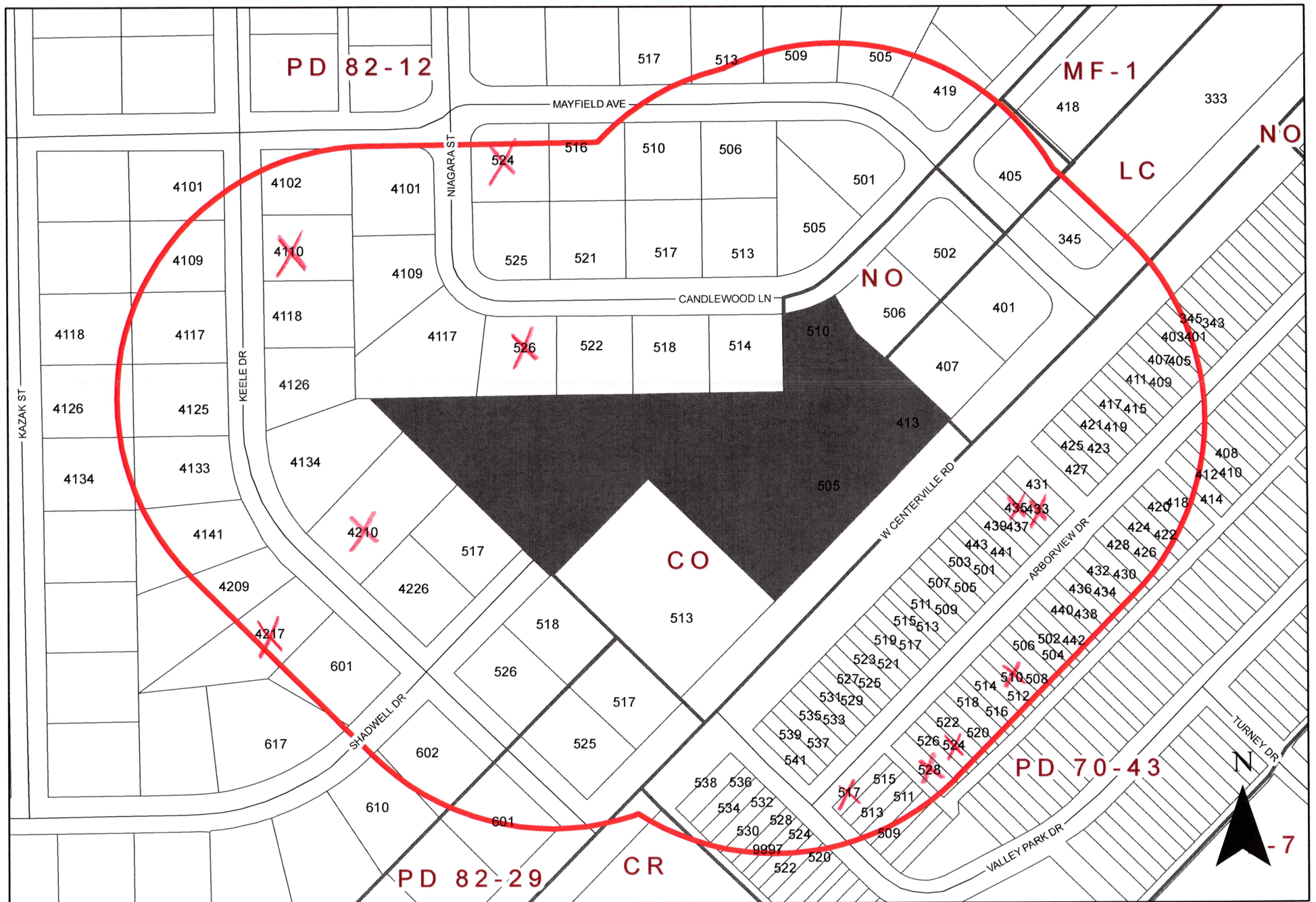
Looking south of the subject property



Looking west of the subject property



Looking north of the subject property



505 West Centerville Road

Comment Form

Case Z 23-05

Outside the Notification Area

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

JOHN ANDERSON IWT, LLC Series 2 Director

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.)

339 Arborview

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75035

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

5/14/2023

Date / Fecha / Ngày

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

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

EARTHA WANG LMTQ, LLC Series G Director

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.)

528 Arborview Garland TX 75043

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75035

Zip Code / Código postal / Mã B u Chính

Carlye

Signature / Firma / Chữ ký

5/14/23

Date / Fecha / Ngày

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

**Comment Form
Case Z 23-05**

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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



For / A Favor / Đúng



Against / En Contra / Không

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

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.)

DIANA M. HERBERT

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

433 Arborview Dr.

City, State / Estado de la Ciudad / Thành bang

Garland, TX 75043

Zip Code / Código postal / Mã Bưu Chính

75043

Signature / Firma / Chữ ký

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

Diana M. Herbert

Date / Fecha / Ngày

5/14/23

From: [Diana Herbert](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case Z 23-05
Date: Sunday, May 14, 2023 9:02:08 PM

Sent from my iPhone

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

**Comment Form Continued -
Case Z 23-05**

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

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

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

I don't like the proposed change! It will cause:

- additional traffic flow
- additional over crowding (people)
- We have plenty of Apartment's in condos in the area
- will increase crime
- Increase homeless people in the area
- will trash out the neighborhood in Palestine & Lind
- Hay hit

Before Rezoning we need to take care of the traffic and speeding on Centerville. Plus we need to take care of homeless soliciting on Centerville. Reduce the crime at the shopping center on Northwest Hwy / Centerville

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

MARGARET ANDERSON Property Owner LESLIE T Anderson

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.)

526 Candlewood Ln

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Margaret Anderson / Leslie T. Anderson

Signature / Firma / Chữ ký

Date / Fecha / Ngày

5/15/2023

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

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Julia (Jinglan) Zhang for UC Bridge Ltd. Co. / Manager

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.)

435 Arborview Dr.

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Ch ữ ký

5/15/2023

Date / Fecha / Ngày

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

Morales, Elisa

From: Abel Hagos <hagosabel.ah@gmail.com>
Sent: Sunday, May 14, 2023 3:09 PM
To: Planning Group
Subject: [EXTERNAL] Case Z 23-05

Outside the Notification Area

Attached is our ballot for this case

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

Comment Form
Case Z 23-05

FOR / A Favor / Dukung

Against / En Contra / Không

Printed Name & Title / Họ và Tên / Chức vụ / Chức danh

City / State / Estado de la Ciudad / Thành phố

Zip Code / Código postal / Mã số bưu chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Tcharykow Investments, Property Owner

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

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

510 Arborview Drive

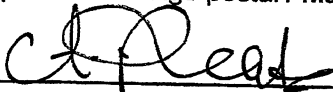
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



972-974-1677

5/15/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 23-05

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

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

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

We are against the above proposed matter (Case Z 23-05) regarding the 177 unit multi-family development. This development would adversely affect the neighborhood by increasing traffic congestion in already congested areas, increasing local crime rates, additional noise concerns for residents, and diminishing property values for homeowners. This development would negatively impact the overall quality and character of the neighborhood.

We and our neighbors greatly appreciate the Garland Plan Commission's consideration in this important zoning matter affecting our community.

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Tcharykow Investments, Property Owner

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

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

517 Arborview Drive

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính



972-974-1677

5/15/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 23-05

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

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

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

We are against the above proposed matter (Case Z 23-05) regarding the 177 unit multi-family

development. This development would adversely affect the neighborhood by increasing traffic

congestion in already congested areas, increasing local crime rates, additional noise concerns for residents,

and diminishing property values for homeowners. This development would negatively impact the overall quality

and character of the neighborhood.

We and our neighbors greatly appreciate the Garland Plan Commission's consideration in this important zoning

matter affecting our community.

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Tcharykow Investments, Property Owner

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

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

524 Arborview Drive

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



972-974-1077

5/15/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 23-05

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

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

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

We are against the above proposed matter (Case Z 23-05) regarding the 177 unit multi-family

development. This development would adversely affect the neighborhood by increasing traffic

congestion in already congested areas, increasing local crime rates, additional noise concerns for residents,

and diminishing property values for homeowners. This development would negatively impact the overall quality

and character of the neighborhood.

We and our neighbors greatly appreciate the Garland Plan Commission's consideration in this important zoning

matter affecting our community.

Comment Form

Case Z 23-05

Outside the Notification Area

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Tcharykow Investments, Property Owner

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

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

343 Valley Park Drive

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



972-974-1677

5/15/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

2

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

We are against the above proposed matter (Case Z 23-05) regarding the 177 unit multi-family development. This development would adversely affect the neighborhood by increasing traffic congestion in already congested areas, increasing local crime rates, additional noise concerns for residents, and diminishing property values for homeowners. This development would negatively impact the overall quality and character of the neighborhood.

We and our neighbors greatly appreciate the Garland Plan Commission's consideration in this important zoning matter affecting our community.

Comment Form

Case Z 23-05

Outside the Notification Area

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Tcharykow Investments, Property Owner

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

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

372 Valley Park Drive

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Ơnh



972-974-1677

5/15/2023

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 23-05

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

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

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

We are against the above proposed matter (Case Z 23-05) regarding the 177 unit multi-family development. This development would adversely affect the neighborhood by increasing traffic congestion in already congested areas, increasing local crime rates, additional noise concerns for residents, and diminishing property values for homeowners. This development would negatively impact the overall quality and character of the neighborhood.

We and our neighbors greatly appreciate the Garland Plan Commission's consideration in this important zoning matter affecting our community.

Comment Form

Case Z 23-05

Outside the Notification Area

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Tcharykow Investments, Property Owner

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

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

407 Valley Park Drive

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



972-974-1677

5/15/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 23-05

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

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

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

We are against the above proposed matter (Case Z 23-05) regarding the 177 unit multi-family development. This development would adversely affect the neighborhood by increasing traffic congestion in already congested areas, increasing local crime rates, additional noise concerns for residents, and diminishing property values for homeowners. This development would negatively impact the overall quality and character of the neighborhood.

We and our neighbors greatly appreciate the Garland Plan Commission's consideration in this important zoning matter affecting our community.

Morales, Elisa

From: Ahmed, Nabiha
Sent: Tuesday, May 16, 2023 4:31 PM
To: Morales, Elisa
Subject: FW: [EXTERNAL] Zoning Case No. Z 23-05

FYI, please add to the Z 23-05 file. Thanks.

From: Ron Aeschbacher <raeschbacher@tx.rr.com>
Sent: Tuesday, May 16, 2023 10:06 AM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Subject: [EXTERNAL] Zoning Case No. Z 23-05

Outside the Notification Area

We would encourage you to please vote "NO" for this proposed project. There are NO 4-story buildings along Centerville Road. What an eyesore this will be if this project is allowed to happen. This project will increase traffic on Centerville Road (which already has a lot of traffic). It will decrease the property values for the homes in this area. Would you want this project in your neighborhood? We are not Dallas. We are Garland. This project does not fit in this area. If you have any questions, please feel free to contact us at the number below. We are counting on you all to do the right thing for the residents of the City of Garland.

P.S. The townhomes across Centerville Road from this proposed site are an eyesore. Many of the roof structures look like they are ready to collapse. Is there anything that can be done to correct these issues?

Ron and Teri Aeschbacher
4001 Keele Drive
Garland, TX 75041
214-693-6747

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

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Perla Cecilia Martinez

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.)

524 Mayfield Ave

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

Garland Tx 75041

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Perla Cecilia Martinez

Signature / Firma / Chữ ký

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

5/15/2023

Date / Fecha / Ngày

Comment Form Continued – Case Z 23-05

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

To whom it may concern,

I'm against the multi-family development. I'm a single mother with two boys ages 11 and 13. I moved to this area in 2021 because one of the main things I like is the quiet neighborhood it makes me and my boy feel safe. I feel comfortable if my kids walk to my sister that lives 1 block from my house and with them playing in front of the house. We are very familiar with the neighbors.

By opening a multi-family close to my house this gives me a lot of insecurity, because this means a lot of traffic of people and vehicles which makes the neighborhood not safe. In a multi-family is a lot of people coming in and out of leases and most of the multi-family don't do background checks for their tenants.

~~Thank~~ Thank you for taking the time to read my opinion.

Paula Martinez

TO: RENE DOWL - CITY SECRETARY

FROM: SAM PIERRE-AUGUSTE



Petition Statistics For Zoning Change - Z 23-05:

Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx.

Date: 5/15/2023

<u>Street</u>	<u>No. of Addresses/Homes</u>	<u>Participants</u>	<u>For</u>	<u>Against</u>	<u>Comments</u>
Shadwell Dr	16	13	0	13	1 Vacant , 1 Group Hm.
Keele Dr	30	27	1	26	2 Vacant homes
Kazak St	34	25	0	25	
KeyStone Dr	36	20	0	20	
Bardfield Ave	28	16	0	16	Church occupy 2 lots.
Cashmere St	20	15	1	14	Church occupy 2 lots.
Candlewood Ln	20	11	0	11	
Niagara St	11	8	0	8	
Sequoia Dr	14	7	0	7	
Mayfield Ave.	11	3	0	3	
Totals	220	145	2	143	
Percent		65.91%	1.38%	98.62%	
Note: Former Mayor of Galand (Bob Day) lives in our neighborhood, his household is against this project.					

Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx.

Address	Name	For	Against	Email Address
3801 Keele DR	Daniel Barnett		✓	dbarnetflask@yahoo
3802 Keele DR	Marta + B.E. Gross		✓	begross55r.com
3809 Keele DR	Ruben Capuchino		✓	Ruben Capuchino@icloud
3810 Keele DR	Vianney Montalvan		✓	armerkledove@yahoo
3901 Keele DR	P. de la Rosa		✓	469-358-3760
3902 Keele DR	James W. Davis		✓	214-695-6117
3909 Keele DR	Jeffrey Davis		✓	dan74gar@hotmail.com
3910 Keele DR	Jose Pineda		✓	jl9-roofing@yahoo.com
3917 Keele DR	Bonnie Johnston		✓	bonniejohnston@gmail.com
3918 Keele DR	Danna McNeely David McNeely		✓	davidamcneely@yahoo.com
4001 Keele DR	Patricia Harris		✓	4002 Keele, Garland tharris98@hotmail.com
4002 Keele DR	Jeane L. Krause		✓	
4009 Keele DR	Joe Lee		✓	214-779-9723
4010 Keele DR	George Brockmann		✓	georgebrockmann@sbcglobal.net
4017 Keele DR	Frances Fogg		✓	214-693-6747
4018 Keele DR	Gayle Owens		✓	gayleowens@icloud.com
4101 Keele DR	VACANT			
4102 Keele DR	Rosalba R. Boover		✓	214-803-9319
4109 Keele DR	VACANT			
4110 Keele DR	Grice Pearce	✓		855-403-1577
4117 Keele DR	Mariela Steber		✓	214-609-9495
4118 Keele DR	Claudia Rosa Sixto Navas		✓	469-855-0421
4125 Keele DR	Kay + Angie David		✓	912-278-4240
4126 Keele DR	DENNIS + ALORICA CORCORAN		✓	214-850-3153
4133 Keele DR	Darlene Taylor McLean		✓	972-271-4344
4134 Keele DR	Danny Karen Shaw		✓	972-278-4867 972-906-1422
4141 Keele DR	Alex Castillo		✓	469-363-9925

Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx.

[illegible]

Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx.

Address	Name	For	Against	Email Address or Phone
3801 Kazak St.	Adam Corona		✓	adameco-214-549-1934
3802 Kazak St.	Charles Bynum		✓	972-278-3491
3809 Kazak St.	1 - Holm (Peter Holm)		✓	psjholm@yahoo.com
3810 Kazak St.	John Ambrey		✓	
3901 Kazak St.				214-802-7936
3902 Kazak St.	Robbie Brown		✓	JARTRAW@AOL.COM
3909 Kazak St.				
3910 Kazak St.				
3917 Kazak St.	Lilac Clay		✓	lilacclay@aol.com
3918 Kazak St.	Carlos A. Durca		✓	214-924-8795
4001 Kazak St.	SUSAN E. BRENNEMAN		✓	214-683-5112
4002 Kazak St.	Martha Hinsley (Harold)		✓	469-744-6444
4009 Kazak St.				
4010 Kazak St.	Rebecca Sustaita		✓	RSUSTAITA@DallasNe.com
4017 Kazak St.	VACANT			
4018 Kazak St.				
4101 Kazak St.	JAY Bailey		✓	972-900-0447
4102 Kazak St.				
4109 Kazak St.	Belinda Cross		✓	972-989-0945
4110 Kazak St.	JUSHAR & BINA PATEL		✓	469-556-3413
4117 Kazak St.				
4118 Kazak St.				
4125 Kazak St.	Victor Ramos		✓	214-916-0972
4126 Kazak St.				
4133 Kazak St.	Areli Quevedo		✓	214-994-4672
4134 Kazak St.	Robert P. Goodrich		✓	972-278-3335
4201 Kazak St.	Johna Bady		✗	214-288-8431

[illegible]

"Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx."

