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
February 21, 2022 at 7:00 p.m.

A meeting of the Plan Commission of the City of Garland, Texas will be held Monday, February 21, 2022, at 7:00 p.m. in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street.

A pre-meeting will begin at 5:00 p.m. in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

Note: Following the commencement of the pre-meeting, the Plan Commission will adjourn into executive session pursuant to 551.071 of the Texas Government Code for purposes of:

Discussing or deliberating matters related to privileged and unprivileged client information concerning items posted on the agenda of tonight's public meeting.

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

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

https://garlandtx.zoom.us/webinar/register/WN_gzRmn2JbRFy32j12NJSY2g

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

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

877-853-5247
888-788-0099
Additionally, the meeting may be accessed by phone at the following numbers:

346-248-7799
470-250-9358
470-381-2552
The Meeting ID is: 849 4021 3323

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

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

Public Comments

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

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

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

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

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 January 24, 2022 meeting.

2. PLATS

a. P 22-01 Q.T. 909 Addition Replat

b. P 22-03 NBT Addition Report and Attachments

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

3. ZONING

a. Consideration of the application of **Alan Hameed,** requesting approval of 1) an amendment to Planned Development (PD) District 03-47 to allow Automobile Sales, New or Used by Specific Use Provision, and 2) a Specific Use Provision to allow Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (District 6) (File Z 21-39 - Zoning)

b. Consideration of the application of **Alan Hameed,** requesting approval of Detail Plan for Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (District 6) (File Z 21-39 – Detail Plan)

c. Consideration of the application of **DEC,** requesting approval of an amendment Planned Development (PD) District 19-18 for Community Retail Uses to allow the construction of a Restaurant. This property is located at 3900 Lavon Drive. (District 1) (File Z 21-56 - Zoning)

d. Consideration of the application of **DEC,** requesting approval of a Detail Plan to allow the construction of a Restaurant. This property is located at 3900 Lavon Drive. (District 1) (File Z 21-56 – Detail Plan)

e. Consideration of the application of **Kimley-Horn,** requesting approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-57 - Zoning)

f. Consideration of the application of **Kimley-Horn,** requesting approval of a Detail Plan for a Multi-Family development. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-57 – Detail Plan)

g. Consideration of the application of **KRG Civil Engineers, Inc.,** requesting approval of an amendment to PD 06-78 for Community Retail Uses. This property is located at 2313 Naaman School Road. (District 1) (File Z 21-37 – Zoning)

h. Consideration of the application of **KRG Civil Engineers, Inc.,** requesting approval of a Detail Plan for a Church Use. This property is located at 2313 Naaman School Road. (District 1) (File Z 21-37 – Detail Plan)

i. Consideration of the application of **Advantage Self Storage Advisors, LLC,** requesting approval of 1) an amendment to Planned Development (PD) District 85-49 and 2) a Specific Use Provision to allow a Self- Storage Facility (Mini warehouse). This property is located at 3599 North Garland Avenue. (District 7) (File Z 21-59 – Zoning)

j. Consideration of the application of **Advantage Self Storage Advisors, LLC,** requesting approval of a Detail Plan for a Self-Storage Facility (Mini warehouse) on a property zoned Planned Development (PD) District 85-49. This property is located at 3599 North Garland Avenue. (District 7) (File Z 21-59 – Detail Plan)

4. MISCELLANEOUS

a. Consideration and possible recommendation on I-30/Greenbelt Parkway Area Plan

5. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding priviledged and unpriviiledged 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: 02/21/2022

Item Title: Plan Commission Minutes for January 24, 2022

Summary:

Consider approval of the Plan Commission Minutes for the January 24, 2022 meeting.

Attachments

Plan Commission Minutes for January 24, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, January 24, 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
1st Vice-Chair	Christopher Ott
2nd Vice-Chair	Douglas Williams
Commissioner	Julius Jenkins
Commissioner	Stephanie Paris
Commissioner	Christi Baughman
Commissioner	Mike Rose

STAFF PRESENT

City Attorney	Brian England
Recording Secretary	Tracy Allmendinger
Assistant Recording Secretary	Christian Montgomery
Planning Director	Will Guerin
Lead Development Planner	Nabiha Ahmed
Development Planner	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Williams to **approve** the Consent Agenda as presented, seconded by Commissioner Paris. **Motion carried: 7** Ayes**, 0** Nays.

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the January 10, 2022 meeting.

PLATS

2a. APPROVED** P 22-02 Riverset Phase 2 Final Plat

ZONING

3a. APPROVED Consideration of the application of **7LC, LLC,** requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) 89-30 District. This property is located at 519 North Jupiter Road. (District 6) (File Z 21-25 – Specific Use Provision)

The applicant Danny Bui, 4663 Driftwood Drive, Frisco, Texas, was available for questions.

There was a brief discussion between Commissioner Williams and the applicant. Mr. Bui explained there would be indoor seating available, and the menu would consist mainly of tea, coffee, and a few select food items.

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

3b. APPROVED Consideration of the application of **7LC, LLC**, requesting approval of a Plan for a Restaurant, Drive-Through Use. This property is located at 519 North Jupiter Road. (District 6) (File Z 21-25 - Plan)

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

3c. APPROVED Consideration of the application of **Realty Capital Management,** requesting approval of a Change of Zoning from Planned Development (PD) District 15-40 and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 4425 Bunker Hill Road. (District 1) (File Z 21-60)

The applicant, Mason Orradre, 909 Lake Carolyn Parkway, Suite 150, Irving, Texas, provided a brief overview of the request and remained available for questions.

There were no questions for this applicant.

Motion was made by Commissioner Paris to close the public hearing and **approve** the application. Seconded by Commissioner Williams. **Motion carried: 7** Ayes, **0** Nays.

MISCELLANEOUS

4a. APPROVED Consideration of the application of **Anylab Test Now - Garland**, requesting approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding sign area for an attached wall sign. This property is located at 3046 Lavon Drive, Suite 120. (District 1) (File SV 21-02)

The applicant Rajeev Verma, 3046 Lavon Drive, #120 Garland, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Mr. Verma regarding the percentage of appointments from walk-ins versus referrals, and illumination of the sign.

Motion was made by Commissioner Jenkins to close the public hearing and **open** for discussion. Seconded by Commissioner Williams. **Motion carried: 7** Ayes, **0** Nays.

There was discussion among the Plan Commission regarding the increase being requested, and the consensus of the Plan Commission spoke in support of the request.

Motion was made by Commissioner Jenkins to **approve** the request as presented. Seconded by Commissioner Williams. **Motion carried: 7** Ayes, **0** Nays.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:42 p.m.

City of Garland, TX

Approved:

_____
Chairman

Attested:

_____
Recording Secretary

GARLAND

Plan Commission **2. a.**

Meeting Date: 02/21/2022

Item Title: P 22-01 Q.T. 909 Addition Replat

Summary:

P 22-01 Q.T. 909 Addition Replat

Attachments

P 22-01 Q.T. 909 Addition Replat Report and Attachments

Planning Report

File No: P 22-01/District 4
Agenda Item:
Meeting: Plan Commission
Date: February 16, 2022

REPLAT
Q.T. 909 Addition

LOCATION
5801 Broadway Boulevard

ZONING
Community Retail (CR) District

NUMBER OF LOTS
2

ACREAGE
7.045

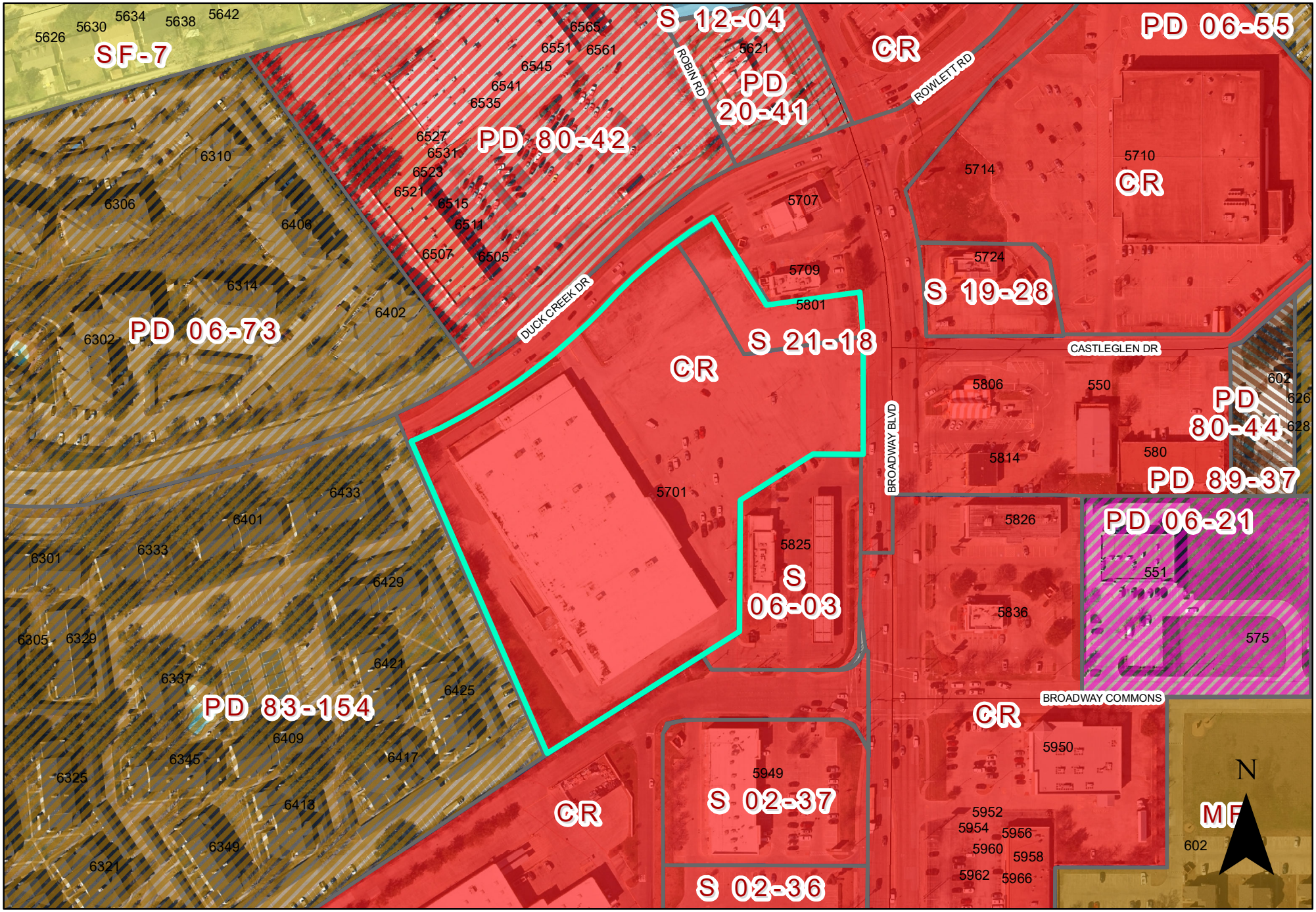
BACKGROUND
The applicant requests approval of a Replat. The purpose of the Replat is to create two (2) lots for future development.

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

ADDITIONAL INFORMATION
i. Location Map
ii. 8x11 Plat

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

REVIEWED BY:
Will Guerin, AICP
Director of Planning



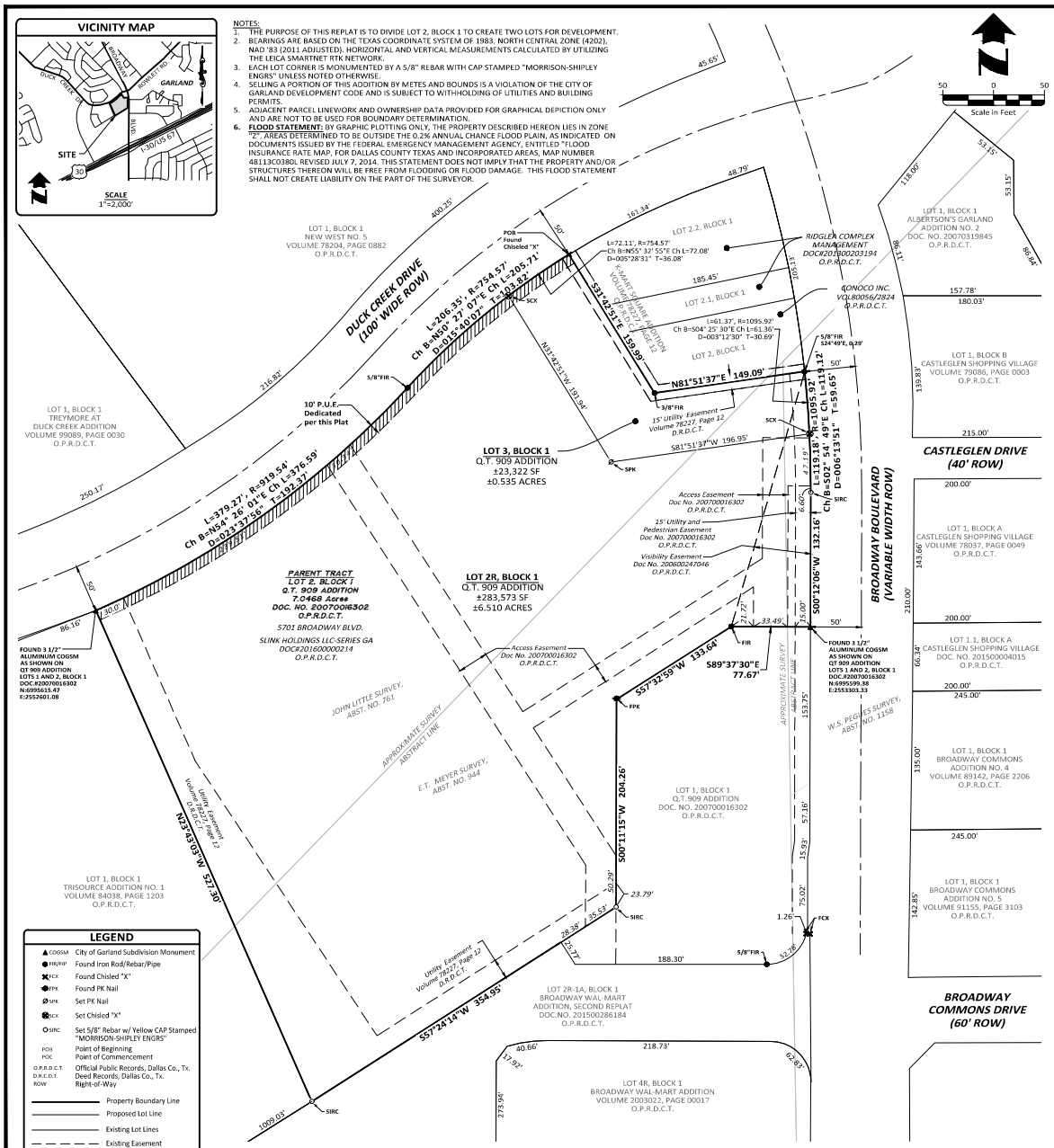
0 130 260 Feet

1 inch = 196 feet

PLAT MAP P 22-01

INDICATES AREA OF REQUEST

5801 Broadway Blvd.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Being a tract of land situated in the John Little Survey Section 5, Abstract Number 761, and the E.T. Myers Survey Section 134C, Abstract Number 944, and the W.S. Pegues Survey Section 840, Abstract Number 1158, Dallas County, Texas, and being all of that certain tract of land described in deed to Slink Holdings LLC Series GA as recorded in County Clerk's Document No. 201600000214, Official Public Records, City of Garland, Dallas County, Texas, same also being Lot 2, Block 1, Q.T. 909 ADDITION, an addition to the City of Garland, as recorded in DOC. NO. 20070016302, Official Public Records, Dallas County, Texas and being further described as follows:

BEGINNING at an "x" cut in concrete found for corner in the south line of Duck Creek Drive (100' R.O.W.), same being the northerly northeast corner of said Lot 2;

THENCE South 31 degrees 42 minutes 51 seconds East, departing the south line of said Duck Creek Drive, a distance of 159.99 feet to a 3/8" iron rod found for corner at the southwest corner of Lot 2, Block, 1 of said K-MART SQUARE ADDITION, same being the inner Northeast corner of said Lot 1;

THENCE North 81 degrees 51 minutes 37 seconds East, along the southerly line of said Lot 2, a distance of 149.09 feet to a point from which a 5/8" iron rod found for corner in the west line of Broadway Boulevard (100' R.O.W.), bears South 24 degrees 48 minutes 40 seconds East, a distance of 0.29 feet, same being the beginning of a non-tangent curve to the right, having a radius of 1095.92 feet and a chord which bears South 02 degrees 54 minutes 49 seconds East, a distance of 119.12 feet;

THENCE along said right of way curve an arc distance of 119.18 feet to a set five-eighths inch (5/8") rebar with a yellow cap stamped with "Morrison-Shipley Engrs";

THENCE continuing along said right of way South 00 degrees 12 minutes 06 seconds West a distance of 132.16 feet to a three and one-half inch aluminum monument at the northeast corner of Lot 1, Block 1 of Q.T. 909 Addition;

THENCE departing said right of way of Broadway Boulevard and along the north line of said Lot 1, Block 1 of Q.T. 909 Addition, North 89 degrees 37 minutes 30 seconds West a distance of 77.67 feet to a found iron rod;

THENCE South 57 degrees 32 minutes 59 seconds West a distance of 133.64 feet to a found mag nail at the Northwest Corner of said Lot 1, Block 1 of Q.T. 909 Addition;

THENCE South 00 degrees 11 minutes 15 seconds West a distance of 204.26 feet to a set five-eighths inch (5/8") rebar with a yellow cap stamped with "Morrison-Shipley Engrs";

THENCE South 57 degrees 24 minutes 14 seconds West a distance of 354.95 feet to a set five-eighths inch (5/8") rebar with a yellow cap stamped with "Morrison-Shipley Engrs" at the Southwest Corner of Lot 2, Block 1 of Q.T. 909 Addition;

THENCE North 23 degrees 43 minutes 03 seconds West as distance of 527.30 feet to a three and one-half inch aluminum monument at the Northwest Corner of Lot 2, Block 1 of Q.T. 909 Addition and being on the south right of way of Duck Creek Drive and on a curve having a radius of 919.54 feet, chord bearing of North 54 degrees 26 minutes 01 seconds East, a chord distance of 376.59 feet;

THENCE along said curve an arc length of 379.27 feet to a found five-eighths inch rebar at the beginning of a curve having a radius of 754.57 feet, chord bearing of North 50 degrees 27 minutes 07 seconds East, a chord distance of 205.71 feet;

THENCE along said curve an arc length of 206.35 feet to the Point of Beginning, containing 306,893 square feet or ±7.045 acres.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:
That SLINK HOLDINGS LLC SERIES GA the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **LOT 2, BLOCK 1 Q.T. 909 ADDITION** an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.
All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.
The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).
This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.
WITNESS, my hand at Garland, Texas, this the _____ day of _____, 20_____.

BY: SLINK HOLDINGS LLC-SERIES GA

_____
Sunny Sheu, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Sunny Sheu , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed and in the capacity therein stated.

Given under my hand and seal of office this the ____day of _____, 2022.

_____ _____
My Commission Expires: Notary Public in and for The State of Texas

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2022

_____
Clayton D. Crotts, RPLS
Texas Registration No. 6855

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Clayton D. Crotts , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed and in the capacity therein stated.

Given under my hand and seal of office this the ____day of _____, 2022.

_____ _____
My Commission Expires: Notary Public in and for The State of Texas

APPROVAL

Approved and accepted for the City of Garland this _____ day of _____, 2022 by the City Plan Commission of the City of Garland, Texas.

_____
Director of Planning

_____
Chairman of Plan Commission

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

SPACE RESERVED FOR COUNTY RECORDING LABEL

Q.T. 909 ADDITION REPLAT

LOTS 2R and 3, BLOCK 1

A REPLAT OF LOT 2, BLOCK 1 OF
Q.T. 909 ADDITION
JOHN LITTLE SURVEY, ABSTRACT NO. 761
E.T. MYERS SURVEY, ABSTRACT NO. 944
W.S. PEGUES SURVEY, ABSTRACT NO.1158
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 200924-2

OWNER
SLINK HOLDINGS LLC SERIES GA
4350 GANNON LANE
DALLAS, TX 75237
PHONE:469-569-7446
EMAIL:SUNNY@SLINKHOLDINGS.COM

DEVELOPER
MMCO SWR OFW, LLC
SAM MOORE
5750 GENESIS COURT, SUITE 103
FRISCO, TX 75034
PHONE:214-308-0008
EMAIL:SM@MAINCG.COM

SURVEYOR
HALFF ASSOCIATES, INC.
CLAYTON CROTTS, RPLS
1201 N. BOWSER ROAD
RICHARDSON, TX 75081
PHONE:214-346-6200
EMAIL:CCROTTS@HALFF.COM

HALFF
HALFF ASSOCIATES, INC.
TBPELS FIRM #312 ENG. - FIRM #10029600 SUR.
1201 N. BOWSER ROAD - RICHARDSON, TX 75081
214.346.6200 - HALFF.COM

GARLAND

Plan Commission **2. b.**

Meeting Date: 02/21/2022

Item Title: P 22-03 NBT Addition Final Plat

Summary:

P 22-03 NBT Addition Report and Attachments

Attachments

P 22-03 NBT Addition Report and Attachments

Planning Report

File No: P 22-03/District 6
Agenda Item:
Meeting: Plan Commission
Date: February 16, 2022

FINAL PLAT
NBT Addition

LOCATION
1102 South Jupiter Road

ZONING
Industrial (IN) District

NUMBER OF LOTS
2

ACREAGE
11.516

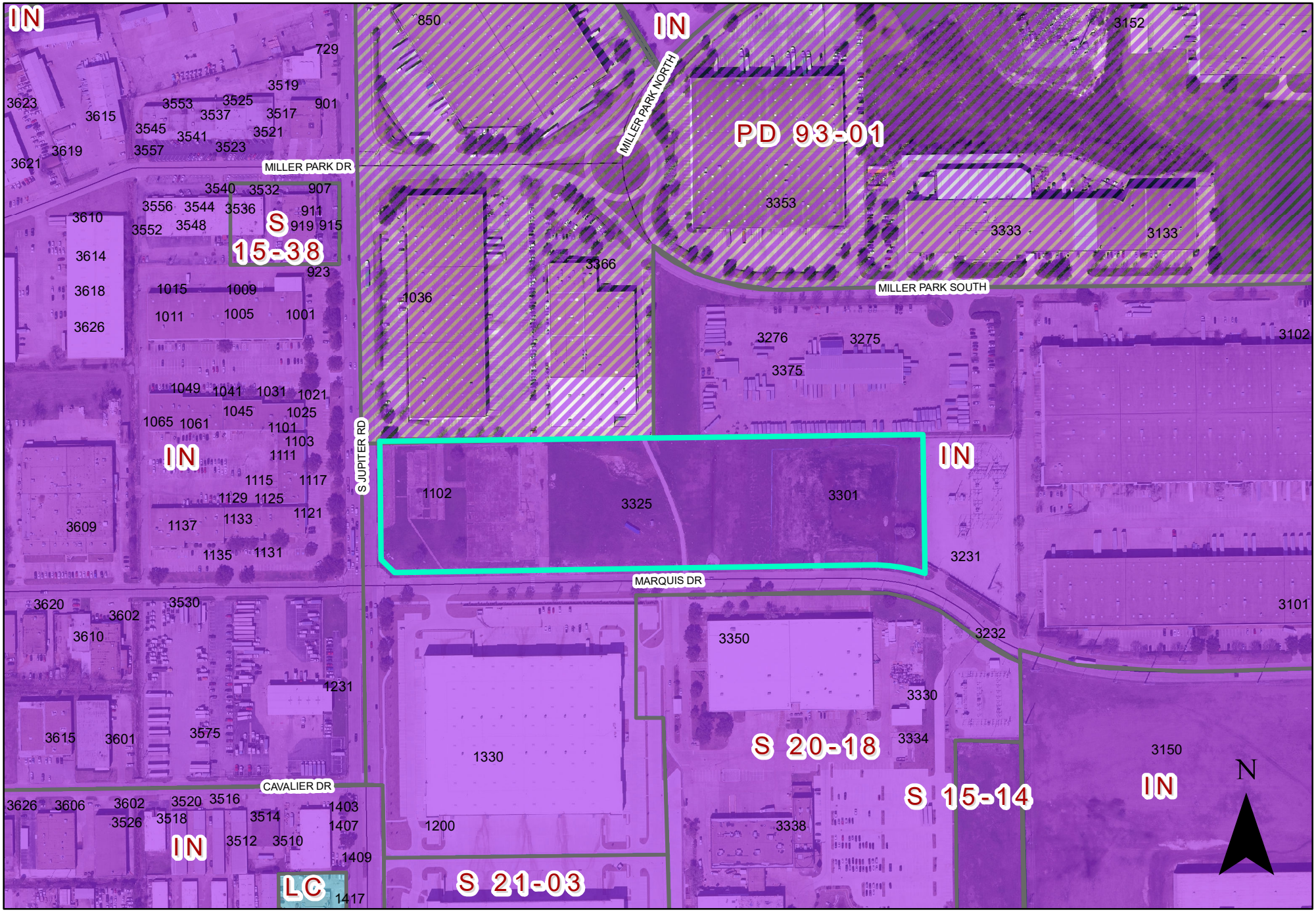
BACKGROUND
The applicant requests approval of a Final Plat. The purpose of the Final Plat is to create two (2) lots to construct industrial buildings.

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

ADDITIONAL INFORMATION
i. Location Map
ii. 8x11 Plat

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

REVIEWED BY:
Will Guerin, AICP
Director of Planning



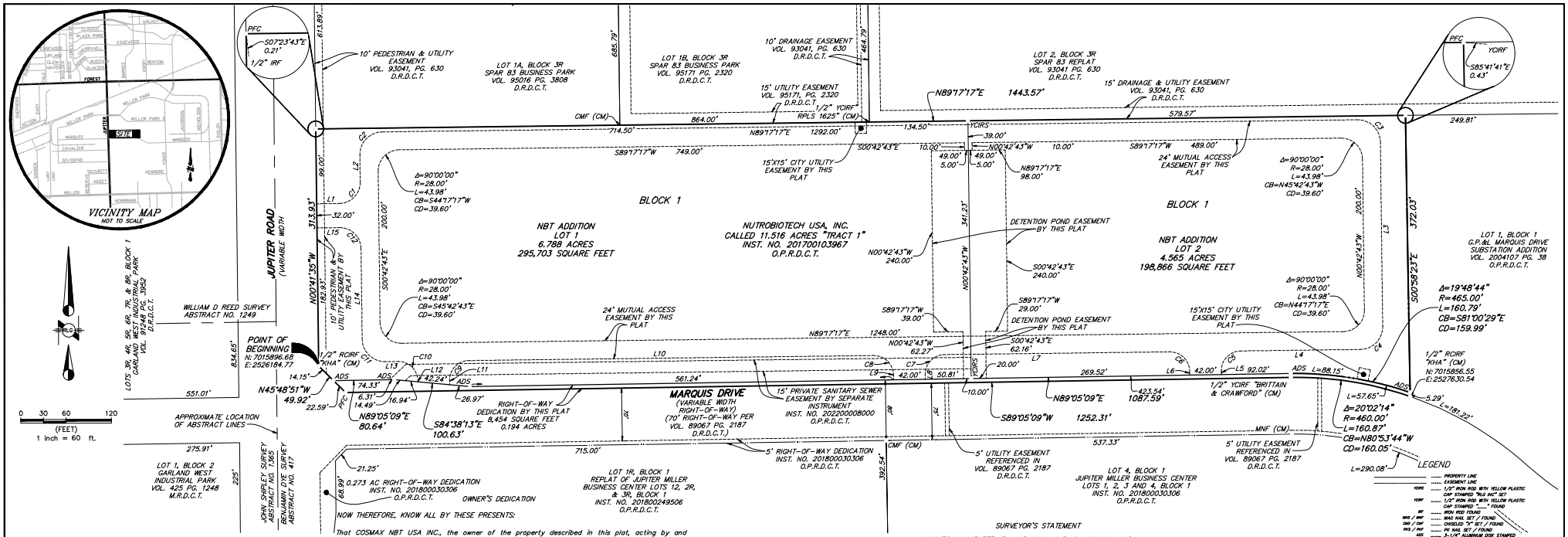
0 220 440 Feet

1 inch = 336 feet

PLAT MAP P 22-03

INDICATES AREA OF REQUEST

1102 S Jupiter Road



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Nutrobiotech USA, Inc., dba COSMAX NBT USA INC., is the sole owner of a tract of land situated in the Benjamin Dye Survey, Abstract No. 417, City of Garland, Dallas County, Texas, being all of a called 11.516 acre tract of land described in a Special Warranty Deed to Nutrobiotech USA, Inc., recorded in Instrument No. 201700103967, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with red plastic cap stamped "KHA" found in the east right-of-way line of Jupiter Road (a variable width right-of-way) for the northerly corner of a corner clip at the intersection of the northerly right-of-way line of Marquis Drive (a variable width right-of-way) with the easterly right-of-way line of said Jupiter Road;

THENCE North 00°41'35" West, along the common line between the east right-of-way of said Jupiter Road and said 11.516 acre tract, a distance of 313.93 feet to a point for the southwest corner of Lot 1A, Block 3R, Spar 83 Business Park, according to the plat recorded in Volume 95016, Page 3808, Deed Records, Dallas County, Texas, and the northwest corner of said 11.516 acre tract, from which a found 1/2" iron rod bears South 07°23'43" East, 0.21 feet;

THENCE North 89°17'17" East, along the common line between said Lot 1A and said 11.516 acre tract, a distance of 1443.57 feet to a point in the south line of Lot 2, Block 3R, of the Replat of Block 3R of Spar 83, recorded in Volume 93041, Page 630, Deed Records, Dallas County, Texas, also being the northwest corner of Lot 1, Block 1, G.P.&L. Marquis Drive Substation Addition, an addition in the City of Garland, recorded in Volume 2004107, Page 38, Official Public Records, Dallas County, Texas, for the northeast corner of said 11.516 acre tract, from which a 1/2" iron rod found with yellow cap bears South 85°41'41" East, 0.43 feet;

THENCE South 00°58'23" East, along the common line between said Lot 1, Block 1 and said 11.516 acre tract, a distance of 372.03 feet to a 1/2" iron rod found with red cap stamped "KHA" in the north right-of-way line of Marquis Drive, (a variable width right-of-way) for the southwest corner of said Lot 1, Block 1 and the southeast corner of said 11.516 acre tract and the beginning of non-tangent curve to the left;

THENCE along the common line between said Marquis Drive and said 11.516 acre tract the following calls and distances:

- *Along said curve to the left, whose chord bears North 80°53'44" West, a distance of 160.05 feet, having a radius of 460.00 feet, a central angle of 20°02'14", and an arc length of 160.87 feet to a 1/2" iron rod with yellow cap stamped "BRITTAIN & CRAWFORD" found;*
- *South 89°05'09" West, a distance of 1252.31 feet to a 3 1/4" aluminum disk stamped "RLG INC" and "NBT" on a 1/2" iron rod set at the southerly end of a corner clip at the intersection of the northerly right-of-way line of said Marquis Drive with the easterly right-of-way line of said Jupiter Road;*

THENCE North 45°48'51" West, along said corner clip a distance of 49.92 feet to the POINT OF BEGINNING containing 501,647 square feet or 11.516 acres.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That COSMAX NBT USA INC., the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as NBT, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

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

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2022.

By: COSMAX NTB USA INC.

_____
Martin Jung
Chief Financial Officer, COSMAX NBT USA, INC.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

GENERAL NOTES:

1. *Bearings are based on the Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing AllTerra Virtual Reference Network.*
2. *Controlling Monuments: As Shown.*
3. *Lot-to-lot drainage is not permitted without engineering approval.*
4. *The purpose of this plat is to plat unplatted land into two (2) Lots.*
5. *Coordinates based on Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection, based on Real-Time Kinematic Observations utilizing AllTerra Virtual Reference Network.*
6. *Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.*
7. *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.*
8. *Each lot corner is monumented by a 1/2" iron rod with plastic cap stamped "RLG INC" unless denoted otherwise.*

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2022.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
James L. Marlett Jr.
Texas Registered Professional Land Surveyor No. 6896

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

Approved and accepted for the City of Garland this__day of___, 20____by the City Plan Commission of the City of Garland, Texas.

_____
Director of Planning

_____
Chairman of Plan Commission

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

2"X4" SPACE FOR STAMP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°18'25"E	30.02'
L2	N00°42'43"W	36.01'
L3	S00°42'43"E	244.00'
L4	S89°17'17"W	158.50'
L5	S00°54'51"E	4.97'
L6	N00°54'51"W	5.30'
L7	S89°17'17"W	298.32'
L8	S00°42'43"E	6.45'
L9	N00°42'43"W	6.60'
L10	S89°17'17"W	536.05'
L11	S00°42'43"E	5.73'
L12	N00°42'43"W	1.26'
L13	S89°17'17"W	17.14'
L14	N00°42'43"W	119.99'
L15	S89°18'25"W	30.05'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CHORD
C1	90°01'08"	28.00'	43.99'	N44°17'51"E	39.60'
C2	90°00'00"	30.00'	47.12'	N44°17'17"E	42.43'
C3	90°00'00"	30.00'	47.12'	S45°42'43"E	42.43'
C4	90°00'00"	30.00'	47.12'	S44°17'17"W	42.43'
C5	90°18'04"	25.98'	40.94'	S44°11'13"W	36.83'
C6	89°47'52"	26.00'	40.75'	N45°48'47"W	36.70'
C7	90°00'00"	26.00'	40.84'	S44°17'17"W	36.77'
C8	90°00'00"	26.00'	40.84'	N45°42'43"W	36.77'
C9	90°00'00"	26.00'	40.84'	S44°17'17"W	36.77'
C10	90°00'00"	26.00'	40.84'	N45°42'43"W	36.77'
C11	90°00'00"	30.00'	47.12'	S45°42'43"E	42.43'
C12	89°58'52"	28.00'	43.97'	N45°42'09"W	39.59'

LEGEND
- ..... PROPERTY LINE
- ..... EASEMENT LINE
- YCIRF ..... 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
- YCIRF ..... 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "_____" FOUND
- IRF ..... IRON ROD FOUND
- MAG / MAF ..... MAG NAIL SET / FOUND
- CND / CF ..... CHISELED "X" SET / FOUND
- PKS / PKF ..... PK NAIL SET / FOUND
- ADS ..... 3-1/4" ALUMINUM DISK STAMPED "RLG INC" & "NBT" SET
- (CM) ..... CONTROLLING MONUMENT
- M.R.D.C.T. ..... MAP RECORDS, DALLAS COUNTY, TX
- D.R.D.C.T. ..... DEED RECORDS, DALLAS COUNTY, TX
- O.P.R.D.C.T. ..... OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- INST. NO. ..... INSTRUMENT NUMBER
- VOL., PG. ..... VOLUME, PAGE

WORKING PLAT
FINAL PLAT
OF
NBT ADDITION
LOTS 1 & 2, BLOCK 1
BENJAMIN DYE SURVEY, ABSTRACT NO. 417
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 210708-2

SCALE: 1" = 60'

DATE: 8/9/2021

OWNER:
COSMAX NBT USA INC.
3366 MILLER PARK DR
GARLAND, TX 75042-7743
469-661-9700
C/O MARTIN JUNG

SURVEYOR:
RAYMOND L. COODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-483
TSPELS REG #100341-00

RECORDED	INST#	–	JOB NO.	2113.069	E-FILE	2113.069PP	DWG NO.	27,655W	SHEET	1 OF 1

GARLAND

Plan Commission **3. a.**

Meeting Date: 02/21/2022

Item Title: Z 21-39 Alan Hameed - Zoning (District 6)

Summary:

Consideration of the application of **Alan Hameed,** requesting approval of 1) an amendment to Planned Development (PD) District 03-47 to allow Automobile Sales, New or Used by Specific Use Provision, and 2) a Specific Use Provision to allow Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (District 6) (File Z 21-39 - Zoning)

Attachments

Z 21-39 Alan Hameed (Zoning) Report and Attachments

Z 21-39 Alan Hameed Responses

Planning Report

File No: Z 21-39/District 6
Agenda Item:
Meeting: Plan Commission
Date: February 21, 2022

REQUESTS
Approval of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Specific Use Provision for Automobile Sales, New or Used

Approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

LOCATION
3218 Forest Lane

APPLICANT
Alan Hameed

OWNER
Alan Hameed

BACKGROUND
In 2003, City Council approved a change in zoning from Multi-Family (MF) District, Community Retail (CR) District, Industrial (IN) District, and Planned Development (PD) District for Light Industrial Uses and Commercial Amusement, Indoor Uses to Planned Development (PD) District 03-47 for Transit Oriented Development with conditions and Specific Use Permits for existing uses within the Planned Development area.

The intent of Planned Development (PD) District 03-47 is to create a higher density, integrated, mixed-use development pattern near the Forest/Jupiter Station that facilitates pedestrian, bicycle and transit travel and reduces automobile dependency.

The applicant requests approval of an amendment to allow an Automobile Sales, New or Used in an existing 2,200 square-foot building. This proposed use does not comply with the existing Planned Development (PD) District 03-47. A previous auto sales business occupied this building from 2004 until a roofing company occupied it beginning in 2018. The building is currently vacant.

SITE DATA
The subject property consists of approximately 0.4183 acres. The site has approximately 150 linear feet of frontage along Forest Lane, which is the main entrance to the site.

USE OF PROPERTY UNDER CURRENT ZONING
The subject property is zoned Planned Development (PD) District 03-47 for transit-oriented land uses with a base zoning of 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. Site Plan
   The applicant proposes an Automobile Sales, New or Used in an existing 2,200 square-foot building.

2. Parking
   The subject property meets the GDC parking requirements.

3. Screening and Landscaping
   Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping currently exists on the site.

4. Signage
   No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.

5. Planned Development (PD) District 03-47
   Planned Development (PD) District 03-47 granted certain addresses Specific Use Provisions. It states, "The following addresses and uses are hereby granted a Specific Use Permit with the property for the existing use at the referenced locations…". 3218 Forest Lane was not a listed address for an SUP in the PD 03-47 ordinance.

   Furthermore, according to the policy report for PD 03-47, the intent of the Plan Commission's recommendation regarding allowing SUPs for certain addresses was that the "…SUPs would be granted with the intent that they would not generally be approved for the establishment of new such uses, but only to accommodate those that exist."

   To operate a new automobile sales use at 3218 Forest Lane, an amendment to PD 03-47 is required.

6. Specific Use Provision
   The applicant requests the Specific Use Provision time period to be unlimited.

COMPREHENSIVE PLAN

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

This use is not compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east and west are zoned Planned Development (PD) District 03-47; they are developed with a church, retail uses, and the Forest/Jupiter DART Station. The property to the south, across the railroad, is zoned Industrial (IN) District and is developed with manufacturing and distribution uses.

STAFF RECOMMENDATION

Denial of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Denial of a Specific Use Provision for Automobile Sales, New or Used

Denial of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD Conditions
Photos

CITY COUNCIL DATE: March 1, 2022

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

REVIEWED BY:
Will Guerin, AICP
Director of Planning

0 30 60 Feet

1 inch = 56 feet

Zoning Map 21-39

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-39

3218 Forest Lane

I. Statement of Purpose: The purpose of this Planned Development District is to amend the Planned Development (PD) District 03-47 to allow an Automobile Sales, New or Used by Specific Use Provision.

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 03-47, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Planned Development (PD) District 03-47 and 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. 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.

EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-39

3218 Forest Lane

II. Statement of Purpose: The purpose of this Specific Use Provision is to allow an Automobile Sales, New or Used.

II. Statement of Effect: This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 03-47, as amended prior to adoption of this ordinance, except as specifically provided herein.

VI. General Regulations: All regulations of the Planned Development (PD) District 03-47 and 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.

VII. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision time period for Automobile Sales, New or Used shall be unlimited.

EXHIBIT B

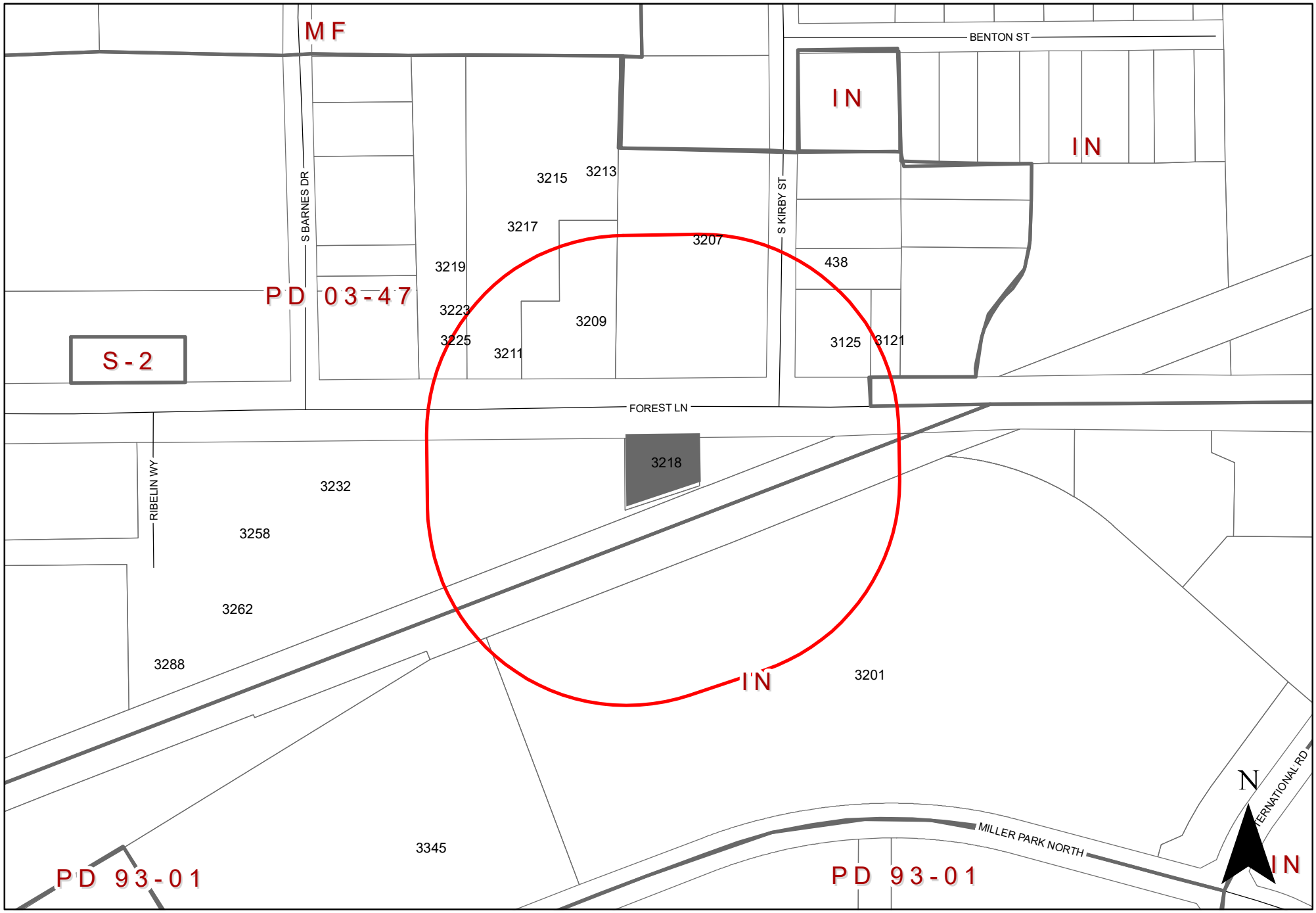
Z 21-39

View of the subject property along Forest Lane.

North of the subject property along Forest Lane.

West of the subject property along Forest Lane.

East of the subject property along Forest Lane.



Zoning Map 21-39
3218 Forest Lane

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

GARLAND

Plan Commission **3. b.**

Meeting Date: 02/21/2022

Item Title: Z 21-39 Alan Hameed - Detail Plan (District 6)

Summary:

Consideration of the application of **Alan Hameed,** requesting approval of Detail Plan for Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (District 6) (File Z 21-39 – Detail Plan)

Attachments

Z 21-39 Alan Hameed (Detail Plan) Report and Attachments

Z 21-39 Alan Hameed Responses

Planning Report

File No: Z 21-39/District 6
Agenda Item:
Meeting: Plan Commission
Date: February 21, 2022

REQUESTS
Approval of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Specific Use Provision for Automobile Sales, New or Used

Approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

LOCATION
3218 Forest Lane

APPLICANT
Alan Hameed

OWNER
Alan Hameed

BACKGROUND
In 2003, City Council approved a change in zoning from Multi-Family (MF) District, Community Retail (CR) District, Industrial (IN) District, and Planned Development (PD) District for Light Industrial Uses and Commercial Amusement, Indoor Uses to Planned Development (PD) District 03-47 for Transit Oriented Development with conditions and Specific Use Permits for existing uses within the Planned Development area.

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SITE DATA
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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. Site Plan
   The applicant proposes an Automobile Sales, New or Used in an existing 2,200 square-foot building.

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   The subject property meets the GDC parking requirements.

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   Furthermore, according to the policy report for PD 03-47, the intent of the Plan Commission's recommendation regarding allowing SUPs for certain addresses was that the "…SUPs would be granted with the intent that they would not generally be approved for the establishment of new such uses, but only to accommodate those that exist."

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This use is not compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east and west are zoned Planned Development (PD) District 03-47; they are developed with a church, retail uses, and the Forest/Jupiter DART Station. The property to the south, across the railroad, is zoned Industrial (IN) District and is developed with manufacturing and distribution uses.

STAFF RECOMMENDATION

Denial of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Denial of a Specific Use Provision for Automobile Sales, New or Used

Denial of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD Conditions
Photos

CITY COUNCIL DATE: March 1, 2022

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

REVIEWED BY:
Will Guerin, AICP
Director of Planning

0 30 60 Feet

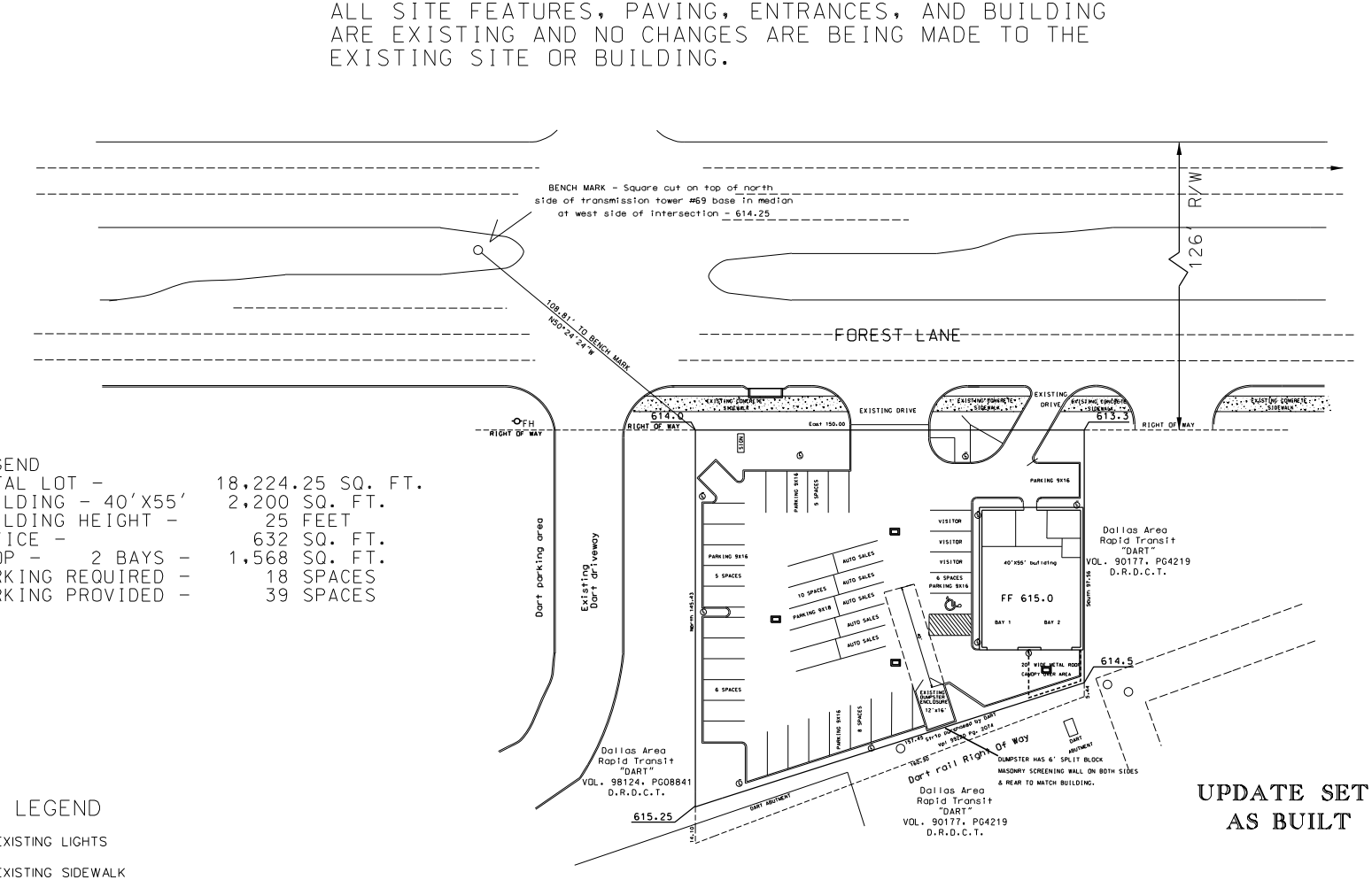
1 inch = 56 feet

Zoning Map 21-39

INDICATES AREA OF REQUEST

EXHIBIT C

ALL SITE FEATURES, PAVING, ENTRANCES, AND BUILDING ARE EXISTING AND NO CHANGES ARE BEING MADE TO THE EXISTING SITE OR BUILDING.



LEGEND

TOTAL LOT -	18,224.25 SQ. FT.
BUILDING - 40'X55'	2,200 SQ. FT.
BUILDING HEIGHT -	25 FEET
OFFICE -	632 SQ. FT.
SHOP - 2 BAYS -	1,568 SQ. FT.
PARKING REQUIRED -	18 SPACES
PARKING PROVIDED -	39 SPACES

LEGEND

- EXISTING LIGHTS
- EXISTING SIDEWALK
- EXISTING TREE
- PAVING
- EXISTING BUILDING
- SIGN EXISTING SIGN

0 50 100

SCALE 1"= 20' ON 24X36 SHEET

UPDATE SET November 7, 2021
AS BUILT April 20, 2004

STATE OF TEXAS BRIAN E. LINGLE 47210 REGISTERED PROFESSIONAL ENGINEER
11/8/21

TEXAN AUTO SALES
Alan Hameed
3218 Forest Lane
Garland, TX
972-333-8910

LINGLE ENGINEERS
Division of Lingle Corporation
Civil-Structural Engineers
Planners/Designers
Construction Managers
7001 Westchester Court, Suite 200
McKinney, TX 75072 214-544-9000

FOREST LANE COMMERCIAL ADDITION
LOT 1 BLOCK 1
3218 FOREST LANE, GARLAND, TEXAS

SITE PLAN

Scale: 1" = 20' Date: 11/7/2021
Project Number: 2133 - 3

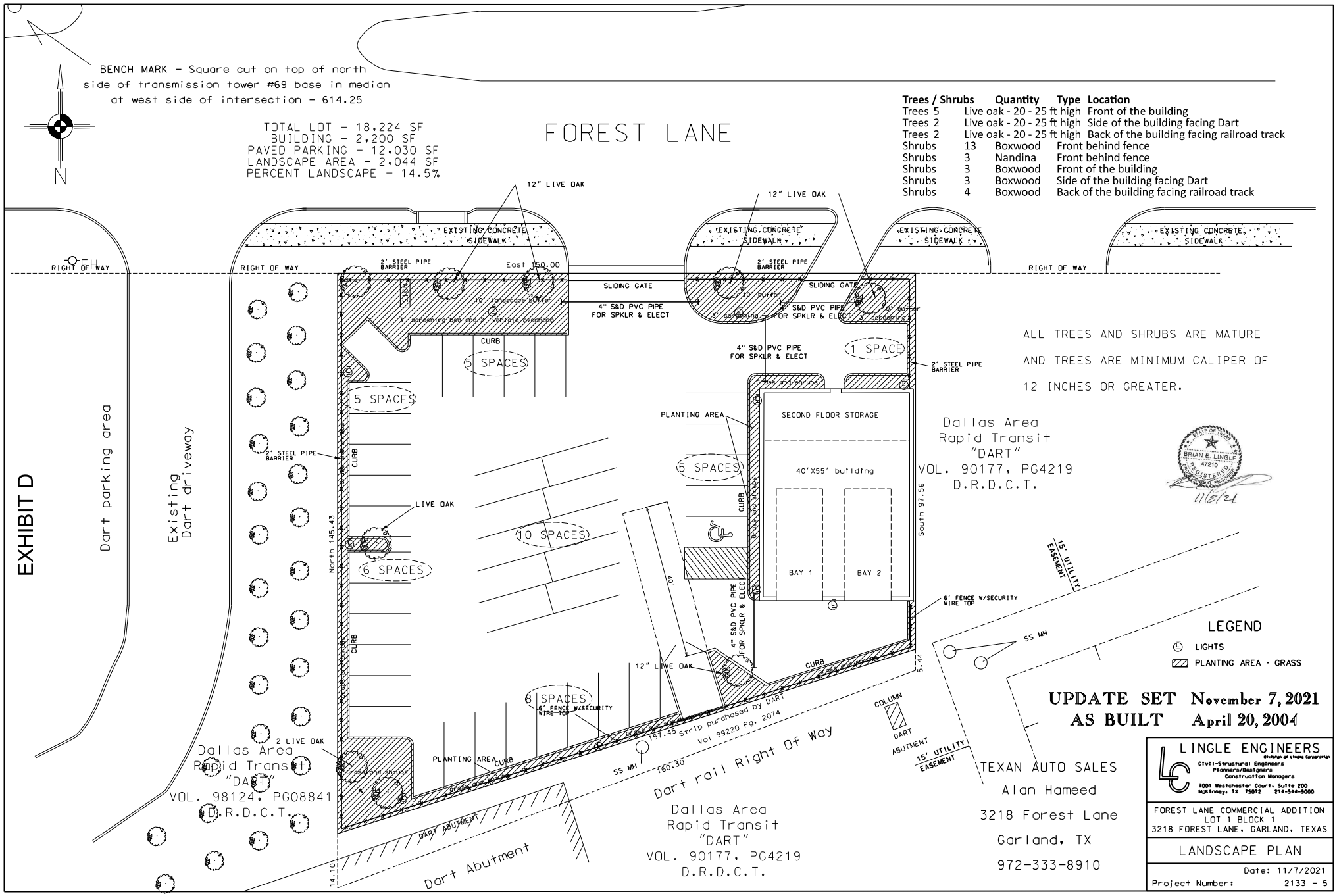
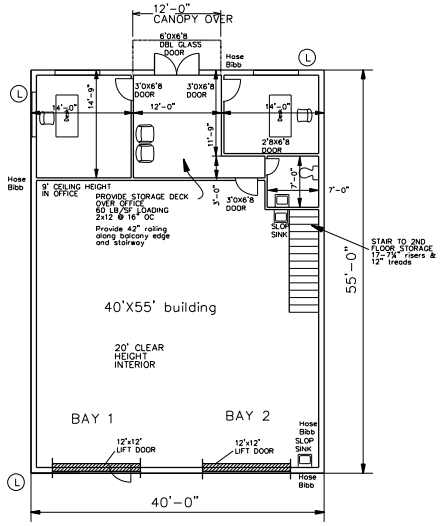


EXHIBIT D
BENCH MARK - Square cut on top of north side of transmission tower #69 base in median at west side of intersection - 614.25
N
TOTAL LOT - 18,224 SF
BUILDING - 2,200 SF
PAVED PARKING - 12,030 SF
LANDSCAPE AREA - 2,044 SF
PERCENT LANDSCAPE - 14.5%
FOREST LANE
Trees / Shrubs Quantity Type Location
Trees 5 Live oak - 20 - 25 ft high Front of the building
Trees 2 Live oak - 20 - 25 ft high Side of the building facing Dart
Trees 2 Live oak - 20 - 25 ft high Back of the building facing railroad track
Shrubs 13 Boxwood Front behind fence
Shrubs 3 Nandina Front behind fence
Shrubs 3 Boxwood Front of the building
Shrubs 3 Boxwood Side of the building facing Dart
Shrubs 4 Boxwood Back of the building facing railroad track
12" LIVE OAK
EXISTING CONCRETE SIDEWALK
RIGHT OF WAY
2' STEEL PIPE BARRIER
East 150.00
SLOPE
SLIDING GATE
10' buffer
10' landscape buffer
3' screening bed and 2' vehicle overhang
4" S&D PVC PIPE FOR SPKLR & ELECT
CURB
5 SPACES
1 SPACE
PLANTING AREA
SECOND FLOOR STORAGE
40'X55' building
BAY 1
BAY 2
LIVE OAK
10 SPACES
6 SPACES
8 SPACES
6' FENCE W/SECURITY WIRE TOP
North 145.43
South 97.56
5.44
14.10
157.45 Strip purchased by DART Vol 99220 Pg. 2074
160.30
SS MH
COLUMN
DART ABUTMENT
15' UTILITY EASEMENT
Dart parking area
Existing Dart driveway
Dart rail Right Of Way
Dart Abutment
Dallas Area Rapid Transit "DART" VOL. 98124, PG08841 D.R.D.C.T.
Dallas Area Rapid Transit "DART" VOL. 90177, PG4219 D.R.D.C.T.
ALL TREES AND SHRUBS ARE MATURE AND TREES ARE MINIMUM CALIPER OF 12 INCHES OR GREATER.
LEGEND
LIGHTS
PLANTING AREA - GRASS
UPDATE SET November 7, 2021
AS BUILT April 20, 2004
TEXAN AUTO SALES
Alan Hameed
3218 Forest Lane
Garland, TX
972-333-8910
LINGLE ENGINEERS
Civil-Structural Engineers
Planners/Designers
Construction Managers
7001 Westchester Court, Suite 200
McKinney, TX 75072 214-544-9000
FOREST LANE COMMERCIAL ADDITION
LOT 1 BLOCK 1
3218 FOREST LANE, GARLAND, TEXAS
LANDSCAPE PLAN
Date: 11/7/2021
Project Number: 2133 - 5

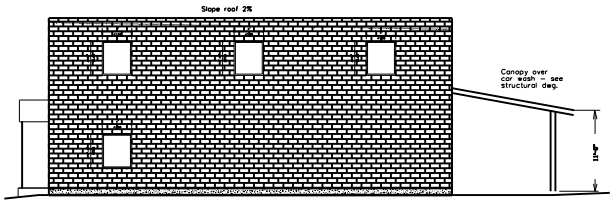
EXHIBIT E

EXISTING BUILDING WITH NO CHANGES
OR REVISIONS TO THE STRUCTURE
OR SITE PLAN.

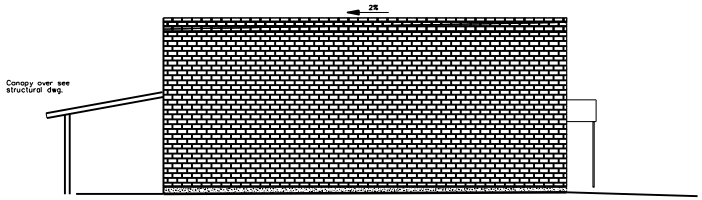
ARCHITECTURAL ELEMENTS
240 SF CANOPY AT REAR
72 SF CANOPY AT ENTRANCE
11 4'-8" X 4'-0" WINDOWS
1 3'-0" X 7'-0" ENTRANCE DOOR
2 1'-3" X 7'-0" SIDE WINDOWS
2 12'-0" X 12'-0" DRIVE DOORS



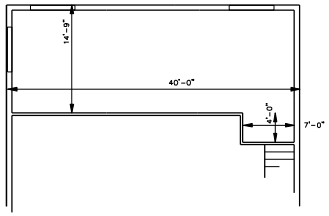
FIRST FLOOR



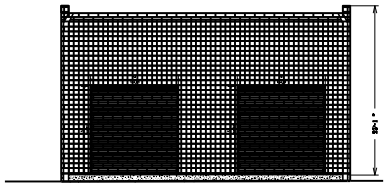
WEST ELEVATION



EAST ELEVATION

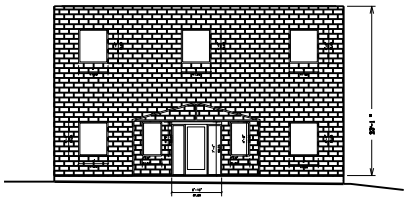


SECOND FLOOR
OPEN DECK AREA



SOUTH ELEVATION

SOUTH ELEVATION



NORTH ELEVATION

EXISTING BUILDING - NO CHANGES TO STRUCTURE
UPDATE PLAN November 7, 2021

Revision 1 10/12/02 Added canopy & stairs

TEXAN AUTO SALES
Alan Hameed
3218 Forest Lane
Garland, TX
972-333-8910

LINGLE ENGINEERS
Division of Lingle Corporation
Civil-Structural Engineers
Planners/Designers
Construction Managers
7001 Westchester Court, Suite 200
McKinney, Tx 75072 214-544-9000

FOREST LANE COMMERCIAL ADDITION
LOT 1 BLOCK 1
3218 FOREST LANE, GARLAND, TEXAS

BUILDING PLANS & ELEVATIONS

Scale: 1" = 8' Date: 11/7/2021
Project Number: 2133 - 14

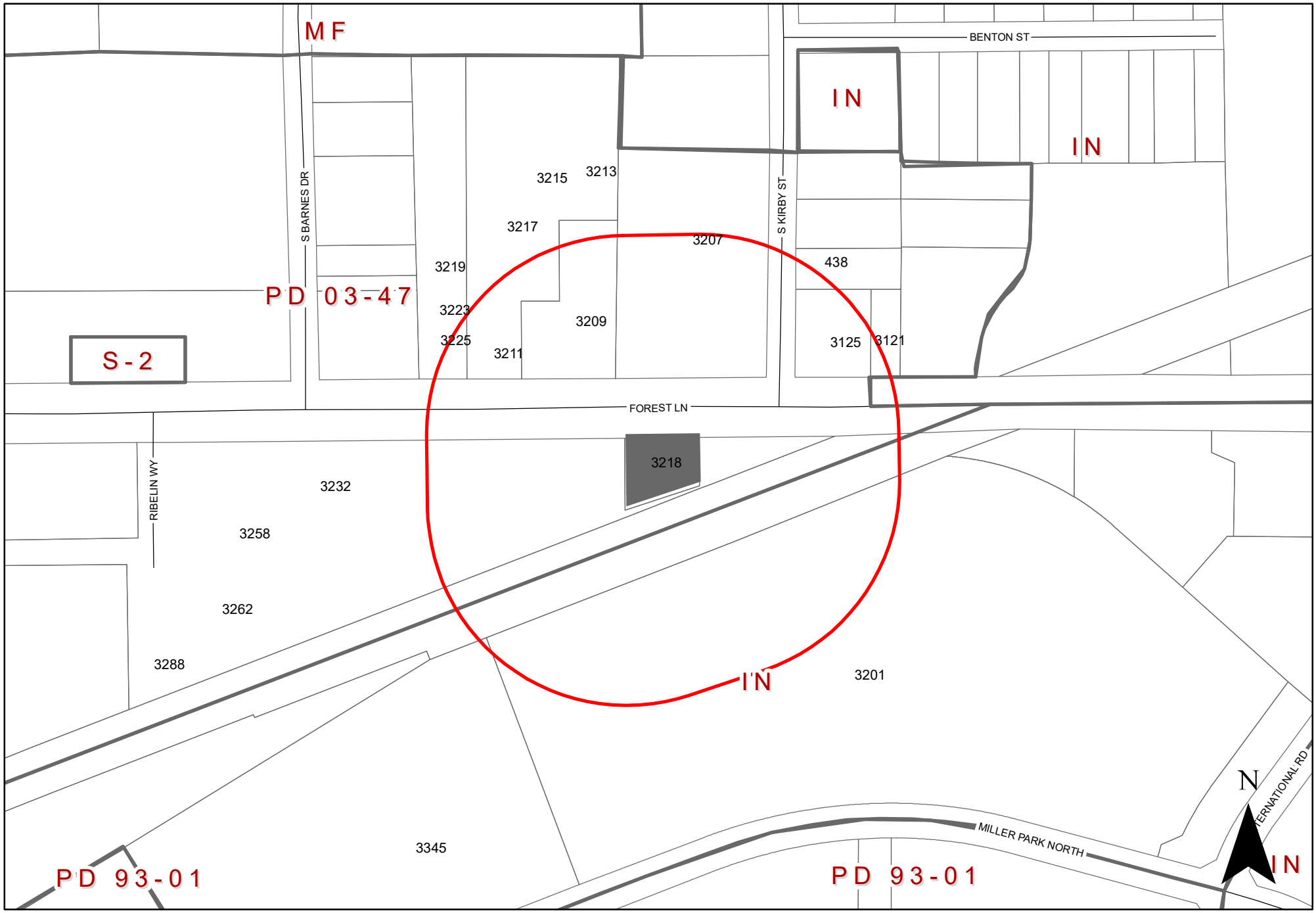
Z 21-39

View of the subject property along Forest Lane.

North of the subject property along Forest Lane.

West of the subject property along Forest Lane.

East of the subject property along Forest Lane.



Zoning Map 21-39
3218 Forest Lane

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

GARLAND

Plan Commission **3. c.**

Meeting Date: 02/21/2022

Item Title: Z 21-56 DEC - Zoning (District 1)

Summary:

Consideration of the application of **DEC,** requesting approval of an amendment Planned Development (PD) District 19-18 for Community Retail Uses to allow the construction of a Restaurant. This property is located at 3900 Lavon Drive. (District 1) (File Z 21-56 - Zoning)

Attachments

Z 21-56 DEC Report and Attachments (Zoning)

Z 21-56 DEC Responses

Planning Report

File No: Z 21-56/District 1
Agenda Item:
Meeting: Plan Commission
Date: February 21, 2022

REQUESTS
Approval of an Amendment to Planned Development (PD) District 19-18 for Community Retail Uses.

Approval of a Detail Plan for a Restaurant Use.

LOCATION
3900 Lavon Drive

APPLICANT
DEC

OWNER
Parcel 6 Partners, Ltd.

BACKGROUND
The subject property is vacant and part of Lot 5 in Planned Development (PD) District 19-18. The applicant proposes a sit-down restaurant of approximately 4,165 square feet.

SITE DATA
The subject property consists of approximately 1.23 acres. The site has approximately 199.75 linear feet of frontage along Lavon Drive. The primary access is from Lavon Drive.

USE OF PROPERTY UNDER CURRENT ZONING
The subject property is zoned Planned Development (PD) District 19-18 for Community Retail Use. In addition, Planned Development (PD) District 03-53, which is the overall Planned Development (PD) District for the Firewheel Town Center to allow the development of a mixed-use town center regional shopping mall and complementary peripheral development.

Planned Development (PD) District 19-18 consists of a concept plan for six (6) lots designated for retail, restaurant, parking, and hotel uses. Any new development requires a Detail Plan approval with a public hearing.

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. Detail Plan
   This proposal intends to develop an additional site within the Firewheel Town Center by adding a restaurant in a proposed 4,165 square-foot building.

   The site is part of the Firewheel Town Center development, which includes requirements to enhance and create a higher quality of experience and community. The application includes installation of landscaping throughout the site; site lighting; and pedestrian path connection. Additionally, outdoor seating (quarry blocks) and a patio are designated on the plan for the restaurant (Exhibit C). The Town Center development encourages pedestrian activity and areas that are comfortable for pedestrians.

2. Parking
   Per the GDC calculation, fifty-one (51) spaces are required. The applicant is providing fifty-six (56) parking spaces shown on the site plan. Therefore, the subject property meets the GDC parking requirements.

3. Screening and Landscaping
   The GDC requires a canopy tree located at the end of each parking row. There are three (3) locations that do not have the required canopy trees. On the north side of the building, just west of the amenity area it is desired to keep the area as a turf area. The amenity area is meant to encourage active use and a canopy tree would introduce an obstruction. Shade for the area will still be provided by the canopy tree across the twelve-foot wide entry drive. Secondly, an island at the north end of a single row of parking contains a light pole required for consistent lighting within the parking field. The island is not large enough for a canopy tree and effective lighting from a light pole. Thirdly, there is an island at the south end of the head-in parking along Lavon Drive. Street trees account for the intent of the canopy area and the applicant contends an additional tree would add a visual obstruction to the Town Center signage immediately south.

   The landscape plan (Exhibit D) complies with all other landscaping requirements per the GDC.

4. Building Design
   The design of the building (Exhibit E) is consistent with the Town Center Planned Development (PD) District's intent and complies with its regulations and the GDC standards.

5. Signage
   No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.

6. Deviations:

Development Standards	Required	Proposed	Justification
Parking lot landscaping	The GDC requires a canopy tree located at the end of each parking row.	There are three (3) locations that do not have the required canopy trees.	The applicant contends that trees in those specific locations could potentially

			interfere with the light pole and cause visual obstruction.

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.

This use is supportive to the surrounding area and compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property has a mixture of retail, restaurants, and drive-through restaurants The property to the east is zoned Planned Development (PD) District 19-19 for an approved hotel development and further east are properties zoned and improved with restaurants. The properties to the north and east are part of the Firewheel Town Center Regional shopping mall and associated uses. The proposed use is complementary and compatible with the surrounding area and will provide more local restaurant and retail opportunities.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 19-18 for Community Retail Uses.

Approval of a Detail Plan for a Restaurant Use.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD Conditions
Photos

CITY COUNCIL DATE: March 1 2022

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
(972) 205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning

0 150 300 Feet

1 inch = 232 feet

ZONING MAP Z 21-56

INDICATES AREA OF REQUEST

3900 Lavon Drive

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-56

3900 Lavon Drive

I. Statement of Purpose: The purpose of this Planned Development is to approve a Restaurant use.

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

III. General Regulations: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) District 19-18, Planned Development (PD) District 03-53, Planned Development (PD) District 02-25, and Planned Development (PD) District 12-36, as amended prior to adoption of this ordinance, except as specifically provided herein.

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. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

B. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

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

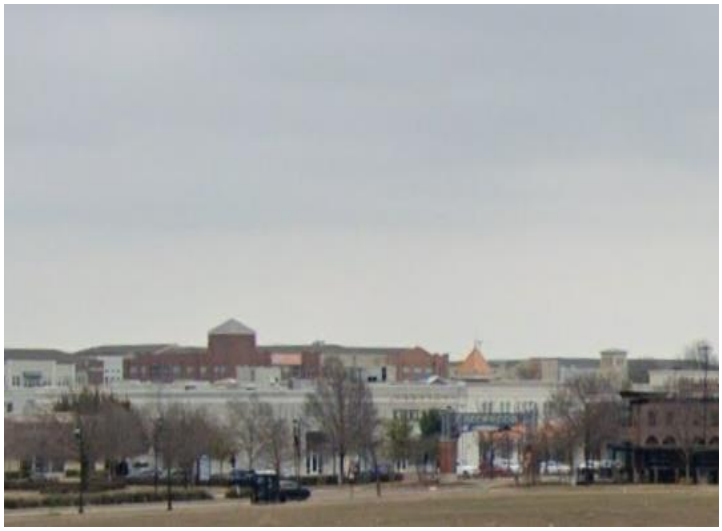
EXHIBIT B

Z 21-56

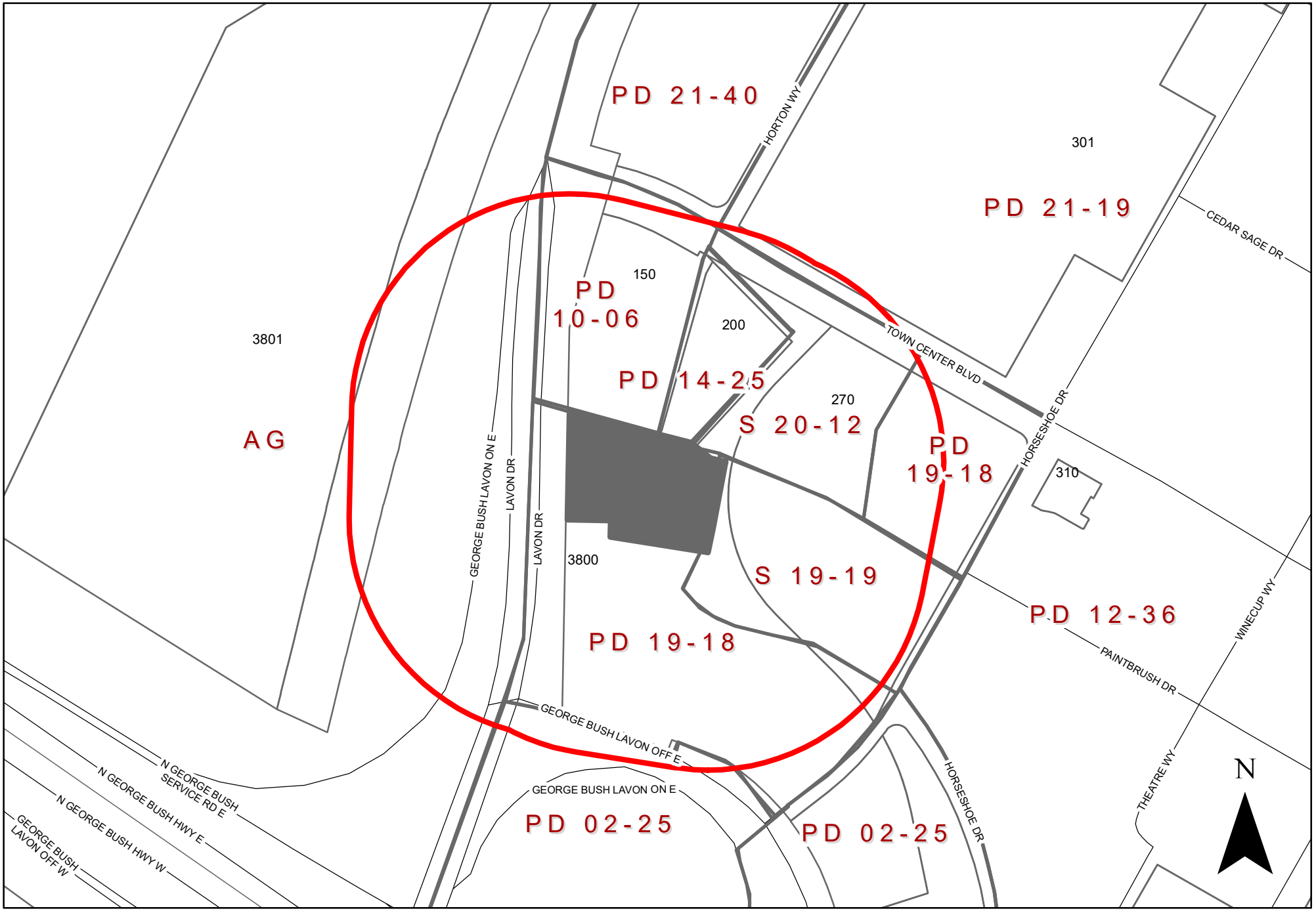
View of the subject property along Lavon Drive

North of the subject property from Lavon Drive

South of the subject property from Lavon Drive



East of the subject property.



