



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 9, 2022 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 5:45 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

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

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 attended by the members of the Plan Commission and relevant City staff. Public access to this 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 April 25, 2022 meeting.**

2. PLATS

- a. P 22-11 Reserve at Shiloh Final Plat**

3. MISCELLANEOUS

- a. Impact Fee Report**

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 **Trumont Group**, requesting approval of an amendment to Planned Development (PD) District 03-53. This property is located at 2498 North President George Bush Turnpike. (District 1) (File Z 22-03 – Zoning)
- b. Consideration of the application of **Trumont Group**, requesting approval of a Detail Plan for a Multi-Family development on a property zoned Planned Development (PD) District 03-53. This property is located at 2498 North President George Bush Turnpike. (District 1) (File Z 22-03 – Detail Plan)
- c. Consideration of the application of **Hart Gaugler + Associates**, requesting approval of an amendment to Planned Development (PD) District 20-17 for Mixed Uses. This property is located at 6450 North President George Bush Turnpike. (District 1) (File Z 22-13 – Zoning)
- d. Consideration of the application of **Hart Gaugler + Associates**, requesting approval of a Detail Plan for a Garland Fire Station on a property zoned Planned Development (PD) District 20-17 for Mixed Uses. This property is located at 6450 North President George Bush Turnpike. (District 1) (File Z 22-13 – Detail Plan)
- e. Consideration of the application of **Chong Son Na**, requesting approval of a Specific Use Provision Renewal for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 1146 Beltline Road. (District 8) (File Z 22-14 – Specific Use Provision)
- f. Consideration of the application of **Chong Son Na**, requesting approval of a Plan for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 1146 Beltline Road. (District 8) (File Z 22-14 – Plan)
- g. Consideration of the application of **Masterplan / Guardian Recovery Network**, requesting approval of an amendment to Planned Development (PD) District 07-45 for Community Retail (CR) Uses. This property is located at 3450 Wagon Wheel Road. (District 7) (File Z 22-21 – Zoning) **(The applicant requests postponement of this case to the May 23, 2022 Plan Commission meeting.)**
- h. Consideration of the application of **Masterplan / Guardian Recovery Network**, requesting approval of a Specific Use Provision for a Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional Use, on a property zoned Planned Development (PD) District 07-45 for Community Retail (CR) Uses. This property is located at 3450 Wagon Wheel Road. (District 7) (File Z 22-21 – Specific Use Provision) **(The applicant requests postponement of this case to the May 23, 2022 Plan Commission meeting.)**

- i. Consideration of the application of **Masterplan / Guardian Recovery Network**, requesting approval of a Detail Plan for a Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional Use, on a property zoned Planned Development (PD) District 07-45 for Community Retail (CR) Uses. This property is located at 3450 Wagon Wheel Road. (District 7) (File Z 22-21 – Detail Plan) **(The applicant requests postponement of this case to the May 23, 2022 Plan Commission meeting.)**

5. MISCELLANEOUS

- a. Thoroughfare Plan Amendment

6. 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: 05/09/2022

Item Title: Plan Commission Minutes for April 25, 2022

Summary:

Consider approval of the Plan Commission Minutes for the April 25, 2022 meeting.

Attachments

Plan Commission Minutes for April 25, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, April 25, 2022, at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chair	Scott Roberts
1 st Vice-Chair	Christopher Ott
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Stephanie Paris
Commissioner	Christi Baughman
Commissioner	Mike Rose

STAFF PRESENT

Deputy City Attorney	Mike Betz
Sr. Assistant City Attorney	Shawn Roten
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Lead Development Planner	Nabiha Ahmed
Senior Planner	Josue De La Vega
Development Planner	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Paris. **Motion carried: 6 Ayes, 0 Nays.** Commissioner Jenkins did not vote due to his absence from the April 11 meeting.

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the April 11, 2022 meeting.

PLATS & MISCELLANEOUS

2a. APPROVED** P 22-08 Firewheel Center Sixth Replat

2b. APPROVED** P 22-09 Walnut Street Subdivision Replat

2c. APPROVED** P 22-10 Valk's First Street Addition Final Plat

ZONING

3a. APPROVED Consideration of the application of Turn Compost, LLC requesting approval of a Specific Use Provision for Bulk Material Sales & Storage (retail or wholesale) on a property zoned Industrial (IN) District This property is located at 196 South International Road. (District 6) (File Z 21-46 – Specific Use Provision)

Representing the applicant Peter Kavanagh, 1620 Hanley Drive, Dallas, Texas, provided a brief overview of the request.

The applicant, Lauren Clarke, P.O. Box 141224, Dallas, Texas provided information regarding the composting process and remained available for questions.

There were no questions of this applicant.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nay.**

3b. APPROVED Consideration of the application of Turn Compost, LLC requesting approval of a Plan for Bulk Material Sales & Storage (retail or wholesale) on a property zoned Industrial (IN) District This property is located at 196 South International Road. (District 6) (File Z 21-46 - Plan)

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nay.**

3c. APPROVED Consideration of the application of Triangle Engineering, LLC, requesting approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses. This property is located at 1943 Northwest Highway. (District 5) (File Z 22-07 – Zoning)

Terry Kaliney, 1933 Northwest Highway, Garland, TX and Henry Davis, are not opposed to the request, but raised concerns regarding the amount of and speed at which traffic

cuts through the property, and a Reciprocal Easement Agreement (REA).

Commissioner Dalton spoke against adding an unnecessary burden on the applicant relating to an issue that existed prior to the applicant's request.

Representing the applicant Hailey Weimer, 1611 North Highland Avenue, Sherman, TX was available for questions.

There were no questions of this applicant.

There were discussions between the Plan Commission and staff regarding ownership of the parking lot, and ability to mandate off-site improvements.

Motion was made by Commissioner Rose to close the public hearing and open for discussion. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nay.**

There was discussion among the Plan Commission on how to address and forward the issues that were raised to City Council without creating a hardship on the applicant for issues existing prior to their request. It was requested staff review the concerns prior to the applicant's scheduled City Council meeting.

Motion was made by Commissioner Dalton to **approve** the request as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nay.**

3d. APPROVED

Consideration of the application of Triangle Engineering, LLC, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through. This property is located at 1943 Northwest Highway. (District 5) (File Z 22-07 – Specific Use Provision)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nay.**

3e. APPROVED

Consideration of the application of Triangle Engineering, LLC, requesting approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 94-35 for Community Retail Use. This property is located at 1943 Northwest Highway. (District 5) (File Z 22-07 – Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nay.**

3f. APPROVED

Consideration of the application of Garland Storage LP requesting approval of an amendment to Planned Development (PD) District 20-17. This property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (District 1) (File Z 22-11 – Zoning)

Representing the applicant Maxwell Fisher, 2595 Dallas Parkway, Frisco, Texas, provided an overview of the request and elaborated on the additional traffic as a result of this project, and the requested deviations regarding screening.

There was discussion between the Plan Commission and Mr. Fisher regarding the increase of traffic and the screening deviation.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nay.**

3g. APPROVED

Consideration of the application of Garland Storage LP requesting approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse). This property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (District 1) (File Z 22-11 – Specific Use Provision)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nay.**

3h. APPROVED

Consideration of the application of Garland Storage LP requesting approval of a Detail Plan for Self-Storage Facility (mini-warehouse), Retail and Office Uses on a property zoned Planned Development (PD) District 20-17 for Mixed Uses. This property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (District 1) (File Z 22-11 – Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nay.**

3i. APPROVED

Consideration of the application of Kimley-Horn, requesting approval of an amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses. This property is located at 2200 and 2202 North Jupiter Road. (District 7) (File Z 22-12 – Zoning)

Representing the applicant Maxwell Fisher, 2595 Dallas Parkway, Frisco, Texas, provided an overview of the request and elaborated on the design and articulation of the building, the requested deviation, and security and staff times.

There was additional discussion between the Plan Commission and Mr. Fisher regarding building articulation, deviation request, and staffing times.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nay.**

3j. APPROVED

Consideration of the application of Kimley-Horn, requesting approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse). This property is located at 2200 and 2202 North Jupiter Road. (District 7) (File Z 22-12 – Specific Use Provision)

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nay.**

3k. APPROVED

Consideration of the application of Kimley-Horn, requesting approval of a Detail Plan for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses. This property is located at 2200 and 2202 North Jupiter Road. (District 7) (File Z 22-12 – Detail Plan)

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented.

Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nay.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 8:09 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 05/09/2022

Item Title: P 22-11 Reserve at Shiloh Final Plat

Summary:

P 22-11 Reserve at Shiloh Final Plat

Attachments

P 22-11 Reserve at Shiloh Final Plat Report and Attachments

Planning Report

File No: P 22-11 /District 8

Agenda Item:

Meeting: Plan Commission

Date: May 9, 2022



GARLAND

TEXAS MADE HERE

FINAL PLAT

Reserve at Shiloh

LOCATION

1010 and 1102 North Shiloh Road

ZONING

Industrial (IN) District and Planned Development (PD) District 21-04

NUMBER OF LOTS

Two (2)

ACREAGE

13.671 Acres

BACKGROUND

The applicant requests approval of a Final Plat. The purpose of the Final Plat is to create two (2) lots for a multi-family development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

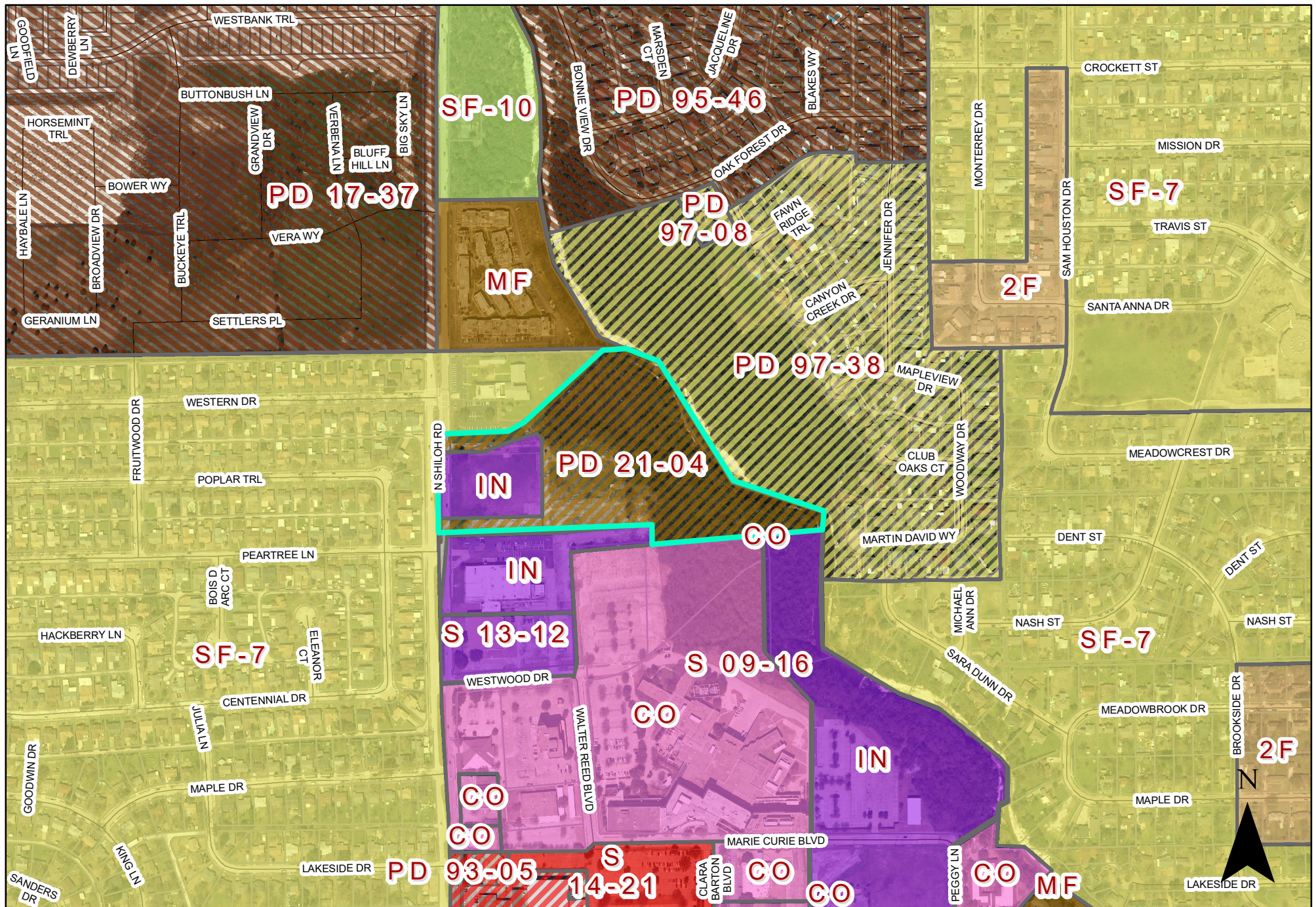
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

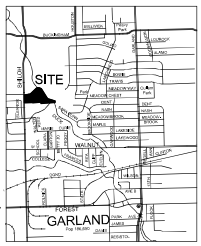


0 325 650 Feet
1 inch = 487 feet

Plat Map P 22-11



INDICATES AREA
OF REQUEST



VICINITY MAP
(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	N03°02'12"W (N8°02'11"W)	35.50' (35.51')
L2	N89°37'23"E	24.07'
L3	N04°47'52"W	11.01'
L4	N80°12'08"E	15.00'
L5	S04°47'52"E	11.01'
L6	N80°12'08"E	35.58'
L7	N04°47'52"W	10.28'
L8	N80°12'08"E	15.00'
L9	N04°47'52"W	10.28'
L10	N80°12'08"E	42.00'
L11	S04°43'31"E	10.48'
L12	N89°10'20"W	15.00'
L13	N04°43'13"W	10.52'
L14	N02°22'37"W	15.00'
L15	N04°12'08"E	25.32'
L16	S07°18'00"E	13.27'
L17	S04°48'00"E	13.19'
L18	S17°42'00"W	28.47'
L19	N80°42'00"W	15.00'
L20	S04°31'05"E	51.04'

LINE	BEARING	DISTANCE
L21	S85°28'54"W	15.00'
L22	N04°31'09"W	39.97'
L23	N04°47'52"W	11.00'
L24	S89°37'23"E	24.00'
L25	N02°22'37"W	15.00'
L26	N89°12'00"W	15.67'
L27	N04°47'52"W	15.18'
L28	N80°12'08"E	15.00'
L29	N04°47'52"W	15.00'
L30	S85°12'08"W	10.00'
L31	N80°12'08"E	10.00'
L32	N04°47'52"W	15.00'
L33	S85°12'08"W	10.00'
L34	N04°47'52"W	9.67'
L35	N40°12'08"E	15.62'
L36	S53°51'58"E	14.26'
L37	S03°12'08"W	44.28'
L38	S89°47'51"E	15.00'
L39	N02°12'08"E	39.89'
L40	S38°08'04"W	10.00'

LINE	BEARING	DISTANCE
L41	S85°19'00"E	15.00'
L42	N38°08'04"E	10.00'
L43	S53°51'58"E	21.90'
L44	S89°37'23"E	9.10'
L45	N04°48'00"E	7.18'
L46	S14°12'00"W	19.27'
L47	N04°47'52"W	5.40'
L48	N04°48'00"W	11.99'
L49	N80°12'08"E	15.00'
L50	S04°48'00"E	11.99'
L51	N04°48'00"W	19.26'
L52	N85°12'00"E	3.25'
L53	N04°48'00"W	15.00'
L54	S85°12'00"W	18.26'
L55	S04°48'00"E	34.26'
L56	S85°12'00"W	3.54'
L57	N04°48'00"W	10.00'
L58	S85°12'00"W	15.00'
L59	S04°48'00"E	10.00'
L60	N04°48'00"E	31.91'
L61	S20°55'05"E	39.73'
L62	S37°40'14"E	32.83'

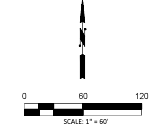
LINE	BEARING	DISTANCE
L63	S33°57'34"E	4.92'
L64	S57°12'47"E	23.58'
L65	S40°45'00"E	16.34'
L66	S59°06'30"E	52.89'
L67	S42°44'14"E	11.24'
L68	S50°36'20"E	33.18'
L69	S55°48'14"E	6.04'
L70	S30°12'12"E	46.58'
L71	S22°08'17"E	16.86'
L72	S18°39'13"E	17.24'
L73	S41°11'07"W	22.23'
L74	S 00°01'08" E	102.29'

PORTION OF LOT 1, BLOCK A
BEARLEY ESTATES
INST. NO. 201800260391
O.P.R.D.C.T.
(CALLED 5.97 ACRES)

I.D. BROWDER SURVEY
ABSTRACT NO. 70

JOHN W. KEEN SURVEY
ABSTRACT NO. 738

- LEGEND**
- △ MAG. NAIL SET WITH WASHER
STAMPED "SURVEY WORKS"
 - 5/8" IRON ROD SET
WITH PINK PLASTIC CAP
STAMPED "SURVEY WORKS"
RPM 101941571
 - ⊙ 5/8" IRON ROD SET
WITH "2" ALUMINUM CAP
STAMPED "SURVEY WORKS"
RPM 101941571
 - 1/2" IRON ROD FOUND
(UNLESS NOTED)
 - ⊗ IRON PIPE FOUND
(TYPE NOTED)
 - "X" MARK FOUND
 - COTTON GIN
SPINDLE SET
 - ▼ MAG. NAIL FOUND
(UNLESS NOTED)
 - △ CALCULATED POINT
- PROPERTY LINE
ADJACENT LINE
EASEMENT LINE
15' UTILITY EASEMENT
ADJACENT BY THIS PLAT
VOLUME AND PAGE
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS
DEED RECORDS
D.R.D.C.T.
M.R.D.C.T.
INST. NO.
R.O.W.
PLAT RECORD INFORMATION
FINISHED FLOOR ELEVATION
CITY UTILITY EASEMENT
C.U.E.
CENTERLINE
ACCESS EASEMENT
(BY THIS PLAT)



DATUM & BEARING BASIS

COORDINATES AND BEARINGS SHOWN HEREON ARE ON GRID. ARE NOT SCALED, AND ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), NORTH CENTRAL ZONE 4320.

ELEVATION DATA NAVD 83, GEOID 12B USING VRS GNSS READINGS.

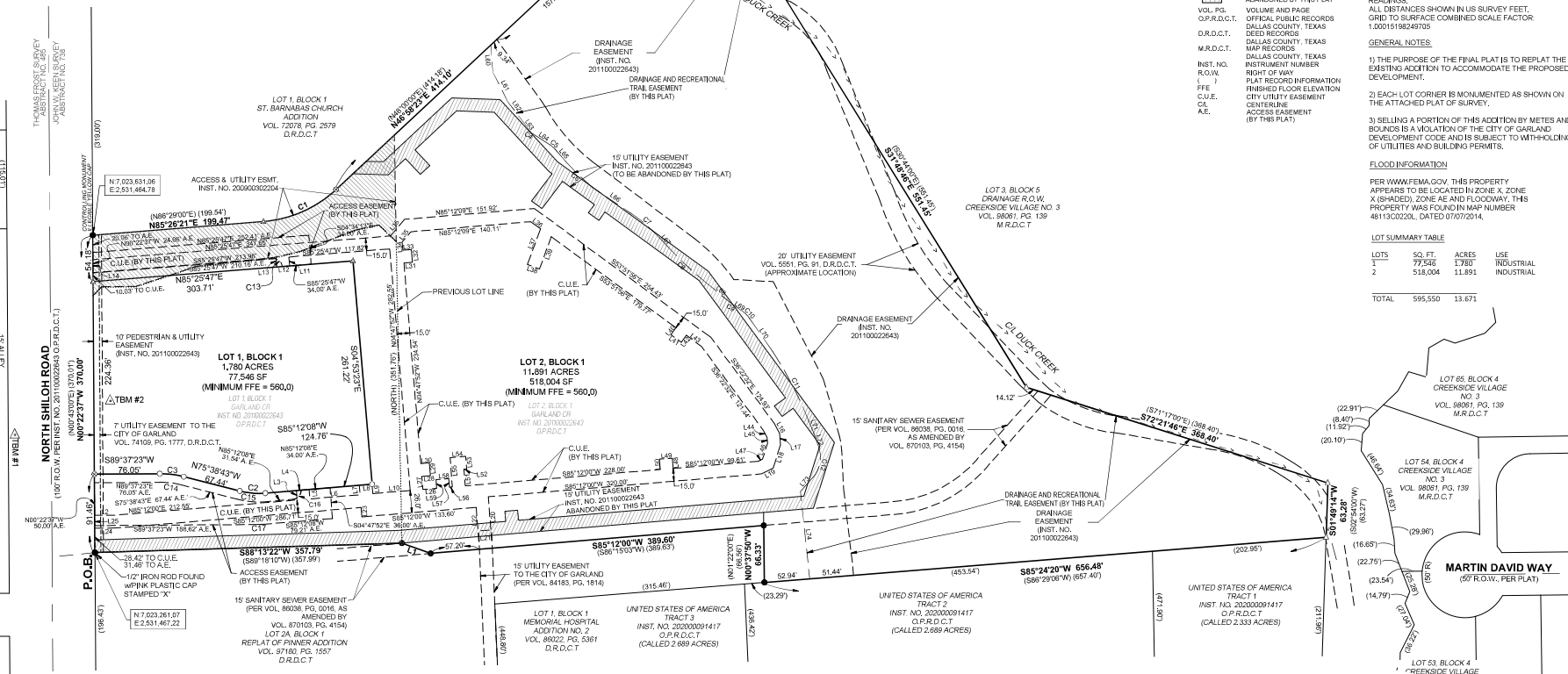
ALL DISTANCES SHOWN IN US SURVEY FEET, GRID TO SURFACE COMBINED SCALE FACTOR 1.00015198249705

- GENERAL NOTES**
- 1) THE PURPOSE OF THE FINAL PLAT IS TO REPEAT THE EXISTING ADDITION TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
 - 2) EACH LOT CORNER IS MONUMENTED AS SHOWN ON THE ATTACHED PLAT OF SURVEY.
 - 3) 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.