Address	Name	For	Against	Email or Phone
401 Cashmere DR	John Meizer		X	972-742-3083
402 Cashmere DR	Harold Warden		X	214-288-0375
405 Cashmere DR	Luís V. Rodriguez		X	Viviano.texas@gmail.com
406 Cashmere DR	Jorge Torres		X	214 562 0145
409 Cashmere DR	Randall Brown		X	randyhall@gmail.com
410 Cashmere DR	Mabel Hernandez	X	X	at lyaal
413 Cashmere DR	CHURCH		X	214 476 8320
414 Cashmere DR	CHURCH			
418 Cashmere DR	CHURCH			
422 Cashmere DR	Charlotte Pearson		X	801-674-4167
501 Cashmere DR	Mr. & Mrs. Jeff Canaday		X	214-405-4147
502 Cashmere DR	D. BP		X	(214) 923-3898
505 Cashmere DR	Kenne C. H.		X	archer.1271@gmail.com
506 Cashmere DR				
513 Cashmere DR	CHURCH		X	214-476-8320
514 Cashmere DR	Tmy Ware		X	972-768-3286
520 Cashmere DR				
521 Cashmere DR	Reta Day		X	972-271-0461
523 Cashmere DR	Jonathan Glenn		X	214-600-1711
524 Cashmere DR	Latifah Raof		X	214-883-2232

✓
"Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx."

Address	Name	For	Against	Email Address
302 Candlewood LN ^{NO ADDRESS}	Margaret Arden		✓	mila3500@yahoo.com
526 Candlewood LN				
522 Candlewood LN	N. L. Jones		✓	ronnytrejo@yahoo.com
518 Candlewood LN	Curri Bradshaw		✓	tlb7362@yahoo.com
514 Candlewood LN	Kathy & Tom Johnson		✓	kmljohnson10@hotmail.com
506 Candlewood LN	Marilyn D. Freche		✓	N/A
501 Candlewood LN	Victoria Agnew		✓	victoriaarmstrong130@gmail.com
505 Candlewood LN	Anta 3 Tamally Tova		✓	greta.mitchell1@gmail.com
513 Candlewood LN	Gerardo Valdivia		✓	Nani 04217@gmail.com
517 Candlewood LN	Walter D. Emmert		✓	MONABUD@yahoo.com
521 Candlewood LN				
525 Candlewood LN				
305 Candlewood LN				
307 Candlewood LN				
309 Candlewood LN				
407 Candlewood LN				
409 Candlewood LN				
417 Candlewood LN				
419 Candlewood LN				
415 Candlewood LN	Laura Romanello		✓	lauraromanello@verizon.net
419 Candlewood LN	Brandee Webb		✓	brandee@thefourprayers.com

"Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx."

Address	Name	For	Against	Email Address/Phone
209 Bardfield AVE	CHURCH - NEW INTL.			
211 Bardfield AVE				
301 Bardfield AVE	WOULD NOT SIGN			
306 Bardfield AVE	HOWARD SMITH			
309 Bardfield AVE	Mavis Delen		✓	469-348-1838
317 Bardfield AVE	Margaret Doring		✓	214-356-2836
401 Bardfield AVE				
409 Bardfield AVE				
501 Bardfield AVE	Salvador J. Villarreal		✓	SALVTEXAS@GMAIL
502 Bardfield AVE	Bill Besson		✓	BILL.BESSON@AOL
505 Bardfield AVE	Jay Tompkins		✓	plan@ottersan.net
506 Bardfield AVE	NO ADDRESS			
509 Bardfield AVE				
510 Bardfield AVE	Victor Murillo		✓	VictorMurillo24@yahoo.com
513 Bardfield AVE				
514 Bardfield AVE	Eloy Carreon		✓	EloyC843@AOL.com
517 Bardfield AVE	Lucas Miller		✓	lucasmiller114@gmail.com
518 Bardfield AVE	Rachel Cox		✓	rhovelen@yahoo.com
521 Bardfield AVE	KEN RIDOUT		✓	KEN@KENRIDOUT.COM
522 Bardfield AVE	Steve Kline		✓	Steve Kline
603 Bardfield AVE	Kristen Wilemon		✓	kkperry1@tx.rr.com
605 Bardfield AVE	Kristen Wilemon		✓	kkperry1@tx.rr.com
609 Bardfield AVE				
613 Bardfield AVE	Martha Davis		✓	millton.davis6@aol.com
701 Bardfield AVE	Kelly York		✓	Kelly@yorklts.com
709 Bardfield AVE	Shon Walk		✓	Shon.Walk@yahoo.com
901 Bardfield AVE				
909 Bardfield AVE				

"Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx."

Address	Name	For	Against	Email Address/Phone
3802 Keystone ST	See last page			
3810 Keystone ST				
3902 Keystone ST	See last page			
3910 Keystone ST	See last page			
3918 Keystone ST				
4002 Keystone ST ^{Rental Home}				
4010 Keystone ST	See last page			
4018 Keystone ST				
3801 Keystone ST				
3809 Keystone ST				
3901 Keystone ST				
3909 Keystone ST	Robin Moffett		✓	rbinnmoffett183@gmail.com
3917 Keystone ST				
4001 Keystone ST				
4009 Keystone ST	Tara F. Fumiz		✓	shinckala4@gmail.com
4017 Keystone ST ^{no vacant sign}				
4102 Keystone ST	See last page			
4110 Keystone ST	see last page			
4118 Keystone ST				
4126 Keystone ST	see last page			
4134 Keystone ST	See last page ^{2 signatures husband/wife}			
4202 Keystone ST				
4210 Keystone ST	See last page			
4218 Keystone ST	B. Murrell		✓	9123225172
4228 Keystone ST			✓	leonardobis@gmail.com
4101 Keystone ST				
4109 Keystone ST				

"Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx."

[illegible]

Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx. KEYSTONE 21

[illegible]

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-05	May 22, 2023	June 20, 2023	Nabiha Ahmed

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Bucky

Against

5/16/2023
11:07:51 PM

4217 keele dr

Buckyketner@yahoo.com

Garland

2149728330

Texas

United States

75041

I live a street over from this , and our neighborhood is very nice and neat , this will allow people to walk through and wonder our neighborhood, and this will depreciate the houses in the area .Low income is also an issue , we have enough Apts in the area already .

Bucky

Against

5/16/2023
11:06:43 PM

4217 keele dr

Buckyketner@yahoo.com

Garland

2149728330

Texas

United States

75041

I live a street over from this , and our neighborhood is very nice and neat , this will allow people to walk through and wonder our neighborhood, and this will depreciate the houses in the area .Low income is also an issue , we have enough Apts in the area already .

Oralia Mendez

Against

5/16/2023
10:11:22 PM

4225 Keystone St.

oralia.mendez@ymail.com

Garland

2149570491

TX

United States

75041

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-05	May 22, 2023	June 20, 2023	Nabiha Ahmed

This will significantly increase traffic on Centerville, will increase crime in our neighborhood and will decrease our home value.

Andrea Moseley

Against

5/16/2023
6:36:52 PM

4217 Keele Drive

andreamoseley@verizon.net

Garland

2142286315

Texas

United States

75041

This will be a major traffic disruption for my neighborhood and will only add to the traffic problems that already exist on Centerville. We do not need any more apartments in this area!

**Teri L
Aeschbacher**

Against

5/16/2023
2:41:31 PM

4001 Keele Dr

raeschbacher@tx.rr.com

Garland

2146936747

TX

United States

75041

Outside the Notification Area

There are NO 4-story buildings along Centerville Road. What an eyesore this will be. It will increase traffic (which is already very heavy on Centerville Road). This will lower property values of the homes in this area. This is NOT a good project for this property. PLEASE VOTE "NO."

**Ron
Aeschbacher**

Against

5/16/2023
2:38:41 PM

4001 Keele Drive

raeschbacher@tx.rr.com

Garland

214-693-0576

TX

United States

75041

Outside the Notification Area

Totally against this project. Will lower property values surrounding this proposed site. Will increase traffic. There are NO 4-story buildings along Centerville Road. Will be an eyesore.

Rolando

Ford

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-05	May 22, 2023	June 20, 2023	Nabiha Ahmed

5/15/2023 11:08:51 PM 4210 keele dr rolandocarranza456@yahoo.com

Garland 2145249219
Texas
United States
75041

We don't want this project on the back of my house

Rolando

Ford

5/15/2023 11:08:41 PM 4210 keele dr rolandocarranza456@yahoo.com

Garland 2145249219
Texas
United States
75041

We don't want this project on the back of my house

Rolando

Ford

5/15/2023 11:08:41 PM 4210 keele dr rolandocarranza456@yahoo.com

Garland 2145249219
Texas
United States
75041

We don't want this project on the back of my house

Curtis

Against

5/15/2023 3:00:17 AM Green curtisgreen30tx.rr.com

Garland 4699640572
Texas
United States
75043

Outside the Notification Area

This development would only increase the traffic problems on Centerville Rd, and related problems if these are to be for low income persons.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-05	May 22, 2023	June 20, 2023	Nabiha Ahmed

randall brown

Against

5/15/2023
1:44:54 AM

409 Cashmere Dr

randytx11@gmail.com

Garland

9722716377

TX

United States

75041

Outside the Notification Area

The large amount of traffic that this large of a development would generate can not be supported with the current roads and will adversely affect the neighborhood.

randall brown

Against

5/15/2023
1:44:53 AM

409 Cashmere Dr

randytx11@gmail.com

Garland

9722716377

TX

United States

75041

Outside the Notification Area

The large amount of traffic that this large of a development would generate can not be supported with the current roads and will adversely affect the neighborhood.

Jody Pearce

Against

5/13/2023
4:11:55 PM

4110 Keele Dr

dupreyj88@gmail.com

Garland

6074258714

Texas

United States

75041

This will lower property values and create parking issues in our neighborhood as there is already limited street parking in the neighborhood.

Brice Pearce

Against

5/13/2023
2:25:18 PM

4110 Keele Dr

tbricepearce@gmail.com

Garland

5854031577

Texas

United States

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-05	May 22, 2023	June 20, 2023	Nabiha Ahmed

75041

This would cause major issues with parking and traffic flow.

Gayle

Against

5/12/2023
4:39:59 PM

Owens

gayle.owens@icloud.com

Garland

2147291861

Texas

United States

Outside the Notification Area

75041

177 units on approximately 4 acres creates a population density problem. There are already more than 115 townhomes across the street. South Garland needs an upscale development - not a 4-story apartment building adding to the numerous tire/auto stores and discount dollar stores along West Centerville Road.

Gayle

Against

5/12/2023
4:39:59 PM

Owens

gayle.owens@icloud.com

Garland

2147291861

Texas

United States

Outside the Notification Area

75041

177 units on approximately 4 acres creates a population density problem. There are already more than 115 townhomes across the street. South Garland needs an upscale development - not a 4-story apartment building adding to the numerous tire/auto stores and discount dollar stores along West Centerville Road.



Plan Commission

4. g.

Meeting Date: 05/22/2023

Item Title: Z 23-05 Spiars Engineering - Detail Plan (District 5)

Summary:

Consideration of the application of **Spiars Engineering**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5) (File Z 23-05 – Detail Plan)

Attachments

Z 23-05 Spiars Engineering - Detail Plan (District 5)

Z 23-05 Spiars Engineering Responses

Planning Report

File No: Z 23-05/District 5

Agenda Item:

Meeting: Plan Commission

Date: May 22, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

Approval of a Detail Plan for Multi-Family development.

LOCATION

413 and 505 West Centerville Road and 510 Candlewood Lane

APPLICANT

Spiars Engineering

OWNER

TR Scott Capital

BACKGROUND

The property is currently developed with a retirement home (Silver Leaves Retirement Home) building which is no longer in operation.

The applicant would like to demolish the building and construct two buildings with a total of 177 multi-family dwelling units.

SITE DATA

The overall site consists of approximately 4.361 acres with approximately 405.70 lineal feet of frontage along West Centerville Road and 84.63 lineal feet of frontage along Candlewood Lane. The site plan (Exhibit C) shows two (2) access points from West Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (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.

The Neighborhood Office (NO) District is intended to create an appropriate setting for low intensity office and professional uses. The district may be used as a transition district between residential uses and more intense uses. With appropriate buffers and landscaping, this district may be located contiguous to residential districts. Allowed uses should be compatible with adjacent residential areas by limiting heights to one story, and may not include uses that create excessive amounts of traffic, noise, trash, or late-night business operations.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of two, four-story buildings, with 177 multi-family dwelling units. The development will consist of a leisure space, a swimming pool, playground, barbeque grill, picnic table, pet waste station, benches, fitness center and business center (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 280 parking spaces for this proposal. The site layout shows 290 parking spaces. Therefore, the site plan (Exhibit C) complies with the parking requirements per the GDC.

3. Building Height

The GDC allows a maximum height of fifty (50) feet in the Multi-Family-2 (MF-2) District. The applicant proposes a building height of fifty-nine (59) feet. The applicant contends this proposal is an urban-style approach, thus necessitating the height increase.

It should be noted that the current zoning district of the majority of the site, Community Office (CO) District, does not have a building height maximum; therefore, a fifty-nine (59)-foot building, subject to a fifty-foot (50') setback, would currently be permitted by right.

4. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 3,099 square-foot clubhouse and leasing office.
- **Swimming Pool:** One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) swimming pool with a minimum of eight hundred (800) square feet of surface water.
- **Leisure Areas:** Two (2) leisure areas having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a barbeque grills, picnic tables and playground equipment.

5. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required efficiency:	500 square feet
Proposed:	500 square feet

Number of units:	21 units (11.8%)
Required one-bedroom:	650 square feet
Proposed:	719 square feet
Number of units:	106 units (59.9%)
Required two-bedroom:	800 square feet
Proposed:	1,208 square feet
Number of units:	50 units (28.3%)

An efficiency unit is a type of multifamily dwelling unit that consists of not more than one habitable room separated by no more than a half-wall partition, and kitchen and bathroom facilities.

6. Screening and Landscaping

The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) shows twenty-one (21%) percent to be landscaped.

The applicant contends the amount of parking needed for this development and need for interconnectivity proves challenging for the area. Plantings have been provided throughout to match the intent of the landscaping requirements.

Screening is required where the proposed multi-family development is adjacent to single-family residential development. The landscape plan (Exhibit D) proposes a six (6)-foot masonry screening wall along the northern and northwestern perimeter. The GDC also requires large canopy trees every twenty-five (25) linear feet. The applicant proposes a combination of high-level and low level screening shrubs in lieu of the large canopy trees due to the unique nature of the site. Large canopy trees provided to meet the parking lot landscape island requirement are located near the masonry wall.

In addition, the applicant proposes a six (6)-foot wood fence with masonry columns along the remaining perimeter of the property.

Building Design

The building design complies with the architectural elements and articulation requirements of the GDC

7. Transportation

A Traffic Impact Analysis was not required with this development. The Transportation Department reviewed the proposal and it meets technical requirements.

An emergency access-only gate with a Knox padlock is provided at the Shadwell Drive access point per the Fire Department.

There is a DART bus stop in front of the subject property, along West Centerville Road.

8. Signage

No deviations were requested regarding signage.

9. Summary of Deviations

The applicant requests several deviations from the GDC. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Applicant's Justification
Density	32 dwelling units per acre	41 dwelling units per acre	The applicant contends this project is not a traditional, garden-style multifamily project and aligns closer to that of an urban-style multifamily development. The unique site layout warrants this approach, and the applicant believes the proposed unit mix is conducive of the intent of the future land use plan for this property.
Building Height	50 feet	The applicant proposes a maximum height of 59 feet, including the roof pitch.	Given the project aligns with that of an urban-style multifamily development, the slight increase in height is to be expected. Additional measures have been taken to ensure the building height do not negatively impact adjacent single-family properties including screening, plantings, etc. The Community Office (CO) District does not have a building height maximum; therefore, a fifty-nine (59)-foot building, subject to a fifty-foot (50') setback, would currently be permitted by right.
Efficiency Units	A maximum of 10% of the total units can be efficiency units.	11.8%	The applicant is proposing more efficiency units to meet the parking requirement.

Dumpster	Dumpsters are not allowed to be located within the building setbacks.	The dumpster located at the southern corner is within the twelve (12)-foot building setback.	The dumpster is located adjacent to the commercial property to the southeast and backs to the end of Shadwell Drive, but faces into the subject site. The 50' building setback along single-family adjacencies limits available locations for the dumpster, and the addition of amenities and parking requirements make locating an additional dumpster challenging.
Landscaping	40% of the gross platted area should be landscaped.	21%	The amount of parking needed for this development and need for interconnectivity proves challenging for landscape area. Plantings have been provided throughout to match the intent of landscape requirements.
Screening	A 6-foot masonry wall along with the large canopy trees every 25 feet.	A 6-foot masonry wall with a combination of low-level screening and high-level screening shrubs.	The site layout has been adjusted as much as possible, but given the unique nature of the site, leaves only enough room along the perimeter for the required masonry screening wall along with plantings smaller in size than the required large canopy trees. Various planting options have been added to try and meet the intent of this requirement, with a focus on providing adjacent single-family properties with adequate screening from the development.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods, Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

This proposal represents higher density residential, with primary access to West Centerville Road and screened from the adjacent single-family neighborhood. This proposal is a redevelopment and provides additional housing to the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 82-12 for Single-Family-10 (SF-10) Uses; these properties are developed with single-family homes. The properties to the east are zoned Neighborhood Office (NO) District and Light Commercial (LC) District; these properties are developed with a learning center and a medical clinic. The properties to the south, across Centerville Road, are zoned Planned Development (PD) District 70-43; these properties are developed with residential townhomes. The properties to the west are zoned Planned Development (PD) District 82-12 and Planned Development (PD) District 82-29; these properties are developed with a dental office, a general office, and automobile repair uses.