3900 Lavon Drive

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

GARLAND

Plan Commission **3. d.**

Meeting Date: 02/21/2022

Item Title: Z 21-56 DEC - Detail Plan (District 1)

Summary:

Consideration of the application of **DEC,** requesting approval of a Detail Plan to allow the construction of a Restaurant. This property is located at 3900 Lavon Drive. (District 1) (File Z 21-56 – Detail Plan)

Attachments

Z 21-56 DEC Report and Attachments (Detail Plan)

Z 21-56 DEC Responses

Planning Report

File No: Z 21-56/District 1
Agenda Item:
Meeting: Plan Commission
Date: February 21, 2022

REQUESTS
Approval of an Amendment to Planned Development (PD) District 19-18 for Community Retail Uses.

Approval of a Detail Plan for a Restaurant Use.

LOCATION
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DEC

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Approval of an Amendment to Planned Development (PD) District 19-18 for Community Retail Uses.

Approval of a Detail Plan for a Restaurant Use.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD Conditions
Photos

CITY COUNCIL DATE: March 1 2022

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
(972) 205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning

0 150 300 Feet

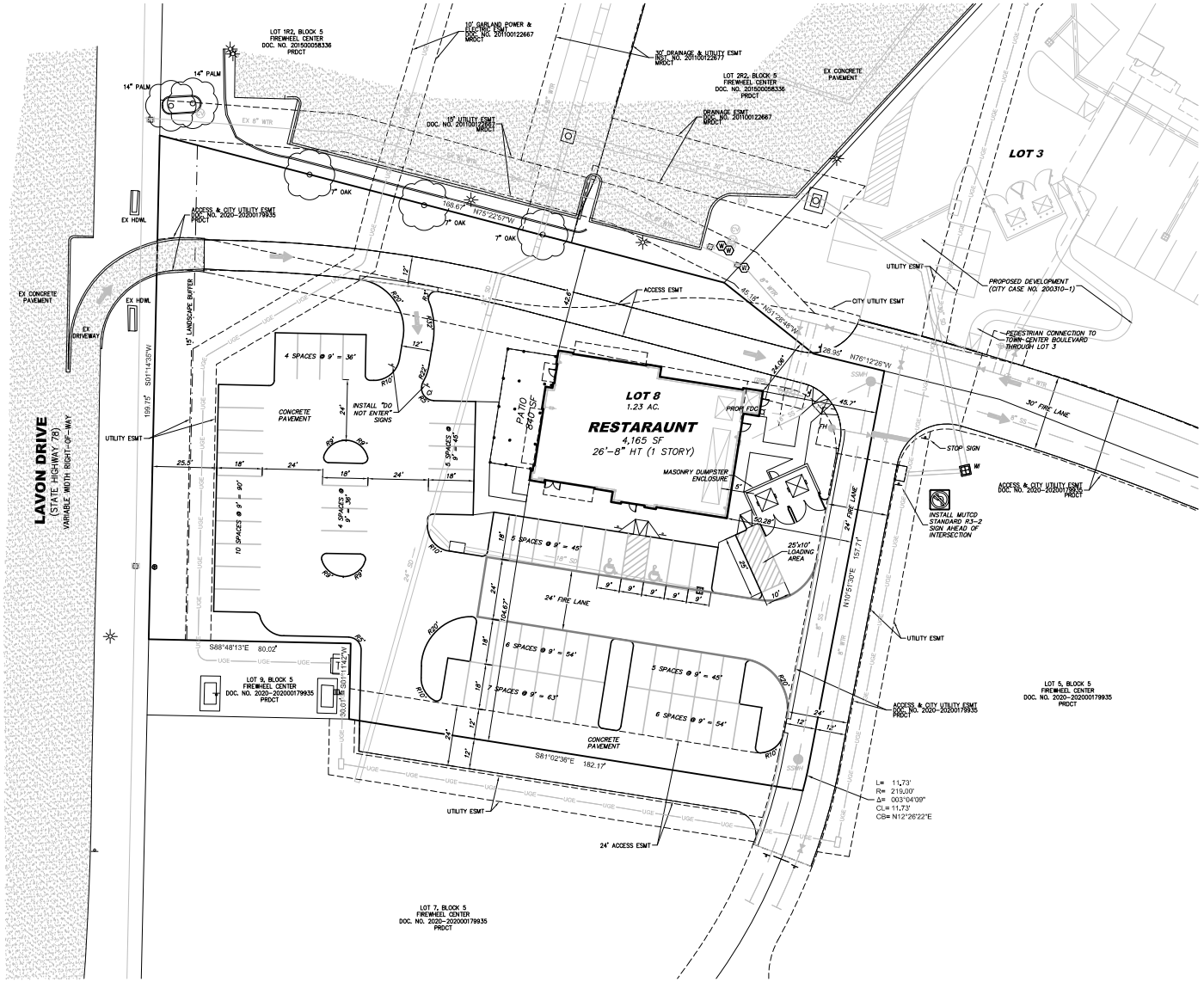
1 inch = 232 feet

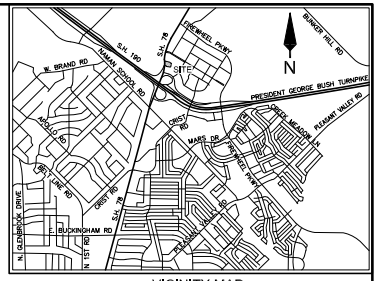
ZONING MAP Z 21-56

INDICATES AREA OF REQUEST

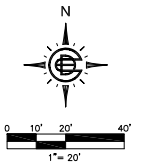
3900 Lavon Drive

EXHIBIT C





VICINITY MAP
N.T.S.



SITE DATA	
LOT AREA:	1.23 AC (53,765 SF)
ZONING:	PD 19-18
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	RESTAURANT
MAX BUILDING HEIGHT:	26' - 8"
BUILDING AREA:	4,165 SQ. FT. + 840 SQ. FT. PATIO
BUILDING COVERAGE:	9.3%
FLOOR/AREA RATIO:	0.09:1
PARKING REQUIRED:	51 SPACES (1/100)
PARKING PROVIDED:	56 SPACES (1/90)
IMPERVIOUS AREA:	29,109 SF (54.1%)

DIMENSION CONTROL GENERAL NOTES

1. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY EAGLE SURVEYING, DATED SEPTEMBER 9, 2021.
2. PROPERTY LINES & EASEMENTS: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
3. DIMENSION CONTROL: ALL PAVING DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
4. CURB RADII: ALL CURB RADII SHALL BE TWO FEET (2') AT THE FACE OF CURB, UNLESS NOTED OTHERWISE.
5. BUILDING DIMENSIONS: REFER TO THE BUILDING PLANS FOR EXACT BUILDING DIMENSIONS.
6. BUILDING ORIENTATION: THE BUILDING SHALL BE PARALLEL AND PERPENDICULAR TO THE SOUTH PROPERTY LINE: S61°02'36"E.

CITY CASE NO. 210930-2

SITE PLAN

TRACT 6 LOT 8

SWQ OF TOWN CENTER BLVD AND HORSESHOE DR

CITY OF GARLAND, TEXAS

OWNER
ESPADA REAL ESTATE
106 ENCINO AVENUE
SAN ANTONIO, TEXAS 78209
(210) 862-0010
CONTACT: BRENT CONLIN

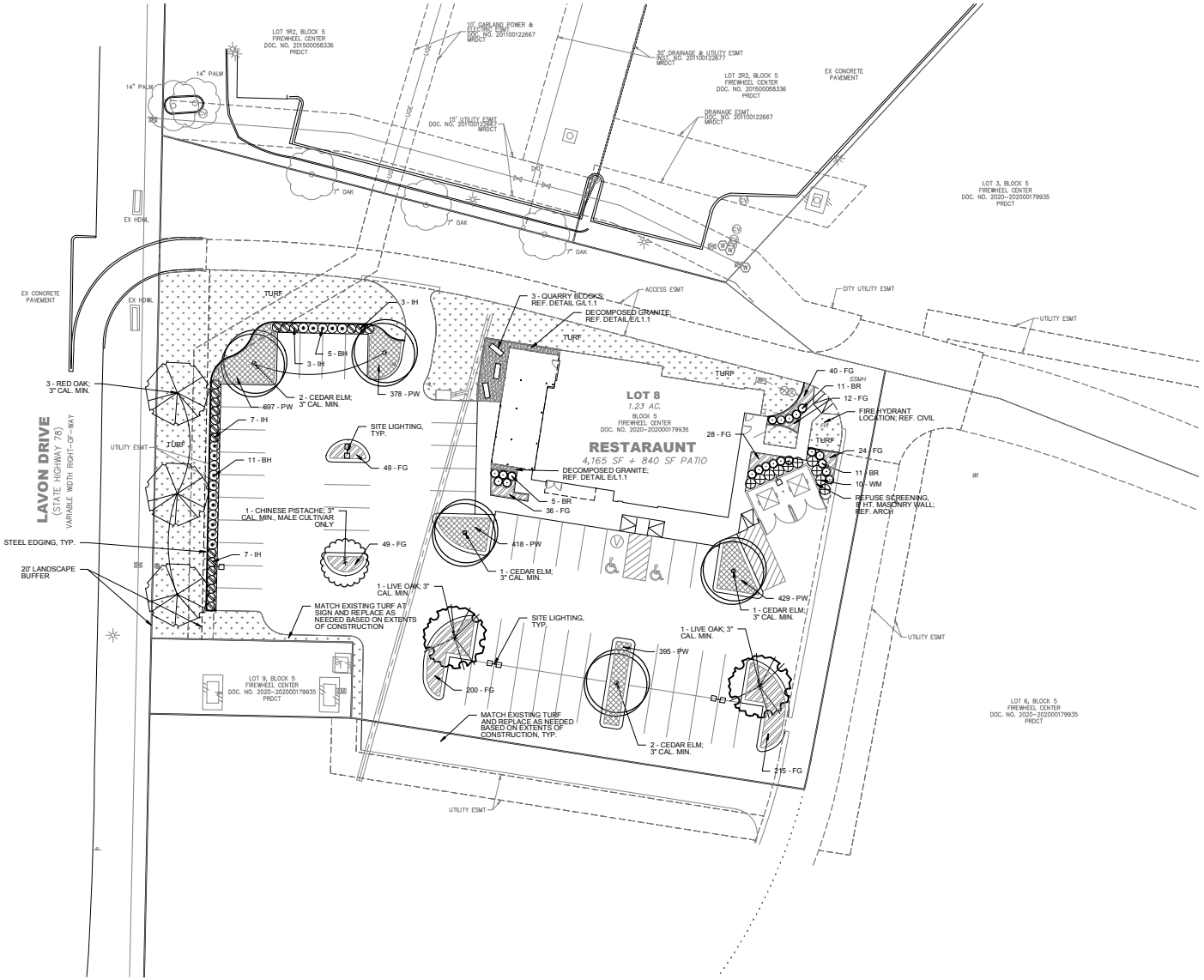
APPLICANT
DEVELOPMENT ENGINEERING CONSULTANTS, LLC
2591 DALLAS PARKWAY, SUITE 300
FRISCO, TEXAS 75034
(972) 731-4354
CONTACT: DANIEL STEWART, P.E.

DESIGN
DEC
2591 DALLAS PARKWAY, SUITE 300
FRISCO, TEXAS 75034
972-731-4354
TBPE FIRM NO. F-23255

ISSUE DATE	DEC FILE NO.
01/12/22	10333
CITY FILE NO.	SHEET NO.
210930-2	C2.1

PLOTTED: 1/17/2022 8:45:47 PM, stone, 1:1
P:\JOB FILES\10333 - Firewheel Tract 6 Lot 8\DWGS\10333 SITE PLAN.dwg, 1/17/2022 8:45:47 PM, stone, 1:1

EXHIBIT D



N

0 10' 20' 40'

1" = 20'

SITE DATA	
LOT AREA:	1.23 ACRES (53,579 SF)
ZONING:	PD 19-18
CURRENT USE:	C
PROPOSED USE:	P
BUILDING AREA:	5,005 SQ. FT.
FLOOR/AREA RATIO:	0
PARKING REQUIRED:	51 SPACES (RATIO)
PARKING PROVIDED:	53 SPACES (RATIO)

LANDSCAPE REQUIREMENTS:

REQUIRED:
5% OF PARKING AREA (22,056 SF x 5%) = 1,103 SF

1 TREE PER 10 SPACES (53 SPACES/10) = 5 TREES

PARKING LOT SCREENING FOR PARKING FACING R.O.W.

PROVIDED:
>5% OF PARKING AREA = 1,314 SF

PARKING LOT TREES = 8 TREES
(Large Canopy Tree - 3" cal. min.)
(No parking space is greater than 65 ft from a required Tree)

SCREENING PROVIDED SHALL BE 24" IN HT. AT TIME OF PLANTING

LANDSCAPE BUFFER - LAVON DRIVE (20')

TREES REQUIRED:
1 TREE PER 50 LF MAX. (144 LF/50) = 3 TREES

TREES PROVIDED:
3 TREES (Large Canopy Tree - 3" cal. min.)

GENERAL NOTES:

1. AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE, INCLUDING RIGHTOF-WAY AREAS, UNLESS NOTED OTHERWISE.
2. ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED SO AS TO NOT OBSTRUCT THE VIEW OF MOTORISTS BETWEEN BETWEEN THE STREET AND ACCESS DRIVES. VISIBILITY TRIANGLES SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
3. COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY DURING INSTALLATION OF LANDSCAPE AND IRRIGATION ON SITE.
4. CONTRACTOR SHALL USE CAUTION DURING INSTALLATION OF LANDSCAPE AND IRRIGATION WHERE UTILITIES EXIST.
5. QUANTITIES MAY VARY BASED ON FIELD CONDITIONS. CONTRACTOR SHALL VERIFY QUANTITIES.

LANDSCAPE PLAN

TRACT 6, LOT 8

SWC OF HORSESHOE DR AND TOWNCENTER BLVD

CITY OF GARLAND, TEXAS

CROSS TIMBERS STUDIO
CLIFTON HALL, ASLA
FORT WORTH, TX 76133
PH: 972-896-1900
TBAE REG. NUMBER: BR 3558

BENCHMARKS

1. 'X' CUT ON THE TOP OF A DROP INLET APPROXIMATELY 48 FEET NORTHEAST OF THE SOUTHEAST CORNER OF LOT 2R2.

ELEVATION: 512.35

PRELIMINARY FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of: Clifton D. Hall L.A.#2806

DESIGN

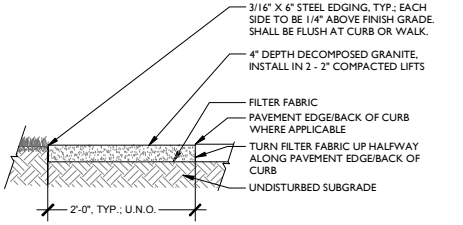
ISSUE DATE	DEC FILE NO.
01/12/2022	10333
CITY FILE NO.	SHEET NO.
210930-2	L1.0

LANDSCAPE SCHEDULE

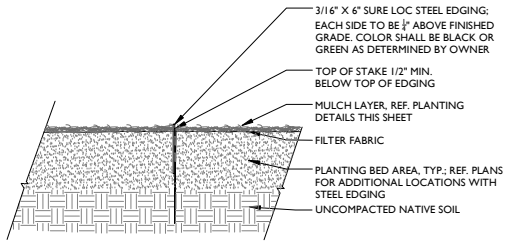
SYM.	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
SHADE AND ORNAMENTAL TREE				
	5	CEDAR ELM	*Ulmus crassifolia*	100 gal.; 10' ht. min. x 6' sp., 3" caliper min.
	2	LIVE OAK	*Quercus virginiana*	100 gal.; 10' ht. min. x 6' sp., 3" caliper min.
	3	RED OAK	*Quercus polymorpha*	100 gal.; 10' ht. min. x 6' sp., 3" caliper min.
	1	CHINESE PISTACHE	*Juniperus virginiana 'Canaertii'*	45 gal.; 6'-8' ht. x 4' sp., full to ground
SHRUBS/ORNAMENTAL PLANTS				
⊕	10 EA	DWARF WAX MYRTLE (WM)	*Myrica cerifera 'pusilla'*	7 gal., 12"-15" ht. x 8"-10" sp., full
⊛	16 EA	DWARF BURFORD HOLLY (BH)	*Ilex cornuta 'Burfordii Nana'*	7 gal., 24" ht. x 10"-12" sp., full
⊘	20 EA	INDIAN HAWTHORNE 'CLARA' (IH)	*Rhapiolepis indica 'Clara'*	7 gal., 24" ht. x 10"-12" sp., full
⊙	21 EA	BARBERRY (BR)	*Berberis thunbargii 'Crimson Pygmy'*	5 gal., 10"-12" ht. x 10"-12" sp.,
ORNAMENTAL GRASS, GROUNDCOVER, AND PERENNIALS				
	653 EA	MEXICAN FEATHERGRASS (FG)	*Nassella tenuissima*	1 gal., heavily rooted, full, 15" o.c. spacing
	2,317 EA	PURPLE WINTERCREEPER (PW)	*Euonymous fortunei 'coloratus'*	4" pots.; 1"-2" ht. x 2"-4" sp., 8" o.c. spacing
TURF AND AGGREGATE				
	7,823 SF	COMMON BERMUDAGRASS	*Cynodon dactylon*	sod, full
	275 SF	DECOMPOSED GRANITE		4" depth, install in 2-2" lifts compacted

NOTE: QUANTITIES MAY VARY BASED ON FIELD CONDITIONS. CONTRACTOR SHALL VERIFY QUANTITIES.

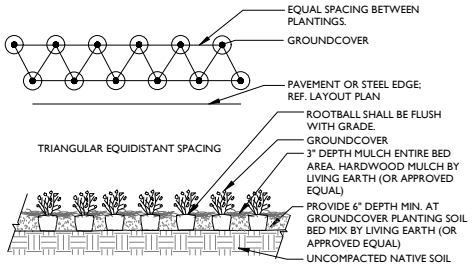
EXHIBIT D



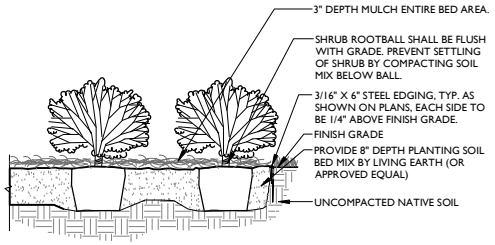
E DECOMPOSED GRANITE
SECTION NOT TO SCALE



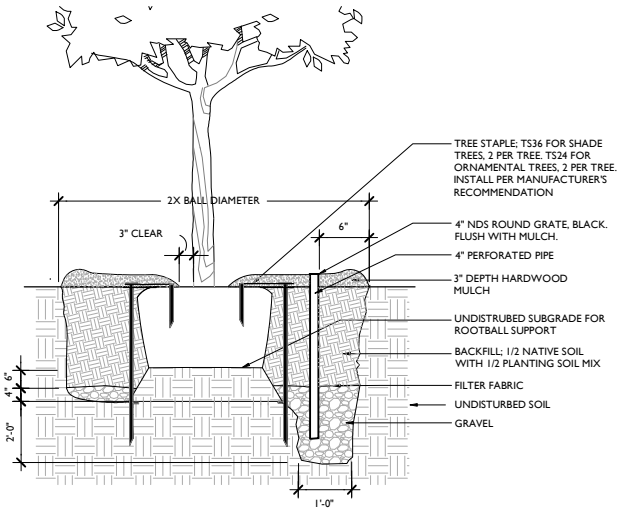
C STEEL EDGING
SECTION NOT TO SCALE



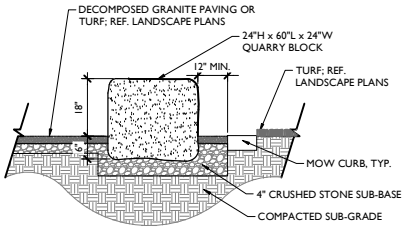
B GROUNDCOVER PLANTING
SECTION NOT TO SCALE



A SHRUB PLANTING AT STEEL EDGING
SECTION NOT TO SCALE



D ORNAMENTAL AND SHADE TREE STAKING
SECTION NOT TO SCALE



F QUARRY BLOCKS
SECTION NOT TO SCALE

LANDSCAPE SCHEDULE AND DETAILS

TRACT 6, LOT 8

SWC OF HORSESHOE DR AND TOWNCENTER BLVD

CITY OF GARLAND, TEXAS

BENCHMARKS

1. 'X' CUT ON THE TOP OF A DROP INLET APPROXIMATELY 48 FEET NORTHEAST OF THE SOUTHEAST CORNER OF LOT 2R2.

   ELEVATION: 512.35

PRELIMINARY FOR REVIEW ONLY. These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of: Clifton D. Hall L.A.#2806

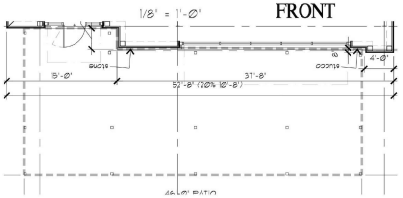
DESIGN

ISSUE DATE	DEC FILE NO.
01/12/2022	10333
CITY FILE NO.	SHEET NO.
210930-2	L1.1

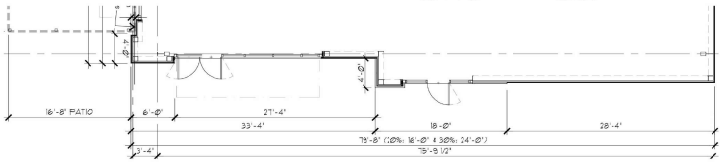
CROSS TIMBERS STUDIO
CLIFTON HALL, ASLA
FORT WORTH, TX 76133
PH: 972-896-1900
TBAE REG. NUMBER: BR 3558

EXHIBIT E

01 WEST ELEVATION

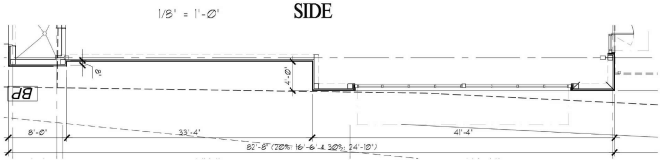


02 SOUTH (ENTRY) ELEVATION



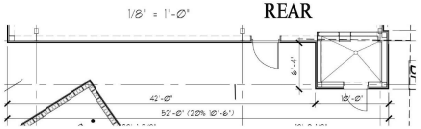
ARCHITECTURAL ELEMENTS:
AWNINGS/CANOPIES
DISPLAY WINDOWS
DIVIDED LIGHT WINDOWS
TRANSOMS
RECESSED ENTRIES
ORNAMENTAL WINDOW HEADERS/LINTELS
DISTINCTIVE LIGHTING FEATURES
VARIED ROOF HEIGHTS
ORNAMENTAL FACADE TRIMS

03 NORTH ELEVATION



		WEST		SOUTH		NORTH		EAST	
		SF	%	SF	%	SF	%	SF	%
	TOTAL	1221		1861		1905		1078	
	WINDOWS & DOORS	436		423		411		28	
	TOTAL LESS WINDOWS & DOORS	785.0		1438		1494		1050	
PRIMARY MASONRY	BRICK	364	46.37	1022	71.07	1494	100.00	1050	100.00
	STONE	124	15.80	164	11.40				
	STUCCO	255	32.48	0	0.00	0	0.00	0	0.00
	PRIMARY MASONRY TOTAL (MIN. 80%)	743.0	94.6	1186.0	82.5	1494.0	100.0	1050.0	1000
SECONDARY	METAL PANEL			221	15.37				
	EIFS	42	5.35	31	2.16	0	0.00	0	0.00
	SECONDARY TOTAL (MAX 20%)	42.0	5.4	252.0	17.5	0.0	0.0	0.0	0.0
	TOTAL	785.0	100	1438.0	100	1494.0	100	1050.0	100

04 EAST ELEVATION



GSO ARCHITECTS
DALLAS, TX 972.385.9651
www.GSOarchitects.com
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LOT 8 FREESTANDING RESTAURANT

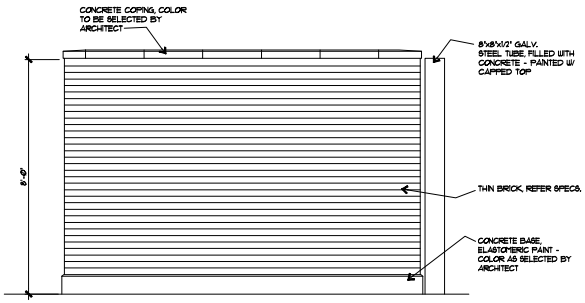
GARLAND, TEXAS
--

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ELEV06

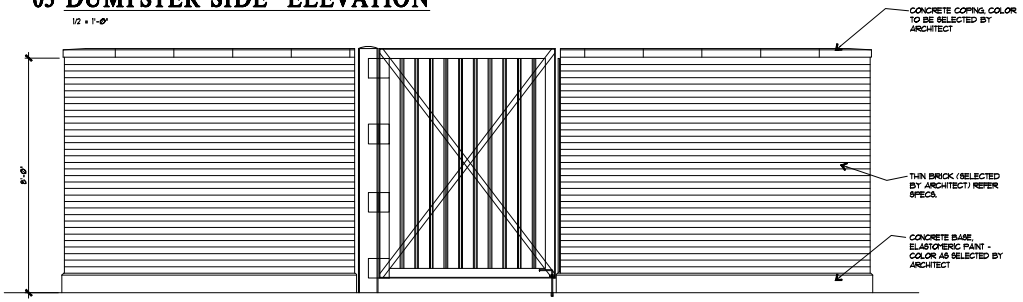
JOB NO: -----
ISSUE DATE: 1/6/2022
SCALE: AS NOTED

EXHIBIT E



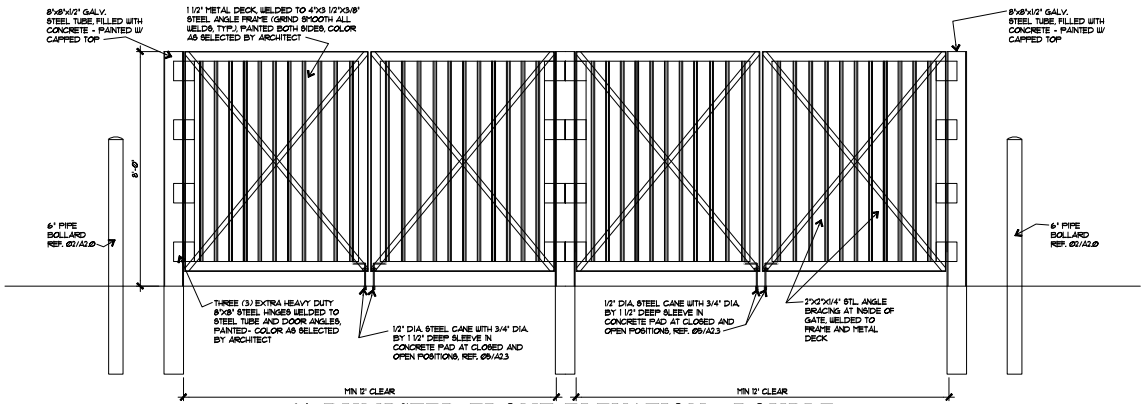
03 DUMPSTER SIDE ELEVATION

1/2 " = 1'-0"



02 DUMPSTER REAR ELEVATION - DOUBLE

1/2 " = 1'-0"



01 DUMPSTER FRONT ELEVATION - DOUBLE

1/2 " = 1'-0"

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LOT 8 FREESTANDING RESTAURANT

GARLAND, TEXAS

--

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SCRN01

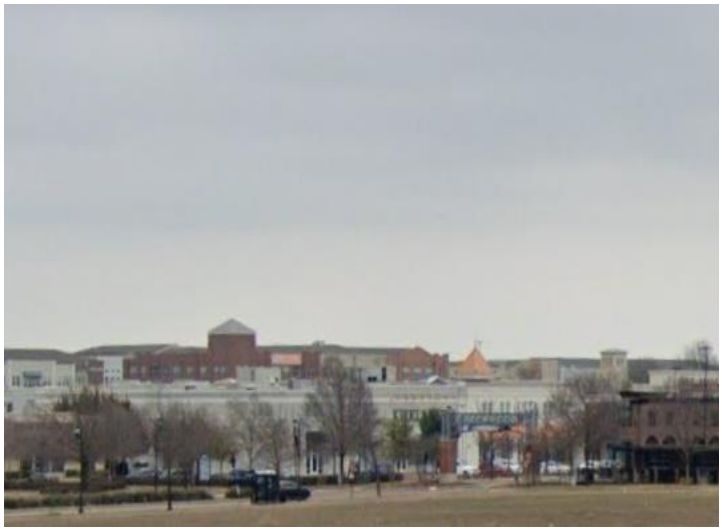
JOB NO: ----
ISSUE DATE: 12/08/2021
SCALE: AS NOTED

Z 21-56

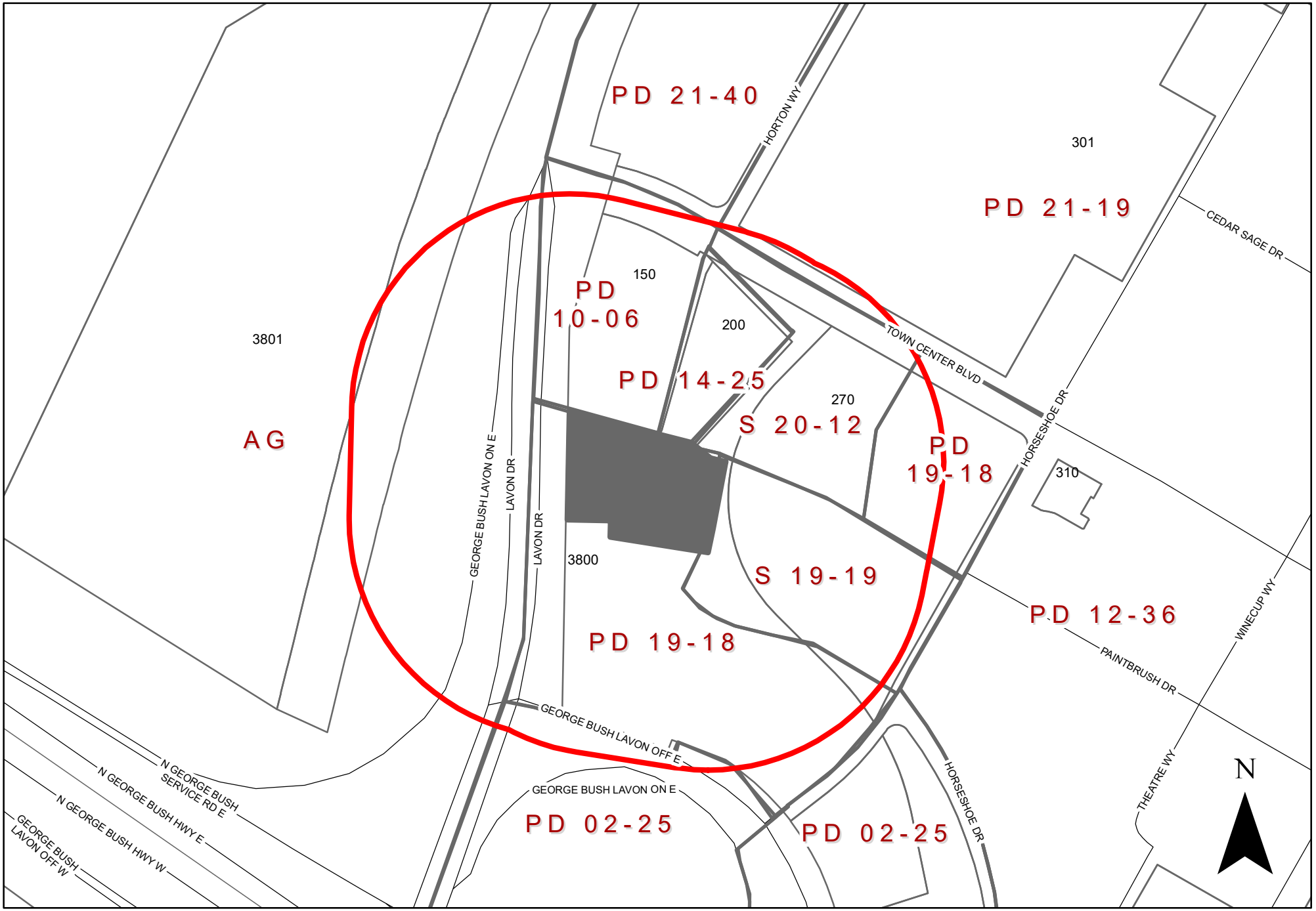
View of the subject property along Lavon Drive

North of the subject property from Lavon Drive

South of the subject property from Lavon Drive



East of the subject property.



3900 Lavon Drive

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

GARLAND

Plan Commission **3. e.**

Meeting Date: 02/21/2022

Item Title: Z 21-57 Kimley-Horn - Zoning (District 1)

Summary:

Consideration of the application of **Kimley-Horn,** requesting approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-57 - Zoning)

Attachments

Z 21-57 Kimley-Horn (Zoning) Report and Attachments

Z 21-57 Responses

Planning Report

File No: Z 21-57/District 1
Agenda Item:
Meeting: Plan Commission
Date: February 21, 2022

REQUEST
Approval of an Amendment to Planned Development (PD) District 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

LOCATION
4401 Bunker Hill Road

APPLICANT
Kimley-Horn

OWNER
RCM Firewheel, LLC

BACKGROUND
In November 2015, the City Council approved a Concept Plan for a three-phased multi-family development. The area under consideration for the zoning change was limited to the northern fifty (50) acres contiguous with Bunker Hill Road.

In May 2016, the City Council approved a Detail Plan for the first phase of the multi-family development (Domain at The One Forty). The second phase of the multi-family development (PDG Bunker Hill) was approved in October 2021.

The applicant requests approval for the third phase of the multi-family development.

In addition, there is an active zoning application for the property to the west [Z 21-60]. The Z 21-60 application is to revise the zoning boundary lines for the fourth phase without any improvements.

SITE DATA
The overall site consists of approximately 11.5 acres with 475 lineal feet of frontage along Bunker Hill Road. The site plan (Exhibit C) shows two (2) access points from Bunker Hill Road.

USE OF PROPERTY UNDER CURRENT ZONING
The site is zoned Planned Development (PD) 15-40 for Multi-Family Use and allows for the proposed use. Where specific standards are not provided within the Planned Development, Garland Development Code standards apply.

CONSIDERATIONS
1. Development and Site Plan

   The applicant intends to develop 148 multi-family units in an urban, townhouse style configuration. This development will complement the more traditional, higher density apartment, the Domain at the One Forty (299 units) and the recently approved Phase 2 (356 units); the project will remain urban in character.

In addition, the development will consist of several outdoor leisure areas, a clubhouse and a swimming pool (Exhibit C in the Plan agenda item).

2. Parking

The GDC parking requirements are met with this proposal. Additionally, each unit will have its own 2-car garage space, satisfying the covered parking requirement.

3. Density

The maximum density required per the GDC Multi-Family (MF) District for a multi-family development is eighteen (18) dwelling units per acre, and the maximum density permitted in Planned Development (PD) District 15-40 is forty (40) dwelling units per acre. The applicant requests the maximum density at thirteen (13) dwelling units per acre, which complies with the density and reflects a townhouse-style development.

4. Amenities

- **Clubhouse**: Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 4,994 square-foot clubhouse which the application indicates will include leasing and maintenance offices, a clubroom, a strength and aerobic fitness facility, a co-working suite, and bathrooms servicing the club and pool area.

- **Swimming Pool**: One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a resort-style swimming pool with 1,342 square feet of surface water.

- **Leisure Areas**: One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a series of formal courtyards at the center of the project, distributing the community greenspace and providing residents a balanced offering of gathering spaces, both active and passive. In addition, formal lawn will be situated on the lake front with gathering areas, lawn games, and grills.

5. Dwelling unit/mix

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

Minimum dwelling unit size.

Required two-bedroom:	800 square feet
Proposed:	1,548-1,643 square feet
Number of units:	148

6. Screening and Landscaping

   The GDC requires a minimum fifteen (15)-foot wide landscape buffer along Bunker Hill Road. In addition, one (1) canopy tree is required per every thirty (30) linear feet along with seven (7) shrubs within the landscape buffer. Per the calculation, sixteen (16) large canopy trees and one hundred eleven (111) shrubs are required. The landscape plan (Exhibit D) reflects a twenty (20)-foot wide landscape buffer along with five (5) large canopy trees, twenty-seven (27) small ornamental trees and 228 shrubs within the landscape buffer. The applicant contends that sixteen (16) large canopy trees would interfere with the overhead utility lines.

   The landscape plan (Exhibit D) complies with all other landscaping requirements.

7. Connectivity:

   The site plan (Exhibit C) shows the connection to the Rowlett Creek and Preserve Trail system, utilizing the trail being installed along the lakefront edge of the Phase 2 property to the east. The future Domain Phase 4 site will then connect to and extend the lakeside trail to the west. The developer will continue to coordinate all trail and lake considerations with the City of Garland, the Phase 2 developer, and the owner of Phase 4.

8. Building Design

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

9. Driveway Approval:

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

10. Signage

    No deviations were requested regarding signage.

11. Summary of Deviations

    The applicant requests to deviate from Chapter 4 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	**Required**	**Proposed**	**Analysis**
Landscape buffer	One (1) canopy tree is required per every thirty (30) linear feet along with seven (7) shrubs within the landscape	The landscape plan (Exhibit D) reflects a twenty (20)-foot wide landscape buffer along with five (5) large canopy trees, twenty-seven (27) small ornamental trees	The applicant contends that sixteen (16) large canopy trees would interfere with the overhead utility lines.

	buffer. Per the calculation, sixteen (16) large canopy trees and 111 shrubs are required.	and 228 shrubs within the landscape buffer.	

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Parks and Open Space and Compact Neighborhoods

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

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

This proposal is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north, across Bunker Hill Road, are residential neighborhoods located in the City of Sachse. The property to the east is zoned Planned Development (PD) District 21-23 for a future multi-family development (Phase 2). The property to the south is zoned Agricultural (AG) District; it is currently vacant. The property to the west is currently zoned Planned Development (PD) District 15-40; however, there is an active zoning application [Z 21-60] to revise the zoning boundary lines.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

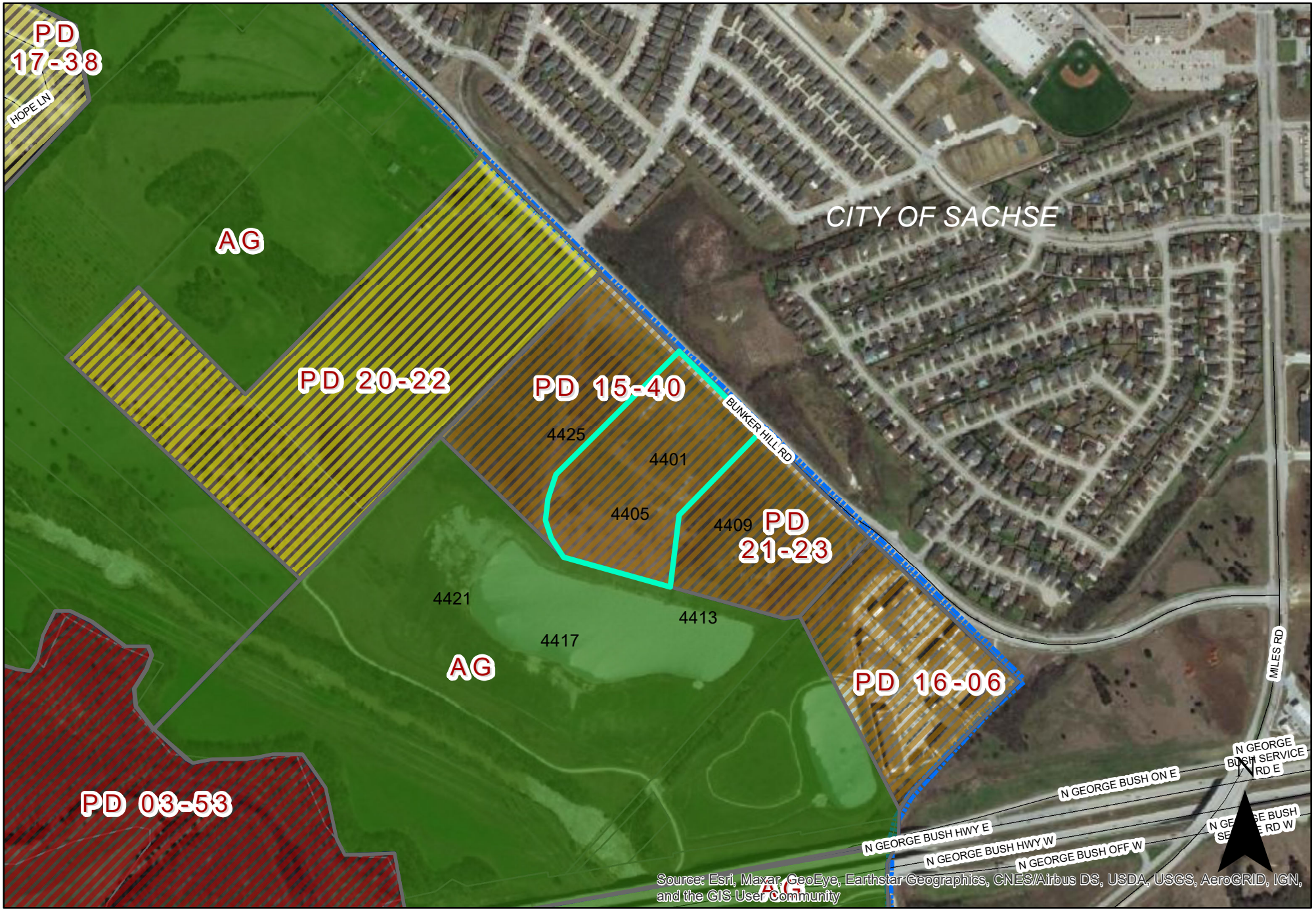
i. Location Map
ii. PD Conditions
iii. Detail Plan
iv. Photos

CITY COUNCIL DATE: March 1, 2022

PREPARED BY:
Nabiha Ahmed
Lead Development Planner

REVIEWED BY:
Will Guerin, AICP
Director of Planning

Planning & Development
972-205-2453
nahmed@garlandtx.gov



0 380 760 Feet

1 inch = 579 feet

ZONING MAP Z 21-57

INDICATES AREA OF REQUEST

4401 Bunker Hill Rd.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-57

4401 BUNKER HILL ROAD

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 Planned Development (PD) District 15-40 and 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, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Dwelling Units: A total of 148 dwelling units shall be permitted.

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

EXHIBIT B

E. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

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

G. Lighting: All pedestrian pathways shall be lighted per the Garland Development Code standards.

H. Pedestrian Pathway: The pedestrian pathway shall be constructed as shown on Exhibit C and Exhibit D.

I. Signage: All signage shall comply with the standards in the Garland Development Code.

EXHIBIT B

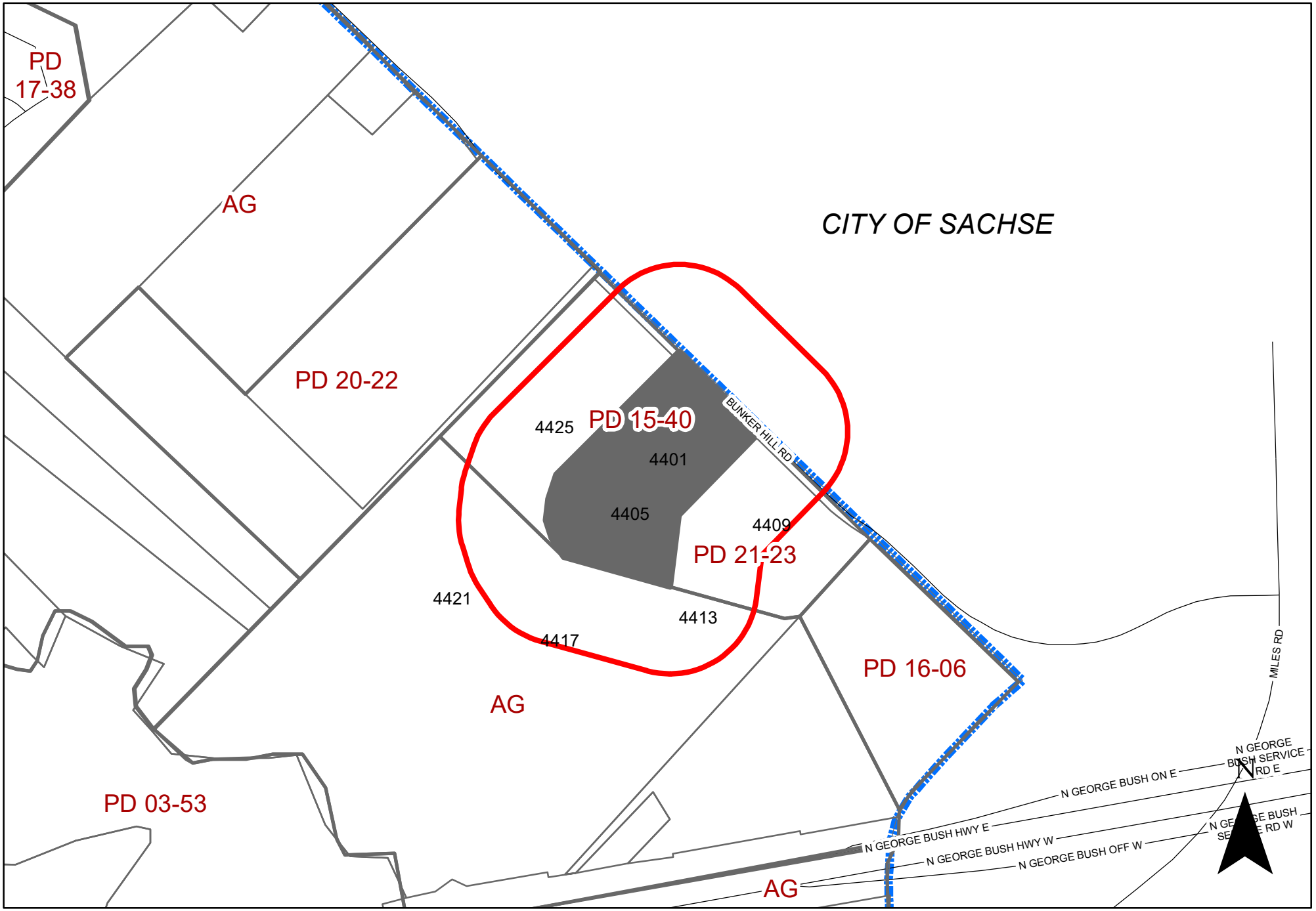
Z 21-57

View of the subject property from Bunker Hill Road

Looking north of the subject property

Looking east of the subject property

Looking west of the subject property



4401 Bunker Hill Rd.

Comment Form
Case Z 21-57

Z 21-57 Kimley-Horn. The applicant proposes to construct 148 multi-family units. This site is located at 4401 Bunker Hill Road. (District 1)

Z 21-57 Kimley-Horn. El solicitante propone construir 148 unidades multifamiliares. Este sitio está ubicado en 4401 Bunker Hill Road. (Distrito 1)

Z 21-57 Kimley-Horn. Người nộp đơn đề xuất xây dựng 148 đơn vị đa gia đình. Địa chỉ này nằm ở 4401 Bunker Hill Road. (Quận 1)

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

☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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

Mason Orradre Development Partner

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.)

4909 Bunker Hill Road

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75048

Zip Code / Código postal / Mã B u Chính

2/15/2022

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

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

Comment Form Continued –
Case Z 21-57

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

RCM Firewheel is in favor of the proposed improvements noted in Z21-57

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-57	February 16, 2022	March 1, 2022	Nabiha Ahmed

The applicant proposes to construct 148 multi-family units. This site is located at 4401 Bunker Hill Road. (District 1)

Marlo Walker **Against** **Outside of the Notification Area**

2/12/2022
3:25:02 AM

3902 Lariat Drive
Sachse
Texas
United States
75048

walkermarlo@yahoo.com

Decrease Home Property Values

Nicole Lamb **Against** **Outside of the Notification Area**

2/8/2022
4:24:34 AM

2402 Roberta Ct
Garland
Texas
United States
75040

enw79@yahoo.com

This area is becoming overpopulated with apartments. I am against adding more high density dwellings. The traffic on 78 and Miles road is already congested. Sachse is already building a large neighborhood that is going to signifcantly add to the traffic and crowding. If any of you have kids who go to Sewell, Hudson, or Sachse you have experienced the traffic on these roads and know it is a significant burden in the area.

GARLAND

Plan Commission **3. f.**

Meeting Date: 02/21/2022

Item Title: Z 21-57 Kimley-Horn - Detail Plan (District 1)

Summary:

Consideration of the application of **Kimley-Horn,** requesting approval of a Detail Plan for a Multi-Family development. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-57 – Detail Plan)

Attachments

Z 21-57 Kimley-Horn (Detail Plan) Report and Attachments

Z 21-57 Kimley-Horn Responses

Planning Report

File No: Z 21-57/District 1
Agenda Item:
Meeting: Plan Commission
Date: February 21, 2022

REQUEST
Approval of an Amendment to Planned Development (PD) District 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

LOCATION
4401 Bunker Hill Road

APPLICANT
Kimley-Horn

OWNER
RCM Firewheel, LLC

BACKGROUND
In November 2015, the City Council approved a Concept Plan for a three-phased multi-family development. The area under consideration for the zoning change was limited to the northern fifty (50) acres contiguous with Bunker Hill Road.

In May 2016, the City Council approved a Detail Plan for the first phase of the multi-family development (Domain at The One Forty). The second phase of the multi-family development (PDG Bunker Hill) was approved in October 2021.

The applicant requests approval for the third phase of the multi-family development.

In addition, there is an active zoning application for the property to the west [Z 21-60]. The Z 21-60 application is to revise the zoning boundary lines for the fourth phase without any improvements.

SITE DATA
The overall site consists of approximately 11.5 acres with 475 lineal feet of frontage along Bunker Hill Road. The site plan (Exhibit C) shows two (2) access points from Bunker Hill Road.

USE OF PROPERTY UNDER CURRENT ZONING
The site is zoned Planned Development (PD) 15-40 for Multi-Family Use and allows for the proposed use. Where specific standards are not provided within the Planned Development, Garland Development Code standards apply.

CONSIDERATIONS
1. Development and Site Plan

   The applicant intends to develop 148 multi-family units in an urban, townhouse style configuration. This development will complement the more traditional, higher density apartment, the Domain at the One Forty (299 units) and the recently approved Phase 2 (356 units); the project will remain urban in character.

In addition, the development will consist of several outdoor leisure areas, a clubhouse and a swimming pool (Exhibit C in the Plan agenda item).

2. Parking

The GDC parking requirements are met with this proposal. Additionally, each unit will have its own 2-car garage space, satisfying the covered parking requirement.

3. Density

The maximum density required per the GDC Multi-Family (MF) District for a multi-family development is eighteen (18) dwelling units per acre, and the maximum density permitted in Planned Development (PD) District 15-40 is forty (40) dwelling units per acre. The applicant requests the maximum density at thirteen (13) dwelling units per acre, which complies with the density and reflects a townhouse-style development.

4. Amenities

- **Clubhouse**: Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 4,994 square-foot clubhouse which the application indicates will include leasing and maintenance offices, a clubroom, a strength and aerobic fitness facility, a co-working suite, and bathrooms servicing the club and pool area.

- **Swimming Pool**: One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a resort-style swimming pool with 1,342 square feet of surface water.

- **Leisure Areas**: One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a series of formal courtyards at the center of the project, distributing the community greenspace and providing residents a balanced offering of gathering spaces, both active and passive. In addition, formal lawn will be situated on the lake front with gathering areas, lawn games, and grills.

5. Dwelling unit/mix

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

Minimum dwelling unit size.

Required two-bedroom:	800 square feet
Proposed:	1,548-1,643 square feet
Number of units:	148

6. Screening and Landscaping

   The GDC requires a minimum fifteen (15)-foot wide landscape buffer along Bunker Hill Road. In addition, one (1) canopy tree is required per every thirty (30) linear feet along with seven (7) shrubs within the landscape buffer. Per the calculation, sixteen (16) large canopy trees and one hundred eleven (111) shrubs are required. The landscape plan (Exhibit D) reflects a twenty (20)-foot wide landscape buffer along with five (5) large canopy trees, twenty-seven (27) small ornamental trees and 228 shrubs within the landscape buffer. The applicant contends that sixteen (16) large canopy trees would interfere with the overhead utility lines.

   The landscape plan (Exhibit D) complies with all other landscaping requirements.

7. Connectivity:

   The site plan (Exhibit C) shows the connection to the Rowlett Creek and Preserve Trail system, utilizing the trail being installed along the lakefront edge of the Phase 2 property to the east. The future Domain Phase 4 site will then connect to and extend the lakeside trail to the west. The developer will continue to coordinate all trail and lake considerations with the City of Garland, the Phase 2 developer, and the owner of Phase 4.

8. Building Design

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

9. Driveway Approval:

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

10. Signage

    No deviations were requested regarding signage.

11. Summary of Deviations

    The applicant requests to deviate from Chapter 4 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	**Required**	**Proposed**	**Analysis**
Landscape buffer	One (1) canopy tree is required per every thirty (30) linear feet along with seven (7) shrubs within the landscape	The landscape plan (Exhibit D) reflects a twenty (20)-foot wide landscape buffer along with five (5) large canopy trees, twenty-seven (27) small ornamental trees	The applicant contends that sixteen (16) large canopy trees would interfere with the overhead utility lines.

	buffer. Per the calculation, sixteen (16) large canopy trees and 111 shrubs are required.	and 228 shrubs within the landscape buffer.	

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Parks and Open Space and Compact Neighborhoods

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

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

This proposal is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north, across Bunker Hill Road, are residential neighborhoods located in the City of Sachse. The property to the east is zoned Planned Development (PD) District 21-23 for a future multi-family development (Phase 2). The property to the south is zoned Agricultural (AG) District; it is currently vacant. The property to the west is currently zoned Planned Development (PD) District 15-40; however, there is an active zoning application [Z 21-60] to revise the zoning boundary lines.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

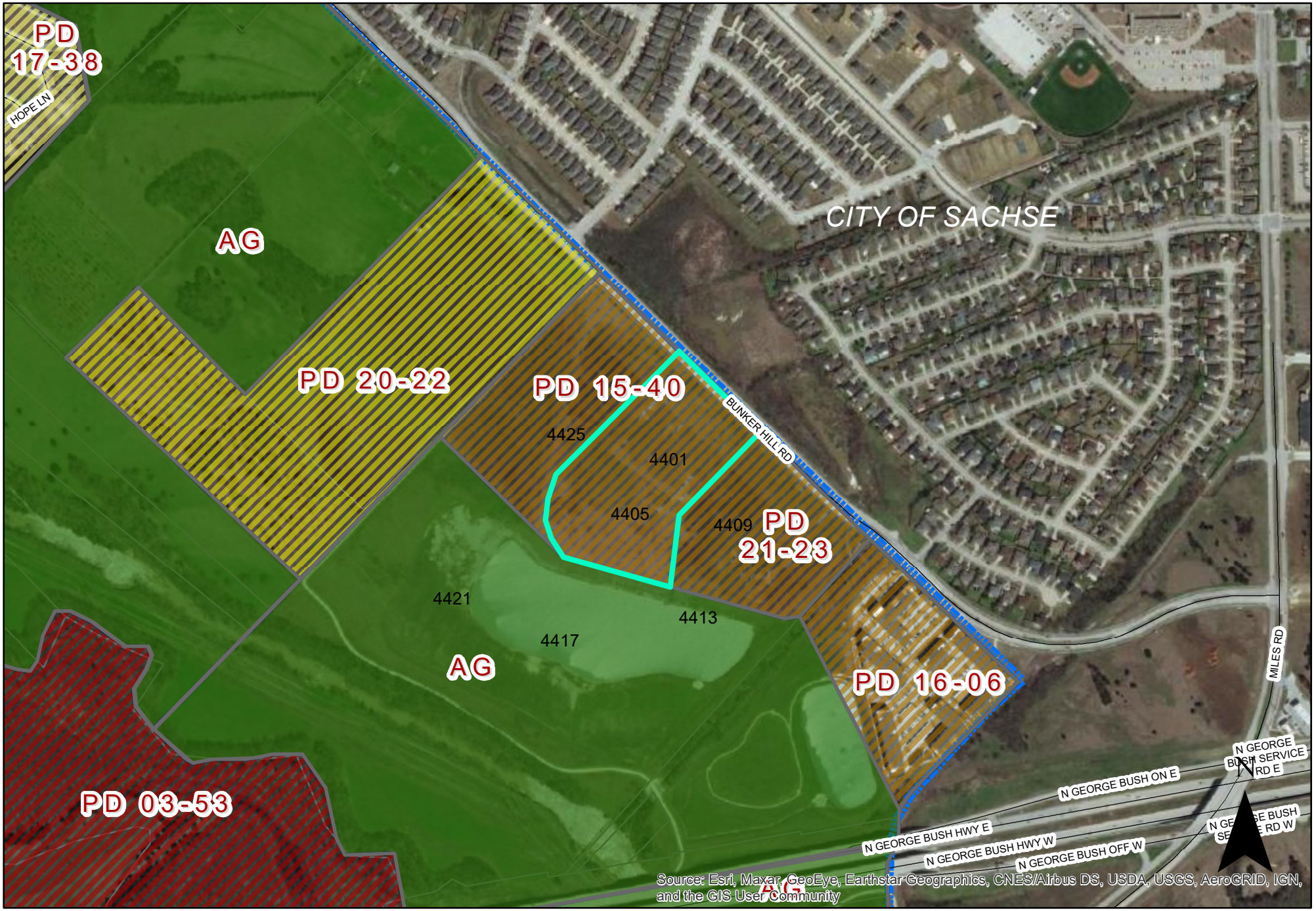
i. Location Map
ii. PD Conditions
iii. Detail Plan
iv. Photos

CITY COUNCIL DATE: March 1, 2022

PREPARED BY:
Nabiha Ahmed
Lead Development Planner

REVIEWED BY:
Will Guerin, AICP
Director of Planning

Planning & Development
972-205-2453
nahmed@garlandtx.gov



0 380 760 Feet

1 inch = 579 feet

ZONING MAP Z 21-57

INDICATES AREA OF REQUEST

4401 Bunker Hill Rd.

EXHIBIT C

SITE DATA TABLE	
CASE NUMBER	210726-1
TOTAL SITE AREA	11.50 AC
ZONING	PD 15-40
EXISTING USE	UNDEVELOPED
PROPOSED USE	MULTIFAMILY
TOTAL BUILDING COVERAGE	176,370 SF (35.2%)
TOTAL BUILDING GSF	324,288 GSF
NUMBER OF UNITS	148
NUMBER OF BEDROOMS PER UNIT	2
DWELLING UNIT SIZE	1,548 / 1,643 GSF
TOTAL FLOOR AREA RATIO	0.65:1
PROPOSED DENSITY (DU/AC)	13
MAX. BUILDING HEIGHT PER ZONING	44 FT MAX
BUILDING HEIGHT PROVIDED	31 FT
PARKING	
PARKING SPACE REQUIREMENT	2 SP / 2 BR UNIT
PARKING SPACES REQUIRED	296
GARAGE PARKING SPACES PROVIDED	296
SURFACE PARKING SPACES PROVIDED	107
TOTAL PARKING SPACES PROVIDED	403
PROPOSED SURFACE PARKING AREA SURFACE MATERIAL	CONCRETE
LOADING REQUIRED	N/A
LOADING PROPOSED	0
OPEN SPACE	
TOTAL OPEN SPACE REQUIRED	20% (2.30 AC)
TOTAL OPEN SPACE PROVIDED	20% (2.30 AC)
TOTAL IMPERVIOUS AREA	409,932 SF (81.8 %)

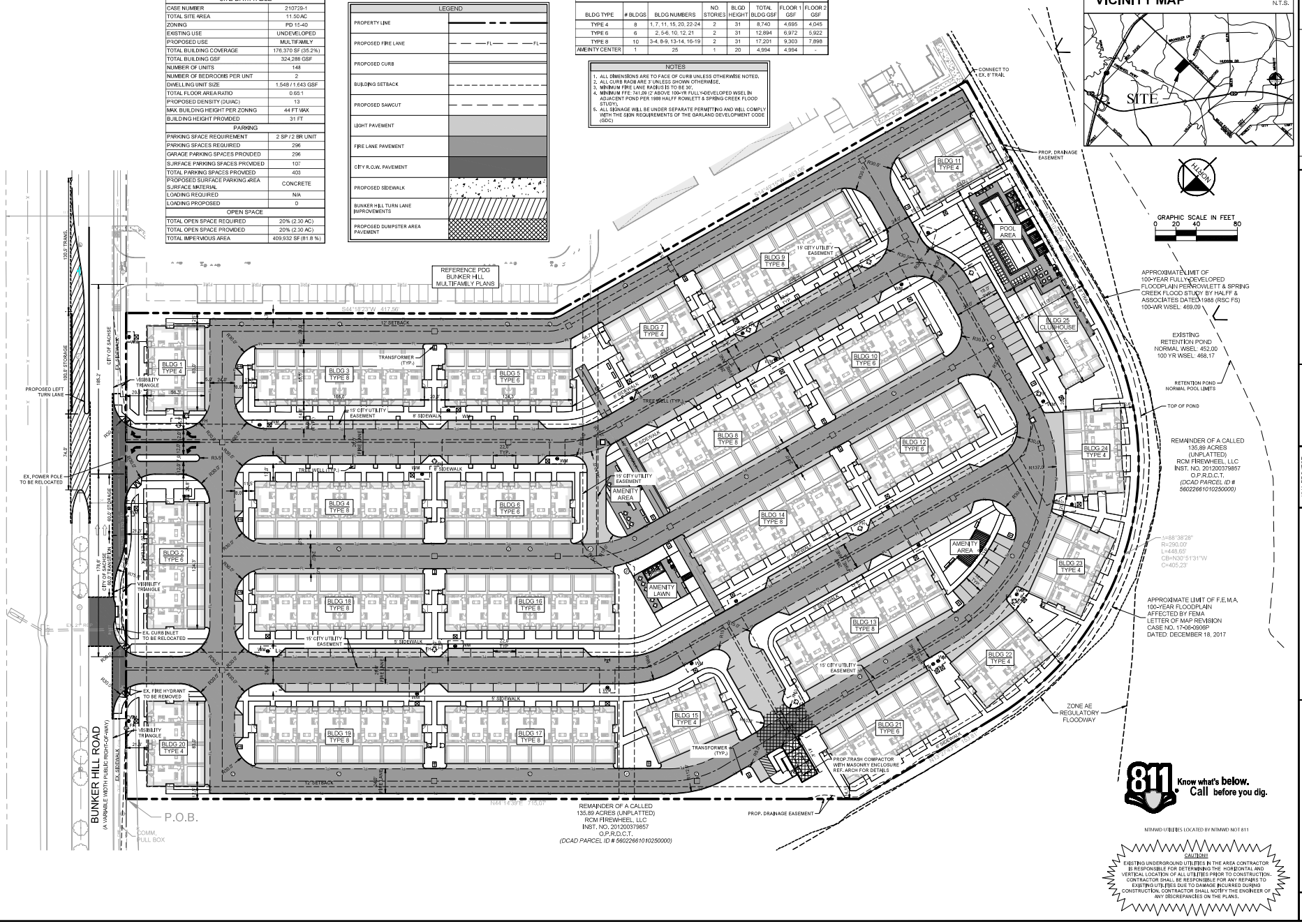
LEGEND	
PROPERTY LINE	
PROPOSED FIRE LANE	FL FL
PROPOSED CURB	
BUILDING SETBACK	
PROPOSED SAWCUT	
LIGHT PAVEMENT	
FIRE LANE PAVEMENT	
CITY R.O.W. PAVEMENT	
PROPOSED SIDEWALK	
BUNKER HILL TURN LANE IMPROVEMENTS	
PROPOSED DUMPSTER AREA PAVEMENT	

BUILDING TABLE							
BLDG TYPE	# BLDGS	BLDG NUMBERS	NO. STORIES	BLGD HEIGHT	TOTAL BLDG GSF	FLOOR 1 GSF	FLOOR 2 GSF
TYPE 4	8	1, 7, 11, 15, 20, 22-24	2	31	8,740	4,695	4,045
TYPE 6	6	2, 5-6, 10, 12, 21	2	31	12,894	6,972	5,922
TYPE 8	10	3-4, 8-9, 13-14, 16-19	2	31	17,201	9,303	7,898
AMENITY CENTER	1	25	1	20	4,994	4,994	-

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
3. MINIMUM FIRE LANE RADIUS IS TO BE 30'.
4. MINIMUM FFE: 741.29 (1' ABOVE 100-YR FULLY-DEVELOPED WSEL IN ADJACENT POND PER 1988 HALFF ROWLETT & SPRING CREEK FLOOD STUDY).
5. ALL SIGNAGE WILL BE UNDER SEPARATE PERMITTING AND WILL COMPLY WITH THE SIGN REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC)

VICINITY MAP N.T.S.