FLOOD INFORMATION

PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X, ZONE X (SHADED), ZONE AE AND FLOODWAY. THIS PROPERTY WAS FOUND IN MAP NUMBER 4813C02203, DATED 07/07/2014.

LOTS	SO. FT.	ACRES	USE
1	77,556	1.790	INDUSTRIAL
2	518,004	11.891	INDUSTRIAL
TOTAL	595,550	13.671	





GARLAND

Plan Commission

3. a.

Meeting Date: 05/09/2022

Item Title: Impact Fee Report

Summary:

Impact Fee Report

Attachments

Impact Fee Report and Attachment

TO: Chairman Roberts and Members of the Plan Commission

FROM: Will Guerin, Director of Planning

DATE: May 3, 2022

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, 2021 through March 21, 2022. There is an item on the May 9, 2022 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 9, 2022

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, 2021 through March 21, 2022.

COLLECTION OF IMPACT FEES

During the period covering September 22, 2021 through March 21, 2022 impact fees were collected for 142 developments. Of these, 125 are single-family homes (including ancillary irrigation systems), 2 are multi-family developments, and 15 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
10	A	\$813.00	\$8,008.64	\$8,821.64
26	B	\$9,193.50	\$15,552.80	\$24,746.30
73	C	\$57,686.50	\$208,939.83	\$266,626.33
16	D	\$55,240.80	\$16,518.00	\$71,758.80
Total: 125		\$122,933.80	\$249,019.27	\$371,953.07

Multi-Family Development

Location	Service Area	Water	Roadway	Total
536 Davidson Drive	A	\$15,122.00	\$200,732.00	\$215,854.00
4917 Peninsula Way	D	\$45,661.00	\$416,472.00	\$462,133.00
Total: 2		\$60,783.00	\$617,204.00	\$677,987.00

Commercial/Churches/Schools Development

Location	Service Area	Water	Roadway	Total
536 Davidson Dr	A	\$15,122.00	\$200,732.00	\$215,854.00
2476 Arapaho Rd	A	\$6,227.00	\$4,668.07	\$10,895.07
5425 N George Bush Hwy	A	\$0.00	\$9,431.23	\$9,431.23
5370 N Garland Ave	A	\$6,227.00	\$43,594.14	\$49,821.14
1813 Lookout Dr	A	\$0.00	\$126,025.00	\$126,025.00
1600 Lookout Dr	A	\$1,483.00	\$0.00	\$1,483.00
2700 Mc Cree Rd	B	\$9,488.00	\$82,265.00	\$91,753.00
3636 Leon Rd	B	\$0.00	\$5,419.52	\$5,419.52
219 W Kingsley Rd	B	\$890.00	\$0.00	\$890.00
1010 W Miller Rd	B	\$1,000.00	\$0.00	\$1,000.00
4917 Peninsula Wy	D	\$45,661.00	\$416,472.00	\$462,133.00
658 W I30 Frwy	D	\$7,709.00	\$288,762.14	\$296,471.14
658 W I30 Frwy	D	\$7,709.00	\$89,781.36	\$97,490.36
5801 Broadway Blvd	D	\$2,373.00	\$12,829.75	\$15,202.75
302 E Kingsley Rd	D	\$3,280.75	\$0.00	\$3,280.75
702 W Centerville Rd	D	\$1,483.00	\$0.00	\$1,483.00
423 W I30 Frwy	D	\$890.00	\$0.00	\$890.00
Total: 15		\$48,759.75	\$662,776.21	\$711,535.96
Total (All Land Uses)		\$232,476.55	\$1,528,999.48	\$1,761,476.03

Impact fees totaling \$1,761,476.03 were collected during this period. Of this, \$232,476.55 was collected for water facilities and \$1,528,999.48 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	A
Naaman School, Brand to SH 78	A
Chaha, Lake Hubbard to Bass Pro	D
Callejo, Botello to Big Spring	A
Holford Road Segment B, Naaman Forest to PGBT	A
Holford Road Segment C, Arapaho to Naaman Forest	A
Lyons Road, IH-30 to Guthrie	D

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

Water Facilities

Two (2) future water towers

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

4. a.

Meeting Date: 05/09/2022

Item Title: Z 22-03 Trumont Group - Zoning (District 1)

Summary:

Consideration of the application of **Trumont Group**, requesting approval of an amendment to Planned Development (PD) District 03-53. This property is located at 2498 North President George Bush Turnpike. (District 1) (File Z 22-03 – Zoning)

Attachments

Z 22-03 Trumont Group Report and Attachments (Zoning)

Z 22-03 Trumont Group Responses

Planning Report

File No: Z 22-03/District 1

Agenda Item:

Meeting: Plan Commission

Date: May 9, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 03-53.

Approval of a Detail Plan for Multi-Family development.

LOCATION

2498 North President George Bush Turnpike

APPLICANT

Trumont Group

OWNER

Michael E. Dyer Family, LTD

BACKGROUND

In 2003, City Council approved Planned Development (PD) 03-53 District to allow the development of a mixed-use town center regional shopping mall and complementary peripheral development. PD 03-53 requires review of a Detail Plan through a public hearing process. The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall.

SITE DATA

The overall site consists of approximately 10.250 acres with approximately 480 lineal feet of frontage along North President George Bush Turnpike. The site plan (Exhibit C) shows two (2) access points through the proposed multi-family development to the west that will connect to Firewheel Parkway. A formal Zoning / Detail Plan application has been submitted for a proposed multi-family development to west of the subject property and both developers are coordinating in regards to the private access from Firewheel Parkway.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 03-53 per the Official Zoning Map. The applicant has incorporated the elements from Planned Development (PD) District 03-53 for this proposed development to maintain consistency within Firewheel Town center and the peripheral development.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 298 multi-family dwelling units on an unimproved property. The development will consist of two (2) buildings along with pocket parks, a swimming pool, dog park and other amenities (Exhibit C in the Plan agenda item).

The subject property is landlocked with limited points of access and a significant amount of topographical changes. Access agreements are currently being coordinated with the developer to the west. The road and pedestrian pathways will be constructed prior to this development.

2. Parking

The GDC requires 491 parking spaces for this proposal and the site plan (Exhibit C) meets the number of parking spaces required. Additionally, the GDC requires a minimum of fifty (50%) percent of those required parking spaces to be covered. Per the calculation, a total of 246 parking spaces should be covered and the site plan (Exhibit C) shows 125 covered spaces.

3. Building Height

The GDC allows a maximum building height of forty (40) feet for multi-family development. The applicant proposes a maximum building height of sixty-five (65) feet to allow five stories. The buildings have a four and five level split to adapt the significant topographical changes. It should be noted that all five (5) story elevations will be facing the interior of the development.

4. Density

The GDC allows a maximum density of eighteen (18) dwelling units per acre. The applicant proposes a density of 29.08 dwelling units per acre due to site constraints.

5. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 5,000 square-foot clubhouse.
- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a swimming pool with a minimum of 1600 square feet of surface water in the interior courtyard.
- **Leisure Areas:** Two (1) 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 dog park and two (2) pocket parks containing a trellis, benches, picnic tables and barbeque grills.

6. 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:	576 square feet
Number of units:	27 units (9.1%)

Required one- bedroom:	650 square feet
------------------------	-----------------

Proposed:	690, 780 and 884 square feet
Number of units:	157 units (52.6%)
Required two-bedroom:	800 square feet
Proposed:	1,080, 1,150, 1,200 and 1,224 square feet
Number of units:	93 units (31.2%)
Required three-bedroom:	950 square feet
Proposed:	1,564 square feet
Number of units:	21 units (7.04%)

7. Screening and Landscaping

The proposed landscaping conforms to the screening and landscaping requirements per the GDC. Although screening is not required, the applicant proposes a six (6) foot ornamental metal fence along the eastern and western perimeter lines.

8. Trails:

Pedestrian circulation is outlined on the site plan (Exhibit C) to reflect the overall connectivity. In addition, the developer will grant an easement to the City for future trail connection to the north of this development. The City's trail configuration is unknown at this time.

Building Design

The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 03-53.

The applicant contends the architectural style consists of a warm palette of light, medium, and dark tones used to emphasize and reinforce the natural movement within the building façade manifest in bay window bump outs, entry insets, etc. The overall massing breaks down at points with an inset in the building and a break in the roofline with the intention that it feels like a series of buildings connected with inset articulations.

9. Transportation

A Traffic Impact Analysis was submitted with this request. The Transportation Department did not have any concerns with the proposed development and it meets technical requirements.

As mentioned in the Site Data section above, a formal Zoning / Detail Plan application has been submitted for the proposed multi-family development to west of the subject property and both developers are coordinating in regards to the private access from Firewheel Parkway.

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations

Development Standards	Required	Proposed	Analysis
Covered Parking	The GDC requires a minimum of fifty (50%) percent of those parking spaces to be covered.	Per the calculation, a total of 246 parking spaces should be covered and the site plan (Exhibit C) shows 125 covered spaces.	From previous multifamily developments the developer has developed, when covered parking is more than 25% of the available parking spaces, the additional covered spaces are not leased by residents.
Building Height	The GDC allows a maximum building height of forty (40) feet for multi-family development.	The applicant proposes a maximum building height of sixty-five (65) feet	The additional height is needed to accommodate five stories. The buildings have a four and five level split to adapt the significant topographical changes. It should be noted that all five (5) story elevations will be facing the interior of the development.
Density	18 dwelling units/acre	29.08 dwelling units per acre	There are significant site challenges which includes the irregular shape parcel, floodplain and topographical changes. In addition, the density may support the nearby Firewheel Town Center.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers, which are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations.

Regional centers generally cover an area greater than thirty (30) acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20 minute drive time, and serves a minimum population of 150,000.

The proposed use is compatible with the Comprehensive Plan and supports the Firewheel Town Center.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north is zoned Planned Development (PD) District 03-53; it is currently unimproved. The properties to the east are zoned Planned Development (PD) District 03-53 and Agricultural (AG) District; these properties are vacant. The properties to the south,

across North President George Bush Turnpike, are zoned Planned Development (PD) District 83-128; these properties are developed with single-family properties. The property to the west is zoned Planned Development (PD) District 18-33; it is currently unimproved. However, a zoning application has been submitted recently for a multi-family development.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 03-53.

Approval of a Detail Plan for Multi-Family development.

However, staff recommends additional covered parking be provided. An alternative could be additional large canopy trees planted within the parking areas to provide more shade.

ADDITIONAL INFORMATION

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

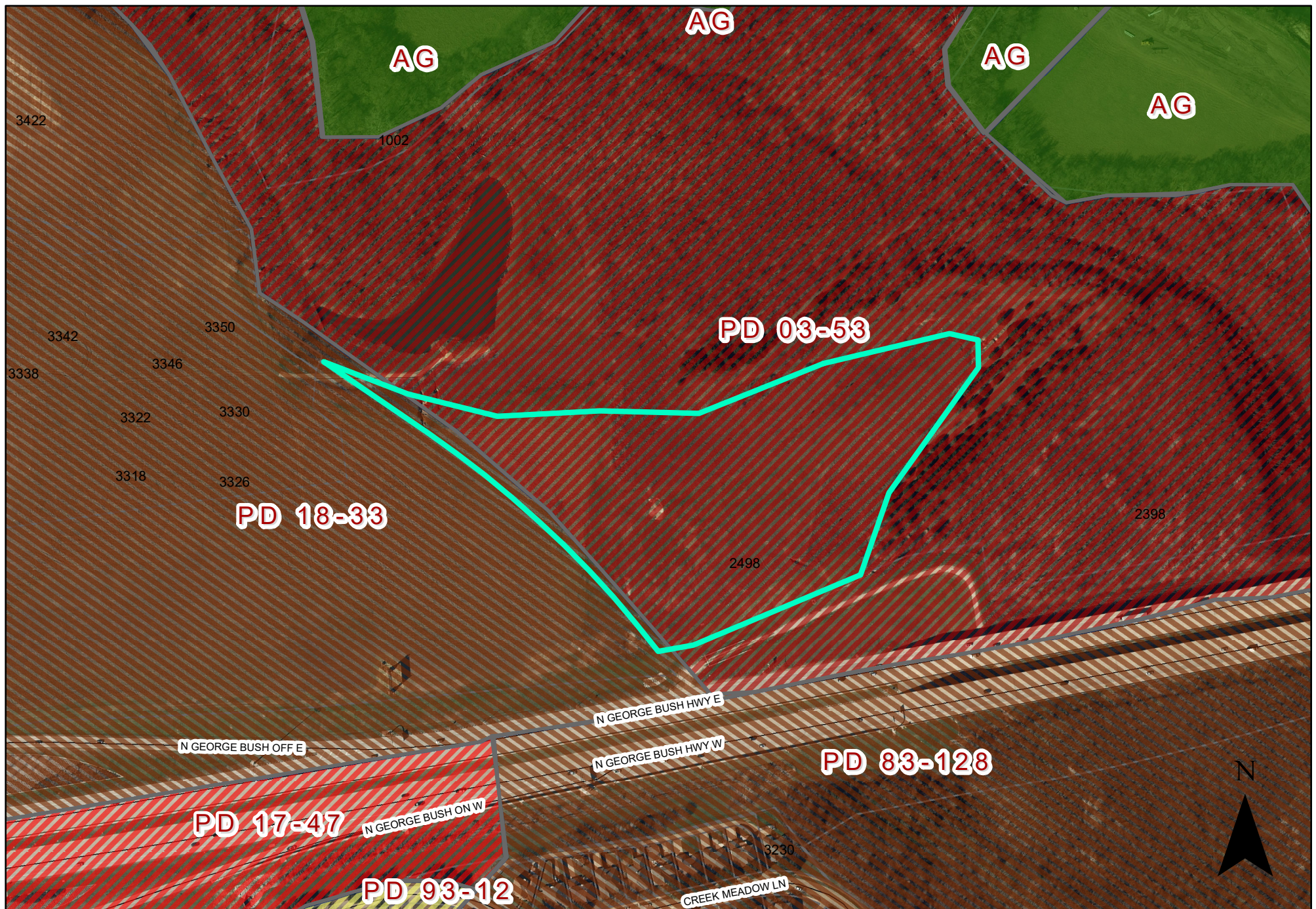
CITY COUNCIL DATE: June 7, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 180 360 Feet
1 inch = 280 feet

ZONING MAP Z 22-03

2498 N George Bush Hwy

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-03

2498 North President George Bush Turnpike

- 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 (MF) 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 sixty-five (65) feet.
- D. Density:** The maximum density shall be thirty (30) dwelling units per acre.
- E. Covered Parking:** A minimum of 125 parking spaces shall

be covered.

F. Dwelling Units: A total of 298 dwelling units shall be permitted.

G. Amenities: Amenities shall be provided as shown on the Exhibits C and D.

H. 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.

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

- J. Trails: The Developer shall grant the City of Garland an easement for future trail connection.

Z 22-03



View of the subject property



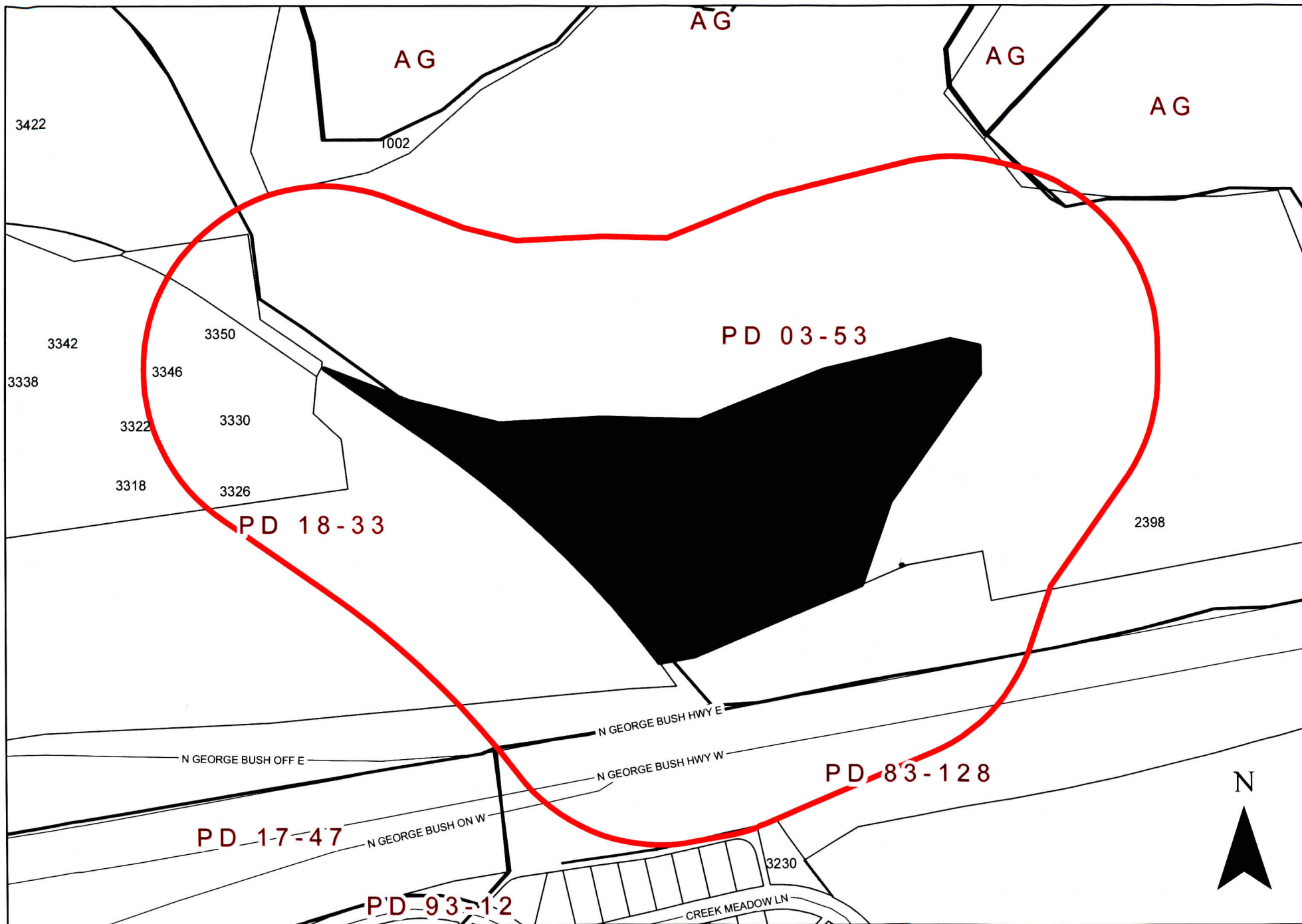
Looking west of the subject property



Looking south of the subject property



Looking east of the subject property



0 180 360 Feet
1 inch = 280 feet

ZONING MAP Z 22-03

2498 N George Bush Hwy

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

From: [Ahmed, Nabiha](#)
To: ["Jay Grogan"; Planning Group](#)
Cc: [Michael Reilly \(1948sunrise5@gmail.com\)](#); [Austin Reilly \(AREilly@landadvisors.com\)](#); [George Baldwin \(gbinvest@swbell.net\)](#); [Buz Franklin \(buzf@earthlink.net\)](#); [Colleen DeBard \(cwdebard@gmail.com\)](#)
Subject: RE: Comment Form - Case Z 22-03---OPPOSE
Date: Thursday, May 5, 2022 2:05:26 PM
Attachments: [image001.png](#)

Thank you. Your response has been received and recorded.

Nabiha Ahmed

Lead Development Planner

Planning & Development

City of Garland

D: 972-205-2453 | nahmed@garlandtx.gov



From: Jay Grogan <JGrogan@gbdallas.com>
Sent: Thursday, May 5, 2022 1:20 PM
To: Planning Group <Planning@garlandtx.gov>; Ahmed, Nabiha <NAhmed@garlandtx.gov>
Cc: Michael Reilly (1948sunrise5@gmail.com) <1948sunrise5@gmail.com>; Austin Reilly (AREilly@landadvisors.com) <areilly@landadvisors.com>; George Baldwin (gbinvest@swbell.net) <gbinvest@swbell.net>; Buz Franklin (buzf@earthlink.net) <buzf@earthlink.net>; Colleen DeBard (cwdebard@gmail.com) <cwdebard@gmail.com>
Subject: [EXTERNAL] FW: Comment Form - Case Z 22-03---OPPOSE

Dear Nahiba and Garland Planning:

See attached opposition form for Case No Z 22-03. We and all of our entities listed on the attached form strongly oppose this highly inappropriate request. The proposed rezoning area abuts sensitive wetlands and ecologically sensitive conservation areas that have always been intend to remain green and open and undeveloped. This development and its runoff and associated impacts will be harmful to these areas and subvert the park and open space plans for this area of the USACE and other agencies.

We strongly oppose.

RJ Grogan Jr.

ASO of all entities listed on the form

From: Lindsey Foster <Lindsey@gbdallas.com>
Sent: Thursday, May 5, 2022 1:03 PM

To: Jay Grogan <JGrogan@gbdallas.com>

Subject: Comment Form - Case Z 22-03

Lindsey N. Foster
Administrative Assistant
Grogan & Brawner P.C.
2808 Fairmount, Suite 150
Dallas, TX 75201
Phone: 214.979.1100
Fax: 214.979.1110



Comment Form

Case Z 22-03

Z 22-03 Trumont Group. The applicant proposes to construct 298 multi-family dwelling units. The site is located at 2498 North President George Bush Turnpike. (District 1)

Z 22-03 Trumont Group. El solicitante propone construir 298 unidades de viviendas multifamiliares. El sitio está ubicado en 2498 North President George Bush Turnpike. (Distrito 1)

Z 22-03 Trumont Group. Người nộp đơn đề xuất xây dựng 298 đơn vị ở cho nhiều gia đình. Địa điểm được đặt tại 2498 North President George Bush Turnpike. (Quận 1)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

LES LAND COMPANY, LTD, LES LIQUIDATING TRUST, MVB ASSOCIATES, PNB INTERESTS, VALLEY CREEK/STATE HIGHWAY 190 PARTNERS, AND RELATED

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.)