STAFF RECOMMENDATION

The proposal presents a redevelopment opportunity on the subject property for new multi-family housing. However, staff recommends that an eight (8) foot masonry screening wall is provided along the single-family residential property lines rather than the proposed six (6) foot wall; and to provide high-level vegetative screening along this masonry wall location such as Nellie Stevens or Cherry Laurel, as a condition of approval of a 1) Change in Zoning from Community Office (CO) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses, and a 2) Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

CITY COUNCIL DATE: June 20, 2023

PREPARED BY:

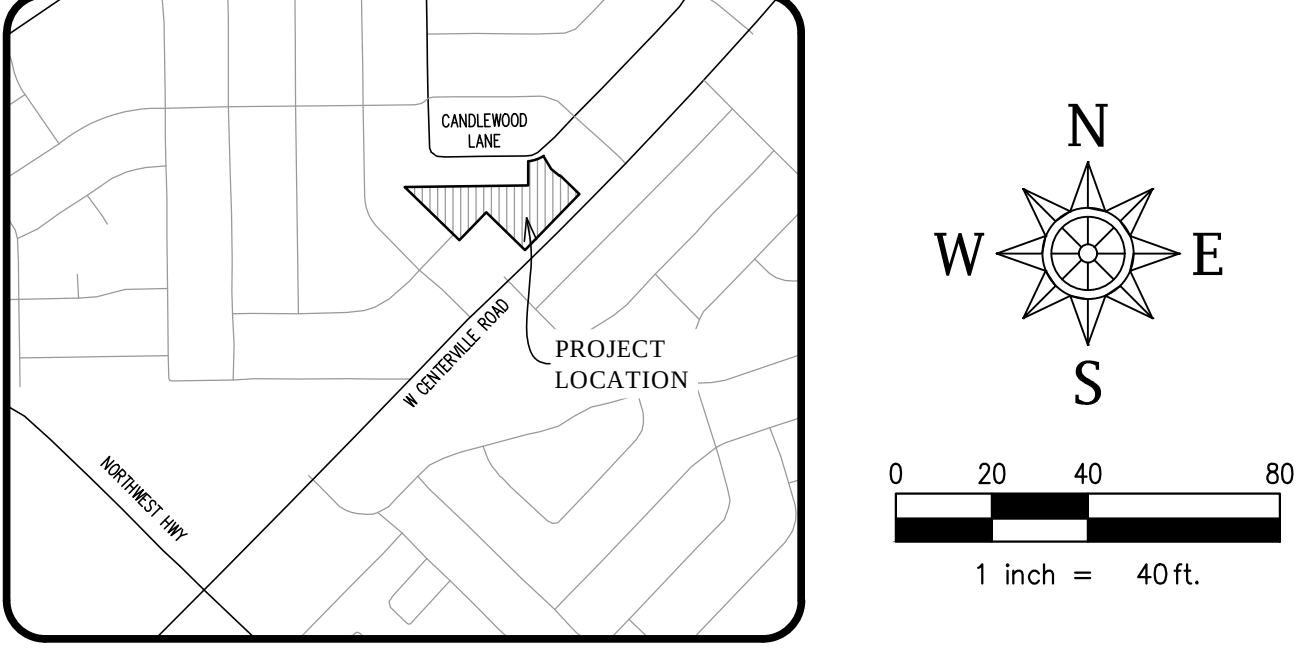
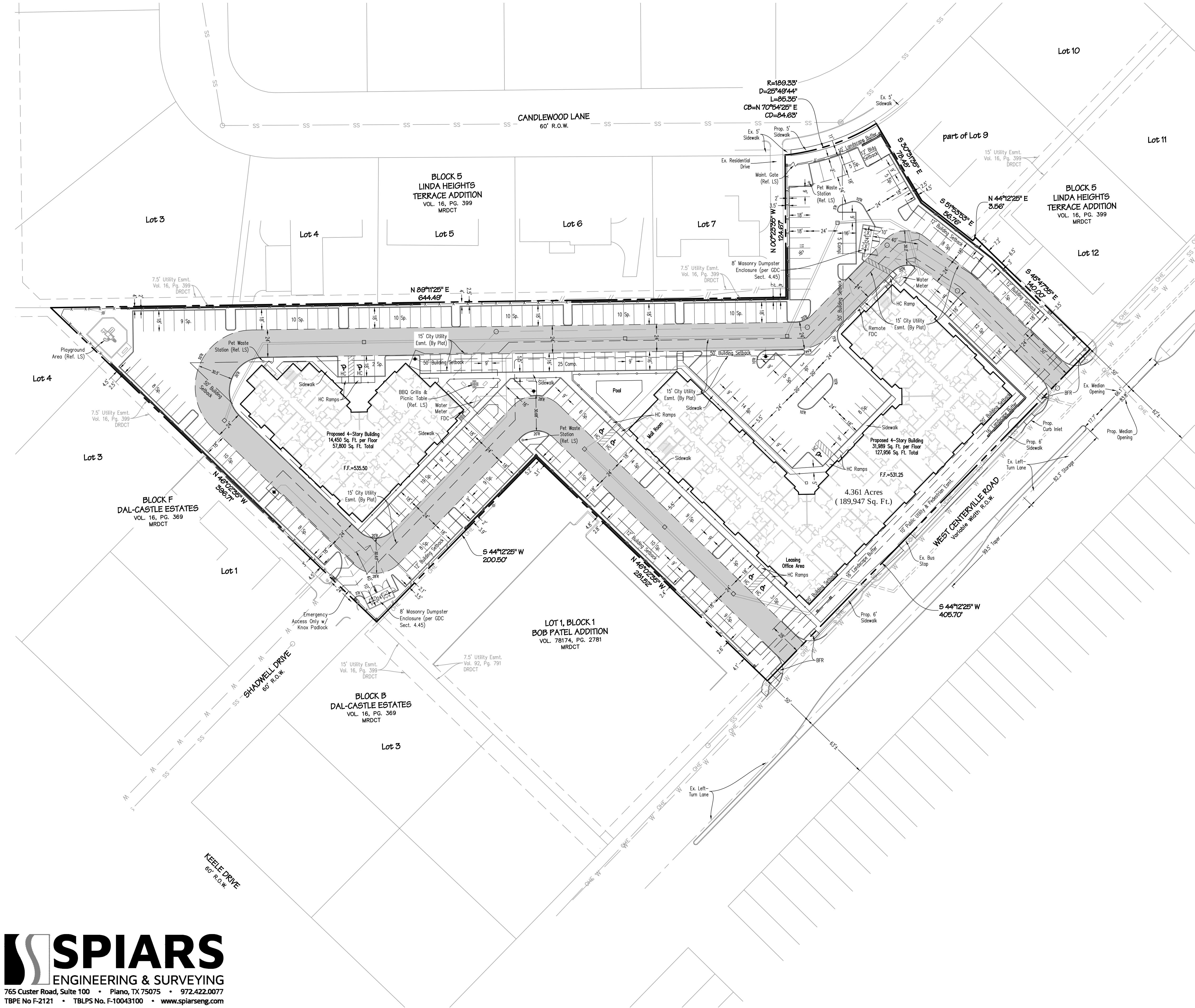
Nabiha Ahmed
Lead Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



505 West Centerville Road



Legend	
	Firelane
	6' Masonry Screening Fence
	Wrought Iron Fence
	6' Wood Fence w/ Masonry Columns
	Retaining Wall
	Ex. Power Pole
	Prop. Fire Hydrant
	Prop. Drainage Catch Basin
	Prop. Sanitary Sewer Manhole

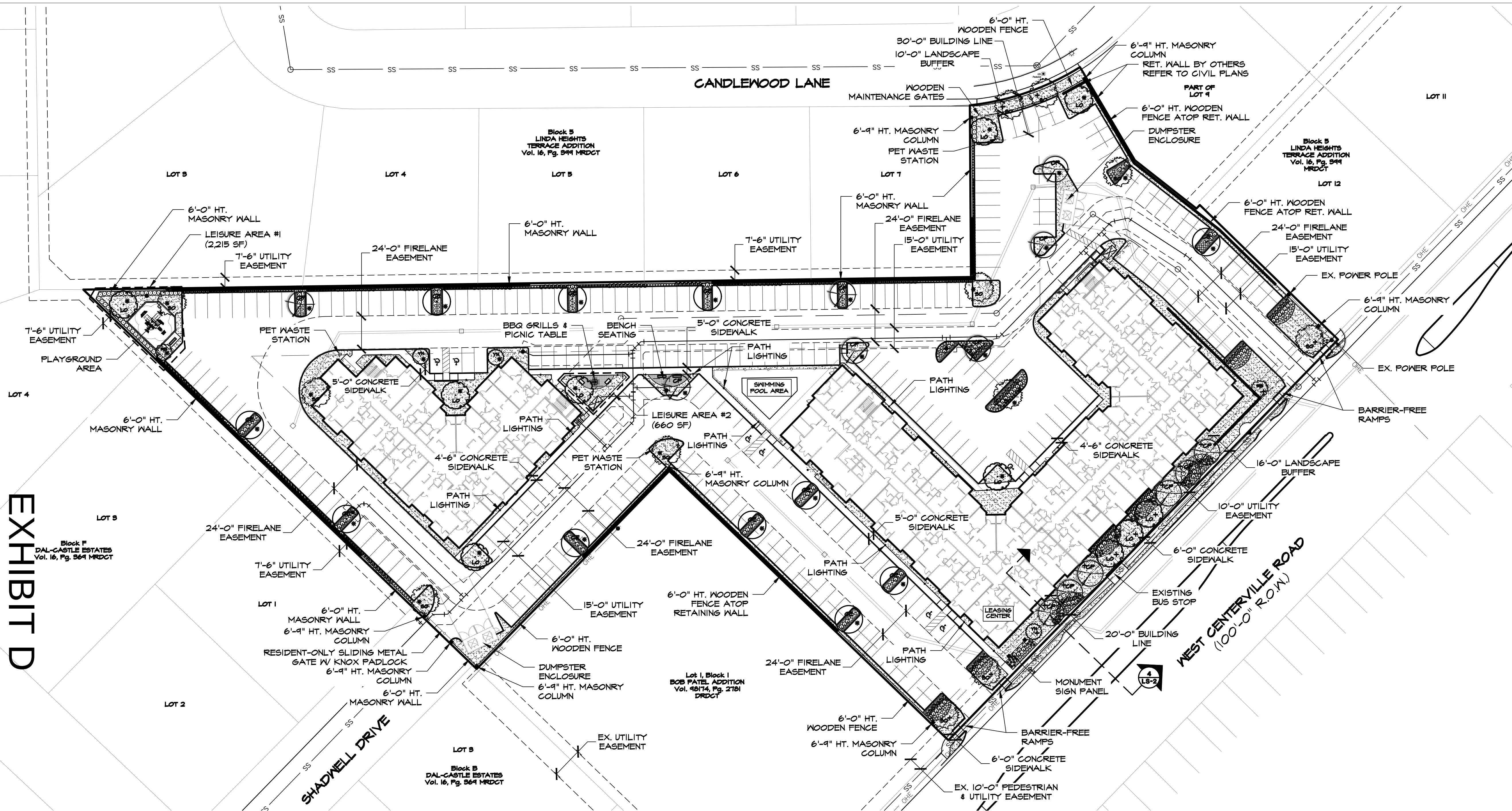
SITE DATA		Lot 1		
Ex. Zoning		Community Office (CO)/Neighborhood Office (NO)		
Prop. Zoning		Planned Development (PD/MF)		
Proposed Use		Multifamily		
Lot Area		4,361 Ac. (189,947 Sq. Ft.)		
Prop. Building Setbacks				
Front (W Centerville)		20'		
Rear (Candlewood)		20'		
Side (East)		12'		
Side (Southwest)		12'		
Side (Northwest)		50'		
Rear (North)		50'		
Prop. Landscape Setbacks				
Front (W Centerville)		15'		
Rear (Candlewood)		10'		
Building Types		No. Units	Avg. Area (Sq. Ft.)	Min. Area (Sq. Ft.)
Club/Leasing		-	3099	-
1 Bedroom Efficiency Units		21	756	500
1 Bedroom Standard Units		106	756	719
2 Bedroom Standard Units		50	1220	1208
Total:		177	887	-
Lot Coverage		24.4% based upon Gross Sq. Ft. (1st Floor)		
Floor Area Ratio		0.978 based upon Gross Sq. Ft. (All Floors)		
Max. Prop. Building Height		59'		
Density		40.6 Units/Ac.		
Pool Surface Area		800 Min. Sq. Ft.		
Parking Required:		Spaces/Unit	Spaces	
Efficiency Units = 21		1.00	21	
1 Bedroom Units = 106		1.50	159	
2 Bedroom Units = 50		2.00	100	
Leasing Office (1:300)		-	10	
Total:		-	290	
Parking Provided		Spaces		
Standard Uncovered		260		
Compact Uncovered (10%)		30		
Total:		290		
Existing Landscape Area		44,450 Sq. Ft. (23% of Lot Area)		
Proposed Landscape Area		39,260 Sq. Ft. (21% of Lot Area)		

PD SITE PLAN
CITY CASE #220818-2
**WEST CENTERVILLE
MULTIFAMILY**

505 WEST CENTERVILLE ROAD
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
JOHN W. KEEN SURVEY, ABSTRACT NO. 742
189,947 Sq. Ft./4.361 Acres

ENGINEER/APPLICANT Spiars Engineering, Inc. 501 W PGBT, Suite 200 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Mike Martinie	OWNER/DEVELOPER TR Scott Capital PO Box 764 Addison, TX 75001 Telephone: (214) 901-5971 Contact: Scott Theeringer
--	--

EXHIBIT D



TREE SYMBOL LEGEND

+ REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 1 TREE / 30 LF (3 ORNAMENTAL TREES MAY BE SUBSTITUTED FOR 1 REQUIRED CANOPY TREE)

* REQUIRED PARKING AREA TREE TO BE PLANTED AT A RATIO OF 1 TREE / 10 PARKING SPACES *MUST HAVE 1 CANOPY TREE AT TERMINUS OF EACH PARKING ROW *MUST HAVE 1 CANOPY TREE WITHIN 65' OF EVERY PARKING SPACE

- NOTE:
- ALL OPEN SPACES WILL COMPLY WITH APPLICABLE CITY OF GARLAND REQUIREMENTS AND ORDINANCES.
 - ALL LANDSCAPE AREAS WILL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
 - EXACT LOCATION OF PEDESTRIAN PATH LIGHTING TO BE DETERMINED AT A LATER DATE.
 - SCREENING ALONG WEST CENTERVILLE ROAD WILL COMPLY WITH THE CITY OF GARLAND ORDINANCE AND REQUIREMENTS
 - TREE, SHRUB AND ORNAMENTAL GRASS SPECIES SHALL BE SELECTED FROM CITY OF GARLAND APPROVED PLANT LIST.
 - NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT.
 - ALL AMENITIES WILL REQUIRE SEPARATE PERMITTING THROUGH THE BUILDING DEPARTMENT

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
	SHUMARD OAK / QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	12	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	11	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	10	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	CHINESE PISTACHE / PISTACIA CHINENSIS	3" CALIPER	AS SHOWN	13	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	YAUPOH HOLLY / ILEX VOMITORIA	2" CALIPER	AS SHOWN	3	MINIMUM 5' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	TEXAS REDBUD / CERCIS CANADENSIS VAR. 'TEXENSIS'	2" CALIPER	AS SHOWN	2	MINIMUM 5' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	BURFORD HOLLY / ILEX CORNUTA 'BURFORDII'	7 GALLON	AS SHOWN	66	2' HEIGHT AT TIME OF PLANTING
	'SNOW WHITE' INDIAN HAWTHORNE / RHAPHIOLEPSIS INDICA 'SNOW WHITE'	3 GALLON	AS SHOWN	214	12" HEIGHT AT TIME OF PLANTING
	'FIREPOWER' NANDINA / NANDINA DOMESTICA 'FIREPOWER'	3 GALLON	AS SHOWN	147	12" HEIGHT AT TIME OF PLANTING
	'MORNING LIGHT' MISCANTHUS / MISCANTHUS SINENSIS 'GRACILLIMUS'	3 GALLON	AS SHOWN	202	12" HEIGHT AT TIME OF PLANTING
	GULF MUHLY GRASS / MUHLENBERGIA CAPILLARIS	3 GALLON	AS SHOWN	363	12" HEIGHT AT TIME OF PLANTING
	LIRIOPE / LIRIOPE MUSCARI	1 GALLON	AS SHOWN	360	6" HEIGHT AT TIME OF PLANTING
	4" DEPTH DECOMPOSED GRANITE	4" DEPTH	CUBIC YARDS	5	4" DEPTH W/ BINDER & FILTER FABRIC
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQUARE FEET	19,100	MINIMUM 100% COVERAGE

LANDSCAPE REQUIREMENTS

TOTAL LANDSCAPE AREA		
REQUIREMENT	TOTAL	PROVIDED
MIN. 40% OF GROSS PLATTED AREA	75,919 SF (189,947 X 40%)	39,260 SF (21% OF GROSS PLATTED AREA)