811 Know what's below. Call before you dig.

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

NO.	REVISIONS	DATE	BY

Kimley»Horn

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Engineer: JOSEPH M. PITT
PE No. 142478 Date: 01/12/2022

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DATE 01/12/2022
SCALE AS SHOWN
DESIGNED BY AMJ
DRAWN BY JJW
CHECKED BY CMF

PRELIMINARY
SITE PLAN

ARCHCO BUNKER HILL
PREPARED FOR
ARCHCO RESIDENTIAL, LLC

GARLAND CASE NO. 210726-1 TEXAS

SHEET NUMBER
D-01

Plotted By: Johnson, Ashley Sheet Set: ArchCo_Bunker Hill Layout: D-01 SITE PLAN January 12, 2022 08:50:27am K:\DAL_Civil\064493005 -Domain, Garland Phase 3\Civil\Plot Sheets_Schematic Plans\C-Site.dwg
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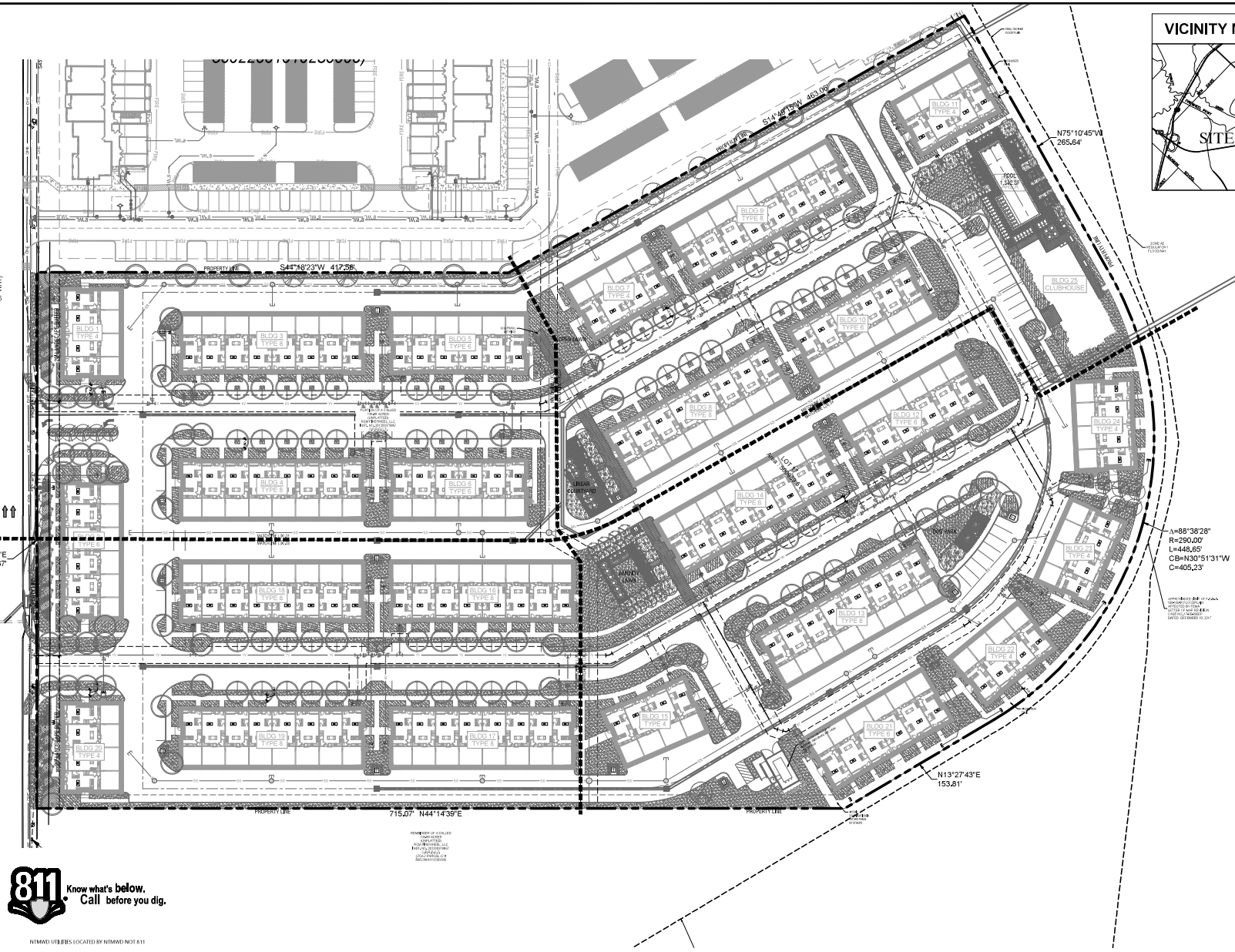
VICINITY MAP
N.T.S.
SITE
S44°48'23"W 417.58'
S14°46'18"W 463.06'
N75°10'45"W 265.64'
S45°45'21"E 474.67'
715.07' N44°14'39"E
N13°27'43"E 153.81'
R=88°38'28"
R=290.00'
L=448.65'
CB=N30°51'31"W
C=405.23'
PROPERTY LINE
BLDG 1 TYPE 7
BLDG 2 TYPE 8
BLDG 3 TYPE 8
BLDG 4 TYPE 8
BLDG 5 TYPE 8
BLDG 6 TYPE 8
BLDG 7 TYPE 4
BLDG 8 TYPE 8
BLDG 9 TYPE 8
BLDG 10 TYPE 6
BLDG 11 TYPE 4
BLDG 12 TYPE 6
BLDG 13 TYPE 8
BLDG 14 TYPE 8
BLDG 15 TYPE 4
BLDG 16 TYPE 8
BLDG 17 TYPE 8
BLDG 18 TYPE 8
BLDG 19 TYPE 8
BLDG 20 TYPE 4
BLDG 21 TYPE 6
BLDG 22 TYPE 4
BLDG 23 TYPE 4
BLDG 24 TYPE 4
BLDG 25 CLUBHOUSE
LOT 1 BLOCK A
LOT 2 BLOCK A
LINEAR GREENBELT
SHERRY LANE
(VARIABLE WIDTH)
(PUBLIC ACCESS)
(VOLUME 2, PAGE 251)
(VOLUME 2, PAGE 251)
(VOLUME 2, PAGE 251

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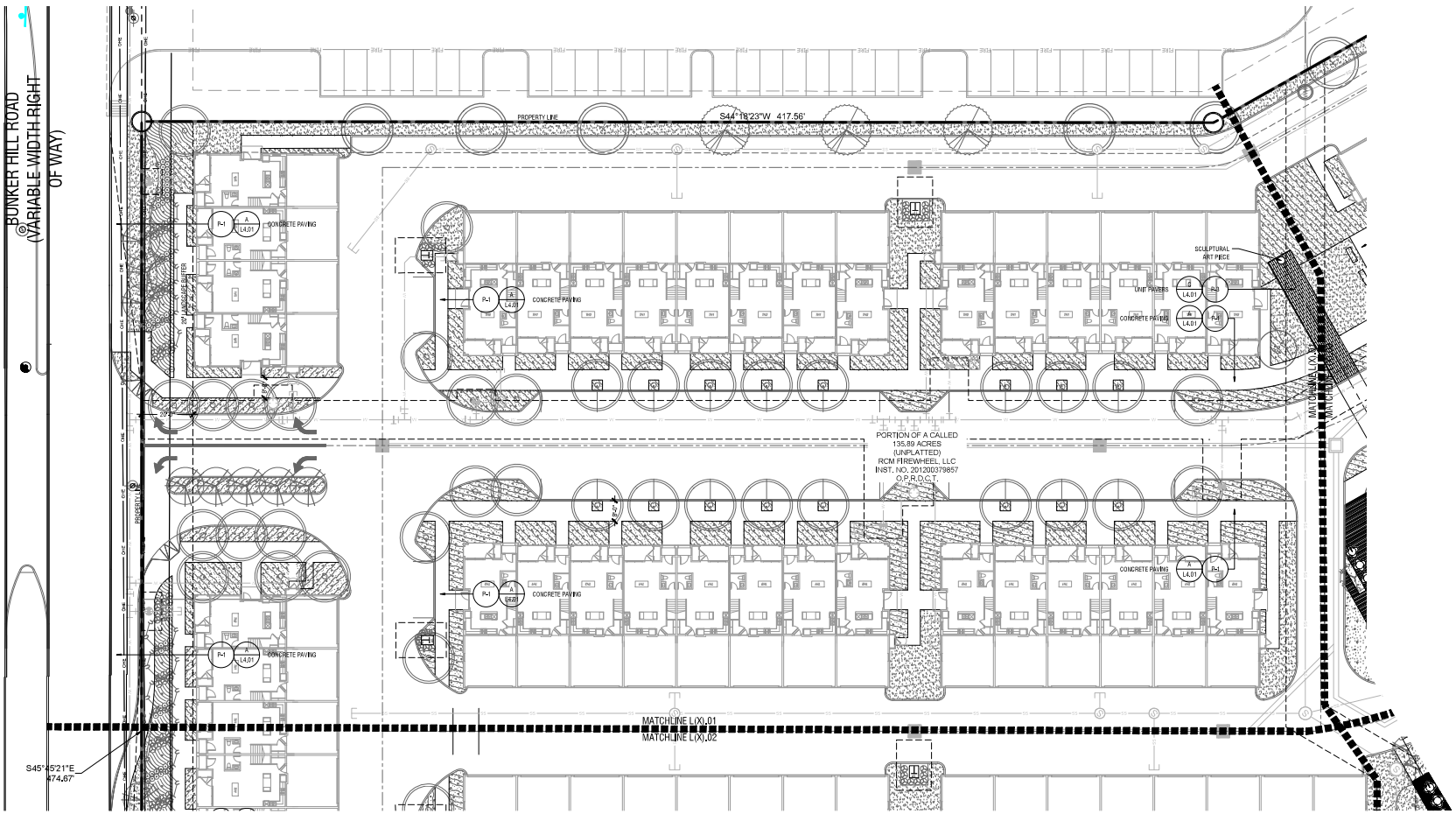

NORTH

Scale: 1" = 20'-0"

HARDSCAPE PLAN

Scale: 1"= 20'

A

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P.J.S. PAUL DUTERFLAND
J.L.N. 2458 Date 01/11/2022

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DATE 01/11/2022
SCALE AS SHOWN
DESIGNED BY LRH
DRAWN BY LRH
CHECKED BY PDF

HARDSCAPE PLAN

ArchCo BUNKER HILL
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GARLAND CASE NO. 210729-1 TEXAS

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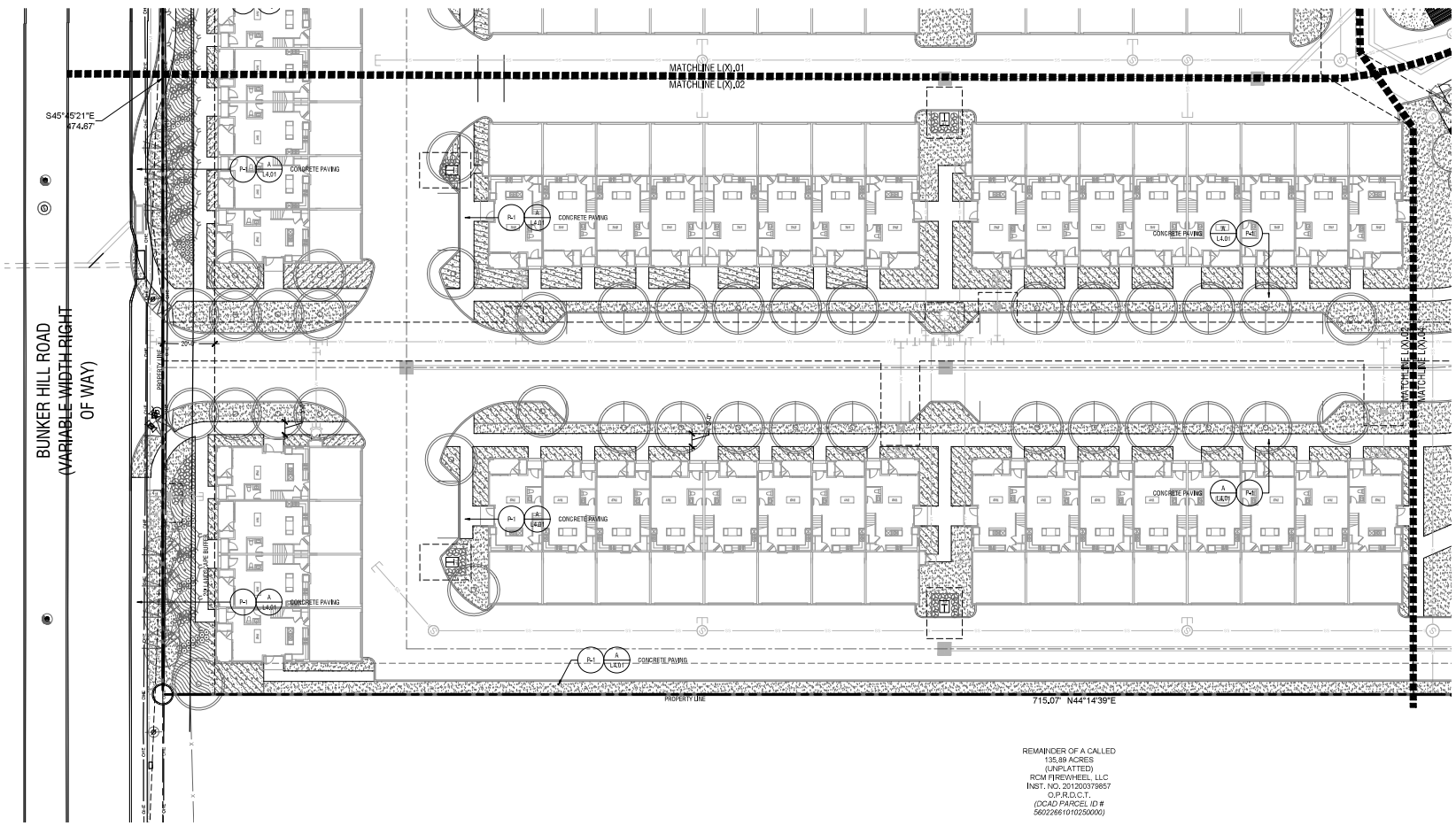

NORTH

Scale: 1" = 20'-0"

HARDSCAPE PLAN

Scale: 1"= 20'

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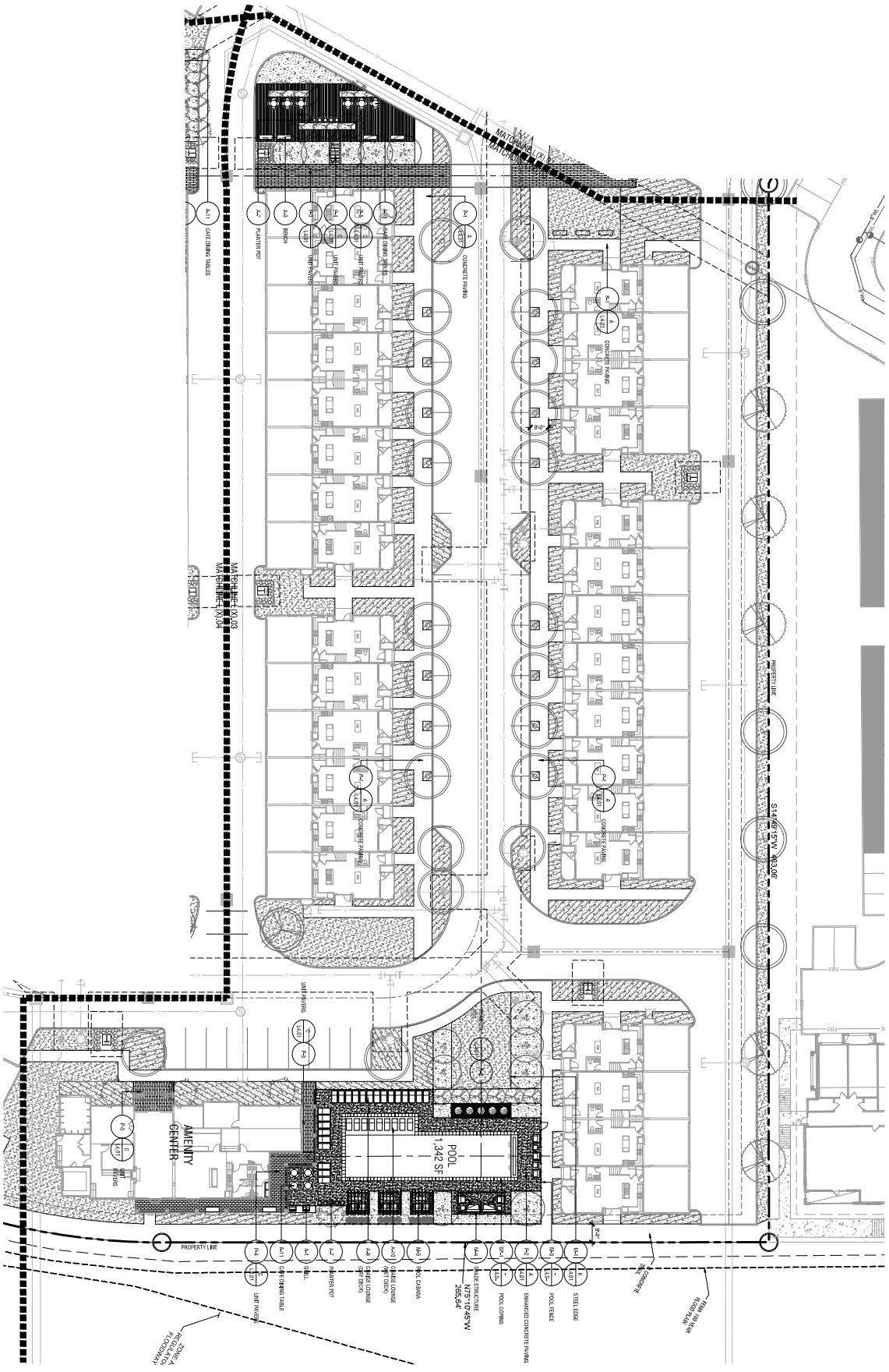

HARDSCAPE PLAN

Scale: 1"= 20'

A

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HARDSCAPE PLAN

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NORTH
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ADA Ramp Section — Scale: 1" = 1'-0" — H

Concrete to Existing Sidewalk — Scale: 1" = 1'-0" — D

Paver to Decorative Gravel Transition — Scale: 1"=1'-0" — G

Concrete Paving @ Building — Scale: 1" = 1'-0" — C

EDGE @ PLANTING

EDGE @ HARDSCAPE

Steel Edge — Scale: 1 1/2" = 1'-0" — K

Decorative Gravel / Decomposed Granite — Scale: 1 1/2"=1'-0" — J

ADA Paver (Detectable Warning) — Scale: 1" = 1'-0" — I

Concrete Paver to Concrete Paving Transition — Scale: 1" = 1'-0" — F

Typ. Concrete Paving — Scale: 1" = 1'-0" — B

Concrete Paver (On Grade) — Scale: 1" = 1'-0" — E

Concrete Paving Joints — N.T.S. — A

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HARDSCAPE DETAILS

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EXHIBIT D

PLANTING PLAN
Scale: 1" = 20'

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PLANTING PLAN

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KHA PROJECT
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DATE
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PLANTING PLAN

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GARLAND CASE NO. 210729-1 TEXAS

SHEET NUMBER
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EXHIBIT D

PLANTING PLAN

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SHEET NUMBER
L5.03

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GARLAND CASE NO. 210729-1 TEXAS

PLANTING PLAN

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

No.	REVISIONS	DATE	BY

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EXHIBIT D

PLANTING PLAN
Scale: 1"= 20'

A

NORTH
Scale: 1" = 20'-0"

ArchCo BUNKER HILL
PREPARED FOR
ARCHCO RESIDENTIAL LLC
GARLAND CASE NO. 210729-1 TEXAS

PLANTING PLAN

SHEET NUMBER
L5.04

KHA PROJECT
064493006
DATE
01/11/2022
SCALE AS SHOWN
DESIGNED BY LRH
DRAWN BY LRH
CHECKED BY PDF

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PAUL D. FERELAND
DATE 01/11/2022

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CITY OF GARLAND LANDSCAPE REQUIREMENTS

	REQUIRED	PROPOSED
SITE: 11.50 ACRES/ 500,940 SF ZONING: PD-15-40		
TOTAL LANDSCAPE: 20% MIN. LANDSCAPE	20% / 100,188 SF	20% / 100,276 SF
BUFFER REQUIREMENT: WIDTH: 15 FT 1 TREE PER 30 LF 7 SHRUBS PER 30 LF TURF MAX 75% **BUNKER HILL RD** = 474.67 LF (475/30 = 15.83 TREES) (475/30 = 15.83 X 7 = 110.83 SHRUBS) **INTERNAL ROADS** = 4,933 LF (800 LF ALLEY) N/A (PRIVATE DRIVE)	20 FT WIDTH TURF MAX 75% / 4,755 SF 475 LF 16 TREES 111 SHRUBS 4,933 LF N/A	20 FT WIDTH TURF 31% / 1,952 SF (FULL ROW) 475 LF 16 TREES (7 CANOPY, 9 CANOPY CREDITS, 27 ORNAMENTAL, 3:1 RATIO) 228 SHRUBS 4,933 LF N/A
PARKING LANDSCAPE REQUIREMENT: 5% OF (TOTAL PARKING AREA) LANDSCAPE 1 TREE PER ISLAND 1 TREE PER 10 SPACES (112 PARKING SPACES = 11.2 TREES) EVERY PARKING SPACE WITHIN 65 FT OF A TREE PARKING SCREEN 24" @ INSTALL, 3 FT WITHIN 2 YEARS	5% / 1,044 SF 11.2 TREES PARKING WITHIN 65 FT OF A TREE: YES PARKING SCREEN: N/A	25% / 5,244 SF 109 TREES PARKING WITHIN 65 FT OF A TREE: YES PARKING SCREEN: N/A

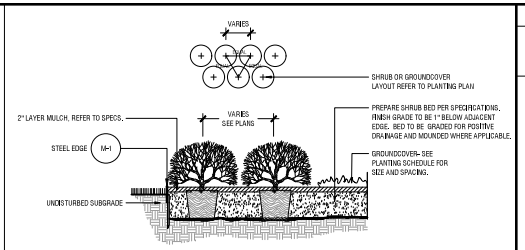
PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Chaste Tree / Vitex agnus-castus	45 gal min	6 -8` ht	As Shown	21	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.)
	Chinese Pistache / Pistacia chinensis	3" cal. min.	12` -14` ht	As Shown	14	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS, 14` CLEAR AT FIRELANE
	Duraheat River Birch Multi-Trunk / Betula nigra `Duraheat`	65 gal	12` -14`	As Shown	24	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3-5 TRUNKS)
	Lacebark Elm / Ulmus parvifolia	3" cal. min.	14` -16`	As Shown	9	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS, 14` CLEAR AT FIRELANE
	Live Oak Tree / Quercus virginiana	3" cal. min.	12` -14` ht	As Shown	119	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS, 14` CLEAR AT FIRELANE
	Oklahoma Texas Redbud / Cercis canadensis texensis 'Oklahoma'	45 gal min	6 -8` ht	As Shown	21	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, SINGLE LEADER, TREE FORM
	Skyrocket Juniper / Juniperus scopulorum 'Skyrocket'	15 gal	5 -6` ht.	2`-3` spread	12	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
	Texas Red Oak / Quercus texana	3" cal. min.	12` -14` ht	As Shown	2	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS, 14` CLEAR AT FIRELANE
FLOWERING TREES	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
	Dwarf Southern Magnolia / Magnolia grandiflora `Little Gem`	30 gal	6 -8` ht	As Shown	6	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
	Yaupon Holly / Ilex vomitoria	45 Gal.	8` -10`	As Shown	23	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
SHRUBS	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
	Dwarf Podocarpus / Podocarpus macrophyllus `Pringles`	3 gal	24" h x 18" w	30" OC	140	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Southern Wax Myrtle / Myrica pusilla	5 gal	30" h x 24" w	36" OC	22	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Rose Creek Abelia / Abelia x `Rose Creek`	3 gal	24" h x 18" w	36" OC	254	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	
	Planting Mix B	50% 1 gal, 50% 3 gal.	Varies		5,689 sf	50/50 MIX, CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED.
	Planting Mix A	50% 1 gal, 50% 3 gal.	Varies		37,331 sf	50% Shrubs and Groundcover/ 50% Sod, CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED.
	Bermuda Grass / Cynodon dactylon	sod			43,987 sf	REFER TO SPECIFICATIONS
	Planter Pot Mix / Planter Mix	Varies			66 sf	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED (1) 5 GAL. PER POT WITH GROUNDCOVER BELOW
	Wintercreeper / Euonymus fortunei	1 gal	8"h x 8"w	18" o.c.	752	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

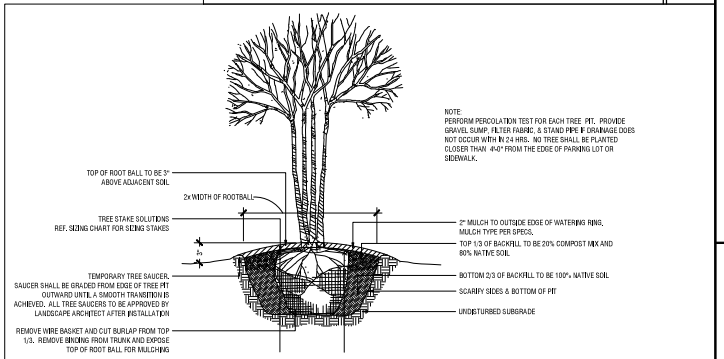
NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.



Shrubs & Groundcover C

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

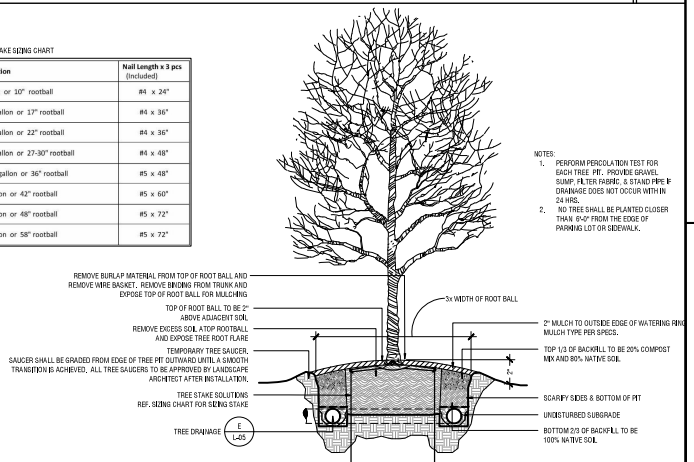


Multi-trunk / Ornamental Tree B

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

TREE STAKE SOLUTIONS - STAKE SIZING CHART

Item#	Description	Nail Length x 3 pcs (Included)
5 BG	5gallon or 10" rootball	#4 x 24"
15 BG	15/15 gallon or 17" rootball	#4 x 36"
30 BG	20/30 gallon or 22" rootball	#4 x 36"
45/65 BG	45/65 gallon or 27-30" rootball	#4 x 48"
100 BG	95/100 gallon or 36" rootball	#5 x 48"
150 BG	150 gallon or 42" rootball	#5 x 60"
200 BG	200 gallon or 48" rootball	#5 x 72"
300 BG	300 gallon or 58" rootball	#5 x 72"



Canopy Tree - 5" or Smaller (Container Grown) A

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

No.	REVISIONS	DATE	BY

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Kimley»Horn
PAUL D. FREELAND
DATE 01/11/2022

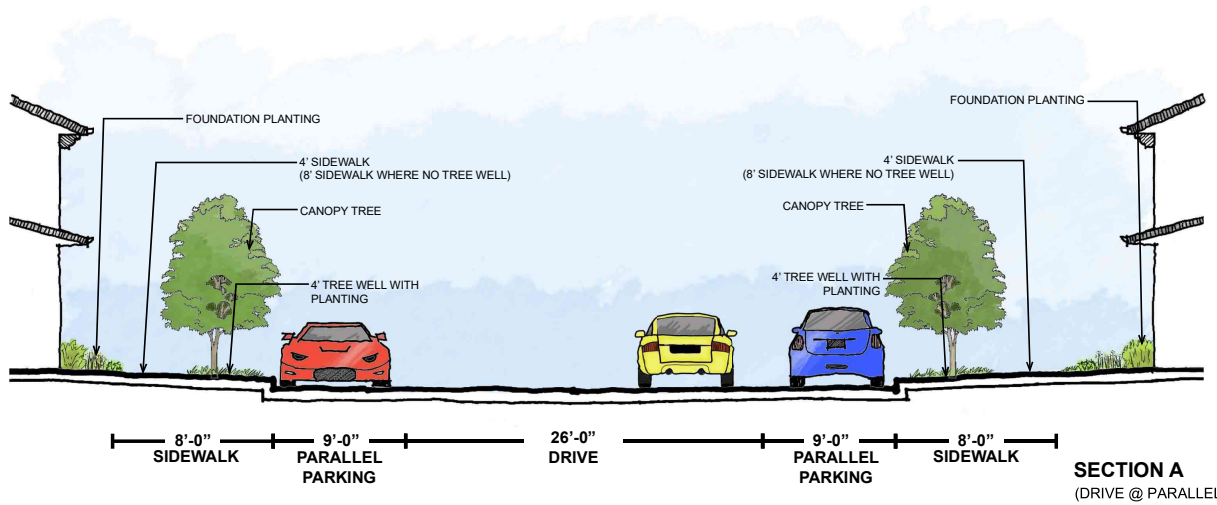
KHA PROJECT 064493006
DATE 01/11/2022
SCALE AS SHOWN
DESIGNED BY LRH
DRAWN BY LRH
CHECKED BY PDF

PLANTING DETAILS

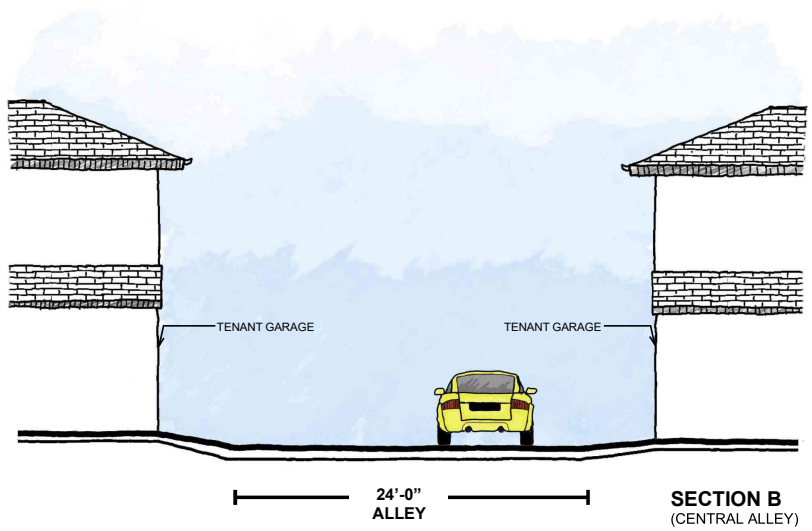
ArchCo BUNKER HILL
PREPARED FOR
ARCHCO RESIDENTIAL LLC
GARLAND CASE NO. 210725-1 TEXAS

SHEET NUMBER
L5.05

EXHIBIT D



SECTION A
(DRIVE @ PARALLEL PARKING)



SECTION B
(CENTRAL ALLEY)

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L.A. No. 2458 Date 01/11/2022

KHA PROJECT 064493006
DATE 01/11/2022
SCALE AS SHOWN
DESIGNED BY LRH
DRAWN BY LRH
CHECKED BY PDF

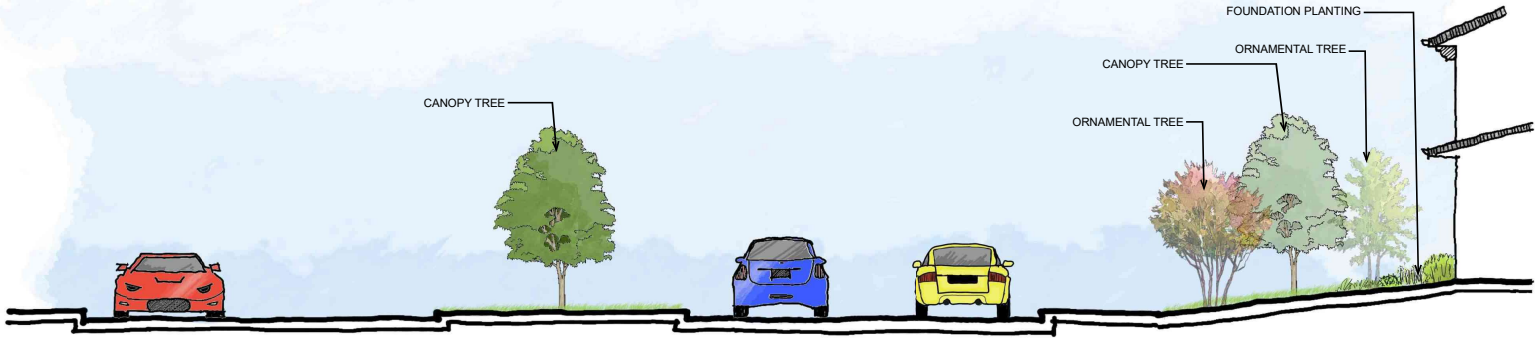
STREET SECTIONS

ArchCo BUNKER HILL
PREPARED FOR
ARCHCO RESIDENTIAL LLC
GARLAND CASE NO. 210729-1 TEXAS

SHEET NUMBER
EX. 1

EXHIBIT D

SECTION C
(SECTION @ AMENITY BUILDING)



SECTION D
(BUNKER HILL)

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C.A. No. 2488 Date 12/08/2021

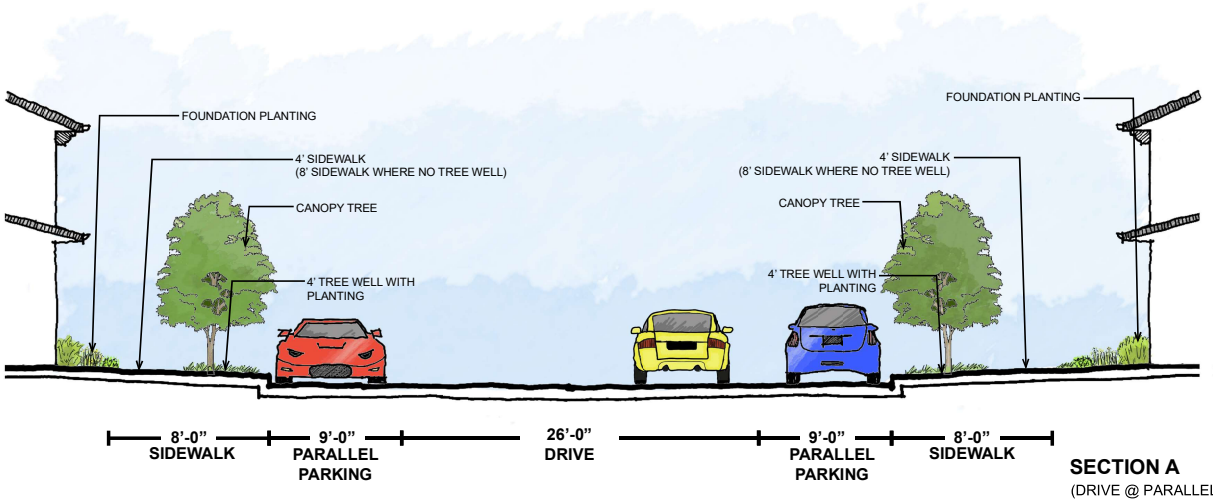
KHA PROJECT 064493006
DATE 12/08/2021
SCALE AS SHOWN
DESIGNED BY LRH
DRAWN BY LRH
CHECKED BY PDF

STREET SECTIONS

ArchCo BUNKER HILL
PREPARED FOR
ARCHCO RESIDENTIAL LLC
GARLAND CASE NO. 210729-1 TEXAS

SHEET NUMBER
EX. 2

EXHIBIT D



SECTION A
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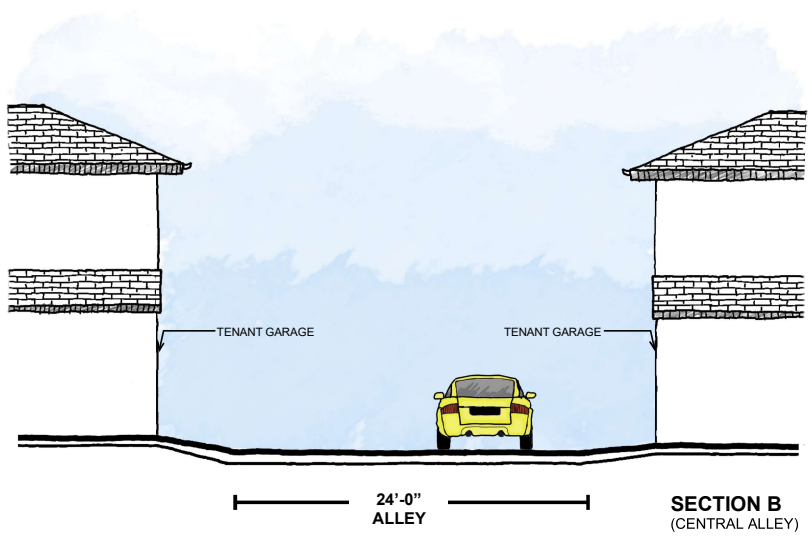

SECTION B
(CENTRAL ALLEY)

No.	REVISIONS	DATE	BY

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L.A. No. 2468 Date 12/08/2021

KHA PROJECT 064493006
DATE 12/08/2021
SCALE AS SHOWN
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DRAWN BY LRH
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STREET SECTIONS

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ARCHCO RESIDENTIAL LLC
GARLAND CASE NO. 210729-1 TEXAS

SHEET NUMBER
EX. 1

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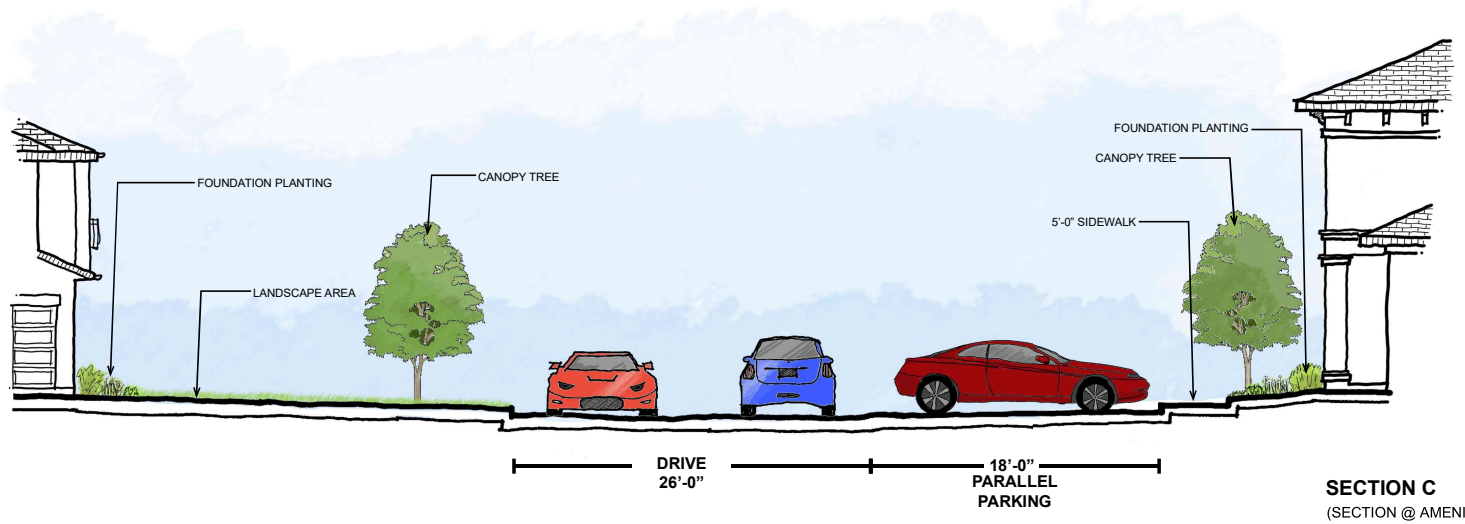
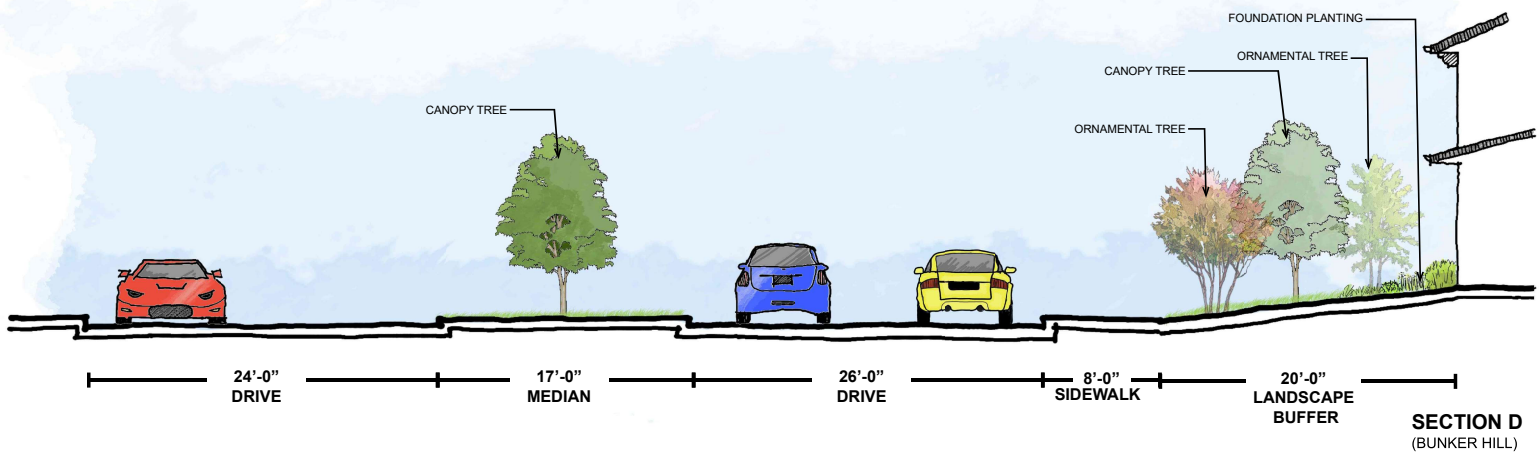


SECTION C
(SECTION @ AMENITY BUILDING)



SECTION D
(BUNKER HILL)

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KHA PROJECT 064493006
DATE 12/08/2021
SCALE AS SHOWN
DESIGNED BY LRH
DRAWN BY LRH
CHECKED BY PDF

STREET SECTIONS

ArchCo BUNKER HILL
PREPARED FOR
ARCHCO RESIDENTIAL LLC
GARLAND CASE NO. 210729-1 TEXAS

SHEET NUMBER
EX. 2

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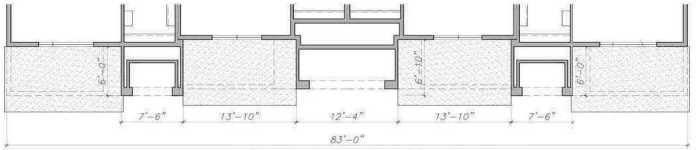
EXHIBIT E

04 TYPE 4 - LEFT (NOM. WEST) ELEVATION
SCALE: 1/8" = 1'-0"

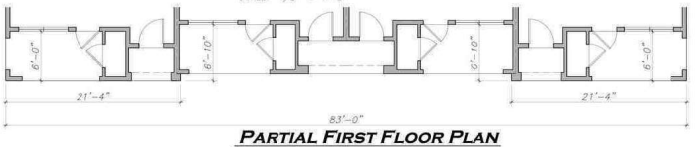
03 TYPE 4 - RIGHT (NOM. EAST) ELEVATION
SCALE: 1/8" = 1'-0"

02 TYPE 4 - REAR (NOM NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

01 TYPE 4 - FRONT (NOM SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



PARTIAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



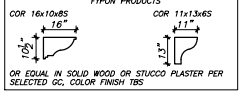
PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE: REFER SITE PLAN FOR QUANTITY AND ORIENTATON

SIGNAGE BY SEPARATE PERMIT

ELEVATION KEYPLAN

CORBEL/QUOIN BASIS OF DESIGN
FYPON PRODUCTS



OR EQUAL IN SOLID WOOD OR STUCCO PLASTER PER SELECTED GC, COLOR FINISH TBS

ARCHITECTURAL FEATURES TABULATION

Label	Feature Description	Qty.
A	Decorative Header or Lintel	4
B	Multi-lite Window	8
C	Decorative Element	2
D	Quoin/Corbel	21
E	Recessed Entry	3
F	Alcove/Patio	4
G	Varied Roof Height	4
H	Ornamental Trim Band	2

FACADE VERTICAL ARTICULATION CALCULATIONS:

Building Width	84'
20%	17'
3' per 50 L.F.	3'
3.83' Vert. Sum	7.66'
Total Vert. H'	7.66' > 3'
Total Horiz	29' > 17'

FACADE HORIZONTAL ARTICULATION CALCULATIONS:

Building Width	84'
30%	25'
1st Floor	43'
2nd Floor	15'
Total	58' > 25'

CNK ARCHITECTS, INC.
330 W. AIRPORT FREEWAY, STE. 220 BEDFORD, TEXAS 76021
(817) 684-0008 info@cnkarch.com

Propsed Zoning PD 15-40 Multi-Family, Garland Case Number 210729-1, 4401 Bunker Hill Road Garland, Texas

ARCHCO BUNKER HILL

GARLAND, TEXAS

Revisions:

Job no.:

Issue date:

Sheet info:
TYPE 4
EXTERIOR ELEVATIONS

Sheet no.
A312

EXHIBIT E

04 TYPE 6 - LEFT (NOM. WEST) ELEVATION
SCALE: 1/8" = 1'-0"

03 TYPE 6 - RIGHT (NOM. EAST) ELEVATION
SCALE: 1/8" = 1'-0"

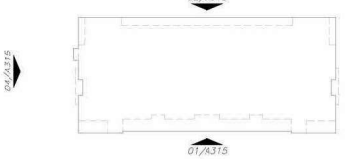
02 TYPE 6 - REAR (NOM NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

01 TYPE 6 - FRONT (NOM SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

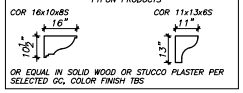
NOTE: REFER SITE PLAN FOR QUANTITY AND ORIENTATON

SIGNAGE BY SEPARATE PERMIT

ELEVATION KEYPLAN



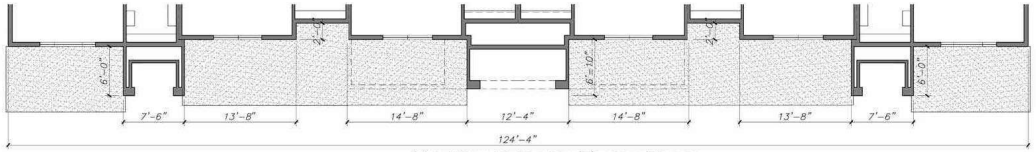
CORBEL/QUOIN BASIS OF DESIGN
TYPON PRODUCTS



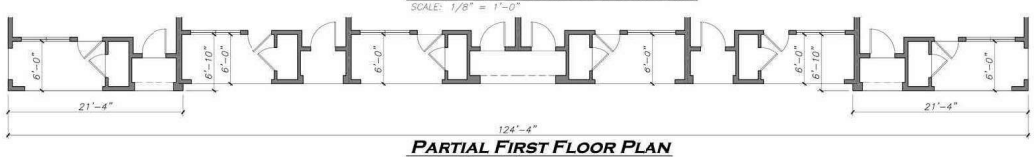
OR EQUAL IN SOLID WOOD OR STUCCO PLASTER PER SELECTED GC, COLOR FINISH TBS

ARCHITECTURAL FEATURES TABULATION

Label	Feature Description	Qty
A	Decorative Header or Lintel	6
B	Multi-lite Window	12
C	Decorative Element	2
D	Quoin/Corbel	25
E	Recessed Entry	5
F	Alcove/Patio	6
G	Varied Roof Height	4
H	Ornamental Trim Band	2



PARTIAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FACADE VERTICAL ARTICULATION CALCULATIONS

Building Width	125'
20%	23'
3' per 50 LF	7.5'
3.83' Vert. Sum	7.6'
Total Vert Ht	7.6' > 7.5'
Total Horiz	29' > 23'

FACADE HORIZONTAL ARTICULATION CALCULATIONS

Building Width	125'
30%	38'
1st Floor	43'
2nd Floor	15'
Total	58' > 39'

CNK ARCHITECTS, INC.
3301 W. AIRPORT FREEWAY, STE. 220 BEDFORD, TEXAS 76021
(817) 684-0008 info@cnkarch.com

Propsed Zoning PD 15-40 Multi-Family, Garland Case Number 210729-1, 4401 Bunker Hill Road Garland, Texas

ARCHCO BUNKER HILL

GARLAND, TEXAS

Revisions:

Job no.:

Issue date:

Sheet info:
TYPE 6
EXTERIOR ELEVATIONS

Sheet no.
A315

EXHIBIT E

04 TYPE 8 - LEFT (NOM. WEST) ELEVATION
SCALE: 1/8" = 1'-0"

03 TYPE 8 - RIGHT (NOM. EAST) ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: REFER SITE PLAN FOR QUANTITY AND ORIENTATON

SIGNAGE BY SEPARATE PERMIT

ELEVATION KEYPLAN

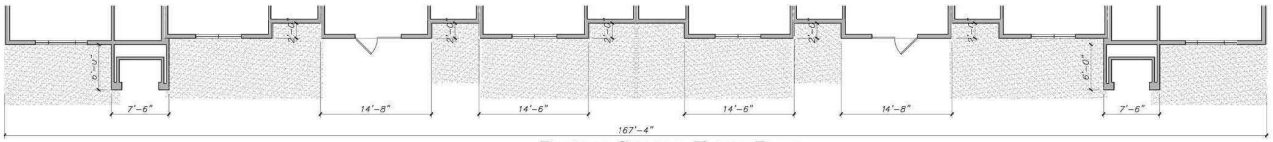
02 TYPE 8 - REAR (NOM NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

01 TYPE 8 - FRONT (NOM SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

CORBEL/QUOIN BASIS OF DESIGN
FYPON PRODUCTS
COR 16x10x8S
COR 11x13x6S
OR EQUAL IN SOLID WOOD OR STUCCO PLASTER PER SELECTED GC, COLOR FINISH TBS

ARCHITECTURAL FEATURES TABULATION

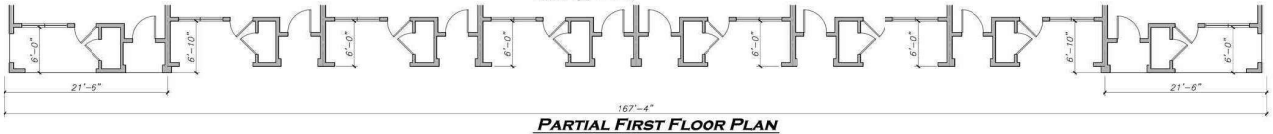
Label	Feature description	Qty
A	Decorative Header or Lintel	10
B	Multi-lite Window	14
C	Decorative Element	2
D	Quoin/Corbel	36
E	Recessed Entry	7
F	Alcove/Patio	8
G	Varied Roof Height	4
H	Ornamental Trim Band	2



PARTIAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FACADE VERTICAL ARTICULATION CALCULATIONS

Building Width	167'
20%	33'
3' per 50 LF	10'
3' Vert. Sum	30'
12' Vert. Sum	29'
Total Vert HT	15' > 10'
Total Horiz	59' > 33'



PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FACADE HORIZONTAL ARTICULATION CALCULATIONS

Building Width	167'
30%	49'
1st Floor	43'
2nd Floor	15'
Total	58' > 49'

Propsed Zoning PD 15-40 Multi-Family, Garland Case Number 210729-1, 4401 Bunker Hill Road Garland, Texas

CNK ARCHITECTS, INC.
330 W. AIRPORT FREEWAY, STE. 220 BEDFORD, TEXAS 76021
(817) 684-0088 info@cnkarch.com

ARCHCO BUNKER HILL
GARLAND, TEXAS

Revisions:

Job no.

Issue date:

Sheet info:
TYPE II
EXTERIOR ELEVATIONS

Sheet no.
A318

EXHIBIT E

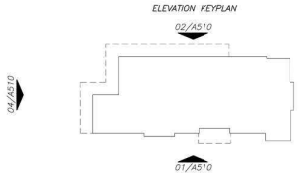
04 TYPE III - LEFT (NOM. WEST) ELEVATION
SCALE: 1/8" = 1'-0"

03 TYPE III - RIGHT (NOM. EAST) ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: REFER SITE PLAN FOR QUANTITY AND ORIENTATON

SIGNAGE BY SEPARATE PERMIT

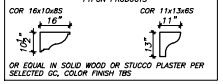
ELEVATION KEYPLAN



02 TYPE III - REAR (NOM NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

01 CLUBHOUSE- FRONT (NOM NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

CORBEL/QUOIN BASIS OF DESIGN
FYPON PRODUCTS



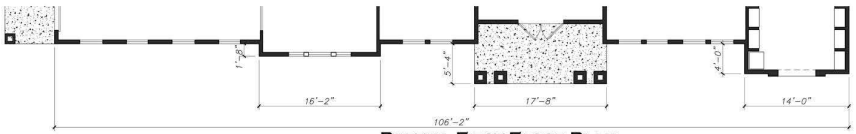
OR EQUAL IN SOLID WOOD OR STUCCO PLASTER PER SELECTED GC, COLOR FINISH TBS

ARCHITECTURAL FEATURES TABULATION

Label	Feature description	Qty
A	Decorative Header or Lintel	4
B	Multi-lite Window	11
C	Transom Windows	5
D	Quoin/Corbel	12
E	Recessed Entry	1
F	Alcove/Patio	2
G	Varied Roof Height	3
H	Ornamental Trim Band	6

FACADE VERTICAL ARTICULATION CALCULATIONS

Building Width	106'
20%	21'
3" per 50 LF	7"
2" Vert. Sum	27'
3" Vert. Sum	16'
10' Vert. Sum	17'
Total Vert HT	15' > 7'
Total Horiz	60' > 21'



PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FACADE HORIZONTAL ARTICULATION CALCULATIONS

Building Width	106'
30%	31'
Projection Total	31'-8"
Total	31'-8" > 31'

CNK ARCHITECTS, INC.
3301 W. AIRPORT FREEWAY, STE. 220 BEDFORD, TEXAS 76021
(817) 684-0088 info@cnkarch.com

Proposed Zoning PD 15-40 Multi-Family, Garland Case Number 210729-1, 4401 Bunker Hill Road Garland, Texas

ARCHCO BUNKER HILL
GARLAND, TEXAS

Revisions:

Job no.:

Issue date:

Sheet info:
CLUBHOUSE EXTERIOR ELEVATIONS

Sheet no.
A502

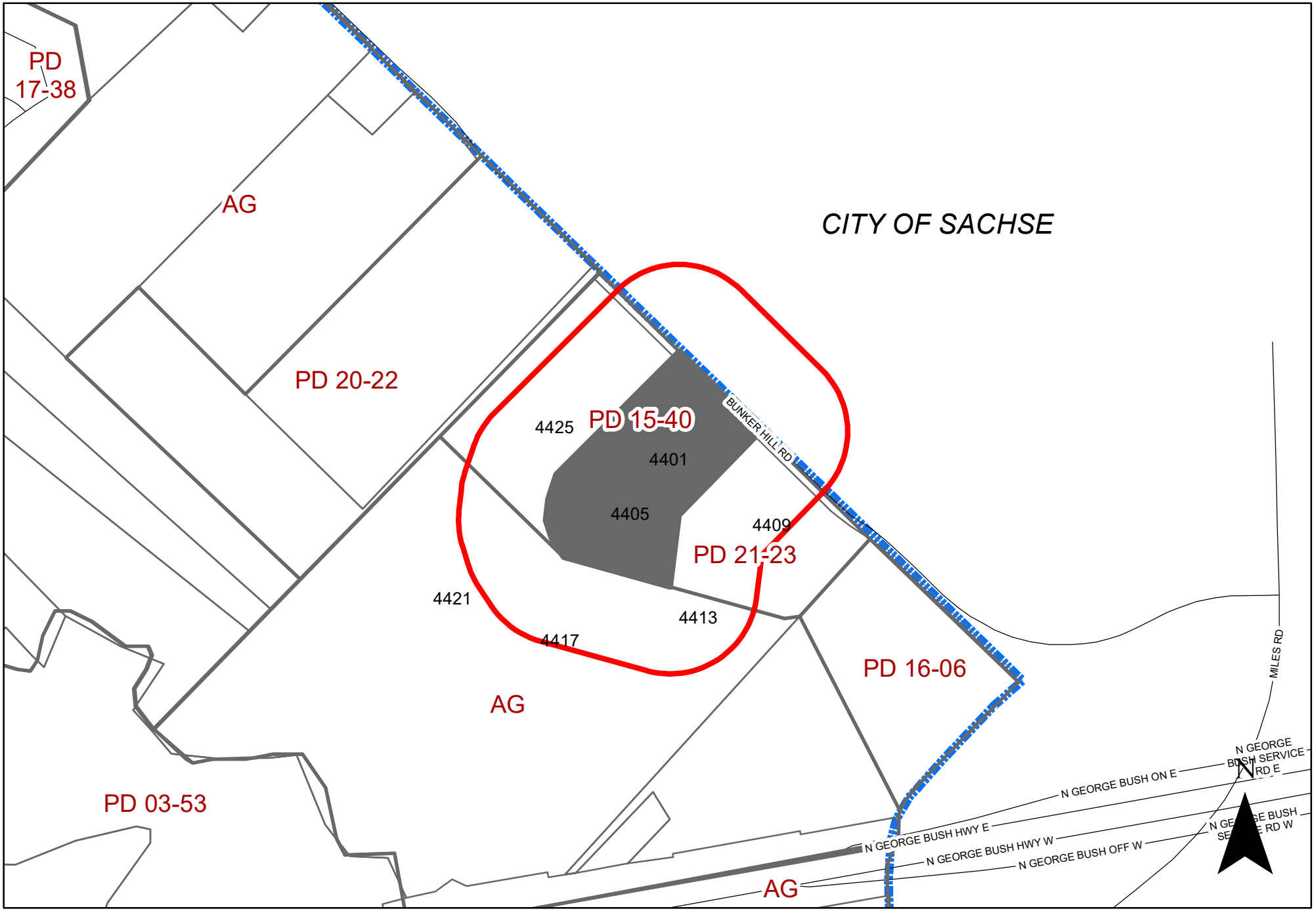
Z 21-57

View of the subject property from Bunker Hill Road

Looking north of the subject property

Looking east of the subject property

Looking west of the subject property



4401 Bunker Hill Rd.

Comment Form
Case Z 21-57

Z 21-57 Kimley-Horn. The applicant proposes to construct 148 multi-family units. This site is located at 4401 Bunker Hill Road. (District 1)

Z 21-57 Kimley-Horn. El solicitante propone construir 148 unidades multifamiliares. Este sitio está ubicado en 4401 Bunker Hill Road. (Distrito 1)

Z 21-57 Kimley-Horn. Người nộp đơn đề xuất xây dựng 148 đơn vị đa gia đình. Địa chỉ này nằm ở 4401 Bunker Hill Road. (Quận 1)

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

☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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

Mason Orradre Development Partner

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.)

4909 Bunker Hill Road

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75048

Zip Code / Código postal / Mã B u Chính

2/15/2022

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

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

Comment Form Continued –
Case Z 21-57

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

RCM Firewheel is in favor of the proposed improvements noted in Z21-57

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-57	February 16, 2022	March 1, 2022	Nabiha Ahmed

The applicant proposes to construct 148 multi-family units. This site is located at 4401 Bunker Hill Road. (District 1)

Marlo Walker **Against** **Outside of the Notification Area**

2/12/2022
3:25:02 AM

3902 Lariat Drive
Sachse
Texas
United States
75048

walkermarlo@yahoo.com

Decrease Home Property Values

Nicole Lamb **Against** **Outside of the Notification Area**

2/8/2022
4:24:34 AM

2402 Roberta Ct
Garland
Texas
United States
75040

enw79@yahoo.com

This area is becoming overpopulated with apartments. I am against adding more high density dwellings. The traffic on 78 and Miles road is already congested. Sachse is already building a large neighborhood that is going to signifcantly add to the traffic and crowding. If any of you have kids who go to Sewell, Hudson, or Sachse you have experienced the traffic on these roads and know it is a significant burden in the area.

GARLAND

Plan Commission **3. g.**

Meeting Date: 02/21/2022

Item Title: Z 21-37 KRG Civil Engineers - Zoning (District 1)

Summary:

Consideration of the application of **KRG Civil Engineers, Inc.,** requesting approval of an amendment to PD 06-78 for Community Retail Uses. This property is located at 2313 Naaman School Road. (District 1) (File Z 21-37 – Zoning)

Attachments

Z 21-37 KRG Civil Engineers (Zoning) Report and Attachments

Z 21-37 KRG Civil Engineers Responses

Planning Report

File No: Z 21-37/District 1
Agenda Item:
Meeting: Plan Commission
Date: February 21, 2022

REQUESTS
Approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

Approval of a Detail Plan for a Church Use.

LOCATION
2313 Naaman School Road

APPLICANT
KRG Civil Engineers, Inc.

OWNER
RCCG Grace Covenant Center

BACKGROUND
The subject property is currently unimproved. The applicant proposes to construct a 15,083 square-foot church building in Phase 1, as part of a church development in two (2) phases.

SITE DATA
The subject property consists of approximately 2.27 acres. The site has approximately 570 linear feet of frontage along Naaman School Road and 207 lineal feet of frontage along Pleasant Valley Road. The primary access is from Naaman School Road. However, the site can be accessed from Pleasant Valley Road through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING
Planned Development (PD) 06-78 consists of two (2) lots. The subject property is part of Lot 2 in Planned Development (PD) District 06-78 for Community Retail Use. Lot 1 was approved for a nursing home and the base zoning is Multi-Family. Although a church use is allowed by right in the Community Retail (CR) District, Planned Development (PD) District 06-78 requires approval of a Detail Plan through the Public Hearing process.

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. Detail Plan
   This request consists of a phased development for a church use, which is an allowed use on the subject property. Phase 1 will consist of the 15,083 square-foot church, screening and landscaping, and parking spaces. The intent for Phase 2 is unknown at this time. However, the applicant will submit a Detail Plan for Phase 2 prior to development.

2. Parking and Loading
   The site plan (Exhibit C) complies with the parking requirement. In addition, the GDC does not allow loading areas to be located within a required building setback, parking space or landscape buffer. The site plan (Exhibit C) reflects two (2) loading areas; however, one of the loading area is located within the building setback. The applicants requests a deviation to allow the proposed location behind the building.

3. Screening and Landscaping
   The landscape plan (Exhibit D) complies with all screening and landscaping requirements per the GDC.

4. Building Design
   The design of the building (Exhibit E) complies with the GDC standards.

5. Signage
   No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.

6. Deviations:

Development Standards	Required	Proposed	Justification
Loading space	Loading spaces can't be located within any building setbacks.	A loading space is located within the building setback.	This deviation is needed in order to avoid placement of the loading area near the street side of the building. The applicant contends the deliveries to the church by vendors will be at most once a month because most of the supplies or food items will be provided by the church members. In addition, the loading area will be approximately forty (40) feet from the nearest building edge of the nursing home.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

This use is supportive to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the northwest are zoned Planned Development (PD) District 89-1 for Single-Family uses. The properties to the north, across Naaman School Road, are zoned Planned Development (PD) District 94-53; these properties are developed with single-family detached homes. The properties to the east are zoned Planned Development (PD) District 94-53 for Single-Family Use; a portion of this land is developed with single-family detached homes and the remainder of the land is unimproved. The property to the south, across Pleasant Valley Road, are zoned Planned Development (PD) District 00-52; these properties are developed with single-family homes. The property to the west/southwest is zoned Planned Development (PD) District 06-78 for Multi-Family Uses; this property is developed with a nursing home.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

Approval of a Detail Plan for a Church Use.

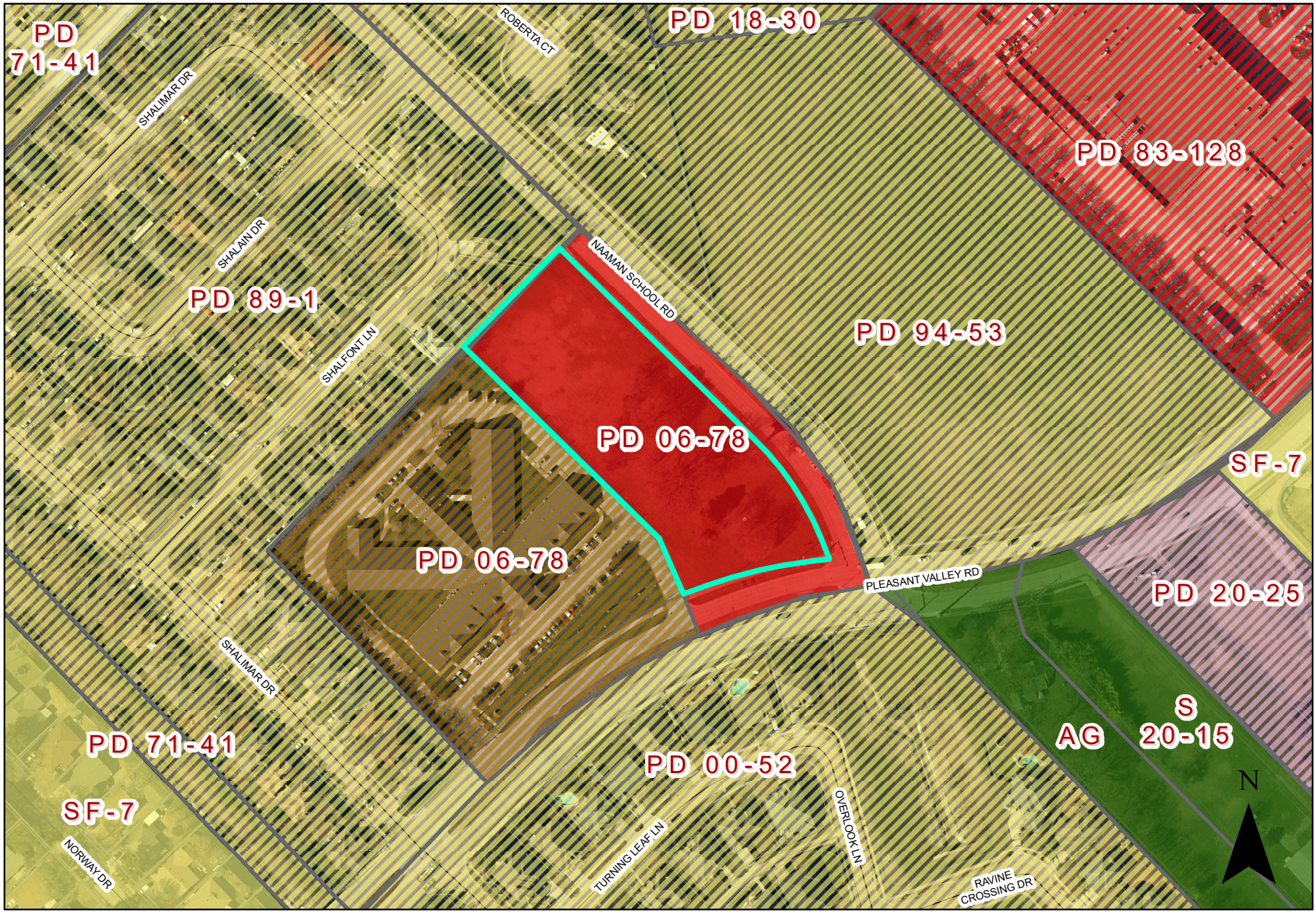
ADDITIONAL INFORMATION

Location Map
Exhibits
PD Conditions
Photos

CITY COUNCIL DATE: March 15, 2022

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
(972) 205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 110 220 Feet
1 inch = 174 feet

ZONING MAP Z 21-37

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-37

2313 Naaman School Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for a Church use for Phase 1.

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: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) District 06-78, as amended prior to adoption of this ordinance, except as specifically provided herein.

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. Phase 2 will require a Detail Plan approval prior to development.

V. Specific Conditions:

A. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

B. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

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

EXHIBIT B

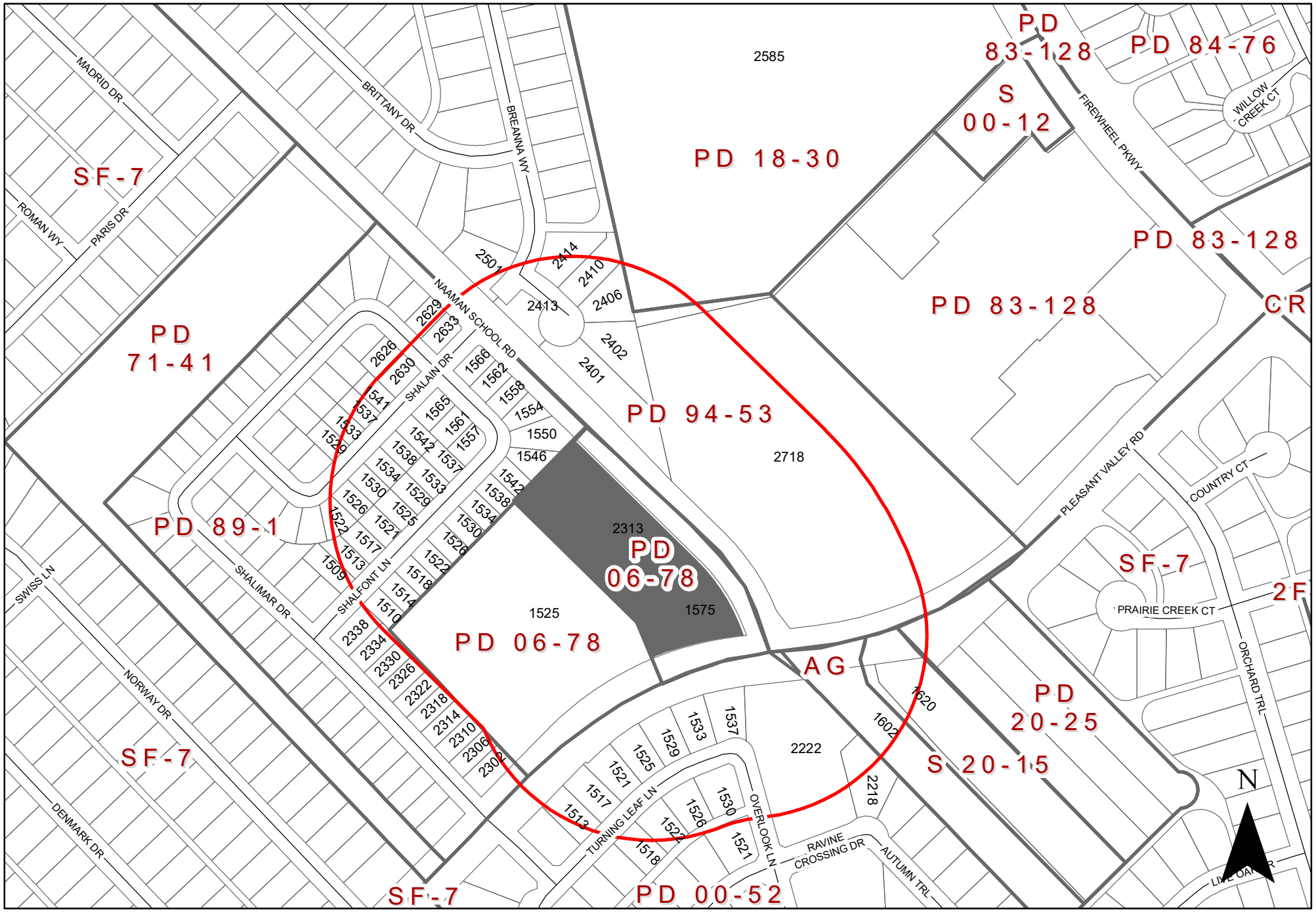
Z 21-37

View of the subject property from Naaman School Road

North of the subject property from Naaman School Road

South of the subject property from Pleasant Valley Road

West of the subject property.


PD 83-128
PD 84-76
2585
S 00-12
PD 18-30
FIREWHEEL PKWY
WILLOW CREEK CT
MADRID DR
BRITTANY DR
BREANNA WY
SF-7
ROMAN WY
PARIS DR
PD 83-128
PD 83-128
CR
2501
2414
2410
2406
2413
2402
2401
NAAMAN SCHOOL RD
PD 71-41
PD 94-53
2718
SHALAIN DR
PD 89-1
SHALIMAR DR
SHALFONT LN
2313
PD 06-78
1575
1525
PD 06-78
PLEASANT VALLEY RD
COUNTRY CT
SF-7
2F
PRAIRIE CREEK CT
ORCHARD TRL
SWISS LN
NORWAY DR
AG
PD 20-25
S 20-15
2222
1620
1602
2218
SF-7
DENMARK DR
TURNING LEAF LN
OVERLOOK LN
RAVINE CROSSING DR
AUTUMN TRL
SF-7
PD 00-52
N
0
180
360 Feet
1 inch = 276 feet
ZONING MAP Z 21-37
INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA
2313 Naaman School Road

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

GARLAND

Plan Commission **3. h.**

Meeting Date: 02/21/2022

Item Title: Z 21-37 KRG Civil Engineers - Detail Plan (District 1)

Summary:

Consideration of the application of **KRG Civil Engineers, Inc.,** requesting approval of a Detail Plan for a Church Use. This property is located at 2313 Naaman School Road. (District 1) (File Z 21-37 – Detail Plan)

Attachments

Z 21-37 KRG Civil Engineers (Detail Plan) Report and Attachments

Z 21-37 KRG Civil Engineers Responses

Planning Report

File No: Z 21-37/District 1
Agenda Item:
Meeting: Plan Commission
Date: February 21, 2022

REQUESTS
Approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

Approval of a Detail Plan for a Church Use.

LOCATION
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KRG Civil Engineers, Inc.

OWNER
RCCG Grace Covenant Center

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CONSIDERATIONS

1. Detail Plan
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COMPREHENSIVE PLAN

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STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

Approval of a Detail Plan for a Church Use.

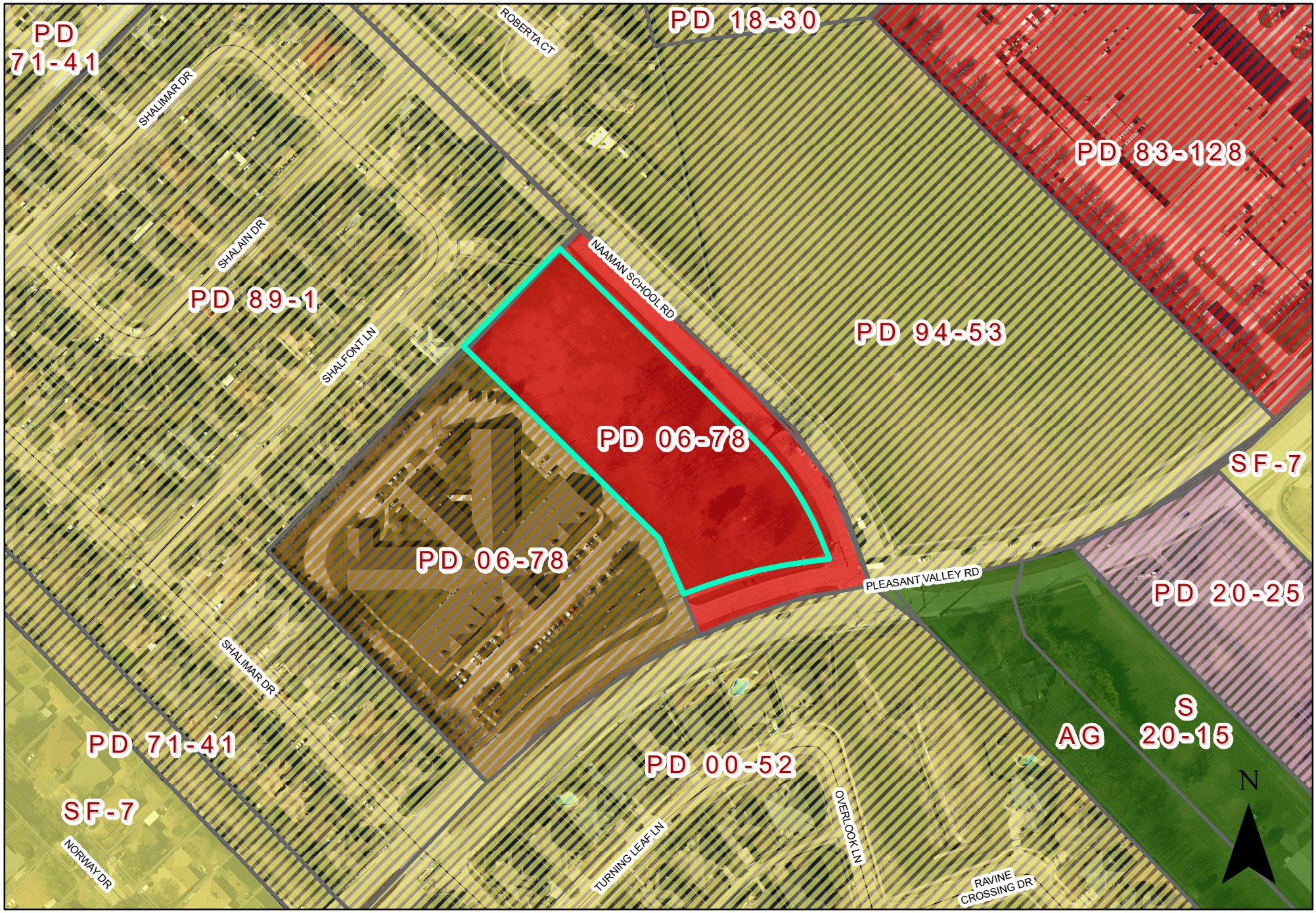
ADDITIONAL INFORMATION

Location Map
Exhibits
PD Conditions
Photos

CITY COUNCIL DATE: March 15, 2022

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
(972) 205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning

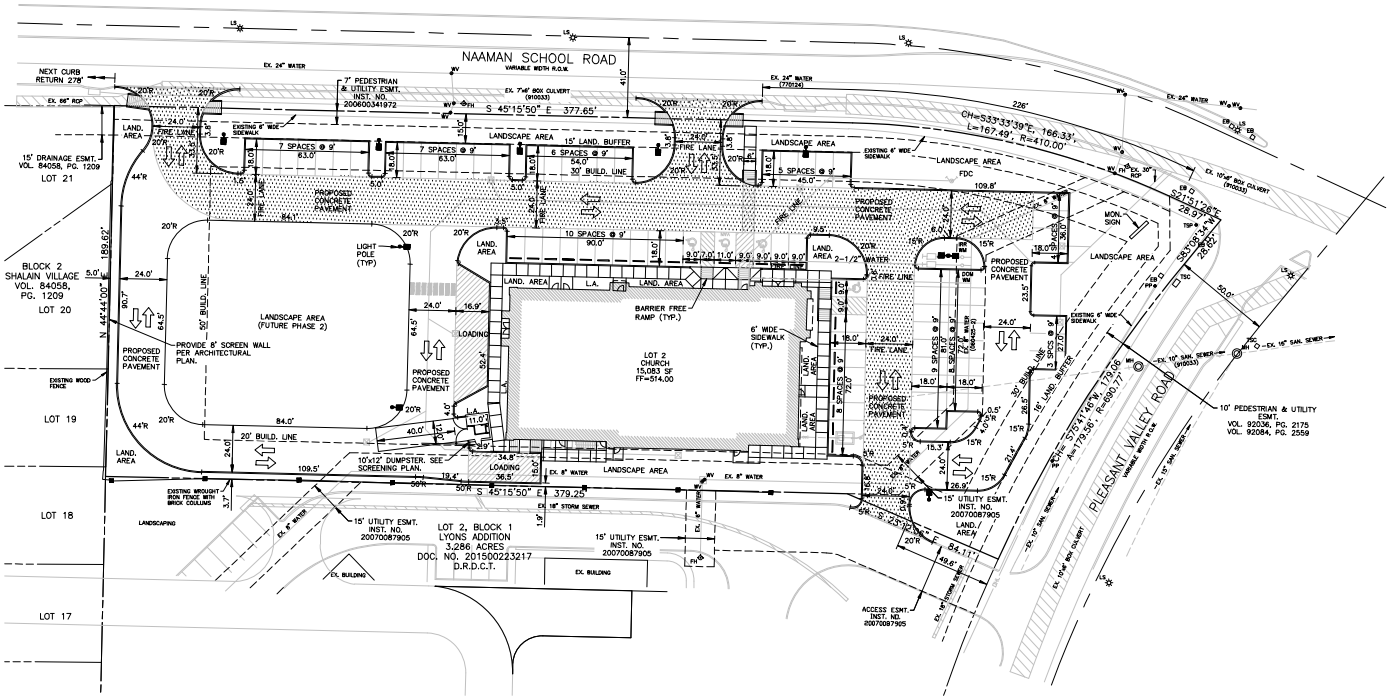


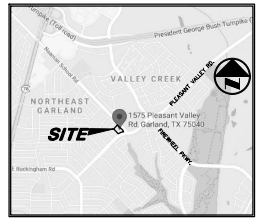
0 110 220 Feet
1 inch = 174 feet

ZONING MAP Z 21-37

INDICATES AREA OF REQUEST

EXHIBIT C





VICINITY MAP
N.T.S.