Various parcels within 400 foot area and beyond 400 feet

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

(see green area on attached map)

Zip Code / Código postal / Mã B u Qính

[Signature]

Signature / Firma / Chữ ký

R. J. Grogan Jr.,

Date / Fecha / Ngày

5/5/22

(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.)

ASO for all entities

Comment Form Continued – Case Z 22-03

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

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

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

The subject parcel has always been planned as green space/open space due to access, infrastructure and other development challenges. It abuts sensitive wetlands, flood areas and important conservation areas that the US Army Corp of engineers desires to protect. There is more than ample multi-family inventory in this submarket ~~to~~ already. There is no need or purpose in threatening important ecological and habitat areas.

For these and other factors, all of the listed entities strongly oppose this zoning change.



GARLAND

Plan Commission

4. b.

Meeting Date: 05/09/2022

Item Title: Z 22-03 Trumont Group - Detail Plan (District 1)

Summary:

Consideration of the application of **Trumont Group**, requesting approval of a Detail Plan for a Multi-Family development on a property zoned Planned Development (PD) District 03-53. This property is located at 2498 North President George Bush Turnpike. (District 1) (File Z 22-03 – Detail Plan)

Attachments

Z 22-03 Trumont Group Report and Attachments (Detail Plan)

Z 22-03 Trumont Group Responses

Planning Report

File No: Z 22-03/District 1

Agenda Item:

Meeting: Plan Commission

Date: May 9, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 03-53.

Approval of a Detail Plan for Multi-Family development.

LOCATION

2498 North President George Bush Turnpike

APPLICANT

Trumont Group

OWNER

Michael E. Dyer Family, LTD

BACKGROUND

In 2003, City Council approved Planned Development (PD) 03-53 District to allow the development of a mixed-use town center regional shopping mall and complementary peripheral development. PD 03-53 requires review of a Detail Plan through a public hearing process. The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall.

SITE DATA

The overall site consists of approximately 10.250 acres with approximately 480 lineal feet of frontage along North President George Bush Turnpike. The site plan (Exhibit C) shows two (2) access points through the proposed multi-family development to the west that will connect to Firewheel Parkway. A formal Zoning / Detail Plan application has been submitted for a proposed multi-family development to west of the subject property and both developers are coordinating in regards to the private access from Firewheel Parkway.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 03-53 per the Official Zoning Map. The applicant has incorporated the elements from Planned Development (PD) District 03-53 for this proposed development to maintain consistency within Firewheel Town center and the peripheral development.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 298 multi-family dwelling units on an unimproved property. The development will consist of two (2) buildings along with pocket parks, a swimming pool, dog park and other amenities (Exhibit C in the Plan agenda item).

The subject property is landlocked with limited points of access and a significant amount of topographical changes. Access agreements are currently being coordinated with the developer to the west. The road and pedestrian pathways will be constructed prior to this development.

2. Parking

The GDC requires 491 parking spaces for this proposal and the site plan (Exhibit C) meets the number of parking spaces required. Additionally, the GDC requires a minimum of fifty (50%) percent of those required parking spaces to be covered. Per the calculation, a total of 246 parking spaces should be covered and the site plan (Exhibit C) shows 125 covered spaces.

3. Building Height

The GDC allows a maximum building height of forty (40) feet for multi-family development. The applicant proposes a maximum building height of sixty-five (65) feet to allow five stories. The buildings have a four and five level split to adapt the significant topographical changes. It should be noted that all five (5) story elevations will be facing the interior of the development.

4. Density

The GDC allows a maximum density of eighteen (18) dwelling units per acre. The applicant proposes a density of 29.08 dwelling units per acre due to site constraints.

5. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 5,000 square-foot clubhouse.
- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a swimming pool with a minimum of 1600 square feet of surface water in the interior courtyard.
- **Leisure Areas:** Two (1) 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 dog park and two (2) pocket parks containing a trellis, benches, picnic tables and barbeque grills.

6. 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:	576 square feet
Number of units:	27 units (9.1%)

Required one- bedroom:	650 square feet
------------------------	-----------------

Proposed:	690, 780 and 884 square feet
Number of units:	157 units (52.6%)
Required two-bedroom:	800 square feet
Proposed:	1,080, 1,150, 1,200 and 1,224 square feet
Number of units:	93 units (31.2%)
Required three-bedroom:	950 square feet
Proposed:	1,564 square feet
Number of units:	21 units (7.04%)

7. Screening and Landscaping

The proposed landscaping conforms to the screening and landscaping requirements per the GDC. Although screening is not required, the applicant proposes a six (6) foot ornamental metal fence along the eastern and western perimeter lines.

8. Trails:

Pedestrian circulation is outlined on the site plan (Exhibit C) to reflect the overall connectivity. In addition, the developer will grant an easement to the City for future trail connection to the north of this development. The City's trail configuration is unknown at this time.

Building Design

The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 03-53.

The applicant contends the architectural style consists of a warm palette of light, medium, and dark tones used to emphasize and reinforce the natural movement within the building façade manifest in bay window bump outs, entry insets, etc. The overall massing breaks down at points with an inset in the building and a break in the roofline with the intention that it feels like a series of buildings connected with inset articulations.

9. Transportation

A Traffic Impact Analysis was submitted with this request. The Transportation Department did not have any concerns with the proposed development and it meets technical requirements.

As mentioned in the Site Data section above, a formal Zoning / Detail Plan application has been submitted for the proposed multi-family development to west of the subject property and both developers are coordinating in regards to the private access from Firewheel Parkway.

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations

Development Standards	Required	Proposed	Analysis
Covered Parking	The GDC requires a minimum of fifty (50%) percent of those parking spaces to be covered.	Per the calculation, a total of 246 parking spaces should be covered and the site plan (Exhibit C) shows 125 covered spaces.	From previous multifamily developments the developer has developed, when covered parking is more than 25% of the available parking spaces, the additional covered spaces are not leased by residents.
Building Height	The GDC allows a maximum building height of forty (40) feet for multi-family development.	The applicant proposes a maximum building height of sixty-five (65) feet	The additional height is needed to accommodate five stories. The buildings have a four and five level split to adapt the significant topographical changes. It should be noted that all five (5) story elevations will be facing the interior of the development.
Density	18 dwelling units/acre	29.08 dwelling units per acre	There are significant site challenges which includes the irregular shape parcel, floodplain and topographical changes. In addition, the density may support the nearby Firewheel Town Center.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers, which are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations.

Regional centers generally cover an area greater than thirty (30) acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20 minute drive time, and serves a minimum population of 150,000.

The proposed use is compatible with the Comprehensive Plan and supports the Firewheel Town Center.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north is zoned Planned Development (PD) District 03-53; it is currently unimproved. The properties to the east are zoned Planned Development (PD) District 03-53 and Agricultural (AG) District; these properties are vacant. The properties to the south,

across North President George Bush Turnpike, are zoned Planned Development (PD) District 83-128; these properties are developed with single-family properties. The property to the west is zoned Planned Development (PD) District 18-33; it is currently unimproved. However, a zoning application has been submitted recently for a multi-family development.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 03-53.

Approval of a Detail Plan for Multi-Family development.

However, staff recommends additional covered parking be provided. An alternative could be additional large canopy trees planted within the parking areas to provide more shade.

ADDITIONAL INFORMATION

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

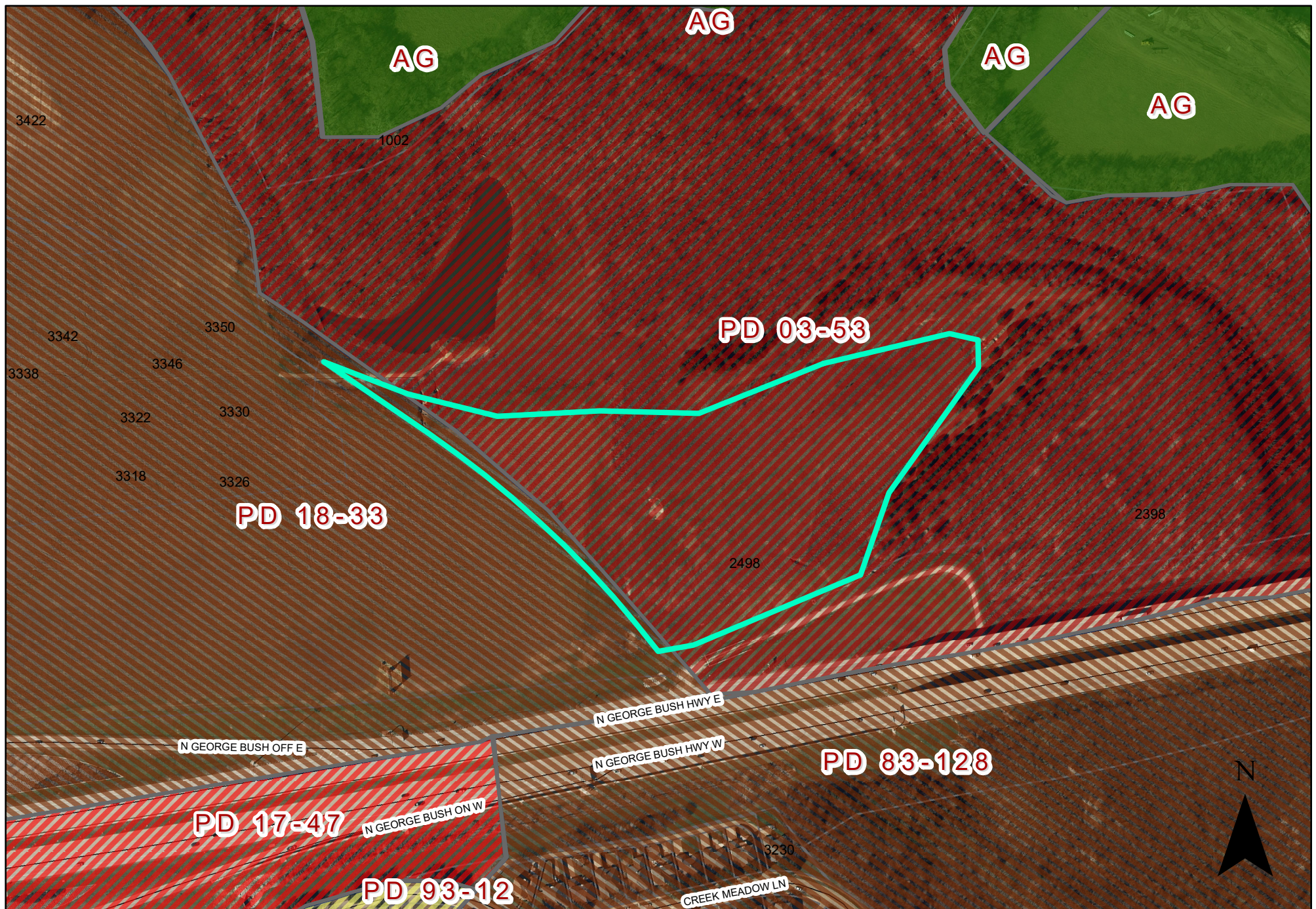
CITY COUNCIL DATE: June 7, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 180 360 Feet
1 inch = 280 feet

ZONING MAP Z 22-03

2498 N George Bush Hwy

INDICATES AREA
OF REQUEST



DESIGNED BY: JMN
CHECKED BY: MSN



DATE	RE
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03-30-2022	PER CITY COMMENTS
04-15-2022	PER CITY COMMENTS

1	2
3	4



CASE NUMBER: 210909-1

SHEET NUMBER

4 OF 20

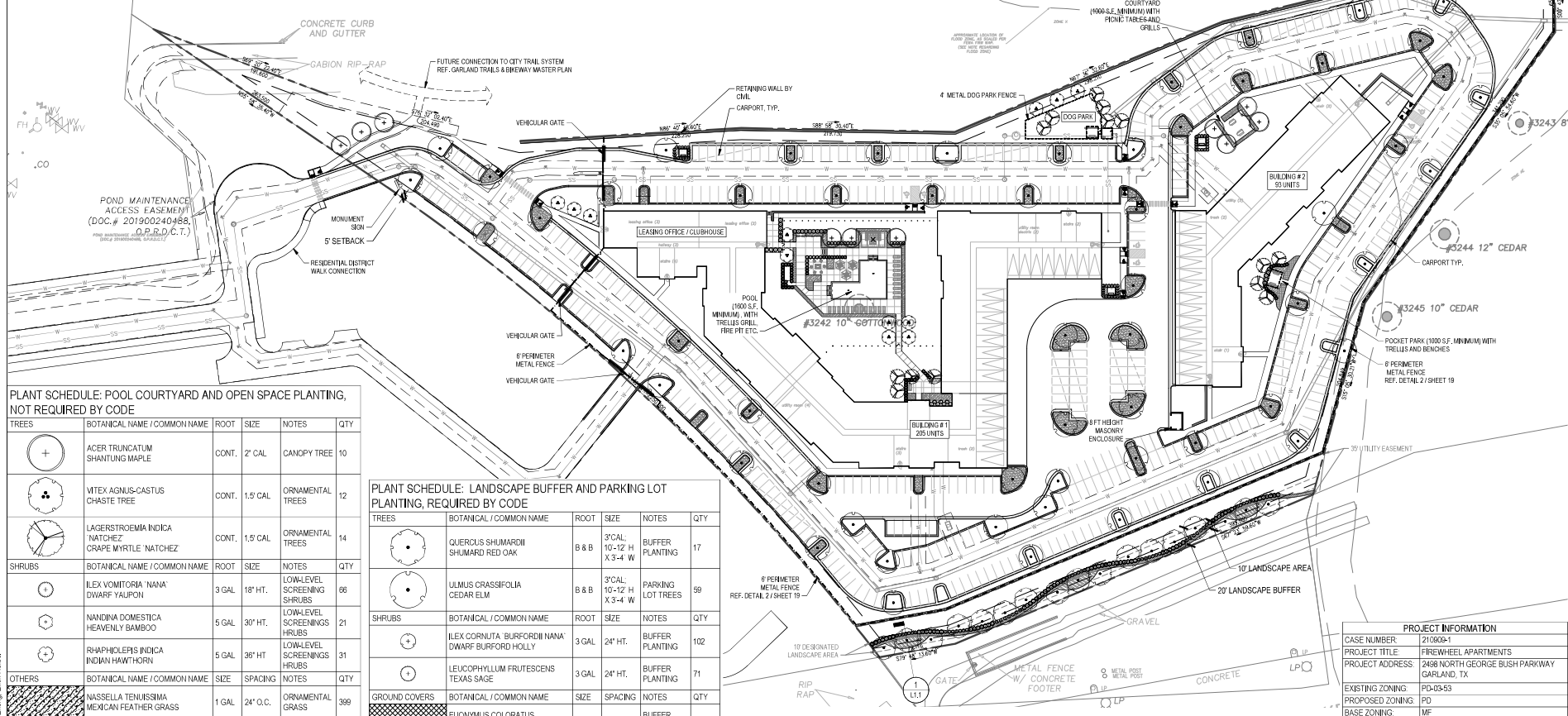
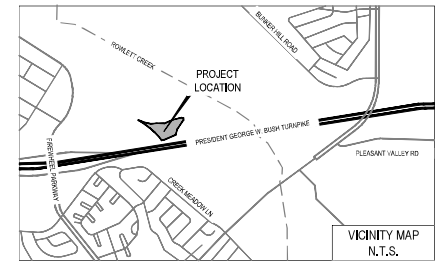
ARTICLE, SECTION	LANDSCAPE ITEM	DETAILED REQUIREMENT FOR BASE ZONING (MF)	QUANTITY REQUIRED	MODIFICATIONS TO BASE ZONING TO BE INCLUDED IN PD	QUANTITY PROVIDED
SECTION 4.34, (A)	TOTAL LANDSCAPE AREA REQUIREMENT	A MINIMUM OF FORTY PERCENT OF THE GROSS PLATTED AREA OF THE SITE OF ANY MULTIFAMILY OR SENIOR LIVING FACILITY MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR RECREATIONAL ACTIVITY AREAS.	40% x 446,449 SF= 178,580 SF	NA	193,117 SF
SECTION 4.34, (B), (1)	LANDSCAPE BUFFER	A LANDSCAPE BUFFER, TWENTY FEET IN DEPTH (FROM THE PROPERTY LINE), IS REQUIRED IN NONRESIDENTIAL YARDS ADJACENT TO ANY THOROUGHFARE DESIGNATED AS AA OR LARGER ON THE CITY'S ADOPTED MAJOR THOROUGHFARE PLAN.	20' LANDSCAPE BUFFER	NA	PROVIDED
SECTION 4.34, (B), (3)	BUFFER PLANT MATERIALS	FOR EVERY THIRTY LINEAL FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED, ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES.	500 FT LANDSCAPE BUFFER / 30 LF = 17 TREES (17 TREES X 7 SHRUBS = 119 SHRUBS)	NA	17 LARGE CANOPY TREE 120 SHRUBS
SECTION 4.35, (A), (1)	TOTAL LANDSCAPE AREA WITHIN PARKING AREA	LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA.	5% x 173,207 SF= 8,660 SF	NA	8,720 SF
SECTION 4.35, (B) (1)(3/4) (5)	PARKING ISLAND TREES	1. A LANDSCAPED ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE. 2. THERE MUST BE A MINIMUM OF ONE LARGE CANOPY TREE WITHIN SIXTY-FIVE FEET OF EVERY PARKING SPACE 3. ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY TEN PARKING SPACES.	509 SURFACE PARKING / 10 SPACES = 51 TREES	PARKING ISLANDS AND ASSOCIATED TREES ADJACENT TO CARPORTS ARE LOCATED AT GREATER THAN 10 SPACES BETWEEN ISLANDS TO PROVIDE ADEQUATE SPACE FOR TREE GROWTH.	50 LARGE CANOPY TREE

GENERAL NOTES:

1. ALL HVAC UNITS ARE ROOF MOUNTED.
2. NO LANDSCAPING SUCH AS TREES ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT.

ARCHITECTURE ELEMENT NOTES:

1. AMENITY AREAS (COURTYARD, POCKET PARK ETC.) TO RECEIVE BENCHES AND/OR PLANTER POTS, AS INDICATED.



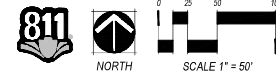
TREES	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	NOTES	QTY
	ACER TRUNCATUM SHANTUNG MAPLE	CONT.	2' CAL	CANOPY TREE	10
	VITEA AGNIS-CASTUS CHASTE TREE	CONT.	1.5' CAL	ORNAMENTAL TREES	12
	LAGERSTROEMIA INDICA NATCHEZ CRAPE MYRTLE 'NATCHEZ'	CONT.	1.5' CAL	ORNAMENTAL TREES	14
SHRUBS	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	NOTES	QTY
	ILEX VOMITORIA 'NANA' DWARF YALPOU	3 GAL	18" HT.	LOW-LEVEL SCREENING SHRUBS	86
	NANDINA DOMESTICA HEAVENLY BAMBOO	5 GAL	30" HT.	LOW-LEVEL SCREENING SHRUBS	21
	RHAPHIDOPHYS INDICA INDIAN HAWTHORN	5 GAL	36" HT	LOW-LEVEL SCREENING SHRUBS	31
OTHERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NOTES	QTY
	NAUSELLA TENUINERVA MEXICAN FEATHER GRASS	1 GAL	24" O.C.	ORNAMENTAL GRASS	369
	SCUTELLARIA SUFRUTESCENS PINK SKULLCAP	1 GAL	18" O.C.	GROUND COV ER	135
	SEASONAL COLOR SPECIES VARIES	4" POT	12" O.C.	GROUND COV ER	124
	TRACHYLOPERMUM ASIATICUM ASIAN JASMINE	1 GAL	12" O.C.	GROUND COV ER	321

TREES	BOTANICAL / COMMON NAME	ROOT	SIZE	NOTES	QTY
	QUERCUS SHUMARDII SHUMARD RED OAK	B & B	3'CAL 10'-12" H X3-4" W	BUFFER PLANTING	17
	ULMUS CRASSIFOLIA CEDAR ELM	B & B	3'CAL 10'-12" H X3-4" W	PARKING LOT TREES	59
SHRUBS	BOTANICAL / COMMON NAME	ROOT	SIZE	NOTES	QTY
	ILEX CORNUTA BURFORDII NANA DWARF BURFORD HOLLY	3 GAL	24" HT.	BUFFER PLANTING	102
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	3 GAL	24" HT.	BUFFER PLANTING	71
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	NOTES	QTY
	ELIOMYXUS COLORATUS PURPLE WINTERCREEPER	1 GAL	18" O.C.	BUFFER PLANTING	683
	LIRIOPE MUSCARI JAY'S TURF	1 GAL	18" O.C.	BUFFER PLANTING	482
SOD/SEED	BOTANICAL / COMMON NAME	SIZE	SPACING	NOTES	QTY
	CYNODON DACTYLON BERMUDA GRASS	SOD		"LIVING LANDSCAPE"	8,720

PLANTING NOTES:

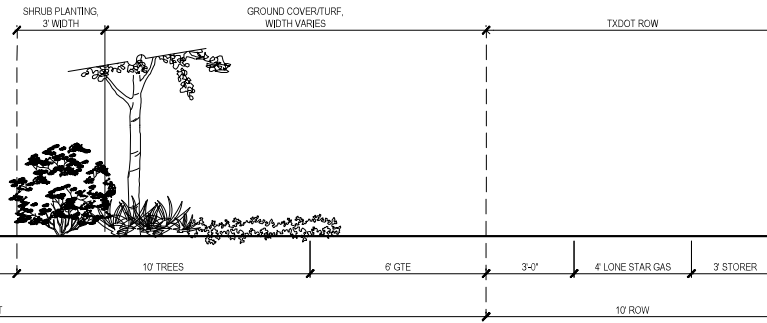
- ALL PLANT MATERIALS ARE SELECTED FROM THE CITY OF GARLAND'S APPROVED TREE LIST.
- ALL PLANTING LOCATIONS ARE UNPAVED AREAS BETWEEN THE FRONT OF BUILDINGS AND ANY STREET.
- RIGHT-OF-WAY LINE MUST BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL.
- ALL LARGE CANOPY TREES MUST BE A MINIMUM OF THREE INCHES IN CALIPER AND SEVEN FEET IN PLANTED HEIGHT.
- ALL MEDIUM CANOPY TREES MUST BE A MINIMUM OF TWO INCHES IN CALIPER AND ONE-AND-A-HALF FEET IN PLANTED HEIGHT AND FIVE FEET IN PLANTED HEIGHT AT TIME OF INSTALLATION.
- SHRUBS THAT ARE NOT OF A DWARF VARIETY MUST BE A MINIMUM OF TWO FEET IN PLANTED HEIGHT AT TIME OF INSTALLATION.
- SMALLER SHRUBS ARE ALLOWED FOR SCENIC EFFECT, BUT MUST BE AT LEAST SIX INCH HIGH WITHIN THREE YEARS FOLLOWING INSTALLATION.
- SHRUBS THAT ARE OF A DWARF OR MINATURE VARIETY MUST BE A MINIMUM OF ONE FOOT IN PLANTED HEIGHT AT TIME OF INSTALLATION.
- THE SPECIES, VARIETY AND SIZE OF SHRUBS IS TYPICAL OF THOSE FOUND ONE FOOT IN PLANTED HEIGHT IN NORTH CENTRAL TEXAS.