LS BUFFER (CENTERVILLE ROAD)		
REQUIREMENT	TOTAL	PROVIDED
15' LANDSCAPE BUFFER	15' WIDTH	15' LANDSCAPE BUFFER
1 CANOPY TREE / 30 LINEAR FEET	12 TREES (365LF / 30LF)	12 CANOPY TREES
7 SHRUBS OR ORN. GRASSES / 30 LINEAR FEET	84 SHRUBS (365LF / 30LF X 7)	197 SHRUBS OR ORN. GRASSES
MAX. 75% TURF WITHIN LS BUFFER	4,028 SF MAX (3,310SF X 75%)	3,352 SF TURF (62% OF LS BUFFER)

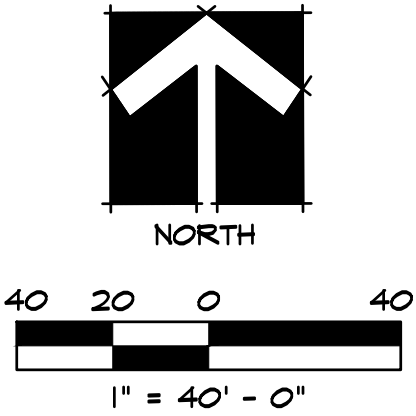
PARKING LOT		
REQUIREMENT	TOTAL	PROVIDED
LIVING LS MATERIAL MUST COVER MIN. 5% OF PARKING AREA	2,320 SF MIN (46,402 X 5%)	2,500 SF
1 CANOPY TREE / 10 PARKING SPACES	30 TREES (300 SPACES / 10)	30 CANOPY TREES
1 CANOPY TREE AT TERMINUS OF EACH PARKING ROW	AS SHOWN ON PLANS	PROVIDED ACCORDINGLY
1 CANOPY TREE WITHIN 65' OF EVERY PARKING SPACE	AS SHOWN ON PLANS	PROVIDED ACCORDINGLY

WEST CENTERVILLE APARTMENTS
~CONCEPTUAL LANDSCAPE PLAN~
CITY CASE #220818-2

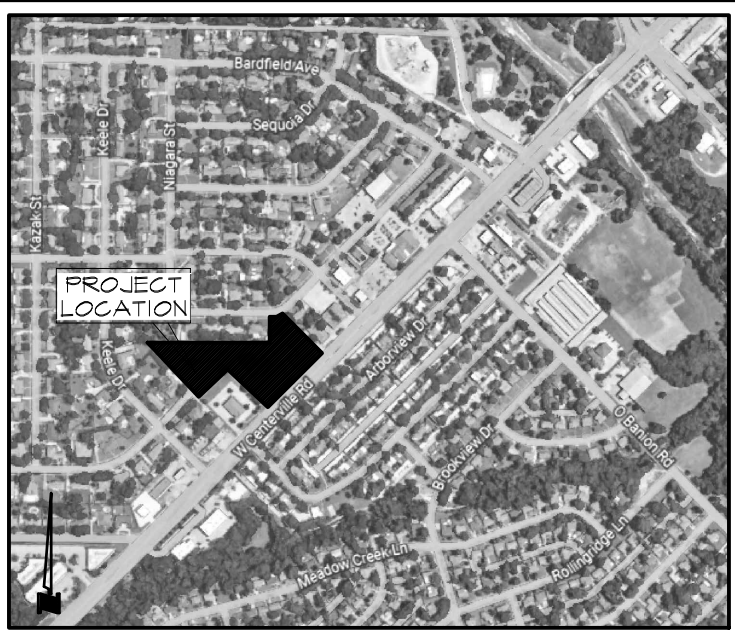
OWNER / DEVELOPER: TR SCOTT CAPITAL, LLC
P.O. BOX 764
ADDISON, TEXAS 75001
PH. (214) 901-5971
CONTACT: SCOTT THEERINGER

CIVIL ENGINEER: SPIARS ENGINEERING
501 W PRESIDENT GEORGE BUSH HWY,
SUITE 200
RICHARDSON, TEXAS 75080
PH. (469) 395-0528
CONTACT: MIKE MARTINE, P.E.

LANDSCAPE ARCHITECT: STUDIO 13 DESIGN GROUP, PLLC.
386 WEST MAIN STREET
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: LEONARD REEVES, ASLA, LI



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.



LOCATION MAP
NOT TO SCALE

NOTE:
ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.

STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643



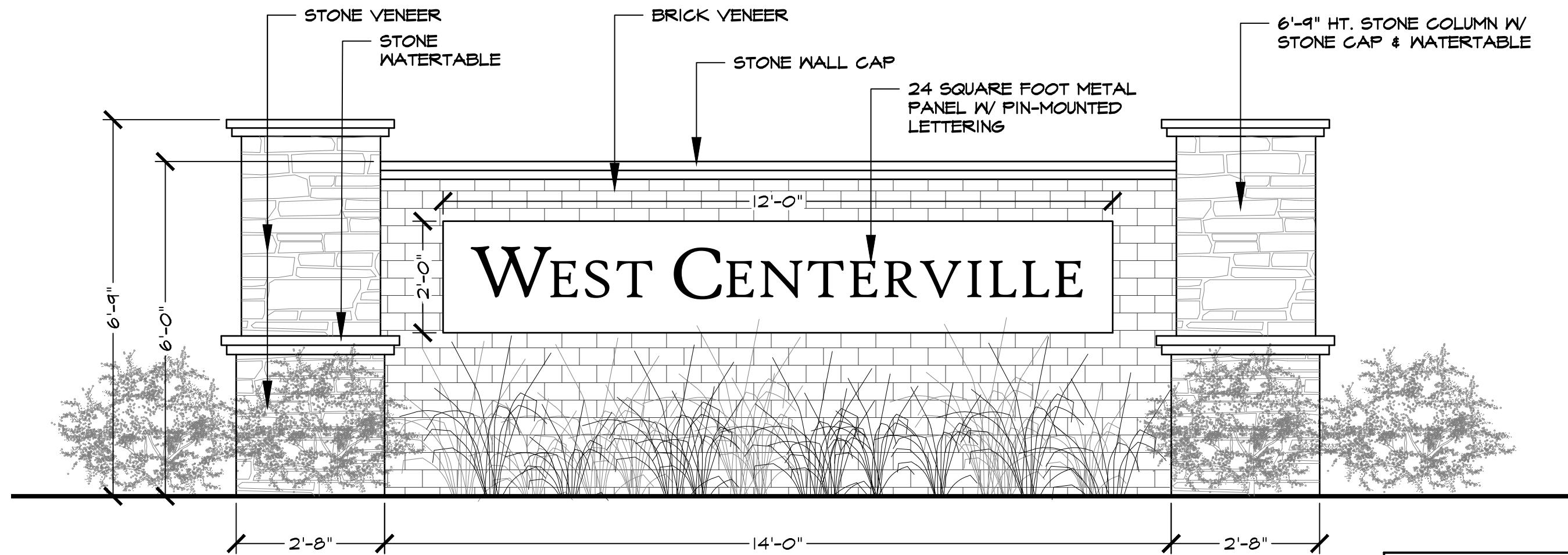
May 10, 2023

Plotted by: Station14 Plot Date: 5/8/2023 5:25 PM
Drawing: W:\Shared\With Me\shared\Projects\TRS001 - West Centerville Apartments\DWG\TRS001-HS.dwg Saved By: Station14 Save Time: 5/8/2023 5:15 PM

EXHIBIT D

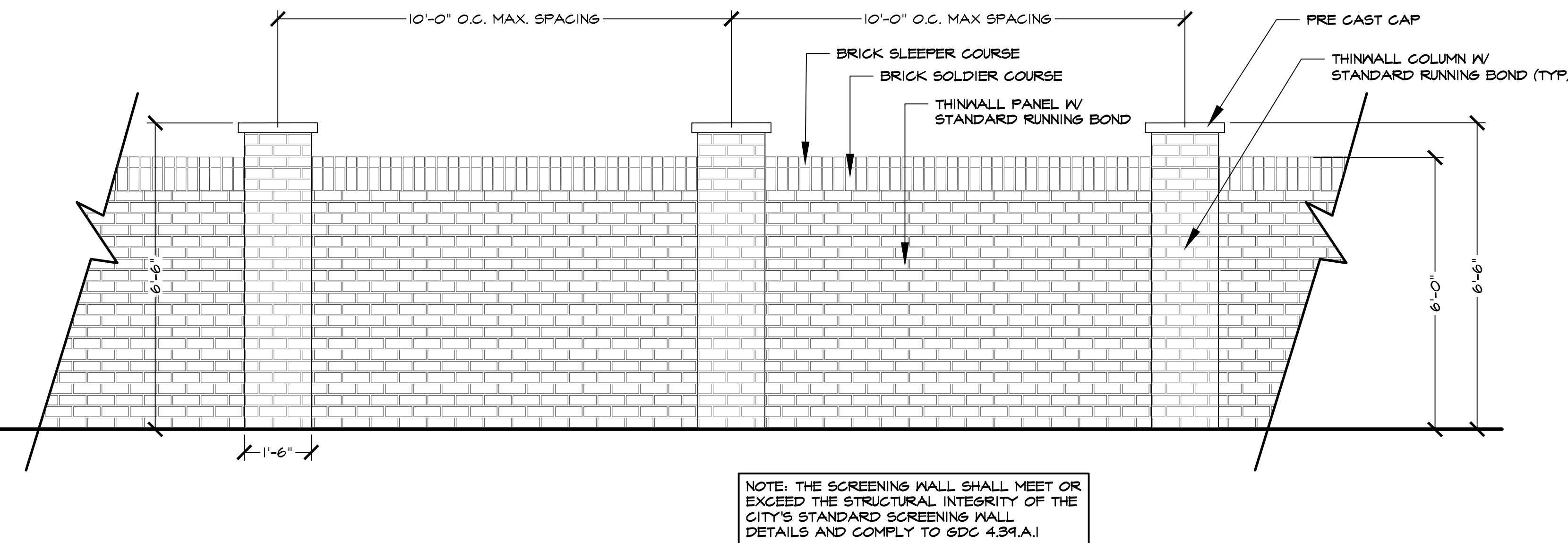
1 MONUMENT SIGN PANEL ALONG CENTERVILLE ROAD AT ENTRANCE
LS-2 ELEVATION

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



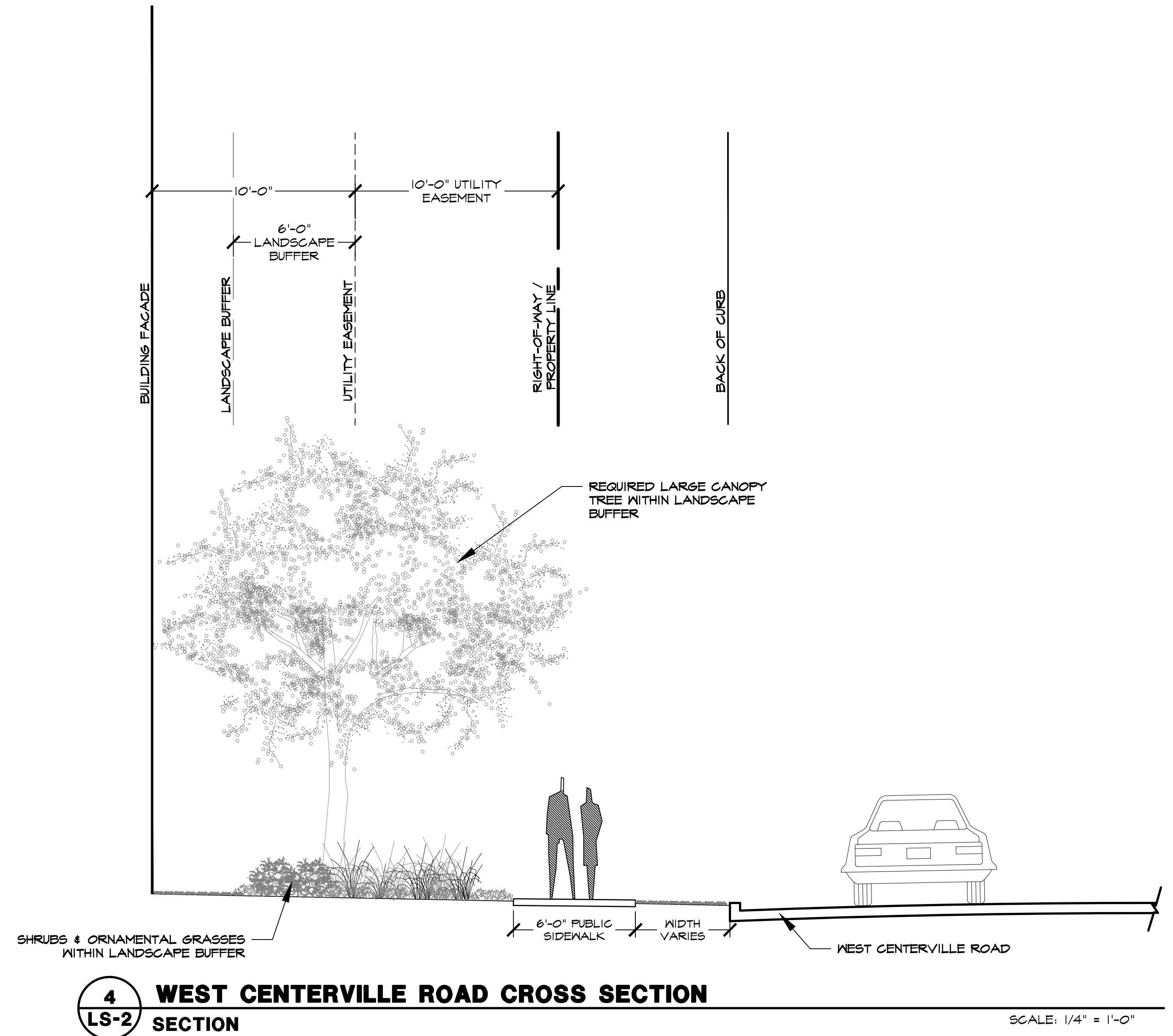
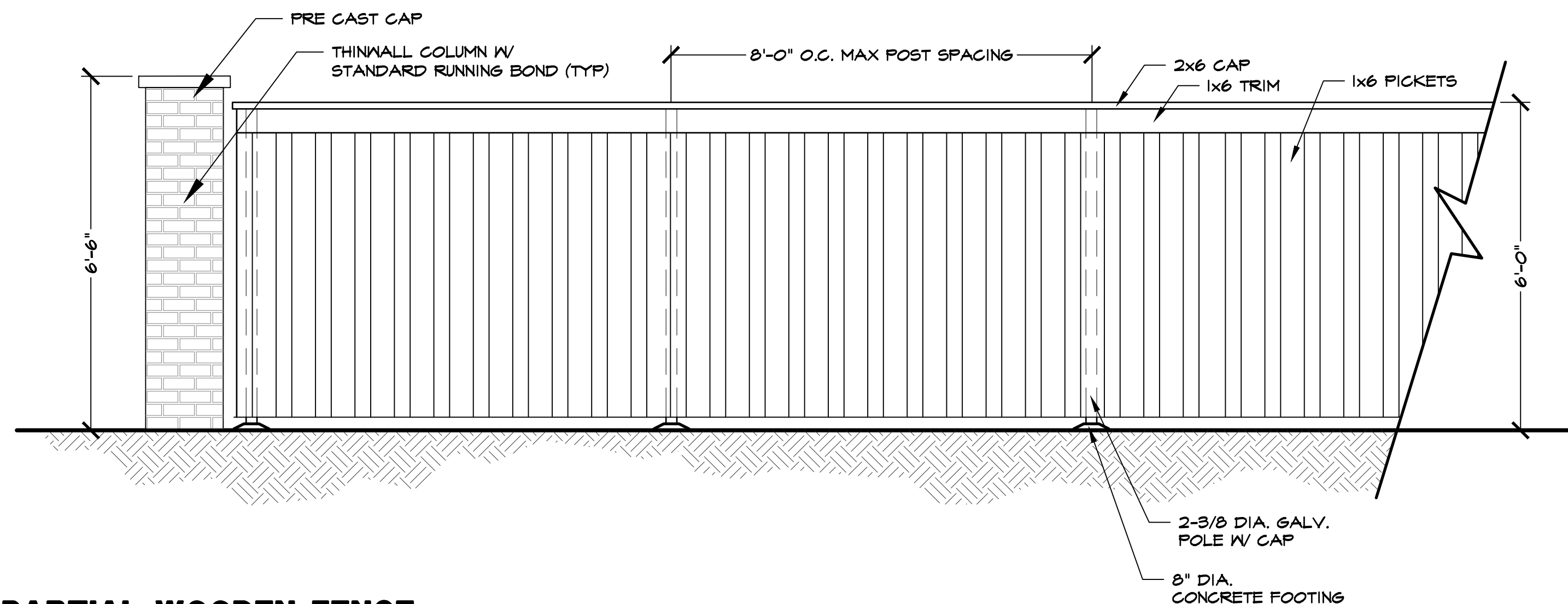
2 PARTIAL MASONRY SCREENWALL
LS-2 ELEVATION

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



3 PARTIAL WOODEN FENCE
LS-2 ELEVATION

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



4 WEST CENTERVILLE ROAD CROSS SECTION
LS-2 SECTION

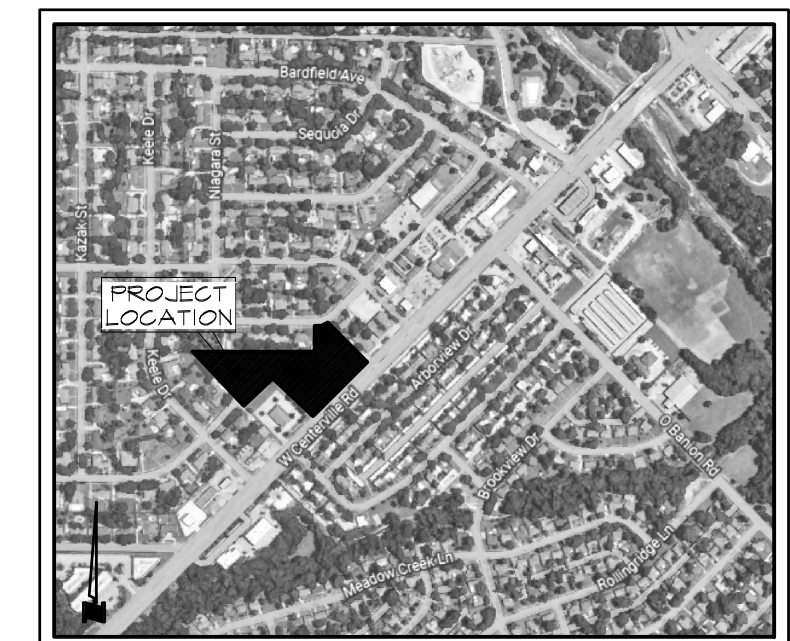
SCALE: 1/4" = 1'-0"

WEST CENTERVILLE APARTMENTS
~CONCEPTUAL SCREENING & FENCING~
CITY CASE #220818-2

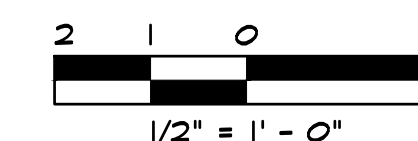
OWNER / DEVELOPER: TR SCOTT CAPITAL, LLC
P.O. BOX 764
ADDISON, TEXAS 75001
PH. (214) 901-5971
CONTACT: SCOTT THEERINGER

CIVIL ENGINEER: SPIARS ENGINEERING
501 W PRESIDENT GEORGE BUSH HWY,
SUITE 200
RICHARDSON, TEXAS 75080
PH. (469) 395-0528
CONTACT: MIKE MARTINE, P.E.