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

LEGEND

- BOLLARD
- ELECTRIC METER
- ELECTRICAL BOX
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- MANHOLE
- GAS METER
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- TV BOX
- FLAG POLE
- VALLEY GUTTER
- PROPERTY LINE
- O.H. POWER LINES
- U/G TELEPHONE LINES
- U/G WATER LINE
- U/G GAS LINE
- FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT GRADES
- PROPOSED SPOT GRADES
- PROPOSED EROSION CONTROL
- PROPOSED DRAINAGE DIVIDES

SITE DATA SUMMARY TABLE

EXISTING ZONING	PD 06-78
PROPOSED ZONING	PD 06-78 WITH CHURCH
LOT AREA (SF/ACRES)	98,691 SF / 2.27 ACRES
BUILDING AREA (SF)	15,161
CHURCH (SF)	11,047 (250 SEATS)
FIRST FLOOR (SF)	12,263
MEZZANINE (SF)	2,898
BUILDING HEIGHT ALLOWED	35'
BUILDING HEIGHT PROPOSED	32'-4"
LOT COVERAGE	12%
FLOOR AREA RATIO	0.15:1
FINISHED FLOOR ELEVATION	514.00
TOTAL PARKING REQUIRED WITH RATIO	CHURCH 1/4 SEATS = 63 REQ.
TOTAL PARKING PROVIDED	73
PARKING SURFACE	CONCRETE
PERVIOUS SURFACE REQUIRED	9,869 SF
PERVIOUS SURFACE PROVIDED	26,824 SF (27%)
TOTAL IMPERVIOUS SURFACE	71,867 SF (73%)

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5
BEFORE YOU DIG...

NOTES:
1. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL FACE OF CURB RADII SHALL BE 2 FEET UNLESS OTHERWISE NOTED.

CASE NO. 210518-1

OWNER:
PASTOR SOLA OKAYINKA
RCCG GRACE COVENANT CENTER
9205 SKILLMAN ST. #103
DALLAS, TEXAS 75243
PH: 972.598.5676

ENGINEER/APPLICANT:
MR. KELLY GOMEZ
KRG CIVIL ENGINEERS, INC.
2150 S. CENTRAL EXPY., SUITE 200
McKINNEY, TEXAS 75072
PH: 469.219.3137

NO.	DATE	REVISION / DESCRIPTION

DESIGN	DRAWN	DATE	SCALE	NOTES
KRG	KRG	SEE ENG. SEAL	AS SHOWN	–

PROJECT INFORMATION
2.27 ACRE TRACT
2313 NAAMAN SCHOOL ROAD
GARLAND, TEXAS 75040
LOT 2, BLOCK 1, LYONS ADDITION
DALLAS COUNTY

OWNER
RCCG GRACE COVENANT CENTER
9205 SKILLMAN STREET, #103
DALLAS, TEXAS 75243
PASTOR SOLA OKAYINKA
(972) 598-5676 PHONE

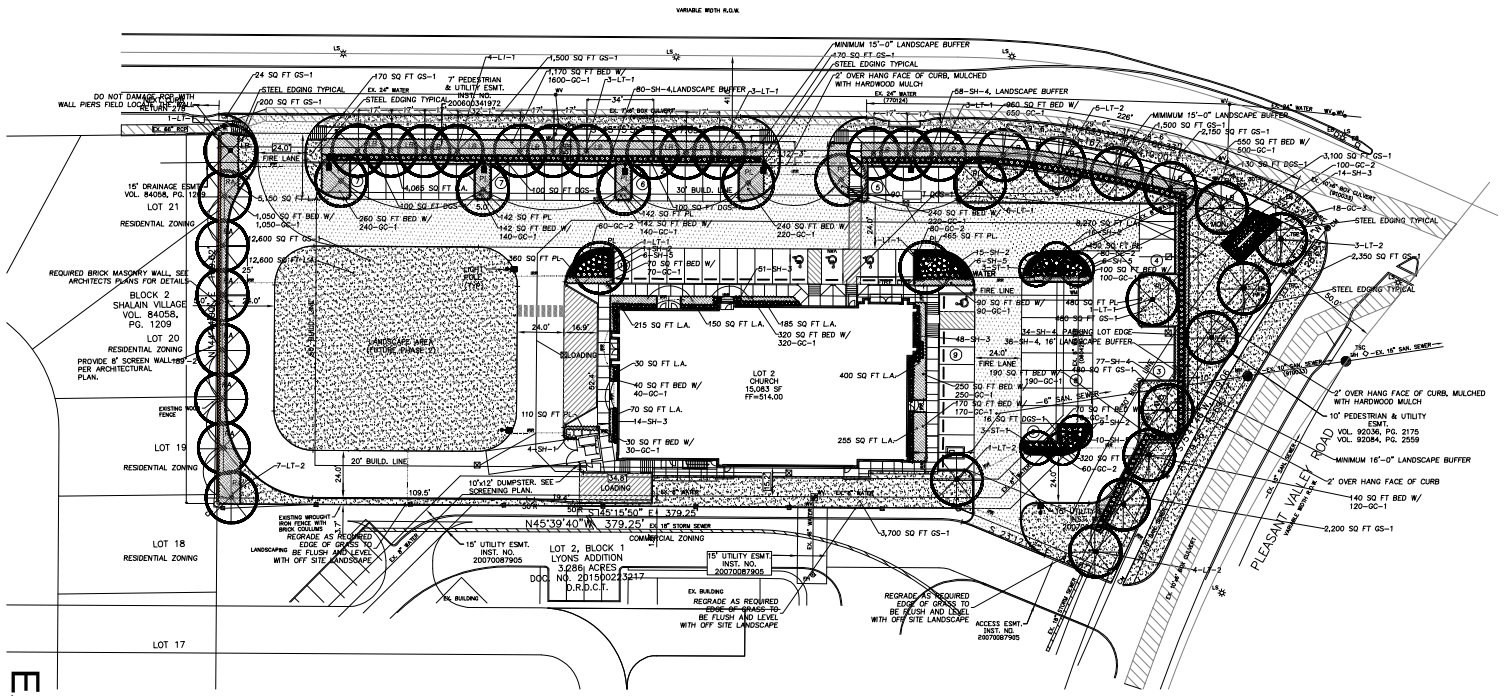
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KELVIN R. GOMEZ, P.E. 89568 ON 01/10/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

KRG Civil Engineers, Inc.
2150 SOUTH CENTRAL EXPY., SUITE 200
McKINNEY, TEXAS 75072
(469) 219-3137 PHONE
(469) 219-3201 FAX
KELLY@KRGCIVIL.COM
FIRM REGISTRATION F-9131

SITE PLAN
RCCG GRACE COVENANT CENTER
2313 NAAMAN SCHOOL ROAD
LOT 2, BLOCK 1, LYONS ADDITION
DALLAS COUNTY, TEXAS

SHEET NO. C1.01

JOB NO: 05802
DWG NO: RCCG GRACE COVENANT CENTER BASE.DWG


VARIABLE WIDTH R.O.W.
MINIMUM 15'-0" LANDSCAPE BUFFER
STEEL EDGING TYPICAL
2' OVER HANG FACE OF CURB, MULCHED WITH HARDWOOD MULCH
EX. 24" WATER
INST. NO. 20060061341972
7' PEDESTRIAN & UTILITY ESMT.
80-SH-4,LANDSCAPE BUFFER
58-SH-4, LANDSCAPE BUFFER
MIMMUM 15'-0" LANDSCAPE BUFFER
DO NOT DAMAGE ROF WITH WALL PIERS FIELD LOCATE TYP. WALL RETURN 2'TYP
EX. 66" RCP
24.0' FIRE LANE
15' DRAINAGE ESMT VOL. 84058, PG. 1209
LOT 21
RESIDENTIAL ZONING
REQUIRED BRICK MASONRY WALL, SEE ARCHITECTS PLANS FOR DETAILS
BLOCK 2 SHALAN VILLAGE VOL. 84058, PG. 1209
LOT 20
RESIDENTIAL ZONING
PROVIDE 8' SCREEN WALL PER ARCHITECTURAL PLAN.
EXISTING WOOD FENCE
LOT 19
RESIDENTIAL ZONING
LOT 18
RESIDENTIAL ZONING
LOT 17
20' BUILD. LINE
30' BUILD. LINE
LANDSCAPE AREA (FUTURE ADDITION)
LOT 2 CHURCH 15,083 SF FF=514.00
10'x12' DUMPSTER. SEE SCREENING PLAN.
LOADING
EXISTING WROUGHT IRON FENCE WITH BRICK CULLINS
REGRADE AS REQUIRED EDGE OF GRASS TO BE FLUSH AND LEVEL WITH OFF SITE LANDSCAPE
LANDSCAPING
15' UTILITY ESMT. INST. NO. 20070087905
LOT 2, BLOCK 1 LYONS ADDITION 3.286± ACRES DOC. NO. 20150022503217 O.P.R.D.C.T.
15' UTILITY ESMT INST. NO. 20070087905
EX. BUILDING
REGRADE AS REQUIRED EDGE OF GRASS TO BE FLUSH AND LEVEL WITH OFF SITE LANDSCAPE
ACCESS ESMT. INST. NO. 20070087905
N45°39'40"W 379.25'
S45°15'50"E 379.25'
COMMERCIAL ZONING
EX. 18" STORM SEWER
EX. 8" WATER
EX. 8" SAN. SEWER
PLEASANT VALLEY ROAD
VOL. 92036, PG. 2175
VOL. 92084, PG. 2559
MINIMUM 16'-0" LANDSCAPE BUFFER
3' OVER HANG FACE OF CURB
EX. 10" SAN. SEWER
EX. 15" SAN. SEWER
EX. 12" WATER
EX. 24" WATER
EX. 8" SAN. SEWER
EX. 8" WATER
EX. 8" SAN. SEWER
EX. 8" WATER
EX. 8" SAN. SEWER
EX. 8

NORTH ELEVATION (Facing Naaman School Road)
HORIZONTAL BUILDING ARTICULATION:
MEASURING 30-FEET INCREMENTS.

A - BUILDING'S TOTAL STREET-FACING LENGHT = 150'-0"
B - 30 FEET ARTICULATION INCREMENTS.
C - DEPTH ARTICULATION FOR EVERY 30 FEET OF BUILDING FACADE FACING STREET IS 2'-0"

VERTICAL BUILDING ARTICULATION:
BUILDING GREATER THAN 50 FEET IN WIDTH.
A - ONE VERTICAL ARTICULATION IS REQUIRED: 20% X 150'-0" = 30'-0".
B - BUILDING'S TOTAL STREET-FACING FACADE WIDTH = 150'-0".
C - HEIGHT ARTICULATION: 3 FEET FOR EVERY 50 FEET OF BLDG. FACADE WIDTH = 150'-0" / 50'-0" = (3'-0") X 3 = 4'-0" HIGH

EAST ELEVATION (Facing Pleasant Valley Road)
HORIZONTAL BUILDING ARTICULATION:
BLDG. GREATER THAN 80 FEET IN WIDTH.

A - ONE HORIZ. ARTICULATION AT 50% OF TOTAL STREET FACING LENGTH = 50% X 80'-6" = 24'-1"
B - BLDG. TOTAL STREET-FACING LENGTH = 80'-6".
C - DEPTH ARTICULATION OF 4 FEET FOR 30% OF BUILDING FACADE LENGTH.

VERTICAL BUILDING ARTICULATION:
BUILDING GREATER THAN 50 FEET IN WIDTH.
A - ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BLDG'S TOTAL STREET-FACING FACADE WIDTH: 20% X 80'-6" = 16'-1".
B - BUILDING'S TOTAL STREET-FACING FACADE WIDTH = 80'-6".
C - HEIGHT ARTICULATION: 5 FEET FOR EVERY 50 FEET OF BLDG. FACADE WIDTH = 80'-6" / 50'-0" = (1.61') X 5 = 4'-10" HIGH

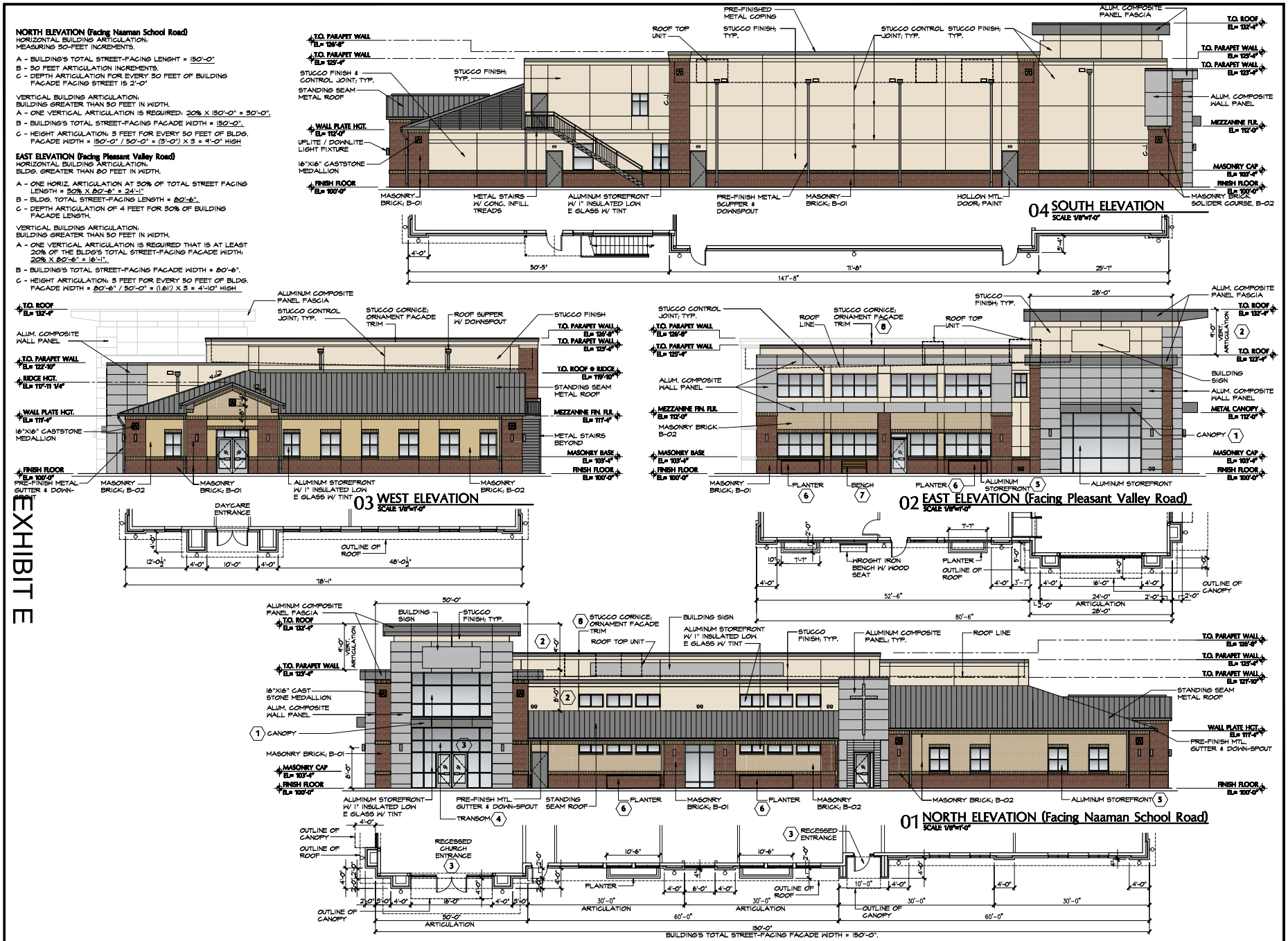


EXHIBIT E

THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT PRIOR WRITTEN AGREEMENT WITH THE DESIGNER.
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Fax: 214-618-0779

STRUCTURAL ENGINEER:
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1018 Meadow Green Ct.
Princeton, Texas 75407
Phone: 972-369-2194

MEP ENGINEER:
LONE STAR ENGINEERING
6512 Benchmark Drive
Plano, Texas 75023
Phone: 469-430-0970

OWNER:
RCCG Grace Covenant Ctr.
9205 Skillman Street
Suite 103
Dallas, Texas 75243

GRACE COVENANT CENTER
REDEEMED CHRISTAIN CHURCH OF GOD
2313 Naaman School Road
Garland, Texas

Job Number: 2021-05
Architect:

CONSTRUCTION DRAWINGS
ISSUE DATE: September 30, 2021

Drawn By: SAA
Checked By: SAA
Date: September 30, 2021
Title: BUILDING ELEVATIONS
Sheet No: A3.01

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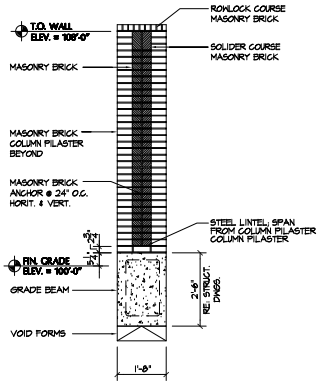
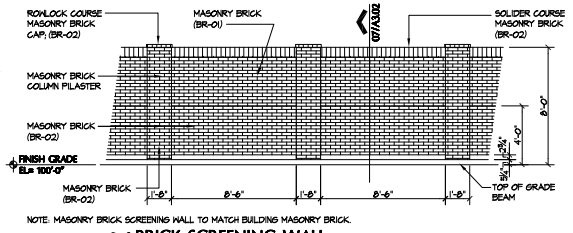
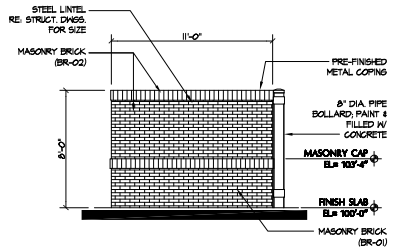


07 BRICK SCREENING WALL
SCALE 1/2" = 1'-0" (ADJACENT TO EXISTING RESIDENTIAL DEVELOPMENT)

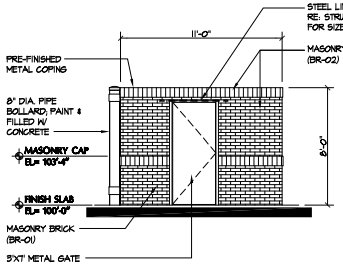


NOTE. MASONRY BRICK SCREENING WALL TO MATCH BUILDING MASONRY BRICK.

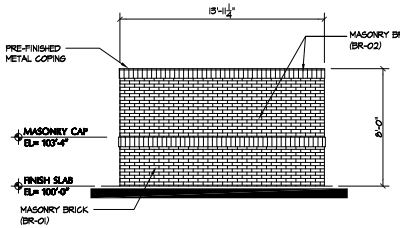
06 BRICK SCREENING WALL
SCALE 1/4" = 1'-0" (ADJACENT TO EXISTING RESIDENTIAL DEVELOPMENT)



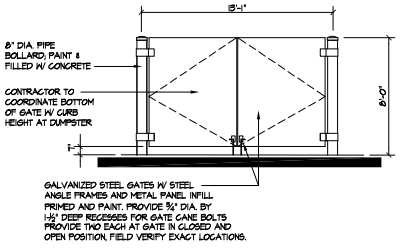
05 DUMPSTER ENCLOSURE ELEVATION
SCALE 1/4" = 1'-0"



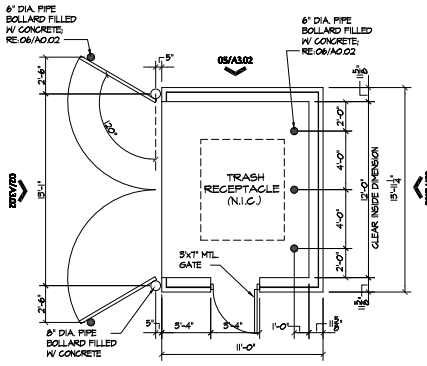
04 DUMPSTER ENCLOSURE ELEVATION
SCALE 1/4" = 1'-0"



03 DUMPSTER ENCLOSURE ELEVATION
SCALE 1/4" = 1'-0"



02 DUMPSTER ENCLOSURE ELEVATION
SCALE 1/4" = 1'-0"



01 DUMPSTER ENCLOSURE PLAN
SCALE 1/4" = 1'-0"

EXHIBIT E

GRACE COVENANT CENTER
REDEEMED CHRISTAIN CHURCH OF GOD
2313 Naaman School Road
Garland, Texas

DESIGNER:
NuPlan
7978 Yellowstone Drive
Frisco, Texas 75033
Phone: 469-222-8240
Fax: 214-618-0779

STRUCTURAL ENGINEER:
SKAGGS ENGINEERING
1018 Meadow Green Ct.
Princeton, Texas 75407
Phone: 972-369-2194

MEP ENGINEER:
LONE STAR ENGINEERING
6512 Benchmark Drive
Plano, Texas 75023
Phone: 469-430-0970

OWNER:
RCCG Grace Covenant Ctr.
9205 Skillman Street
Suite 103
Dallas, Texas 75243

Job Number: 2021-06
Architect:

CONSTRUCTION DRAWINGS
ISSUE DATE: September 30, 2021

Drawn By: SAA
Checked By: SAA
Date: September 30, 2021

Title: DUMPSTER & SCREENING WALL DETAILS
Sheet No: A3.02

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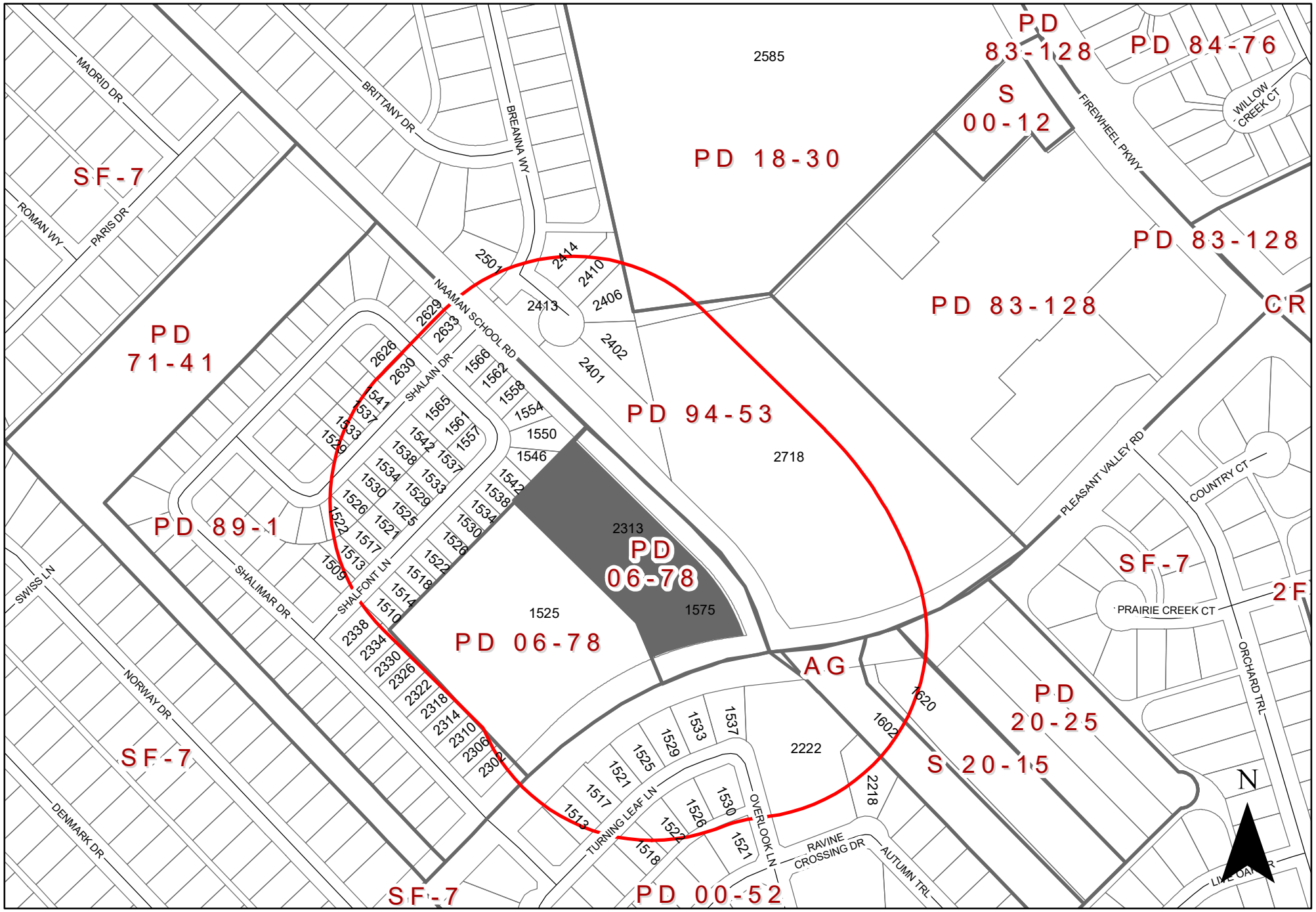
Z 21-37

View of the subject property from Naaman School Road

North of the subject property from Naaman School Road

South of the subject property from Pleasant Valley Road

West of the subject property.


PD 83-128
PD 84-76
2585
S 00-12
PD 18-30
FIREWHEEL PKWY
WILLOW CREEK CT
MADRID DR
BRITTANY DR
BREANNA WY
SF-7
ROMAN WY
PARIS DR
PD 83-128
PD 83-128
CR
2501
2414
2410
2406
2413
2402
2401
NAAMAN SCHOOL RD
PD 71-41
PD 94-53
2718
SHALAIN DR
PD 89-1
SHALIMAR DR
SHALFONT LN
2313
PD 06-78
1575
1525
PD 06-78
PLEASANT VALLEY RD
COUNTRY CT
SF-7
2F
PRAIRIE CREEK CT
ORCHARD TRL
SWISS LN
NORWAY DR
AG
PD 20-25
S 20-15
2222
1620
1602
2218
SF-7
DENMARK DR
TURNING LEAF LN
OVERLOOK LN
RAVINE CROSSING DR
AUTUMN TRL
SF-7
PD 00-52
N
0
180
360 Feet
1 inch = 276 feet
ZONING MAP Z 21-37
INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA
2313 Naaman School Road

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

GARLAND

Plan Commission **3. i.**

Meeting Date: 02/21/2022

Item Title: Z 21-59 Advantage Self Storage Advisors, LLC - Zoning (District 7)

Summary:

Consideration of the application of **Advantage Self Storage Advisors, LLC,** requesting approval of 1) an amendment to Planned Development (PD) District 85-49 and 2) a Specific Use Provision to allow a Self- Storage Facility (Mini warehouse). This property is located at 3599 North Garland Avenue. (District 7) (File Z 21-59 – Zoning)

Attachments

Z 21-59 Advantage Self Storage Advisors, LLC (Zoning) Report and Attachments

Z 21-59 Advantage Self Storage Advisors, LLC Responses

Planning Report

File No: Z 21-59/District 7
Agenda Item:
Meeting: Plan Commission
Date: February 21, 2022

REQUEST
Approval of an Amendment to Planned Development (PD) District 85-49.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49 for Mixed Uses.

LOCATION
3599 North Garland Avenue

APPLICANT
Advantage Self-Storage Advisors, LLC

OWNER
Robert Yu

BACKGROUND
In 1985, City Council approved a zoning change on a multi-tract piece of land from Multi-Family (MF) District and a Planned Development (PD) District for Townhouse Uses and Multi-Family Uses to a Planned Development (PD) District for Office, Shopping Center, Restaurant and Multi-Family Uses. The proposed development is located in Tract 3, which allows a mixture of Office, Office/Technical Uses, Office/Showroom, and Retail Uses in a landscaped business park setting. The Planned Development (PD) District 85-49 has a total of four (4) tracts. Tract 1 allows Community Retail Uses, Tract 4 allows Multi-Family Uses and Tract 5 allows General Restaurant Uses.

The applicant requests approval of an amendment to Planned Development (PD) District 85-49 to allow a Self-Storage (Mini Warehouse) Use on Tract 3 by Specific Use Provision (SUP).

SITE DATA
The subject property contains approximately 3.95 acres with 670.14 lineal feet of frontage along North Garland Avenue and 259.87 lineal feet of frontage along Wagon Wheel Road. The site can be accessed from North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING
The subject property is zoned Planned Development (PD) District 85-49, with a base zoning of "Light Industrial" on Tract 3. As per the existing PD Tract 3 allows a mixture of Office, Office/Technical Uses, Office/Showroom and Retail Uses in a landscape business park setting. The applicant requests an underlying base zoning of Community Retail (CR) District for the subject property which is generally more appropriate than Industrial near residential areas and aligns with other zoning in the area.

CONSIDERATIONS

1. The subject property is currently undeveloped. The applicant proposes a 97,130-square foot Self-Storage (Mini Warehouse) use consisting of five (5) buildings. The building footprints are as follows:

    - Building A: Two (2) Stories with 70,600 square-foot building footprint.
    - Building B: One (1) Story with 7,280 square-foot building footprint.
    - Building C: One (1) Story with 4,400 square-foot building footprint.
    - Building D: One (1) Story with 4,200 square-foot building footprint.
    - Building E: One (1) Story with 10,650 square-foot building footprint.

    The storage facility would provide 644 storage units total on the proposed site.

2. The site plan (Exhibit C) meets the parking requirements of the GDC.

3. The Building Elevations (Exhibit E) comply with the Building Design standards per the GDC.Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates.

    The applicant proposes the exterior solid brick walls of the buildings to serve as a screening wall from the adjacent properties. As per the GDC, a self-storage building wall may serve as a perimeter screening wall, but not when adjacent to a residential zoning district. South of the property is zoned residential and would require a deviation from the Garland Development Code. The applicant proposes a forty (40)-foot building setback from the residential properties, exceeding the required twenty (20)-foot setback, with a row of large canopy trees within the buffer. In addition, no windows would face to the south, and an existing six (6) foot wood fence would remain along the southern property line.

    The applicant will include continuous video surveillance of all indoor and outdoor common area for the premises and controlled access gates.

4. Due to the proximity of the neighborhood to the south, the applicant is proposing "dark sky" lighting fixtures to limit the amount of glare on the adjacent properties.

5. The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Neighborhood Office (NO) District; this property is developed with a school. The property to the northeast, across from North Garland Avenue, is zoned Agricultural (AG) District and is developed with a religious facility. The properties to

the west are zoned Planned Development (PD) District 11-24 and are developed with single-family homes. The property to the northwest is zoned Planned Development (PD) District 07-45 and is developed with an assisted living facility. The property to the southeast is zoned Planned Development (PD) District 85-49 and is currently undeveloped.

The proposal is designed to ensure compatibility with the surrounding area and to minimize impact on the nearby residential neighborhood.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 85-49.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49 for Industrial Uses.

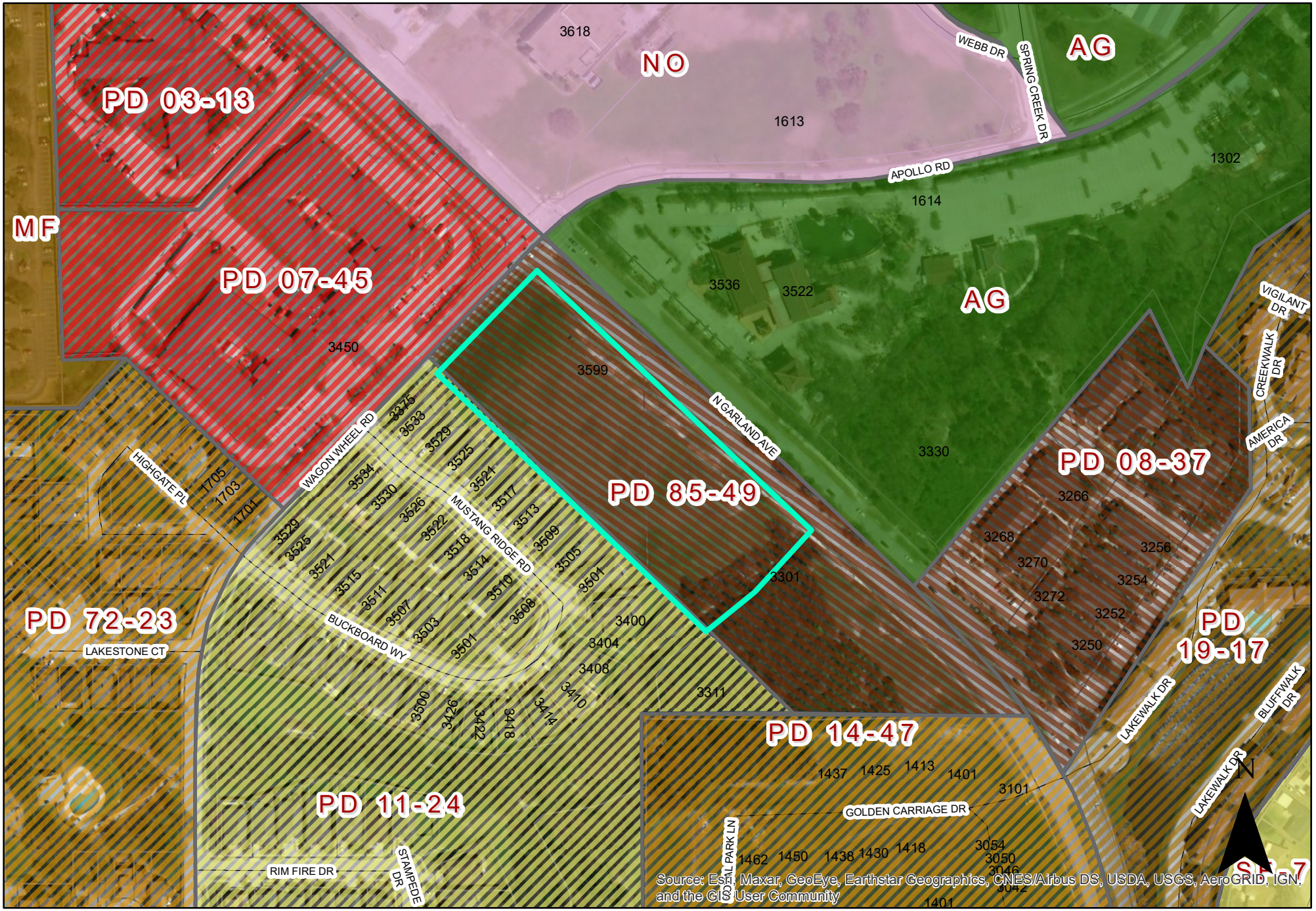
ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: March 15, 2021

PREPARED BY:
Kimberly Hopkins
Development Planner
Planning & Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 140 280 Feet

1 inch = 224 feet

ZONING MAP Z 21-59

INDICATES AREA OF REQUEST

3599 North Garland Ave

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-59

3599 North Garland Road

I. Statement of Purpose: The purpose of this Planned Development District is to amend the Planned Development (PD) District 85-49 to allow a Self-Storage (Mini Warehouse) by Specific Use Provision only.

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 85-49, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Planned Development (PD) District 85-49 and 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. 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.

D. Lighting: Lighting shall generally conform to the photometric plan as shown in Exhibit F, to ensure "dark sky" lighting to reduce glare on the adjacent residential properties.

EXHIBIT B

E. Storage Units: Storage Units shall not exceed 644 units on the site.

EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 21-59

3599 North Garland Road

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Self-Storage (Mini Warehouse) subject to conditions.

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

III. General Regulations: All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Specific Regulations:

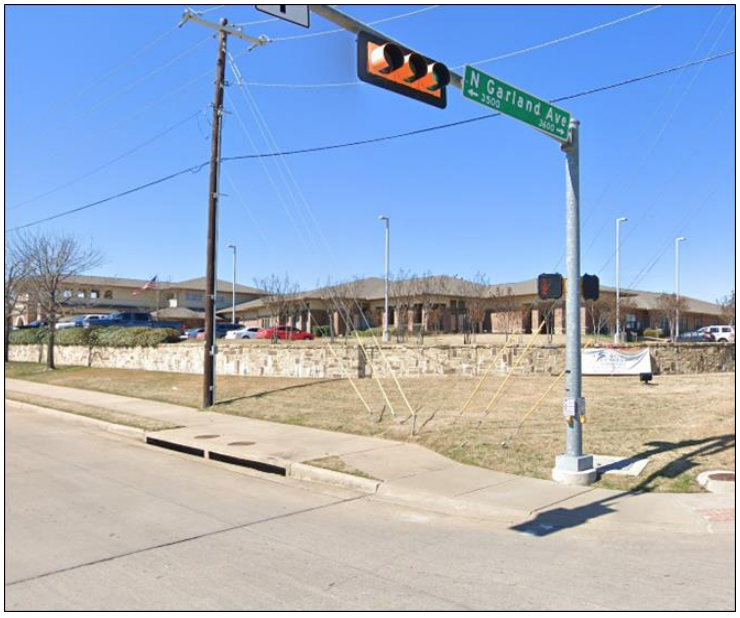
A. Time Period: The Specific Use Provision shall be in effect for period of forty (40) years.

EXHIBIT B

Z 21-59

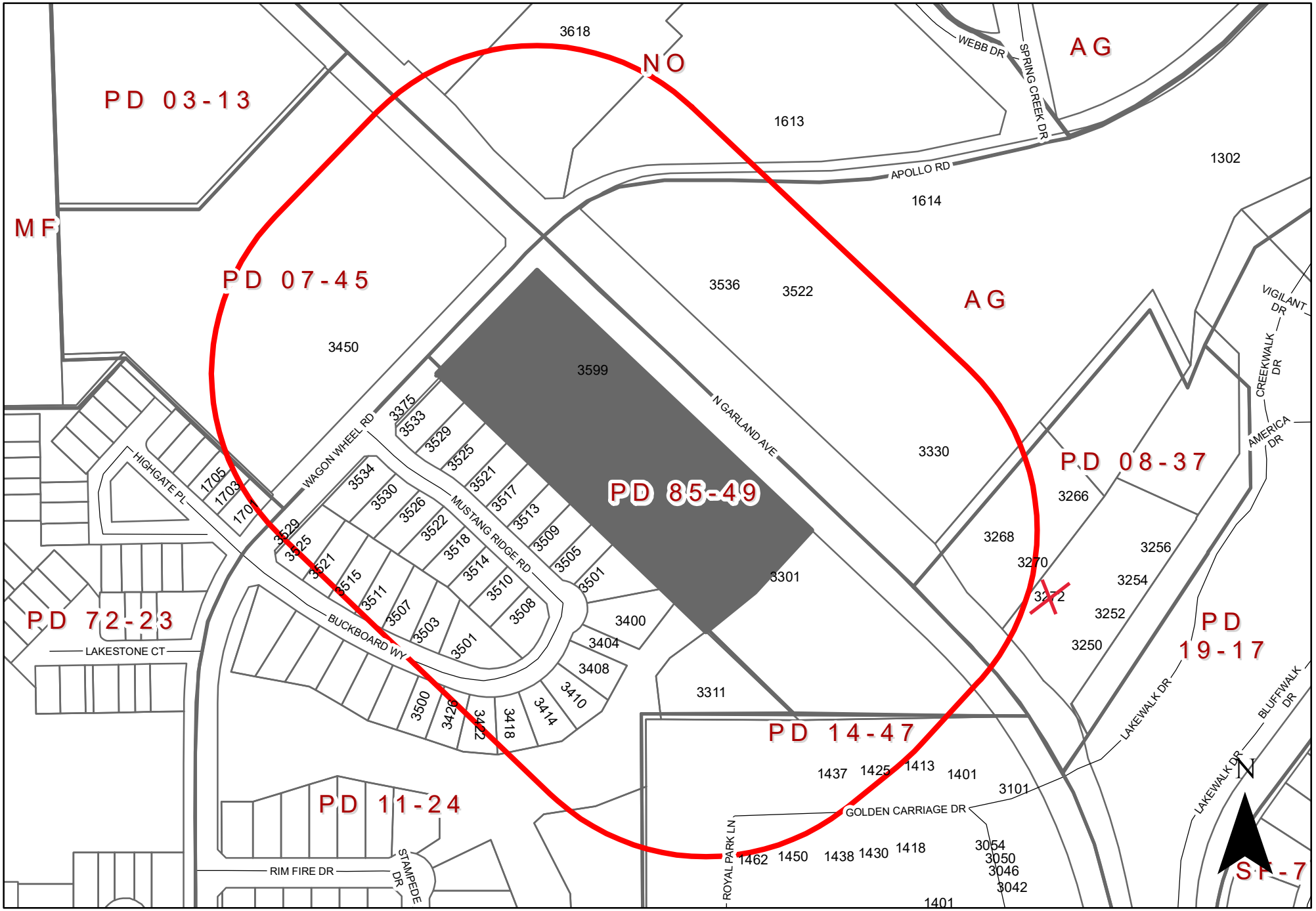
View of the subject property from North Garland Avenue.

Looking north of the subject property.



Looking west of the subject property.

Looking east of the subject property.


NO
PD 03-13
AG
MF
PD 07-45
AG
PD 08-37
PD 85-49
PD 72-23
PD 19-17
PD 14-47
PD 11-24
SF-7
3618
1613
1302
1614
3536
3522
3450
3599
3330
3301
3311
3400
1437
1425
1413
1401
3101
1462
1450
1438
1430
1418
3054
3050
3046
3042
1401
APOLLO RD
WEBB DR
SPRING CREEK DR
N GARLAND AVE
WAGON WHEEL RD
MUSTANG RIDGE RD
HIGHGATE PL
BUCKBOARD WY
LAKESTONE CT
GOLDEN CARRIAGE DR
ROYAL PARK LN
RIM FIRE DR
STAMPEDE DR
LAKEWALK DR
BLUFFWALK DR
CREEKWALK DR
VIGILANT DR
AMERICA DR
3375
3533
3529
3525
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3529
1705
1703
1701
3266
3268
3270
3272
3256
3254
3252
3250
3404
3408
3410
3414
3418
3422
3426
3500
0
140
280 Feet
1 inch = 224 feet
ZONING MAP Z 21-59
INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA
3599 North Garland Ave

Comment Form
Case Z 21-59

Z 21-59 Advantage Self-Storage. The applicant proposes a Self-Storage Facility (Mini warehouse) on the subject property. The site is located at 3599 North Garland Avenue. (District 7)

Z 21-59 Advantage Self-Storage. El solicitante propone una Instalación de Self-Storage (Mini almacén) en la propiedad en cuestión. El sitio está ubicado en 3599 North Garland Avenue. (Distrito 7)

Z 21-59 Advantage Self-Storage. Người nộp đơn đề xuất Cơ sở lưu trữ tự quản (Kho mini) trên tài sản của đối tượng. Địa điểm tọa lạc tại 3599 North Garland Avenue. (Quận 7)

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.

Scott Mayberry President Mayberry Gardens Assisted Living

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.)

3272 N. Garland Ave

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

14/02/22

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.)

Comment Form Continued –
Case Z 21-59

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 proposed project is too industrial for a location of mainly residential communities.

GARLAND

Plan Commission **3. j.**

Meeting Date: 02/21/2022

Item Title: Z 21-59 Advantage Self Storage Advisors, LLC - Detail Plan (District 7)

Summary:

Consideration of the application of **Advantage Self Storage Advisors, LLC,** requesting approval of a Detail Plan for a Self-Storage Facility (Mini warehouse) on a property zoned Planned Development (PD) District 85-49. This property is located at 3599 North Garland Avenue. (District 7) (File Z 21-59 – Detail Plan)

Attachments

Z 21-59 Advantage Self Storage Advisors, LLC (Detail Plan)

Z 21-59 Advantage Self Storage Advisors, LLC Responses

Planning Report

File No: Z 21-59/District 7
Agenda Item:
Meeting: Plan Commission
Date: February 21, 2022

REQUEST
Approval of an Amendment to Planned Development (PD) District 85-49.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49 for Mixed Uses.

LOCATION
3599 North Garland Avenue

APPLICANT
Advantage Self-Storage Advisors, LLC

OWNER
Robert Yu

BACKGROUND
In 1985, City Council approved a zoning change on a multi-tract piece of land from Multi-Family (MF) District and a Planned Development (PD) District for Townhouse Uses and Multi-Family Uses to a Planned Development (PD) District for Office, Shopping Center, Restaurant and Multi-Family Uses. The proposed development is located in Tract 3, which allows a mixture of Office, Office/Technical Uses, Office/Showroom, and Retail Uses in a landscaped business park setting. The Planned Development (PD) District 85-49 has a total of four (4) tracts. Tract 1 allows Community Retail Uses, Tract 4 allows Multi-Family Uses and Tract 5 allows General Restaurant Uses.

The applicant requests approval of an amendment to Planned Development (PD) District 85-49 to allow a Self-Storage (Mini Warehouse) Use on Tract 3 by Specific Use Provision (SUP).

SITE DATA
The subject property contains approximately 3.95 acres with 670.14 lineal feet of frontage along North Garland Avenue and 259.87 lineal feet of frontage along Wagon Wheel Road. The site can be accessed from North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING
The subject property is zoned Planned Development (PD) District 85-49, with a base zoning of "Light Industrial" on Tract 3. As per the existing PD Tract 3 allows a mixture of Office, Office/Technical Uses, Office/Showroom and Retail Uses in a landscape business park setting. The applicant requests an underlying base zoning of Community Retail (CR) District for the subject property which is generally more appropriate than Industrial near residential areas and aligns with other zoning in the area.

CONSIDERATIONS

1. The subject property is currently undeveloped. The applicant proposes a 97,130-square foot Self-Storage (Mini Warehouse) use consisting of five (5) buildings. The building footprints are as follows:

    - Building A: Two (2) Stories with 70,600 square-foot building footprint.
    - Building B: One (1) Story with 7,280 square-foot building footprint.
    - Building C: One (1) Story with 4,400 square-foot building footprint.
    - Building D: One (1) Story with 4,200 square-foot building footprint.
    - Building E: One (1) Story with 10,650 square-foot building footprint.

    The storage facility would provide 644 storage units total on the proposed site.

2. The site plan (Exhibit C) meets the parking requirements of the GDC.

3. The Building Elevations (Exhibit E) comply with the Building Design standards per the GDC.Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates.

    The applicant proposes the exterior solid brick walls of the buildings to serve as a screening wall from the adjacent properties. As per the GDC, a self-storage building wall may serve as a perimeter screening wall, but not when adjacent to a residential zoning district. South of the property is zoned residential and would require a deviation from the Garland Development Code. The applicant proposes a forty (40)-foot building setback from the residential properties, exceeding the required twenty (20)-foot setback, with a row of large canopy trees within the buffer. In addition, no windows would face to the south, and an existing six (6) foot wood fence would remain along the southern property line.

    The applicant will include continuous video surveillance of all indoor and outdoor common area for the premises and controlled access gates.

4. Due to the proximity of the neighborhood to the south, the applicant is proposing "dark sky" lighting fixtures to limit the amount of glare on the adjacent properties.

5. The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Neighborhood Office (NO) District; this property is developed with a school. The property to the northeast, across from North Garland Avenue, is zoned Agricultural (AG) District and is developed with a religious facility. The properties to

the west are zoned Planned Development (PD) District 11-24 and are developed with single-family homes. The property to the northwest is zoned Planned Development (PD) District 07-45 and is developed with an assisted living facility. The property to the southeast is zoned Planned Development (PD) District 85-49 and is currently undeveloped.

The proposal is designed to ensure compatibility with the surrounding area and to minimize impact on the nearby residential neighborhood.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 85-49.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49 for Industrial Uses.

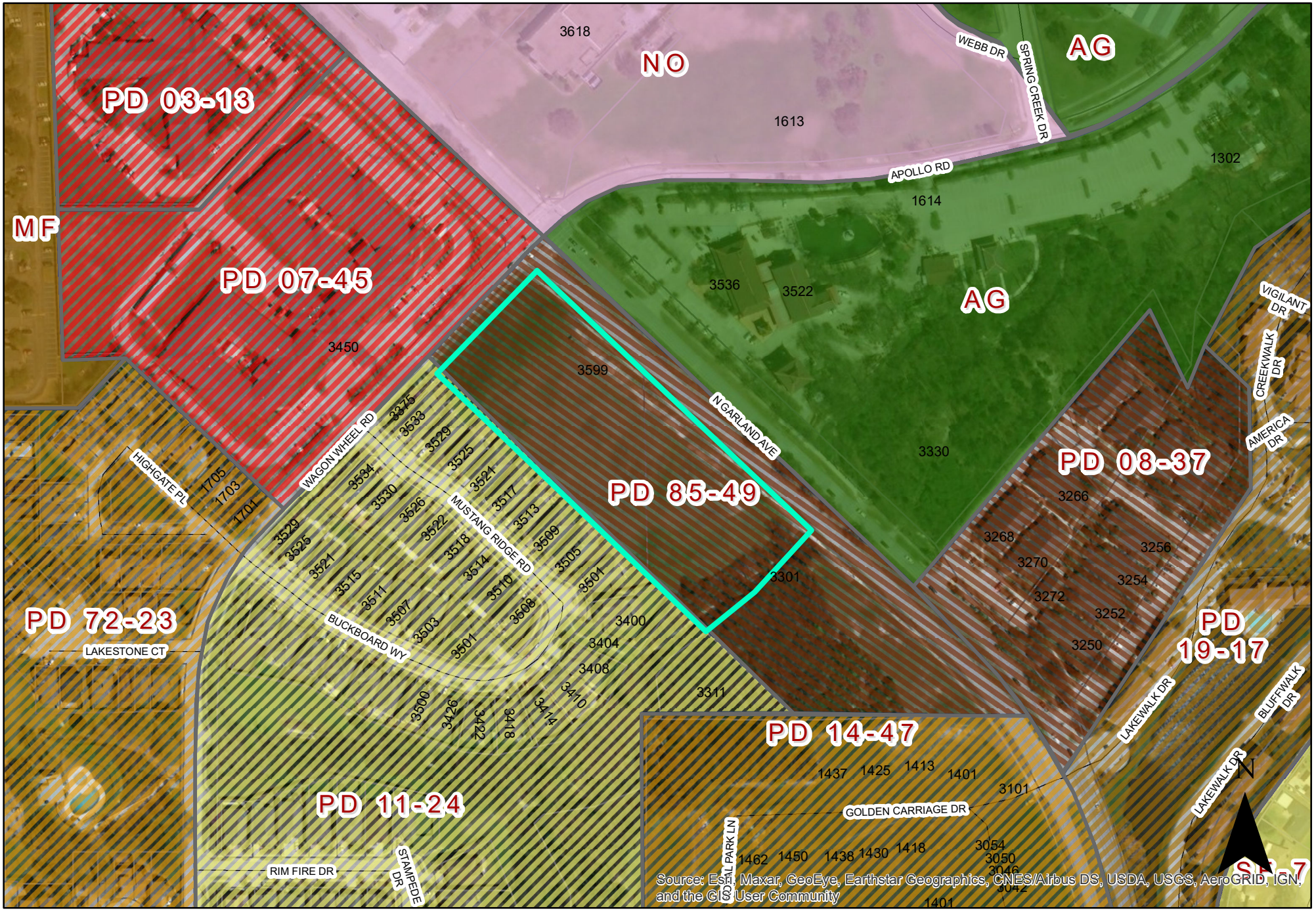
ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: March 15, 2021

PREPARED BY:
Kimberly Hopkins
Development Planner
Planning & Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 140 280 Feet

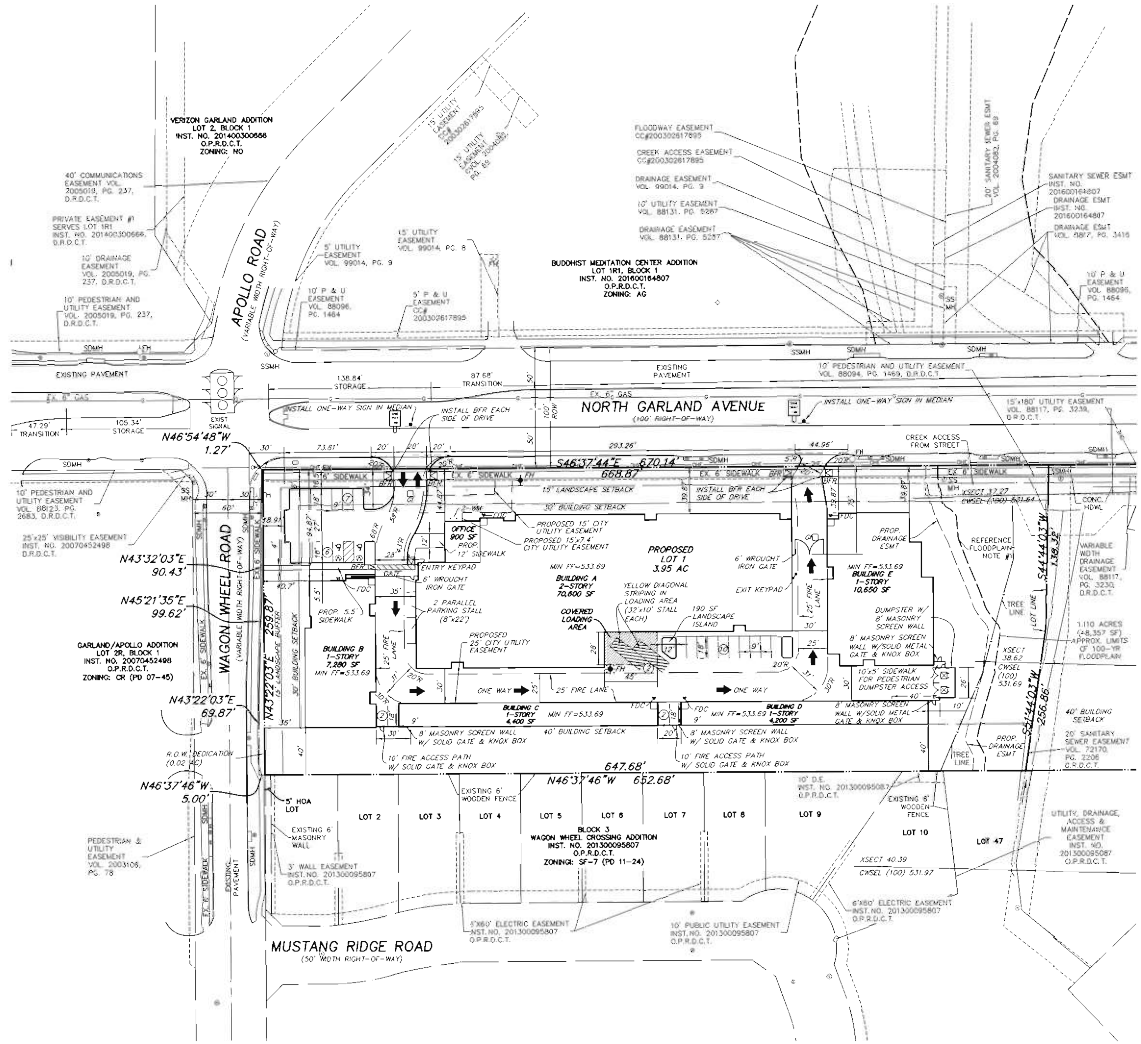
1 inch = 224 feet

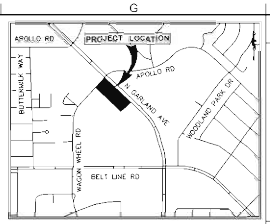
ZONING MAP Z 21-59

INDICATES AREA OF REQUEST

3599 North Garland Ave

EXHIBIT C





LOCATION MAP
(NOT TO SCALE)
MAPSCOM 19 - F & G

SITE PLAN LEGEND

PROPERTY LINE
SUBLOT PATH
RETAINING WALL
PARKING COUNT
EX. SANITARY SEWER MANHOLE
EX. STORM DRAINAGE MANHOLE
EX. FIRE HYDRANT
EX. STORM INLET / REFER TO STORM SEWER PLANS
SANITARY SEWER MANHOLE
FIRE HYDRANT
WATER VALVE
EX. SIGNAGE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

ADVANTAGE STORAGE SITE DATA (LOT 1)		
R.O.W. DEDICATION:	0.02 AC (600 SQ. FT.)	
LOT 1 AREA:	3.85 ACRES (172,101 SQ. FT.)	
ZONING:	PLANNED DEVELOPMENT, PD 21-59	
CURRENT USE:	VACANT	
PROPOSED USE:	SELF-STORAGE FACILITY (MINI-WAREHOUSE)	
BUILDING A:	70,600 SQ. FT. (35,300 SQ. FT. PER STORY)	
BUILDING B:	7,280 SQ. FT.	
BUILDING C:	4,400 SQ. FT.	
BUILDING D:	4,200 SQ. FT.	
BUILDING E:	10,650 SQ. FT.	
TOTAL BUILDING AREA (A-E):	97,130 SQ. FT.	
REGULATION	REQUIRED	PROVIDED
BUILDING A HEIGHT:	35'-0" (MAX)	33'-0" (2 STORY)
BUILDING C-E HEIGHT:	35'-0" (MAX)	12'-0" (1 STORY)
FLOOR AREA RATIO:	NO MAXIMUM	0.56:1
BUILDING COVERAGE:	40% (MAX)	35.9%
OPEN SPACE:	17,210 SQ. FT. (10.0%) (MIN)	70,691 SQ. FT. (41.1%)
IMPERVIOUS AREA:	154,891 SQ. FT. (90.0%) (MAX)	101,410 SQ. FT. (58.9%)
PARKING SPACES:	26 (1/25 UNITS) (MIN) 3 (1/200 SF) OFFICE	26 STALLS (644 UNITS TOTAL) 3 STALLS OFFICE
LOADING SPACES:	2 (MIN)	2

FLOODPLAIN (NOTE #1)
Approximate floodplain line shown taken off of topographic survey by Urban Structure + Survey, PLLC. 100 year elevations established by the Drainage Area Map (Sheet (1) of the Wagon Wheel Crossing Construction Plans by Nathan D. Maier Consulting Engineers, Inc. dated April 9, 2013 (City Project No. 110317-1).

NOTE:
1. ALL GATES TO HAVE KNOX KEY SWITCH BOX.

CASE NO. 210817-2

BENCHMARK DATA:

CITY BM#25: 3" BRASS DISK STAMPED 25 LOCATED ON DOUBLE INLET TOP @ THE E. COR. OF N. GARLAND WAGON WHEEL & APOLLO RD INT. APPROX. 21' S.W. OF N. GARLAND S.E. BOUND LANE (SB), & APPROX. 84' N.W. OF WAGON WHEEL RD. (@ N. GARLAND AVE.
ELEV.: 548.14'

BM#12: MAG NAIL SET IN CONCRETE ON THE NORTHWEST SIDE OF WAGON WHEEL ROAD +/- 45 FEET NORTHWEST FROM THE NORTHWEST CORNER OF THE SURVEYED TRACT
ELEV.: 553.06'

BM#17: MAG NAIL SET IN CONCRETE SIDEWALK LOCATED ON THE SOUTHWEST SIDE OF N GARLAND AVENUE +/- 278 FEET NORTHWEST FROM THE SOUTHEAST CORNER OF THE SURVEYED TRACT
ELEV.: 538.15'

TOCS
1-800-245-4545
txtticket@1-call.com

OWNER/DEVELOPER
ADVANTAGE STORAGE
2221 LAKESIDE BOULEVARD, SUITE 1260
RICHARDSON, TEXAS 75082
CONTACT: RICK JONES
PHONE: (972) 547-0236

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, SUITE 905
DALLAS, TX 75231
ROBERT L. PRUETT, P.E.
PHONE: (214) 295-5347
BPRUETT@URBANSTRUCT.COM

ARCHITECT
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LANDSCAPE ARCHITECT
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ADDISON, TX 75001
ERIC SHEPLEY
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URBAN STRUCTURE
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Dallas, Texas 75231
Firm Registration # 12251
TEL: 214.295.5775
www.urbanstruct.com

ROBERT L. PRUETT, JR.
93662
3/14/22

NO.	DATE	REVISION

ADVANTAGE STORAGE
3599 N. GARLAND AVENUE
REMAINDER OF RYT DALLAS FUND #1 LP
GARLAND, DALLAS COUNTY, TEXAS

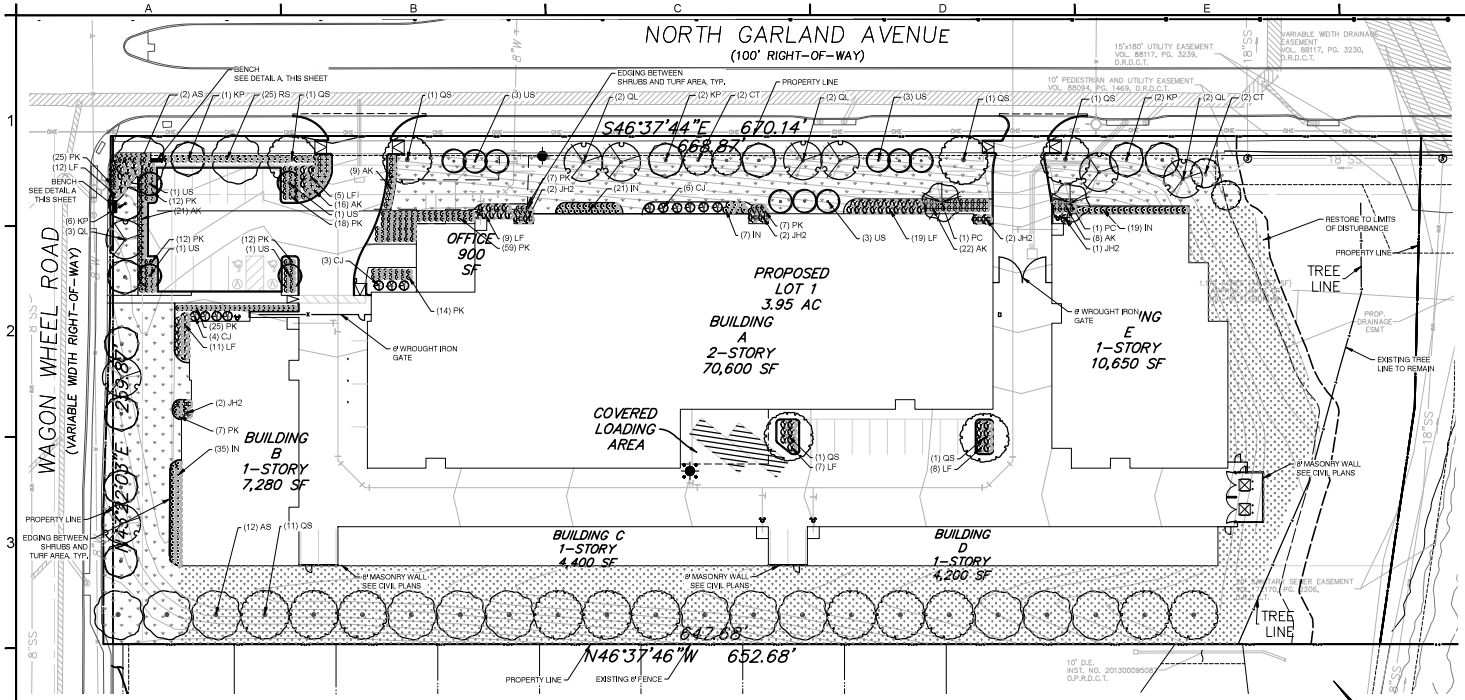
SITE PLAN

PROJECT:
CLIENT: ADVANTAGE STORAGE
DRAWN BY: VA
DESIGNER: ALP
REVIEWER: RLP
U.S. PROJECT: 7-105
SHEET NO.E:

SHEET
SP-1

FILE NAME: C:\PTS 2020\
FILE LOCATION: M:\Civil\projects\2021\2105 Advantage Storage\Preliminary\Graphics\SUP\Working Files\SUP1.dwg
LAST SAVED BY: VAlvarado
PLOT DATE: 3/14/2022 10:28 AM
PLOTTED BY: VAlvarado

EXHIBIT D



GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +•0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST** PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES: PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF ½" SHREDDED WOOD MULCH, NATURAL (UNDYED). OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	AS	14	Acer saccharum `Caddo` Caddo Maple	3" Cal.	Cont. or B&B	12'-14' HT
	CT	4	Cercis canadensis texensis Texas Redbud	1.5" Cal.	Cont. or B&B	5` Min.
	CJ	13	Cupressus sempervirens Italian Cypress	---	Cont.	8-10` ht.
	KP	11	Koelreuteria paniculata Golden Rain Tree	1.5" Cal.	Cont. or B&B	5` Min.
	PC	2	Pistacia chinensis Chinese Pistache	3" Cal.	Cont. or B&B	12`-14` HT
	QL	9	Quercus laceyi Lacey Oak	1.5" Cal.	Cont. or B&B	5` Min.
	QS	17	Quercus shumardii Shumard Red Oak	3" Cal.	Cont. or B&B	12`-14` HT
	US	13	Ungnadia speciosa Mexican Buckeye	1.5" Cal.	Cont. or B&B	6` min.

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING
	AK	76	Abelia x grandiflora `Kaleidoscope` Glossy Abelia	3 gal	36" OC
	IN	82	Ilex vomitoria `Nana` Dwarf Yaupon	3 gal	36" OC
	JH2	9	Juniperus chinensis `Hetzii Columnaris` Hetzii Column Juniper	10 gal	Per Plan
	LF	71	Leucophyllum frutescens `Green Cloud` TM Green Cloud Texas Ranger	5 GAL	48"
	PK	198	Pennisetum alopecuroides `Karley Rose` Fountain Grass	3 gal	36" OC
	RS	25	Rhaphiolepis indica `Snow White` Snow White Indian Hawthorn	3 gal	36" OC

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	CD	28,102 sf	Cynodon dactylon Bermuda Grass	hydromulch	
	CT2	18,039 sf	Cynodon dactylon `Tif 419` Bermuda Grass	sod	

LANDSCAPE CALCULATIONS

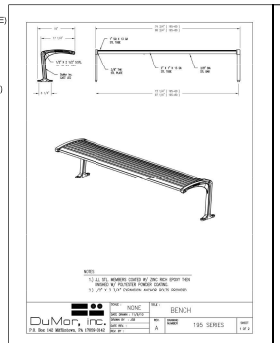
TOTAL SITE AREA:	172,101 SF (3.95 ACRES)
LANDSCAPE AREA REQUIRED:	17,210 SF (10% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	70,691 SF (41.1% OF SITE AREA)
STREET TREES	
N. GARLAND AVENUE FRONTAGE:	670 LF
STREET TREES REQUIRED:	23 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED:	23 TREES
SHRUBS REQUIRED:	157 SHRUBS (7 PER 30 LF OF FRONTAGE)
SHRUBS PROVIDED:	157 SHRUBS
WAGON WHEEL ROAD FRONTAGE:	259 LF
STREET TREES REQUIRED:	9 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED:	9 TREES
SHRUBS REQUIRED:	61 SHRUBS (7 PER 30 LF OF FRONTAGE)
SHRUBS PROVIDED:	66 SHRUBS
PARKING LOT	
PARKING LOT AREA:	6,851 SF
LANDSCAPE AREA REQUIRED:	342 SF (5% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	1,025 SF (14.9%)
PARKING SPACES:	29
TREES REQUIRED:	3 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED:	6 TREES
TREES AT TERMINUS:	PROVIDED
TREE WITHIN 65' OF EACH SPACE:	PROVIDED
PERIMETER SCREENING	582 LF
TREES REQUIRED:	23 TREES (1 TREE PER 25 LF)
TREES PROVIDED:	23 TREES
NO EXISTING TREES ON SITE	

NOTE:

NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT.

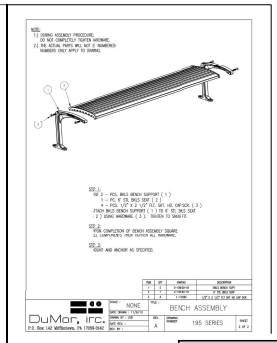
PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

Scale 1" = 30'



A BENCH
SCALE: NOT TO SCALE

DuMor, Inc.
P.O. Box 142
Mifflintown, PA 17059
(800) 598-4018 sales@dumor.com



EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

URBAN STRUCTURE
8140 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
Firm Registration #F-3145
TEL: 214-295-5775
www.urbanstrucd.com

REGISTERED LANDSCAPE ARCHITECT
ROBERT M. SHEARS
2537
STATE OF TEXAS
02-16-2022

NO.	DATE	REVISION

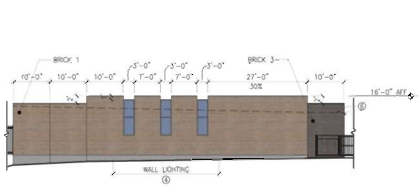
PROJECT:
ADVANTAGE STORAGE
3599 N. GARLAND AVENUE
REMAINDER OF-FYT DALLAS FUND #1 LP
GARLAND, DALLAS COUNTY, TEXAS

SHEET TITLE:
LANDSCAPE PLANTING

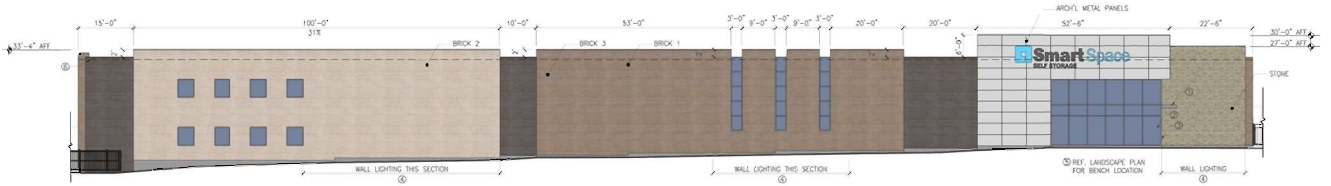
CLIENT: ADVANTAGE STORAGE	
DRAWN BY:	EMS
DESIGNER:	EMS
REVIEWER:	RM
U.S. PROJECT: 21005	

SHEET
LP-1

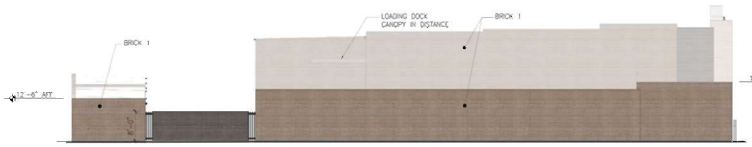
EXHIBIT E



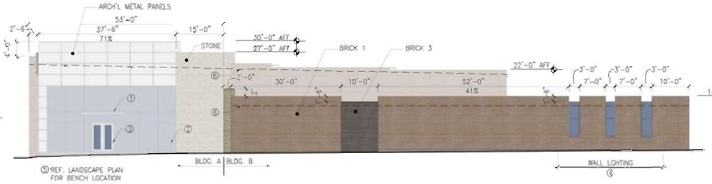
2 NORTH ELEVATION - BLDG. E
N GARLAND AVE
SCALE: 1/16" = 1'-0"



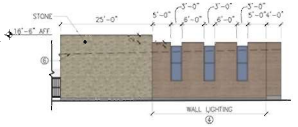
1 NORTH ELEVATION - BLDG. A
N GARLAND AVE
SCALE: 1/16" = 1'-0"



5 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 OVERALL WEST ELEVATION
WAGON WHEEL RD
SCALE: 1/16" = 1'-0"



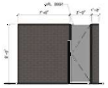
3 NORTH ELEVATION - BLDG. B
N GARLAND AVE
SCALE: 1/16" = 1'-0"

6 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

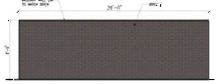
12 SOUTH ELEVATION CONTINUED
SCALE: 1/16" = 1'-0"

11 TYP. MASONRY SCREEN
SCALE: 1/8" = 1'-0"

10 TYP. W.I. SCREEN
SCALE: 1/8" = 1'-0"



9 REFUSE NORTH
SCALE: 1/8" = 1'-0"



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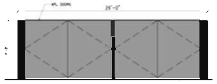

7 REFUSE WEST
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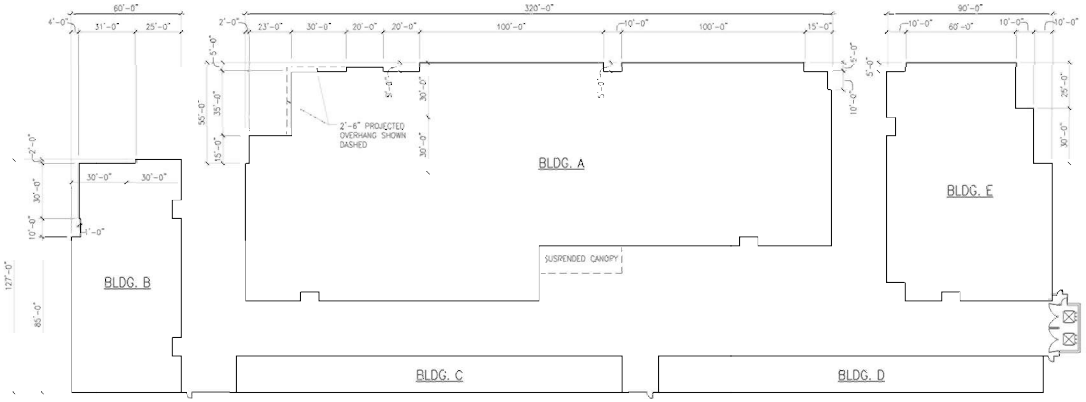
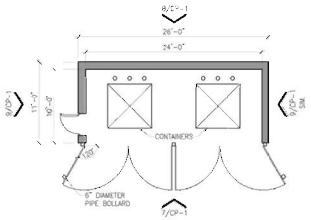


15 DEPTH ARTICULATION PLAN
SCALE: 1/32" = 1'-0"



13 REFUSE CONTAINER PLAN
SCALE: 1/8" = 1'-0"

14 ATTACHED INTERNALLY LIT SIGN
LOCATION AS SHOWN ON ELEVATIONS
SCALE: 1/8" = 1'-0"

VICINITY PLAN

ARCHITECTURAL ELEMENTS KEY
① AWNING
② DISPLAY WINDOWS
③ RECESSED ENTRY
④ DISTINCTIVE LIGHTING FEATURE
⑤ BENCHES
⑥ VARIED ROOF HEIGHTS

SUPPLEMENTAL NORTH FACADE ARTICULATION CALCULATIONS: BLDG. E	
VERTICAL	90'/50'(3')=5.4' REQUIRED 2'(2)+1'(3)=7' PROVIDED
HORIZONTAL	90'(0.3)=27' REQUIRED 10'(3)=30' PROVIDED

SUPPLEMENTAL NORTH FACADE ARTICULATION CALCULATIONS: BLDG. A	
VERTICAL	320'/50'(3')=19.2' REQUIRED 2'(6)+6'+3'(2)=24' PROVIDED
HORIZONTAL	320'(0.3)=96' REQUIRED 15'+10'+20'+55'=100' PROVIDED

SUPPLEMENTAL WEST FACADE ARTICULATION CALCULATIONS: BLDG. A	
VERTICAL	53'/50'(3')=3.18' REQUIRED 4'+3'=7' PROVIDED
HORIZONTAL	30' INCREMENTS SHOWN IN PLAN

SUPPLEMENTAL WEST FACADE ARTICULATION CALCULATIONS: BLDG. B	
VERTICAL	127'/50'(3')=7.62' REQUIRED 2'+1'-6"(4)=8' PROVIDED
HORIZONTAL	127'(0.3)=38.1' REQUIRED 2'+30'+10'=42' PROVIDED

SUPPLEMENTAL NORTH FACADE ARTICULATION CALCULATIONS: BLDG. B	
VERTICAL	60'/50'(3')=3.6' REQUIRED 2'+1'(3)=5' PROVIDED
HORIZONTAL	30' INCREMENTS SHOWN IN PLAN

Applicant:
Advantage Storage Advisors, LLC
2221 Lakeside Blvd, Ste. 1260
Richardson, Texas 75082

Site Plan Case Number: 210817-2

exterior elevations

BACA
140 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

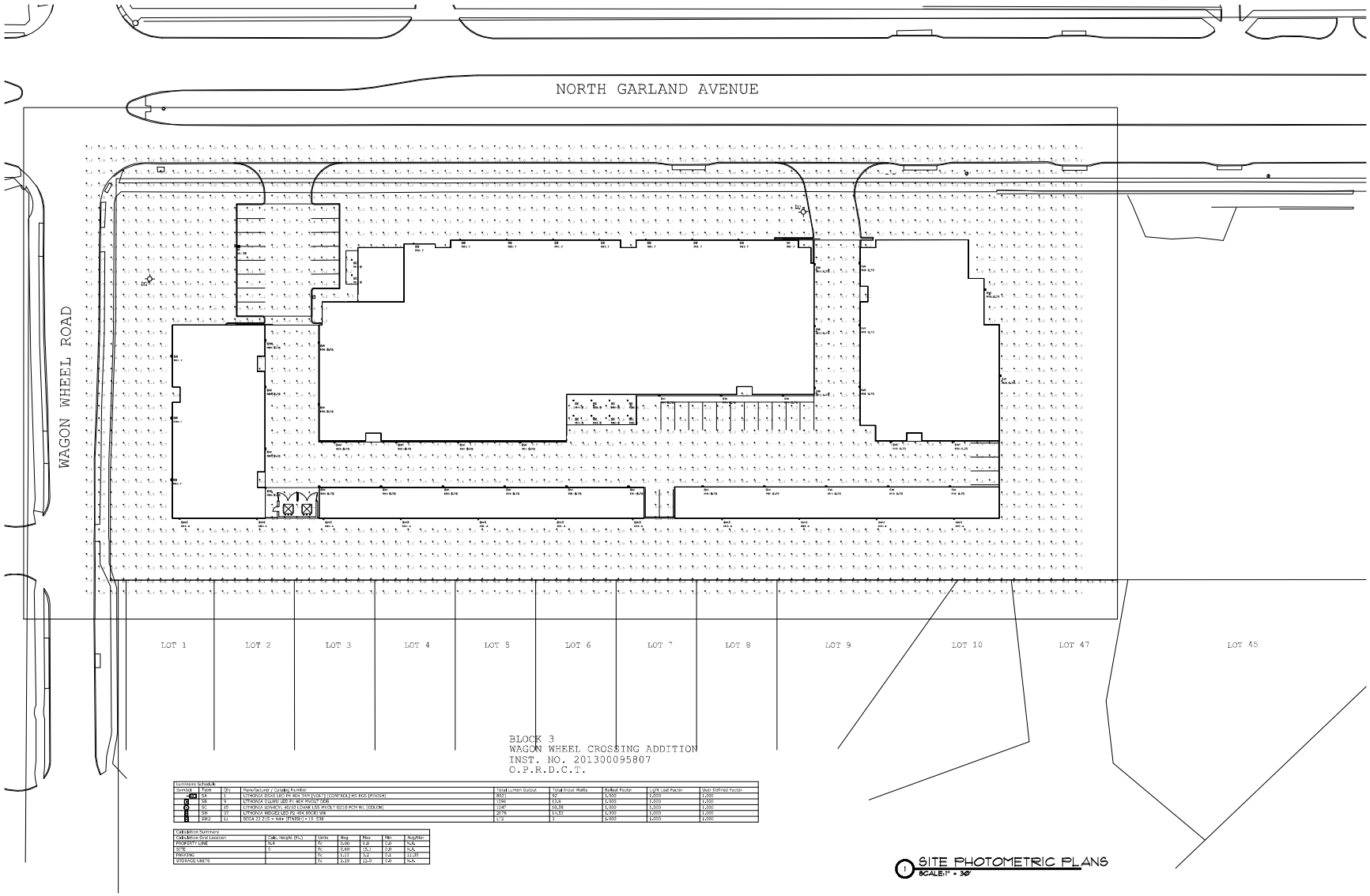
SCHEMATIC DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

Advantage Storage Advisors, LLC
North Garland Road @ Wagon Wheel Road
3599 North Garland Avenue
Garland, Texas

PROJECT NUMBER
2134
DATE
12/07/2021
SHEET NUMBER
CP-1

EXHIBIT F



Luminaire Schedule									
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Loss Factor	User Defined Factor
	SA	1	LITHONIA DSX0 LED P4 40K T4M [VOLT] [CONTROL] HS BGS [FINISH]	8031	92	1.000	1.000	1.000
	SB	4	LITHONIA GLWU LED P1 40K PIVOT DDB	1041	13.4	1.000	1.000	1.000
	SC	15	LITHONIA LDNRCL 4G10 LDNAR LSS MVOLT GZ10 PCM WL [COLOR]	1047	10.55	1.000	1.000	1.000
	SW	37	LITHONIA WDGE2 LED P2 40K BOCT VW	2076	14.55	1.000	1.000	1.000
	SW2	11	BEGA 22 215 + 44+ (FINISH) + 19 538	172	3	1.000	1.000	1.000

Calculation Summary							
Calculation Grid Location	Calc. Height (FC)	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	N/A	Fc	0.00	0.0	0.0	N/A
SITE	0	Fc	0.69	15.1	0.0	N/A
PAVING		Fc	1.23	5.2	0.1	11.30
STORAGE UNITS		Fc	2.29	12.0	0.0	N/A

1 SITE PHOTOMETRIC PLANS
SCALE: 1" = 30'

Applicant:
Advantage Storage, LLC
2221 Lakeside Blvd, Ste, 1260
Richardson, Texas 75082

Site Plan Case Number: 210817

RES Root Engineering Services
Mechanical, Electrical & Plumbing Systems Consultant
4215 GROVE AVE GURNEE, IL 60031
PHONE 847-249-8398 FAX 847-775-1503
45 FM 3356 VAN ALSTYNE, TX 75495
PHONE 903-375-9303 FAX 847-775-1503
TEXAS PROFESSIONAL ENGINEERING DESIGN FIRM #12016

ARCHITECT
DAVID BACA STUDIO
100 N. TRAVIS ST. #500
SHERMAN, TX 75090
(903) 893-5800

PROJECT
ADVANTAGE STORAGE
N. GARLAND AVE.
& WAGON WHEEL RD.
GARLAND, TX 75044

DRAWING ISSUE / REVISION

Rev. No.	Description	Date
-	FOR PERMIT	11/08/2021

The Professional seal affixed to this sheet indicates that the named professional has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.
Copyright © 2019 Root Engineering.