PROJECT INFORMATION	
CASE NUMBER:	210909-1
PROJECT TITLE:	FIREWHEEL APARTMENTS
PROJECT ADDRESS:	2498 NORTH GEORGE BUSH PARKWAY GARLAND, TX
EXISTING ZONING:	PD-03-53
PROPOSED ZONING:	PD
BASE ZONING:	MF



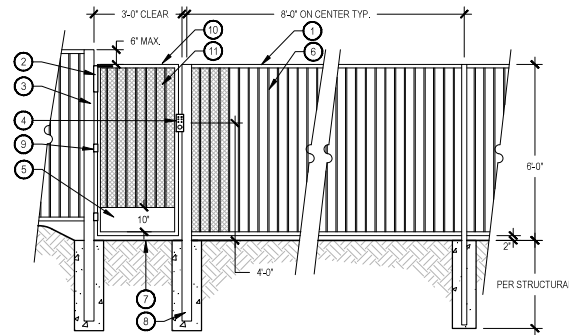
18

S.H. 190 EASEMENTS



1 SH 190 EASEMENT PLANTING SECTION

SCALE: 1" = 2'-0"



- 1 1-1/2" X 1-1/2" TOP AND BOTTOM RAIL
- 2 COMMERCIAL SELF-CLOSING GATE CLOSER, TO BE SELECTED BY OWNER
- 3 4" X 4" POST
- 4 KEYPAD LOCK ON OUTSIDE OF GATE AND PASSAGE LEVER ON OPPOSITE SIDE OF GATE, TO BE SELECTED BY OWNER
- 5 1/2" X 10" STEEL PLATE, WELDED TO BOTH SIDES OF GATE
- 6 1/2" X 1/2" PICKET, 4" O.C.
- 7 FINISH GRADE
- 8 CONCRETE FOOTER, REF. STRUCTURAL
- 9 2" STANDARD GATE HINGE
- 10 1-1/2" X 1-1/2" GATE FRAME
- 11 NO. 16 EXPANDED METAL 1/2" MAXIMUM OPENING FULLY OVER GATE AND FENCE PANEL FOR FIRST 18" PAST GATE. PAINT TO MATCH GATE AND FENCE

NOTES

1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN AND CALCULATIONS.
3. ALL METAL TO BE PAINTED, COLOR TO BE BLACK.
4. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISH GRADE.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY OWNER.
6. GATES TO HAVE MIN. 18"W X 8'0" NET CLEAR PULL SIDE CLEARANCE AND MIN. 12"W X 48"D NET CLEAR PUSH SIDE CLEARANCES.
7. GATE HARDWARE TO LOCATED ON BOTH SIDES OF GATES, MOUNTED WITHIN 48" A.F.F., AND OPERATING FORCE NOT TO EXCEED MAX. 8.5 LBS.

2 6' METAL FENCE AND GATE

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

OWNER:

TRUMONT GROUP
1910 PACIFIC AVE
SUITE 1350
DALLAS, TX 75201
(214) 415-7040



NOT FOR CONSTRUCTION

DATE:

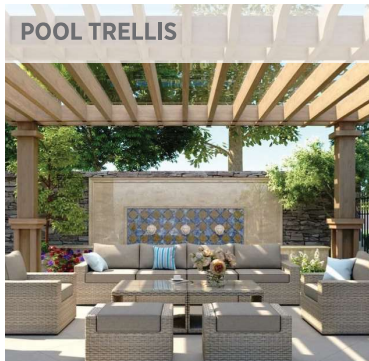
01/04/2022 - SCP SUBMITTAL
02/06/2022 - SCP PRESUBMITTAL
03/09/2022 - SCP PRESUBMITTAL
04/19/2022 - SCP PRESUBMITTAL

SHEET TITLE:
SECTION
EXHIBIT & DETAILS

BENCH



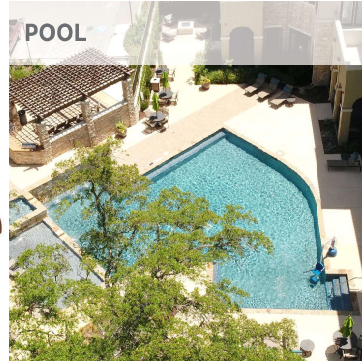
POOL TRELLIS



FAN WITH LIGHT KIT



POOL



PLANTER POT



OUTDOOR KITCHEN



FIRE PIT



MOVABLE CHAIR



LOUNGE CHAIR



DAYBED



PICNIC TABLE



CHARCOAL GRILL



POCKET PARK/
DOG PARK TRELLIS



DOG WASH STATION



DRINKING FOUNTAIN

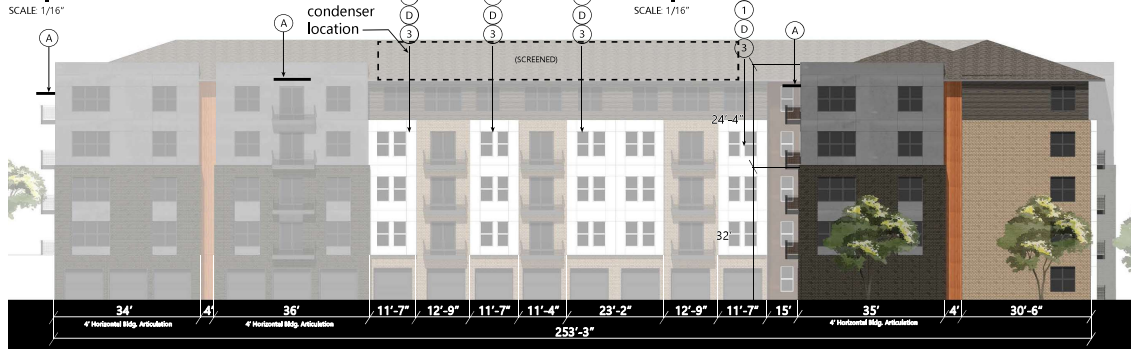




01 | NORTH ELEVATION



03 | WEST ELEVATION



05 | EAST ELEVATION

SCALE: 1/16"

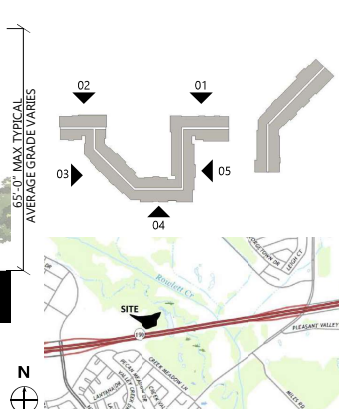


02 | NORTH ELEVATION



04 | SOUTH ELEVATION

SCALE: 1/16"



ARCHITECTURAL ELEMENTS	
A	AWNINGS
B	DISPLAY WINDOWS
C	RECESSED ENTRIES
D	BAY WINDOWS
E	PLANTERS (RE: LANDSCAPE)
F	OUTDOOR SEATING (RE: LANDSCAPE)

FACADE ARTICULATION	
1	>2' DEEP HORIZONTAL BUILDING PROJECTION
2	>2' DEEP HORIZONTAL BUILDING INSET
3	>2' DEEP VERTICAL BUILDING PROJECTION



FACADE ARTICULATION	
1	>2' DEEP HORIZONTAL BUILDING PROJECTION
2	>2' DEEP HORIZONTAL BUILDING INSET
3	>2' DEEP VERTICAL BUILDING PROJECTION

[illegible]

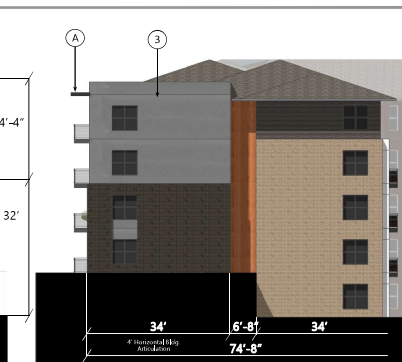
JHP
Architecture/Urban Design

TRUMONT GROUP

FIREWHEEL APARTMENTS
Elevations
2498 NORTH GEORGE BUSH PARKWAY
CITY OF GARLAND, DALLAS COUNTY, TEXAS

CASE NUMBER: 210909-1	
PROJECT #: 211119	SHEET NUMBER
16	
16 OF 18	

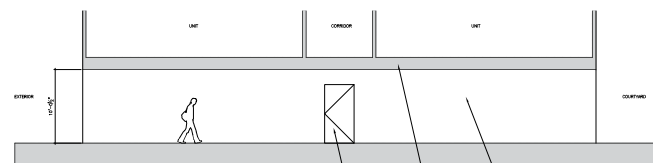
SCALE: 1/16"



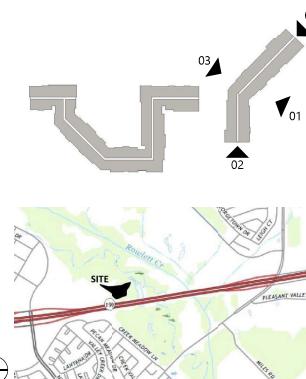
SCALE 1/16



SCALE 1/16"



Wall:	3/8" Rafter Tie Assembly 1/2" GYPSUM BOARD INTERIOR SIDE OF WALL 2x4 WOOD STUDS SPACED AS REQUIRED BY STRUCTURAL REQUIREMENTS INSULATION 1/2" GYPSUM BOARD EXTERIOR SIDE 1/2" GYPSUM BOARD INTERIOR SIDE OF WALL	FINISH & JOINT STUDS 2x10
Ceiling:	1/2" GYPSUM BOARD INTERIOR SIDE OF WALL 2x4 WOOD STUDS SPACED AS REQUIRED BY STRUCTURAL REQUIREMENTS INSULATION 1/2" GYPSUM BOARD EXTERIOR SIDE 1/2" GYPSUM BOARD INTERIOR SIDE OF WALL	2x10 2x10



SCALE: 1/16"



ARCHITECTURAL ELEMENTS	
A	AWNINGS
B	DISPLAY WINDOWS
C	RECESSED ENTRIES
D	BAY WINDOWS
E	PLANTERS (RE: LANDSCAPE)
F	OUTDOOR SEATING (RE: LANDSCAPE)

FACADE ARTICULATION	
1	>2' DEEP HORIZONTAL BUILDING PROJECTION
2	>2' DEEP HORIZONTAL BUILDING INSET
3	>2' DEEP VERTICAL BUILDING PROJECTION

Z 22-03



View of the subject property



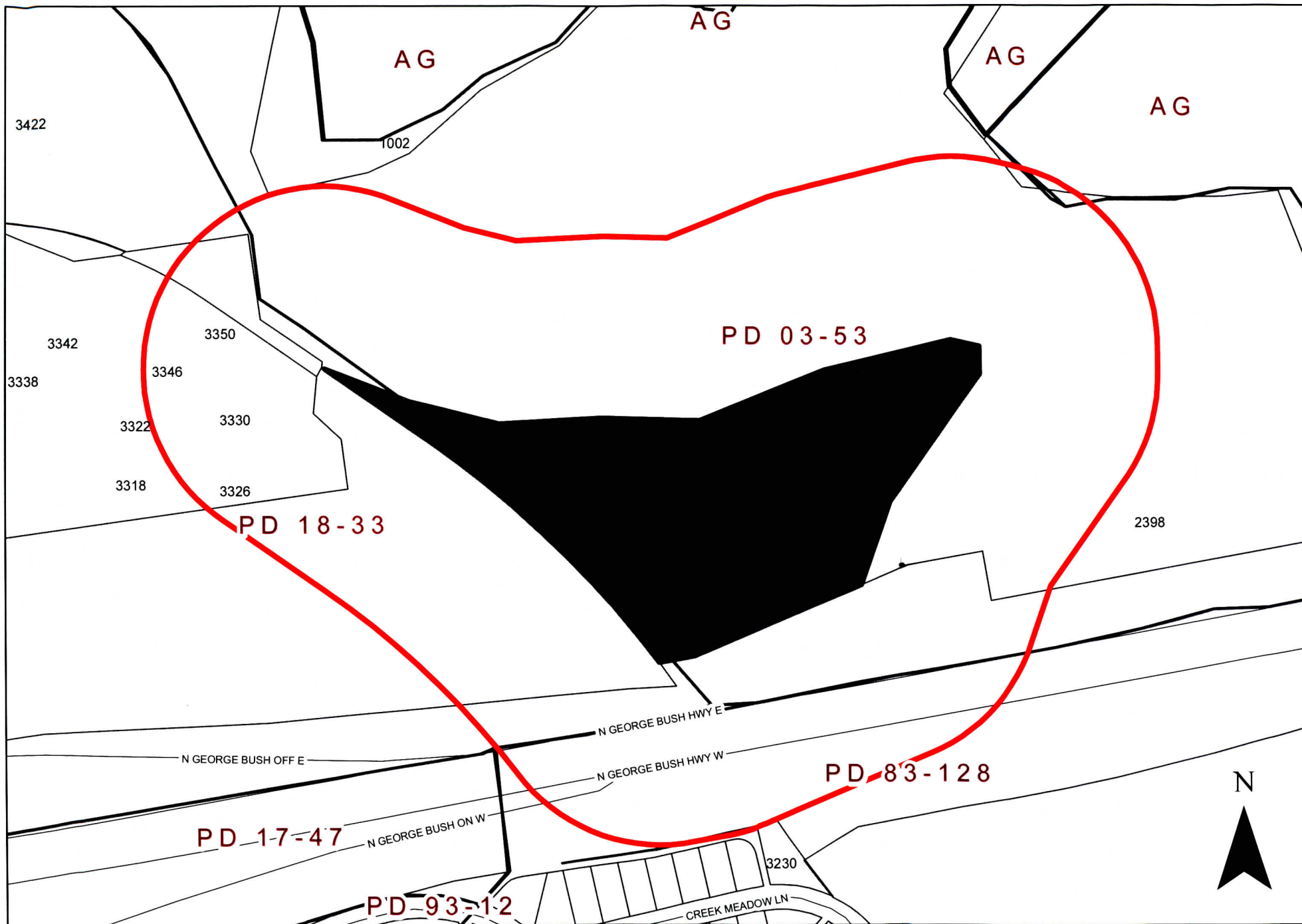
Looking west of the subject property



Looking south of the subject property



Looking east of the subject property



0 180 360 Feet
1 inch = 280 feet

ZONING MAP Z 22-03

2498 N George Bush Hwy

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

From: [Ahmed, Nabiha](#)
To: ["Jay Grogan"; Planning Group](#)
Cc: [Michael Reilly \(1948sunrise5@gmail.com\)](#); [Austin Reilly \(AREilly@landadvisors.com\)](#); [George Baldwin \(gbinvest@swbell.net\)](#); [Buz Franklin \(buzf@earthlink.net\)](#); [Colleen DeBard \(cwdebard@gmail.com\)](#)
Subject: RE: Comment Form - Case Z 22-03---OPPOSE
Date: Thursday, May 5, 2022 2:05:26 PM
Attachments: [image001.png](#)

Thank you. Your response has been received and recorded.

Nabiha Ahmed

Lead Development Planner

Planning & Development

City of Garland

D: 972-205-2453 | nahmed@garlandtx.gov



From: Jay Grogan <JGrogan@gbdallas.com>
Sent: Thursday, May 5, 2022 1:20 PM
To: Planning Group <Planning@garlandtx.gov>; Ahmed, Nabiha <NAhmed@garlandtx.gov>
Cc: Michael Reilly (1948sunrise5@gmail.com) <1948sunrise5@gmail.com>; Austin Reilly (AREilly@landadvisors.com) <areilly@landadvisors.com>; George Baldwin (gbinvest@swbell.net) <gbinvest@swbell.net>; Buz Franklin (buzf@earthlink.net) <buzf@earthlink.net>; Colleen DeBard (cwdebard@gmail.com) <cwdebard@gmail.com>
Subject: [EXTERNAL] FW: Comment Form - Case Z 22-03---OPPOSE

Dear Nahiba and Garland Planning:

See attached opposition form for Case No Z 22-03. We and all of our entities listed on the attached form strongly oppose this highly inappropriate request. The proposed rezoning area abuts sensitive wetlands and ecologically sensitive conservation areas that have always been intend to remain green and open and undeveloped. This development and its runoff and associated impacts will be harmful to these areas and subvert the park and open space plans for this area of the USACE and other agencies.

We strongly oppose.

RJ Grogan Jr.

ASO of all entities listed on the form

From: Lindsey Foster <Lindsey@gbdallas.com>
Sent: Thursday, May 5, 2022 1:03 PM

To: Jay Grogan <JGrogan@gbdallas.com>

Subject: Comment Form - Case Z 22-03

Lindsey N. Foster
Administrative Assistant
Grogan & Brawner P.C.
2808 Fairmount, Suite 150
Dallas, TX 75201
Phone: 214.979.1100
Fax: 214.979.1110



: Our land (approx.)

0 180 360 Feet
1 inch = 280 feet

ZONING MAP Z 22-03

2498 N George Bush Hwy

 INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

Comment Form

Case Z 22-03

Z 22-03 Trumont Group. The applicant proposes to construct 298 multi-family dwelling units. The site is located at 2498 North President George Bush Turnpike. (District 1)

Z 22-03 Trumont Group. El solicitante propone construir 298 unidades de viviendas multifamiliares. El sitio está ubicado en 2498 North President George Bush Turnpike. (Distrito 1)

Z 22-03 Trumont Group. Người nộp đơn đề xuất xây dựng 298 đơn vị ở cho nhiều gia đình. Địa điểm được đặt tại 2498 North President George Bush Turnpike. (Quận 1)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

LES LAND COMPANY, LTD, LES LIQUIDATING TRUST, MVB ASSOCIATES, PNB INTERESTS, VALLEY CREEK/STATE HIGHWAY 190 PARTNERS, AND RELATED

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.)

Various parcels within 400 foot area and beyond 400 feet

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

(see green area on attached map)

Zip Code / Código postal / Mã B u Qính

[Signature]

Signature / Firma / Chữ ký

R. J. Grogan Jr.,

5/5/22

Date / Fecha / Ngày

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

ASO for all entities

Comment Form Continued – Case Z 22-03

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

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

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

The subject parcel has always been planned as green space/open space due to access, infrastructure and other development challenges. It abuts sensitive wetlands, flood areas and important conservation areas that the US Army Corp of engineers desires to protect. There is more than ample multi-family inventory in this submarket ~~to~~ already. There is no need or purpose in threatening important ecological and habitat areas.

For these and other factors, all of the listed entities strongly oppose this zoning change.



GARLAND

Plan Commission

4. c.

Meeting Date: 05/09/2022

Item Title: Z 22-13 Hart Gaugler + Associates Report and Attachments - Zoning (District 1)

Summary:

Consideration of the application of **Hart Gaugler + Associates**, requesting approval of an amendment to Planned Development (PD) District 20-17 for Mixed Uses. This property is located at 6450 North President George Bush Turnpike. (District 1) (File Z 22-13 – Zoning)

Attachments

Z 22-13 Hart Gaugler + Associates Report and Attachments (Zoning)

Z 22-13 Hart Gaugler + Associates Responses

Planning Report

File No: Z 22-13/District 1

Agenda Item: Z 22-13

Meeting: Plan Commission

Date: May 9, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of an Amendment to Planned Development (PD) District 20-17 for Mixed Uses.

Approval of a Detail Plan for a Fire Station on a property zoned Planned Development (PD) District 20-17.

LOCATION

6450 North President George Bush Turnpike

APPLICANT

Hart Gaugler + Associates

OWNER

City of Garland

BACKGROUND

In 2015, City Council approved a zoning change from Agricultural (AG) District to Planned Development (PD) District 15-20 for Mixed Uses.

The PD 20-17 Zoning Framework Plan includes five (5) Character Zones, each zone implements specific aspects of the vision for a regional mixed-use destination with significant employment and residential uses. The following districts within the PD are: Employment Mixed Use Zone (EMU), Retail Mixed Use Zone (RMU), Mixed Use-Mixed Residential Zone (MU-MR), Mixed Use-Mixed Residential Zone (MU-MR), and Transitional Zone (T). The proposed project is located within the Retail Mixed Use Zone (RMU).