LANDSCAPE ARCHITECT: STUDIO 13 DESIGN GROUP, PLLC.
386 WEST MAIN STREET
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: LEONARD REEVES, ASLA, LI



LOCATION MAP
NOT TO SCALE



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

NOTE:
ALL IMPROVEMENTS SHOWN ON
THIS PLAN ARE CONCEPTUAL IN
NATURE & SUBJECT TO CHANGE.

STUDIO 13
DESIGN GROUP

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

TBAE Firm #BR643



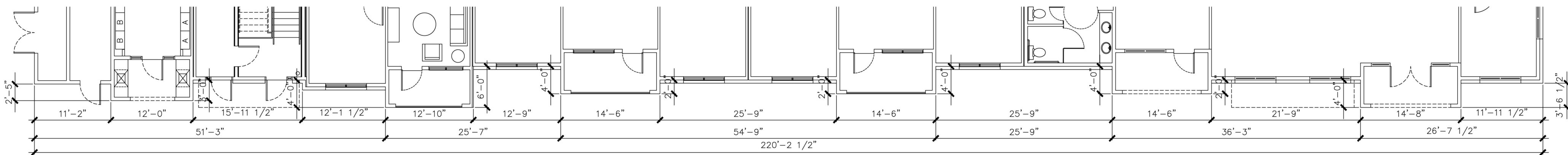
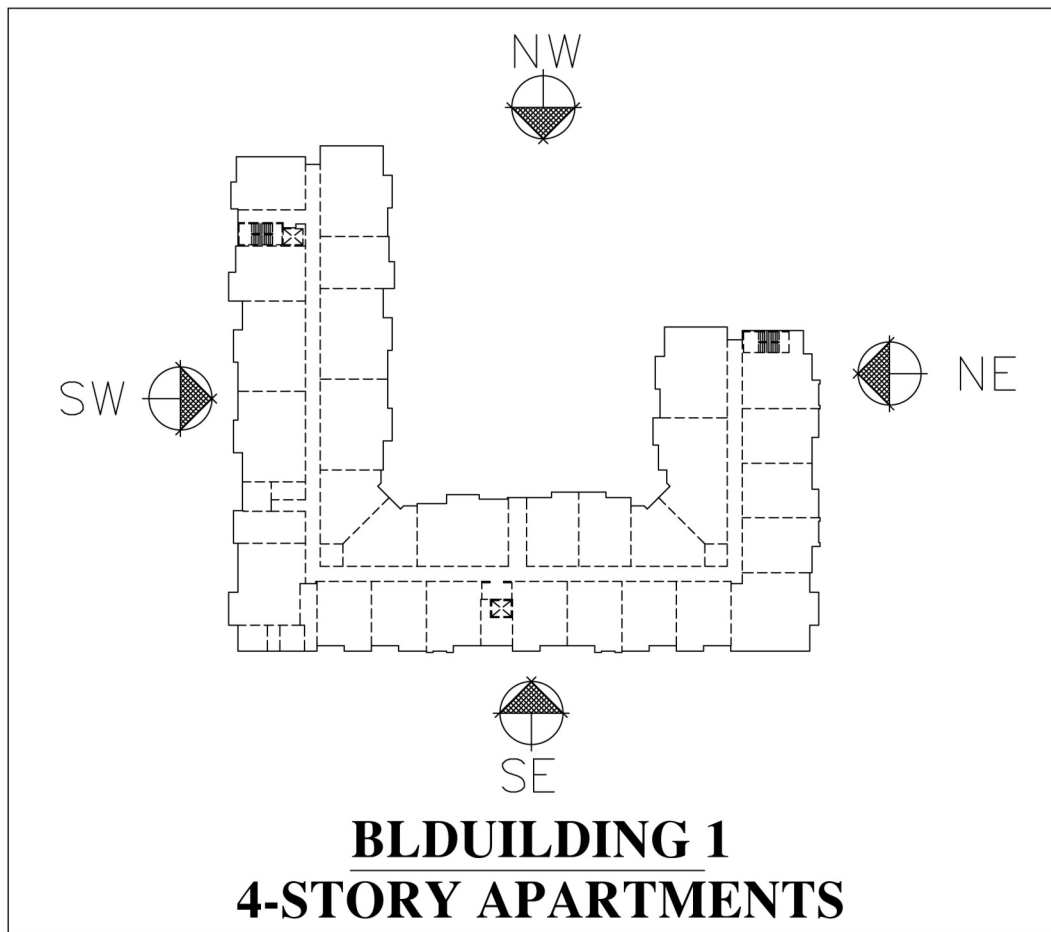
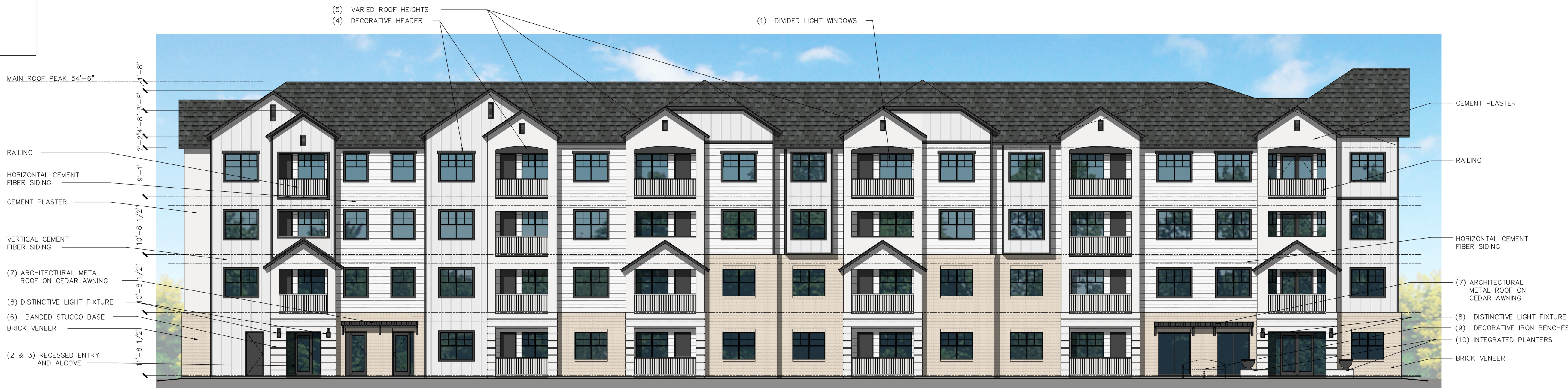
NOTE:
COLOR OF SIDING, COLOR OF STUCCO, AND
TRIM TO MATCH EXISTING PHASE 1

ARCHITECTURAL ELEMENTS

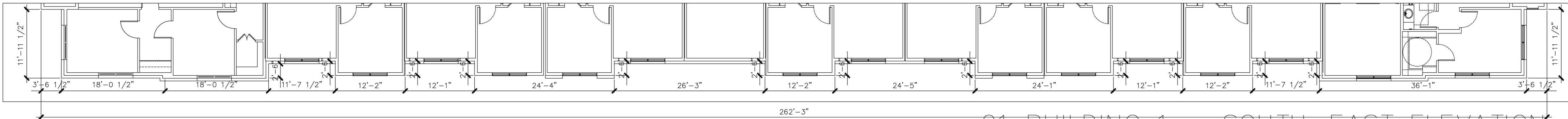
1. DIVIDED LIGHT WINDOWS
2. ALCOVES
3. RECESSED ENTRIES
4. ORNAMENTAL WINDOW HEADERS / LINTELS
5. VARIED ROOF HEIGHTS
6. ORNAMENTAL FACADE TRIMS
7. COVERED AWNINGS
8. DISTINCTIVE LIGHTING FEATURE
9. BENCHES (REFER TO CIVIL DRAWINGS)
10. PLANTER

01 - BUILDING ARTICULATION - SOUTH EAST ELEVATION			
BUILDING 1		BUILDING 1	
A. HORIZONTAL ARTICULATION FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOOTPRINT	STATUS
BUILDING FACADE LENGTH 282.25 FT. X 20% = 56.45 FT. MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 220.20 FT. X 20% = 44.04 FT. MIN. VERTICAL ELEVATION CHANGE (FLAT ROOF)	N/A
BUILDING FACADE LENGTH 282.25 FT. X 30% = 84.68 FT. MIN. PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF)	N/A
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE) AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)	42'-2" 54'-6"

02 - BUILDING ARTICULATION - SOUTH WEST ELEVATION			
BUILDING 1		BUILDING 1	
A. HORIZONTAL ARTICULATION FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOOTPRINT	STATUS
BUILDING FACADE LENGTH 220.20 FT. X 20% = 44.04 FT. MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 250.41 FT. X 20% = 50.08 FT. MIN. VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 220.20 FT. X 30% = 66.06 FT. MIN. PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE) AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)	42'-2" 54'-6"



02 BUILDING 1 - SOUTH-WEST ELEVATION
(FRONT ENTRY VIEW) SCALE: 3/32" = 1'-0"



01 BUILDING 1 - SOUTH-EAST ELEVATION
(CENTERVILLE VIEW) SCALE: 3/32" = 1'-0"

DATE:

WEST CENTERVILLE APARTMENTS

177-UNIT UNIT APARTMENT COMMUNITY
505 W. CENTERVILLE ROAD
GARLAND TX 75041

CASE
NUMBER
220818-2

IKEMIRE ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
1660 DALLAS PKWY. SUITE 2900 DALLAS, TX 75248-2486 FAX 972-248-1557

BUILDING TYPE 1
ELEVATIONS
A04.01

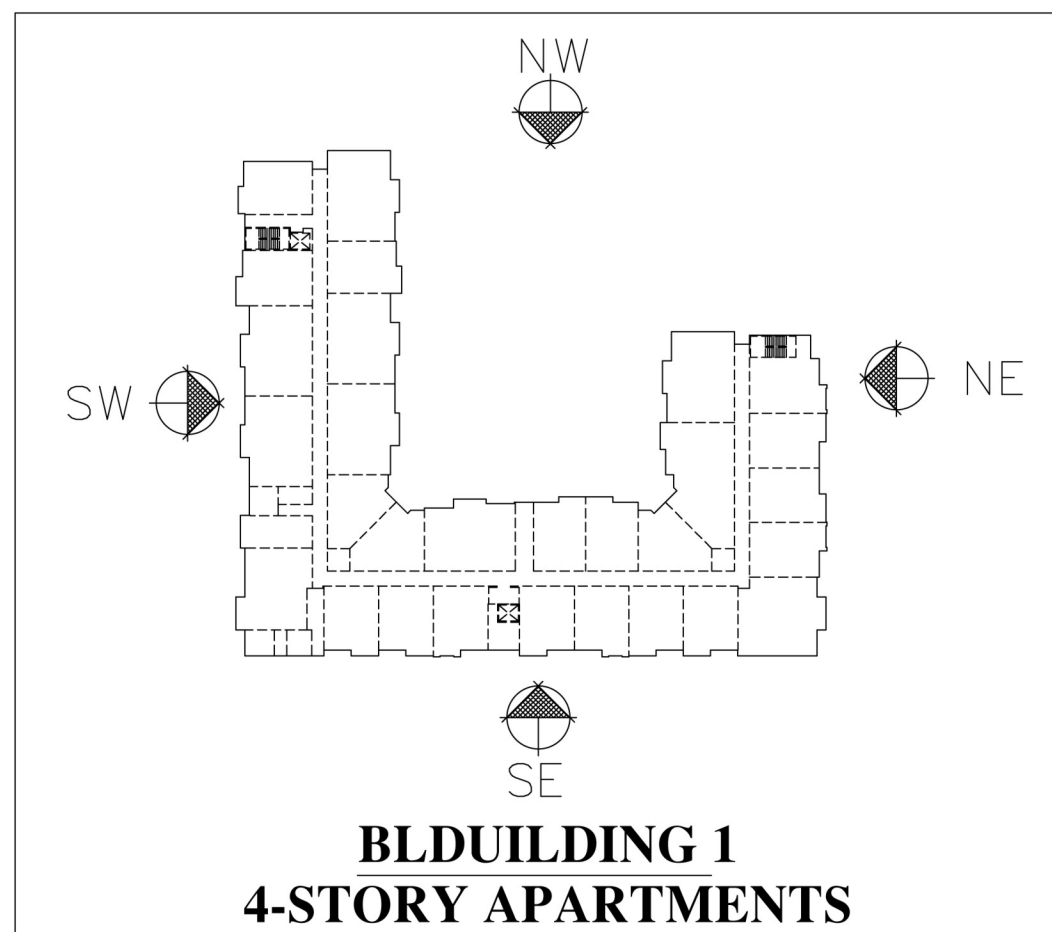
CASE NO: 220818-2

JOB # 222063

NOTE:
COLOR OF SIDING, COLOR OF STUCCO, AND
TRIM TO MATCH EXISTING PHASE 1

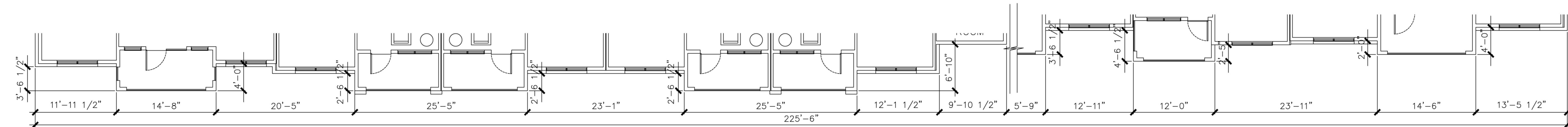
ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS
2. ALCOVES
3. RECESSED ENTRIES
4. ORNAMENTAL WINDOW HEADERS / LINTELS
5. VARIED ROOF HEIGHTS
6. ORNAMENTAL FACADE TRIMS
7. COVERED AWNINGS
8. DISTINCTIVE LIGHTING FEATURE
9. BENCHES (REFER TO CIVIL DRAWINGS)
10. PLANTER



01 - BUILDING ARTICULATION - NORTH WEST ELEVATION			
BUILDING 1		BUILDING 1	
A. HORIZONTAL ARTICULATION FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOOTPRINT	STATUS
BUILDING FACADE LENGTH 261.87 FT. X 20% = 52.37 FT. MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 261.87 FT. X 20% = 52.37 FT. MIN. VERTICAL ELEVATION CHANGE (FLAT ROOF)	OK
BUILDING FACADE LENGTH 261.87 FT. X 30% = 78.3 FT. MIN. PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE) AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)	42'-2" 54'-6"

02 - BUILDING ARTICULATION - NORTH EAST ELEVATION			
BUILDING 1		BUILDING 1	
A. HORIZONTAL ARTICULATION FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOOTPRINT	STATUS
BUILDING FACADE LENGTH 225.50 FT. X 20% = 45.10 FT. MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 225.5 FT. X 20% = 45.10 FT. MIN. VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 225.50 FT. X 30% = 67.65 FT. MIN. PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE) AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)	42'-2" 54'-6"



02 BUILDING 1 - NORTH-EAST ELEVATION
(REAR VIEW) SCALE: 3/32" = 1'-0"



01 BUILDING 1 - NORTH-WEST ELEVATION
(POOL AREA VIEW) SCALE: 3/32" = 1'-0"

DATE:

WEST CENTERVILLE APARTMENTS
177-UNIT UNIT APARTMENT COMMUNITY
505 W. CENTERVILLE ROAD
GARLAND TX 75041

CASE
NUMBER
220818-2

IKEMIRE ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
1660 DALLAS PKWY. SUITE 2800 DALLAS, TX 75248-2486
972-248-1557 FAX 972-248-1557

BUILDING TYPE 1
ELEVATIONS
A04.02

CASE NO: 220818-2

JOB # 222063

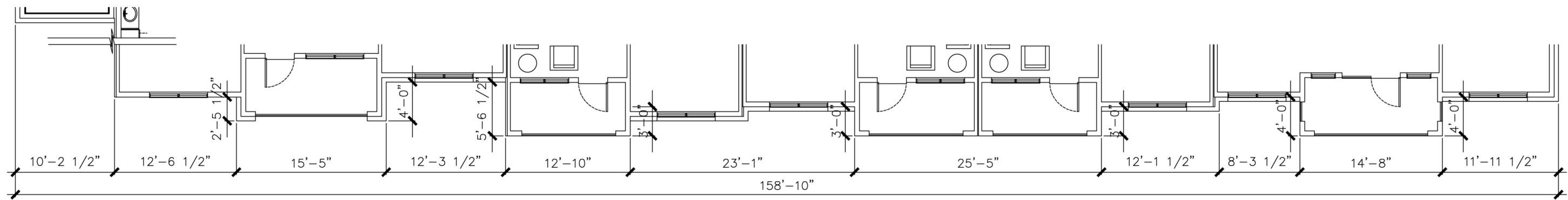
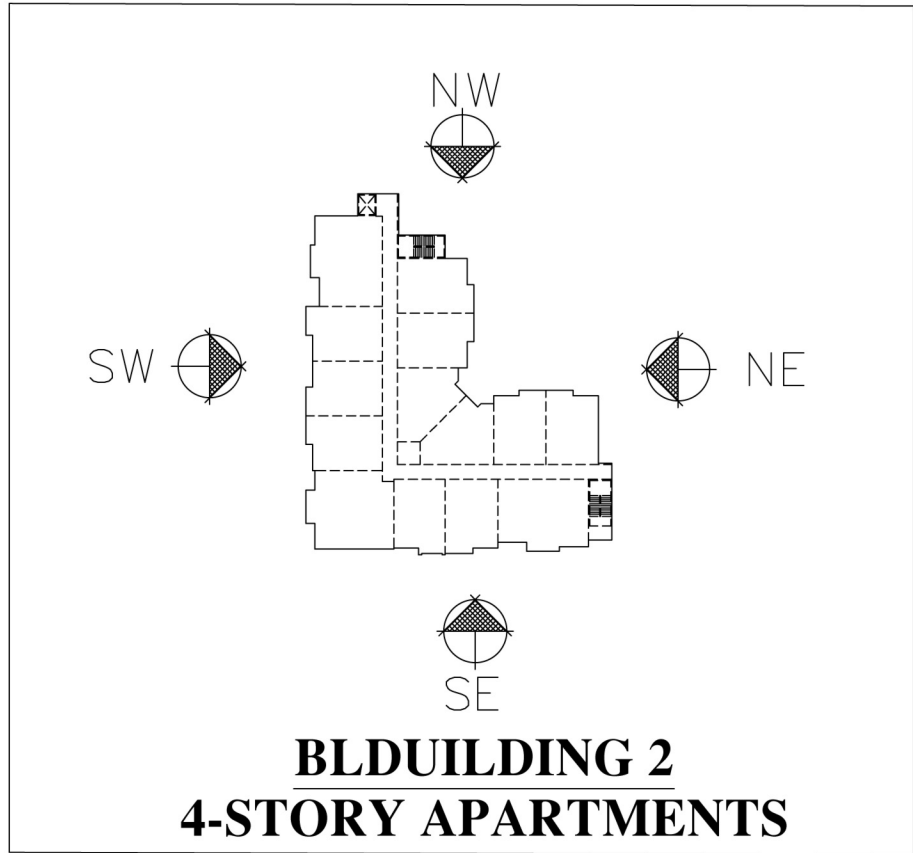
NOTE:
COLOR OF SIDING, COLOR OF STUCCO, AND
TRIM TO MATCH EXISTING PHASE 1

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS
2. ALCOVES
3. RECESSED ENTRIES
4. ORNAMENTAL WINDOW HEADERS / LINTELS
5. VARIED ROOF HEIGHTS
6. ORNAMENTAL FACADE TRIMS
7. COVERED AWNINGS
8. DISTINCTIVE LIGHTING FEATURE
9. BENCHES (REFER TO CIVIL DRAWINGS)
10. PLANTER

02 — BUILDING ARTICULATION — SOUTH EAST ELEVATION		BUILDING 2	
A. HORIZONTAL ARTICULATION FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOOTPRINT	STATUS
BUILDING FACADE LENGTH 134.83 FT. X 20% = 26.97 FT. MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 134.83 FT. X 20% = 26.97 FT. MIN. VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 134.83 FT. X 30% = 40.45 FT. MIN. PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE) AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)	42'-2" 54'-11"

01 — BUILDING ARTICULATION — SOUTH WEST ELEVATION		BUILDING 2	
A. HORIZONTAL ARTICULATION FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOOTPRINT	STATUS
BUILDING FACADE LENGTH 159.37 FT. X 20% = 31.87 FT. MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 159.37 FT. X 20% = 31.87 FT. MIN. VERTICAL ELEVATION CHANGE (FLAT ROOF)	OK
BUILDING FACADE LENGTH 159.37 FT. X 30% = 47.81 FT. MIN. PERPENDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE) AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)	42'-2" 54'-11"



02 BUILDING 2 — SOUTH-WEST ELEVATION
SCALE: 3/32" = 1'-0"



01 BUILDING 2 — SOUTH-EAST ELEVATION
(CENTERVILLE VIEW)
SCALE: 3/32" = 1'-0"

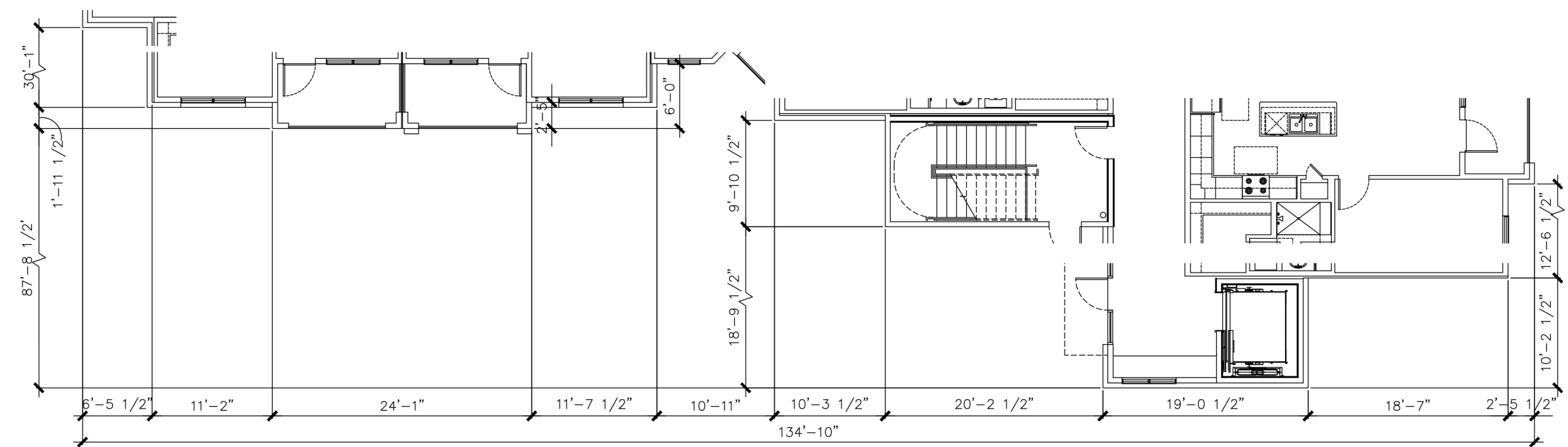
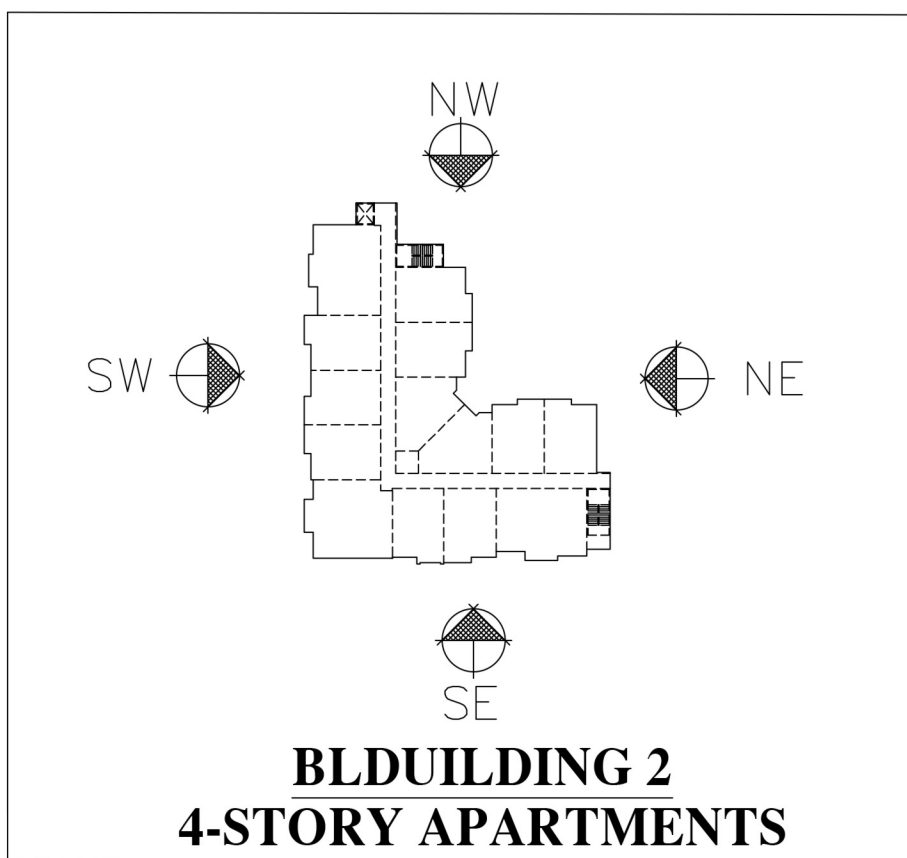
NOTE:
COLOR OF SIDING, COLOR OF STUCCO, AND
TRIM TO MATCH EXISTING PHASE 1

ARCHITECTURAL ELEMENTS

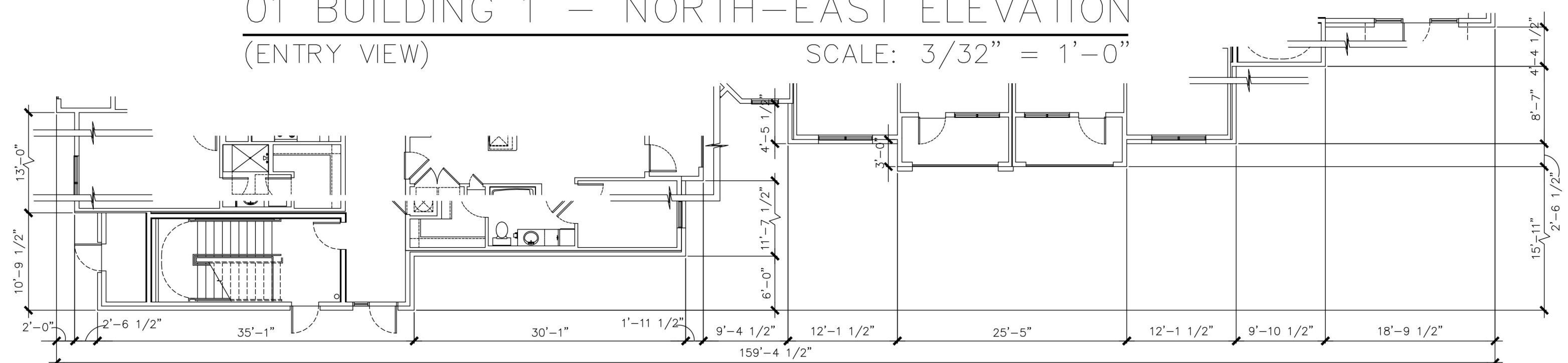
1. DIVIDED LIGHT WINDOWS
2. ALCOVES
3. RECESSED ENTRIES
4. ORNAMENTAL WINDOW HEADERS / LINTELS
5. VARIOUS ROOF HEIGHTS
6. ORNAMENTAL FACADE TRIMS
7. COVERED AWNINGS
8. DISTINCTIVE LIGHTING FEATURE
9. BENCHES (REFER TO CIVIL DRAWINGS)
10. PLANTER

02 - BUILDING ARTICULATION - NORTH EAST ELEVATION		BUILDING 2	
A. HORIZONTAL ARTICULATION FOOTPRINT		B. VERTICAL ARTICULATION FOOTPRINT	
BUILDING FACADE LENGTH 134.83 FT. X 20% = 26.97 FT.	OK	BUILDING FACADE LENGTH 134.83 FT. X 20% = 26.97 FT.	OK
MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	MIN. VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 134.83 FT. X 30% = 40.45 FT.	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MIN. PERPENDICULAR OFFSET OF 4 FEET	OK	VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE)	42'-2"
		AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN ROOF)	54'-11"

01 – BUILDING ARTICULATION – NORTH WEST ELEVATION		BUILDING 2	
A. HORIZONTAL ARTICULATION FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOOTPRINT
BUILDING FACADE LENGTH 159.37 FT. X 20% = 31.87 FT.	OK	BUILDING FACADE LENGTH 159.37 FT. X 20% = 31.87 FT.	OK
MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	MIN. VERTICAL ELEVATION CHANGE (FLAT ROOF)	OK
BUILDING FACADE LENGTH 159.37 FT. X 30% = 47.81 FT.	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MIN. PERPENDICULAR OFFSET OF 4 FEET	N/A	VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE)	42'-2"
		AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RISE)	54'-11"



02 BUILDING 1 – NORTH–WEST ELEVATION
(REAR VIEW) SCALE: 3/32" = 1'-0"



01 BUILDING 1 – NORTH-EAST ELEVATION
(ENTRY VIEW) SCALE: 3/32" = 1'-0"

Z 23-05



View of the subject property



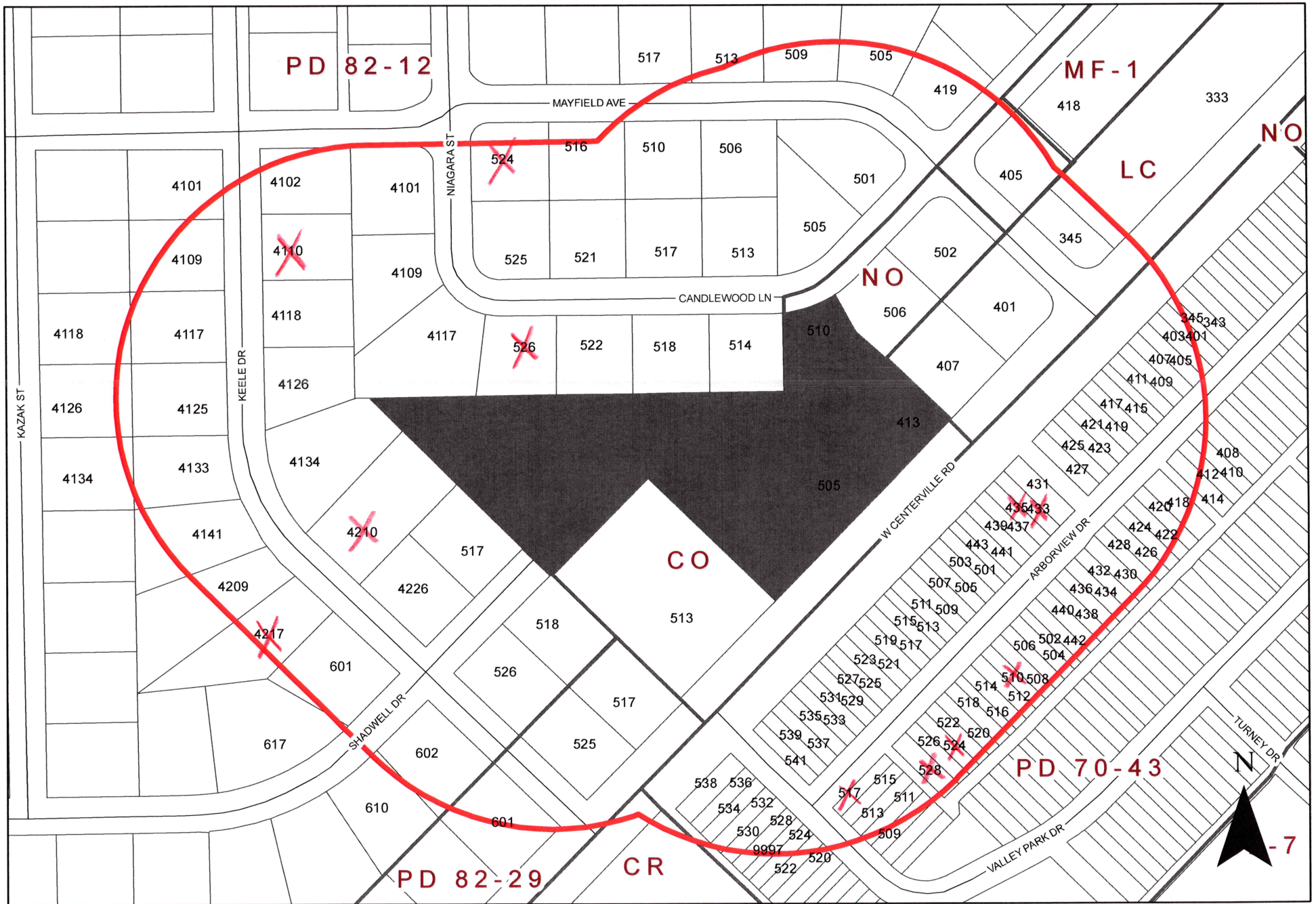
Looking south of the subject property



Looking west of the subject property



Looking north of the subject property



505 West Centerville Road

Comment Form

Case Z 23-05

Outside the Notification Area

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

JOHN ANDERSON IWT, LLC Series 2 Director

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.)