Drawing Title
SITE PHOTOMETRIC PLANS

Drawing No.
PM1.0

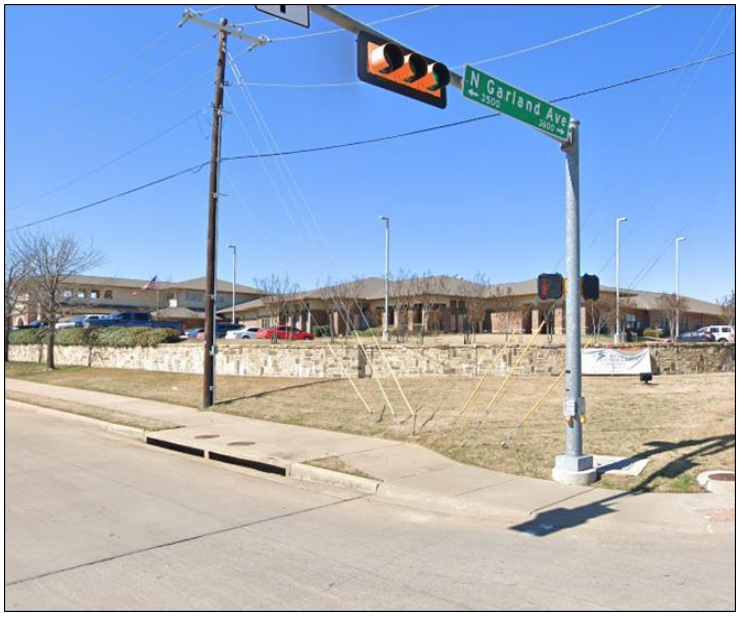
Scale

Dwg By	XX	Chkd By	XX
		Contract Job No.	XXXXX

Z 21-59

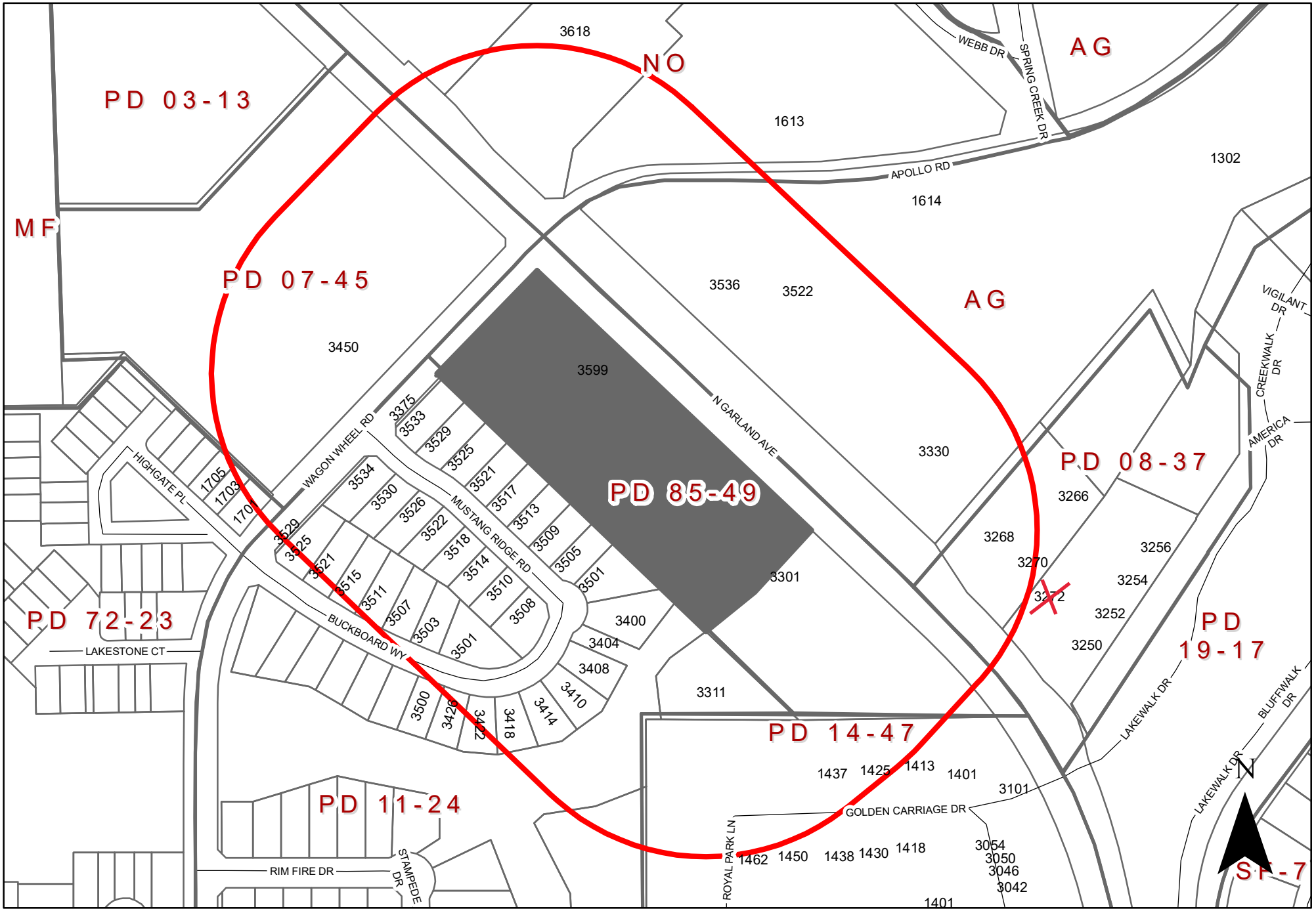
View of the subject property from North Garland Avenue.

Looking north of the subject property.



Looking west of the subject property.

Looking east of the subject property.


NO
PD 03-13
AG
MF
PD 07-45
AG
PD 08-37
PD 85-49
PD 72-23
PD 19-17
PD 14-47
PD 11-24
SF-7
3618
1613
1302
1614
3536
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3599
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1425
1413
1401
3101
1462
1450
1438
1430
1418
3054
3050
3046
3042
1401
APOLLO RD
WEBB DR
SPRING CREEK DR
N GARLAND AVE
WAGON WHEEL RD
MUSTANG RIDGE RD
HIGHGATE PL
BUCKBOARD WY
LAKESTONE CT
GOLDEN CARRIAGE DR
ROYAL PARK LN
RIM FIRE DR
STAMPEDE DR
LAKEWALK DR
BLUFFWALK DR
CREEKWALK DR
VIGILANT DR
AMERICA DR
3375
3533
3529
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3521
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3256
3254
3252
3250
3404
3408
3410
3414
3418
3422
3426
3500
0
140
280 Feet
1 inch = 224 feet
ZONING MAP Z 21-59
INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA
3599 North Garland Ave

Comment Form
Case Z 21-59

Z 21-59 Advantage Self-Storage. The applicant proposes a Self-Storage Facility (Mini warehouse) on the subject property. The site is located at 3599 North Garland Avenue. (District 7)

Z 21-59 Advantage Self-Storage. El solicitante propone una Instalación de Self-Storage (Mini almacén) en la propiedad en cuestión. El sitio está ubicado en 3599 North Garland Avenue. (Distrito 7)

Z 21-59 Advantage Self-Storage. Người nộp đơn đề xuất Cơ sở lưu trữ tự quản (Kho mini) trên tài sản của đối tượng. Địa điểm tọa lạc tại 3599 North Garland Avenue. (Quận 7)

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.

Scott Mayberry President Mayberry Gardens Assisted Living

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.)

3272 N. Garland Ave

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

14/02/22

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.)

Comment Form Continued –
Case Z 21-59

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 proposed project is too industrial for a location of mainly residential communities.

GARLAND

Plan Commission **4. a.**

Meeting Date: 02/21/2022

Item Title: I-30/Greenbelt Parkway Area Plan

Summary:

Consideration and possible recommendation on I-30/Greenbelt Parkway Area Plan

Attachments

I-30/Greenbelt Parkway Area Plan Summary

DRAFT Greenbelt Parkway Report

GARLAND

PLAN COMMISSION SUMMARY SHEET

Plan Commission Agenda
Meeting Date: 02/16/2022
Item Title: I-30/Greenbelt Parkway Area Plan
Submitted By: Nathaniel Barnett, Sr. Planner

Summary of Request/Problem

Staff and consultant Kimley-Horn & Associates will brief the Plan Commission on an area planning effort for the vacant land near I-30 and Greenbelt (west of the Wal-Mart) and the adjacent Lake Ray Hubbard DART bus transfer station. Stakeholder outreach has been conducted through meetings and a public charrette, including with the property ownership, a potential developer, DART staff, and others in the area. Staff and Kimley-Horn briefed the City Council during their January 31, 2022 work session.

The draft report is attached for review.

Recommendation/Action Requested and Justification

The Plan Commission may pass along the plan with recommendations to the City Council. Staff will bring forward the plan for formal consideration at the March 1, 2022 City Council meeting.

GREENBELT PARKWAY PROPERTY

SPECIAL AREA STUDY

A Comprehensive Study of the Greenbelt Parkway Property

ADOPTED FEBRUARY XX, 2022

GARLAND

TEXAS MADE HERE

TABLE OF CONTENTS

1 INTRODUCTION PAGE 4

NOTE FROM DISTRICT 4 COUNCILMAN - B.J. WILLIAMS
PLAN APPROACH

2 PLAN FOUNDATION PAGE 6

STUDY AREA
PRIOR PLANS & STUDIES

3 COMMUNITY PROFILE PAGE 11

EXISTING CONDITIONS
ECONOMIC ANALYSIS
PSYCHOGRAPHICS
PUBLIC ENGAGEMENT

4 COMMUNITY VISION PAGE 20

DEVELOPING CONSENSUS
STRATEGIC PRIORITY GOALS
SCENARIO ANALYSIS

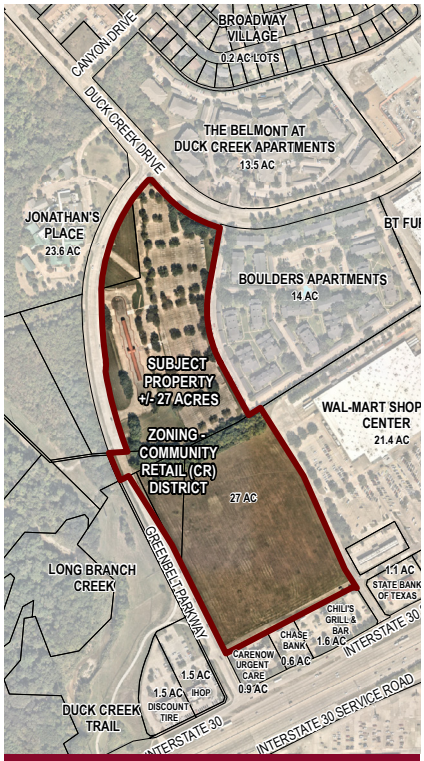
5 DEVELOPMENT FRAMEWORK PAGE 30

PREFERRED SCENARIO

8 IMPLEMENTATION PAGE 44

INTRODUCTION
ACTION ITEMS

APPENDICES



Existing Conditions Maps in Appendix A

A: EXISTING CONDITIONS MAPS PAGE 48

B: MARKET ANALYSIS PAGE 58

C: PSYCHOGRAPHICS PAGE 74

D: ONLINE SURVEY RESULTS PAGE 88

E: STAKEHOLDER INTERVIEWS PAGE 106

F: TOWN HALL AND CHARRETTE WORKSHOP RESULTS PAGE 114

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H: SCENARIOS OVERVIEW PAGE 134

I. INTRODUCTION

PLAN APPROACH

GARLAND
TEXAS MADE HERE

The City of Garland initiated this project in October of 2021.

In 2021, the City of Garland and DART signed an MOU to work jointly to bring development around the transit centers located in the city. As a compliment of that effort, the City of Garland initiated a project to study potential redevelopment strategies and solutions to several parcels located in District 4 of the City. The site location is west of Broadway Boulevard and I-30, located between Wal-Mart and Greenbelt Parkway. The site includes five parcels in total and features one large undeveloped lot and the Dallas Area Rapid Transit (DART) Lake Ray Hubbard Transit Center. Site location maps and a study area map can be found on page 7.

Through the planning process, the City collaborated with key stakeholders including Wal-Mart, DART, adjacent property owners, Garland public officials, developers, and more to create a unified community vision for the future of this area. This document will summarize the planning process, including the market analysis, the public engagement methods used, and the strategic priorities that were set for the vision of the area.

DISTRICT 4

NOTE FROM COUNCILMAN B.J. WILLIAMS

A special thanks to District 4 neighbors and constiuents, other key stakeholders (Wal-mart, DART, and Jonathan's Place) for your participation in the Greenbelt Parkway project. As our City grows, it is important to establish a unified and economically viable vision for future development of this area. Community input continues to be a crucial component in achieving this goal.

Therefore, we sought to create a vibrant space for the community to connect and play an integral part in creating this plan. I would like to thank all those who participated in stakeholder interviews, came out to City Hall and the two-day charrette at Audubon Park Recreation Center. Your voices were heard, and your feedback helped shape the concept plans for this area. Your ideas were heard and the results were synthesized into three concept plan options. After careful review and consideration of the three options reflective of your feedback, I preferred and selected Option 2, and presented to the full Council. The three options are included within this report, and for further information you may contact the City of Garland Planning Department at (972)-205-2445 or visit the City of Garland website.

Again, thanks to everyone for your interest and active participation. I look forward to working with our community and other major stakeholders as we take the next steps for the future quality development of this Greenbelt Parkway project.

Sincerely,

Signature

Councilman B.J. Williams
District 4
Garland City Council

II. PLAN FOUNDATIONS

STUDY AREA

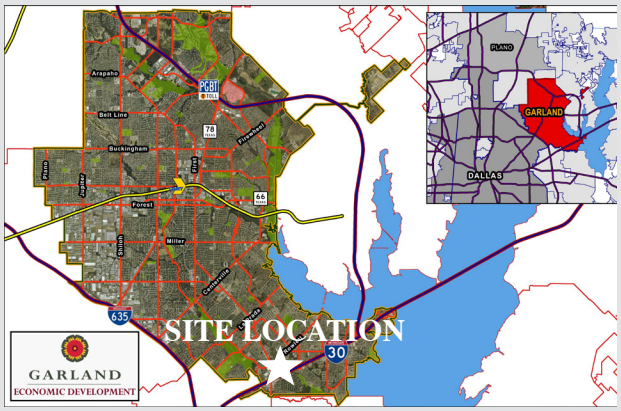
The Greenbelt Parkway Property is conveniently located east of the I-635 and I-30 interchange in the southern part of the City of Garland. However, the study area does not have direct frontage access to the I-30 service roads. The study area encompasses approximately 27 acres of land, which consists of a large tract that is currently undeveloped, and the existing DART Lake Ray Hubbard Transit Center. The property is also adjacent to the Duck Creek Trail to the west of Greenbelt Parkway. The undeveloped property is owned by Wal-Mart and the transit center to the north is owned by DART. Targeted collaboration between the City of Garland, Wal-Mart, and DART was conducted to ensure the redevelopment vision for the study area was aligned with stakeholder and community goals.

In effort to establish a base understanding of the study area, a mapping exercise was conducted that captured the existing conditions of the site. Detailed information was gathered from several available resources including the Dallas County Appraisal District, the Federal Emergency Management Agency (FEMA), the Texas Department of Transportation (TX-DOT) and the City of Garland's current zoning map, parks and trails, and thoroughfare plan. This information was then utilized as a basis for future discussions, workshops, and presentations. The full set of existing conditions maps can be found in **Appendix A**.

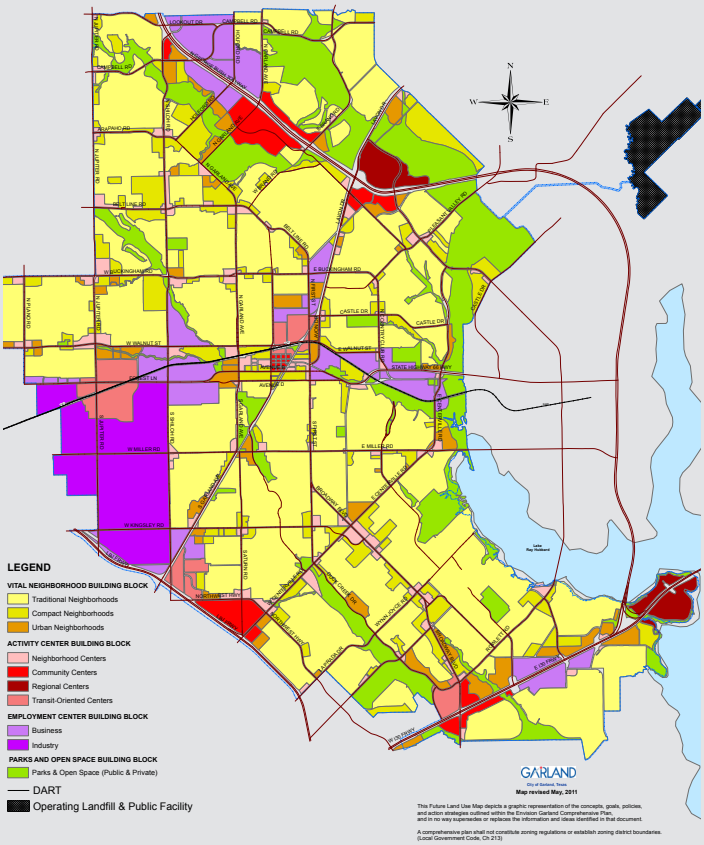
The current zoning of the study area is Community Retail (CR) and is designated as a **Transit-Oriented Center** in the Garland Future Land Use Plan. The study area features existing storm, water, and wastewater infrastructure in the DART property, but no infrastructure exists throughout the vacant parcel. However, the entire west border of the study area does feature a six-foot sidewalk. In addition, the site is bisected east to west by a drainage channel that creates a barrier between the north and south properties.

Greenbelt Parkway, which borders the west side of the study area, is a three-lane roadway facility with two travel lanes and one two-way left turn lane. Duck Creek Drive, which borders the study area on the north, is a four-lane divided facility with large medians. The property's southern border is an internal street that backs several businesses, including CareNow Urgent Care, Chase Bank, and Chilli's Grill & Bar. Wal-Mart is located to the east of the property, with the study area bordering Wal-Mart's parking lot. Special considerations should be made for I-30 frontage visibility, as well as connectivity to Wal-Mart, the Duck Creek Trail, and the surrounding businesses.

SITE LOCATION
SURROUNDING AREA MAPS



GARLAND FUTURE LAND USE PLAN



THE GREENBELT PARKWAY PROPERTY IS DESIGNATED AS A TRANSIT-ORIENTED CENTER ON THE GARLAND FUTURE LAND USE PLAN.

"Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities.

Transit-oriented development should be within 1/4 to 1/2 mile of transit centers and/or rail station and provide pedestrian and bicycle friendly access."

- Garland Comprehensive Plan

SITE LOCATION
STUDY AREA MAP

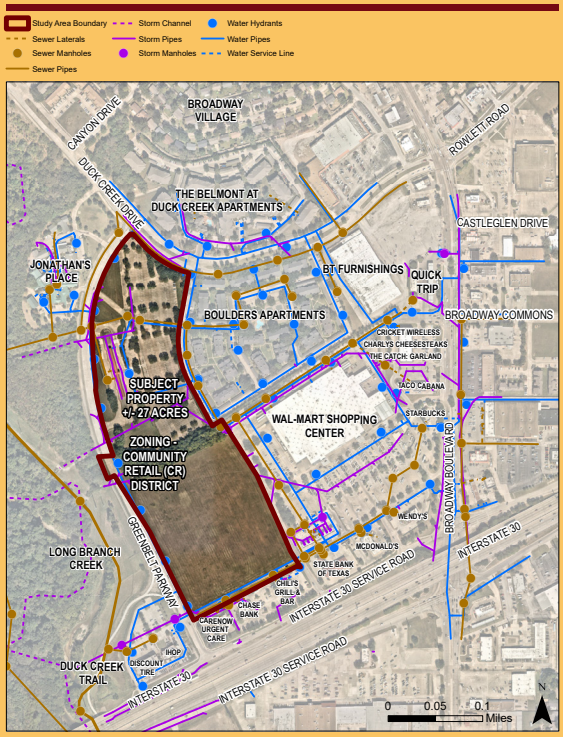
Study Area Boundary

Parcels

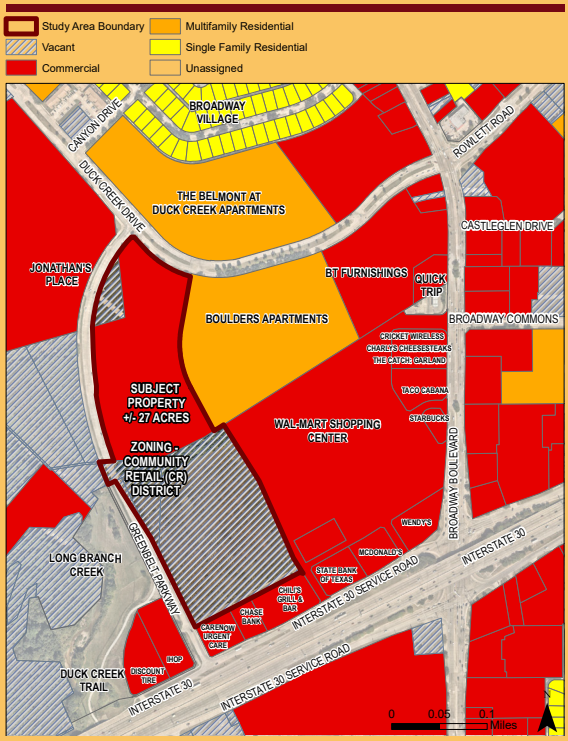
EXISTING CONDITIONS SNAPSHOT

The full library of existing conditions maps can be found in Appendix A.

Greenbelt Parkway Property
Existing Utility Infrastructure

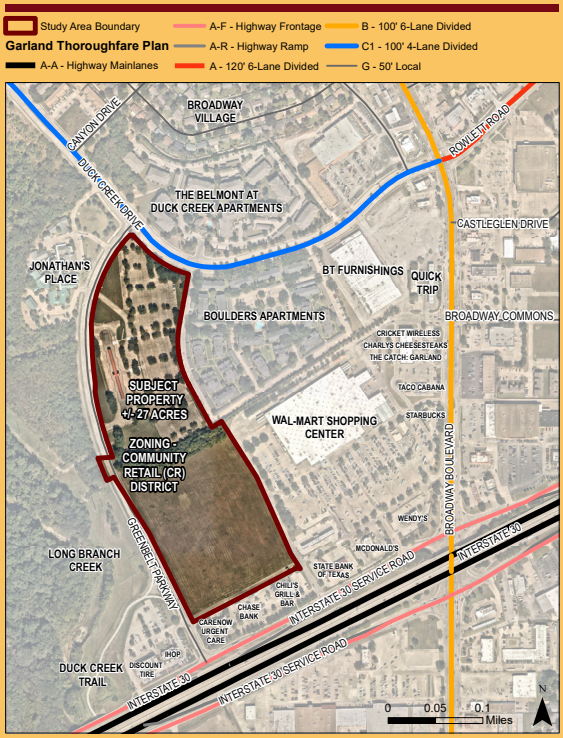


Greenbelt Parkway Property
Existing Land Use



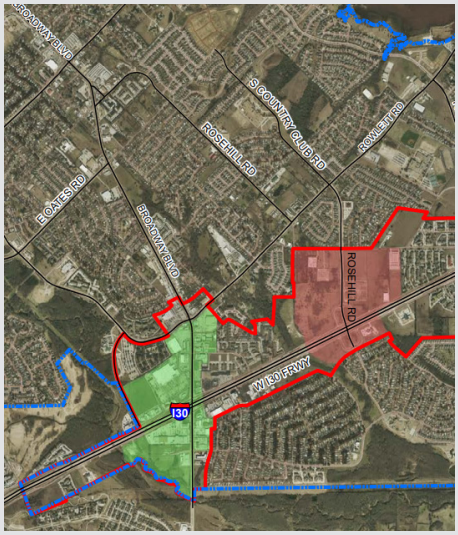
Greenbelt Parkway Property
Existing Tree Coverage

Greenbelt Parkway Property
Existing Transportation Systems



I-30 CORRIDOR CATALYST AREA PLAN

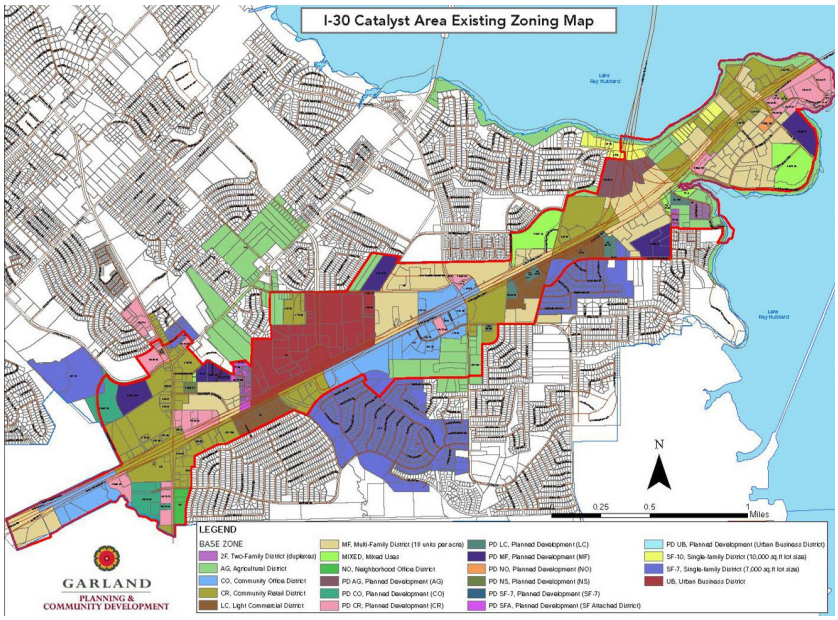
Published July 2017



Investment Challenges for the "Broadway TIA" area

- Large upfront capital investment is needed to drive immediate redevelopment.
- Lower incremental tax revenue, given existing properties are already income producing.
- Little incentive for property owners to invest in properties.

PRIOR PLANS & STUDIES



Several previous plans and studies were reviewed to further understand the context of the Greenbelt Parkway area. The City of Garland created an I-30 Catalyst Area Plan in 2017 that discussed this area in detail, calling it the "Broadway TIA" area. This plan called for the area to be mixed-use in nature in alignment with the Comprehensive Plan. Other plans that were reviewed included a site plan that was created by Wal-Mart, and proposed TxDOT improvements to the I-30 frontage road.

"Broadway TIA" Development Strategies

From the I-30 Corridor Catalyst Area Plan

- Promote revitalization of existing commercial stock through the use of retail revitalization strategies.
- Introduce new **townhomes and restaurant**s in vacant areas.
- Implement new development **design regulations**.
- Make aesthetic roadway improvements to Broadway Boulevard and I-30 to help create a regional identity.

III. COMMUNITY PROFILE

ECONOMIC ANALYSIS

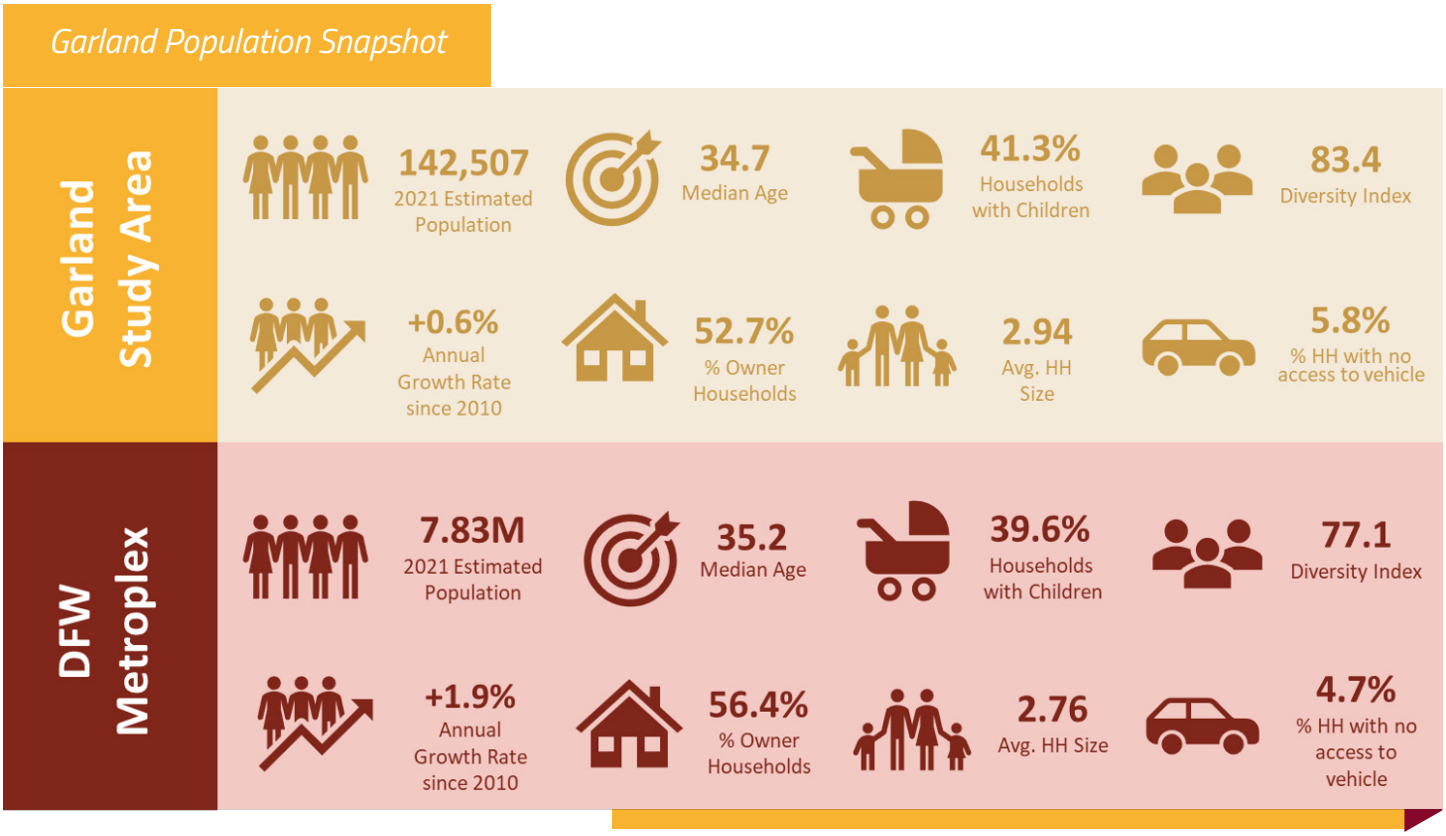
A market and economic analysis was conducted on the site to understand the existing needs for housing and retail. The market analysis helped to understand the real estate dynamics for a variety of geographies, including the Greenbelt Parkway study area, Dallas County, and the Dallas-Fort Worth Metroplex. The study area considers drive-times and is defined by natural and man-made barriers that directly influence real estate potential at the Greenbelt Parkway site. The larger areas are then used to illustrate growth trends that could impact the study area.

Below is a community snapshot that displays key metrics for the study area and for the DFW Metroplex for comparison. The median age and home ownership rates are lower in the study area than the region, but the number of households with children is higher. The area is also more diverse than the metroplex. There are also more people that do not have access to a vehicle, so access to transportation such as the DART Lake Ray Hubbard Transit Center is vital to this small area plan.

Desired housing, retail, and office products were also examined during the market analysis. The infographic on the next page displays the products that are in high demand along with market considerations for each category.

The full market analysis performed for this report can be found in **Appendix B.**

Garland Population Snapshot



GREENBELT PARKWAY PROPERTY
MARKET CONSIDERATIONS

HOUSING

RETAIL

OFFICE

DESIRED PRODUCTS

- Townhouses
- Missing Middle Housing
- Rental Multifamily

- Ground-Level/Mixed-Use
- Neighborhood Serving
- Restaurants and Dining

- Service Office
- Flexible Workspaces
- Medical Office

DEMAND TIMEFRAME

- Short-term

- Short-to mid-term

- Long-term
- Limited

MARKET CONSIDERATIONS

- Demand is exceeding supply
- Higher density housing maximizes property
- Townhouses and Missing Middle would increase for-sale housing options for residents
- Despite increased supply MF rental is performing well
- Focus on families will drive product types

- Retail is in a state of flux due to pandemic
- Market considerations are an important component of mixed-use projects
- There is a role for services beyond traditional retail
- Dining and entertainment options have rebounded from pandemic; supports new housing

- Continued recovery from pandemic
- Excess vacancy will need to be leased to attract investment
- Smaller-scale neighborhood-services

PSYCHOGRAPHICS

The Environmental Systems Research Institute (ESRI), a nationally recognized information and data system software company, identifies different demographic categories for communities across the country, or "psychographic" groups. These categories reflect the median age, household size, income, shopping habits, and other common traits of people in similar economic and demographic groups. These characteristics are utilized by developers and retailers to understand the character and lifestyle habits of communities. The neighborhoods surrounding the study area were analyzed and the top three psychographic groups are summarized below.

ESRI TAPESTRY

Tapestry Segmentation classifies US neighborhoods into 67 unique segments, based on demographics and socioeconomic characteristics.

The full psychographic reports for the study area can be found in **Appendix C.**

URBAN EDGE FAMILIES

30.2% of area households

- Younger married couples with children and often extended family
- Affordable single-family housing outside the city
- Median household income slightly below-average
- High labor force participation with long commute times
- Spending is focused on necessities

HOME IMPROVEMENT

24.7% of area households

- Married couple families in single-family homes
- Cautious consumers who carefully research purchases
- Spend heavily on eating out and on car maintenance due to long commutes
- Weekends consumed with home improvement projects

FORGING OPPORTUNITY

12.5% of area households

- Young families with children or single-parent with multiple generations living in one house
- More than one in four households in poverty
- Spending focused on necessities and few residents have investments
- Employment concentrated in skilled trades
- Primary focus is on family

PUBLIC OUTREACH STRATEGY

In order to reach as many groups and people as possible, an outreach strategy was implemented that was diverse, multifaceted and included the following engagement opportunities:

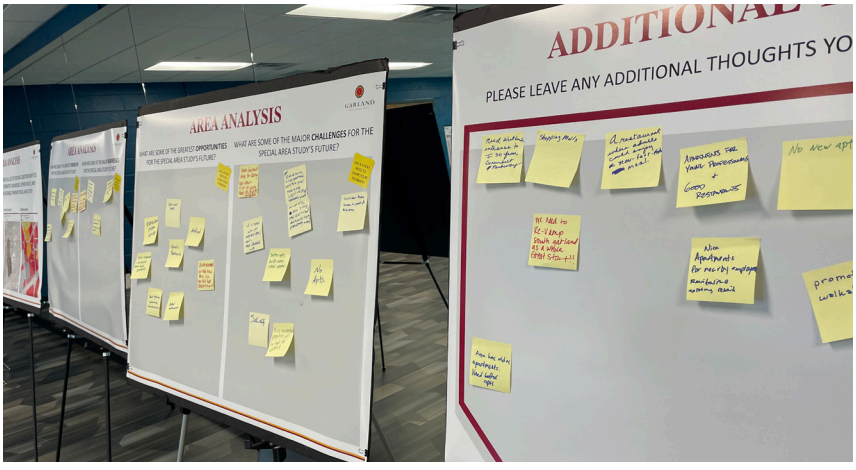
- Website
- Advertisement (website and flyer)
- Survey
- In person Workshops
- Interviews
- Newsletter
- Public Hearings

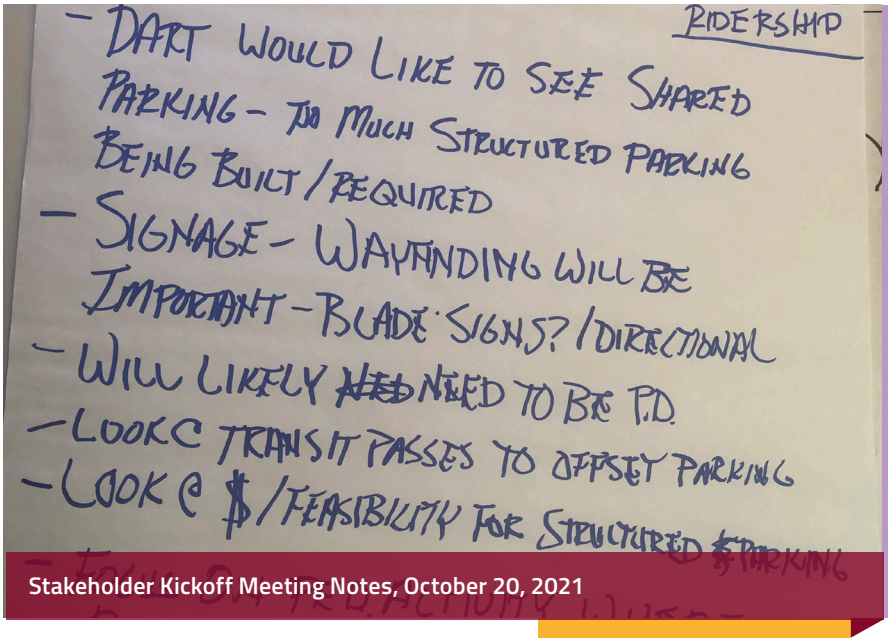
TOWN HALL AND CHARRETTE MEETING PICTURED ABOVE

Town Hall and Charrette - Audubon Recreation Center, November 18, 2021

PUBLIC ENGAGEMENT

From the very beginning of the planning process, it was understood that in order for this plan to become well established as a guiding tool for future development and growth within the community, public outreach and community engagement would be a foundational piece of the overall effort. The input of key stakeholders including residents, business owners, community leaders, and city staff was vital in building consensus towards a collective and implementable vision. For this reason, there were multiple opportunities provided for public engagement throughout the project to gain the highest level of insight and feedback.





Stakeholder Kickoff Meeting Notes, October 20, 2021

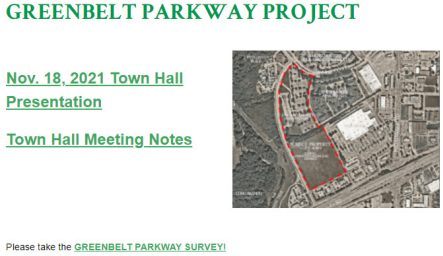
STAKEHOLDER KICKOFF MEETING

OCTOBER 20, 2021

In order to gain valuable insight about the property, a kickoff meeting was held on October 20, 2021 at Garland City Hall with city staff, Councilman Williams, and the property owners (including DART and Wal-Mart). In the kickoff meeting an in-depth SWOT analysis was conducted for the study area that examined the strengths (S), weaknesses (W), opportunities (O), and threats (T) from the perspective of the group. Through that process, valuable information was gained that helped establish a base understanding of what challenges and opportunities exist.

PROJECT WEBSITE

From the onset, a project webpage was created on the City's website that detailed the project and provided periodic updates of events and engagement opportunities as they occurred. The goal was to reach a wide-ranging audience that had the capability to engage virtually.



Engagement Strategy

The project's public engagement approach has actively engaged stakeholders so they become partners with the City in carrying out the plan after its adoption.

ONLINE SURVEY

ONGOING THROUGHOUT THE PROJECT

As part of online engagement efforts, a virtual survey was conducted in SurveyMonkey that was advertised online, at design workshops, and through flyers posted at the South Garland Branch Library and City Hall, which provided participants the opportunity to weigh in on key issues as they relate to the site. Topics ranging from overall desired future character of the area to key pedestrian connections and open space were covered and respondents were able to comment on any other information as they deemed necessary. In total 12 participants weighed in and provided valuable information as summarized in **Appendix D.**

STAKEHOLDER INTERVIEWS

ONGOING THROUGHOUT THE PROJECT

Early in the process, individuals and entities were identified who represented an interest or stake in the study area as property or business owners or their representatives. These stakeholders were then asked to interview with the consultant team, discuss future development of the study area, and detail what impacts they would anticipate.

There were four stakeholder interviews in total, and included individuals representing local HOAs, developers, and nearby property owners. The interviews took place via telephone and lasted approximately 30 minutes each. The stakeholders generally supported destination-type development including restaurants and entertainment venues. Additionally, multifamily projects such as townhomes and senior housing were largely supported.

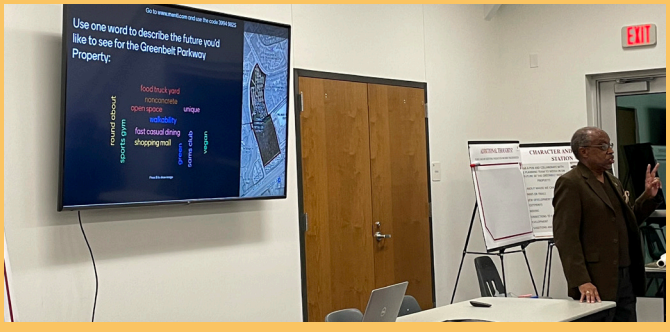
Notes from the stakeholder interviews are documented in **Appendix E** of this report.

TOWN HALL AND CHARRETTE WORKSHOP

NOVEMBER 18 AND NOVEMBER 19, 2021

A design charrette and workshop was held on November 18, 2021 at the Audubon Recreation Center in Garland, and on November 19 as well at the same location. The charrette was split into two days, with the first session occurring in the evening at the regularly scheduled District 4 Town Hall meeting, and during the next morning as well. The events gathered over 40 people over the two day period. The charrette featured four stations that gathered insight on resident's opinions for the future development of the area.

The stations and results are highlighted on the following page. Full workshop results and photos can be found in **Appendix F.**



TOWN HALL AND CHARRETTE WORKSHOP

STATION RESULTS HIGHLIGHTS

1 Station 1: Strengths, Weaknesses, Opportunities, and Threats/ Challenges (SWOT) Analysis

Participants were asked to leave their opinions for the Greenbelt Parkway property in the form of strengths, weaknesses, opportunities, and threats or challenges. Participants left sticky note feedback on the boards, and the results are summarized below.

STRENGTHS

- Proximity to greenbelt and existing trail
- Proximity to retail

WEAKNESSES

- Lack of dining - only fast food options currently available
- Aging buildings
- No I-30 frontage road access

OPPORTUNITIES

- Sit-down restaurants
- Entertainment destinations
- Housing

CHALLENGES

- South Garland's image of being run-down
- Fear that the area will become standard strip-center retail

2 Station 2: Visioning

The Visioning station asked participants to share their big, bold ideas for the property. A visioning board allowed participants to write their ideas, and the station also featured a live word cloud that allowed participants to add their ideas for the property in real time. The results of the station are summarized below.

- High-quality multifamily housing such as townhomes
- Sit-down restaurants (no new fast food)
- Urban residential connecting to existing trail
- Entertainment and destinations
- Unique shopping experience

Live Word Cloud Results

TOWN HALL AND CHARRETTE WORKSHOP

STATION RESULTS HIGHLIGHTS

3 Station 3: Character and Design Station

This station allowed charrette participants to directly work with members of the project team to map out future layouts for the property. Participants laid out potential future roadway and trail alignments, building footprints, and potential land uses with a project team member.

4 Station 4: Future Land Uses Visual Preference Survey

This station allowed participants to vote on images of buildings (split into residential and destination building types) based on their visual preference. If participants liked the look of the images, then they could vote on those images. The results of this station are summarized below.

HOUSING TYPES TOP 3 RESULTS

MULTIFAMILY MID DENSITY

14 votes

TOWNHOMES

14 votes

ASSISTED/SENIOR LIVING

13 votes

DESTINATIONS TOP 3 RESULTS

RESTAURANTS

28 votes

PUBLIC PLAZA OR GATHERING SPACE

28 votes

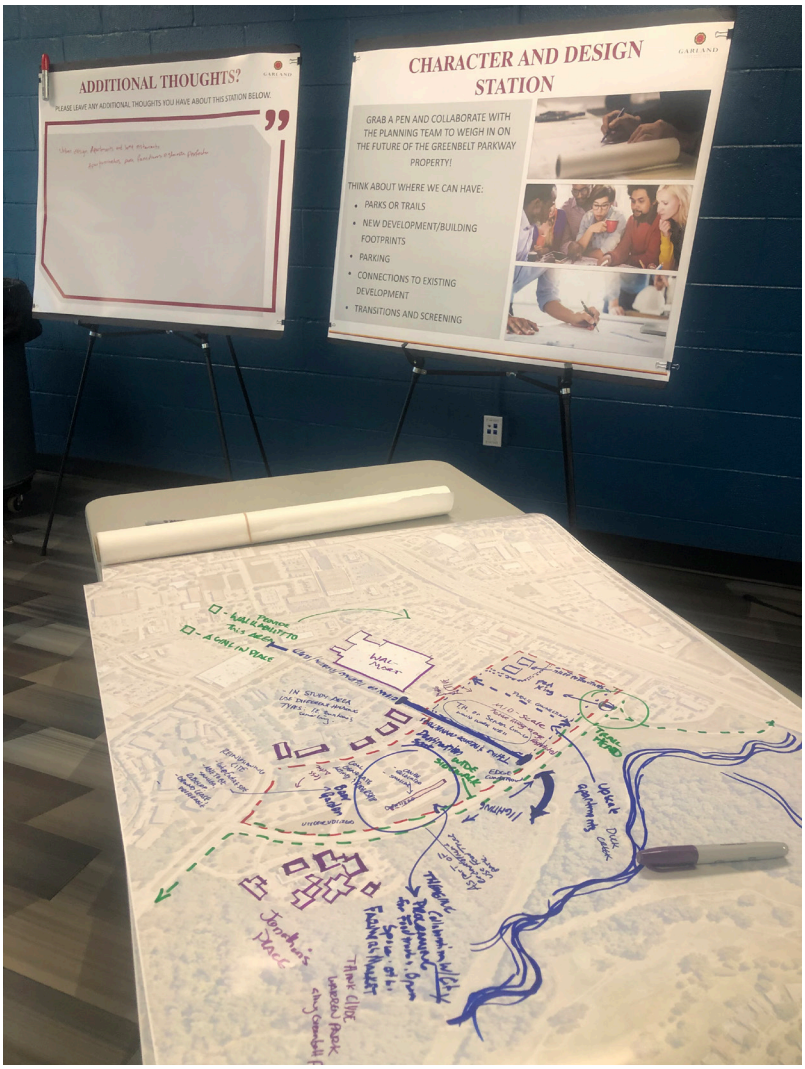
MEDICAL OR HEALTH SERVICES

28 votes

DEVELOPMENT SCENARIO ANALYSIS MEETINGS

December 22, 2021
January 13, 2022

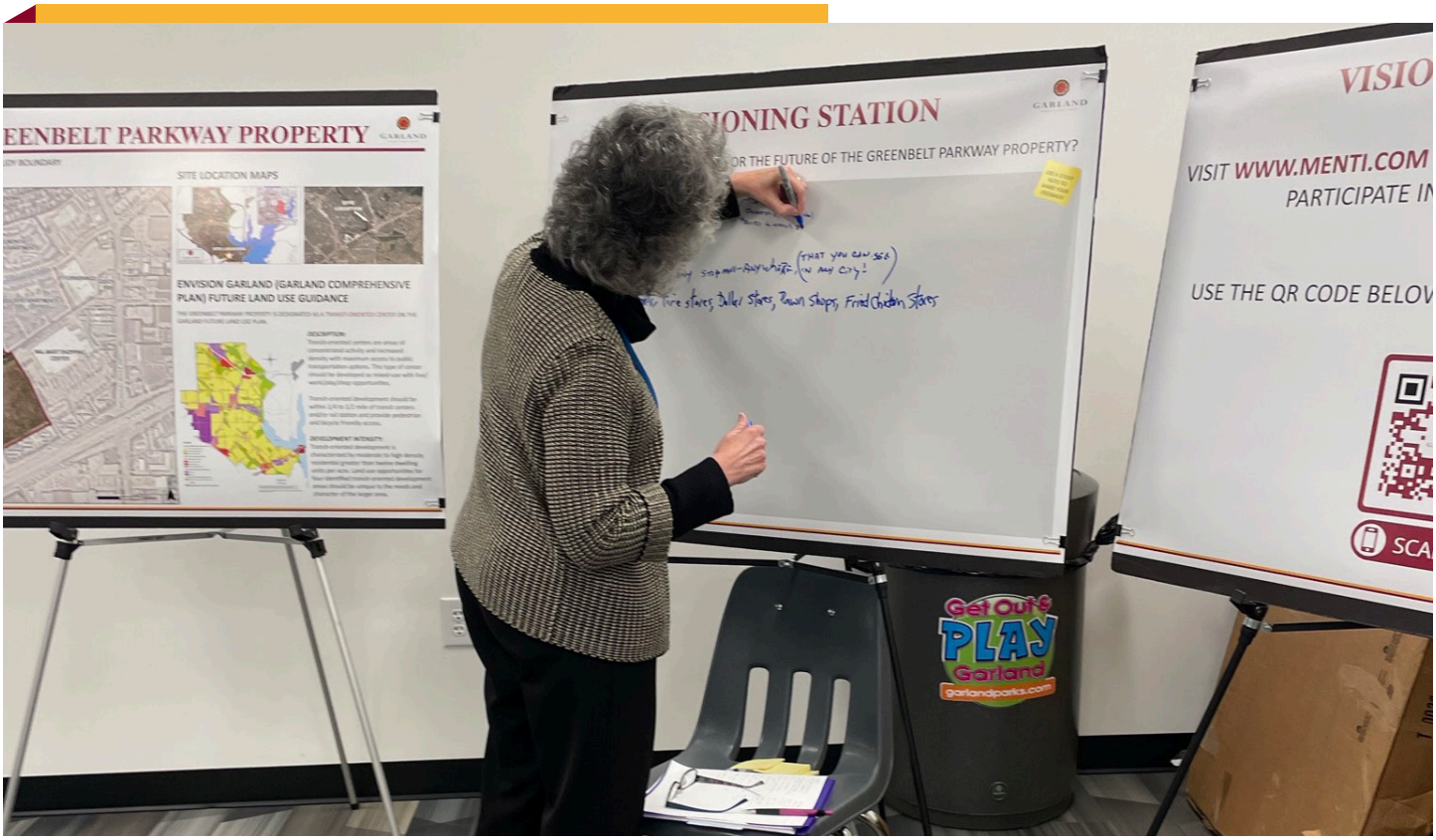
Upon developing concepts for the future build out of the study area based the feedback gained through the planning process, a development scenario analysis was conducted with the current property owners, Councilman Williams, city staff and the consultant team to evaluate and further align with the priorities and objectives of the community. These additional meetings were critical in providing touch points to ensure consensus is established between these groups. As a result, a preferred scenario began to emerge, as is detailed further in the report. The meeting notes from this workshop can be found in **Appendix G.**



MEETINGS WITH CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION

Multiple Meetings

A City Council Work Session was held on January 31, 2022 to discuss the results of the planning process and to propose the preferred scenario. The plan was then presented at the Planning and Zoning Commission and City Council for approval and adoption.



IV. COMMUNITY VISION

DEVELOPING CONSENSUS

The quantity and quality of feedback obtained through the public engagement process was substantial and provided a clear direction and consensus on which to build. From this effort development scenarios were developed and tested to achieve a variety of desirable and complementary outcomes that would provide the community with an implementable vision. The statement to the right represents a shared vision for this study area:

2040 VISION

"In 2040, the Greenbelt Parkway Property is a walkable, interconnected, urban, mixed-use neighborhood that offers convenient living, dining, transit and recreation options for the community."

STRATEGIC PRIORITY GOALS

Throughout the planning process, several strategic priority goals emerged that emphasize critical components of consideration for future growth. As they relate to the plan, these elements are vital for the implementation of the plan and should be well established for continued success. Below list the six strategic priority goals that were identified throughout the duration of the project. Each goal has an identified policy that will act as guiding principles when implementing the particular goal.

GOAL 1
MOBILITY & CONNECTIVITY

A WALKABLE AND INTERCONNECTED MULTIMODAL NETWORK OF STREETS, TRAILS, AND SIDEWALKS

Primary Policy Action

Resolve existing pedestrian and vehicular connectivity challenges by ensuring roadway and sidewalk network is extensive and interconnected throughout a pedestrian scaled block structure that ensures linkages to adjacent properties.

GOAL 2
LAND USE

A DIVERSE, MIXED-USE AND MULTI-PHASED DISTRICT

Primary Policy Action

Maximize the usability and development potential of the site by providing a diverse and flexible range of uses, driven by market demand and balanced as a multi-phased, transit-oriented district with appropriately scaled residential, restaurant, and hospitality users.

GOAL 3
NEIGHBORHOOD CHARACTER & PLACEMAKING

A TRANSIT-ORIENTED URBAN DISTRICT, PROVIDING FOR THE LIVABILITY, ACCESS, AND EQUITY OF A DIVERSE RANGE OF NEEDS

Primary Policy Action

Through placemaking and urban design practices, create an interconnected, transit-oriented, mixed-use neighborhood environment that is focused on providing for accessibility, aging in place, walkability, and is amenitized with and connected to neighborhood scale parks, trails, and open spaces.

STRATEGIC PRIORITY GOALS CONTINUED

GOAL 4 VISIBILITY

THE OPTIMAL POSITIONING AND SITING OF WAYFINDING ELEMENTS, SITE AMENITIES, AND KEY DISTRICT ANCHORS IN A TRANSIT-ORIENTED DISTRICT

Primary Policy Action

Preserve and accentuate viewsheds to the site to enhance wayfinding and placemaking opportunities when positioning buildings, open spaces, entry sequences and when establishing scale and transitions.

GOAL 5 PARKING

AN OPTIMIZED PARKING STRATEGY THAT UTILIZES A DIVERSE RANGE OF PARKING TYPES TO ENHANCE AND SUPPORT A WALKABLE URBAN DISTRICT

Primary Policy Action

Through each development phase, require a range of diverse parking facilities to encourage walkability and preserve neighborhood scale including with on-street parking, surface parking, shared lots and parking garages within the site.

GOAL 6 PARTNERSHIPS

A COLLECTIVE VISION REALIZED BY THE COLLABORATIVE WORK OF PUBLIC AND PRIVATE PARTNERSHIPS

Primary Policy Action

Pursue and secure partnerships to position development for the optimal utilization and obtainment of resources to deliver the shared vision of the plan.

SCENARIO ANALYSIS

As themes emerged throughout the planning process, development scenarios were crafted to address and be representative of the vision, goals, and strategic priorities established via community engagement. These scenarios provide a diverse framework of elements that allow flexibility for future development while maintaining the objectives of the guiding principles. While each scenario is different, they all provide potential development outcomes that present various opportunities and unique challenges. The pages have a brief discussion of each scenario as it relates to its respective set of goals and details priorities and objectives for the proposed condition.

SCENARIO OVERVIEW

SCENARIOS DETAILED ON THE FOLLOWING PAGES

Full page view of each scenario can be found in **Appendix H.**

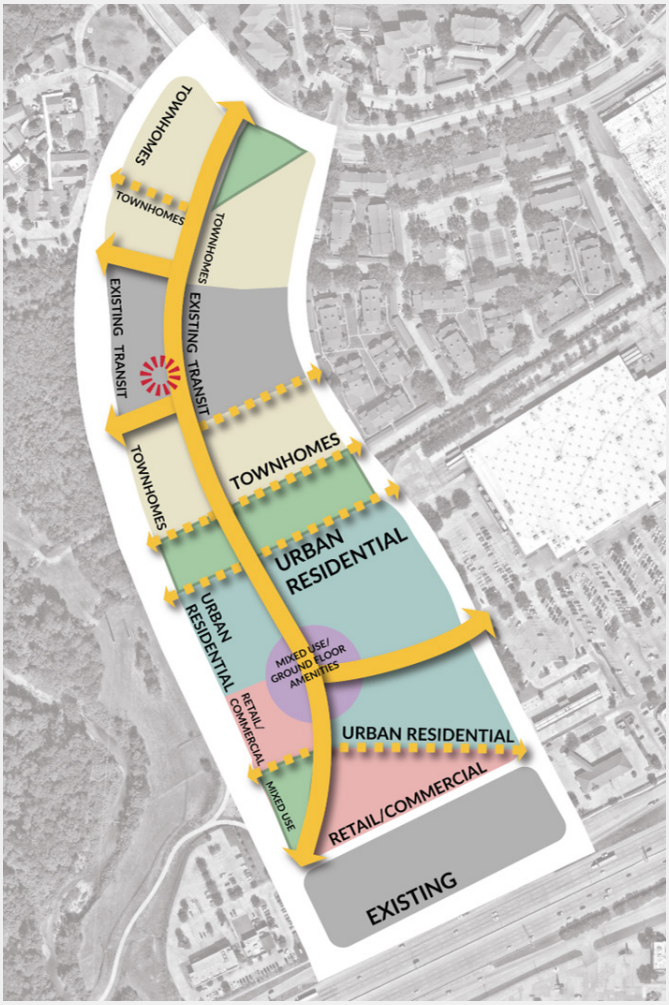
SCENARIO 1 SCENARIO 2 SCENARIO 3

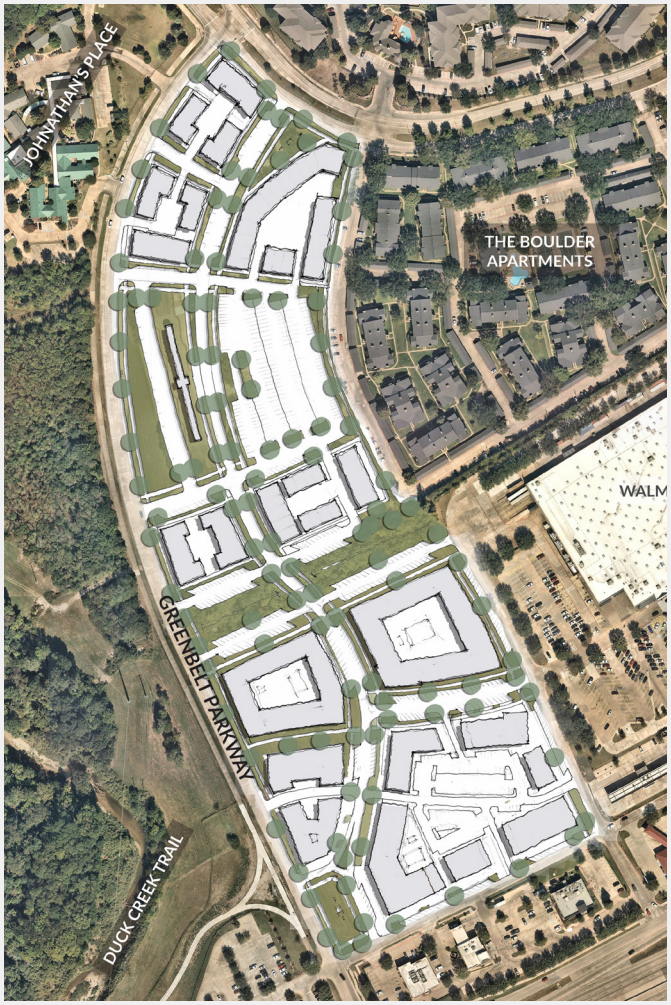
SCENARIO 1

The first scenario looks at an overall block framework or "parti" that is pedestrian scaled has a central spine traversing through the site. Critical and primary connections are made to Greenbelt Parkway, Duck Creek Drive and to the Wal-Mart property. Open spaces are disbursed throughout the site in the form of small neighborhood scale areas and a trailhead is linked on the south. The DART property on the north is redeveloped to incorporate mid density residential on the north and south but leaves the existing structure and parking lot (in the middle) in place. The drainage channel bisecting the site is utilized as an open space amenity where buildings front along that space. The property to the south of the drainage channel is redeveloped as a mixed-use development where urban residential to the north transitions to mixed-use and retail/commercial and restaurants on the south.

MAJOR CONSIDERATIONS

- Ensuring pedestrian connectivity from the north to the south because of the expansive parking lot and station.
- Fronting along the Wal-Mart site on the east creates concerns with regard to having primary access and entries along that property line, while maintaining a service corridor. Wide setbacks and sidewalks would be recommended.





SCENARIO 1 PRIORITIES AND OBJECTIVES

GOAL 1 MOBILITY & CONNECTIVITY

- Interconnected network of streets and sidewalks
- Trail network throughout the site
- Primary connections to Greenbelt Parkway, Duck Creek Drive, and Wal-Mart
- Outward facing site on all sides fronting adjacent properties and streets

GOAL 2 LAND USE

- Mix of uses from medium scale residential density on the north to retail and restaurants on the south
- At key intersection of primary roadway, vertical mixed use is incorporated where the ground floor is retail or facility amenities at grade

GOAL 3 NEIGHBORHOOD CHARACTER & PLACEMAKING

- Redevelop a portion of the DART station to incorporate mid-density urban residential
- Provide walkable, urban blocks that are pedestrian scaled
- Transition from restaurant and retail activity on the south to residential neighborhood on the north
- Provide for open spaces and amenities of the residents

GOAL 4 VISIBILITY

- Accentuated entry sequence along Greenbelt Parkway with an open space and entry sequence to draw people in
- At the key intersection of the primary spine roads mixed-use is utilized as ground floor restaurants/retail/ amenities at grade

GOAL 5 PARKING

- Parking lot dominance mitigated along streetscape and relegated to midblock where possible
- Existing DART parking lot reduced in size
- A diversity of parking types provided throughout the site including on-street parking, parking lots, mid-block lots, and tuck under spaces

GOAL 6 PARTNERSHIPS

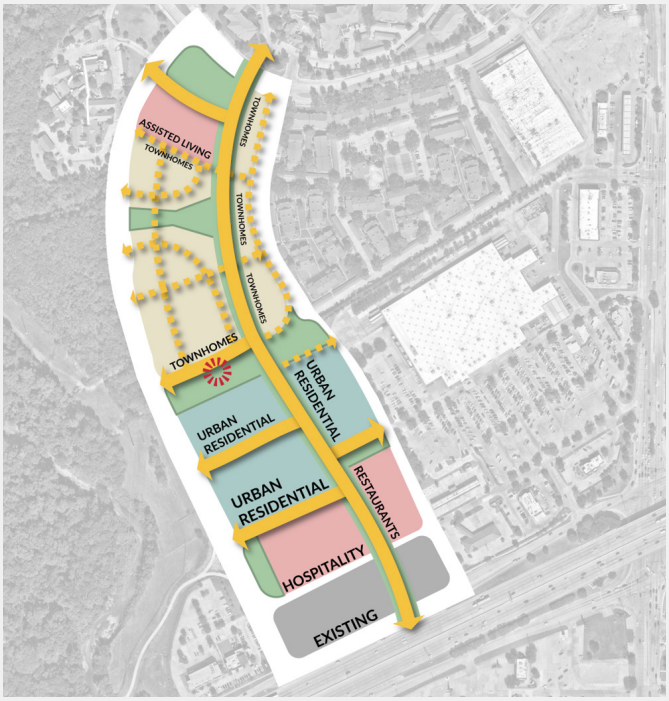
- Major public and private contributors and stakeholders that have impact on this site and potential partners for development activity are DART, Wal-Mart, TxDOT, Jonathan's Place, and the City of Garland

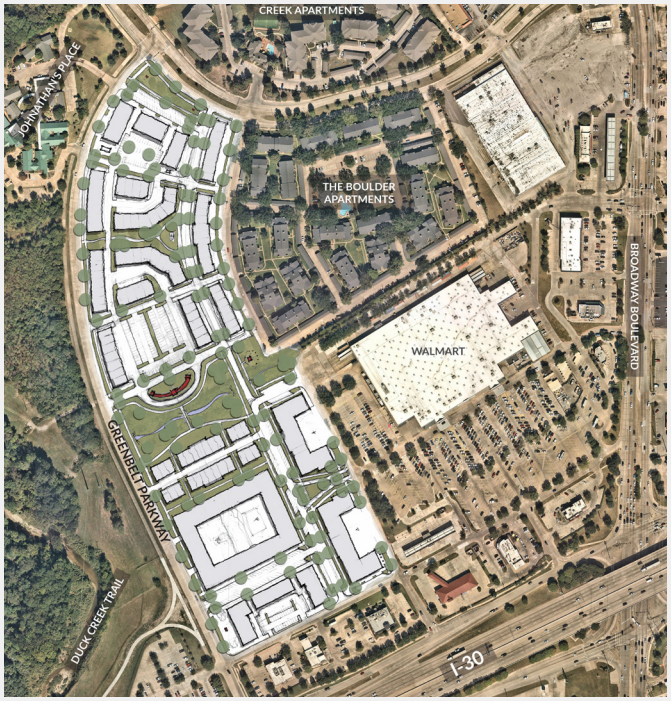
SCENARIO 2

The second scenario similarly proposes a block structure that has a primary spine roadway that flows north to south through the site. A secondary roadway network helps to break up the site into blocks that are appropriately scaled for a walkable, urban, pedestrian-friendly neighborhood. Open spaces occur at regular intervals at key block locations and are linked by pedestrian paths or trails. Lots are situated as such that they back to adjacent properties to the east and face internal to the site. In this scenario, the DART Lake Ray Hubbard Transit Center is relocated to the center of the study area and strategically located along the drainage channel (proposed as the anchor to this public open space amenity). This configuration allows DART the most flexibility when redeveloping the site to the north as it removes physical constraints from allowing a single, contiguous, development to occur. The station itself is rebuilt with a smaller facility and parking is primarily buried in the middle of the block with the ability for shared parking scenarios. The drainage channel that once bisected the site is utilized as an open space amenity and now links the area together. The property to the south of the drainage channel is developed as a mixed-use neighborhood, where urban residential to the north transitions to hospitality and restaurants on the south. The scale of density for the site is focused on the center and transitions to lower scale, urban residential the north.

MAJOR CONSIDERATIONS

- Ensure permanent public connectivity through streets and sidewalks throughout the development.
- Ensure direct public access across the site to the Wal-Mart property, as a long term solution to the block network. This may be accomplished through a phased approach by temporarily limiting connections with bollards, paving treatments, and as a fire or pedestrian access only.
- Improve the drainage channel by clearing underbrush, incorporating sidewalks and trails around the perimeter, ensure adequate parking on-street, and require frontage along the open space.





SCENARIO 2 PRIORITIES AND OBJECTIVES

GOAL 1 MOBILITY & CONNECTIVITY

- Interconnected network of streets and sidewalks
- Trail network throughout the site
- Primary connections to Greenbelt Parkway, Duck Creek Drive, and Wal-Mart
- Outward facing site on north, west, and south, while backing to properties along the east

GOAL 2 LAND USE

- Mix of uses from medium scale residential density on the north to higher urban residential in the center, to hospitality and restaurants on the south
- DART Lake Ray Hubbard Transit Center is relocated to the center of the site

GOAL 3 NEIGHBORHOOD CHARACTER & PLACEMAKING

- DART Lake Ray Hubbard Transit Center shares mid-block parking amenities with the urban residential block to the north
- Provide walkable, urban blocks that are pedestrian scaled
- Transition from restaurant and retail activity on the south to residential neighborhood on the north
- Provide for open spaces and amenities

GOAL 4 VISIBILITY

- Improve placement and visibility of the DART Lake Ray Hubbard Transit Center to be more prominent in the neighborhood and an anchor to open space
- Ensure viewshed from I-30 is preserved by the distribution of uses in their proposed locations

GOAL 5 PARKING

- Parking lot dominance mitigated along streetscape and relegated to midblock where possible
- Parking for the DART Lake Ray Hubbard Transit Center is incorporated within the block and surface parking is mitigated
- A diversity of parking types provided throughout the site (on-street parking, parking lots, mid-block lots, and tuck under spaces).