The applicant requests approval of a Garland Fire Station [Station No. 6]. The Fire Station is considered allowed by right. However, a Detail Plan through the public hearing process is required per PD 20-17. In addition, the applicant is requesting deviations from the ground floor commercial zone in Planned Development (PD) District 20-17 and a landscaping buffer requirement from the Garland Development Code.

SITE DATA

The proposed Detail Plan portion of the site is approximately 2.745 acres with 479 linear feet of frontage along North President George Bush Turnpike. The primary access is from North President George Bush Turnpike and the property can also be accessed from Ferris Road through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-17 and within the Retail Mixed Use (RMU) character zone. The Retail Mixed Use (RMU) Zone is adjacent to SH 190 with access conducive to destination and regional retail uses. This area shall contain design and development standards that allow for retail and office use; but also encourage connections and transitional uses with the adjacent development.

In 2017, City Council approved an amendment to Planned Development (PD) District 15-20 for Mixed Use to remove the Transition Zone located at the southwest corner of Campbell

Road and Lookout Drive and Rezone to Mixed Use-Mixed Residential. In 2020, City Council approved an amendment to Planned Development (PD) District 17-3537 for Mixed Use to 1) remove Dwelling, Multi-Family Use and Elder Care Independent Living Use from several character zones; 2) change the character zones of certain properties; and 3) remove the Concept Plan and require Detail Plans through a public hearing process.

CONSIDERATIONS

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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The proposed Garland Fire Station supports the area for emergency services.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to west is zoned Planned Development (PD) District 13-39 and Planned Development (PD) District 10-08. The Planned Development (PD) District 01-23 is developed with an urgent care and the Planned Development (PD) 10-08 is developed with a school. The properties to the south across North President George Bush Turnpike are zoned Planned Development (PD) District 15-43 for Mixed Uses and Agricultural (AG) District; these properties are developed with an apartment complex and restaurant. The property to the immediate east is zoned Planned Development (PD) District 20-17 for Mixed Uses and is currently proposed for a Self-Storage (Mini-warehouse) use. The property further to the east is developed with an entertainment complex (Strike + Reel).

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 20-17 for Mixed Uses.

Approval of a Detail Plan for a Fire Station on a property zoned Planned Development (PD) District 20-17.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD Conditions
Photos

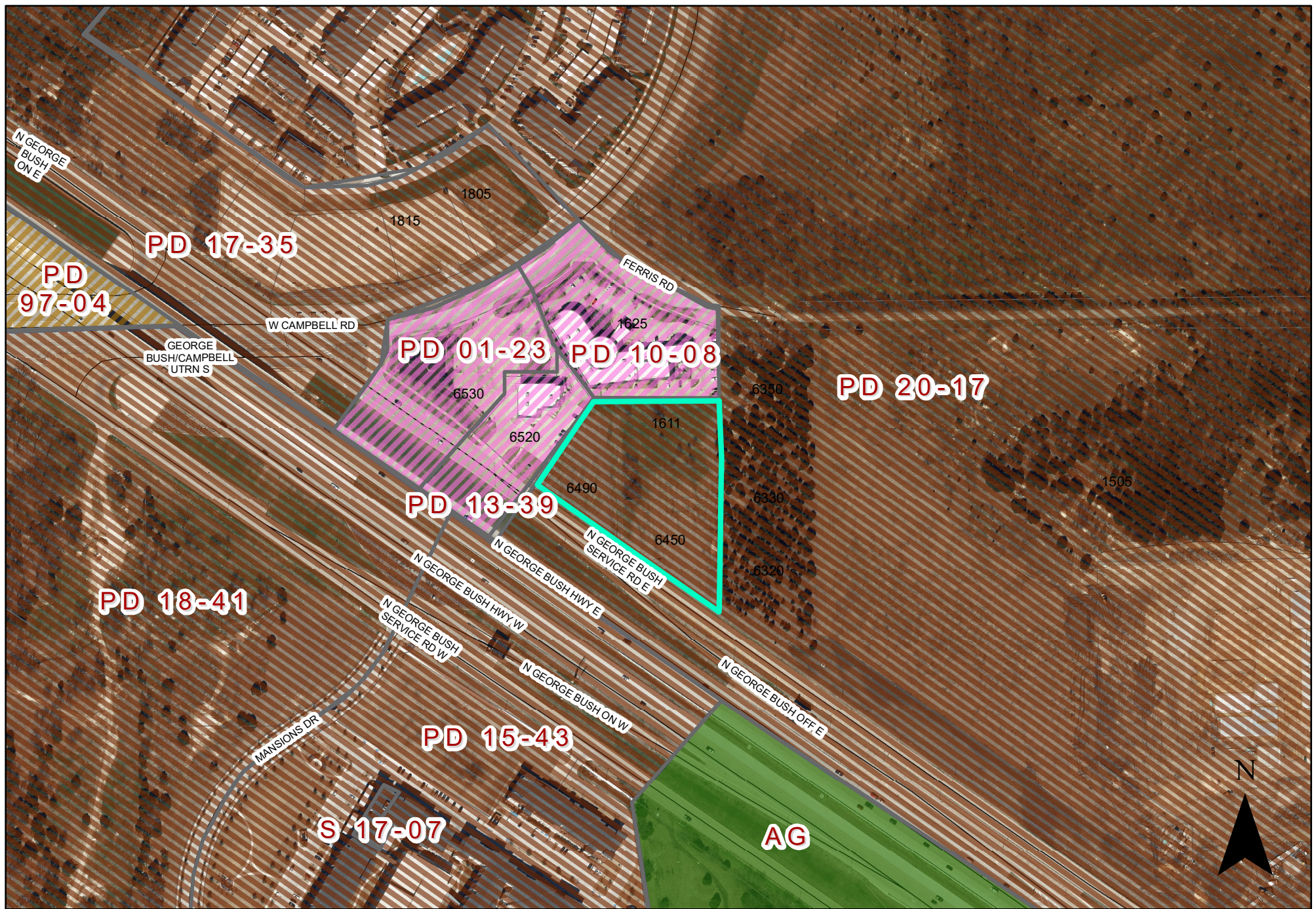
CITY COUNCIL DATE: June 7, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2454
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 180 360 Feet
1 inch = 280 feet

ZONING MAP Z 22-13

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

6450 N President George Bush Hwy

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-13

6450 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 20-17 to allow a Fire Station and approve a Detail Plan.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 20-17, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 20-17 and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The development shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and Screening shall be in conformance with Exhibit D.
- C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

Z 22-13



View of the subject property along North President George Bush Turnpike.



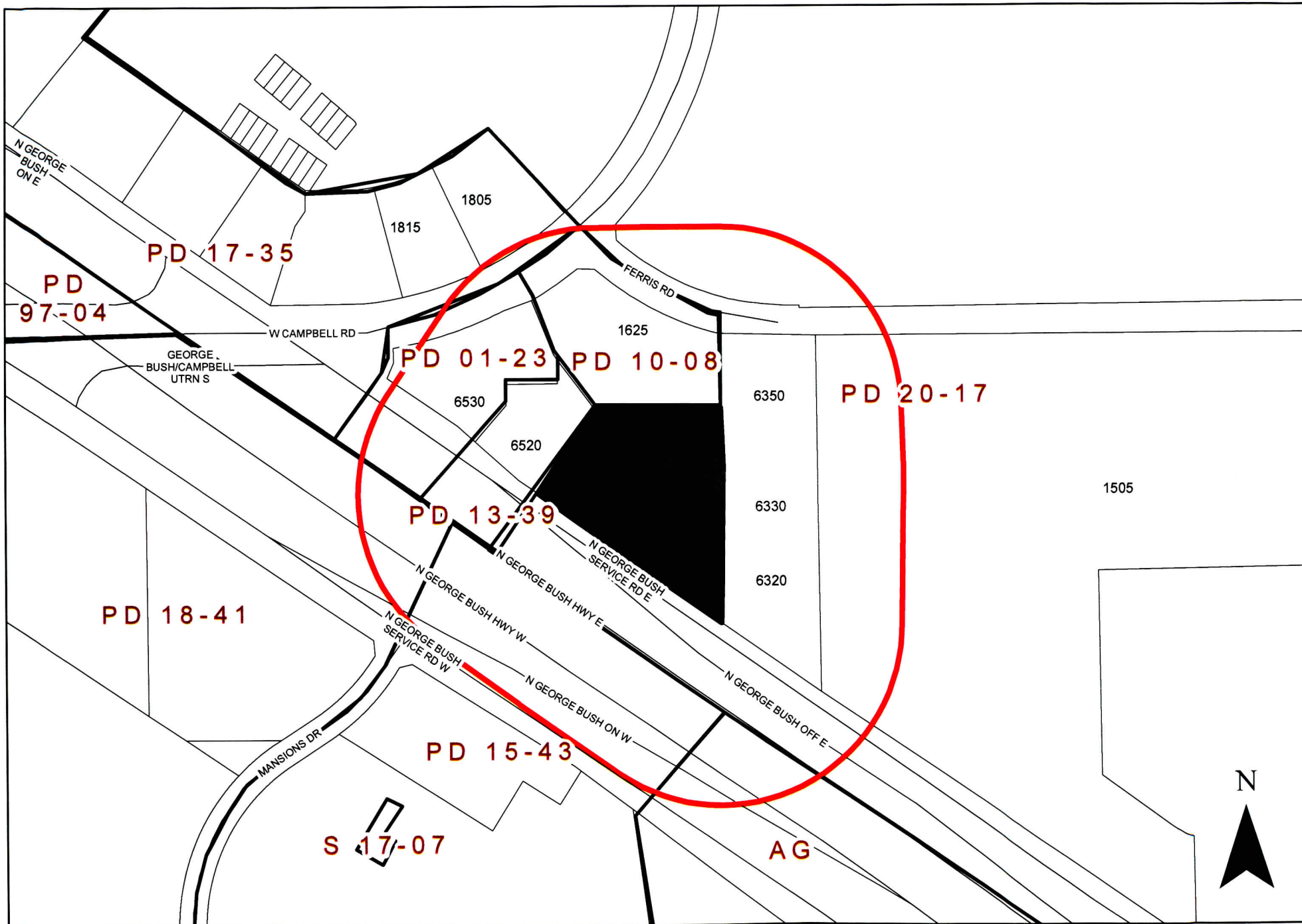
West of the subject property along North President George Bush Turnpike.



South of the subject property along North President George Bush Turnpike.



North of the subject property along North President George Bush Turnpike.



ZONING MAP Z 22-13

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

6450 N President George Bush Hwy

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-13	May 9, 2022	June 7, 2022	Kimberly Hopkins

A Garland Fire Station is proposed on the subject property. The site is located at 6450 North President George Bush Turnpike. (District 1)

Brandon Lee

For

5/4/2022
4:06:06 AM

1711 W Campbell Rd

Outside the Notification Area

Garland
TX
United States
75044

Anna M Plote

For

5/4/2022
4:03:08 AM

1711 W Campbell Rd

Outside the Notification Area

anna.m.plote@gmail.com

Garland
TX
United States
75044

9154942577



Plan Commission

4. d.

Meeting Date: 05/09/2022

Item Title: Z 22-13 Hart Gaugler + Associates Report and Attachments - Detail Plan (District 1)

Summary:

Consideration of the application of **Hart Gaugler + Associates**, requesting approval of a Detail Plan for a Garland Fire Station on a property zoned Planned Development (PD) District 20-17 for Mixed Uses. This property is located at 6450 North President George Bush Turnpike. (District 1) (File Z 22-13 – Detail Plan)

Attachments

Z 22-13 Hart Gaugler + Associates Report and Attachments (Detail Plan)

Z 22-13 Hart Gaugler + Associates Responses

Planning Report

File No: Z 22-13/District 1

Agenda Item: Z 22-13

Meeting: Plan Commission

Date: May 9, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of an Amendment to Planned Development (PD) District 20-17 for Mixed Uses.

Approval of a Detail Plan for a Fire Station on a property zoned Planned Development (PD) District 20-17.

LOCATION

6450 North President George Bush Turnpike

APPLICANT

Hart Gaugler + Associates

OWNER

City of Garland

BACKGROUND

In 2015, City Council approved a zoning change from Agricultural (AG) District to Planned Development (PD) District 15-20 for Mixed Uses.

The PD 20-17 Zoning Framework Plan includes five (5) Character Zones, each zone implements specific aspects of the vision for a regional mixed-use destination with significant employment and residential uses. The following districts within the PD are: Employment Mixed Use Zone (EMU), Retail Mixed Use Zone (RMU), Mixed Use-Mixed Residential Zone (MU-MR), Mixed Use-Mixed Residential Zone (MU-MR), and Transitional Zone (T). The proposed project is located within the Retail Mixed Use Zone (RMU).

The applicant requests approval of a Garland Fire Station [Station No. 6]. The Fire Station is considered allowed by right. However, a Detail Plan through the public hearing process is required per PD 20-17. In addition, the applicant is requesting deviations from the ground floor commercial zone in Planned Development (PD) District 20-17 and a landscaping buffer requirement from the Garland Development Code.

SITE DATA

The proposed Detail Plan portion of the site is approximately 2.745 acres with 479 linear feet of frontage along North President George Bush Turnpike. The primary access is from North President George Bush Turnpike and the property can also be accessed from Ferris Road through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-17 and within the Retail Mixed Use (RMU) character zone. The Retail Mixed Use (RMU) Zone is adjacent to SH 190 with access conducive to destination and regional retail uses. This area shall contain design and development standards that allow for retail and office use; but also encourage connections and transitional uses with the adjacent development.

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STAFF RECOMMENDATION

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Approval of a Detail Plan for a Fire Station on a property zoned Planned Development (PD) District 20-17.

ADDITIONAL INFORMATION

Location Map
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Photos

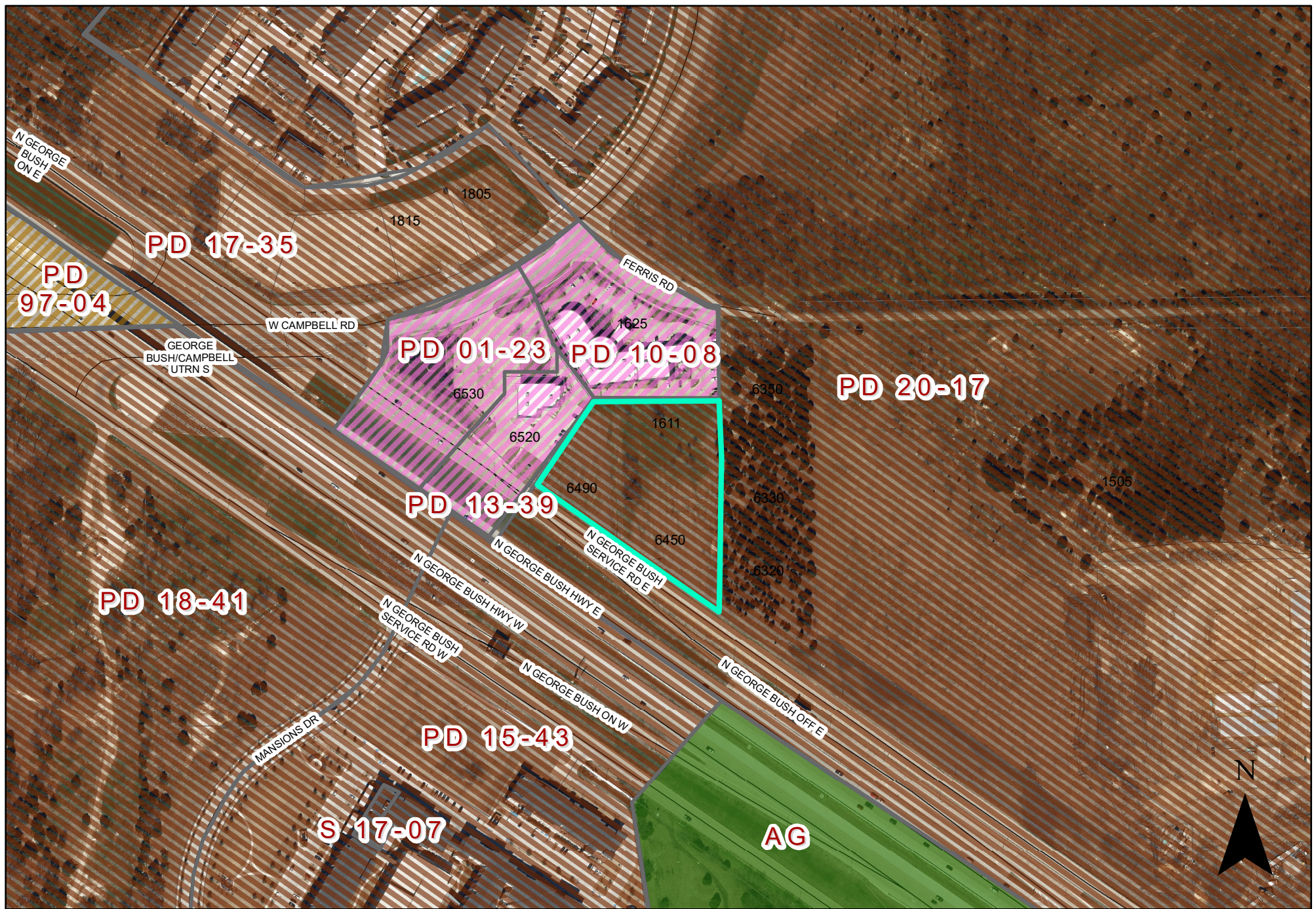
CITY COUNCIL DATE: June 7, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2454
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 180 360 Feet
1 inch = 280 feet

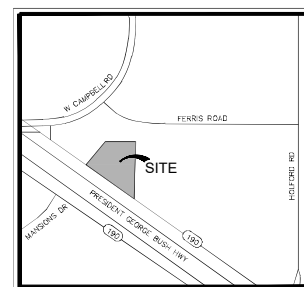
ZONING MAP Z 22-13

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

6450 N President George Bush Hwy



LEGEND	
	PROPERTY LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING STORM LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM LINE
	5" CONCRETE SIDEWALK
	5" CONCRETE PAVEMENT
	7" CONCRETE PAVEMENT FIRE LANE
	10" CONCRETE PAVEMENT IN ROW



CHARACTER ZONE	RETAIL MIXED USE
PRINCIPAL BUILDING HEIGHT	NO MAXIMUM
SCREENS AND BUILD TO ZONES	ONE FIVE FOOT STATION OUTSIDE WIN. STRAC 44'-1/2"
FRONT = SH190	MIN 20', MAX FLEXIBLE
TYPE "H" FRONTAGE	MIN 25', MAX FLEXIBLE
CORNER	FLEXIBLE
REAR	FLEXIBLE
MINIMUM BUILDING FRONTAGE	NONE REQUIRED
ACCESSORY BUILDINGS	PERMITTED/FLEXIBLE
BLOCK PERIMETER	MAX = 3,000'
LOT AREA	FLEXIBLE
LOT WIDTH AND DEPTH	FLEXIBLE
MAXIMUM LOT COVERAGE	FLEXIBLE

[illegible]

No.	Date	Revisions	App.
PRT GAUGLER + ASSOCIATES Structural & Civil Engineering Services 12801 N. Central Expwy, Suite 1400 Dallas, Texas 75243 972.239.5111 / 972.239.5055 fax www.hartgaugler.com Texas Registered Engineering Firm #IF-00563			



**THE CITY OF GARLAND
FIRE STATION NO. 6
6450 N GEORGE BUSH HWY
LOT 1, BLOCK 1
FIRE STATION NO. 6 ADDITION
CITY OF GARLAND, DALLAS COUNTY, TEXAS**

SITE PLAN

SITE PLAN
GARLAND FIRE STATION NO. 6
 LOT 1, BLOCK K
 FIRE STATION NO. 6, ADDITION
 2745 AC. (11,980.50 S.F.)
 F.M. RICE SURVEY, ABSTRACT NO. 1241
 CITY OF GARLAND, DALLAS COUNTY, TEXAS
 CITY OF GARLAND CASE NO. 21051-1