339 Arborview

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75035

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

5/14/2023

Date / Fecha / Ngày

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

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

EARTHA WANG LMTQ, LLC Series G Director

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.)

528 Arborview Garland TX 75043

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75035

Zip Code / Código postal / Mã B u Chính

Carlye

Signature / Firma / Chữ ký

5/14/23

Date / Fecha / Ngày

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

**Comment Form
Case Z 23-05**

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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



For / A Favor / Đúng



Against / En Contra / Không

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

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.)

DIANA M. HERBERT

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

433 Arborview Dr.

City, State / Estado de la Ciudad / Thành bang

Garland, TX 75043

Zip Code / Código postal / Mã Bưu Chính

75043

Signature / Firma / Chữ ký

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

Diana M. Herbert

Date / Fecha / Ngày

5/14/23

From: [Diana Herbert](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case Z 23-05
Date: Sunday, May 14, 2023 9:02:08 PM

Sent from my iPhone

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

**Comment Form Continued -
Case Z 23-05**

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

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

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

I don't like the proposed change! It will cause:

- additional traffic flow
- additional over crowding (people)
- We have plenty of Apartment's in condos in the area
- will increase crime
- Increase homeless people in the area
- will trash out the neighborhood in Palestine & Lind

Hay hit

Before Rezoning we need to take care of the traffic and speeding on Centerville. Plus we need to take care of homeless soliciting on Centerville. Reduce the crime at the shopping center on Northwest Hwy / Centerville

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

MARGARET ANDERSON Property Owner LESLIE T Anderson

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.)

526 Candlewood Ln

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Margaret Anderson / Leslie T. Anderson

Signature / Firma / Chữ ký

Date / Fecha / Ngày

5/15/2023

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

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Julia (Jinglan) Zhang for UC Bridge Ltd. Co. / Manager
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.)

435 Arborview Dr.

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Ch ữ ký

5/15/2023

Date / Fecha / Ngày

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

Morales, Elisa

From: Abel Hagos <hagosabel.ah@gmail.com>
Sent: Sunday, May 14, 2023 3:09 PM
To: Planning Group
Subject: [EXTERNAL] Case Z 23-05

Outside the Notification Area

Attached is our ballot for this case

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

Comment Form
Case Z 23-05

For / A Favor / Dukung

Against / En Contra / Không

Printed Name & Title / Họ và Tên / Chức vụ / Chức danh

City / State / Estado de la Ciudad / Thành phố

Zip Code / Código postal / Mã số bưu chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Tcharykow Investments, Property Owner

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

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

510 Arborview Drive

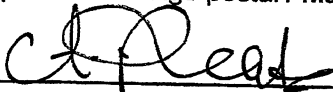
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



972-974-1677

5/15/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 23-05

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

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

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

We are against the above proposed matter (Case Z 23-05) regarding the 177 unit multi-family development. This development would adversely affect the neighborhood by increasing traffic congestion in already congested areas, increasing local crime rates, additional noise concerns for residents, and diminishing property values for homeowners. This development would negatively impact the overall quality and character of the neighborhood.

We and our neighbors greatly appreciate the Garland Plan Commission's consideration in this important zoning matter affecting our community.

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Tcharykow Investments, Property Owner

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

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

517 Arborview Drive

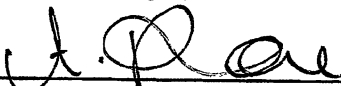
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính



972-974-1677

5/15/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 23-05

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

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

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

We are against the above proposed matter (Case Z 23-05) regarding the 177 unit multi-family

development. This development would adversely affect the neighborhood by increasing traffic

congestion in already congested areas, increasing local crime rates, additional noise concerns for residents,

and diminishing property values for homeowners. This development would negatively impact the overall quality

and character of the neighborhood.

We and our neighbors greatly appreciate the Garland Plan Commission's consideration in this important zoning

matter affecting our community.

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Tcharykow Investments, Property Owner

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

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

524 Arborview Drive

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



972-974-1077

5/15/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 23-05

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

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

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

We are against the above proposed matter (Case Z 23-05) regarding the 177 unit multi-family

development. This development would adversely affect the neighborhood by increasing traffic

congestion in already congested areas, increasing local crime rates, additional noise concerns for residents,

and diminishing property values for homeowners. This development would negatively impact the overall quality

and character of the neighborhood.

We and our neighbors greatly appreciate the Garland Plan Commission's consideration in this important zoning

matter affecting our community.

Comment Form

Case Z 23-05

Outside the Notification Area

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Tcharykow Investments, Property Owner

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

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

343 Valley Park Drive

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



972-974-1677

5/15/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 23-05

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

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

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

We are against the above proposed matter (Case Z 23-05) regarding the 177 unit multi-family development. This development would adversely affect the neighborhood by increasing traffic congestion in already congested areas, increasing local crime rates, additional noise concerns for residents, and diminishing property values for homeowners. This development would negatively impact the overall quality and character of the neighborhood.

We and our neighbors greatly appreciate the Garland Plan Commission's consideration in this important zoning matter affecting our community.

Comment Form

Case Z 23-05

Outside the Notification Area

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Tcharykow Investments, Property Owner

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

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

372 Valley Park Drive

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u 0hính



972-974-1677

5/15/2023

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 23-05

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

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

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

We are against the above proposed matter (Case Z 23-05) regarding the 177 unit multi-family development. This development would adversely affect the neighborhood by increasing traffic congestion in already congested areas, increasing local crime rates, additional noise concerns for residents, and diminishing property values for homeowners. This development would negatively impact the overall quality and character of the neighborhood.

We and our neighbors greatly appreciate the Garland Plan Commission's consideration in this important zoning matter affecting our community.

Comment Form

Case Z 23-05

Outside the Notification Area

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Tcharykow Investments, Property Owner

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

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

407 Valley Park Drive

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



972-974-1677

5/15/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 23-05

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

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

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

We are against the above proposed matter (Case Z 23-05) regarding the 177 unit multi-family development. This development would adversely affect the neighborhood by increasing traffic congestion in already congested areas, increasing local crime rates, additional noise concerns for residents, and diminishing property values for homeowners. This development would negatively impact the overall quality and character of the neighborhood.

We and our neighbors greatly appreciate the Garland Plan Commission's consideration in this important zoning matter affecting our community.

Morales, Elisa

From: Ahmed, Nabiha
Sent: Tuesday, May 16, 2023 4:31 PM
To: Morales, Elisa
Subject: FW: [EXTERNAL] Zoning Case No. Z 23-05

FYI, please add to the Z 23-05 file. Thanks.

From: Ron Aeschbacher <raeschbacher@tx.rr.com>
Sent: Tuesday, May 16, 2023 10:06 AM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Subject: [EXTERNAL] Zoning Case No. Z 23-05

Outside the Notification Area

We would encourage you to please vote "NO" for this proposed project. There are NO 4-story buildings along Centerville Road. What an eyesore this will be if this project is allowed to happen. This project will increase traffic on Centerville Road (which already has a lot of traffic). It will decrease the property values for the homes in this area. Would you want this project in your neighborhood? We are not Dallas. We are Garland. This project does not fit in this area. If you have any questions, please feel free to contact us at the number below. We are counting on you all to do the right thing for the residents of the City of Garland.

P.S. The townhomes across Centerville Road from this proposed site are an eyesore. Many of the roof structures look like they are ready to collapse. Is there anything that can be done to correct these issues?

Ron and Teri Aeschbacher
4001 Keele Drive
Garland, TX 75041
214-693-6747

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

Comment Form

Case Z 23-05

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Z 23-05 Spiars Engineering. El solicitante propone demoler el edificio existente y construir un apartamento en un complejo multifamiliar con 177 unidades de vivienda. El sitio está ubicado en 413 y 505 West Centerville Road y 510 Candlewood Lane. (Distrito 5)

Z 23-05 Spiars Engineering. Người nộp đơn đề xuất phá bỏ tòa nhà hiện tại và xây dựng một căn hộ thuộc khu phức hợp nhiều gia đình với 177 căn hộ. Địa điểm tọa lạc tại 413 và 505 West Centerville Road và 510 Candlewood Lane. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Perla Cecilia Martinez

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.)

524 Mayfield Ave

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

Garland Tx 75041

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Perla Cecilia Martinez

Signature / Firma / Chữ ký

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

5/15/2023

Date / Fecha / Ngày

Comment Form Continued – Case Z 23-05

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

To whom it may concern,

I'm against the multi-family development. I'm a single mother with two boys ages 11 and 13. I moved to this area in 2021 because one of the main things I like is the quiet neighborhood it makes me and my boy feel safe. I feel comfortable if my kids walk to my sister that lives 1 block from my house and with them playing in front of the house. We are very familiar with the neighbors.

By opening a multi-family close to my house this gives me a lot of insecurity, because this means a lot of traffic of people and vehicles which makes the neighborhood not safe. In a multi-family is a lot of people coming in and out of leases and most of the multi-family don't do background checks for their tenants.

~~Thank~~ Thank you for taking the time to read my opinion.

Paula Martinez

TO: RENE DOWL - CITY SECRETARY

FROM: SAM PIERRE-AUGUSTE



Petition Statistics For Zoning Change - Z 23-05:

Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx.

Date: 5/15/2023

<u>Street</u>	<u>No. of Addresses/Homes</u>	<u>Participants</u>	<u>For</u>	<u>Against</u>	<u>Comments</u>
Shadwell Dr	16	13	0	13	1 Vacant , 1 Group Hm.
Keele Dr	30	27	1	26	2 Vacant homes
Kazak St	34	25	0	25	
KeyStone Dr	36	20	0	20	
Bardfield Ave	28	16	0	16	Church occupy 2 lots.
Cashmere St	20	15	1	14	Church occupy 2 lots.
Candlewood Ln	20	11	0	11	
Niagara St	11	8	0	8	
Sequoia Dr	14	7	0	7	
Mayfield Ave.	11	3	0	3	
Totals	220	145	2	143	
Percent		65.91%	1.38%	98.62%	
Note: Former Mayor of Galand (Bob Day) lives in our neighborhood, his household is against this project.					

Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx.

Address	Name	For	Against	Email Address
3801 Keele DR	Daniel Barnett		✓	dbarnett@flashkey
3802 Keele DR	Marta + B.E. Gross		✓	begross@flashkey.com
3809 Keele DR	Ruben Capuchino		✓	Ruben.Capuchino@icloud.com
3810 Keele DR	Vianney Montalban		✓	armerkledove@yahoo.com
3901 Keele DR	P. de la Rosa		✓	469-358-3760
3902 Keele DR	James W. Davis		✓	214-695-6117
3909 Keele DR	Jeffrey Davis		✓	dan74gar@hotmail.com
3910 Keele DR	Jose Pineda		✓	jlj-roofing@yahoo.com
3917 Keele DR	Bonnie Johnston		✓	bonniejohnston@gmail.com
3918 Keele DR	Dan + McNeely		✓	davidamcneely@yahoo.com
4001 Keele DR	Patricia Harris		✓	4002 Keele, Garland tharris98@hotmail.com
4002 Keele DR	Jeane L. Krause		✓	
4009 Keele DR	Joe Lee		✓	214-779-9723
4010 Keele DR	George Brockmann		✓	georgebrockmann@sbcglobal.net
4017 Keele DR	Frances Fogg		✓	214-693-6747
4018 Keele DR	Gayle Owens		✓	gayle.owens@icloud.com
4101 Keele DR	VACANT			
4102 Keele DR	Rosalba R. Boover		✓	214-803-9319
4109 Keele DR	VACANT			
4110 Keele DR	Grice Pearce	✓		855-403-1577
4117 Keele DR	Mariela Steber		✓	214-609-9495
4118 Keele DR	Claudia Rosa Sixto Navas		✓	469-855-0421
4125 Keele DR	Kay + Angie David		✓	912-278-4240
4126 Keele DR	DENNIS + ALORICA CORCORAN		✓	214-850-3153
4133 Keele DR	Barbara Hansen McLean		✓	972-271-4344
4134 Keele DR	Nancy Karen Shaw		✓	972-278-4867 972-906-1422
4141 Keele DR	Alex Castillo		✓	469-363-9925

Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx.

[illegible]

Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx.

Address	Name	For	Against	Email Address or Phone
3801 Kazak St.	Adam Corona		✓	adameco-214-549-1934
3802 Kazak St.	Charles Bynum		✓	972-278-3491
3809 Kazak St.	1 - Holm (Peter Holm)		✓	psjholm@yahoo.com
3810 Kazak St.	John Ambrey		✓	
3901 Kazak St.				214-802-7936
3902 Kazak St.	Robbie Brown		✓	JARTRAW@AOL.COM
3909 Kazak St.				
3910 Kazak St.				
3917 Kazak St.	Lilac Clay		✓	lilacclay@aol.com
3918 Kazak St.	Carlos A. Durca		✓	214-924-8795
4001 Kazak St.	SUSAN E. BRENNEMAN		✓	214-683-5112
4002 Kazak St.	Martha Hinsley (Harold)		✓	469-744-6444
4009 Kazak St.				
4010 Kazak St.	Rebecca Sustaita		✓	RSUSTAITA@DallasNe.com
4017 Kazak St.	VACANT			
4018 Kazak St.				
4101 Kazak St.	JAY Bailey		✓	972-900-0447
4102 Kazak St.				
4109 Kazak St.	Belinda Cross		✓	972-989-0945
4110 Kazak St.	JUSHAR & BINA Patel		✓	469-556-3413
4117 Kazak St.				
4118 Kazak St.				
4125 Kazak St.	Victor Ramos		✓	214-916-0972
4126 Kazak St.				
4133 Kazak St.	Areli Quevedo		✓	214-994-4672
4134 Kazak St.	Robert P. Goodrich		✓	972-278-3335
4201 Kazak St.	Johna Baly		✗	214-288-8431

[illegible]

"Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx."

Address	Name	For	Against	Email or Phone
401 Cashmere DR	John Meizer		X	972-742-3083
402 Cashmere DR	Harold Warden		X	214-288-0375
405 Cashmere DR	Luís V. Rodriguez		X	Viviano.texas@gmail.com
406 Cashmere DR	Jorge Torres		X	214 562 0145
409 Cashmere DR	Randall Brown		X	randyhall@gmail.com
410 Cashmere DR	Manuel Hernandez	X	X	at lyaal
413 Cashmere DR	Manuel Hernandez		X	214 476 8320
414 Cashmere DR	CHURCH			
418 Cashmere DR	CHURCH			
422 Cashmere DR	Charlotte Pearson		X	801-674-4167
501 Cashmere DR	Mr. & Mrs. Jeff Canaday		X	214-405-4147
502 Cashmere DR	D. BP		X	(214) 923-3898
505 Cashmere DR	Kenne C. H.		X	archer.1271@gmail.com
506 Cashmere DR				
513 Cashmere DR	Manuel Hernandez		X	214-476-8320
514 Cashmere DR	Tmy Ware		X	972-768-3286
520 Cashmere DR				
521 Cashmere DR	Reta Day		X	972-271-0461
523 Cashmere DR	Jonathan Glenn		X	214-600-1711
524 Cashmere DR	Latifah Raof		X	214-883-2232

✓
 "Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx."

Address	Name	For	Against	Email Address
302 Candlewood LN ^{NO ADDRESS}	Margaret Arden		✓	mia3500@yahoo.com
526 Candlewood LN				
522 Candlewood LN	N. L. Jones		✓	ronnytrejo@yahoo.com
518 Candlewood LN	Curri Bradshaw		✓	tlb7362@yahoo.com
514 Candlewood LN	Kathy & Tom Johnson		✓	kjohnson10@att.net
506 Candlewood LN	Marilyn D. Freche		✓	N/A
501 Candlewood LN	Victoria Agnew		✓	victoriaarmstrong130@gmail.com
505 Candlewood LN	Anta 3 Tamally Tova		✓	greta.mitchell1@gmail.com
513 Candlewood LN	Gerardo Valdivia		✓	Nani 04217@gmail.com
517 Candlewood LN	Walter D. Emmert		✓	MONABUD@yahoo.com
521 Candlewood LN				
525 Candlewood LN				
305 Candlewood LN				
307 Candlewood LN				
309 Candlewood LN				
407 Candlewood LN				
409 Candlewood LN				
417 Candlewood LN				
419 Candlewood LN				
415 Candlewood LN	Laura Romanello		✓	lauraromanello@verizon.net
419 Candlewood LN	Brandee Webb		✓	brandee@thefourprynces.com

"Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx."