GOAL 6 PARTNERSHIPS

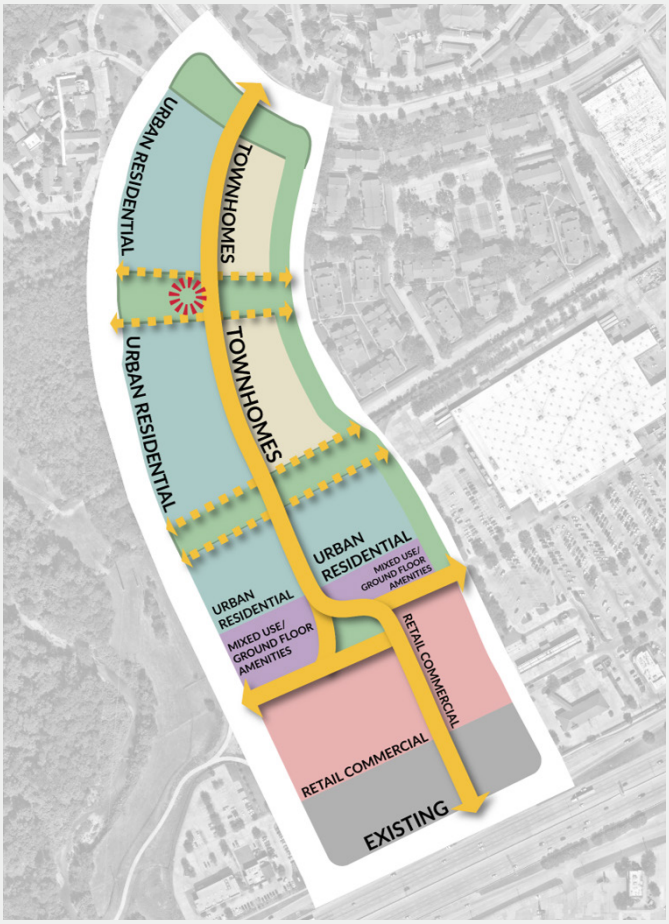
- Major public and private contributors and stakeholders that have impact on this site and potential partners for development activity are DART, Wal-Mart, TXDOT, Jonathan's Place, and the City of Garland

SCENARIO 3

The third scenario proposes a block structure that follows a similar objective for a walkable, urban, pedestrian-scaled neighborhood. A primary road network flows north to south through the site and links across from Greenbelt Parkway to the adjacent Wal-Mart shopping center. The center of activity helps to draw people through the site at the intersection of primary roadways. The DART Lake Ray Hubbard Transit Center is redeveloped with a smaller footprint, in the same general location, but reoriented, and integrated within a medium density urban residential neighborhood. Open spaces occur at regular intervals and serve as neighborhood centers of activity. A secondary network of trails links the open spaces together along the eastern boundary. In this scenario, the drainage channel is utilized as an open space amenity linking neighborhoods together. The property to the south of the drainage channel is developed as a mixed-use neighborhood, where urban residential to the north transitions to ground floor retail/amenities (at the intersection of primary roadways) to retail and restaurants on the south.

MAJOR CONSIDERATIONS

- Sensitivity to bus station loading, queuing, and drop-off being fully integrated into block road network.
- Treatment of boundary in conjunction with trail being appropriately landscaped, well lit, and screened from adjacent property.
- Ground floor retail at grade or building facility amenities at node where primary road network intersects.



SCENARIO 3 PRIORITIES AND OBJECTIVES

GOAL 1 MOBILITY & CONNECTIVITY

- Interconnected network of streets and sidewalks
- Trail network linking to the trail along Greenbelt Parkway and looping around on the east property line
- Primary connections to Greenbelt Parkway, Duck Creek Drive, and Wal-Mart
- Outward facing site on west, north, and east, while backing to properties along the south

GOAL 2 LAND USE

- Mix of uses from medium scale residential density on the northeast to higher urban residential in the west and center, transitioning to retail/ commercial and restaurants on the south
- DART Lake Ray Hubbard Transit Center is redeveloped and integrated within an urban residential neighborhood

GOAL 3 NEIGHBORHOOD CHARACTER & PLACEMAKING

- DART Lake Ray Hubbard Transit Center shares mid-block parking amenities with the urban residential blocks around them
- Walkable, urban, pedestrian scaled blocks
- Transition from restaurant and retail activity on the south to residential neighborhood on the north
- Provide for open spaces and amenities

GOAL 4 VISIBILITY

- Improve placement and visibility of DART Lake Ray Hubbard Transit Center to be more prominent in the neighborhood and an anchor to open space
- Ensure viewshed from I-30 is preserved by the distribution of uses in their proposed locations
- Link open spaces to each other through trail system

GOAL 5 PARKING

- Parking lot dominance mitigated along streetscape and relegated to midblock where possible
- Parking for the DART Lake Ray Hubbard Transit Center is incorporated within the block and surface parking is mitigated
- A diversity of parking types provided throughout the site (on-street parking, parking lots, mid-block lots, and tuck under spaces)

GOAL 6 PARTNERSHIPS

- Major public and private contributors and stakeholders that have impact on this site and potential partners for development activity are DART, Wal-Mart, TXDOT, Jonathan's Place, and the City of Garland

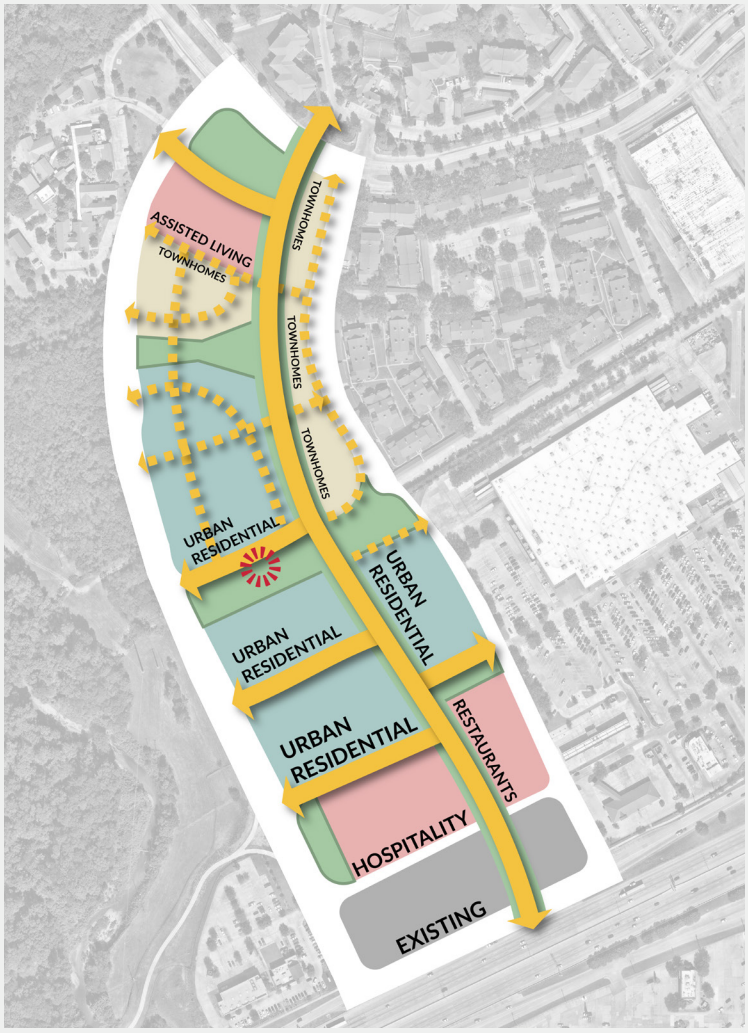
V. DEVELOPMENT FRAMEWORK

PREFERRED SCENARIO

The preferred scenario was organically developed through collaboration between City Staff and the stakeholders. After reviewing the three scenarios, it was decided that portions of Scenario 2 and Scenario 3 were going to be combined to create an overall Preferred Scenario for the Greenbelt Parkway Property.

The Preferred Scenario closely follows the design of Scenario 2, especially in terms of street network layout. A central north/south roadway dissects the property that connects many internal east/west streets. The unique characteristics about the Preferred Scenario is that the DART, Lake Ray Hubbard Transit Center is now surrounded by urban residential. The logic behind this is to place the highest density adjacent to the bus station so that residents are closer to the bus station, where walkablity is improved and the ability to share parking resources is optimized.

The following pages describe in detail how the Preferred Scenario will achieve each identified Strategic Priority, including Mobility and Connectivity, Land Use, Neighborhood Character and Placemaking, Visibility, Parking, and Partnerships. Each Strategic Priority sets several goals and action items to guide staff on how to implement this Preferred Scenario vision. Representative imagery is also provided to help visually perceive the vision for the Garland Greenbelt Parkway Property.



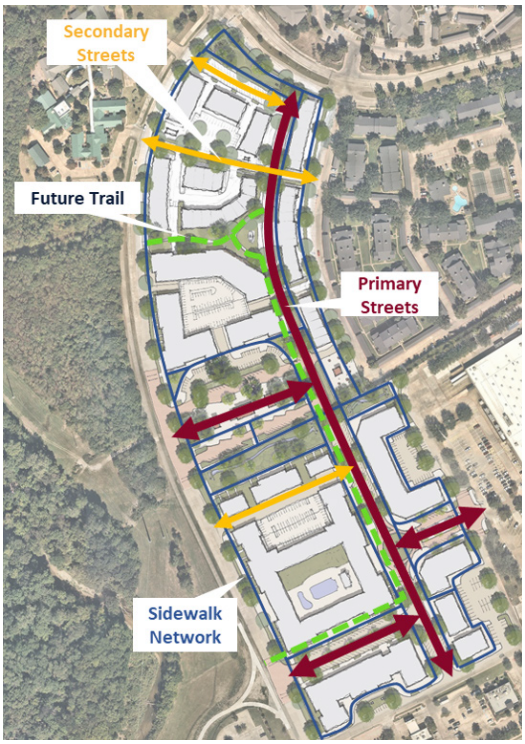
PREFERRED SCENARIO

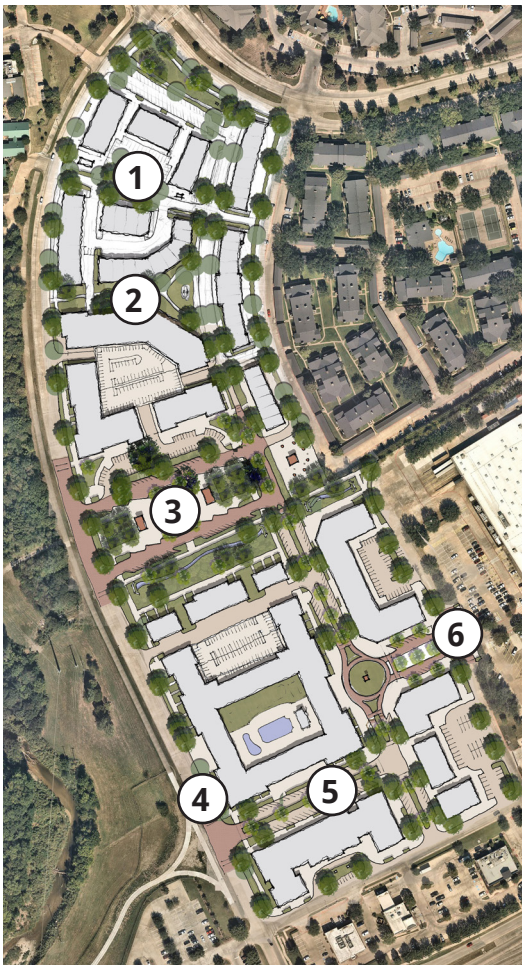
GOAL 1 MOBILITY & CONNECTIVITY

MOBILITY NETWORK

Mobility and Connectivity is a critical component of the Preferred Scenario. It is important to provide sufficient sidewalk and trail connections so that those who live in the area, and those who will be taking the DART Lake Ray Hubbard Transit Center bus, will be able to easily maneuver throughout the site and to adjacent destinations, such as Wal-Mart.

The Mobility Framework is pictured to the right. The site is laid out in a grid format and will be divided into primary and secondary streets and will provide a connected sidewalk and trail network so that pedestrians have access to all points of the site. The site also features wide medians on the primary streets, as well as a "festival street" on the southeast side of the site. This festival street will be limited access, blocked by bollards for fire access only, in order to prevent from intervening with the Wal-Mart loading and delivery route.





1. **Grid Network.** This scenario aligns the site in a grid network to enhance vehicular and pedestrian connectivity throughout the site.

2. **Urban Trails.** A recreational trail allows future residents to connect to the site's open space while also connecting the site's east and west limits.

3. **Transit Access.** The DART Lake Ray Hubbard Transit Center is reconfigured and nestled in the center of the site, providing access to alternative forms of transportation and could reduce the need for single-occupancy vehicle trips.

4. **Duck Creek Trail.** It is imperative that a safe, midblock crossing is created to the adjacent Duck Creek Trail.

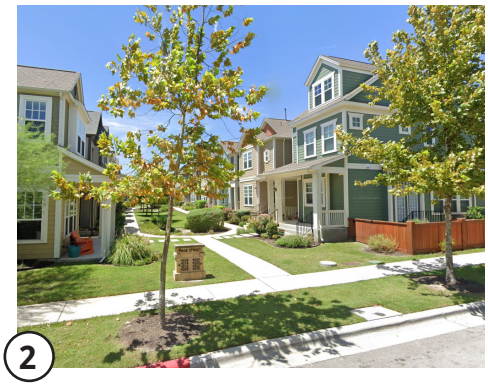
5. **Medians.** Dividing the primary streets with wide, landscaped medians can slow traffic while enhancing the aesthetics and pedestrian safety to the site.

6. **Limited Access.** This internal street will be blocked with bollards due to the proximity to the Wal-Mart freight route. This street can be accessed by pedestrians and can be used for festivals or farmers markets.

MOBILITY & CONNECTIVITY GOAL 1

REPRESENTATIVE IMAGERY

1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POLICY ACTION ITEMS

Policy 1.1. Site Circulation – Establish vehicular and pedestrian circulation throughout the site and to adjacent properties by the provision of publicly accessible right-of-way, spaced at regular block intervals.

Policy 1.2. Site Access – As the site develops, ensure that primary pedestrian and vehicular connectivity to Greenbelt Parkway, Duck Creek Drive, and the Wal-Mart shopping center is established.

Policy 1.3. Multimodal Thoroughfares – Provide an interconnected network of tree-lined streets that accommodate multiple modes of travel and convenience for users (including with roads, sidewalks, trails, bike, and bus lanes as well as accommodating for on-street parking, street trees, lighting, landscaping and furniture).

Policy 1.4. Festival Street – Construct a pedestrian-only (fire-access designed) festival street linking to the Wal-Mart shopping center to ensure a consistent block structure, connectivity, and continued safety is established for the service drive and overall site.

Policy 1.5. Trails – Link to the Duck Creek Trail system and provide an additional trail network loop into the site, connecting the neighborhood open spaces and amenities together.

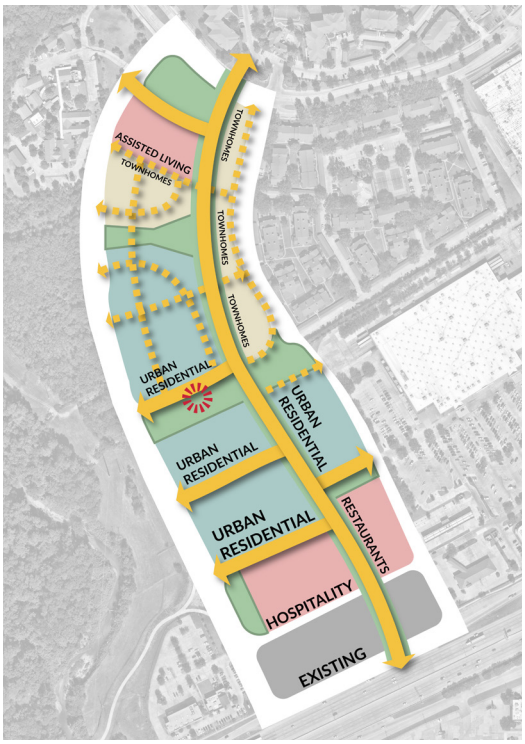
Policy 1.6. Building Locations - Locate building faces with a minimal setback along the right-of-way and place parking in the rear of buildings to encourage urban accessibility and walkability along the streetscape.

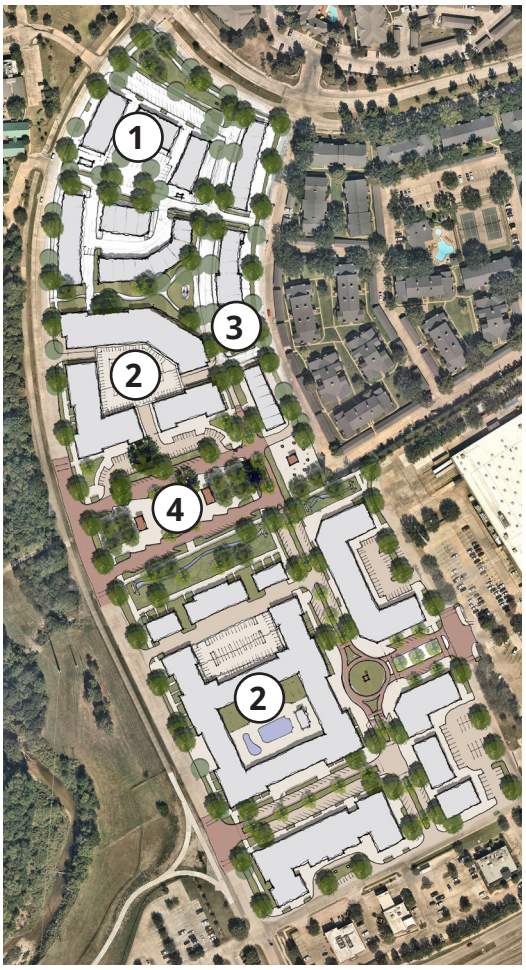
GOAL 2 LAND USE

FUTURE LAND USE

The anticipated future land use for the site features a mix of residential and commercial land uses. There is a diverse range of housing types, including urban residential apartments, townhomes, and an assisted living facility. Towards the front of the site, directly behind the existing commercial development, is anticipated to be restaurants and hospitality uses, such as a hotel. The site also features plenty of green or open space which is intertwined with the urban development.

The DART Lake Ray Hubbard Transit Center will be redesigned to have a smaller footprint that will share parking with the adjacent lots and on-street parking. Next to the transit center is a drainage channel or creek that will be cleared and redeveloped into a unique amenity for residents and visitors to the transit center to enjoy.





1. **Assisted Living.** There was a general consensus through the public engagement strategy of the need for senior-specific housing. Future residential development should fill this missing housing type by providing assisted living or senior-specific housing units.

2. **Transit-Oriented Development.** By placing the highest residential density directly adjacent to the revitalized DART Lake Ray Hubbard Transit Center the site can support increased transit ridership without increasing the available parking.

3. **Townhomes.** There was also support for townhome and smaller single-family attached dwelling units for this site as well. Providing a variety of housing types and price points will improve the site's diversity, which can help create a vibrant community.

4. **DART's Lake Ray Hubbard Transit Center.** The DART Lake Ray Hubbard Transit Center will be reduced in size and reconfigured to a more urban setting by reducing the amount of surface parking lots and reutilizing that land for housing. Ridership could increase due to the nearby urban residential apartment complexes.

LAND USE GOAL 2

REPRESENTATIVE IMAGERY

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POLICY ACTION ITEMS

Policy 2.1. Phased Growth – Enable flexibility for incremental growth to occur in accordance with the preferred scenario.

Policy 2.2. Mixed Use District - Ensure a mix of uses from primarily medium scale residential density on the north to higher urban residential in the center in conjunction with the DART Lake Ray Hubbard Transit Center, to hospitality and restaurants on the south.

Policy 2.3. Ground Floor Activity – Where the primary spine roadway intersects with the festival street leading to the Wal-Mart shopping center, activate the ground floor by requiring retail/restaurants or facility amenities to be located at-grade.

Policy 2.4. Open Space – Incorporate neighborhood scale open space in each phase of development to ensure adequate amenities are consistently provided by each development.

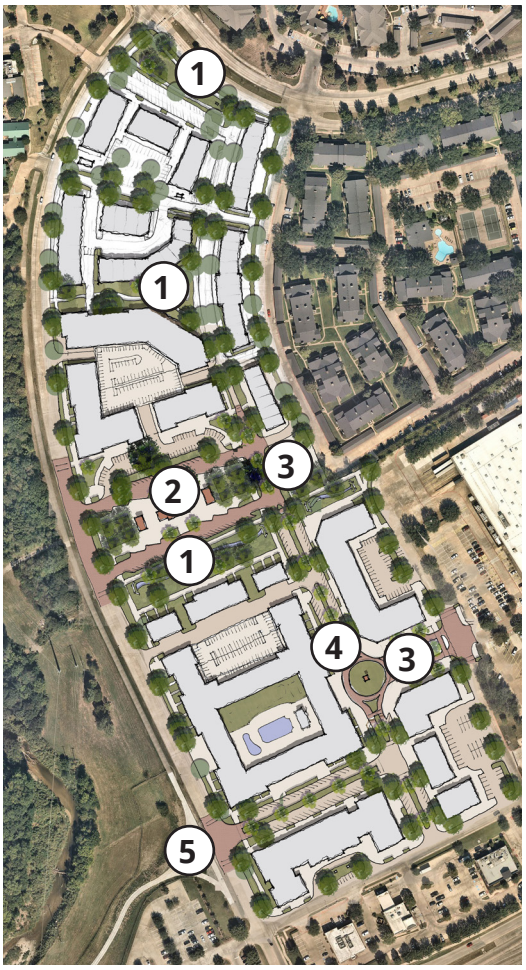
GOAL 3 NEIGHBORHOOD CHARACTER & PLACEMAKING

FUTURE CHARACTER

Character and placemaking are critical aspects for the future development of this site. Placemaking is defined by the Congress of New Urbanism as "the process of creating quality places that people want to live, work, play, and learn in." The public feedback received indicated that standard strip-center commercial development is not desired for the area. Rather, the public wants special destinations that are uniquely branded to showcase the Greenbelt Parkway Property's character.

Gateway signage, branding, and wayfinding elements can enhance the site's sense of place and overall visibility. Areas such as the proposed roundabout create an opportunity to install public art or sculpture projects that can become a representative image of the area as a whole, which in turn can encourage photo opportunities and social media moments, attracting more visitors to the area.

Creating neighborhood character is an essential component to the success of the future development. Careful attention should be made on ways to develop the site in a unified manner, using means such as consistent building material, unified wayfinding signage, consistent landscaping elements, matching street furniture, and a consistent color palette throughout the site.



1. **Connecting to Nature.** The site features numerous connections to green and open spaces, including a water feature along the creek. There will also be numerous shade trees and trail or sidewalk connections that will seamlessly integrate an urban setting with the outdoors.

2. **Urban Design.** The future design of the DART Lake Ray Hubbard Transit Center will capitalize on integrating modern design elements and streetscaping components and will capitalize on the future drainage water feature. The redevelopment of this site poses an opportunity for DART to invest in creating a pleasant and special place.

3. **Gathering Spaces.** The public plaza and festival street can be used for future farmers markets, artisan markets, or events since it will be limited access. This creates a public space for the community to gather and host events that will draw in additional revenue to the area.

4. **Roundabout Placemaking.** The proposed roundabout creates an opportunity to construct a community monument or sculpture that can be utilized for future branding and placemaking for the site.

5. **Trailhead.** The enhanced crosswalk at the intersection of Duck Creek Trail will create a special sense of place for those walking or driving through the site.

NEIGHBORHOOD CHARACTER & PLACEMAKING GOAL 3

REPRESENTATIVE IMAGERY

POLICY ACTION ITEMS

Policy 3.1. Transit Oriented Development - Redevelop the DART Lake Ray Hubbard Transit Center to a pedestrian friendly, Transit Oriented Development integrated within the neighborhood fabric and adjacent to open space.

Policy 3.2. Block Structure – Provide walkable, urban blocks that are pedestrian scaled to enable pedestrian connectivity throughout the site.

Policy 3.3. Community Amenities – Reserve prime locations adjacent to open space for community anchors and neighborhood amenities (such as the DART Lake Ray Hubbard Transit Center, the festival street, which can be used for farmers market, food truck stands, and/or kiosks).

Policy 3.4. Linking North and South – Transition the drainage channel that bisects the site into a neighborhood amenity by cleaning up the underbrush and providing pedestrian and vehicular access across it in key locations, linking the north and south portions of the site together.

Policy 3.5. Programming – Invest in opportunities to program open spaces for neighborhood events and programs to help reinforce community identity.

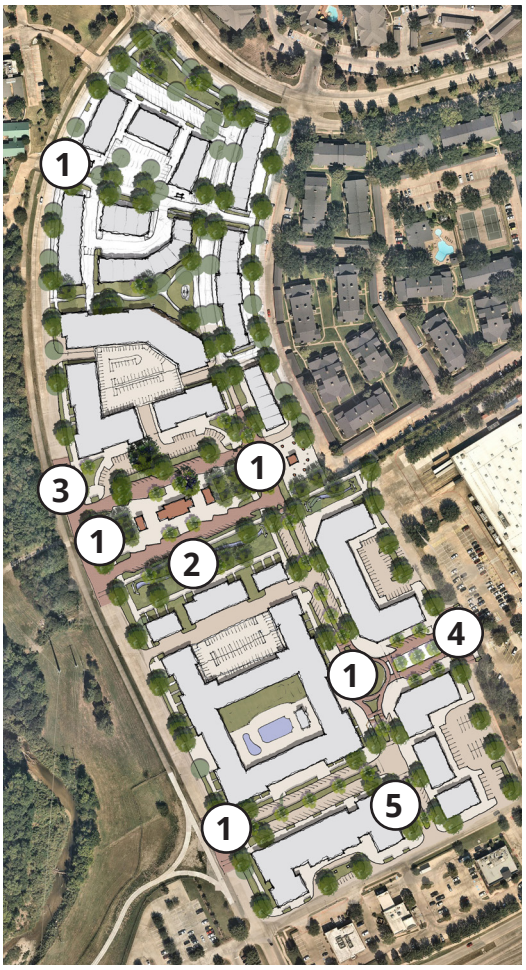
GOAL 4 VISIBILITY

VISIBILITY

The Greenbelt Parkway Property possesses a unique challenge in that the site does not obtain any frontage to the I-30 service roads. This Preferred Scenario helps combat this issue by placing the commercial land uses, including restaurants and hospitality uses, at the front of the site and the residential land uses aligned towards the back.

Wayfinding and branding are also ways to increase site visibility. Gateway signs should be placed at the key intersections along Greenbelt Parkway to attract attention to the site. Additionally, installing painted crosswalks at key intersections, including at the Lake Ray Hubbard Transit Center and the Duck Creek Trail crossing, can instinctively cause drivers to slow down and examine the site.

Future building alignment of proposed development is also a key factor in the visibility component. It is best practice to position building fronts adjacent to open space and streets. Buildings should be constructed near the right-of-way line and should conceal parking on the sides and rear of the building. This can create a visual hierarchy for future buildings, public spaces, and streets which can generate an attractive and walkable environment for those who visit the site.



1. **Wayfinding and Branding.** The site should be well-equipped with branded wayfinding and gateway signage. Creating gateway features will remind visitors they are entering a special place when coming to the Greenbelt Parkway Property.

2. **Water Channel Amenity.** Clearing the existing brush around the drainage channel and transforming the space into a landscaped amenity for the site will draw attention and new visitors to the site.

3. **Painted Crosswalks.** Painting the crosswalks at key intersections and at the entrance of the DART Lake Ray Hubbard Transit Center can grab the attention of those passing by and increase visibility to the site.

4. **Festival Street.** Although this street is limited in access, it will provide great visibility for the site by directing attention to the view corridor and roundabout. All who enter the Wal-Mart parking lot will be able to view the interior of the site.

5. **Commercial Uses.** The site will feature the hospitality and commercial land uses at the front of the site, directly behind the existing development. This will draw attention from those on the I-30 frontage road.

VISIBILITY GOAL 4

REPRESENTATIVE IMAGERY

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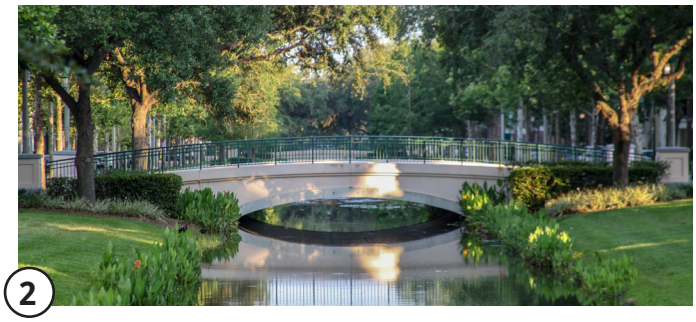

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POLICY ACTION ITEMS

Policy 4.1. Siting of DART Lake Ray Hubbard Transit Center. Improve placement and visibility of the DART Lake Ray Hubbard Transit Center to be more prominent in the neighborhood and an anchor to open space.

Policy 4.2. Highway Visibility. Ensure viewshed from I-30 is preserved by the distribution of uses in their proposed locations.

Policy 4.3. Intuitive Wayfinding. Link open spaces together with trail network to make it easy to navigate the site and reinforce connected visual cues.

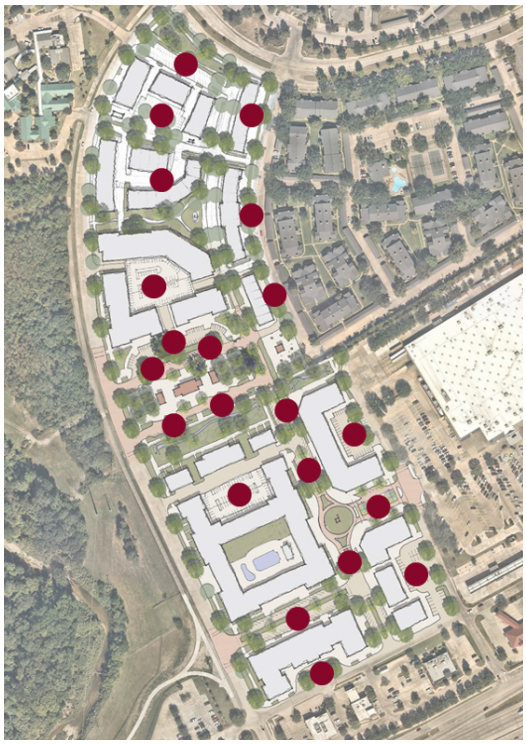
Policy 4.4. Streetscape Frontage. Enable a visual hierarchy of public spaces and streets by placement of building frontages along open spaces and streets.

Policy 4.5. Enhanced Pedestrian Crossings. Enhance the pedestrian crossings at Greenbelt Parkway at the Duck Creek Trail intersection and the DART Lake Ray Hubbard Transit Center by painting or re-constructing Greenbelt Parkway with brick. Research and consider adding pedestrian flashing beacons at these intersections or other enhanced safety measures.

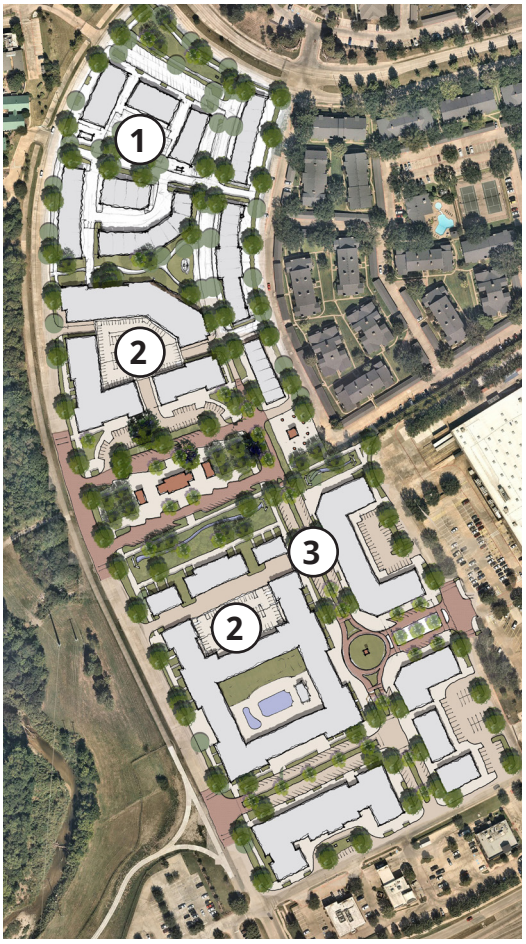
GOAL 5 PARKING

FUTURE PARKING NEEDS

Parking will be scattered throughout the entirety of the Greenbelt Parkway Property. The map to the right shows the location of anticipated future parking lots. This map showcases smaller, more frequent parking lots on the site, as opposed to larger surface parking lots. In addition, with the incorporation of parallel and angled on-street parking throughout the site, thoroughfares will provide convenience parking along the right-of way. By creating fewer, smaller parking areas, and diverse types of parking facilities the site will obtain a more urban and walkable environment for those who live and visit the site.



The DART, Lake Ray Hubbard Transit Center's existing development is largely vacant surface parking lots. This Preferred Scenario re-imagines the area to spread the parking locations throughout the entirety of the site, rather than concentrated in one area. On-street parking will also be provided on the site's internal streets.



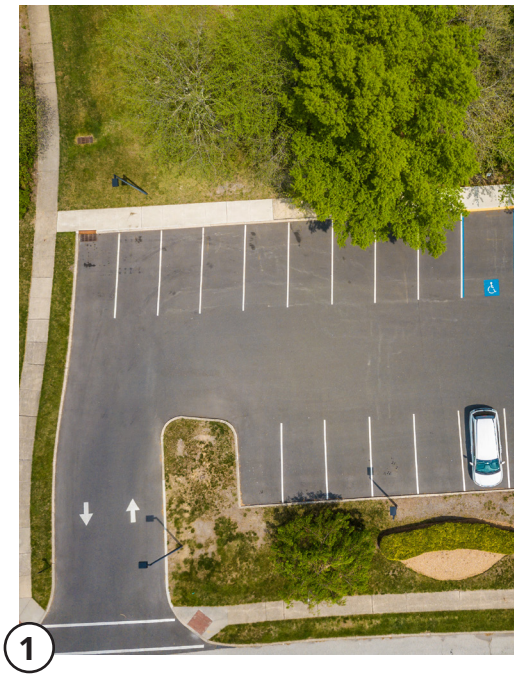
1. **Smaller Lots.** The site will feature smaller, more frequent parking lots over large surface lots. Breaking up the parking facilities in this way will create a more walkable, urban form rather than a sea of empty surface parking lots.

2. **Shared Parking.** The DART Lake Ray Hubbard Transit Center will share parking with the adjacent urban residential complexes. This will reduce the need for unnecessary excess parking spaces. The future realigned transit center itself will feature approximately 80 parking spaces, but it is supported with over 400 parking spaces from the nearby urban residential parking garages and surface lots.

3. **On-Street Parking.** On-street parking should be provided on the site's internal streets. The on-street parking can be either angled or parallel parking.

PARKING GOAL 5

REPRESENTATIVE IMAGERY



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POLICY ACTION ITEMS

Policy 5.1. Midblock Parking – Mitigate parking lot dominance along streetscape by limiting lots to the rear and mid-block where possible.

Policy 5.2. Diversity – Provide a wide array of parking options throughout the district throughout each phase, including parallel and angled parking, on-street parking, surface parking lots, mid-block lots, parking garages, and tuck under spaces.

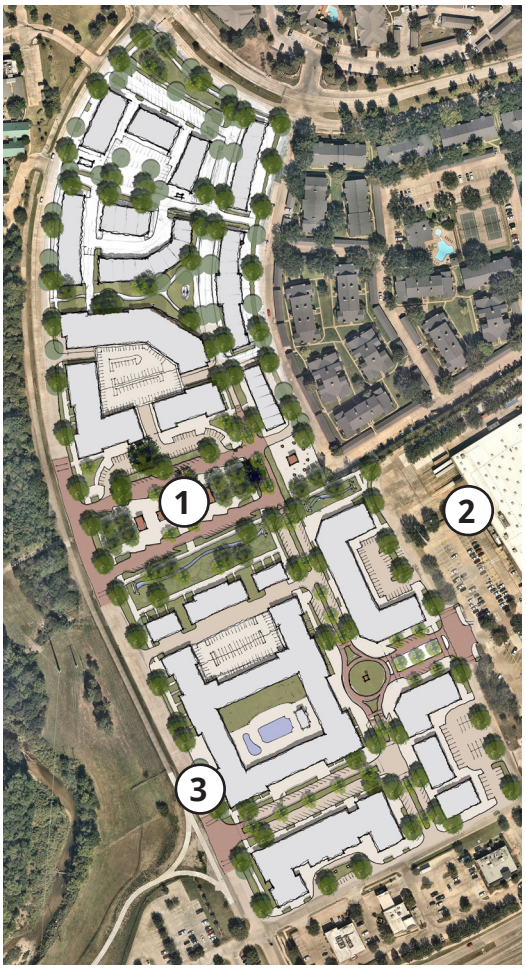
Policy 5.3. DART Parking – Transition parking facilities from a vehicular based, large surface parking lot model to a more urban, transit-oriented model which includes a shared mid-block parking lot and garage with convenience parking located on street.

GOAL 6 PARTNERSHIPS

CONTINUED COLLABORATION

Successful development of the Greenbelt Parkway Property requires continued collaboration with key stakeholders, property owners, developers, and the City of Garland. This plan is built on the feedback from the community and numerous meetings with City Staff and stakeholders. Partnerships are important in developing the vision for the site, and these partnerships should continue to ensure that this Greenbelt Parkway Property Special Area Study remains relevant to everyone and is being used. Potential partners for the development of this site include, but are not limited to, DART, Wal-Mart, Jonathan's Place, TxDOT, and the City of Garland.

It should be communicated to partners how their group is important to the success of the development of the site and the implementation of the Special Area Study. In addition, partners are often great connections for funding, an important aspect of completing goals in the plan.



1. **DART.** DART is a huge partner in the redevelopment of this property. Continued collaboration is needed with DART and future developers to ensure future site layouts are in line with DART's vision for the Lake Ray Hubbard Transit Center.

2. **Wal-Mart.** A partnership with Wal-Mart is needed for the successful development of this property. Information not known to the public, such as the need to limit access to the festival street due to Wal-Mart's freight route, will be crucial to understand and work through as future development comes to the site.

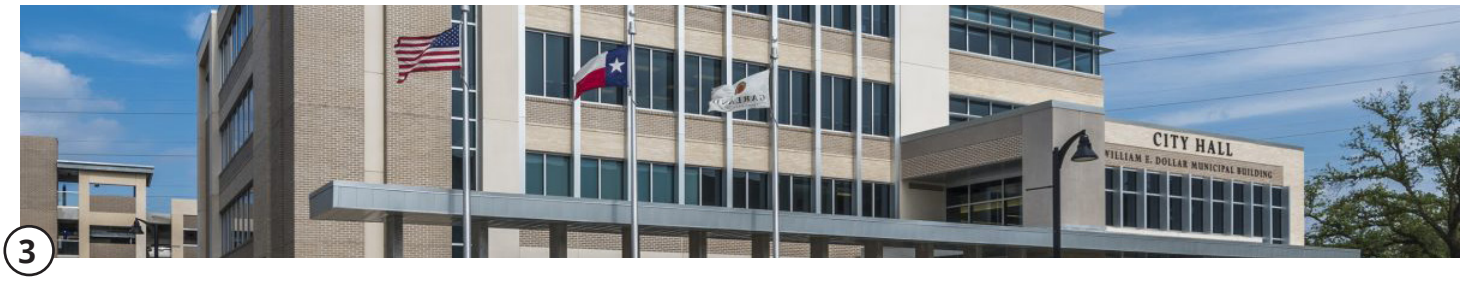
3. **City of Garland.** The City of Garland will also be a big partner throughout the development of this site. Street improvements, such as the trailhead development and enhanced crosswalk near the Duck Creek Trail, require partnerships with the City of Garland to implement this vision.

PARTNERSHIPS GOAL 6

REPRESENTATIVE IMAGERY

1

2



3

POLICY ACTION ITEMS

Policy 6.1. Public – Continue to encourage partnerships with the development community and the City to best leverage resources for completion of the vision.

Policy 6.2. Private – Pursue development partners who specialize in walkable, pedestrian friendly developments and can deliver a high-quality urban environment.

VI. IMPLEMENTATION

INTRODUCTION

The Greenbelt Parkway Property Special Area Plan was created using a highly collaborative process and represents the community's vision for the future. Success in implementing the vision for the plan will require continued coordination with nearby residents, property owners, adjacent businesses, and the identified key partners. In addition, it will require adequate allocation of staff and financial resources to ready the property for future investment, development, and activity.

In order for the policy action items of the plan to be optimally achieved, a strategy for implementation was created to ensure accountability and recognize the amount of time, resources, and effort needed for their completion. With continued adherence and dedication to the recommendations and implementation strategies outlined in this plan, ongoing community support and strong, visionary leadership, the community will be able to achieve its overall vision to transform the Greenbelt Parkway Property into a major destination.

ACTION MATRIX

The following Action Matrix summarizes all of the identified actions proposed in this plan. This action plan can be used as a checklist for City staff, as well as a tool to utilize when reviewing future development plans for this area.

Action Number	Policy Action Item
	MOBILITY & CONNECTIVITY
	Primary Policy Action: Resolve existing pedestrian and vehicular connectivity challenges by ensuring roadway and sidewalk network is extensive and interconnected throughout a pedestrian scaled block structure that ensures linkages to adjacent properties.
1.1	**Site Circulation** – Establish vehicular and pedestrian circulation throughout the site and to adjacent properties by the provision of publicly accessible right-of-way, spaced at regular block intervals.
1.2	**Site Access** – As the site develops, ensure that primary pedestrian and vehicular connectivity to Greenbelt Parkway, Duck Creek Drive, and the Wal-Mart shopping center is established.
1.3	**Multimodal Thoroughfares** – Provide an interconnected network of tree-lined streets that accommodate multiple modes of travel and convenience for users (including with roads, sidewalks, trails, bike and bus lanes as well as accommodating for on-street parking, street trees, lighting, landscaping and furniture).

1.4	**Festival Street** – Construct a pedestrian-only (fire-access designed) festival street linking to the Wal-Mart shopping center to ensure a consistent block structure, connectivity, and continued safety is established for the service drive and overall site.
1.5	**Trails** – Link to the Duck Creek Trail system and provide an additional trail network loop into the site, connecting the neighborhood open spaces and amenities together.
1.6	**Building Locations** - Locate building faces with a minimal setback along the right-of-way and place parking in the rear of buildings to encourage urban accessibility and walkability along the streetscape.

LAND USE

Primary Policy Action: Maximize the usability and development potential of the site by providing a diverse and flexible range of uses, driven by market demand and balanced as a multi-phased, transit-oriented district with appropriately scaled residential, restaurant, and hospitality users.

2.1	**Phased Growth** – Enable flexibility for incremental growth to occur in accordance with the preferred scenario.
2.2	**Mixed Use District** - Ensure a mix of uses from primarily medium scale residential density on the north to higher urban residential in the center in conjunction with the DART Lake Ray Hubbard Transit Center, to hospitality and restaurants on the south.
2.3	**Ground Floor Activity** – Where the primary spine roadway intersects with the festival street leading to the Wal-Mart shopping center, activate the ground floor by requiring retail/restaurants or facility amenities to be located at-grade.
2.4	**Open Space** – Incorporate neighborhood scale open space in each phase of development to ensure adequate amenities are consistently provided by each development.

NEIGHBORHOOD CHARACTER & PLACEMAKING

Primary Policy Action: Through placemaking and urban design practices, create an interconnected, transit-oriented, mixed-use neighborhood environment that is focused on providing for accessibility, aging in place, walkability, and is amenitized with and connected to neighborhood scale parks, trails, and open spaces.

3.1	**Transit Oriented Development** - Redevelop the DART Lake Ray Hubbard Transit Center to a pedestrian friendly, Transit Oriented Development integrated within the neighborhood fabric and adjacent to open space.
3.2	**Block Structure** – Provide walkable, urban blocks that are pedestrian scaled to enable pedestrian connectivity throughout the site.

Action Number	Action Item
3.3	**Community Amenities** – Reserve prime locations adjacent to open space for community anchors and neighborhood amenities (such as the DART Lake Ray Hubbard Transit Center, the festival street, which can be used for farmers market, food truck stands, and/or kiosks).
3.4	**Linking North and South** – Transition the drainage channel that bisects the site into a neighborhood amenity by cleaning up the underbrush and providing pedestrian and vehicular access across it in key locations, linking the north and south portions of the site together.
3.5	**Programming** – Invest in opportunities to program open spaces for neighborhood events and programs to help reinforce community identity.

VISIBILITY

Primary Policy Action: Preserve and accentuate viewsheds to the site to enhance wayfinding and placemaking opportunities when positioning buildings, open spaces, entry sequences and when establishing scale and transitions.

4.1	**Siting of DART Station.** Improve placement and visibility of DART Lake Ray Hubbard Transit Center to be more prominent in the neighborhood and an anchor to open space.
4.2	**Highway Visibility.** Ensure viewshed from I-30 is preserved by the distribution of uses in their proposed locations.
4.3	**Intuitive Wayfinding.** Link open spaces together with trail network to make it easy to navigate the site and reinforce connected visual cues.
4.4	**Streetscape Frontage.** Enable a visual hierarchy of public spaces and streets by placement of building frontages along open spaces and streets.
4.5	**Enhanced Pedestrian Crossings.** Enhance the pedestrian crossings at Greenbelt Parkway at the Duck Creek Trail intersection and the DART Lake Ray Hubbard Transit Center by painting or re-constructing Greenbelt Parkway with brick. Research and consider adding pedestrian flashing beacons at these intersections or other enhanced safety measures.

Action Number	Action Item
	PARKING
	Primary Policy Action: Through each development phase, require a range of diverse parking facilities to encourage walkability and preserve neighborhood scale including with on-street parking, surface parking, shared lots and parking garages within the site.
5.1	**Midblock Parking** – Mitigate parking lot dominance along streetscape by limiting lots to the rear and mid-block where possible.
5.2	**Diversity** – Provide a wide array of parking options throughout the district throughout each phase, including parallel and angled parking, on-street parking, surface parking lots, mid-block lots, parking garages, and tuck under spaces.
5.3	**DART Parking** – Transition parking facilities from a vehicular based, large surface parking lot model to a more urban, transit-oriented model which includes a shared mid-block parking lot and garage with convenience parking located on street.
	PARTNERSHIPS
	Primary Policy Action: Pursue and secure partnerships to position development for the optimal utilization and obtainment of resources to deliver the shared vision of the plan.
6.1	Continue to encourage partnerships with the development community and the City to best leverage resources for completion of the vision.
6.2	Pursue development partners who specialize in walkable, pedestrian friendly developments and can deliver a high-quality urban environment.

APPENDIX A
EXISTING CONDITIONS MAPS

1. STUDY AREA
2. EXISTING FLOODPLAIN
3. PARKS AND TRAILS
4. PARCEL SIZE
5. VACANT PARCELS
6. UTILITY INFRASTRUCTURE
7. EXISTING TREE COVERAGE
8. EXISTING TRANSPORTATION SYSTEMS
9. EXISTING LAND USE

Greenbelt Parkway Property
Study Area

GARLAND

Study Area Boundary

Parcels

Greenbelt Parkway Property
Existing Floodplain

GARLAND

Study Area Boundary

100-Year Floodplain

Greenbelt Parkway Property

Existing Parks and Trails

GARLAND

Study Area Boundary

Duck Creek Greenbelt Trail

Greenbelt Parkway Property

Parcel Size (Acres)

GARLAND

Study Area Boundary

Parcels

Greenbelt Parkway Property

Existing Vacant Parcels

GARLAND

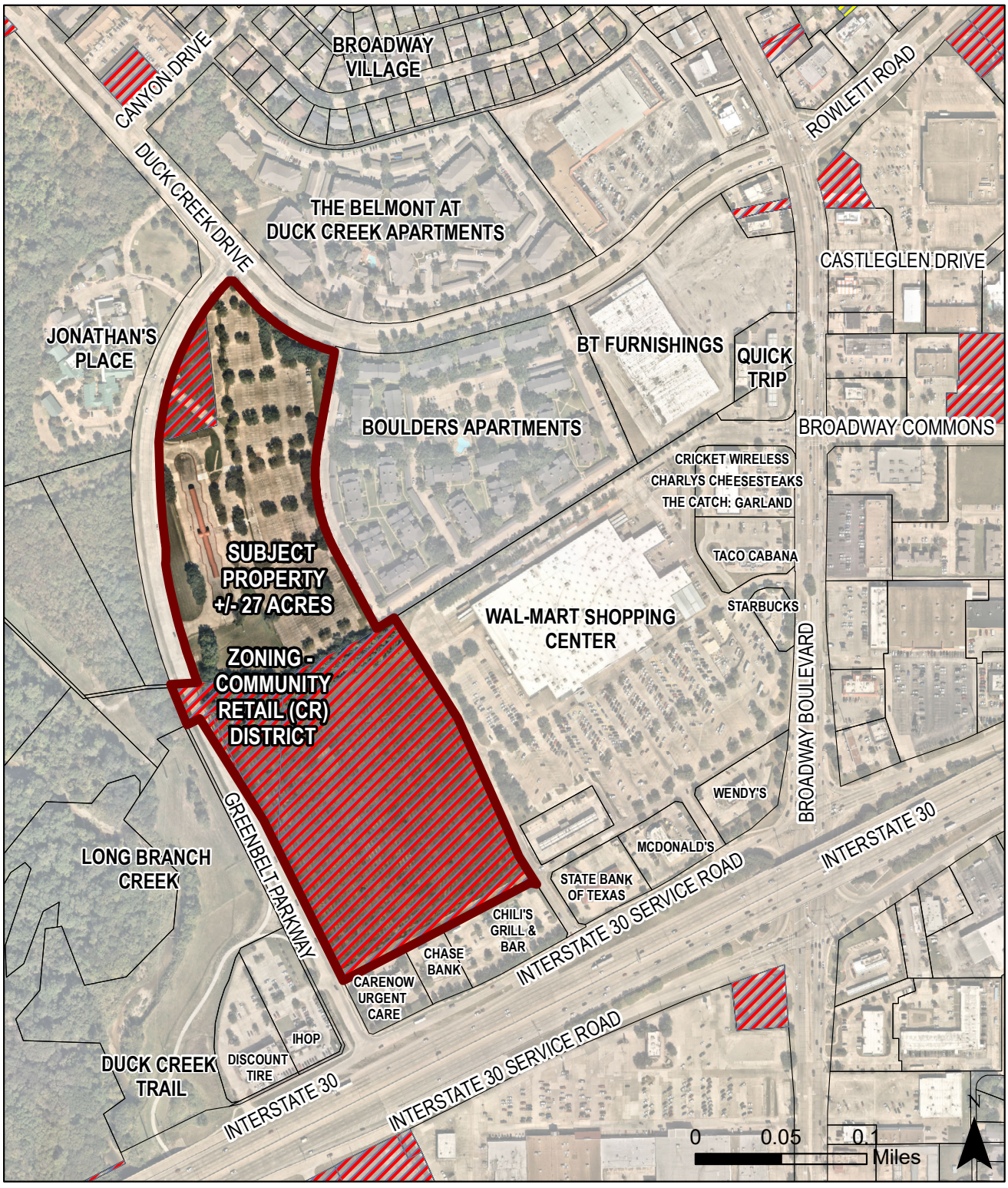
Study Area Boundary

Parcels

Vacant Commercial

Rural Vacant - Less than 5 Acrea

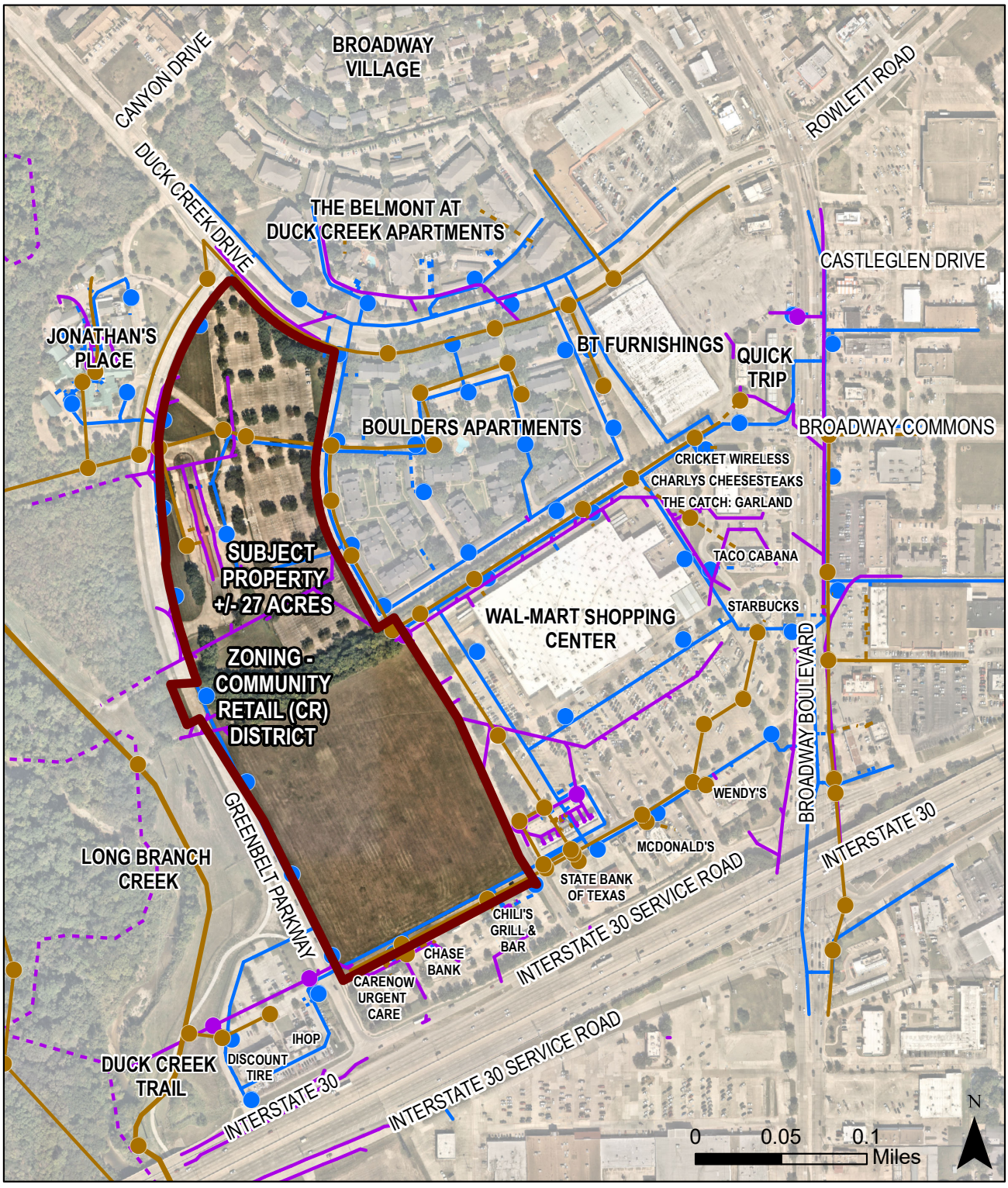
Vacant Single Family Residential



Greenbelt Parkway Property
Existing Utility Infrastructure

GARLAND

Study Area Boundary
Sewer Laterals
Sewer Manholes
Sewer Pipes
Storm Channel
Storm Pipes
Storm Manholes
Water Hydrants
Water Pipes
Water Service Line



Greenbelt Parkway Property

Existing Tree Coverage

GARLAND

Study Area Boundary

Tree Clusters

Greenbelt Parkway Property
Existing Transportation Systems

GARLAND

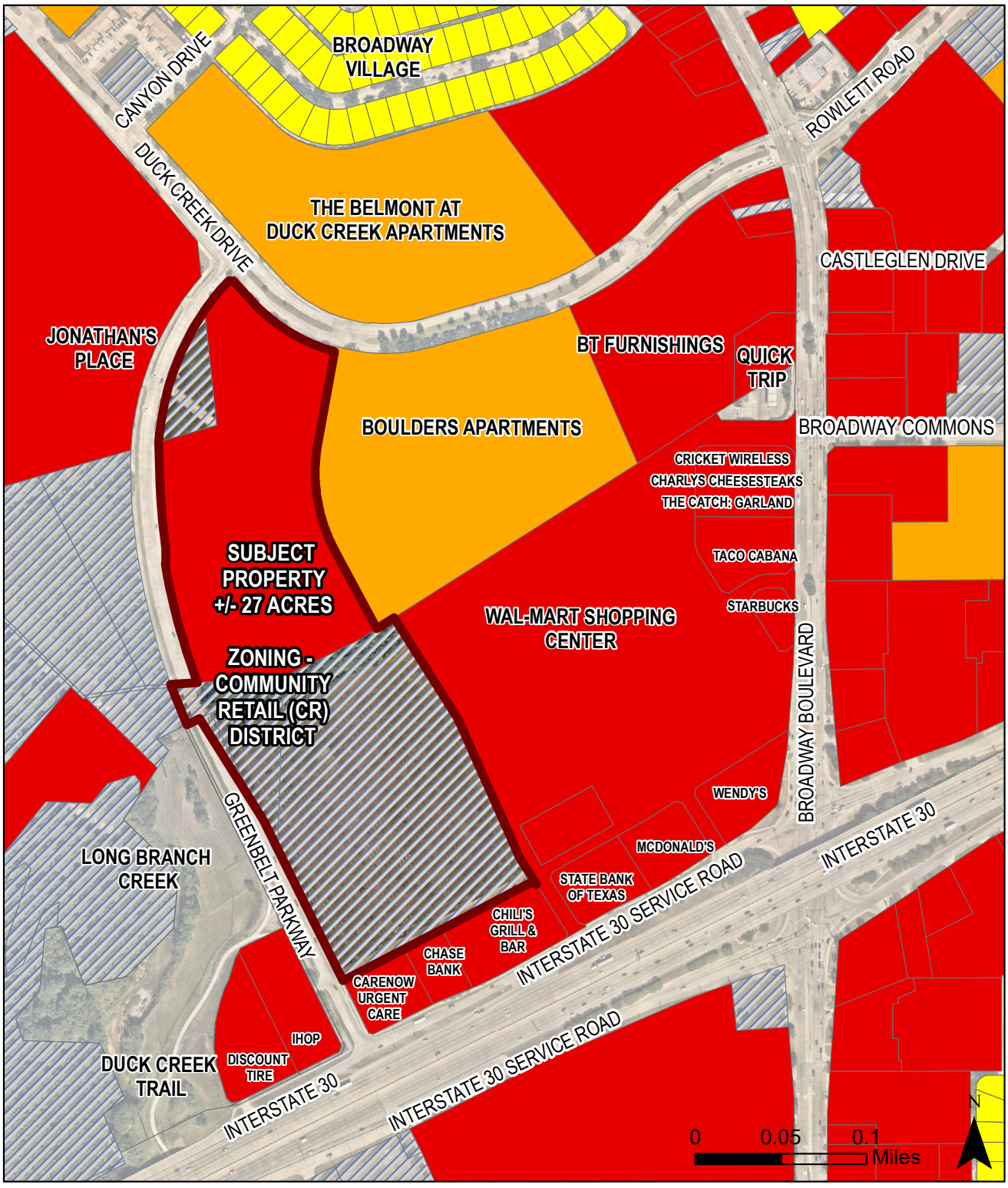
Study Area Boundary
Garland Thoroughfare Plan
A-A - Highway Mainlanes
A-F - Highway Frontage
A-R - Highway Ramp
A - 120' 6-Lane Divided
B - 100' 6-Lane Divided
C1 - 100' 4-Lane Divided
G - 50' Local

Greenbelt Parkway Property

Existing Land Use

GARLAND

Study Area Boundary
Vacant
Commercial
Multifamily Residential
Single Family Residential
Unassigned



APPENDIX B
MARKET ANALYSIS

1. MARKET ANALYSIS PROCESS OVERVIEW
2. SOCIOECONOMIC PROFILE
3. REAL ESTATE CONSIDERATIONS

GREENBELT PARKWAY PROPERTY

SPECIAL AREA STUDY

CHARETTE WORKSHOPS

GARLAND

November 18-19, 2021

Kimley»Horn

Why do a Market Analysis?

- Establish a baseline of community-specific information

  Where are we today?

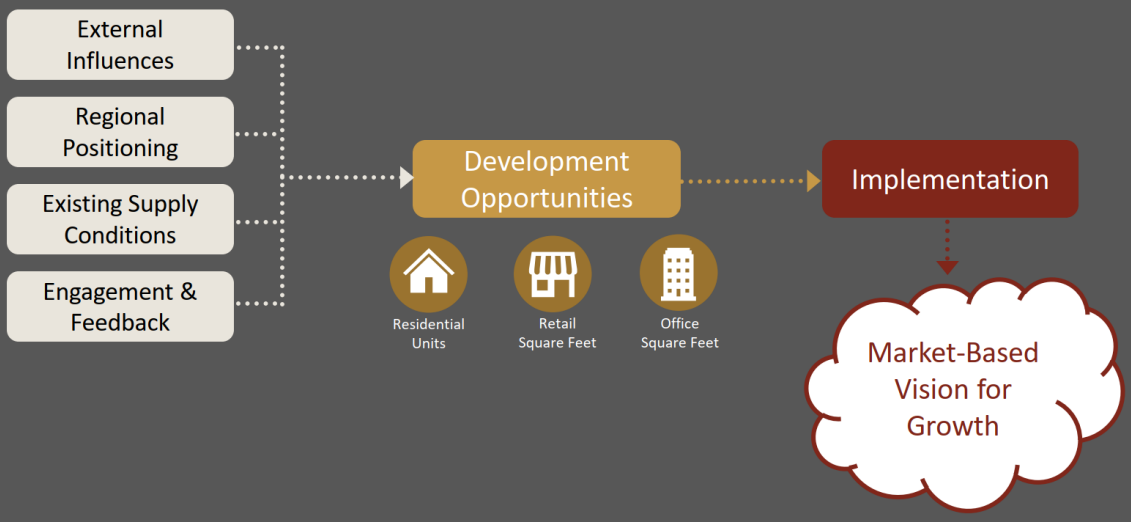
- Identify unique advantages for Garland and understand weaknesses

  Where are we going? Where should we be going?

- Inform near-, mid-, and long-term strategies for the future

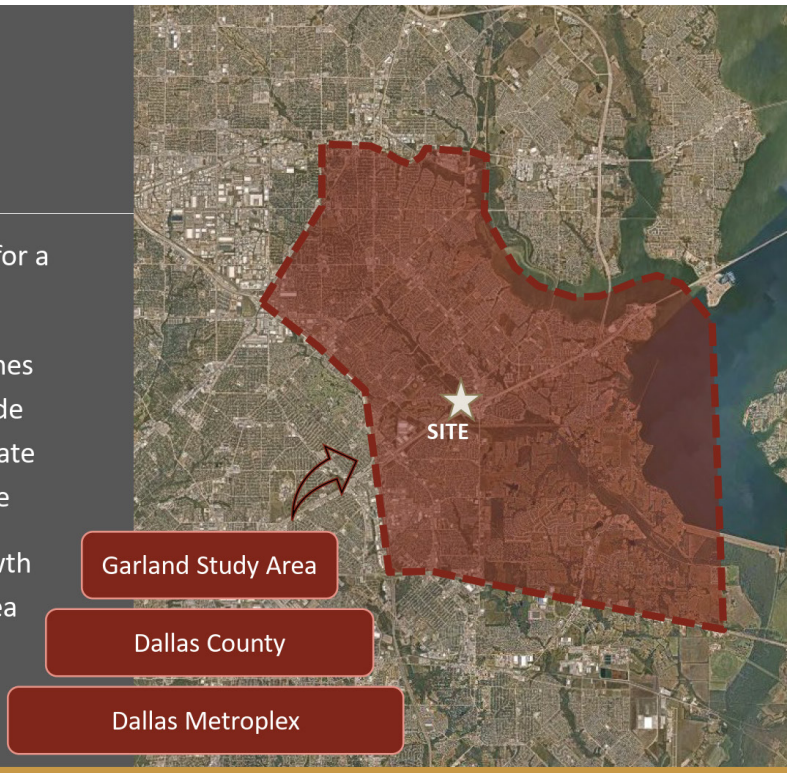
  How do we get there?