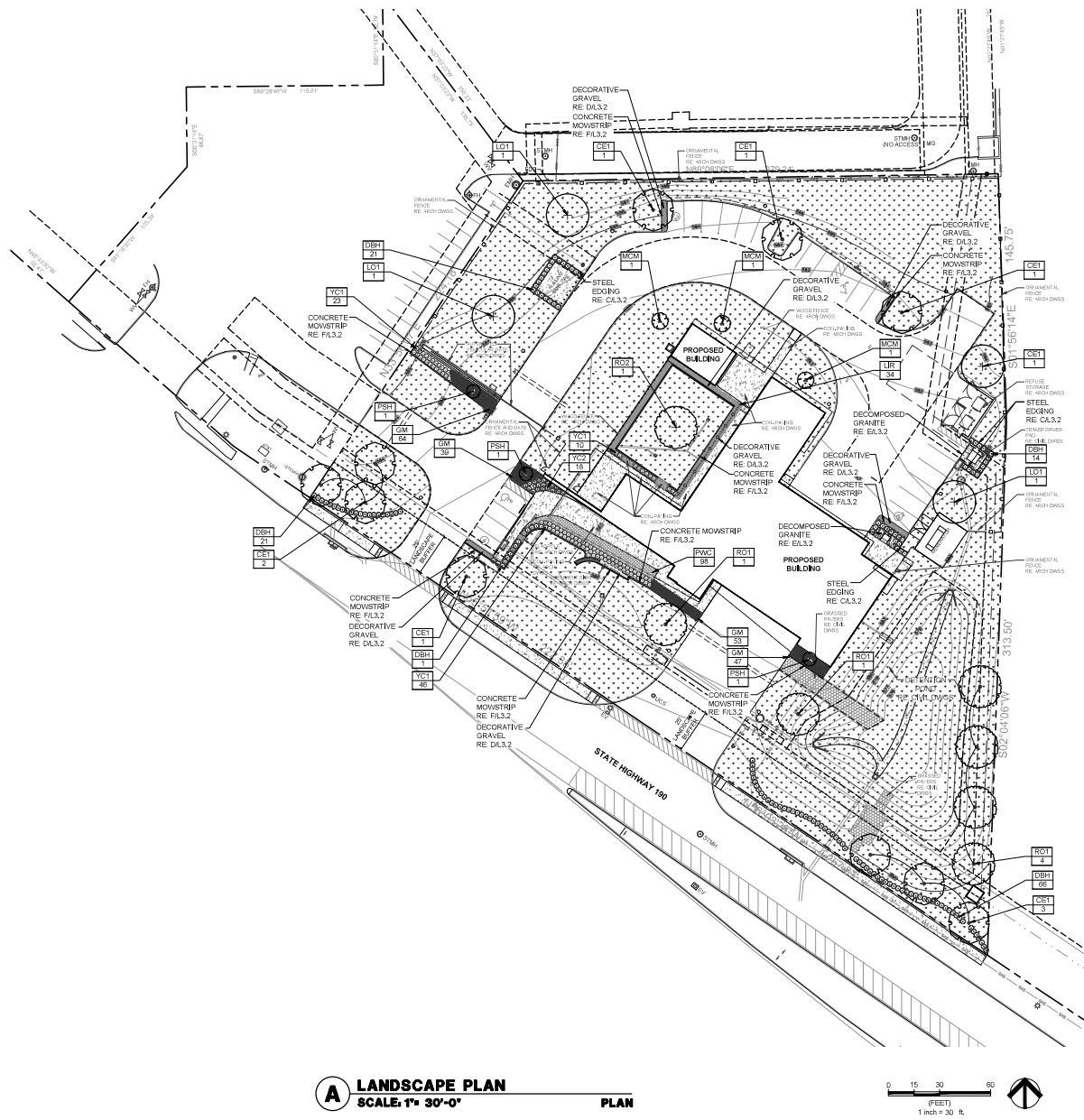
OWNER CITY OF GARLAND 901 POLK AVENUE GARLAND, TEXAS 75040 PHONE 972-274-0000 FAX 972-274-0001 CLEVELAND@CITYOFGARLAND.ORG	ARCHITECT SHOWN DESIGN GROUP, INC. 3635 BURNING TREE, IRVING TEXAS 75039 PHONE 972-434-8226 FAX 972-434-8227 SHOWN@SHOWNDESIGN.COM
--	--

ENGINEER
 NORTH TEXAS ENGINEERING, LLC
 10000 W. CAMPBELL AVENUE, SUITE 100
 FORT WORTH, TEXAS 76135
 PHONE 817-242-6445
 FAX 817-242-6446
 JON@NTEENGINEERING.COM
 NORTH@NTEENGINEERING.COM

GENERAL CONTRACTOR
 HUNT-GARLAND ASSOCIATES
 10000 W. CAMPBELL AVENUE, SUITE 100
 FORT WORTH, TEXAS 76135
 PHONE 817-242-6445
 FAX 817-242-6446
 JON@HGA-ASSOCIATES.COM
 JON@HGA-ASSOCIATES.COM
 HUNTS@HGA-ASSOCIATES.COM
 HUNTS@HGA-ASSOCIATES.COM

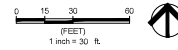
MAY 3, 2022

C0.01 SHEET	Scale:	AS SHOWN
	Designed by:	MGA
	Drawn by:	MGA
	Checked by:	JOB
	Date:	MAY, 2022
	Project No.	220-21



A LANDSCAPE PLAN
 SCALE: 1" = 30'-0"

PLAN



LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	1/4" TUF (419) SOLID SOD BERMUDAGRASS (REPLANTING SCHEDULE 3.2)
GENERAL NOTES	
1.	REFERENCE CIVIL FOR GRADING PLANS
2.	ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.
3.	ALL PEDESTRIAN WALKING SURFACES SHALL NOT EXCEED 5% (1.20) LONGITUDINAL SLOPE & 2% (1.50) CROSS SLOPE.
4.	ENSURE TREES ARE NOT WITHIN UTILITY EASEMENT.

Garland Fire Station No. 6: Landscape Tabulation Chart

Site Area Landscaped		
Total Site Area (Acres/ SF)	Total Area Landscaped (Acres/ SF)	Percentage of Site Area Landscaped
2.745 Acres/ 119,580 SF	1.60 Acres/ 69,621.43 SF	58.2%

Street Buffer Trees

Street buffer trees shall be provided in a ratio of three (3) caliper inches for every thirty (30') of linear frontage.

Street Name	Street Frontage (Linear Feet)	Large Tree Required	Large Trees Caliper Inches Required
State Highway 190	374.51	At 3"	35"
		Large Tree Provided	Large Trees Provided At 3.5"
		13	45.50

Street Buffer Shrubs

A minimum of ten (7) shrubs per thirty (30) linear feet shall be planted within the additional right-of-way dedicated for landscaping purposes.

Street Name	Street Frontage (Linear Feet)	Required Shrubs	*Shrubs Provided
State Highway 190	374.51	87	87

NOTES:
 1) Large trees shall be per plant list at time of planting.
 2) The shrubs shall be per plant list at time of planting.

**GARLAND FIRE
 STATION No. 6
 GARLAND, TEXAS**

CITY OF GARLAND
 CASE NUMBER:
 21951-C

DNT105-0172
 SEAL



May 04, 2022

REVISION DATE REMARKS

ISSUE TITLE: 100% CONSTRUCTION DOCUMENTS
 ISSUE DATE: 05/04/2022

PROJECT MANAGER: RM
 DRAWN BY: BP

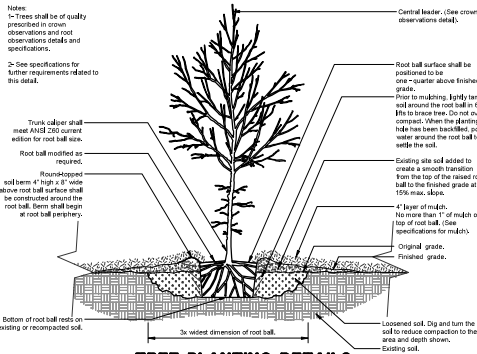
PROJECT DESIGNER: RM/SP

SHEET TITLE

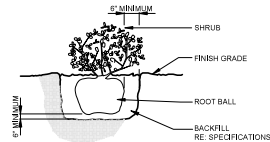
**LANDSCAPE
 PLAN**

SHEET NO.

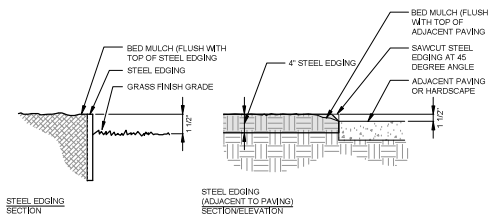
L3.1



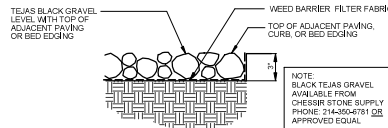
A TREE PLANTING DETAILS
SCALE: N.T.S. SECTION/ELEVATION



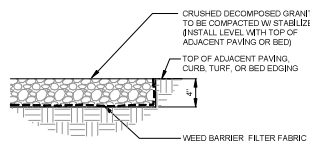
B SHRUB PLANTING DETAIL
SCALE: N.T.S. SECTION



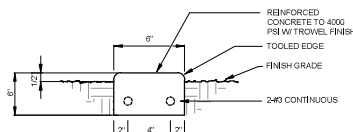
C STEEL EDGING
SCALE: N.T.S. SECTION/ELEVATION



D GRAVEL LANDSCAPE MULCH
SCALE: N.T.S. SECTION



E CRUSHED DECOMPOSED GRANITE
SCALE: 3/4" = 1'-0" SECTION



F CONCRETE MOWSTRIP
SCALE: 1" = 1'-0" SECTION

SYMBOL	QTY	DESCRIPTION	SYMBOL	QTY	DESCRIPTION	SYMBOL	QTY	DESCRIPTION
101	10	Tree (See Note)	101	10	Tree (See Note)	101	10	Tree (See Note)
102	10	Tree (See Note)	102	10	Tree (See Note)	102	10	Tree (See Note)
103	10	Tree (See Note)	103	10	Tree (See Note)	103	10	Tree (See Note)
104	10	Tree (See Note)	104	10	Tree (See Note)	104	10	Tree (See Note)
105	10	Tree (See Note)	105	10	Tree (See Note)	105	10	Tree (See Note)
106	10	Tree (See Note)	106	10	Tree (See Note)	106	10	Tree (See Note)
107	10	Tree (See Note)	107	10	Tree (See Note)	107	10	Tree (See Note)
108	10	Tree (See Note)	108	10	Tree (See Note)	108	10	Tree (See Note)
109	10	Tree (See Note)	109	10	Tree (See Note)	109	10	Tree (See Note)
110	10	Tree (See Note)	110	10	Tree (See Note)	110	10	Tree (See Note)
111	10	Tree (See Note)	111	10	Tree (See Note)	111	10	Tree (See Note)
112	10	Tree (See Note)	112	10	Tree (See Note)	112	10	Tree (See Note)
113	10	Tree (See Note)	113	10	Tree (See Note)	113	10	Tree (See Note)
114	10	Tree (See Note)	114	10	Tree (See Note)	114	10	Tree (See Note)
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131	10	Tree (See Note)	131	10	Tree (See Note)	131	10	Tree (See Note)
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LANDSCAPE GENERAL NOTES (REFERENCE SECTION 32.03.00 OF THE TECHNICAL SPECIFICATIONS FOR FURTHER DETAIL)

- QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRE AT SPOILING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY, OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF DISCREPANCY, AMBIGUITY, OR UNLABELED PLANT IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEM ON BID.
- CONTRACTOR SHALL PROVIDE REPRESENTATIVE SAMPLES OF SHRUB AND GROUND COVER STOCK FOR LANDSCAPE ARCHITECT'S AND/OR OWNER'S APPROVAL PRIOR TO MAJOR SHIPMENT OF MATERIALS TO SITE. IF REPRESENTATIVE SAMPLES CANNOT BE PROVIDED, CONTRACTOR SHALL FURNISH GOOD QUALITY PHOTOGRAPH OF LANDSCAPE MATERIALS TO LANDSCAPE ARCHITECT AND/OR OWNERS. PHOTOGRAPHS SHALL HAVE A MEANS OF DETERMINING SCALE AND SIZE OF MATERIALS WITHIN THE PHOTOGRAPH (I.E. FIELD POLE WITH ONE FOOT INCREMENT FOR TREES).
- ALL SIZE REQUIREMENTS AND CONTAINER SIZES FOR PLANT MATERIALS SHOWN ON THE PLANT LIST MUST BE MET AS MINIMUM. IF ANY SPECIFIC REQUIREMENT CANNOT BE MET (I.E. IF A 100 GALLON TREE CANNOT MEET THE SPECIFIED REQUIREMENT), THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTAINER SIZE MUST BE MET REGARDLESS WHETHER THE SPECIFIED SIZES CAN BE REACHED WITH A SMALLER SIZE CONTAINER.
- AFTER TILLAGE AND CLEANING, ALL AREAS TO BE GRASSED SHALL BE LEVELED, AND FINE GRADED. THE REQUIRED RESULT SHALL BE THE ELIMINATION OF RUTS, DEPRESSIONS, HUMPS, AND OBSTACLES TO SOIL CLOSURE. DURING THE SOIL PREPARATION PROCESS, A "ROCK PICK" OR "ROCK RAKE" SHALL BE USED TO GATHER SURFACE STONES AS SMALL AS ONE INCH (1") IN DIAMETER.
- CONTRACTOR SHALL GUARANTEE A FULL STAND OF GRASS, REGARDLESS OF WHETHER A PERMANENT LANDSCAPE IRRIGATION SYSTEM IS INSTALLED. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION OR HAND WATER AS REQUIRED FOR TURF ESTABLISHMENT.
- TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. TREE BACKFILL SHOULD BE COMPOSED OF 5 PARTS OF EXISTING SOIL, EXCAVATED FROM THE HOLE TO ONE PART SOIL AMENDMENT, THOROUGHLY MIXED WITH 5 LBS. PER CUBIC YARD BACKFILL FERTILIZER (15-15-15 ANALYSIS BULK FERTILIZER). TREE BACKFILL TO BE MECHANICALLY MIXED PRIOR TO BACKFILL OPERATIONS.
- ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.

DESIGN TEAM

DCBA
LANDSCAPE ARCHITECTURE
A WHOLLY OWNED
SUBSIDIARY OF **LA**

IRRIGATION DESIGNER

SETH HEIDMAN
IRRIGATION DESIGN & CONSULTING, LLC
1000 W. FAYE RD. #100 THE WOODS, TEXAS 75075-2540

PROJECT

**GARLAND FIRE
STATION No. 6**
GARLAND, TEXAS

CITY OF GARLAND
CASE NUMBER:
21051-1

DNT105-0172



May 04, 2022

REVISION DATE REMARKS REVIEWER

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IRRIGATION LEGEND:

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
●	LAWN SPRAY HEAD	RAINBIRD (30 PSI)	1804PRS W/ MPR PLASTIC NOZZLE ON RAINBIRD 1/2" SPS SWING PIPE
⊙	TREE BUBBLER HEAD TWO PER TREE	RAINBIRD (30 PSI)	#1401 PLASTIC BUBBLER NOZZLE ON RAINBIRD 1/2" SPS SWING PIPE AND METAL STAKES
⊙	TREE BUBBLER HEAD TWO PER TREE	RAINBIRD (30 PSI)	#1401 PLASTIC BUBBLER NOZZLE ON RAINBIRD 1/2" SPS SWING PIPE AND METAL STAKES
⊙	ROTARY HEAD PART-CIRCLE	RAINBIRD (40 PSI)	5004 W/ #1.5 NOZZLE ON 3/4" LASCO T722-212 SWING JOINT
⊙	ROTARY HEAD FULL-CIRCLE	RAINBIRD (40 PSI)	5004 W/ #1.5 NOZZLE ON 3/4" LASCO T722-212 SWING JOINT
⊙	ROTARY HEAD PART-CIRCLE	RAINBIRD (40 PSI)	5004 W/ #1.5 NOZZLE ON 3/4" LASCO T722-212 SWING JOINT
⊙	ROTARY HEAD FULL-CIRCLE	RAINBIRD (40 PSI)	5004 W/ #1.5 NOZZLE ON 3/4" LASCO T722-212 SWING JOINT
▲	QUICK COUPLING VALVE	RAINBIRD	#33-ORIP WITH LASCO BALL VALVE, PURPLE LID HEADS RECLAIMED WATER, DO NOT DRINK IN FURNISH AND "NO TONE" IN SPANISH
⊙	REMOTE CONTROL VALVE	RAINBIRD	PEB, REFER TO PLAN FOR SIZE
⊙	BALL VALVE	LASCO	COMPACT LINE SIZE
⊙	CONTROLLER	HUNTER	IC2-1200 WALLMOUNT SERIES WITH WIRE-CLIP RAIN AND FREEZE SENSOR
—	MAINLINE PIPING	REFER TO SPEC.	2-1/2" SCHEDULE 40 PVC
—	LATERAL PIPING	REFER TO SPEC.	3/4" & LARGER - CLASS 200 PVC 1/2" - CLASS 315 PVC
⊙	REMOTE CONTROL DRIP VALVE	RAINBIRD	XIC2-1004PRZOM CONTROL ZONE KIT VALVE, REFER TO PLAN FOR SIZE
—	DRIP HEADER PIPING	REFER TO SPEC.	1/2" CLASS 200 PVC UNLESS NOTED OTHERWISE
—	PLANTING BED TECHLINE TUBING	NETAFIM	TLOV6-12 AT 1/2" O.D. WITH BARBED INSERT FITTING, GALVANIZED STAKES, & XP-1206X OPERATION INDICATOR W/ VARI NOZZLE
⊙	WATER METER	REFER TO SPEC.	PER LOCAL BUILDING CODE
⊙	ISOLATION VALVE	LASCO	1MP BALL VALVE, REFER TO PLAN FOR SIZE
⊙	WYE STRAINER	FEBCO	#50A, REFER TO PLAN FOR SIZE
⊙	BACKFLOW PREVENTER	FEBCO	#550, REFER TO PLAN FOR SIZE
⊙	MASTER VALVE	RAINBIRD	PEB, REFER TO PLAN FOR SIZE
⊙	STATION NUMBER		
⊙	VALVE SIZE		
⊙	GPM (APPROX.)		

FLOW CHART

SPRAY HEADS:

NOZZLE	RADIUS	GPM
18"	18'	6.5
18"	18'	4.5
18"	18'	2.5
15"	15'	4.1
15"	15'	3.1
15"	15'	2.7
15"	15'	2.0
15"	15'	1.4
15"	15'	1.0
12"	12'	2.9
12"	12'	2.2
12"	12'	1.9
12"	12'	1.4
12"	12'	1.0
12"	12'	.7
10"	10'	1.7
10"	10'	.9
10"	10'	.6
10"	10'	.4
8"	8'	1.7
8"	8'	.9
8"	8'	.6
8"	8'	.4
6"	6'	.5

FLOW CHART

ROTARY HEADS:

22" PART-CIRCLE	1.0
22" FULL-CIRCLE	2.0
30" PART-CIRCLE	1.5
30" FULL-CIRCLE	3.0
40" PART-CIRCLE	4.0
40" FULL-CIRCLE	8.0

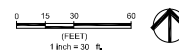
PIPE SIZE CHART

FLOW GPM:	PIPE SIZE:
4.1 - 9.5	3/4"
9.6 - 14.5	1"
14.6 - 27.0	1-1/4"
27.1 - 35.0	1-1/2"
35.1 - 55.0	2"
55.1 - 70.0	2-1/2"

IRRIGATION PLAN

SCALE: 1" = 30'-0"

PLAN



GARLAND FIRE STATION No. 6

GARLAND, TEXAS

CITY OF GARLAND

CASE NUMBER: 278514

DATE: May 4, 2022



REVISION DATE REMARKS

PROJECT MANAGER: SAH

DRAWN BY: SAH

PROJECT DESIGNER: SAH

SHEET TITLE: IRRIGATION PLAN

SHEET NO. 1

ISSUE DATE: 05/04/2022

100% CONSTRUCTION DOCUMENTS

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1. ALL 24 VOLT LEAD AND COMMON VAIL WIRING SHALL BE A MINIMUM OF UF-14 G, SINGLE CONDUCTOR, REFER TO MANUFACTURER'S RECOMMENDATIONS FOR PROPER WIRE SIZE, WIRE SPLICES SHALL BE 3M-4BY PERMANENT AND WATERPROOF PER THE SPECIFICATIONS.
2. COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
3. PIPING AND VALVES IN PAVING SHOWN FOR CLARITY. INSTALL IN ADJACENT PLANTING BED OR LAWN AREA.
4. LATERAL PIPING SHALL HAVE A MINIMUM OF 12" OF COVER. MAINLINE AND PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER. ALL FITTINGS TO BE SCHEDULE 40 PVC. USE WELDON #705 SOLVENT AND #W-45 PRIMER FOR PVC CONNECTIONS PER THE SPECIFICATIONS.
5. SIZE PIPING PER MANUFACTURER'S RECOMMENDATIONS OF NOT EXCEEDING 5 FPS. REFERENCE CHART.
6. CONNECT LAWN SPRAY, TREE BUBBLER, AND DRIP INDICATOR HEADS TO LATERAL PIPING WITH RAINBIRD 1/2" SPX SWING FIVE. CONNECT ROTARY HEADS TO LATERAL PIPE WITH LASCO #722Z SERIES "UNTIETED", ORING SWING JOINTS.
7. INSTALL QUICK COUPLING VALVES IN 20"x14" INCH BROOKS C36 CONCRETE VALVE BOX. CONNECT QUICK COUPLERS TO MAINLINE PIPE WITH LASCO #722Z-212 "UNTIETED", ORING SWING JOINT. SUPPLY OWNER WITH ONE (1) PULPER KEY WITH SWIVEL HOSE BIBB EACH. VALVES TO BE INSTALLED 55" THAT TOP OF QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX TOP. PURPLE LID READS "NONPOTABLE. NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH. INSTALL EVERY 200'-0" ON CENTER ALONG ENTIRE LENGTH OF MAINLINE.
8. PERFORM ELECTRICAL WORK IN ACCORDANCE WITH LOCAL BUILDING CODE. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX AND HARDWIRED WITHIN FIVE (5) FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR.
9. INSTALL REMOTE CONTROL VALVES AND WIRE SPLICES IN 20"x14" INCH BROOKS C36 CONCRETE VALVE BOXES.
10. INSTALL SLEEVES UNDER ALL HARDSCAPE SURFACES SUCH AS ROADS, DRIVES, WALKS, ETC. WHETHER SHOWN OR NOT. SLEEVES SHALL BE CLASS 200 PVC. SIZES AS NOTED ON PLANS AND INSTALLED BY IRRIGATION CONTRACTOR.
11. ADJUST NOZZLES FOR SITUATIONS THAT REQUIRE LESS THAN 90 DEGREE RADIUS SPRAY. NO OVERSPRAY ALLOWED ON ANY HARDSCAPE SURFACES.
12. DESIGN PRESSURE IS 60.0 PSI. STATIC PRESSURE IS 6.0 PSI. TEN DAYS PRIOR TO START OF CONSTRUCTION, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN STATED DO NOT START WORK UNTIL NOTIFIED TO PROCEED.
13. MINIMUM DISTANCE BETWEEN MAIN LINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) TO BE EIGHTEEN (18") INCHES AND MINIMUM HORIZONTAL DISTANCE OF TWENTY-FOUR (24") INCHES BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
14. INSTALL REMOTE CONTROL DRIP ZONE HITS IN 20"x14" INCH BROOKS C36 CONCRETE VALVE BOX.
15. INSTALL DRIPLINE MINIMUM OF 2" AND A MAXIMUM OF 4" FROM HARDSCAPE SURFACES. STAKE DRIPLINE AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE INSTALLATION. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS OF 54" PER SECOND OF DRIPLINE.
16. PROVIDE AND INSTALL DISTRIBUTION TUBING, STAKES, EMTITERS, TRANSFER FITTINGS, DRIFUSER BUB CAP, DRIP HEADERS, CONTROL IN ONEBITS, ETC. NECESSARY FOR PROPER INSTALLATION OF THE DRIP SYSTEM. ALL PVC HEADER PIPING TO BE CLASS 200 PVC SOLVENT WELD PIPE. INSERT 17MM BARBED INSERT FITTINGS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL RAINBIRD X-1200X W/VAN NOZZLE. TURN OFF OPERATION INDICATOR FOR EACH DRIP ZONE.
17. AIR RELIEF VALVE TO BE NETAFIM AIR/AVCO AUTOMATICS INSTALLED IN A 20"x14" INCH BROOKS C36 CONCRETE VALVE BOX WITH 6" OF GRAVEL SUMP. FLUSH VALVES TO BE NETAFIM AUTOMATIC FLUSH VALVE INSTALLED IN A 20"x14" INCH BROOKS C36 CONCRETE VALVE BOX WITH 6" OF GRAVEL SUMP.
18. ALL TECHLINE CV AND DISTRIBUTION TUBING TO BE INSTALLED BELOW FINISH GRADE APPROXIMATELY 4" TO 6" PER MANUFACTURER'S RECOMMENDATIONS. ALL DRIPLINE TO BE INSTALLED MIN. OF 14" AND MAX. OF 20" ROW SPACING. LESS THAN 10" ROW SPACING. ALL EMTITERS AND EMTITER IN. EMTITER SPACING AND ROW SPACING WITH MANUFACTURER PRIOR TO INSTALLING TO PROVIDE PROPER PRECIPITATION RATE BASED ON PLANT MATERIAL AND SOIL TYPE. TUBING TO BE STAKED WITH RAINBIRD 12 G. GALVANIZED TEEDOWNS. INSTALL STAKES EVERY 3'-0" ALONG ENTIRE LENGTH OF TUBING AND A MINIMUM OF 24" FROM ANY FITTINGS.
19. INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. CONTROL IN ONEBITS, ETC. NECESSARY FOR PROPER INSTALLATION OF THE DRIP SYSTEM. ALL PVC HEADER PIPING TO BE CLASS 200 PVC SOLVENT WELD PIPE. INSERT 17MM BARBED INSERT FITTINGS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL RAINBIRD X-1200X W/VAN NOZZLE. TURN OFF OPERATION INDICATOR FOR EACH DRIP ZONE.
20. DO NOT INSTALL ANY MAINLINES, VALVES, OR CONTROL WIRES WITHIN THE ROW, UNLESS CITY APPROVED.
21. PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE ROOT ZONES. CONTRACTOR MUST STAKE DITCHES AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO ANY TRENCHING OR DIGGING.
22. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES ARE MADE PART OF THESE PLANS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT BETWEEN THESE LAWS AND ORDINANCES WILL SUPERSEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR IS CAUTIONED THAT HE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS OR LOCAL CODES CONCERNING LANDSCAPE IRRIGATION. A LICENSED IRRIGATION OR LICENSED IRRIGATION TECHNICIAN SHALL BE ON-SITE AT ALL TIMES WHILE THE LANDSCAPE IRRIGATION SYSTEMS BEING INSTALLED PER CITY OF GARLAND REQUIREMENTS.