Address	Name	For	Against	Email Address/Phone
209 Bardfield AVE	CHURCH - NEW INTL.			
211 Bardfield AVE				
301 Bardfield AVE	WOULD NOT SIGN			
322 306 Bardfield AVE	HOWARD SMITH			
309 Bardfield AVE	Mavis Delen		✓	469-348-1838
317 Bardfield AVE	Margaret Doring		✓	214-356-2836
401 Bardfield AVE				
409 Bardfield AVE				
501 Bardfield AVE	Salvador J. Villarreal		✓	SALVTEXAS@GMAIL
502 Bardfield AVE	Bill Besson		✓	BILL.BESSON@AOL
505 Bardfield AVE	Jay Tompkins		✓	plan@ottersan.net
506 Bardfield AVE	NO ADDRESS			
509 Bardfield AVE				
510 Bardfield AVE	Victor Murillo		✓	VictorMurillo24@yahoo.com
513 Bardfield AVE				
514 Bardfield AVE	Eloy CARRERON		✓	EloyC843@AOL.com
517 Bardfield AVE	Lucas Miller		✓	lucasgauge114@gmail.com
518 Bardfield AVE	Rachel Cox		✓	rhovelen@yahoo.com
521 Bardfield AVE	KEN RIDOUT		✓	KEN@KENRIDOUT.COM
522 Bardfield AVE	Steve Kline		✓	Steve Kline
603 Bardfield AVE	Kristen Wilemon		✓	kkperry1@tx.rr.com
605 Bardfield AVE	Kristen Wilemon		✓	kkperry1@tx.rr.com
609 Bardfield AVE				
613 Bardfield AVE	Martha Davis		✓	millton.davis6@aol.com
701 Bardfield AVE	Kelly York		✓	Kelly@yorklts.com
709 Bardfield AVE	Shon Walk		✓	Shon.Walk@yahoo.com
901 Bardfield AVE				
909 Bardfield AVE				

"Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx."

Address	Name	For	Against	Email Address/Phone
3802 Keystone ST	See last page			
3810 Keystone ST				
3902 Keystone ST	See last page			
3910 Keystone ST	See last page			
3918 Keystone ST				
4002 Keystone ST ^{Rental Home}				
4010 Keystone ST	See last page			
4018 Keystone ST				
3801 Keystone ST				
3809 Keystone ST				
3901 Keystone ST				
3909 Keystone ST	Robin Moffett		✓	rbinnmoffett183@gmail.com
3917 Keystone ST				
4001 Keystone ST				
4009 Keystone ST	Tara F. Fumiz		✓	shinckala4@gmail.com
4017 Keystone ST ^{no vacant sign}				
4102 Keystone ST	See last page			
4110 Keystone ST	see last page			
4118 Keystone ST				
4126 Keystone ST	see last page			
4134 Keystone ST	See last page ^{2 signatures husband/wife}			
4202 Keystone ST				
4210 Keystone ST	See last page			
4218 Keystone ST	B. Murrell		✓	9123225172
4228 Keystone ST			✓	leonardobis@gmail.com
4101 Keystone ST				
4109 Keystone ST				

"Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx."

[illegible]

Proposed Plans to build four (4) story apartment building at 505 W. Centerville Rd. Garland, Tx. KEYSTONE 31

[illegible]

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-05	May 22, 2023	June 20, 2023	Nabiha Ahmed

Z 23-05 Spiars Engineering. The applicant proposes to demolish the existing building and construct a multi-family development with 177 dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

Bucky

Against

5/16/2023
11:07:51 PM

4217 keele dr

Buckyketner@yahoo.com

Garland

2149728330

Texas

United States

75041

I live a street over from this , and our neighborhood is very nice and neat , this will allow people to walk through and wonder our neighborhood, and this will depreciate the houses in the area .Low income is also an issue , we have enough Apts in the area already .

Bucky

Against

5/16/2023
11:06:43 PM

4217 keele dr

Buckyketner@yahoo.com

Garland

2149728330

Texas

United States

75041

I live a street over from this , and our neighborhood is very nice and neat , this will allow people to walk through and wonder our neighborhood, and this will depreciate the houses in the area .Low income is also an issue , we have enough Apts in the area already .

Oralia Mendez

Against

5/16/2023
10:11:22 PM

4225 Keystone St.

oralia.mendez@ymail.com

Garland

2149570491

TX

United States

75041

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-05	May 22, 2023	June 20, 2023	Nabiha Ahmed

This will significantly increase traffic on Centerville, will increase crime in our neighborhood and will decrease our home value.

Andrea Moseley

Against

5/16/2023
6:36:52 PM

4217 Keele Drive

andreamoseley@verizon.net

Garland

2142286315

Texas

United States

75041

This will be a major traffic disruption for my neighborhood and will only add to the traffic problems that already exist on Centerville. We do not need any more apartments in this area!

**Teri L
Aeschbacher**

Against

5/16/2023
2:41:31 PM

4001 Keele Dr

raeschbacher@tx.rr.com

Garland

2146936747

TX

United States

75041

Outside the Notification Area

There are NO 4-story buildings along Centerville Road. What an eyesore this will be. It will increase traffic (which is already very heavy on Centerville Road). This will lower property values of the homes in this area. This is NOT a good project for this property. PLEASE VOTE "NO."

**Ron
Aeschbacher**

Against

5/16/2023
2:38:41 PM

4001 Keele Drive

raeschbacher@tx.rr.com

Garland

214-693-0576

TX

United States

75041

Outside the Notification Area

Totally against this project. Will lower property values surrounding this proposed site. Will increase traffic. There are NO 4-story buildings along Centerville Road. Will be an eyesore.

Rolando

Ford

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-05	May 22, 2023	June 20, 2023	Nabiha Ahmed

5/15/2023 11:08:51 PM 4210 keele dr rolandocarranza456@yahoo.com

Garland 2145249219
Texas
United States
75041

We don't want this project on the back of my house

Rolando

Ford

5/15/2023 11:08:41 PM 4210 keele dr rolandocarranza456@yahoo.com

Garland 2145249219
Texas
United States
75041

We don't want this project on the back of my house

Rolando

Ford

5/15/2023 11:08:41 PM 4210 keele dr rolandocarranza456@yahoo.com

Garland 2145249219
Texas
United States
75041

We don't want this project on the back of my house

Curtis

Against

5/15/2023 3:00:17 AM Green curtisgreen30tx.rr.com

Garland 4699640572
Texas
United States
75043

Outside the Notification Area

This development would only increase the traffic problems on Centerville Rd, and related problems if these are to be for low income persons.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-05	May 22, 2023	June 20, 2023	Nabiha Ahmed

randall brown

Against

5/15/2023
1:44:54 AM

409 Cashmere Dr

randytx11@gmail.com

Garland

9722716377

TX

United States

75041

Outside the Notification Area

The large amount of traffic that this large of a development would generate can not be supported with the current roads and will adversely affect the neighborhood.

randall brown

Against

5/15/2023
1:44:53 AM

409 Cashmere Dr

randytx11@gmail.com

Garland

9722716377

TX

United States

75041

Outside the Notification Area

The large amount of traffic that this large of a development would generate can not be supported with the current roads and will adversely affect the neighborhood.

Jody Pearce

Against

5/13/2023
4:11:55 PM

4110 Keele Dr

dupreyj88@gmail.com

Garland

6074258714

Texas

United States

75041

This will lower property values and create parking issues in our neighborhood as there is already limited street parking in the neighborhood.

Brice Pearce

Against

5/13/2023
2:25:18 PM

4110 Keele Dr

tbricepearce@gmail.com

Garland

5854031577

Texas

United States

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-05	May 22, 2023	June 20, 2023	Nabiha Ahmed

75041

This would cause major issues with parking and traffic flow.

Gayle

Against

5/12/2023
4:39:59 PM

Owens

gayle.owens@icloud.com

Garland

2147291861

Texas

United States

Outside the Notification Area

75041

177 units on approximately 4 acres creates a population density problem. There are already more than 115 townhomes across the street. South Garland needs an upscale development - not a 4-story apartment building adding to the numerous tire/auto stores and discount dollar stores along West Centerville Road.

Gayle

Against

5/12/2023
4:39:59 PM

Owens

gayle.owens@icloud.com

Garland

2147291861

Texas

United States

Outside the Notification Area

75041

177 units on approximately 4 acres creates a population density problem. There are already more than 115 townhomes across the street. South Garland needs an upscale development - not a 4-story apartment building adding to the numerous tire/auto stores and discount dollar stores along West Centerville Road.



GARLAND

Plan Commission

4. h.

Meeting Date: 05/22/2023

Item Title: Z 23-13 Smiths-Haven (District 3)

Summary:

Consideration of the application of **Smiths-Haven**, requesting approval of a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District. This property at 1521 and 1613 Rowlett Road. (District 3) (File Z 23-13)

Attachments

Z 23-13 Smiths-Haven (District 3)

Z 23-13 Smiths-Haven Responses

Planning Report

File No: Z 23-13/District 3

Agenda Item:

Meeting: Plan Commission

Date: May 22, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District

LOCATION

1521 & 1613 Rowlett Road

APPLICANT

Smiths-Haven

OWNER

Jose & Irma Minjares

BACKGROUND

The subject property is currently a legal non-conforming children's daycare. The applicant intends to purchase the property and keep the existing daycare open.

The Agricultural (AG) District allows a licensed childcare use with approval of a Specific Use Provision. The existing daycare was constructed prior to the GDC; therefore, it is a legal non-conforming use. The applicant is requesting to rezone the property to Neighborhood Office (NO) District, which allows the daycare use by right.

SITE DATA

The site is approximately 1.44 acres and is accessed from Rowlett Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District and contains a daycare, constructed in 1985, that is legal non-conforming.

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

CONSIDERATIONS

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to

commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will affect surrounding and future development.

2. The Neighborhood Office (NO) district is intended to create an appropriate setting for low intensity office and professional uses. The district may be used as a transition district between residential uses and more intense uses. With appropriate buffers and landscaping, this district may be located contiguous to residential districts. Allowed uses should be compatible with adjacent residential areas by limiting heights to one story, and may not include uses that create excessive amounts of traffic, noise, trash, or late-night business operations. Examples of uses allowed by right in Neighborhood Office include Licensed Child Care Center, General Office, Medical and Dental Office/Clinic, and Financial Institution [bank].

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates this property as Traditional Neighborhoods.

Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking. The Neighborhood Office (NO) District offers a light non-residential district supportive to the residential area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Though the property lies within the "Traditional Neighborhoods" future land use, there are currently commercial properties nearby. The property across Rowlett Road to the South contains a shopping center zoned Planned Development (PD) District 84-101 with a Community Retail (CR) District as the base zoning. To the West of this shopping center lies another empty lot zoned Community Retail (CR) District. Finally, across the street from this lot, another vacant Community Retail (CR) District lot.

The properties immediately to the East and West of the lot are also Agricultural (AG) District with the properties to the North are zoned Planned Development (PD) District 83-39 which contains a base zoning of Single-Family-7 with single-family detached homes.

The general area contains many more single-family detached homes zoned various residential districts.

Although there are no properties in the immediate area zoned Neighborhood Office (NO) District, the applicant contends the Neighborhood Office (NO) District offers more flexibility for future changes by allowing more low-intensity uses such as daycares and offices.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

CITY COUNCIL DATE: June 20, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 269 feet

ZONING MAP Z 23-13

 INDICATES AREA OF REQUEST

1521 & 1613 Rowlett Road

Z 23-13



View of the subject site looking North from Rowlett Road. The undeveloped lot, also part of this proposal, is to the East and not shown



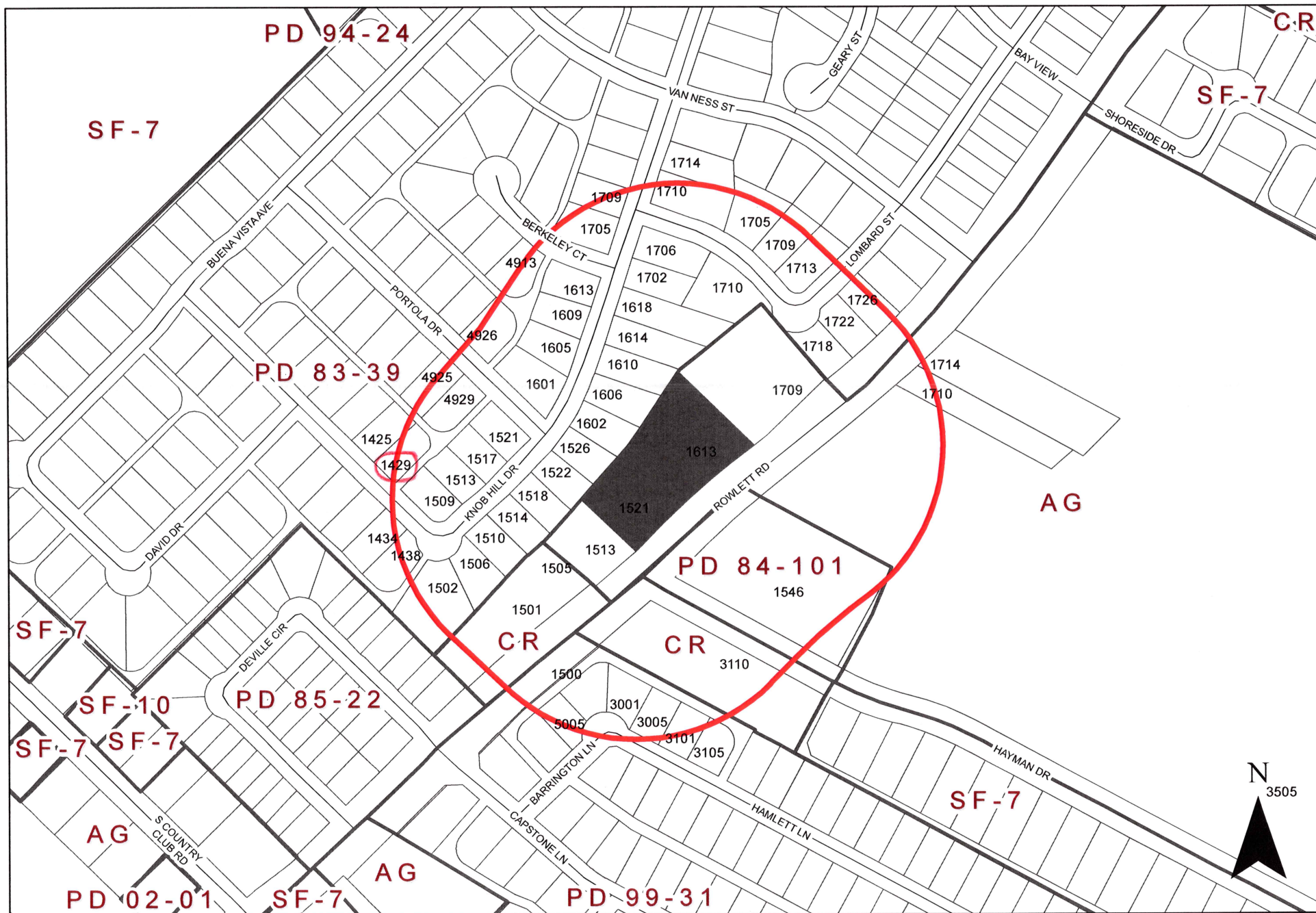
View from the subject site looking East down Rowlett Road. This empty lot is part of the subject site



View from the subject site looking South toward the shopping center across Rowlett Road



View from the subject site looking West down Rowlett Road



0

175

350 Feet

1 inch = 269 feet

ZONING MAP Z 23-13

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

1521 & 1613 Rowlett Road

Comment Form

Case Z 23-13

Z 23-13 Smiths-Haven. The applicant proposes a zoning change from Agricultural (AG) District to Neighborhood Office (NO) District in order to change the status of an existing daycare from legal-nonconforming to allowed by right. At this time the applicant intends to keep the daycare open. The site is located at 1521 & 1613 Rowlett Road. (District 3)

Z 23-13 Smiths Haven. El solicitante propone un cambio de zonificación de Distrito Agrícola (AG) a Distrito de Oficina Vecinal (NO) para cambiar el estado de una guardería existente de legalmente no conforme a permitida por derecho. En este momento, el solicitante tiene la intención de mantener abierta la guardería. El sitio está ubicado en 1521 y 1613 Rowlett Road. (Distrito 3)

Z 23-13 Smiths-Haven. Người nộp đơn đề xuất thay đổi quy hoạch từ Khu Nông nghiệp (AG) thành Khu Văn phòng Khu dân cư (NO) để thay đổi tình trạng của một nhà trẻ hiện tại từ không tuân thủ pháp luật thành được phép theo quyền. Tại thời điểm này, người nộp đơn dự định tiếp tục mở cửa nhà trẻ. Địa điểm tọa lạc tại 1521 & 1613 Rowlett Road. (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

LAURA H. GERAC - PROPERTY OWNER

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

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

1429 KNAB Hill DR.

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

Laura H. Gerac

5/12/23

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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