Market Analysis Process Overview

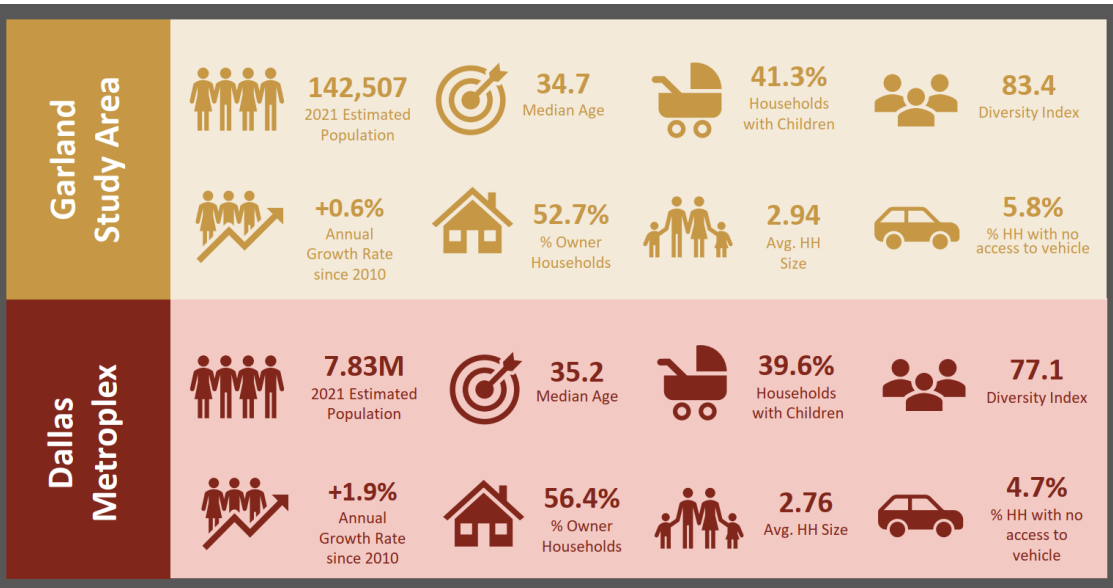


Analysis Geographies

- Analysis reviews real estate dynamics for a variety of geographies
- Garland Study Area considers drive-times and is defined by natural and man-made barriers that directly influence real estate potential at the Greenbelt Parkway Site
- Larger areas are used to illustrate growth trends that could impact the Study Area



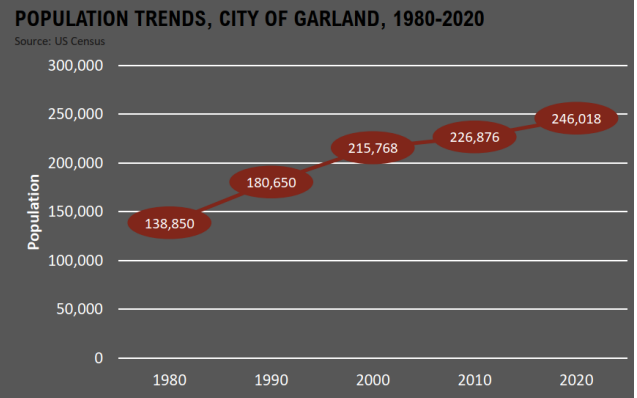
Socioeconomic Profile

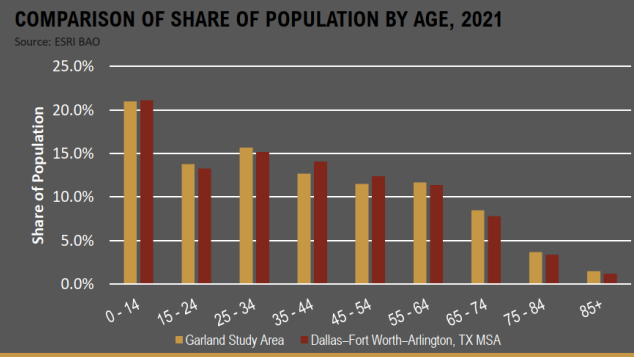


Community Snapshot

Population Trends

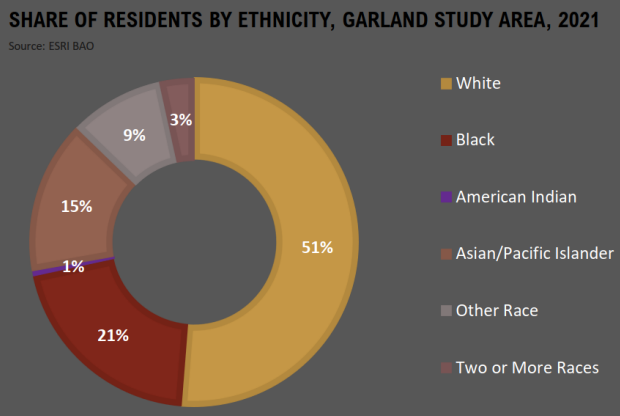
- Population growth in the City of Garland has been steady over the last several decades
- The more specific Garland Study Area increased by 6.3% since 2010, adding nearly 8,500 people
- When compared to the Metroplex, the Study Area has slightly higher shares of children and residents aged 35-54 demonstrating attractiveness to families





Population Characteristics

- Approximately 52.9% of Study Area residents identify as White
- Based on US Census reporting, people of Hispanic origin may identify with any race and may select one or more categories; 41.3% of residents in the Study Area have Hispanic origin
- Diversity Index provides a score between 0 (all residents belong to one racial/ethnic group) and 100 (many racial/ethnic groups represented)
  - The Study Area has a Diversity Index of 83.4
  - Measure is higher than 77.1 for the MSA

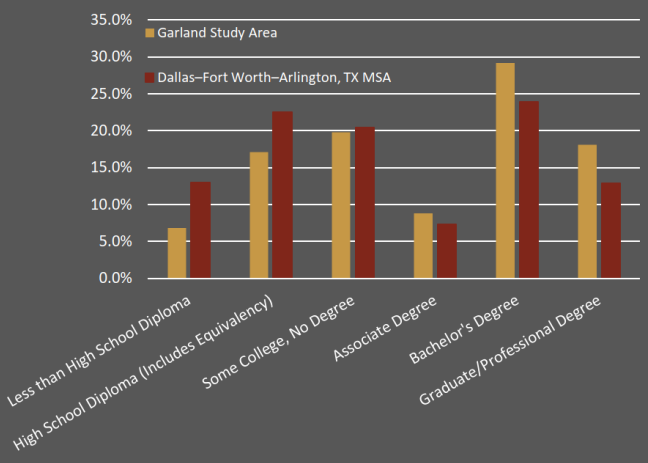


Population Characteristics

- Educational attainment is for residents 25 years and older
- Garland Study Area has lower shares of residents holding a Bachelors and Graduate degrees when compared to the region
- Approximately 23.3% of residents in the Study Area have at least a Bachelor's Degree, compared to 36.8% for the Metroplex

COMPARISON OF SHARE OF EDUCATIONAL ATTAINMENT, 2021

Source: ESRI BAO



Household Characteristics

- Household sizes are larger than the region
- Nearly one-half of all households have children living at home
- Larger households are the most prevalent in the Study Area

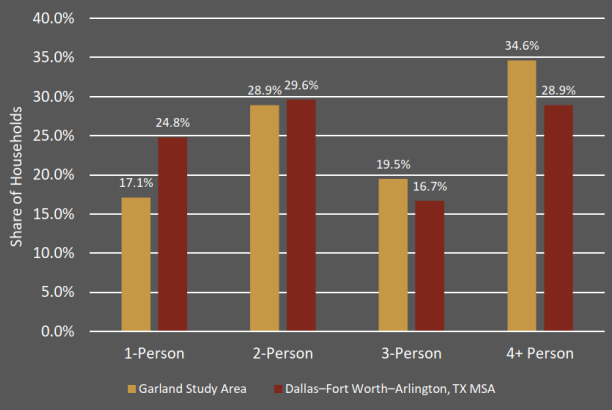
AVERAGE HOUSEHOLD SIZE, 2021

Source: ESRI BAO

2.94	2.75	2.76
Garland Study Area	Dallas County	Dallas-Fort Worth Metroplex

COMPARISON OF SHARE OF HOUSEHOLDS BY SIZE, 2021

Source: ESRI BAO



Income Characteristics

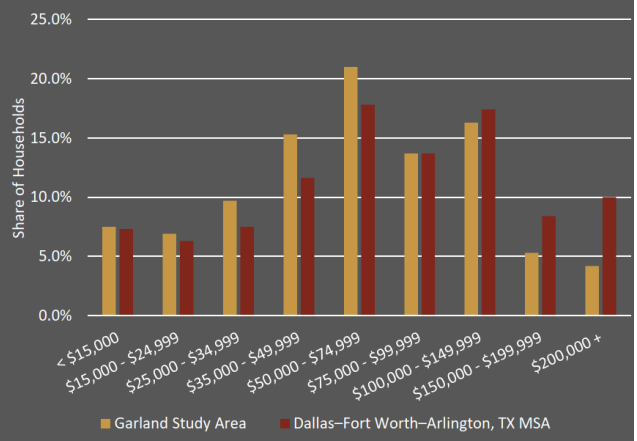
- Median household income in the Study Area is lower than the region
- Households earning $50-$75k represent the largest share in the Study Area

MEDIAN HOUSEHOLD INCOME, 2021

Source: ESRI BAO

COMPARISON OF HOUSEHOLDS BY INCOME, 2021

Source: ESRI BAO

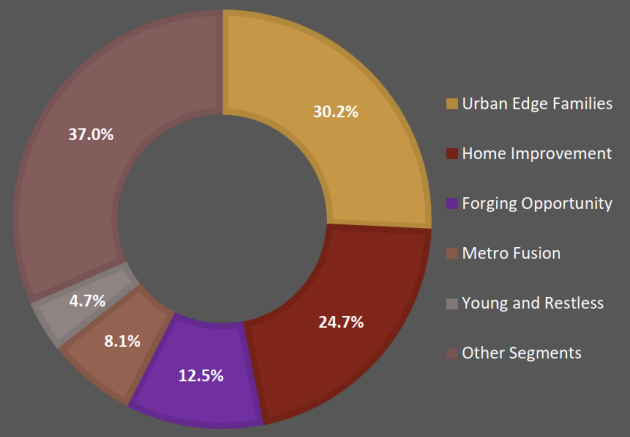


Psychographics

- Puts a 'face' on the numbers
- In addition to demographic information, includes preferences on housing, spending, and labor force
- 67 segments across the US
- Used by developers and retailers to understand the character of a community

TAPESTRY SEGMENTATION FOR GARLAND STUDY AREA, 2021

Source: ESRI BAO



URBAN EDGE FAMILIES

30.2% of area households

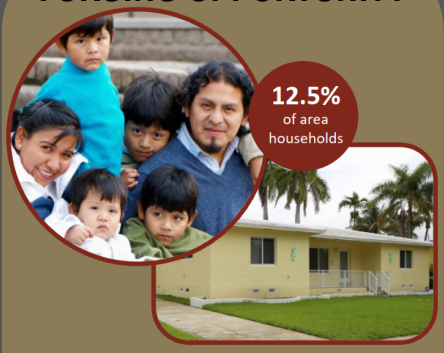
- Younger married couples with children and often extended family
- Affordable single-family housing outside the city
- Median household income slightly below-average
- High labor force participation with long commute times
- Spending is focused on necessities

HOME IMPROVEMENT

24.7% of area households

- Married couple families in single-family homes
- Cautious consumers who carefully research purchases
- Spend heavily on eating out and on car maintenance due to long commutes
- Weekends consumed with home improvement projects

FORGING OPPORTUNITY



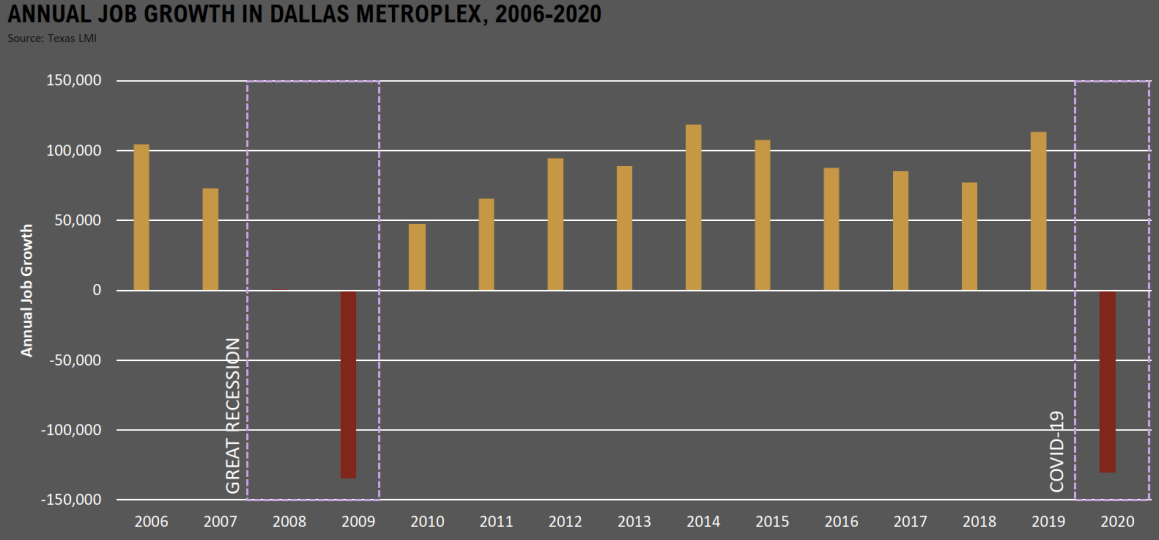
12.5% of area households

- Young families with children or single-parent with multiple generations living in one house
- More than one in four households in poverty
- Spending focused on necessities and few residents have investments
- Employment concentrated in skilled trades
- Primary focus is on family

Psychographics

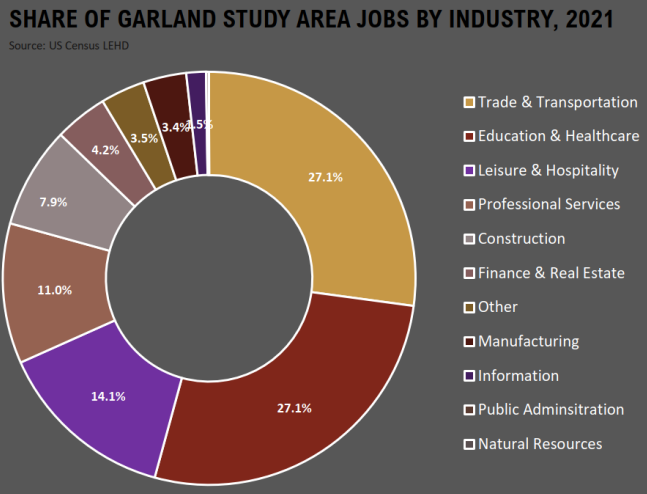
Garland Study Area	3,647 Businesses	18.9% Largest Sector: Retail Trade	57.3% White Collar Occupation	$60,034 Median HH Income	31,887 Full-Time Jobs	23.3% % Adults with Bachelor's Degree +	$213,613 Median Home Value	14.9% Percent of Income for Mortgage
Dallas Metroplex	267,339 Businesses	14.0% Largest Sector: Healthcare	65.4% White Collar Occupation	$73,903 Median HH Income	3.47M Full-Time Jobs	36.8% % Adults with Bachelor's Degree +	$266,838 Median Home Value	15.2% Percent of Income for Mortgage

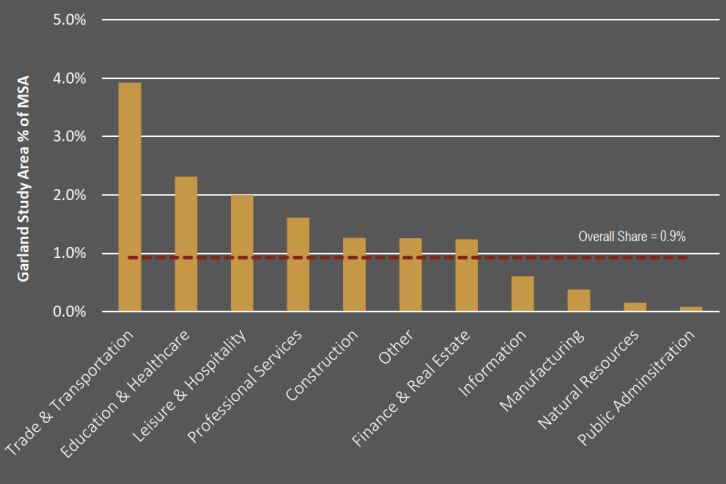
Economic & Prosperity Snapshot



Regional Job Growth

Employment in Garland



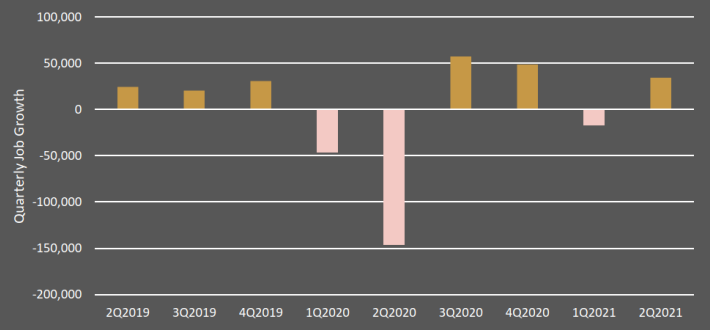


COVID-19 Job Recovery

- COVID-19 pandemic resulted in rapid job losses across the United States
- Drastic reduction in business and personal travel
- Leisure and Hospitality jobs impacted immediately and have had longer-term recovery
- Despite continued recovery, Dallas County still has ~70,000 fewer jobs when compared to the start of the pandemic

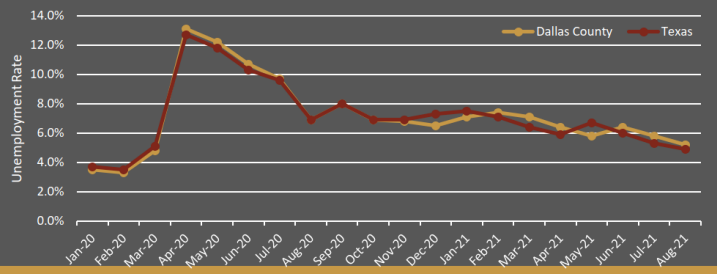
ANNUAL QUARTERLY JOB GROWTH, DALLAS COUNTY, 2019-2021

Source: Texas LMI



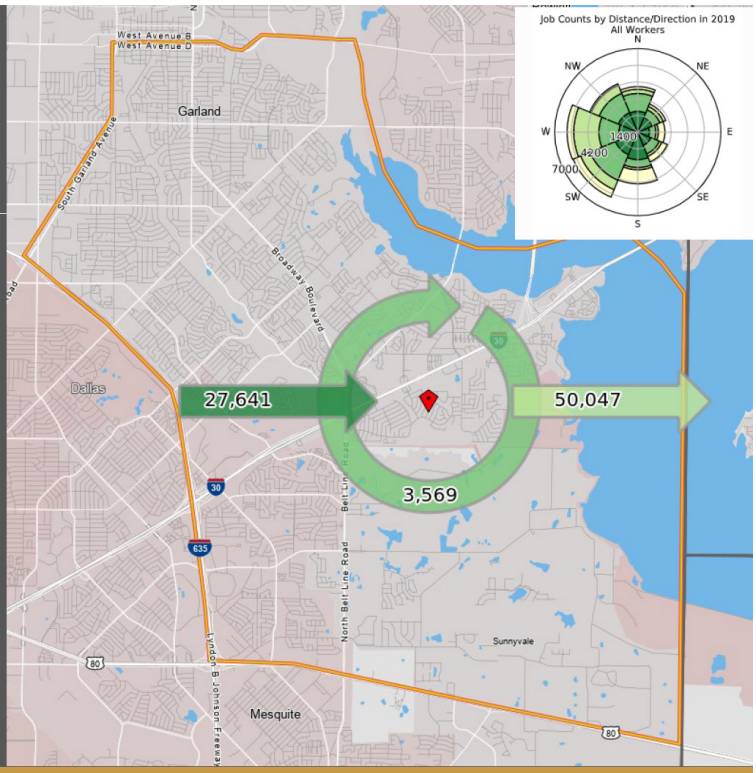
UNEMPLOYMENT RATE TRENDS, DALLAS COUNTY, 2020-2021

Source: Texas LMI



Commuting Trends

- Strong out-commuting driven by employed residents traveling to regional job centers
- Share of residents out commuting has remained steady the last ten years
- Travel patterns favor southwestern movement toward Dallas; 41% of residents commute less than 10 miles

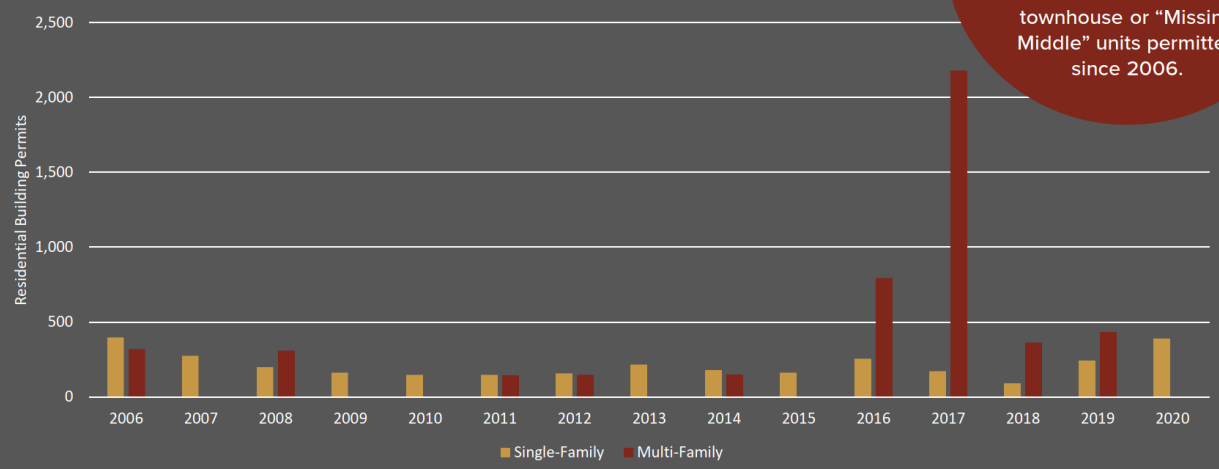


Real Estate Considerations

Residential Permitting Trends

RESIDENTIAL BUILDING PERMIT TRENDS, CITY OF GARLAND, 2006-2020

Source: US Census



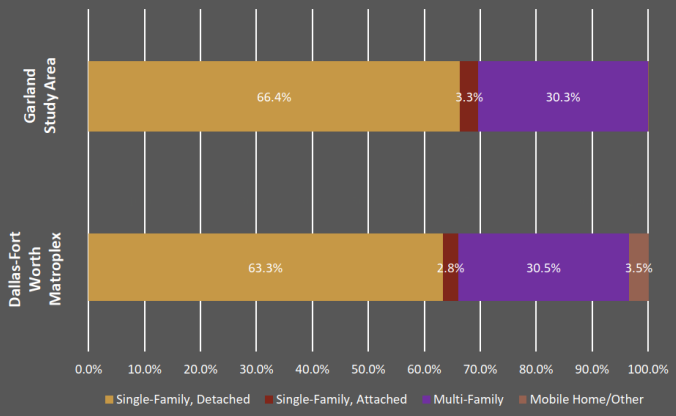
Single-family permits have remained consistent since 2006. Multifamily apartments have increased rapidly in the last five years. There have been no townhouse or "Missing Middle" units permitted since 2006.

Housing Inventory

	Garland Study Area	Dallas Metroplex
Median Year Built	1980	1989
Median Home Value	$213,613	$266,838
Owner-Occupied	52.7%	56.4%
Renter-Occupied	39.9%	36.9%
Vacant	7.3%	6.7%

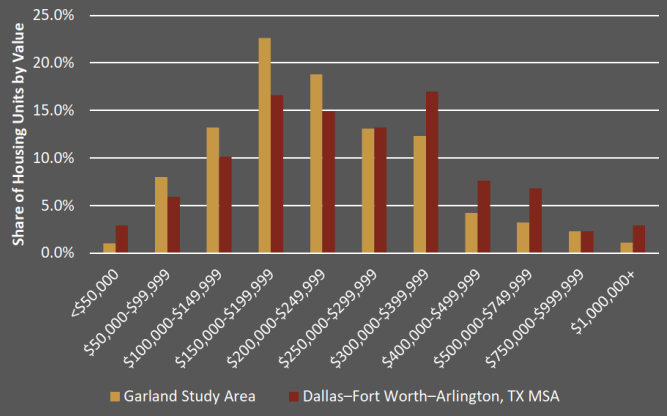
HOUSING UNITS BY TYPE, 2019

Source: ESRI Business Analyst



HOUSING UNITS BY VALUE, 2021

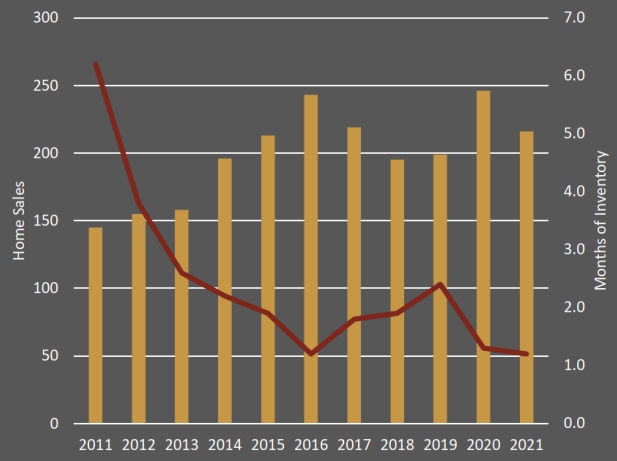
Source: ESRI Business Analyst



For-Sale Housing Trends

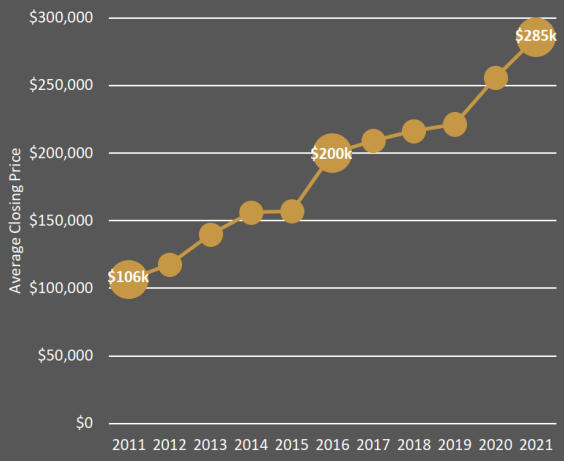
CLOSING TRENDS, CITY OF GARLAND, 2011-2021

Source: Texas A&M Texas Real Estate Research Center



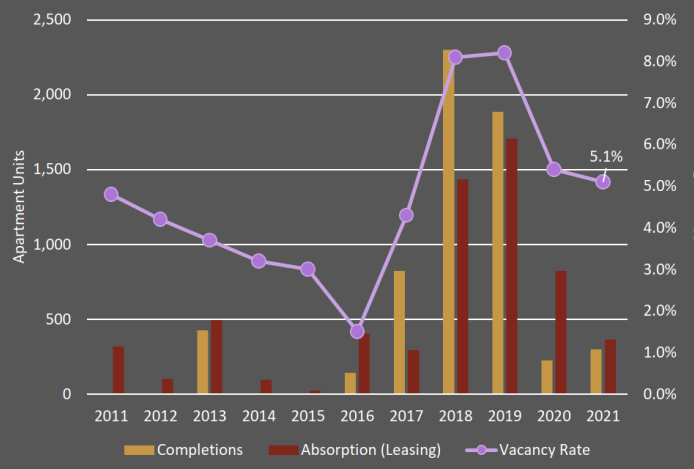
CLOSING PRICE TRENDS, CITY OF GARLAND, 2011-2021

Source: Texas A&M Texas Real Estate Research Center

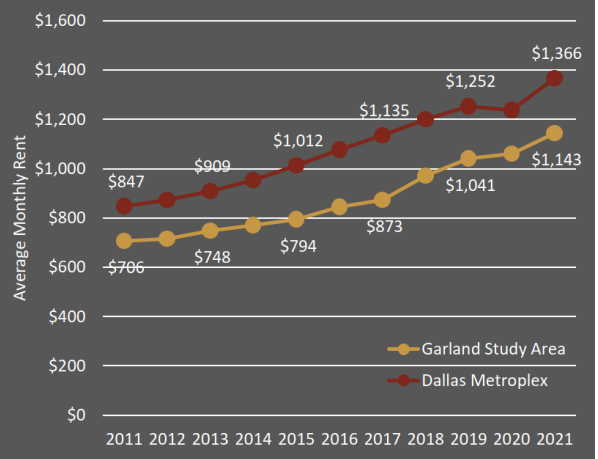


Rental Multifamily Trends

APARTMENT VACANCY, GARLAND STUDY AREA, 2011-2021
Source: REIS, Kimley-Horn



COMPARISON OF LEASE RATE TRENDS, 2011-2021
Source: REIS, Kimley-Horn



Retail Leakage Analysis

- Retail gap refers to the difference between retail sales and retail purchases by residents within the same area
- Retail sales in the Study Area surpassed consumer spending, which means more money is coming into the Study Area than is leaving
- Proximity to major transportation thoroughfares and employment centers bolster sales from non-residents

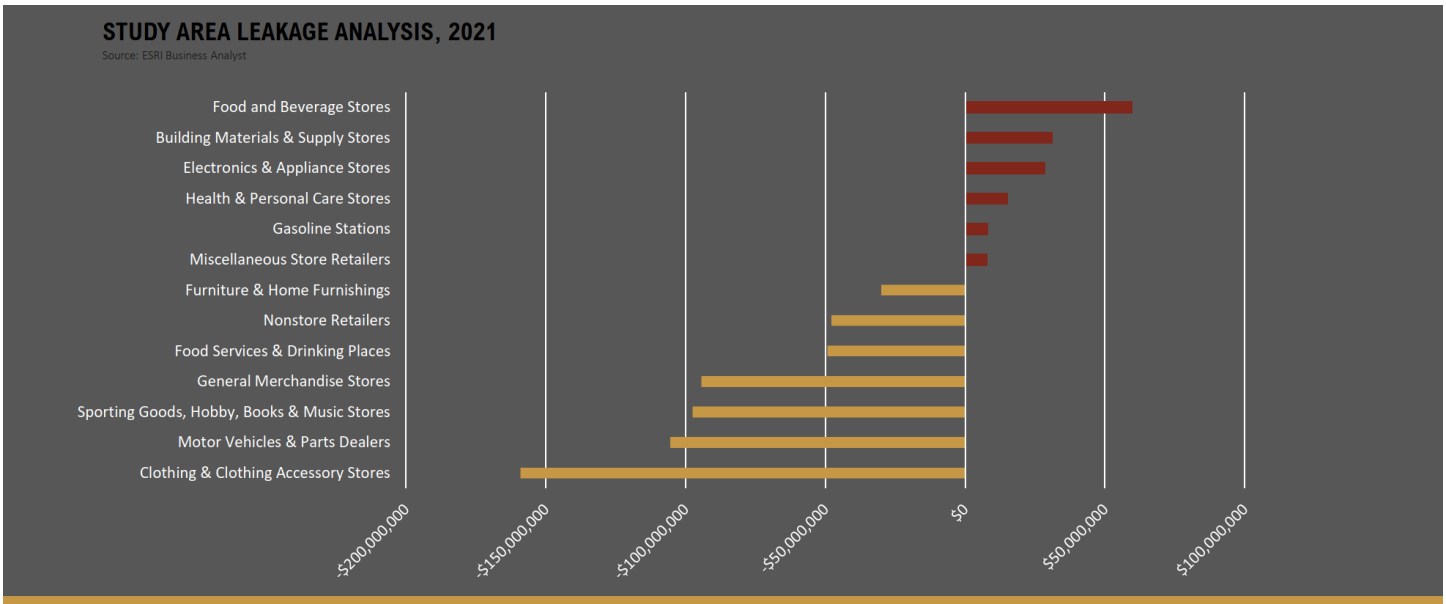
Garland Study Area

Stores Sold
$2.1 billion

Consumers Spent
$1.7 billion

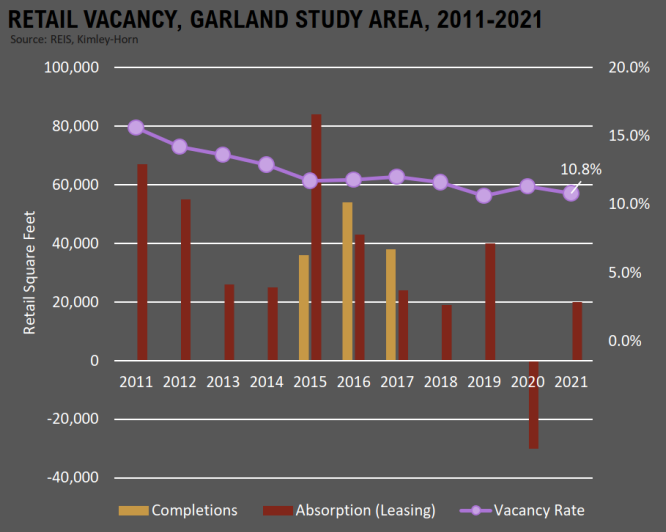
Retail Leakage
-$434 million

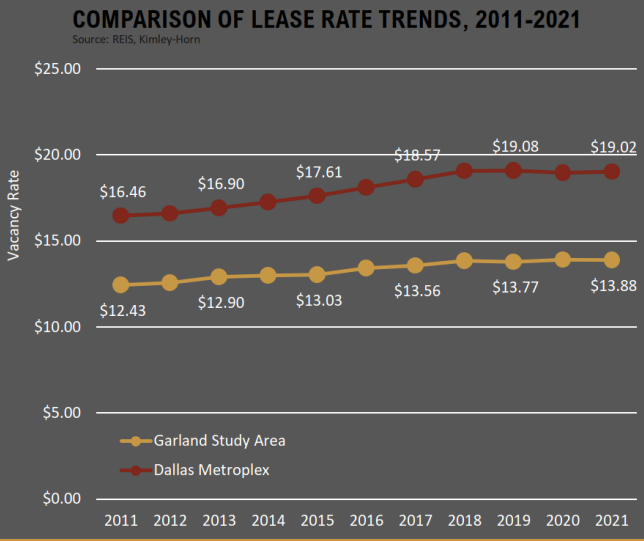
Source: ESRI; Kimley-Horn



Retail Leakage Analysis

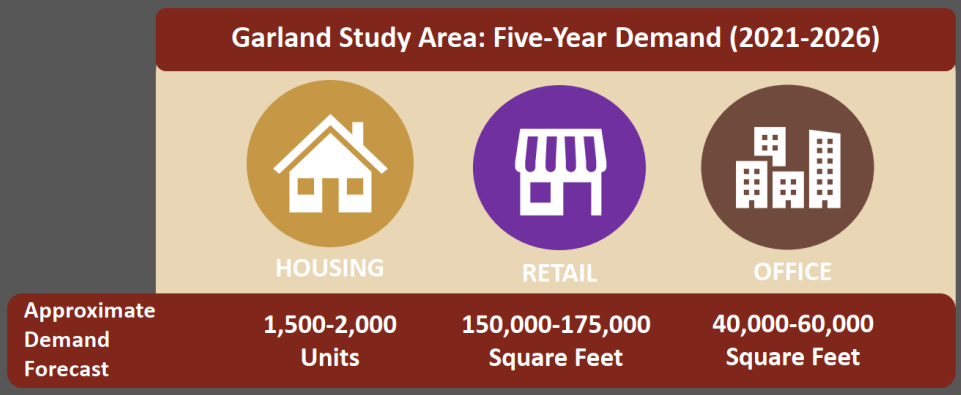
Retail Trends





Office Considerations

- The Garland Study Area comprises approximately 0.4% of the Metroplex total
- There has been no new office space completed in the Study Area in more than a decade
- Office vacancy in the Study Area exceeds 20%; vacant space will need to be leased before new investment is attracted
- Asking rents average $18 per square foot; one of the lowest across submarkets in the Dallas Metroplex



Five-Year Study Area Market Demand

Greenbelt Parkway Property Market Considerations

Housing
Products: Townhouse
Missing Middle
Rental Multifamily

Demand Timeframe
Short-Term

Market Considerations
- Demand exceeding supply
- Higher density housing maximizes property
- Townhouses and Missing Middle would increase for-sale housing options for residents
- Despite increased supply MF rental performing well
- Focus on families will drive product types

Retail
Product: Ground-level/mixed-use
Neighborhood Serving
Restaurants & Dining

Demand Timeframe
Short- to mid-term

Market Considerations
- Retail in a state of flux
- Important component of mixed-use projects
- Role for services beyond traditional retail
- Dining and entertainment options have rebounded from pandemic; supports new housing

Office
Product: Service office
Flexible workspaces
Medical office

Demand Timeframe
Long-term/Limited

Market Considerations
- Continued recovery from pandemic
- Excess vacancy will need to be leased to attract investment
- Smaller-scale neighborhood-services

THANK YOU!

GARLAND

Kimley»Horn

APPENDIX C
PSYCHOGRAPHICS

1. URBAN EDGE FAMILIES
2. HOME IMPROVEMENT
3. FORGING OPPORTUNITY

URBAN EDGE FAMILIES

30.2% of area households

- Younger married couples with children and often extended family
- Affordable single-family housing outside the city
- Median household income slightly below-average
- High labor force participation with long commute times
- Spending is focused on necessities

HOME IMPROVEMENT

24.7% of area households

- Married couple families in single-family homes
- Cautious consumers who carefully research purchases
- Spend heavily on eating out and on car maintenance due to long commutes
- Weekends consumed with home improvement projects

FORGING OPPORTUNITY

12.5% of area households

- Young families with children or single-parent with multiple generations living in one house
- More than one in four households in poverty
- Spending focused on necessities and few residents have investments
- Employment concentrated in skilled trades
- Primary focus is on family

LifeMode Group: Sprouting Explorers

Urban Edge Families

7C

Households: 1,824,900

Average Household Size: 3.19

Median Age: 32.5

Median Household Income: $50,900

WHO ARE WE?

Located throughout the South and West, most *Urban Edge Families* residents own their own homes, primarily single-family housing—out of the city, where housing is more affordable. Median household income is slightly below average (Index 91). The majority of households include younger married-couple families with children and, frequently, grandparents. Many residents are foreign born. Spending is focused more on the members of the household than the home. Entertainment includes multiple televisions, movie rentals, and video games at home or visits to theme parks and zoos. This market is connected and adept at accessing what they want from the Internet.

TAPESTRY SEGMENTATION
esri.com/tapestry

OUR NEIGHBORHOOD

- *Urban Edge Families* residents residents are family-centric. Most are married couples with children of all ages or single parents; multi-generational homes are common (Index 201).
- Average household size is higher at 3.19 (Index 123).
- Residents tend to live further out from urban centers—more affordable single-family homes and more elbow room.
- Tenure is slightly above average with 64% owner occupancy; primarily single-family homes with more mortgages (Index 114) and slightly higher monthly costs (Index 115).
- Three quarters of all housing were built 1970 or later.
- Many neighborhoods are located in the urban periphery of the largest metropolitan areas across the South and West.
- Most households have one or two vehicles available and a longer commute to work.

SOCIOECONOMIC TRAITS

- Nearly 17% have earned a college degree, and 63% hold a high school diploma only or have spent some time at a college or university.
- Labor force participation is higher at 66%.
- Most *Urban Edge Families* residents derive income from wages or salaries.
- They tend to spend money carefully and focus more on necessities.
- They are captivated by new technology, particularly feature-rich smartphones.
- Connected: They use the Internet primarily for socializing but also for convenience, like paying bills online.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

7C

LifeMode Group: Sprouting Explorers

Urban Edge Families

TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

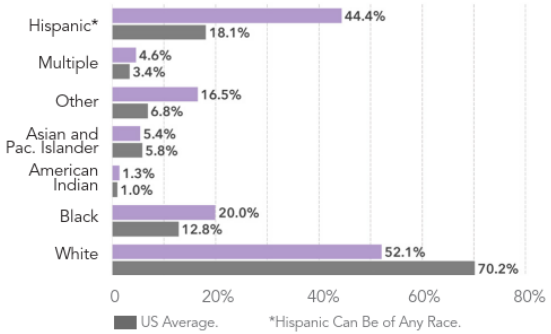
Median Age: 32.5 US: 38.2

Indicates US

RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 84.1 US: 64.0

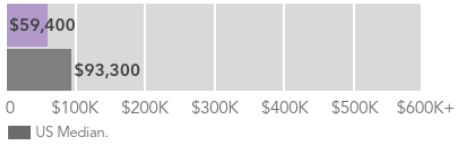


INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

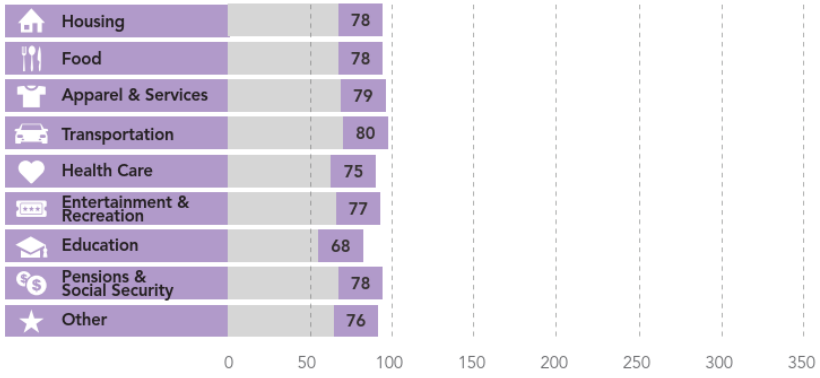
Median Household Income

Median Net Worth



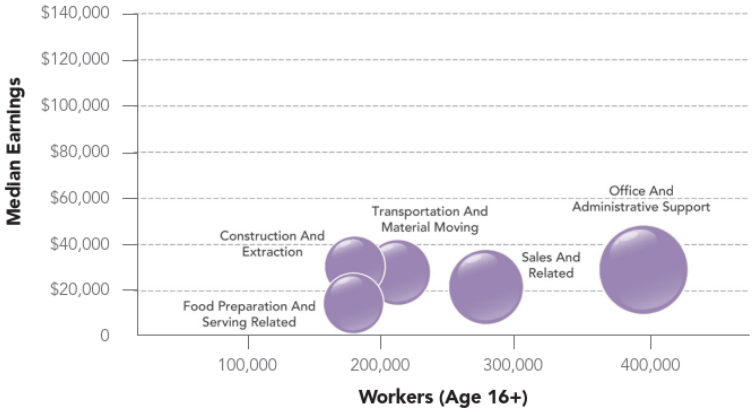
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



7C

LifeMode Group: Sprouting Explorers

Urban Edge Families

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- When dining out, these residents favor fast-food dining places such as Taco Bell or Little Caesar's, as well as family-friendly restaurants like Olive Garden, Denny's, or IHOP.
- Cell phones are preferred over landlines.
- Favorite channels include Animal Planet, MTV, ABC Family Channel, Bravo, and Nick Jr., as well as programming on Spanish TV.
- Residents listen to urban or Hispanic radio.
- During the summer, family outings to theme parks are especially popular.

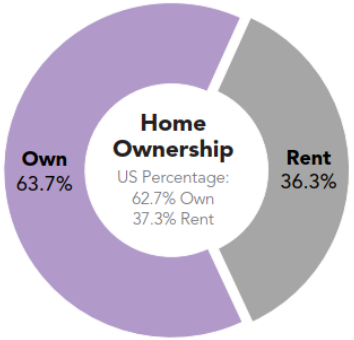
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

Typical Housing:
Single Family

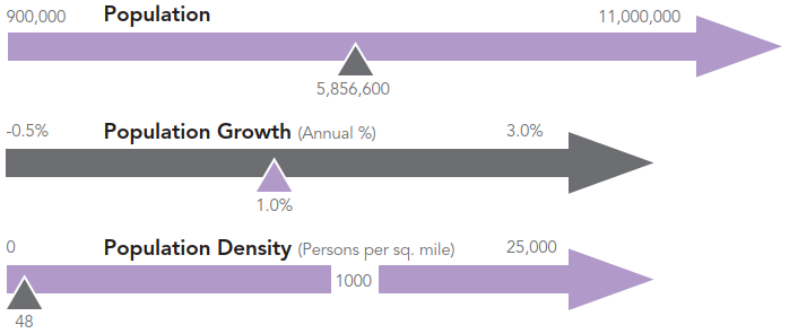
Median Value:
$145,900

US Median: $207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



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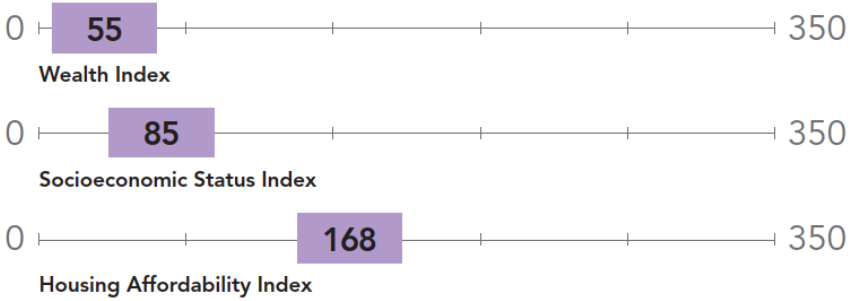


7C

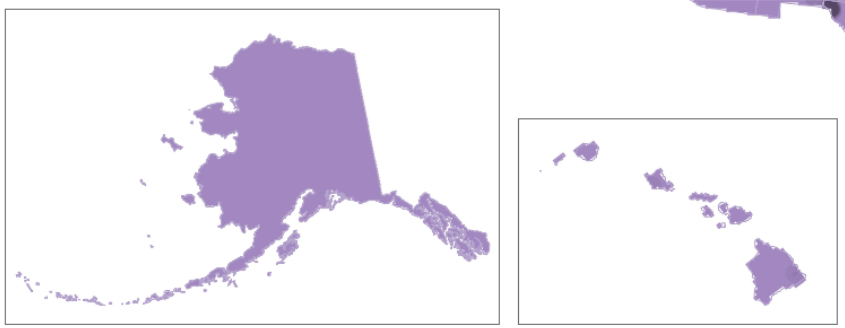
LifeMode Group: Sprouting Explorers

Urban Edge Families

TAPESTRY SEGMENTATION
esri.com/tapestry

SEGMENT DENSITY

This map illustrates the density and distribution of the *Urban Edge Families* Tapestry Segment by households.



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esri THE SCIENCE OF WHERE

GARLAND

LifeMode Group: Family Landscapes

Home Improvement

4B

Households: 2,114,500

Average Household Size: 2.88

Median Age: 37.7

Median Household Income: $72,100

WHO ARE WE?

Married-couple families occupy well over half of these suburban households. Most *Home Improvement* residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

OUR NEIGHBORHOOD

- These are low density suburban neighborhoods.
- Eight of every 10 homes are traditional single-family dwellings, owner occupied.
- Majority of the homes were built between 1970 and 2000.
- More than half of the households consist of married-couple families; another 12% include single-parent families.

SOCIOECONOMIC TRAITS

- Higher participation in the labor force; most households have 2+ workers.
- Cautious consumers that do their research before buying, they protect their investments.
- Typically spend 4–7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store).
- They are paying off student loans and home mortgages.
- They spend heavily on eating out, at both fast-food and family restaurants.
- They like to work from home, when possible.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100.
Consumer preferences are estimated from data by MRI-Simmons.

4B

LifeMode Group: Family Landscapes

Home Improvement

TAPESTRY SEGMENTATION
esri.com/tapestry

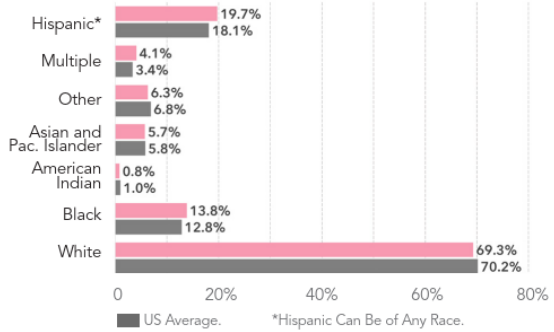
AGE BY SEX (Esri data)

Median Age: 37.7 US: 38.2

RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 65.7 US: 64.0



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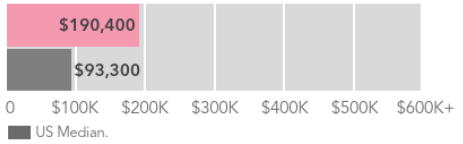
Median Household Income

Median Net Worth



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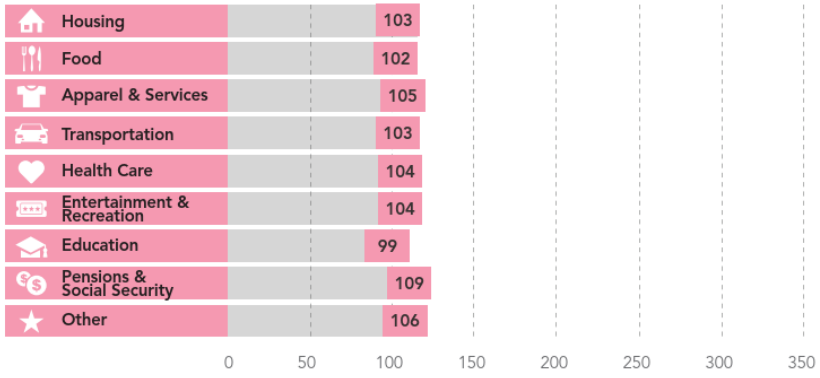

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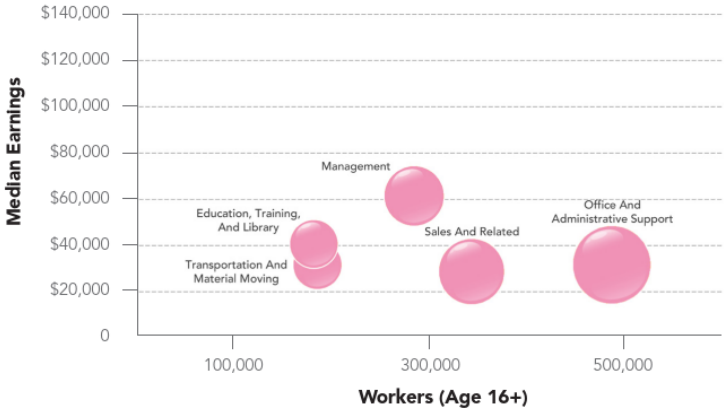

GARLAND

4B

LifeMode Group: Family Landscapes

Home Improvement

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Enjoy working on home improvement projects and watching DIY networks.
- Make frequent trips to warehouse/club and home improvement stores in their minivan or SUV.
- Own a giant screen TV with fiber-optic connection and premium cable; rent movies from Netflix.
- Very comfortable with new technology; embrace the convenience of completing tasks on a mobile device.
- Enjoy dining at Chili's, Chick-fil-A, and KFC.
- Frequently buy children's clothes and toys.

HOUSING

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Typical Housing:
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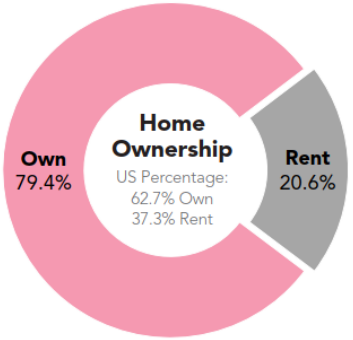

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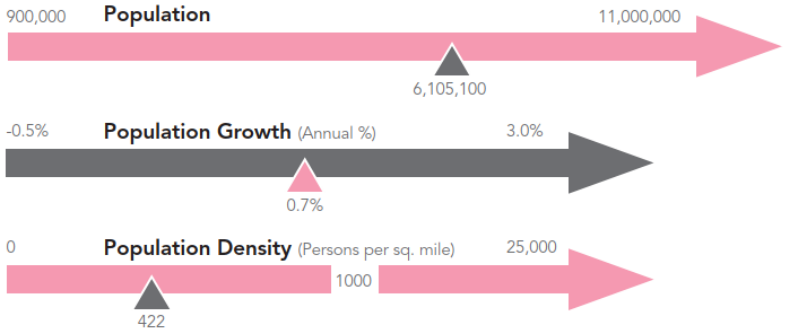

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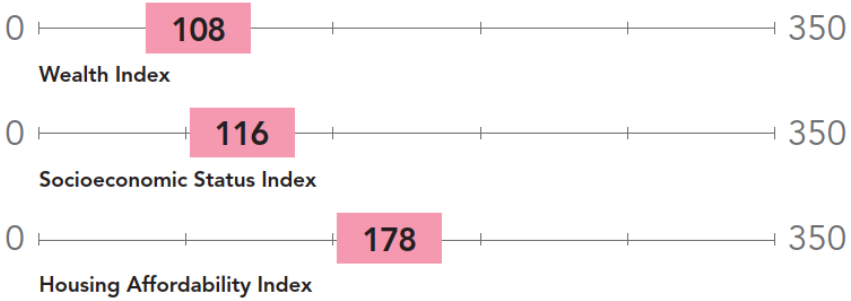

4B

LifeMode Group: Family Landscapes

Home Improvement

TAPESTRY SEGMENTATION
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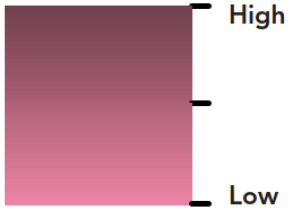
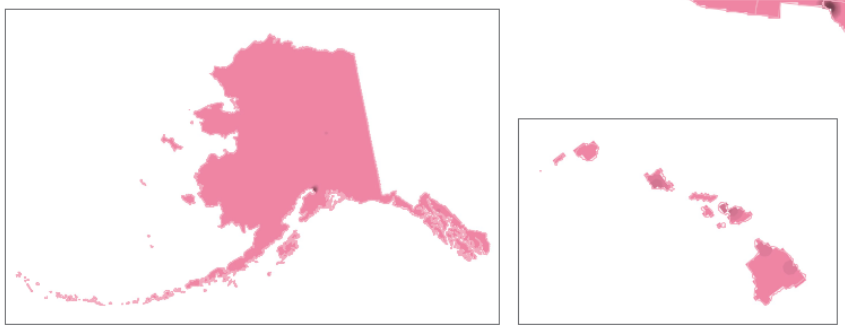
SEGMENT DENSITY

This map illustrates the density and distribution of the *Home Improvement* Tapestry Segment by households.





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esri THE SCIENCE OF WHERE

LifeMode Group: Sprouting Explorers

Forging Opportunity

7D

Households: 1,289,900

Average Household Size: 3.62

Median Age: 28.9

Median Household Income: $38,000

WHO ARE WE?

Family is central within these communities, bringing rich traditions to these neighborhoods in the urban outskirts. Dominating this market are younger families with children or single-parent households with multiple generations living under the same roof. These households balance their budgets carefully but also indulge in the latest trends and purchase with an eye to brands. Most workers are employed in skilled positions across the manufacturing, construction, or retail trade sectors.

TAPESTRY SEGMENTATION
esri.com/tapestry

OUR NEIGHBORHOOD

- Family market; over a third of all households are married couples with children, with a number of multigenerational households and single-parent families; household size is higher at 3.62.
- While most residents live in single-family homes, almost 10% of householders reside in mobile home parks.
- Homes are owner occupied, with slightly higher monthly costs (Index 103) but fewer mortgages (Index 83).
- Most are older homes, nearly 60% built from 1950 to 1989.
- Most households have one or two vehicles; many commuters car pool or walk to work (Index 145).
- *Forging Opportunity* residents live within the urban periphery of larger metropolitan areas across the South and West.

SOCIOECONOMIC TRAITS

- While a majority finished high school, over 40% have not (Index 321).
- Labor force participation is slightly lower at 61%.
- More than one in four households is below the poverty level (Index 183).
- Residents balance their budgets carefully by spending only on necessities and limiting activities like dining out.
- Many have no financial investments or retirement savings, but they have their homes.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

7D

LifeMode Group: Sprouting Explorers

Forging Opportunity

TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

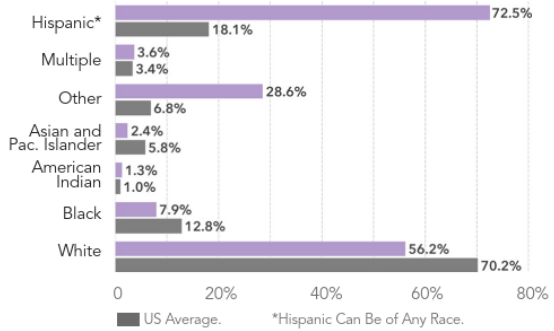
Median Age: 28.9 US: 38.2

Indicates US

RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 80.6 US: 64.0

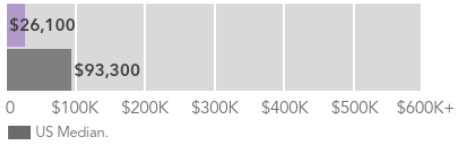


INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

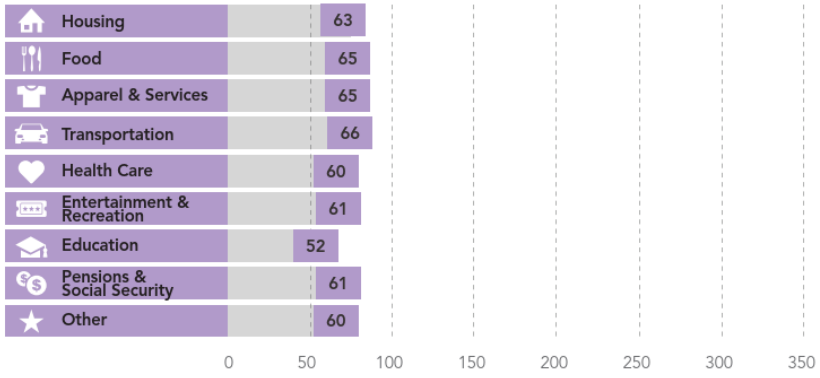
Median Household Income

Median Net Worth



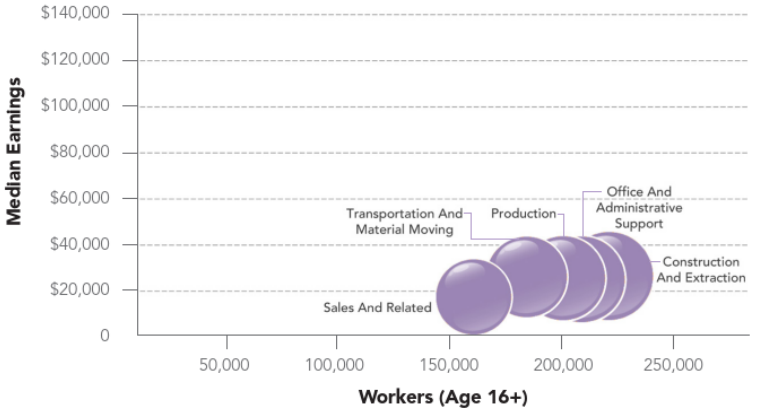
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



7D

LifeMode Group: Sprouting Explorers

Forging Opportunity

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Residents shop at discount and department stores like Walmart, Dollar General/Family Dollar, and JC Penney for baby and children's products.
- Many households subscribe to satellite television to watch their favorite programs.
- Magazines are extremely popular sources of news and the latest trends, including women's fashion, bridal, and parenthood types of magazines.

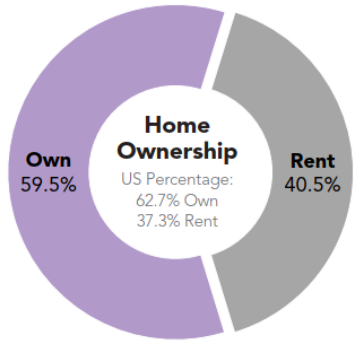
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

Typical Housing:
Single Family

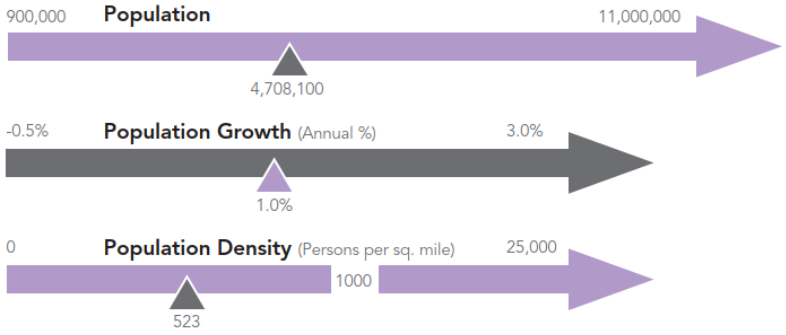
Median Value:
$92,200

US Median: $207,300



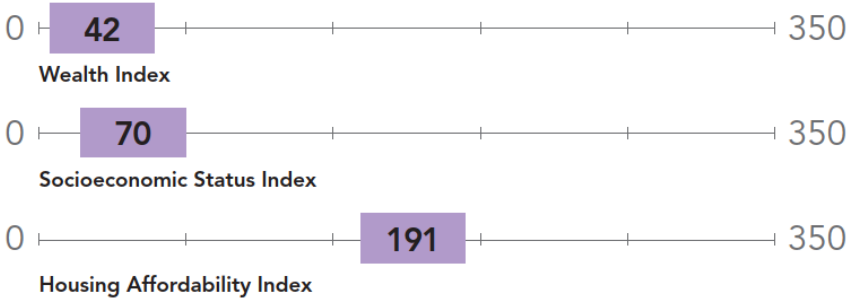
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



7D

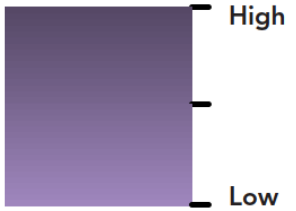
LifeMode Group: Sprouting Explorers

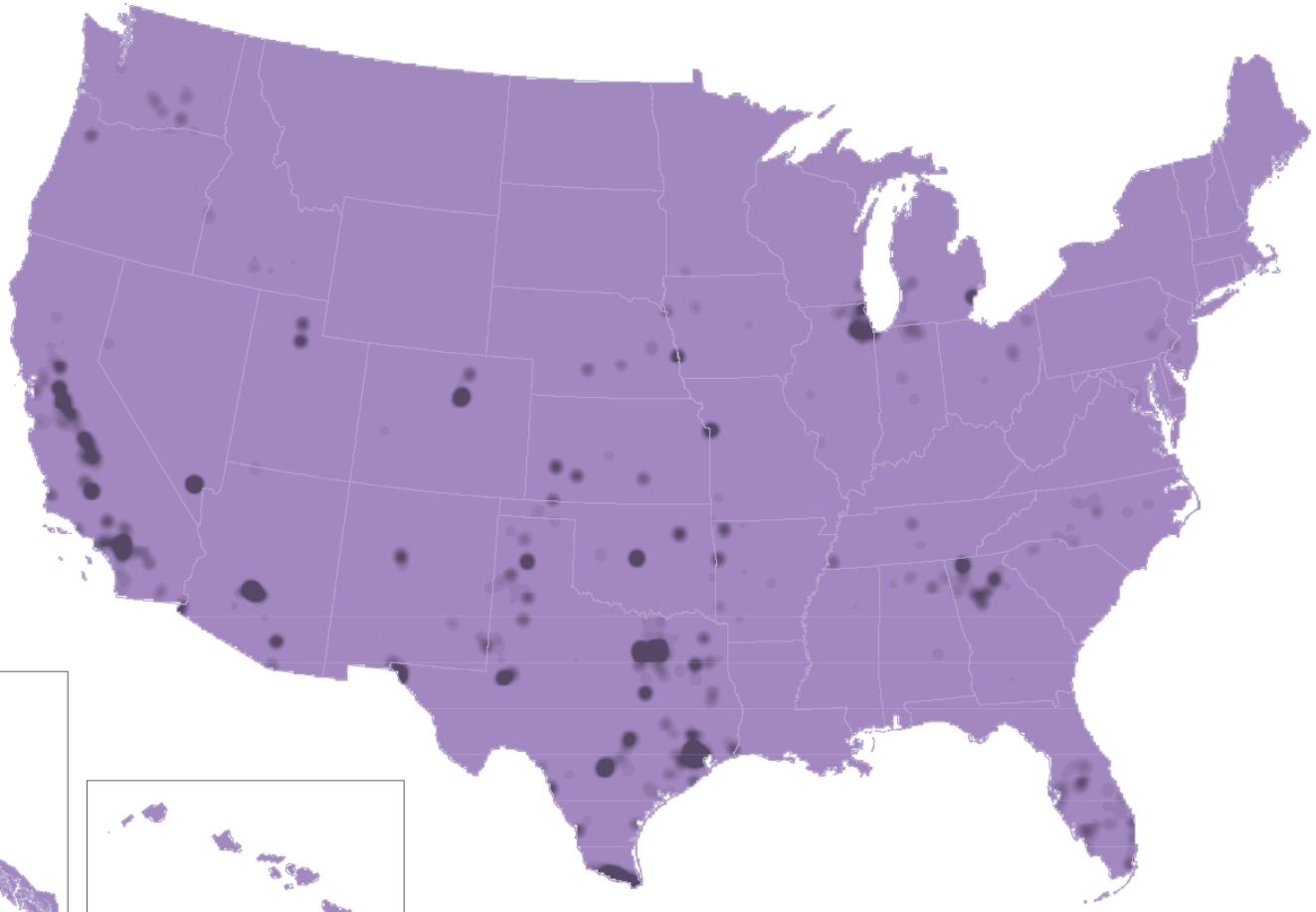
Forging Opportunity

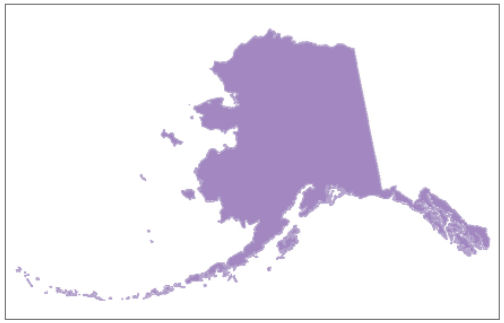
TAPESTRY SEGMENTATION
esri.com/tapestry

SEGMENT DENSITY

This map illustrates the density and distribution of the *Forging Opportunity* Tapestry Segment by households.







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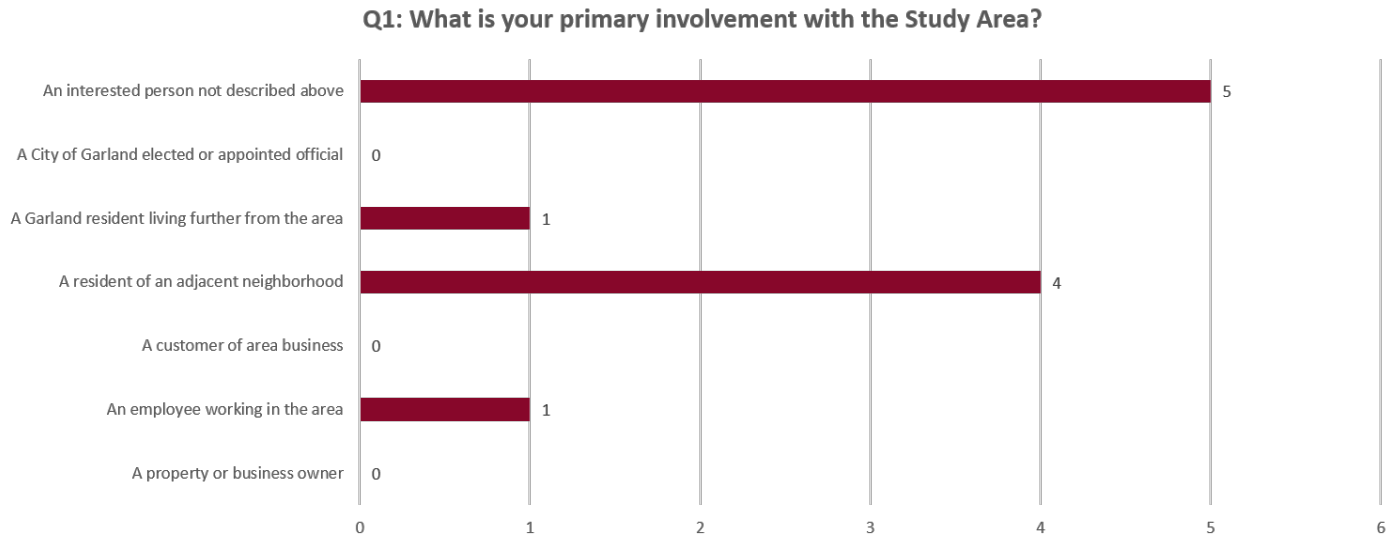
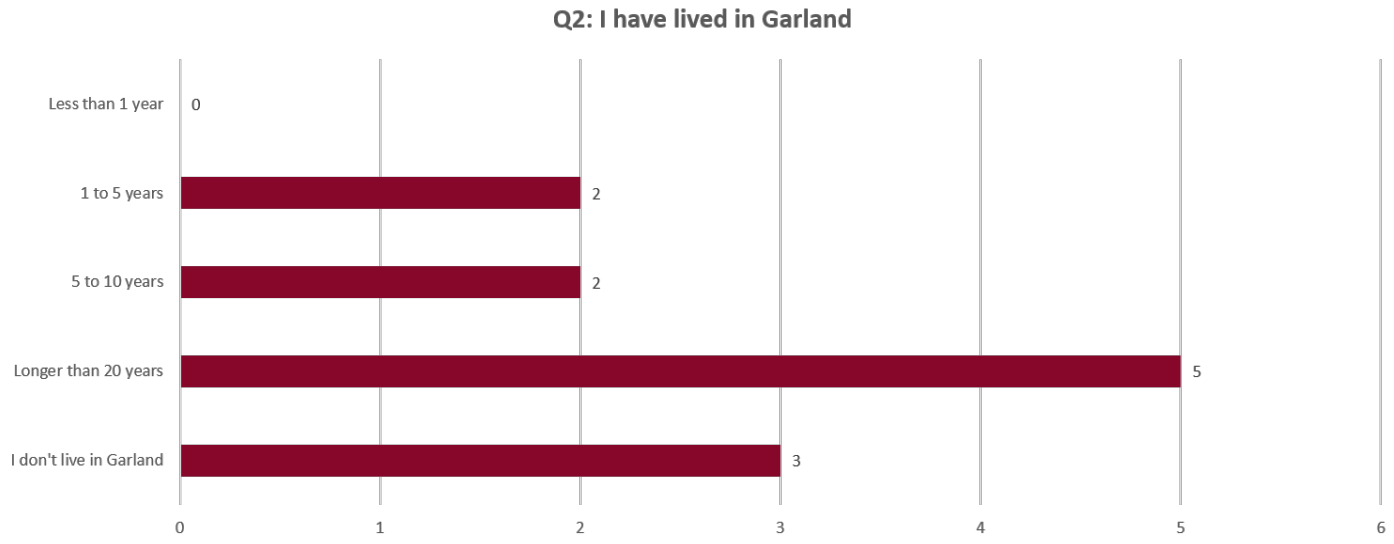
APPENDIX D
ONLINE SURVEY RESULTS

12 RESPONSES*

*NOTE: ALL QUESTIONS WERE NOT REQUIRED TO ANSWER. THEREFORE, SOME QUESTIONS MAY HAVE LESS THAN 12 RESPONSES.





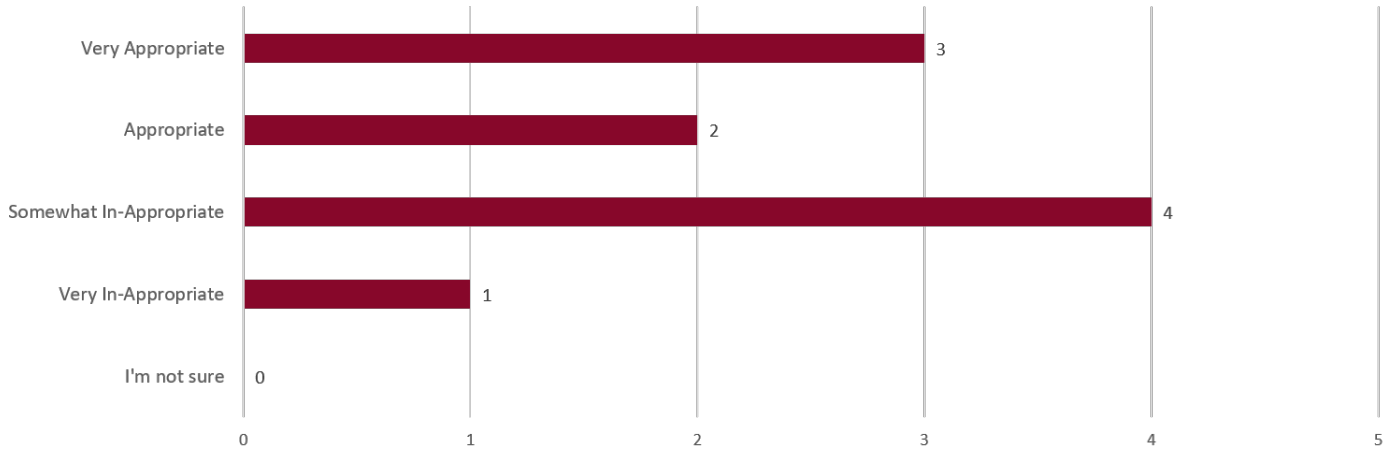
Q3: Which Garland Neighborhood is my Home?
I don't live in Garland.
I live near Plano and Buckingham.
Duck Creek
Middle Glen area
Shores of Eastern Hills
Westcreek Estates in Council District 6.
Duck Creek Dr
Broadway Village
Near Audubon park
Glen Heights

Q4: How would you describe the best possible way for this area to contribute to Garland's future quality of life and economic vitality?
Desirable living area. This area has access to DART, a grocery store, restaurants (limited, but they're there), walking/bike trails and green space, plus easy access to I-30 and LBJ.
Leave it alone. We don't need to use up every bit of land. There are plenty of run down areas that should be redone first.
I would like some retail, entertainment and restaurants similar to what is happening near Firewheel and also the Station in Sachse. I would like more restaurant options that are not fast food. My family typically goes to Rowlett and Rockwall across the lake for retail, restaurants and entertainment. I would love to have more options to spend our money in Garland
Preserve green space. Walking access to DART and retail is rare and valuable for those who want to age in place. Add enough residential and retail to boost tax base.
Appealing residential living/restaurants
A nice sit-down restaurant or a pocket neighborhood of small, truly affordable houses, in the upper 90s-low 100s. I know it is zoned retail and that the minimum square footage for houses is much larger than what I'm suggesting, 900-1200 sq. ft, but there are no new, truly affordable houses anywhere in Garland.
Urban residential and restaurants for nearby employees.
Restaurant row
Horizontal mixed-use to provide better dining options and urban residential for density needed to revitalize existing retail.