Z 22-13



View of the subject property along North President George Bush Turnpike.



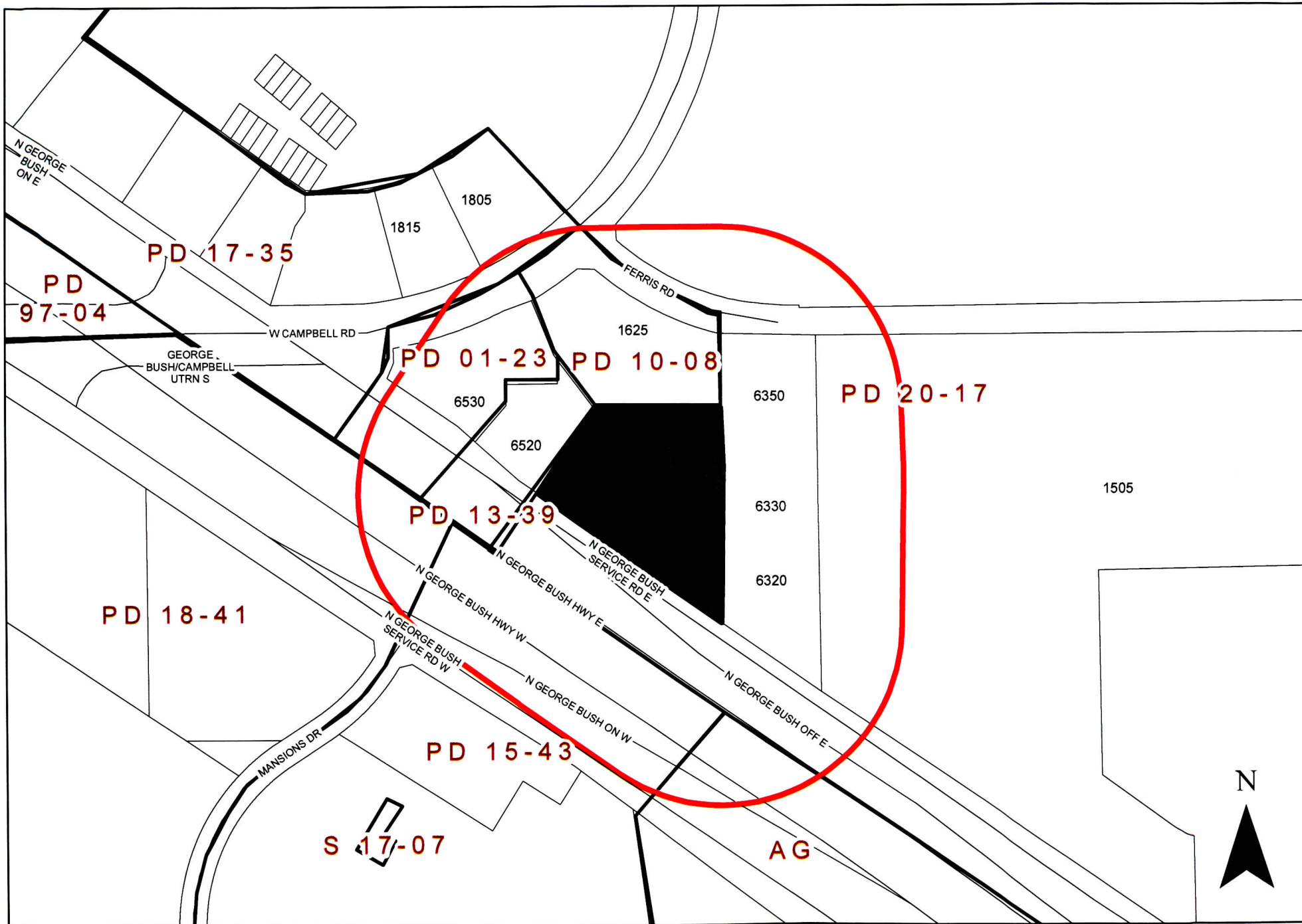
West of the subject property along North President George Bush Turnpike.



South of the subject property along North President George Bush Turnpike.



North of the subject property along North President George Bush Turnpike.



ZONING MAP Z 22-13

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

6450 N President George Bush Hwy

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-13	May 9, 2022	June 7, 2022	Kimberly Hopkins

A Garland Fire Station is proposed on the subject property. The site is located at 6450 North President George Bush Turnpike. (District 1)

Brandon Lee

For

5/4/2022
4:06:06 AM

1711 W Campbell Rd

Outside the Notification Area

Garland
TX
United States
75044

Anna M Plote

For

5/4/2022
4:03:08 AM

1711 W Campbell Rd

Outside the Notification Area

anna.m.plote@gmail.com

Garland
TX
United States
75044

9154942577



Plan Commission

4. e.

Meeting Date: 05/09/2022

Item Title: Z 22-14 Chong Son Na - Specific Use Provision (District 8)

Summary:

Consideration of the application of **Chong Son Na**, requesting approval of a Specific Use Provision Renewal for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 1146 Beltline Road. (District 8) (File Z 22-14 – Specific Use Provision)

Attachments

Z 22-14 Chong Son Na Report and Attachments (Specific Use Provision)

Z 22-14 Chong Son Na Responses

Planning Report

File No: Z 22-14/District 8

Agenda Item:

Meeting: Plan Commission

Date: May 9, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of a Specific Use Provision renewal for a Reception Facility Use.

Approval of a Plan for a Reception Facility on a property zoned Community Retail (CR) District.

LOCATION

1146 Belt Line Road

APPLICANT

Chong Son Na

OWNER

Nasan Realty Group, LLC

BACKGROUND

In 2009, City Council approved a Specific Use Provision [S 09-25] for a Reception Facility Use. The SUP has expired and the applicant is requesting approval to allow the continued operation of a 31,114 square-foot Reception Facility in the existing building on the subject property.

SITE DATA

The existing building is approximately 31,114 square feet and approximately 3.99 acres with 435 linear feet of frontage along Belt Line Road. The property can be accessed from Belt Line Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned 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 Community Retail (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.

CONSIDERATIONS

1. The applicant proposes to continue the Reception Facility use within the existing 31,114 square-foot building. The typical hours of operation are from 5:00pm to 2:30am on Saturday and the use caters to such events as weddings, wedding anniversaries, birthday parties, and celebrations of baptisms.

2. As per the GDC, Section 2.52(20)(a-h); Reception Facility must comply with the following provisions of this Subsection (20):

- Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
- Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
- Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
- Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
- Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:
 - (i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;
 - (ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;
 - (iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or
 - (iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.
- Reception Facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.
- A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with the Special Standards for the proposed use. In addition, the applicant will have a Garland PD Officer supervising events on the subject property.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. However, landscaping currently exists on the site.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision to be in effect for fifteen (15) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south are zoned Single-Family-10 (SF-10) District and are developed with single-family homes. The properties to the north, across Belt Line Road, are zoned Community Retail (CR) District and are developed with retail uses. The properties to the east and west are zoned Community Retail (CR) District; these properties are developed with multi-tenant retail buildings. The subject property is within a shopping center and with shared access and parking spaces.

STAFF RECOMMENDATION

Approval of a Specific Use Provision renewal for a Reception Facility Use.

Approval of a Plan for a Reception Facility on a property zoned Community Retail (CR) District.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD and SUP Conditions
Photos

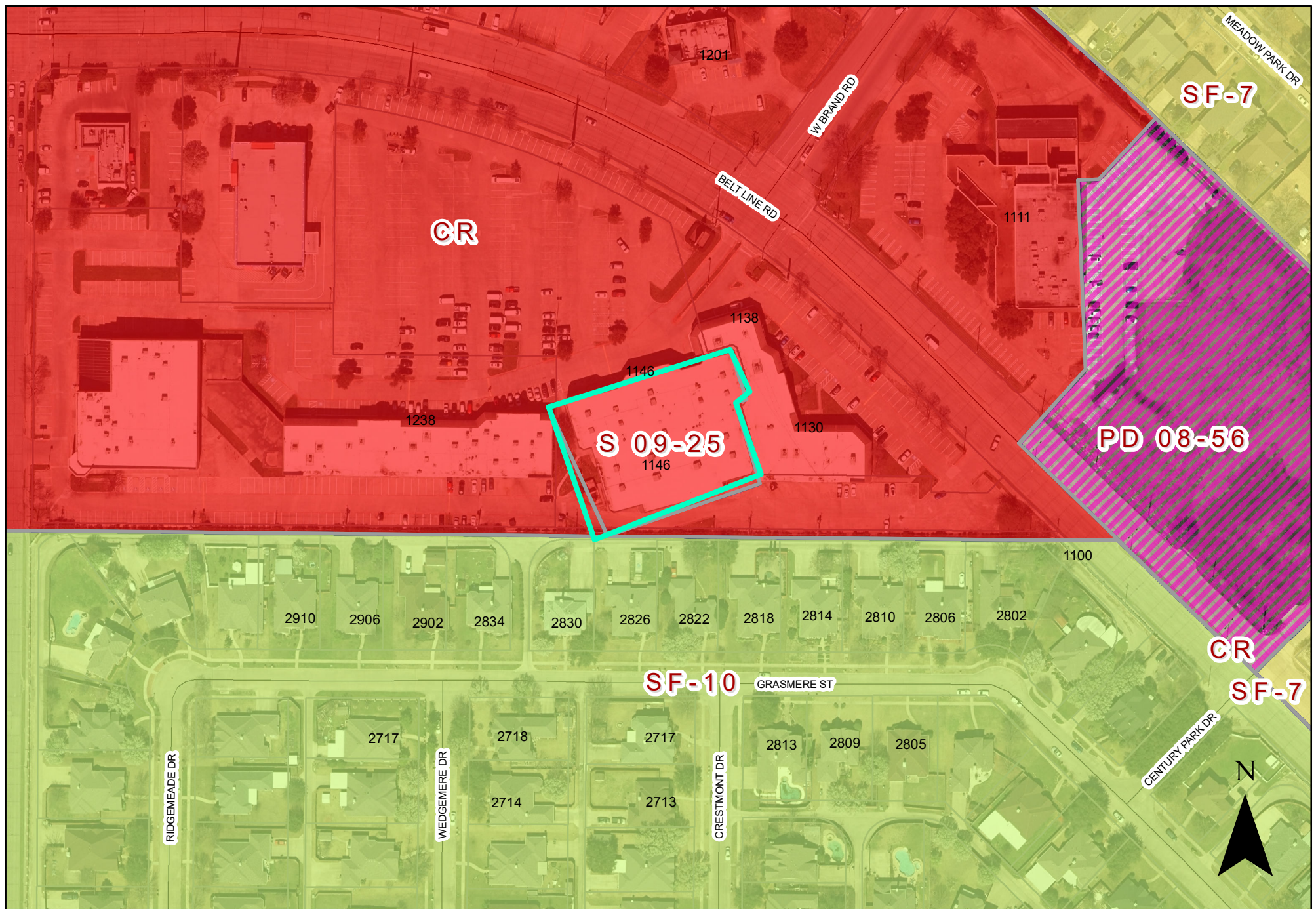
CITY COUNCIL DATE: June 7, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2454
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet
1 inch = 152 feet

ZONING MAP Z 22-14

 INDICATES AREA OF REQUEST

1146 Belt Line Road

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-14

1146 Belt Line Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773 and Community Retail (CR) District, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. Site Plan: The site shall be in conformance with the site layout in Exhibit C.
- B. Hours of Operation: No event shall be allowed to occur beyond 2:30 A.M.
- C. Parking: There shall be a minimum of 96 parking spaces available for the Reception Facility and staff.
- D. Signage: All signage shall comply with the Garland Development Code signage requirements.
- E. Security: Security shall be provided at every event where alcohol is provided. Security will be provided by a person authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
- F. Loitering: No congregation or loitering will be

allowed to occur outside the facility.

- G. SUP Time Period: The Specific Use Provision for Reception Facility shall be in effect for fifteen (15) years.

Z 22-14



View of the subject property along Belt Line Road.



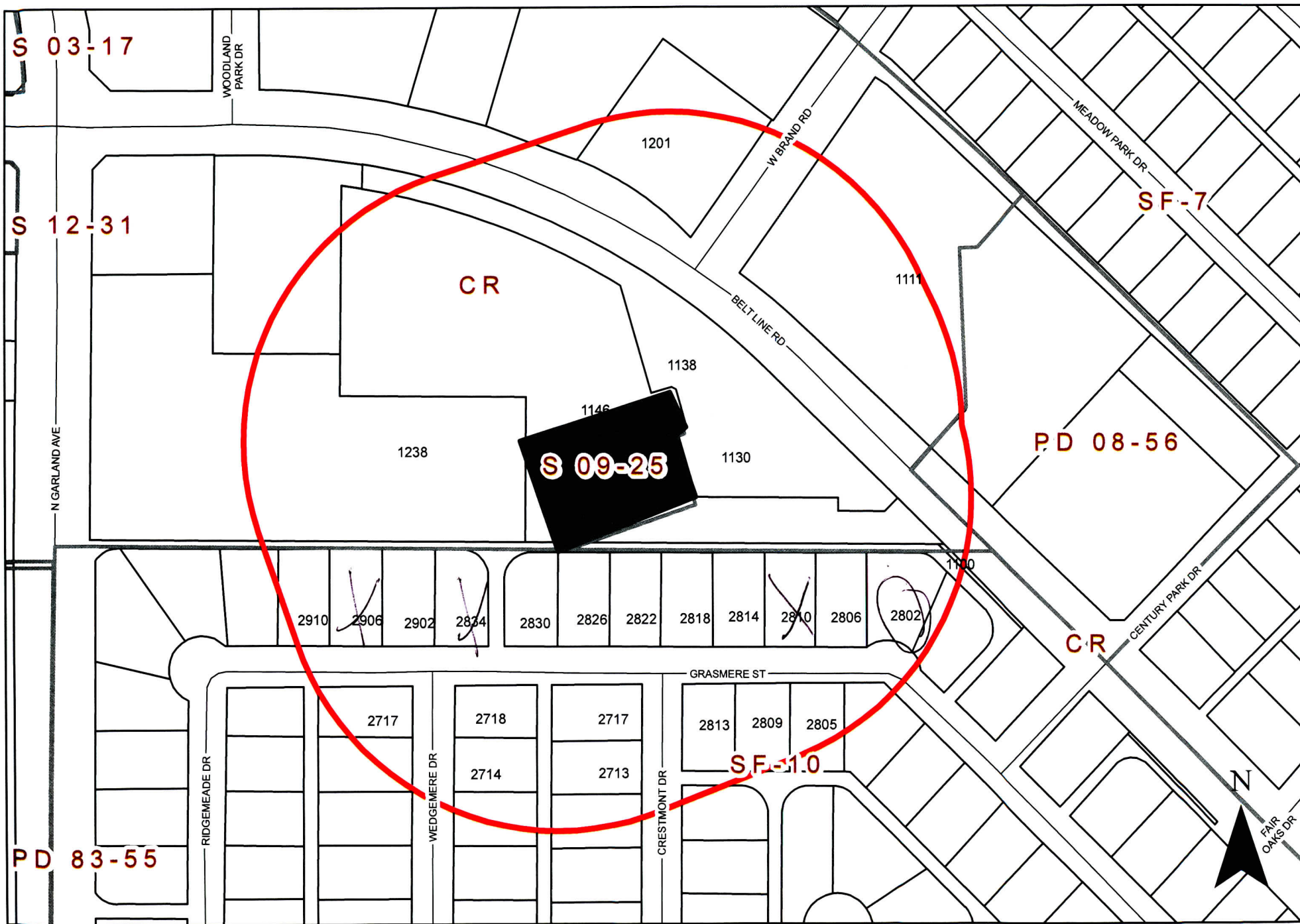
South of the subject property along Belt Line Road.



East of the subject property along Belt Line Road.



West of the subject property along Belt Line Road.



0 120 240 Feet
1 inch = 183 feet

ZONING MAP Z 22-14

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

1146 Belt Line Road

Comment Form

Case Z 22-14

Z 22-14 Chong Son Na. The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility. The site is located at 1146 Belt Line Road. (District 8)

Z 22-14 Chong Son Na. El solicitante propone renovar una Disposición de uso específico (SUP) para una instalación de recepción existente. El sitio está ubicado en 1146 Belt Line Road. (Distrito 8)

Z 22-14 Chong Son Na. Người nộp đơn đề xuất gia hạn Điều khoản Sử dụng Cụ thể (SUP) cho một cơ sở tiếp nhận hiện có. Địa điểm tọa lạc tại 1146 Belt Line Road. (Quận 8)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

PATRICIA + DON DURHAM, Patricia Cruise
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.)

2810 Grasmere St.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Patricia Durham (formerly Cruise)

Signature / Firma / Chữ ký

4-30-22

Date / Fecha / Ngày

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

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

Comment Form – Continued

Case Z 22-14

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

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

I am opposed to the SUP renewal. The agreement was that the property between the business and residential area would be secured with a fence and plantings to both screen and secure one from the other. The fence was erected. However the fencing contractor destroyed or severely damaged the hedge that existed. To date the SUP property owner has taken no action to improve the screening plants.

We frequently find beer cans and other trash from parties that are thrown over the fence (trash not parties thrown over ☺)

I don't feel continuing to allow SUP which consists primarily of teenage parties is "the best interest of Meadowcrest and the surrounding area."

Cordially
Patricia (Cruse) Durham

Comment Form

Case Z 22-14

Z 22-14 Chong Son Na. The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility. The site is located at 1146 Belt Line Road. (District 8)

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Z 22-14 Chong Son Na. Người nộp đơn đề xuất gia hạn Điều khoản Sử dụng Cụ thể (SUP) cho một cơ sở tiếp nhận hiện có. Địa điểm tọa lạc tại 1146 Belt Line Road. (Quận 8)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Walton A. James

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.)

2906 Grasmere St

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Walton A. James

Signature / Firma / Chữ ký

4/29/22

Date / Fecha / Ngày

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

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

(over)

MAY 4 '22 AM 11:48

Comment Form – Continued

Case Z 22-14

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

Property originally was a United Artist 8 Movie Theatre. Property was empty, then became an "Events Center". Substantial traffic behind the facility, large quantity of parked vehicles, frequent loud music from events has become common on Friday and Saturday evenings. Facility is behind our property and it's effects are negative to our residential property, and to the peace and quiet our neighborhood should enjoy.

Additionally, large crowds and traffic from outside our area, coupled with alcohol sales all have negative effects.

We request this renewal be declined and the property owner be required to re-develop the property into parcels more favorable to the needs of our neighborhood.

Walton A James

4/29/22

2906 Grasmere St

Garland Tx 75040

Comment Form

Case Z 22-14

Z 22-14 Chong Son Na. The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility. The site is located at 1146 Belt Line Road. (District 8)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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LEE LE NGUYEN

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

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

2834 Grammore St.

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Ch ữ ký

04/29/2022

Date / Fecha / Ngày

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

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MAY 4 '22 AM 11:48

Comment Form – Continued

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

We don't want they stay in our area. They play music is too loud. We can't sleep.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-14	May 9, 2022	June 7, 2022	Kimberly Hopkins

The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility. The site is located at 1146 Belt Line Road. (District 8)

Judi Lazerus

For

5/4/2022
2:52:18 AM

2802 GRASMERE ST

jalazerus@verizon.net

Garland

2147254606

Texas

United States

<null>



GARLAND

Plan Commission

4. f.

Meeting Date: 05/09/2022

Item Title: Z 22-14 Chong Son Na Report and Attachments - Plan (District 8)

Summary:

Consideration of the application of **Chong Son Na**, requesting approval of a Plan for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 1146 Beltline Road. (District 8) (File Z 22-14 – Plan)

Attachments

Z 22-14 Chong Son Na Report and Attachments (Plan)

Z 22-14 Chong Son Na Responses

Planning Report

File No: Z 22-14/District 8

Agenda Item:

Meeting: Plan Commission

Date: May 9, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of a Specific Use Provision renewal for a Reception Facility Use.

Approval of a Plan for a Reception Facility on a property zoned Community Retail (CR) District.

LOCATION

1146 Belt Line Road

APPLICANT

Chong Son Na

OWNER

Nasan Realty Group, LLC

BACKGROUND

In 2009, City Council approved a Specific Use Provision [S 09-25] for a Reception Facility Use. The SUP has expired and the applicant is requesting approval to allow the continued operation of a 31,114 square-foot Reception Facility in the existing building on the subject property.

SITE DATA

The existing building is approximately 31,114 square feet and approximately 3.99 acres with 435 linear feet of frontage along Belt Line Road. The property can be accessed from Belt Line Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned 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 Community Retail (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.

CONSIDERATIONS

1. The applicant proposes to continue the Reception Facility use within the existing 31,114 square-foot building. The typical hours of operation are from 5:00pm to 2:30am on Saturday and the use caters to such events as weddings, wedding anniversaries, birthday parties, and celebrations of baptisms.

2. As per the GDC, Section 2.52(20)(a-h); Reception Facility must comply with the following provisions of this Subsection (20):

- Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
- Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
- Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
- Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
- Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:
 - (i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;
 - (ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;
 - (iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or
 - (iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.
- Reception Facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.
- A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with the Special Standards for the proposed use. In addition, the applicant will have a Garland PD Officer supervising events on the subject property.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. However, landscaping currently exists on the site.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision to be in effect for fifteen (15) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south are zoned Single-Family-10 (SF-10) District and are developed with single-family homes. The properties to the north, across Belt Line Road, are zoned Community Retail (CR) District and are developed with retail uses. The properties to the east and west are zoned Community Retail (CR) District; these properties are developed with multi-tenant retail buildings. The subject property is within a shopping center and with shared access and parking spaces.

STAFF RECOMMENDATION

Approval of a Specific Use Provision renewal for a Reception Facility Use.

Approval of a Plan for a Reception Facility on a property zoned Community Retail (CR) District.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD and SUP Conditions
Photos

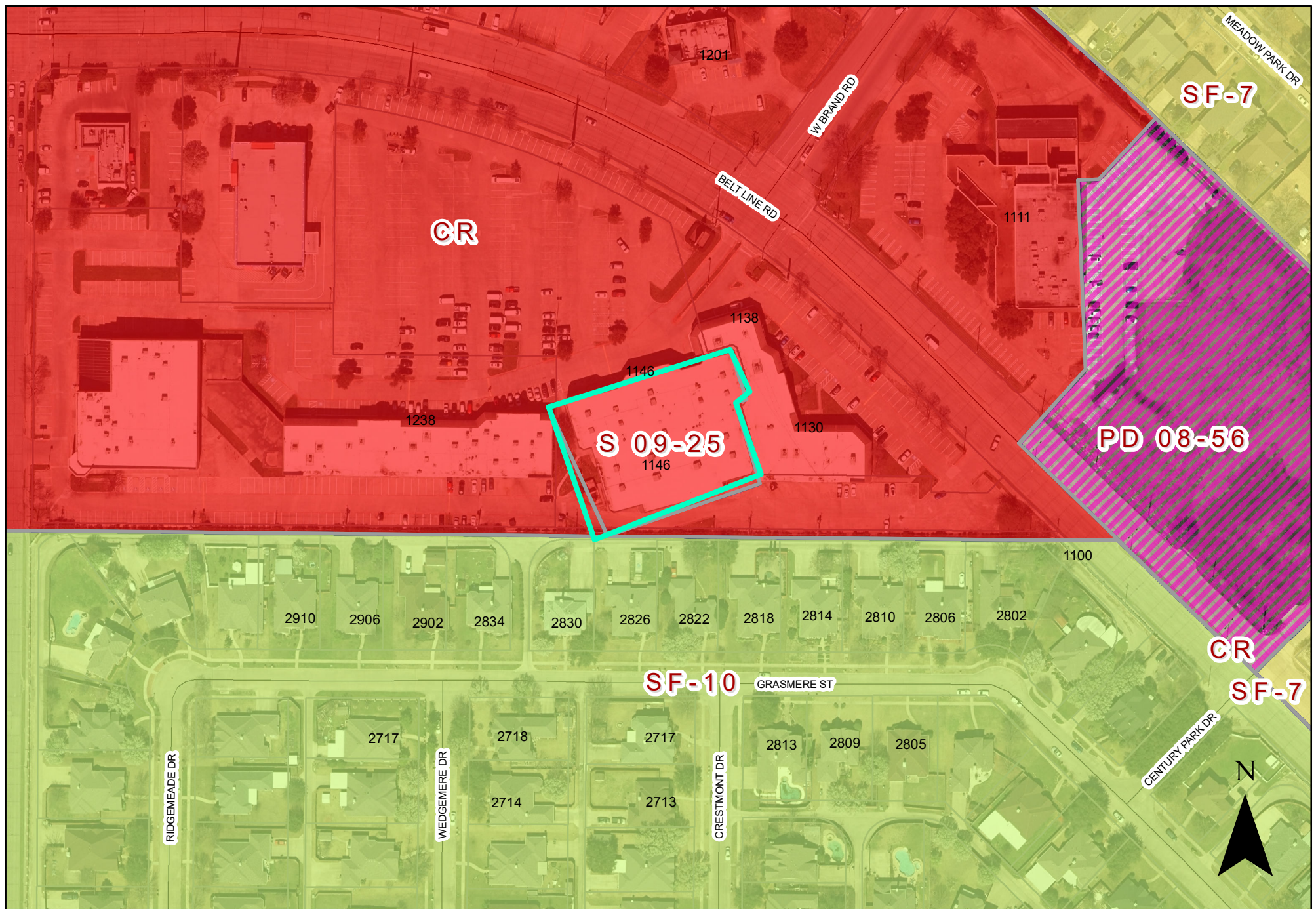
CITY COUNCIL DATE: June 7, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2454
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet
1 inch = 152 feet

ZONING MAP Z 22-14

 INDICATES AREA OF REQUEST

1146 Belt Line Road

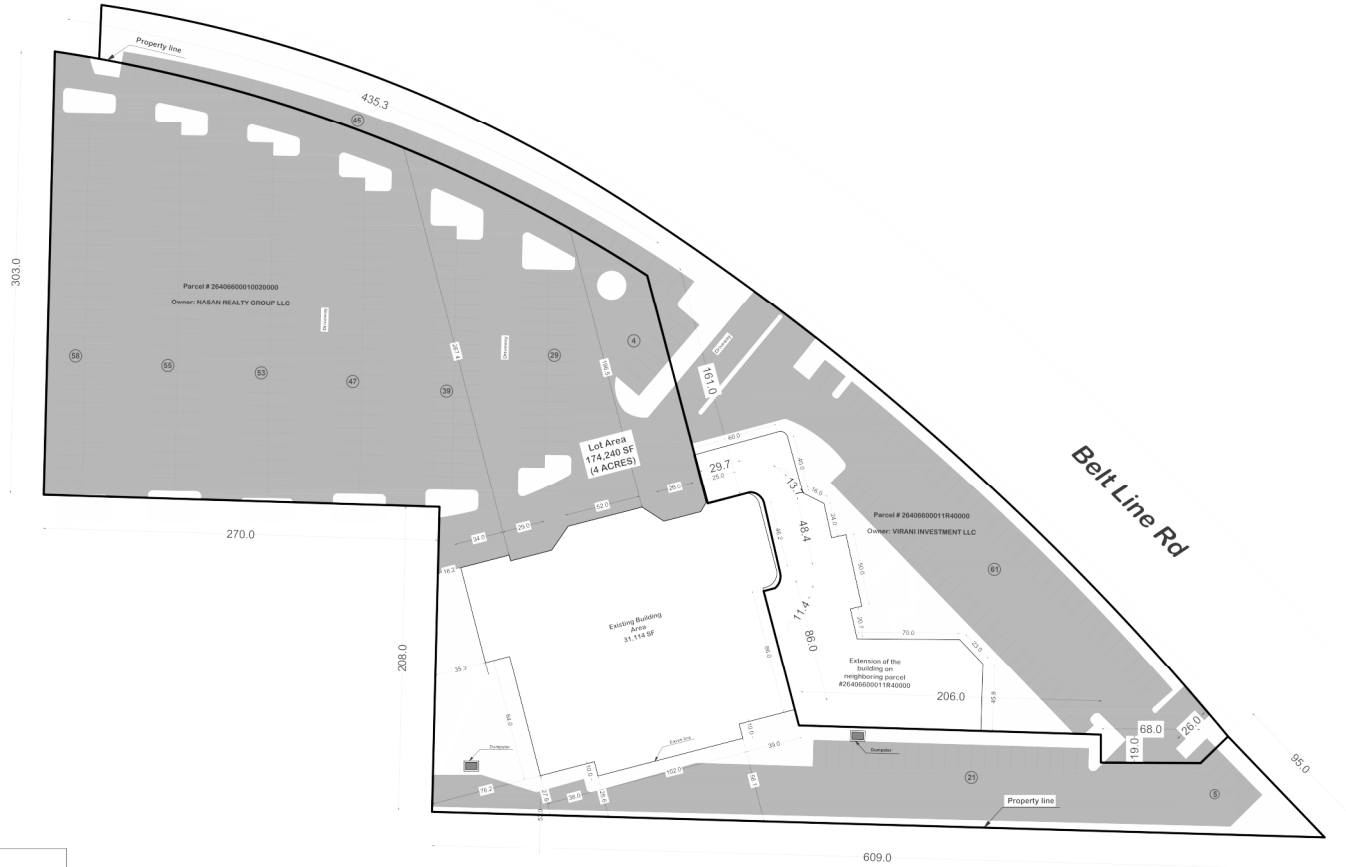


Parcel No. 26-40660-001-002-00-00
Address for site plan :
1146 Belt Line Rd
City, State, ZIP: Garland, TX 75040
Purpose of site plan:?
Special use permit with city of garland planning dept
Scale 1" = 40'

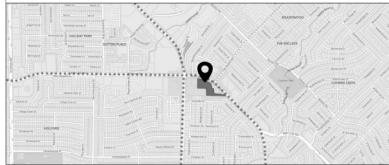
Owner:
NASAN REALITY GROUP LLC
Legal Info:
NORTH STAR CROSSING BLK 1 LOT 2 4.0 ACS INT200900122264 DD04282009 CO-DC 4066000100200
2CG40660001
Land use cat Commercial
Case #: 210810 - 3



EXHIBIT C



VICINITY MAP



Zoning district: SC
Building height: 45'
Square footage of building: 31114 SF
Required Parking: 310
Existing parking count: 417
Acreage of the site: 4 Acres for parcel 26406600010020000 and
1.67 Acres for parcel 26406600011R40000

Note: Both Building and Parking spots are located over two separate parcels with separate numbers and owners as indicated on the plan

Z 22-14



View of the subject property along Belt Line Road.



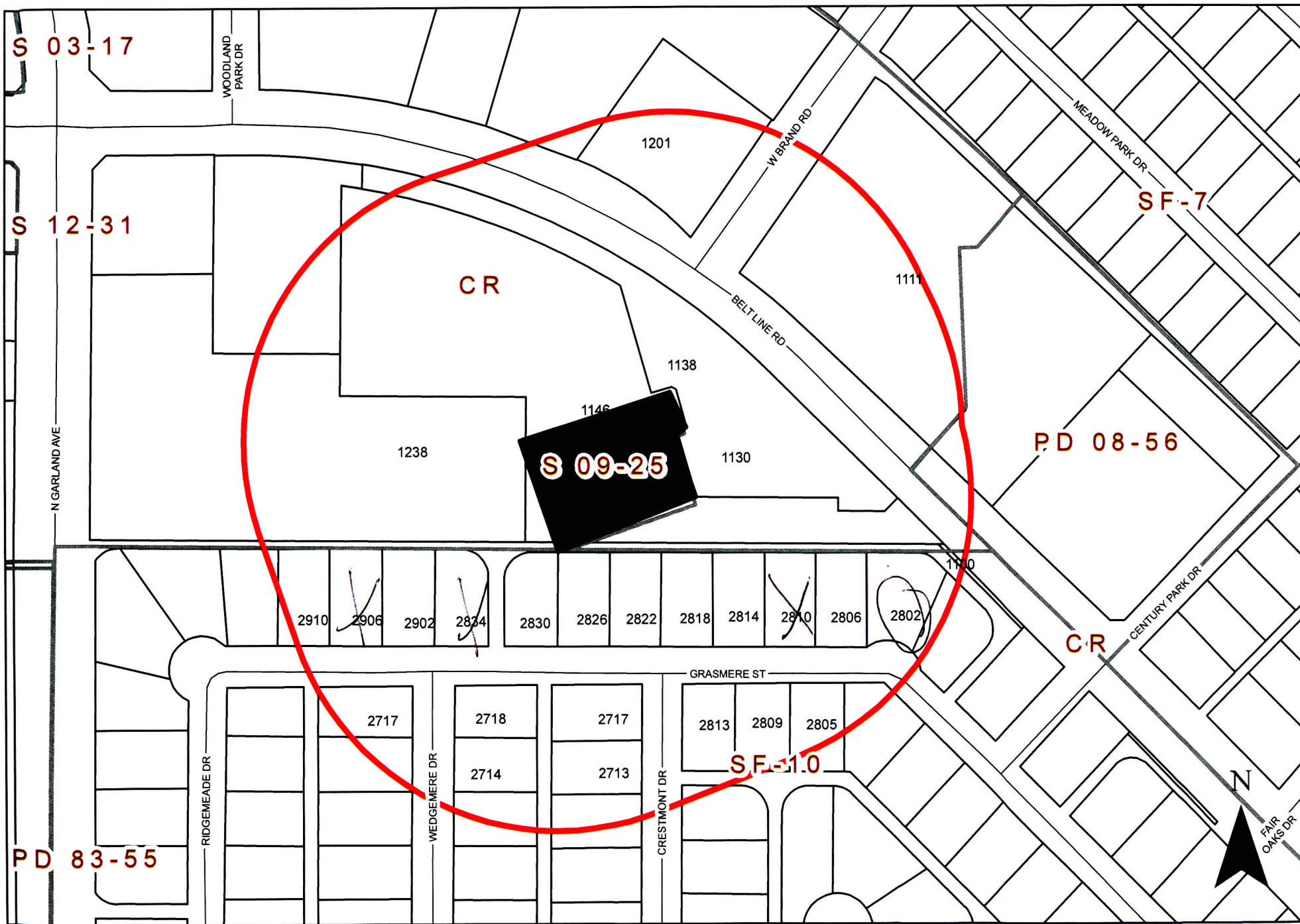
South of the subject property along Belt Line Road.



East of the subject property along Belt Line Road.



West of the subject property along Belt Line Road.



ZONING MAP Z 22-14

1146 Belt Line Road

Comment Form

Case Z 22-14

Z 22-14 Chong Son Na. The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility. The site is located at 1146 Belt Line Road. (District 8)

Z 22-14 Chong Son Na. El solicitante propone renovar una Disposición de uso específico (SUP) para una instalación de recepción existente. El sitio está ubicado en 1146 Belt Line Road. (Distrito 8)

Z 22-14 Chong Son Na. Người nộp đơn đề xuất gia hạn Điều khoản Sử dụng Cụ thể (SUP) cho một cơ sở tiếp nhận hiện có. Địa điểm tọa lạc tại 1146 Belt Line Road. (Quận 8)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

PATRICIA + DON DURHAM, Patricia Cruise
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.)

2810 Grasmere St.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Patricia Durham (formerly Cruise)

Signature / Firma / Chữ ký

4-30-22

Date / Fecha / Ngày

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

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

Comment Form – Continued

Case Z 22-14

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

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

I am opposed to the SUP renewal. The agreement was that the property between the business and residential area would be secured with a fence and plantings to both screen and secure one from the other. The fence was erected. However the fencing contractor destroyed or severely damaged the hedge that existed. To date the SUP property owner has taken no action to improve the screening plants.

We frequently find beer cans and other trash from parties that are thrown over the fence (trash not parties thrown over ☺)

I don't feel continuing to allow SUP which consists primarily of teenage parties is "the best interest of Meadowcrest and the surrounding area."

Cordially
Patricia (Cruse) Durham

Comment Form

Case Z 22-14

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Walton A. James

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.)

2906 Grasmere St

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Walton A. James

Signature / Firma / Chữ ký

4/29/22

Date / Fecha / Ngày

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

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(over)

MAY 4 '22 AM 11:48

Comment Form – Continued

Case Z 22-14

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

Property originally was a United Artist 8 Movie Theatre. Property was empty, then became an "Events Center". Substantial traffic behind the facility, large quantity of parked vehicles, frequent loud music from events has become common on Friday and Saturday evenings. Facility is behind our property and it's effects are negative to our residential property, and to the peace and quiet our neighborhood should enjoy.

Additionally, large crowds and traffic from outside our area, coupled with alcohol sales all have negative effects.

We request this renewal be declined and the property owner be required to re-develop the property into parcels more favorable to the needs of our neighborhood.

Walton A James

4/29/22

2906 Grasmere St

Garland Tx 75040

Comment Form

Case Z 22-14

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For / A Favor / Đúng

☒

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LEE LE NGUYEN

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

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

2834 Grammore St.

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Ch ữ ký

04/29/2022

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.)

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

MAY 4 '22 AM 11:48

Comment Form – Continued

Case Z 22-14

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

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

We don't want they stay in our area. They play music is too loud. We can't sleep.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-14	May 9, 2022	June 7, 2022	Kimberly Hopkins

The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility. The site is located at 1146 Belt Line Road. (District 8)

Judi Lazerus

For

5/4/2022
2:52:18 AM

2802 GRASMERE ST

jalazerus@verizon.net

Garland

2147254606

Texas

United States

<null>



GARLAND

Plan Commission

4. g.

Meeting Date: 05/09/2022

Item Title:

Summary:

Consideration of the application of **Masterplan / Guardian Recovery Network**, requesting approval of an amendment to Planned Development (PD) District 07-45 for Community Retail (CR) Uses. This property is located at 3450 Wagon Wheel Road. (District 7) (File Z 22-21 – Zoning) **(The applicant requests postponement of this case to the May 23, 2022 Plan Commission meeting.)**



GARLAND

Plan Commission

4. h.

Meeting Date: 05/09/2022

Item Title:

Summary:

Consideration of the application of **Masterplan / Guardian Recovery Network**, requesting approval of a Specific Use Provision for a Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional Use, on a property zoned Planned Development (PD) District 07-45 for Community Retail (CR) Uses. This property is located at 3450 Wagon Wheel Road. (District 7) (File Z 22-21 – Specific Use Provision) **(The applicant requests postponement of this case to the May 23, 2022 Plan Commission meeting.)**



GARLAND

Plan Commission

4. i.

Meeting Date: 05/09/2022

Item Title:

Summary:

Consideration of the application of **Masterplan / Guardian Recovery Network**, requesting approval of a Detail Plan for a Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional Use, on a property zoned Planned Development (PD) District 07-45 for Community Retail (CR) Uses. This property is located at 3450 Wagon Wheel Road. (District 7) (File Z 22-21 – Detail Plan) **(The applicant requests postponement of this case to the May 23, 2022 Plan Commission meeting.)**



GARLAND

Plan Commission

5. a.

Meeting Date: 05/09/2022

Item Title: Thoroughfare Plan Amendment

Summary:

Thoroughfare Plan Amendment

Attachments

Thoroughfare Plan Amendment Item Summary

I-30 & Lyon Connection Attachment



GARLAND
PLAN COMMISSION ITEM SUMMARY SHEET

Plan Commission Agenda

Meeting Date: 05/17/2022

Item Title:Thoroughfare Plan Amendment

Submitted By: Paul Luedtke

Summary of Request/Problem

A planned development [Case Z 21-52] has been approved by the City Council and Plan Commission that fronts IH30 just to the west of Bobtown Road. This development contains a new public street that should continue to Lyons Road. This extension is not expected to be implemented until the property to the east develops. This roadway would be beneficial to the property to the east when it develops and provide both developments beneficial access to Lyons and IH30 in addition to access to each development from the other. Until this property develops, this will have no effect on the existing use of the property. This roadway will be a low speed local access roadway. Due to the one way nature of the IH 30 frontage road and the on street parking that will be along this new roadway, forming this connection is not expected to create any cut through traffic. Rather this will only serve local traffic to and from the new developments.

This roadway is proposed as a Type G street.

PROPOSED THOROUGHFARE PLAN AMENDMENT