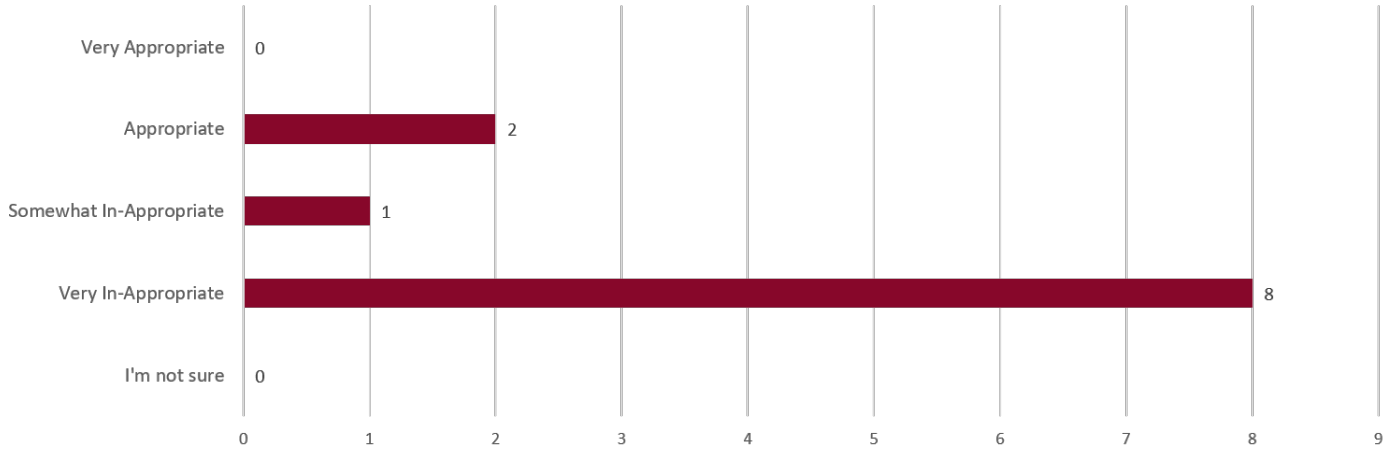
Q5: If this area was re-branded, what words would you use to describe it?
SouthSide!
A home base with easy access to day-to-day necessitities (food, bank, car care, highways, and park area). This area could be great for those who drive, who walk, and who bike.
Sad.
South on Broadway
No suggestions.
Green living
I'm not sure I understand the question.
Pedestrian friendly. Livable.
Retail entertainment
Pedestrian

Q6.1: How appropriate are these uses in this area? (please select one per row)

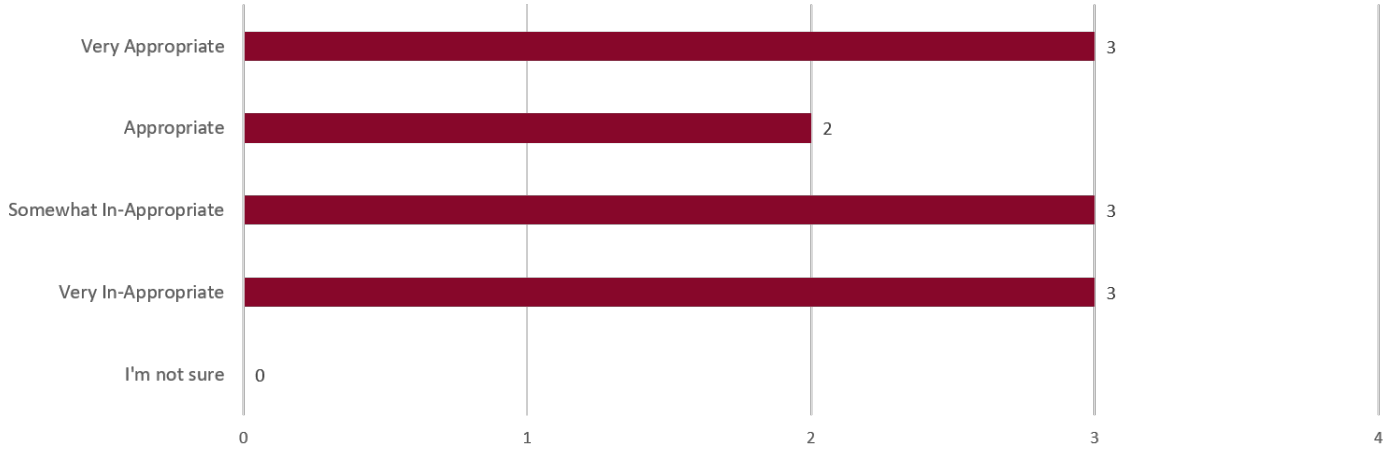
Art and Entertainment Spaces



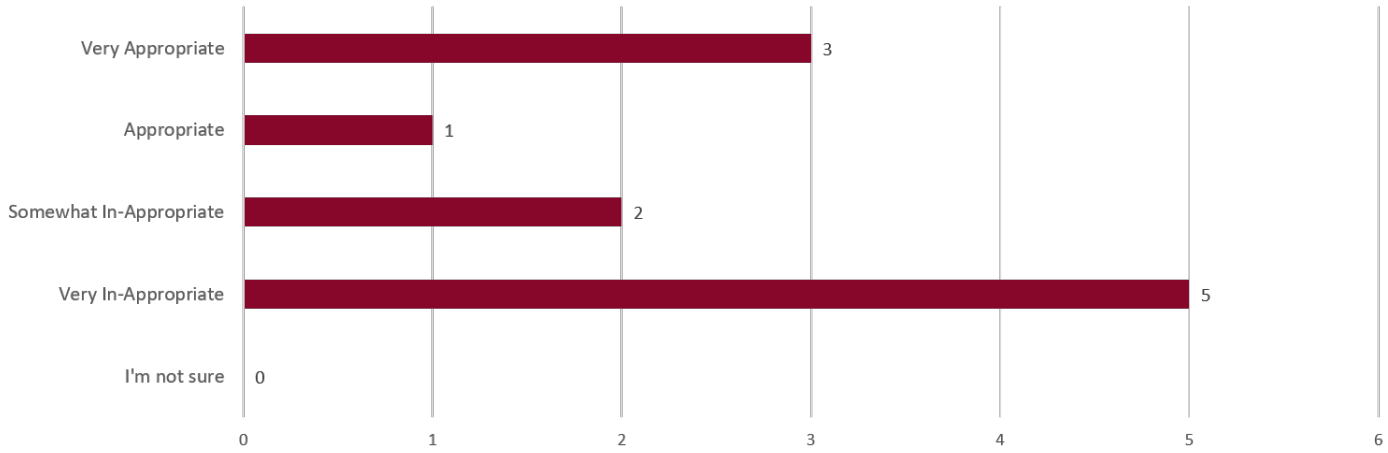
Q6.2: How appropriate are these uses in this area? (please select one per row)
Low Density Homes (Medium to Large Lot Detatched Homes)



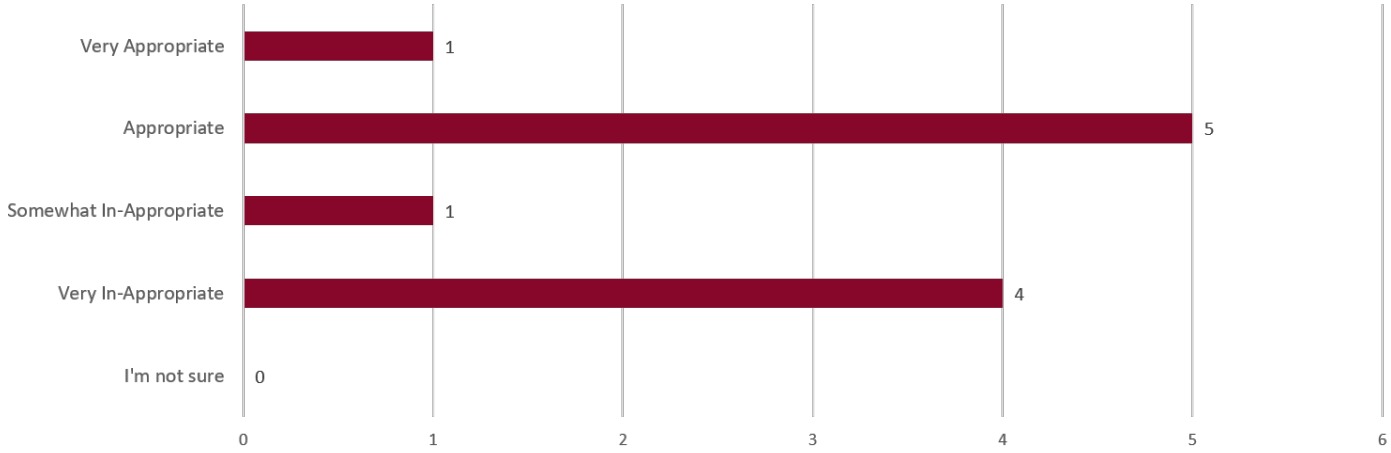
Q6.3: How appropriate are these uses in this area? (please select one per row)
Medium Density Homes (Townhomes or Small Lot Detached Homes)



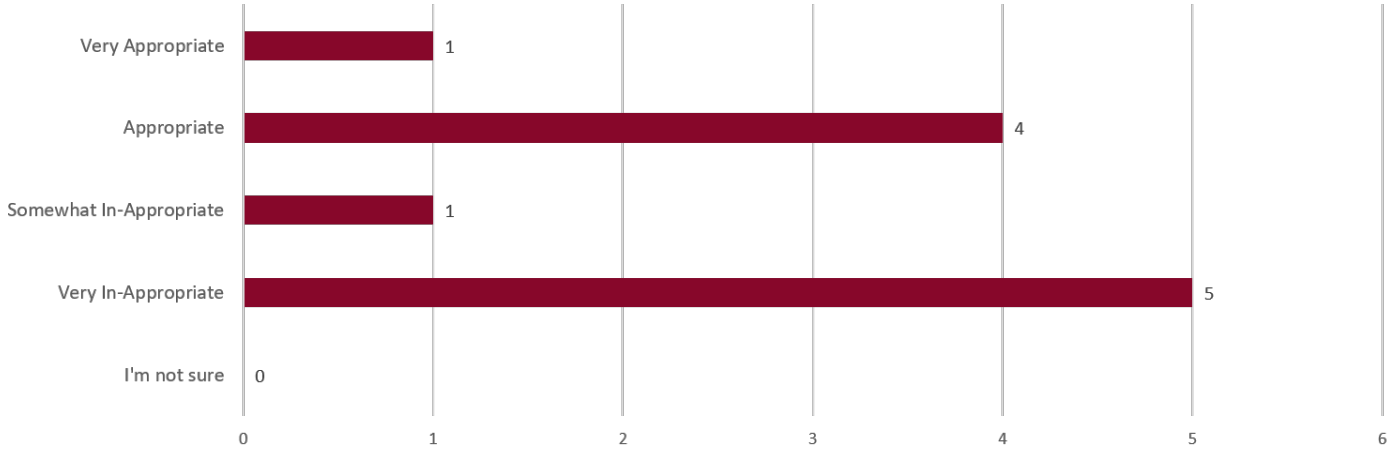
Q6.4: How appropriate are these uses in this area? (please select one per row)
Higher Desnity Homes (Multifamily or Condos)



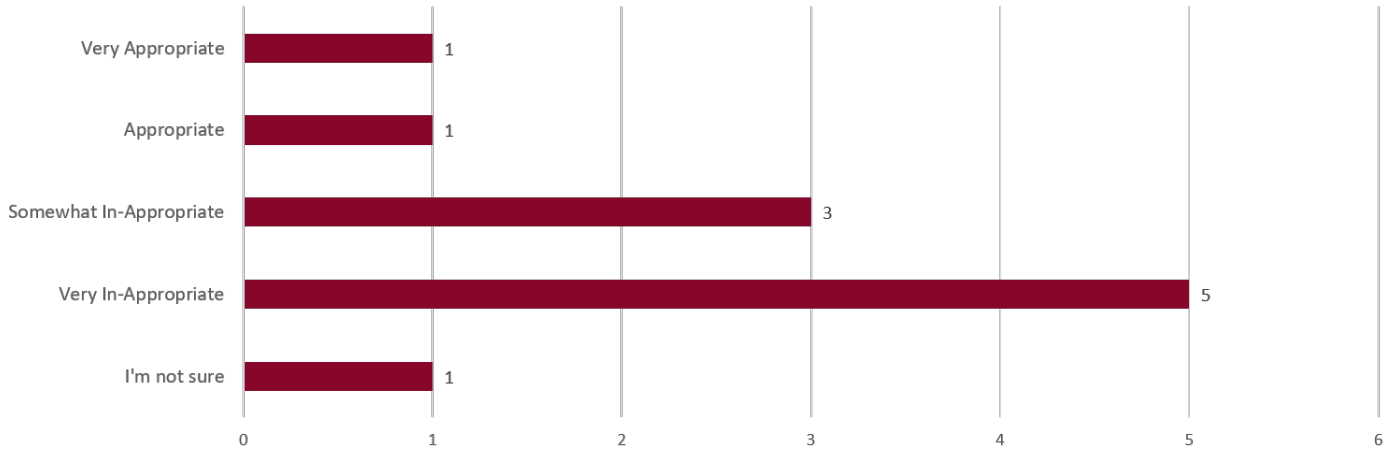
Q6.5: How appropriate are these uses in this area? (please select one per row)
Mixed Use Buildings with Residential and Commercial Uses



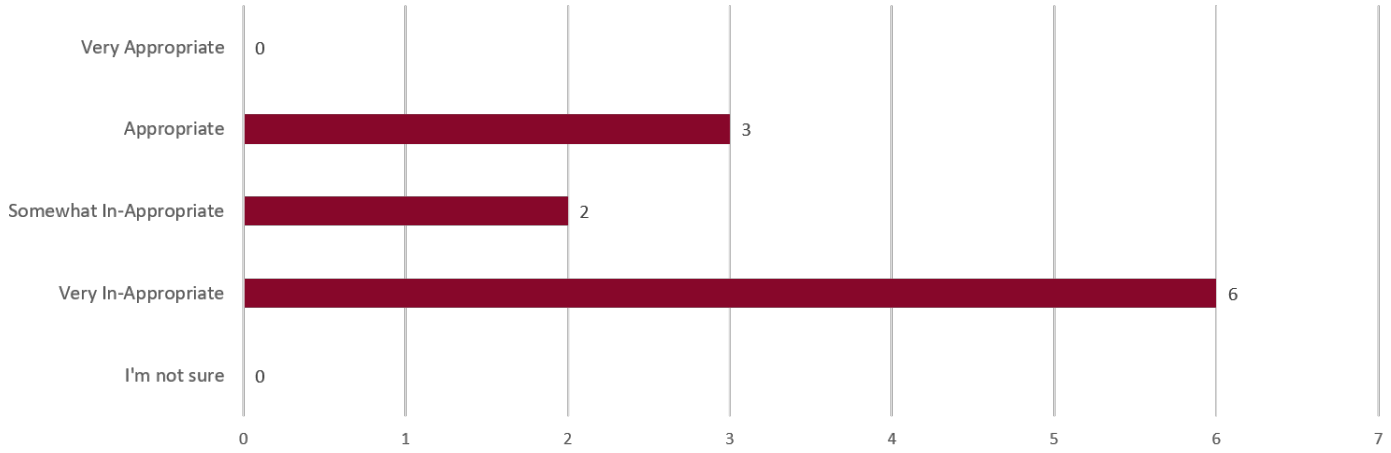
Q6.6: How appropriate are these uses in this area? (please select one per row)
Housing for Active Seniors



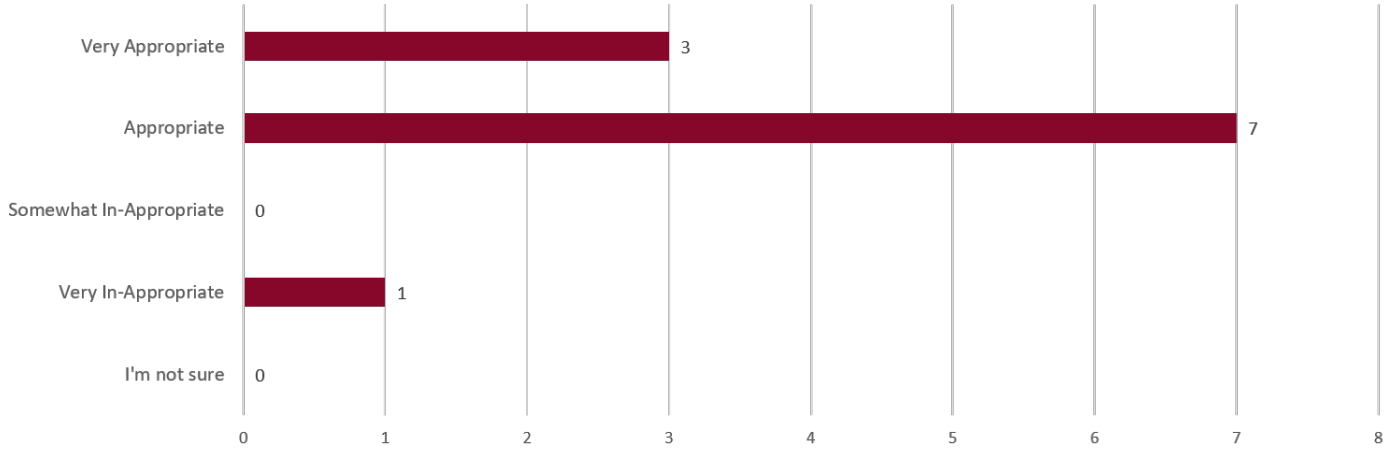
Q6.7: How appropriate are these uses in this area? (please select one per row)
Assisted Living



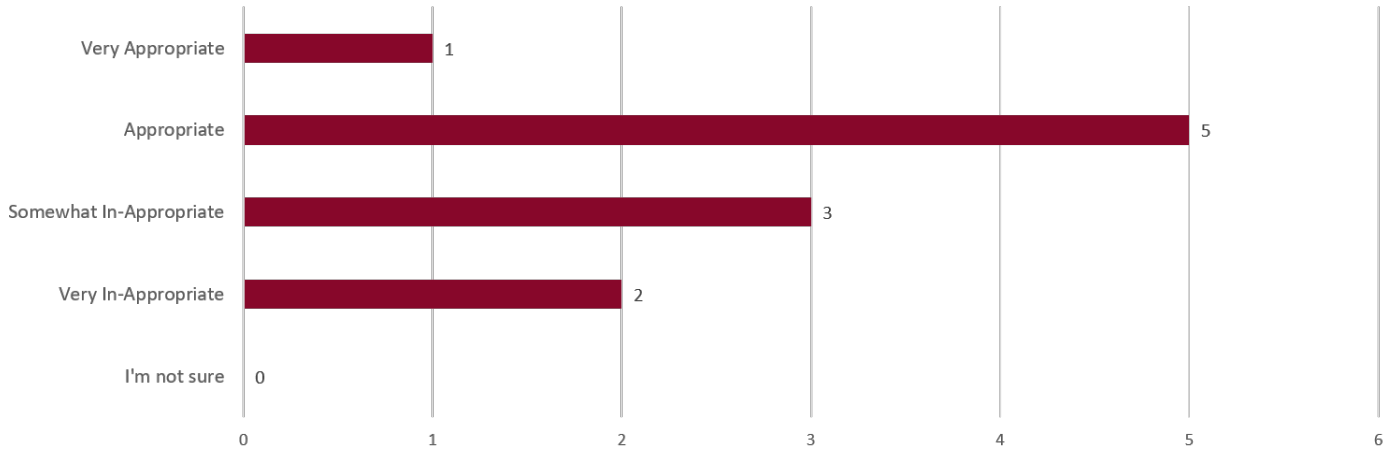
Q6.8: How appropriate are these uses in this area? (please select one per row)
Office or Employement



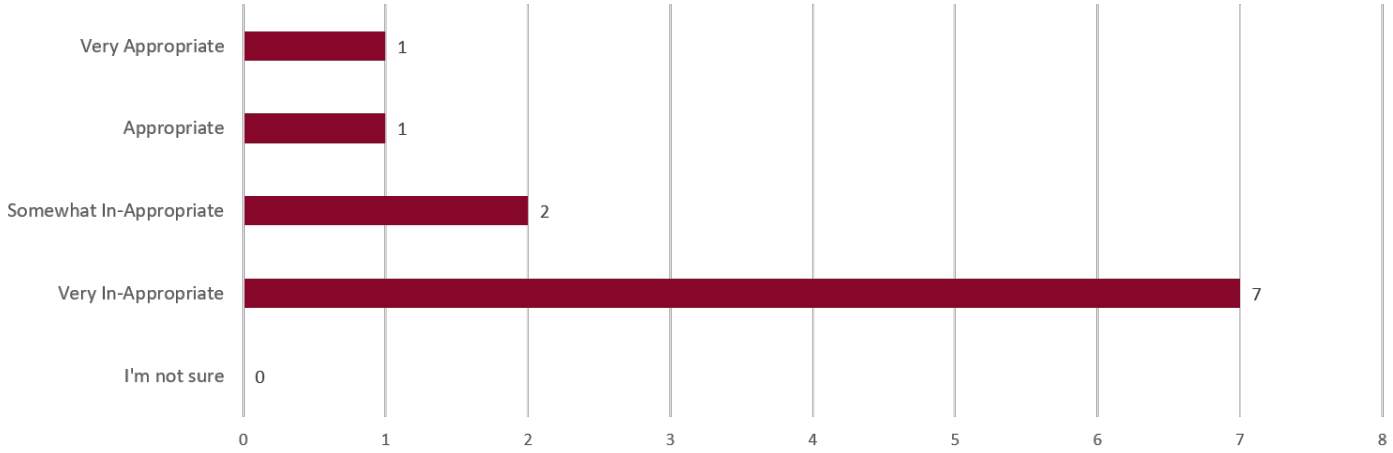
Q6.9: How appropriate are these uses in this area? (please select one per row)
Restaurants



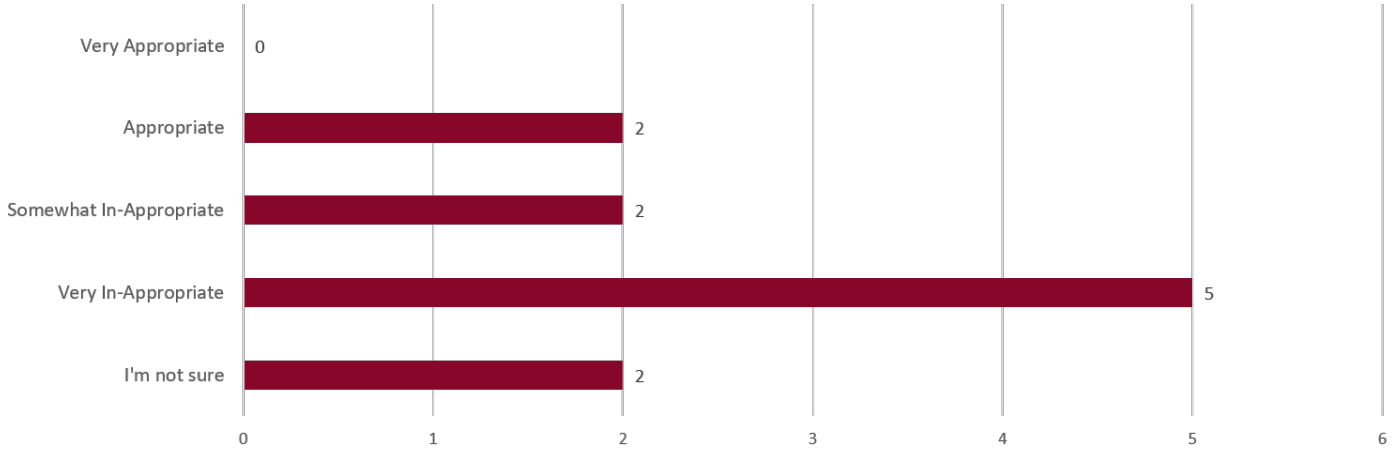
Q6.10: How appropriate are these uses in this area? (please select one per row)
Retail Uses



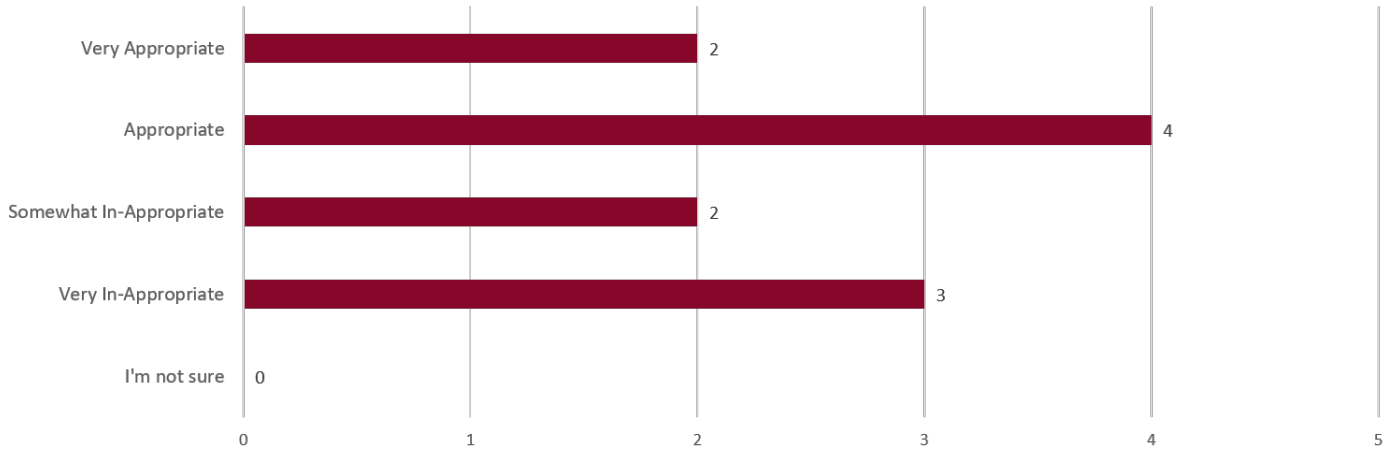
Q6.11: How appropriate are these uses in this area? (please select one per row)
Hotel



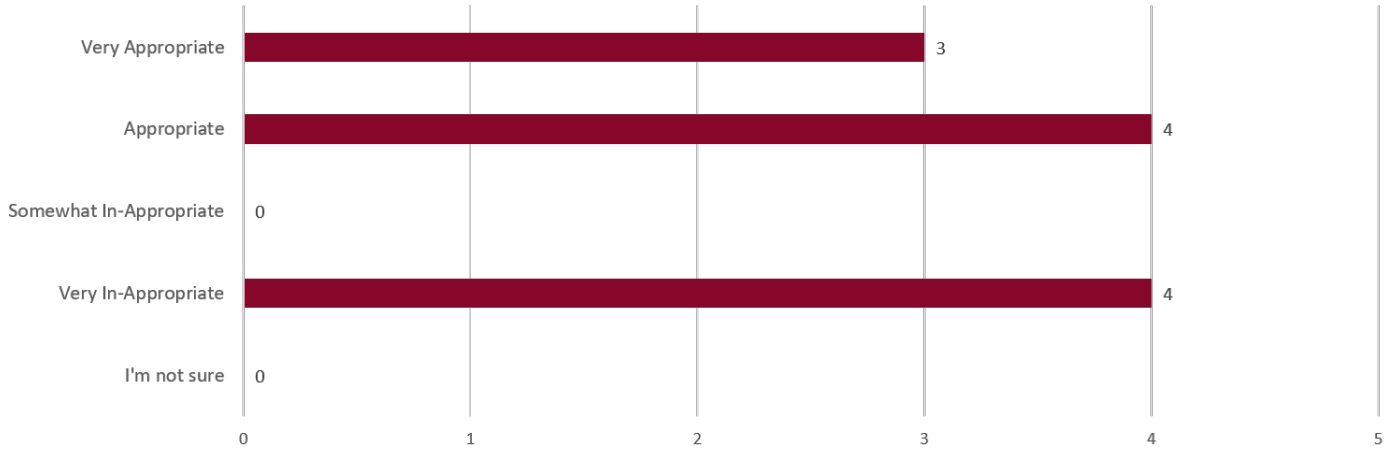
Q6.12: How appropriate are these uses in this area? (please select one per row)
Business Incubator



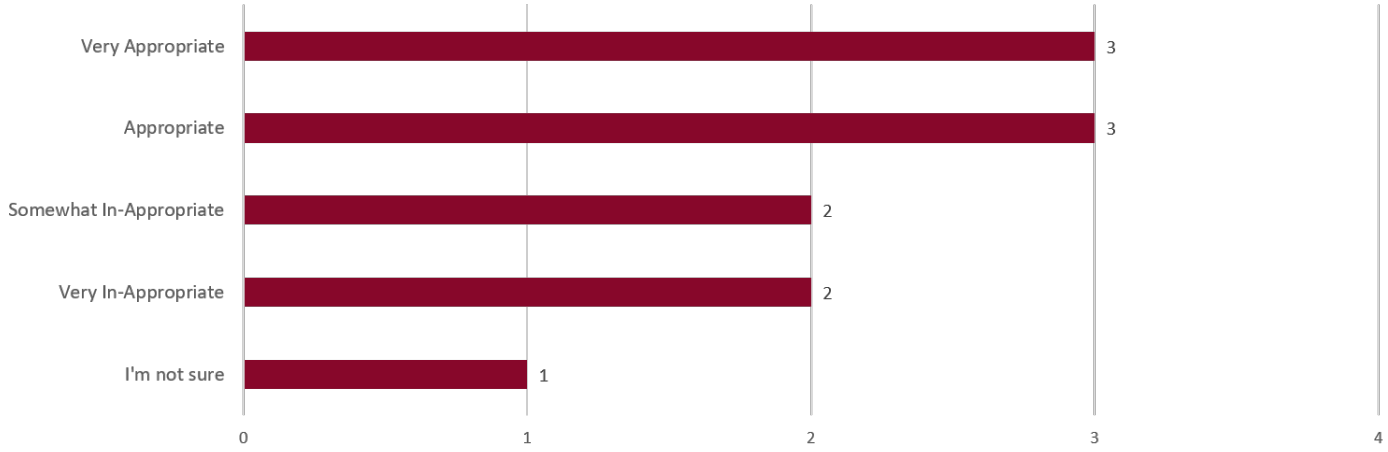
Q6.13: How appropriate are these uses in this area? (please select one per row)
Park



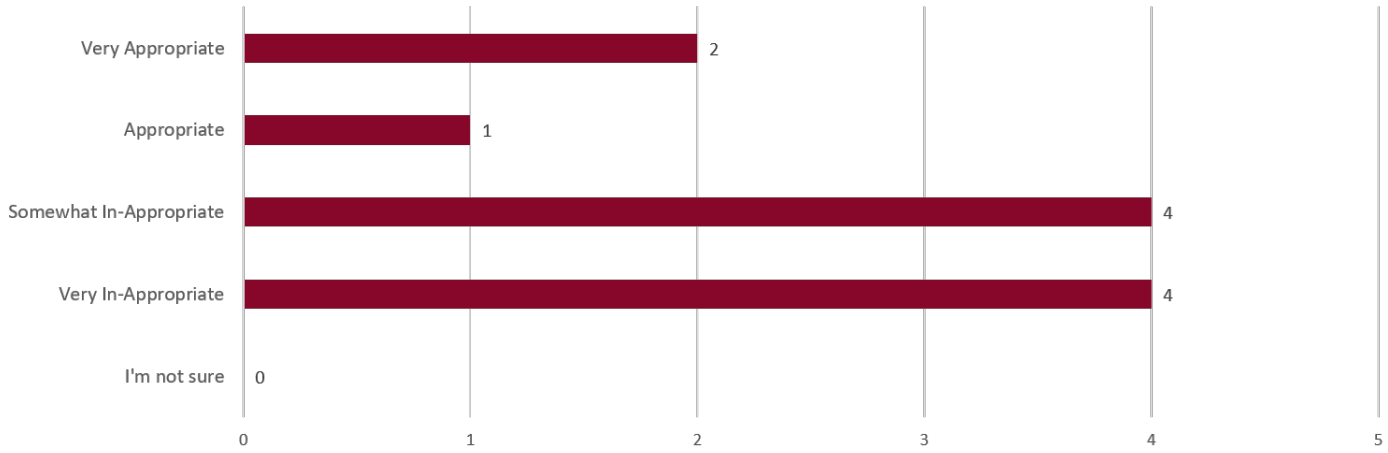
Q6.14: How appropriate are these uses in this area? (please select one per row)
Open Space (Public or Private)



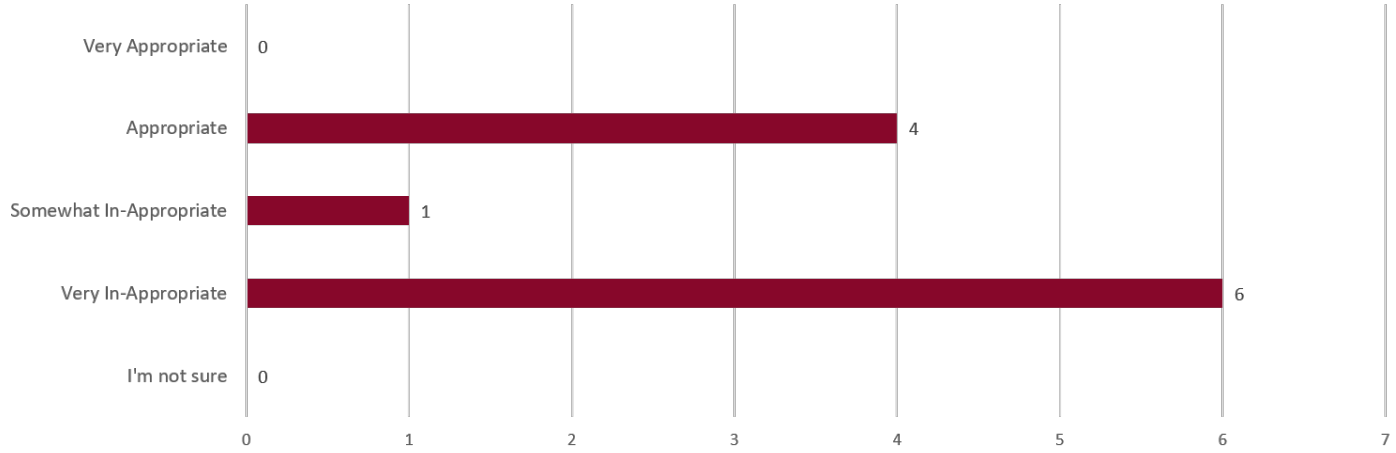
Q6.15: How appropriate are these uses in this area? (please select one per row)
Live-Work Spaces



Q6.16: How appropriate are these uses in this area? (please select one per row)
Medical or Health Services

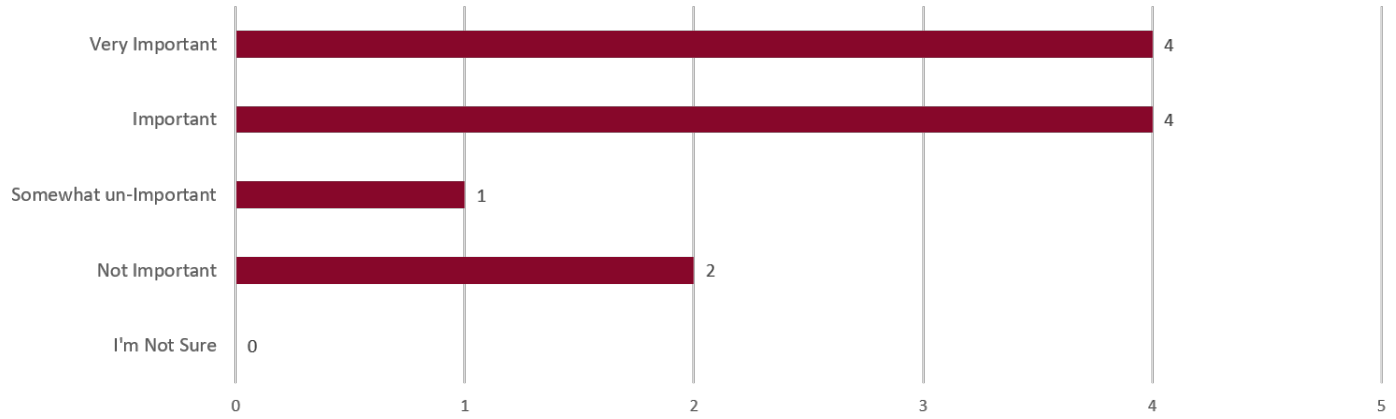


Q6.17: How appropriate are these uses in this area? (please select one per row)
Professional or Personal Services

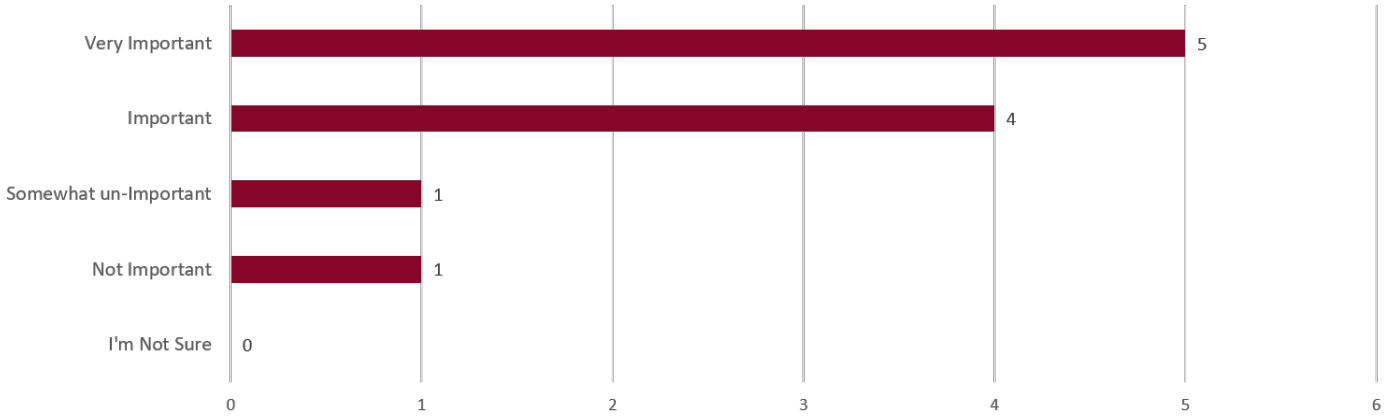


Q7: Are there any additional uses not mentioned that should be noted?
Keep it as is.
No
Best usage depends in part on what else is planned along LBJ. This section should be considered within the larger context.
No
No
No
Industrial, box retail

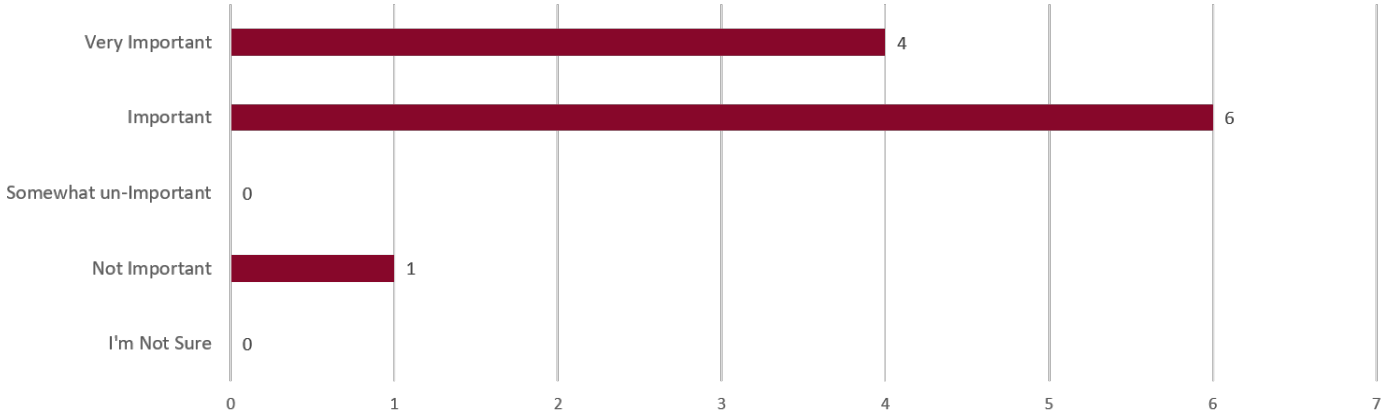
Q8.1: How Important are these ideas about connections to and within the Study Area?
Residents of nearby neighborhoods should be able to walk or bike to shops and restaurants easily and safely.



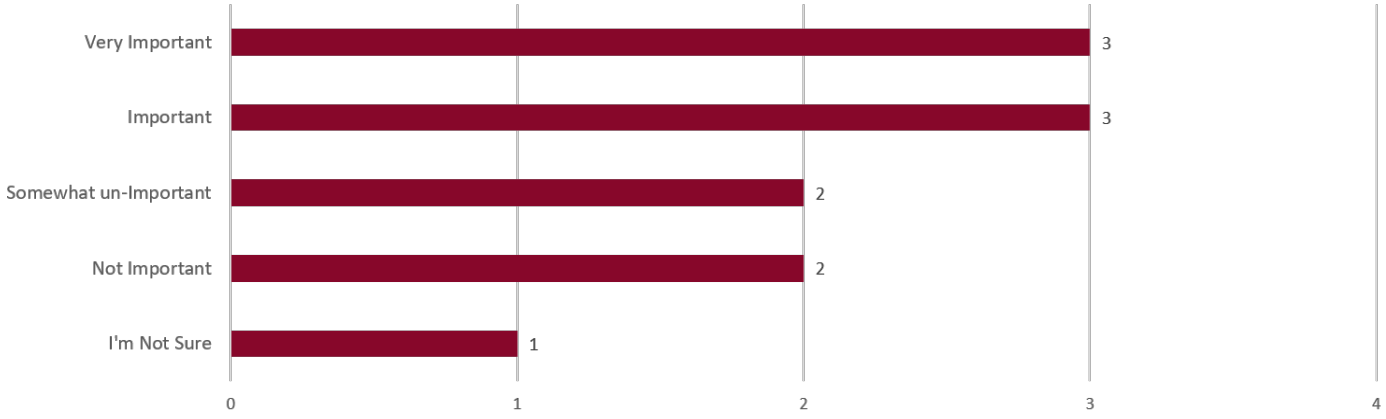
Q8.2: How Important are these ideas about connections to and within the Study Area?
Prioritize safe pedestrian connections from the study area to the trail and other open space amenities.



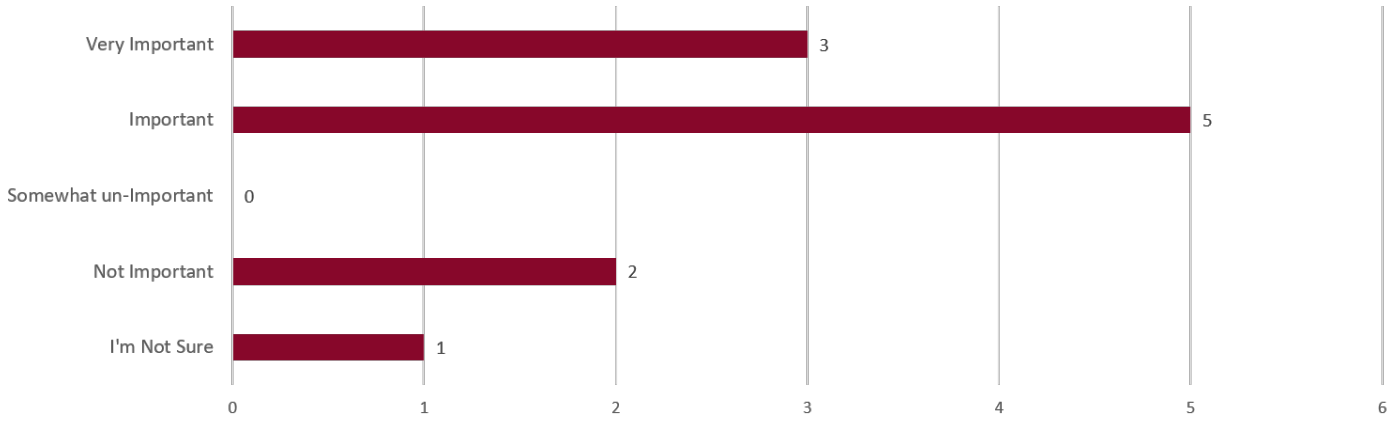
Q8.3: How Important are these ideas about connections to and within the Study Area?
Bike or pedestrian connections between residential and business areas will make this area more appealing to people who live and work In the area.



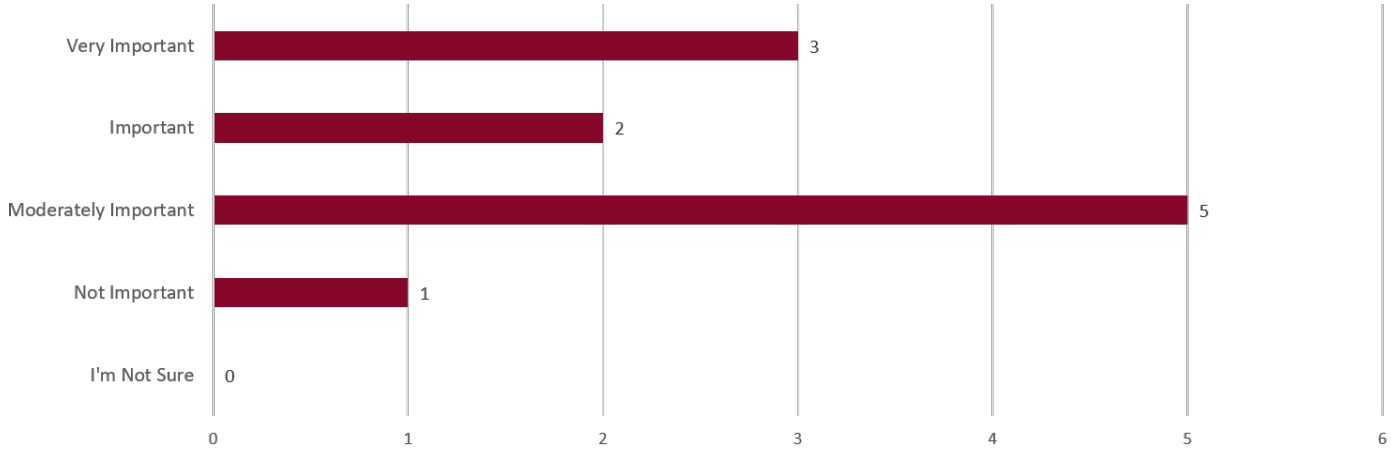
Q8.4: How Important are these ideas about connections to and within the Study Area?
People who work in or near this area should be able to safely reach shops, services or restaurants without driving and parking their cars in the commercial areas.



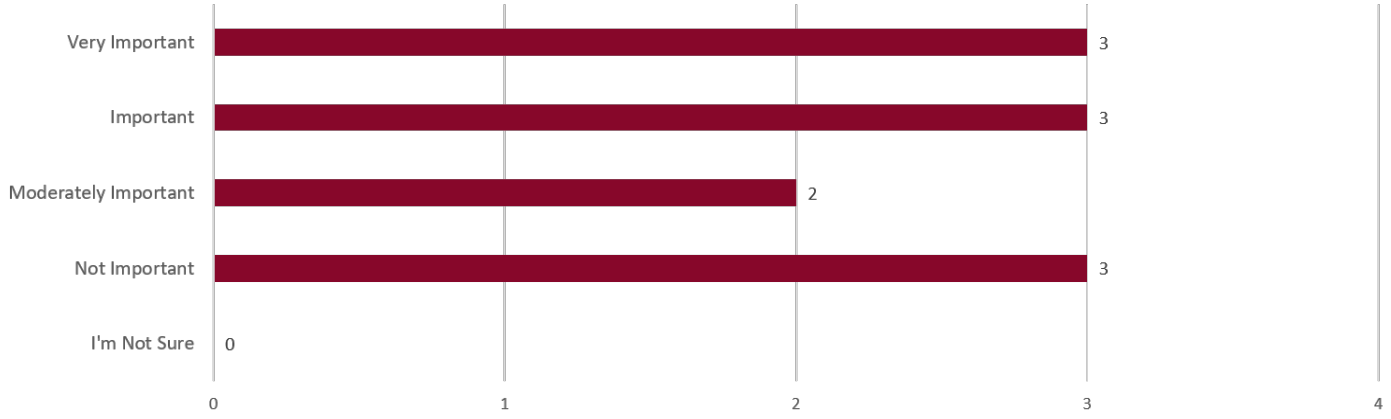
Q8.5: How Important are these ideas about connections to and within the Study Area?
People visiting this area should be able to park once and then walk to various offices, shops and services within the study area.



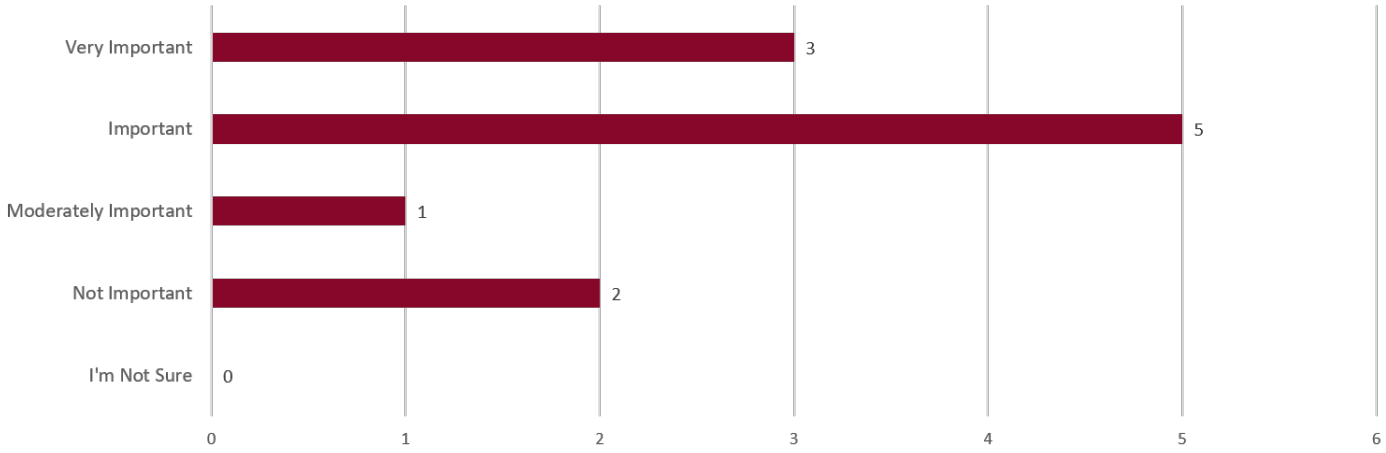
Q9.1: Rate appropriateness of mobility and connection ideas.
New vehicular routes should be pedestrian and bike friendly.



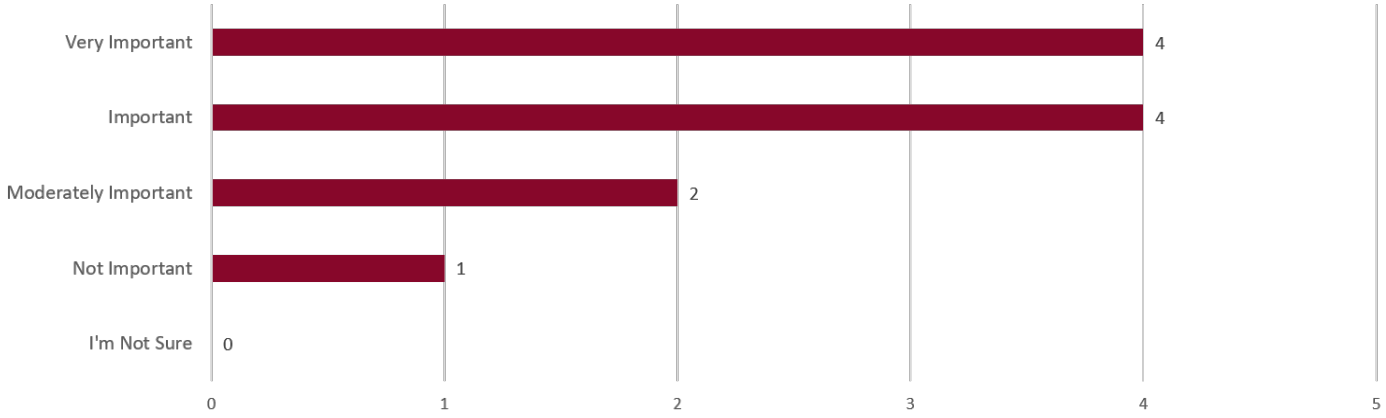
Q9.2: Rate appropriateness of mobility and connection ideas.
Vehicular and pedestrian routes should make it easier to traverse the site, provide cross access, and have key linkages for the community.



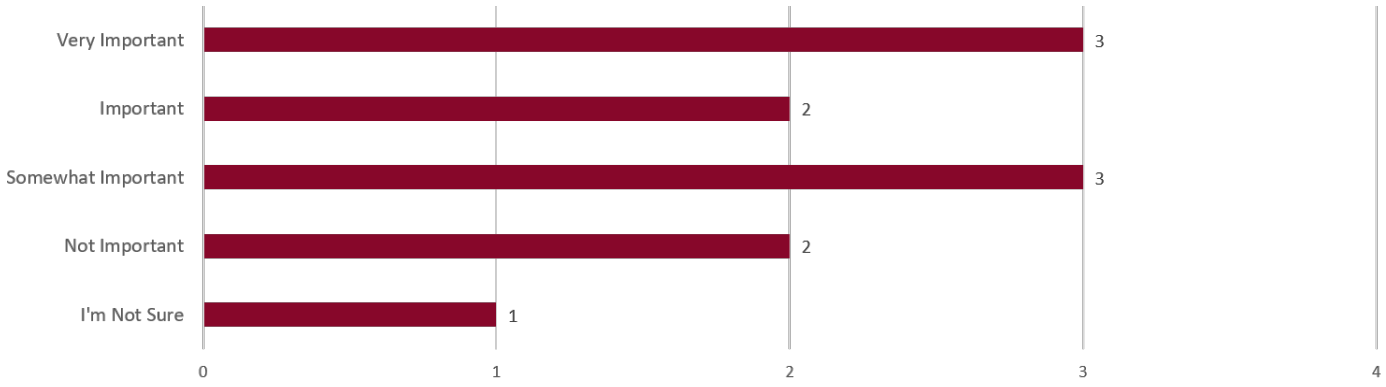
Q9.3: Rate appropriateness of mobility and connection ideas.
Cut-through traffic should be discouraged through the study area.



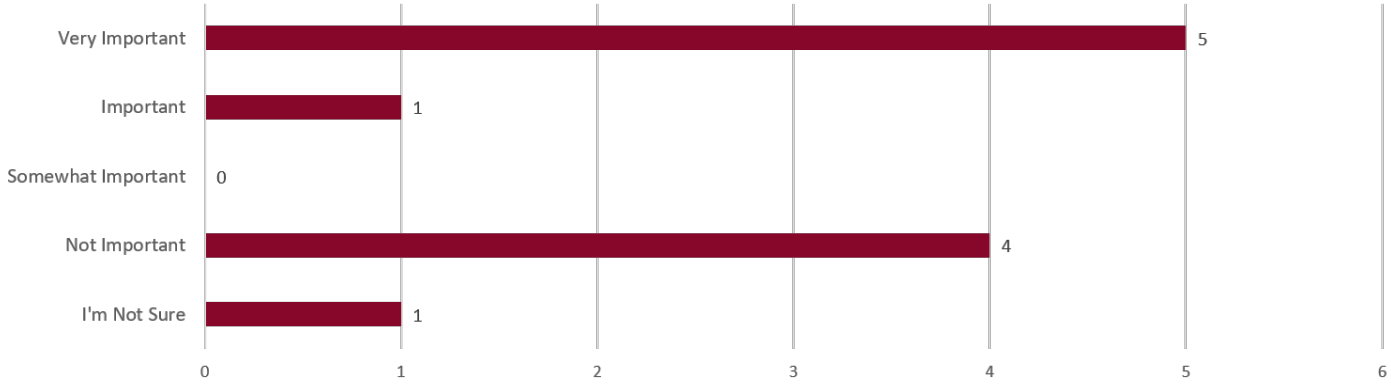
Q9.4: Rate appropriateness of mobility and connection ideas.
Future development should provide for walkable streetscapes and frontages linking to the overall block network.



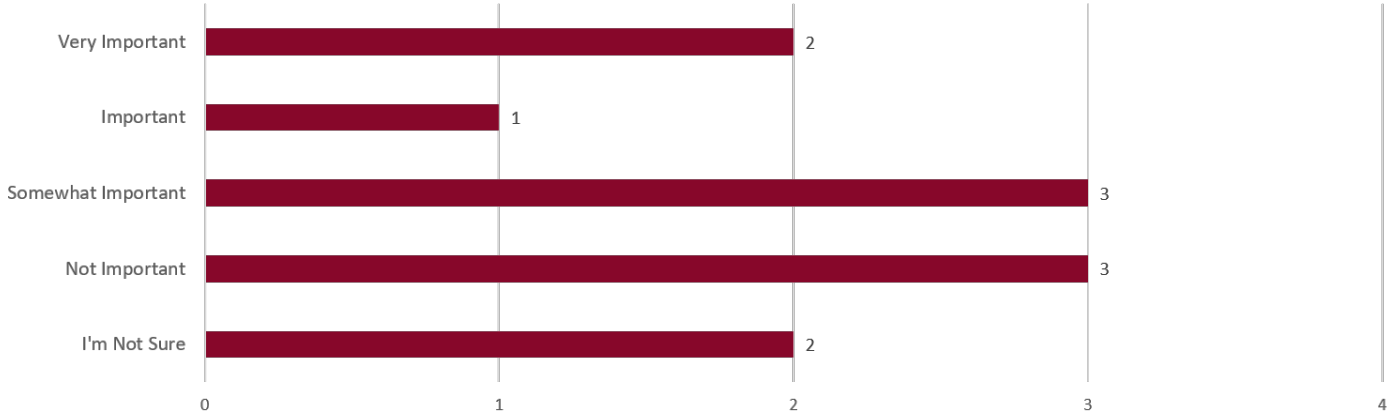
Q10.1: How important are these ideas about transitions and separations between various uses and activities in and around this study area?
Landscaped screening (like trees, shrubs or other vegetation) is important on the edge of the study area adjacent to



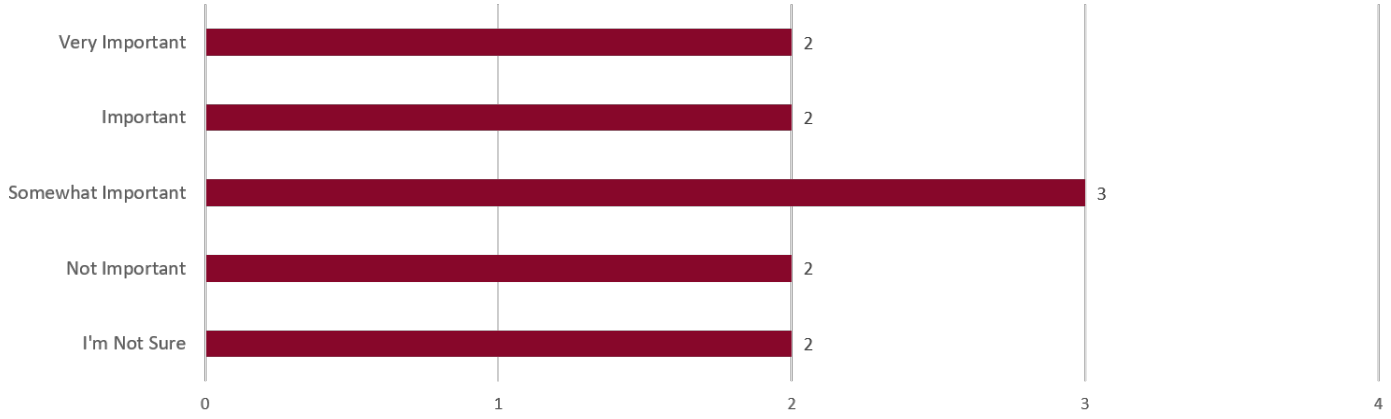
Q10.2: How important are these ideas about transitions and separations between various uses and activities in and around this study area?
Physical barriers like screening walls, fences or other sorts of buffers should separate new devleopment from existin



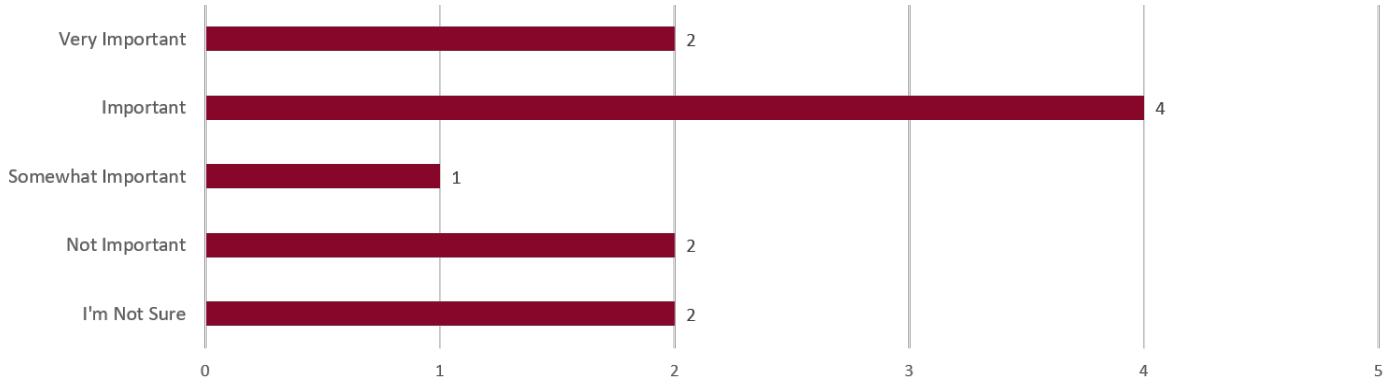
Q10.3: How important are these ideas about transitions and separations between various uses and activities in and around this study area?
Locating less intense uses adjacent to the existing neighborhoods.



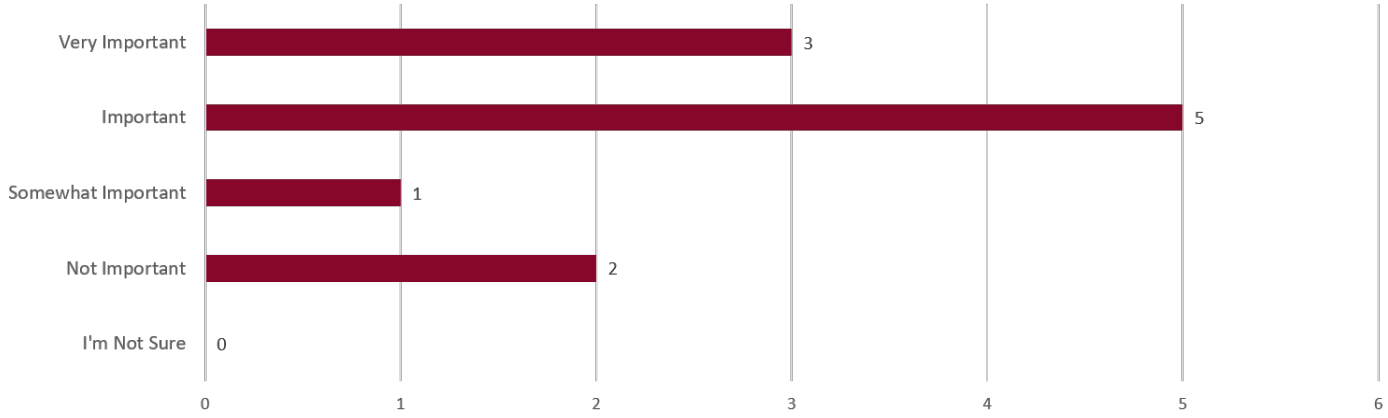
Q10.4: How important are these ideas about transitions and separations between various uses and activities in and around this study area?
Locating more intense uses adjacent to retail and commercial areas.



Q10.5: How important are these ideas about transitions and separations between various uses and activities in and around this study area?
The street system should not have vehicular connections between residential and non-residential areas.



Q10.6: How important are these ideas about transitions and separations between various uses and activities in and around this study area?
Pedestrians should be able to move between residential areas and non-residential areas.



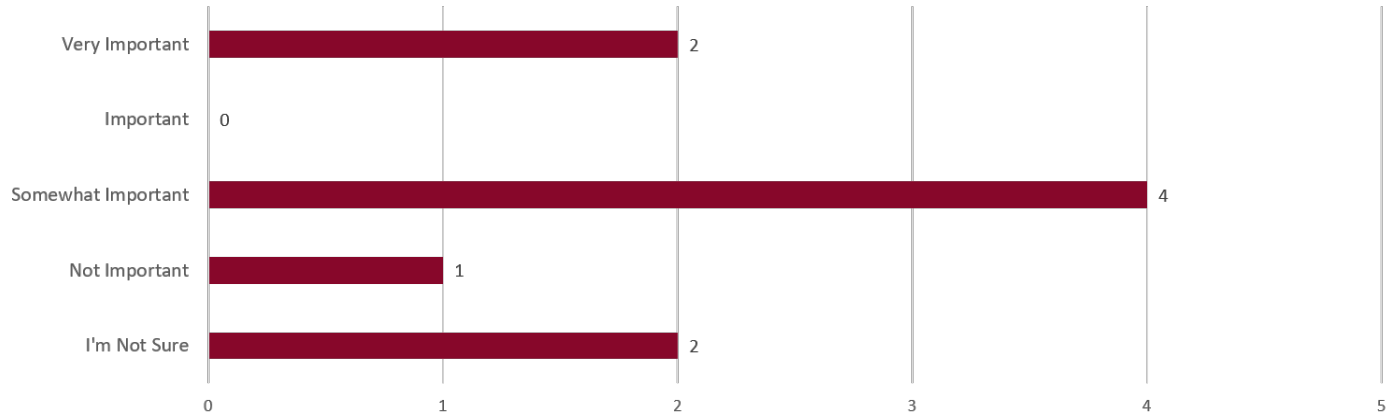
Q11: If you have other ideas about connections, transitions, and separations please share them here.
Walkability is important, so there can't be physical barriers between, say, new housing and existing retail.
I know leaving it as is probably isn't an option at this point. If something absolutely had to go there, let it be healthy. I don't eat or go food shopping within Garland because it's all crap food. A Trader Joe's, Central Market, Sprouts, anything with healthier options would be nice.
Safety needs to be a priority. This is not necessary known as a safe area.
None at this time
None
New development should not provide vehicular connection as existing connections are available.

Q12: In relation to the hike/bike trail on the west side of Greenbelt Parkway, what should be considered for the development of the subject property.
I can't think of another area that has access to trails, transit (DART), and nearby retail. This is a desirable combination. It would be nice to tie the trails to whatever is built there. The tie could be something visual (color) or physical (art installations), or something else along those lines.
Nothing.
Safety
Development should include places to lock bikes. Patio dining appeals to cyclists, pedestrians, and area workers.
Residential living and restaurants
I'm not sure what you're asking
Connectivity for new mid-density apartments to be able to use existing trail
Don't know
Connectivity to new development. Market rate urban residential units that can benefit from the adjacent trail.

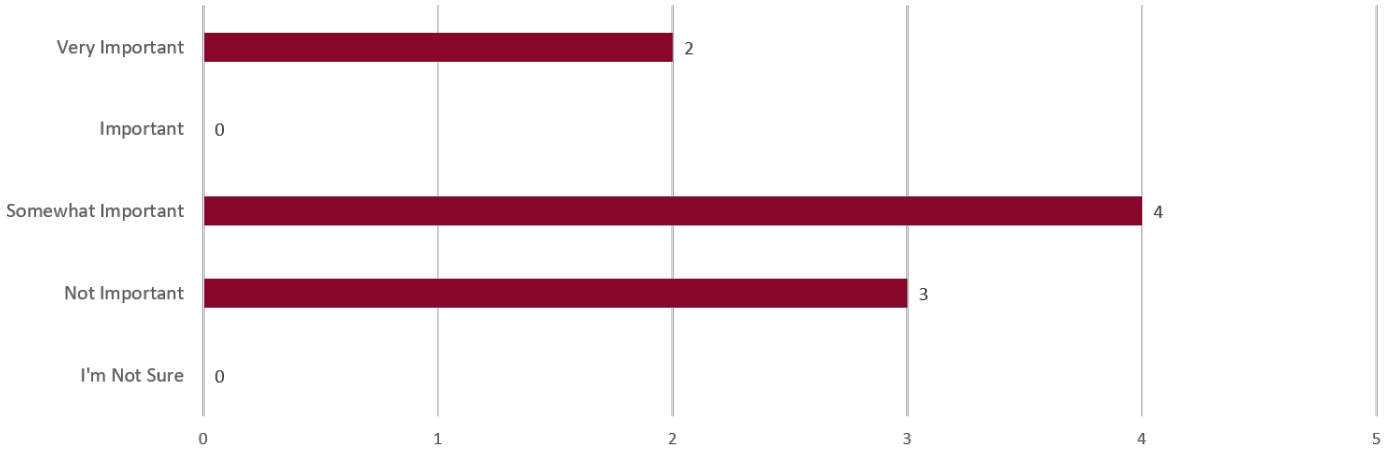
Q13: Do you have suggestions for public art, gathering spaces or other types of amenities that would enhance the planned trails and open spaces in this study area? Please share your ideas here.
Restaurants could have patio seating with views to green space. Retail or residential could have a clear connection to the trails. There is a homeless camp just west of the property that will have to be addressed.
We need more green space without people. Let the animals live somewhere in peace. They have no where to go.
Safety has to be a priority. If the place is known as a safe space then it will open the door for a lot of opportunities. For example, groups using space for yoga and healthy activities.
No suggestions here. The city will need to address the homeless population on the west side of Green belt Pkwy.
Parks, multi-use areas like the Sound in Coppell
No
No need for open public space. Nearby trail already and will be potential crime issue.
No
Do not add financial burden to the City due to art maintenance.

Q14.1: How important are these overall?

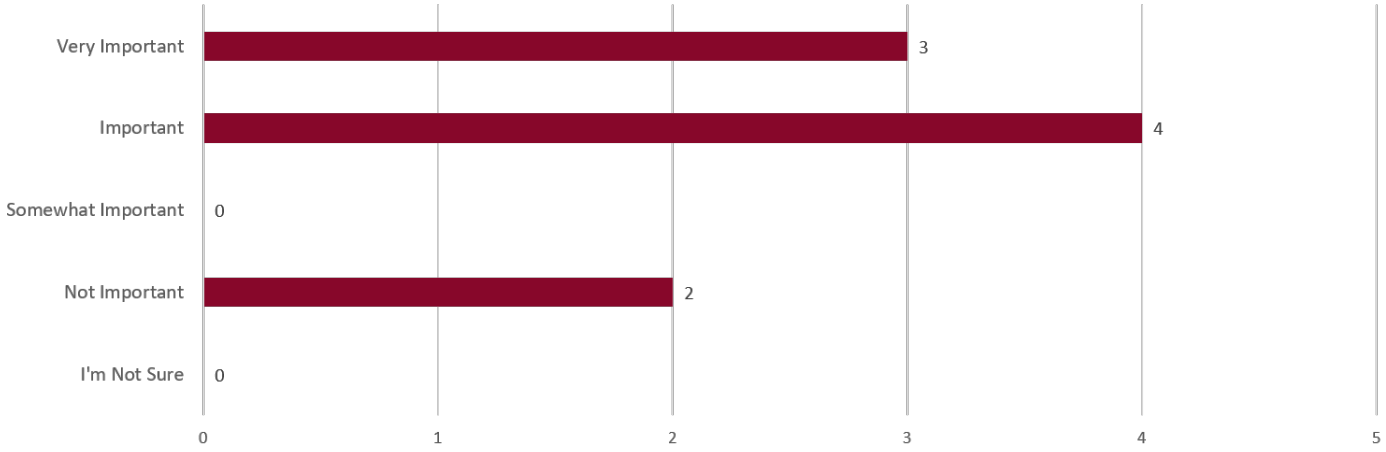
Support new development with uses, character and buffering that continues the desirability of surrounding neighborhoods.



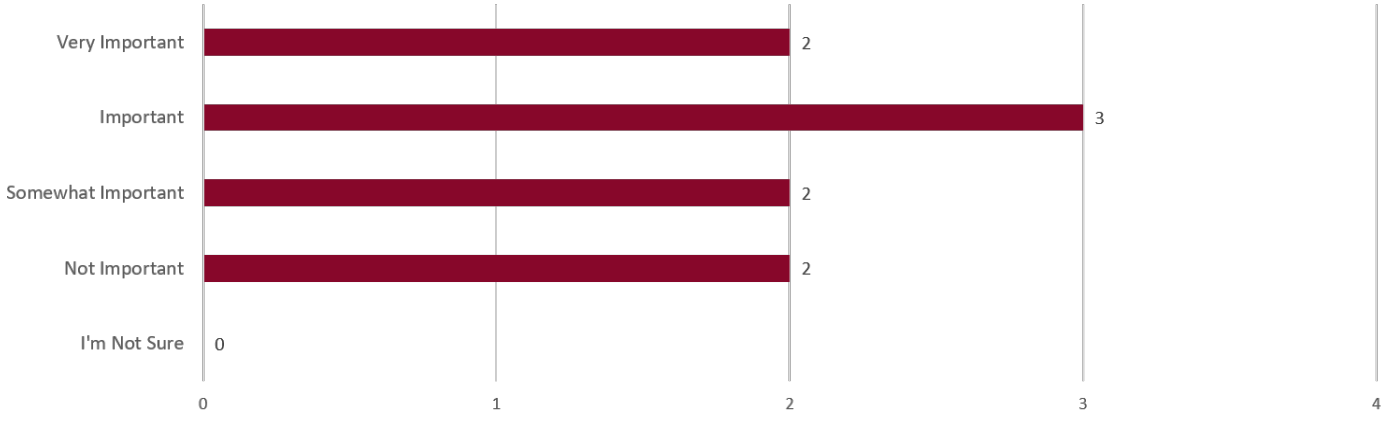
Q14.2: How important are these overall?
Include usable public green space within the study area.



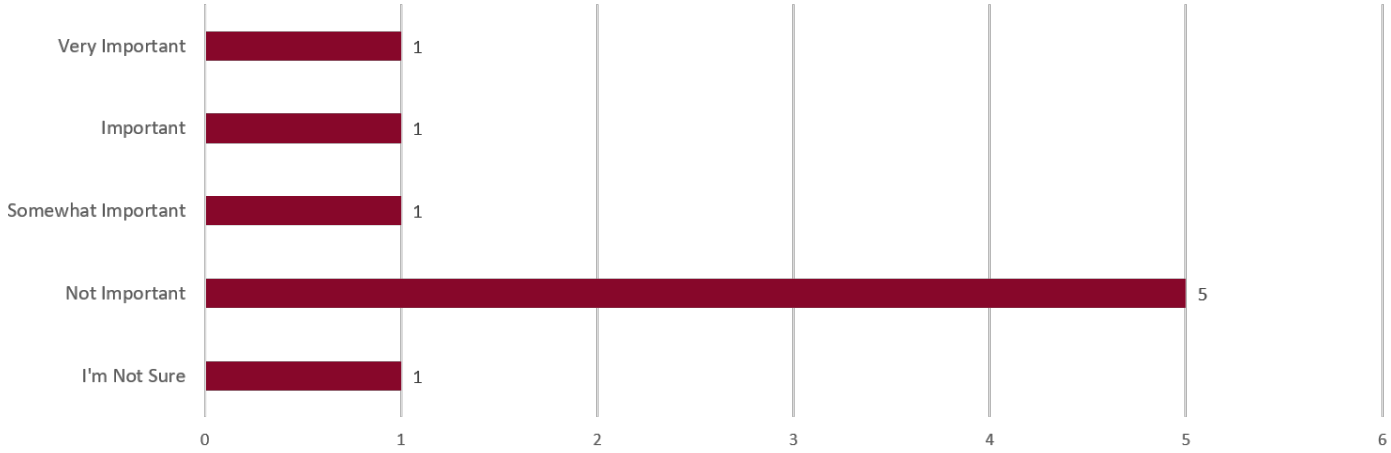
Q14.3: How important are these overall?
Strengthen the area as a distinctive place within the neighborhood and community.



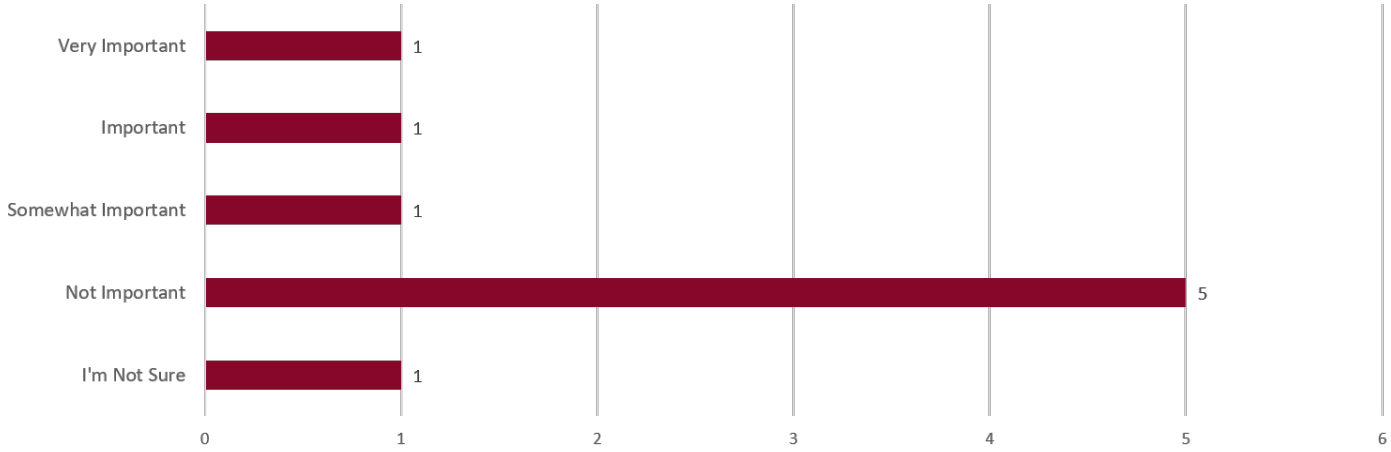
Q14.4: How important are these overall?
Provide opportunities for uses, development patterns and pedestrian connections that supplement the options available in Garland now.



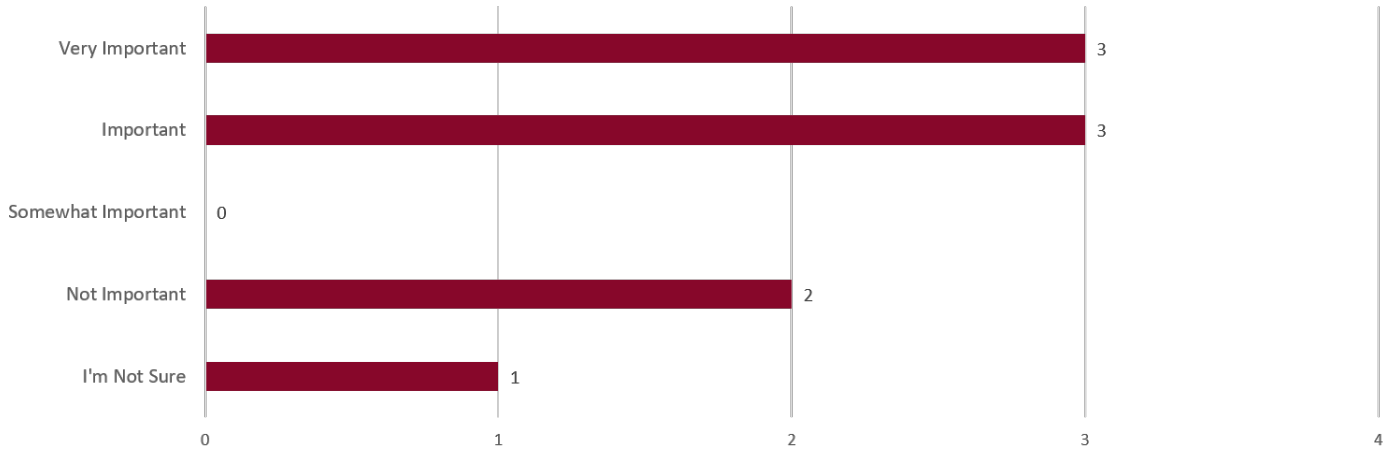
Q14.5: How important are these overall?
Enable development to occur in phases over time, with usable open space in each phase.



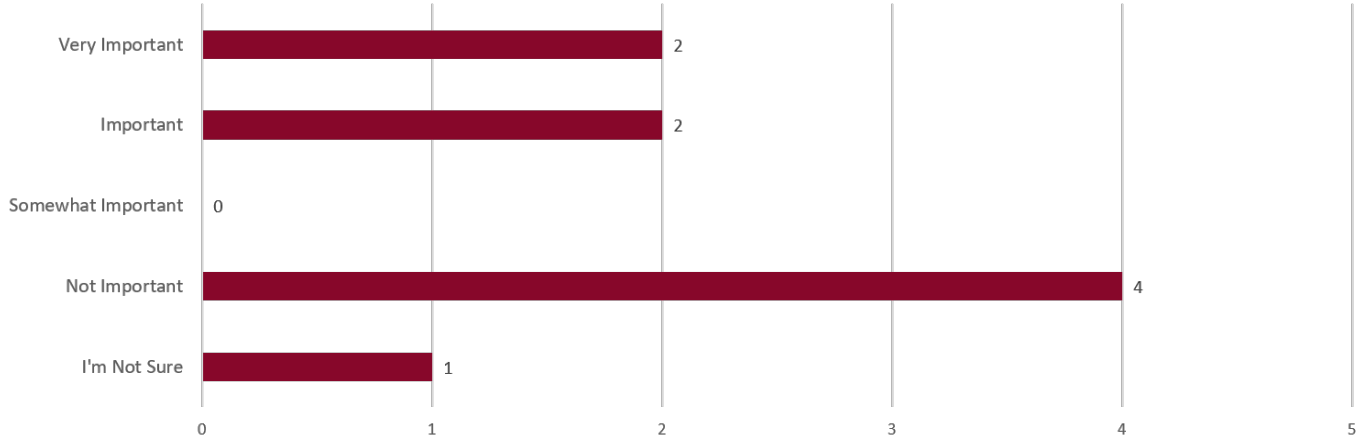
Q14.5: How important are these overall?
Enable development to occur in phases over time, with usable open space in each phase.



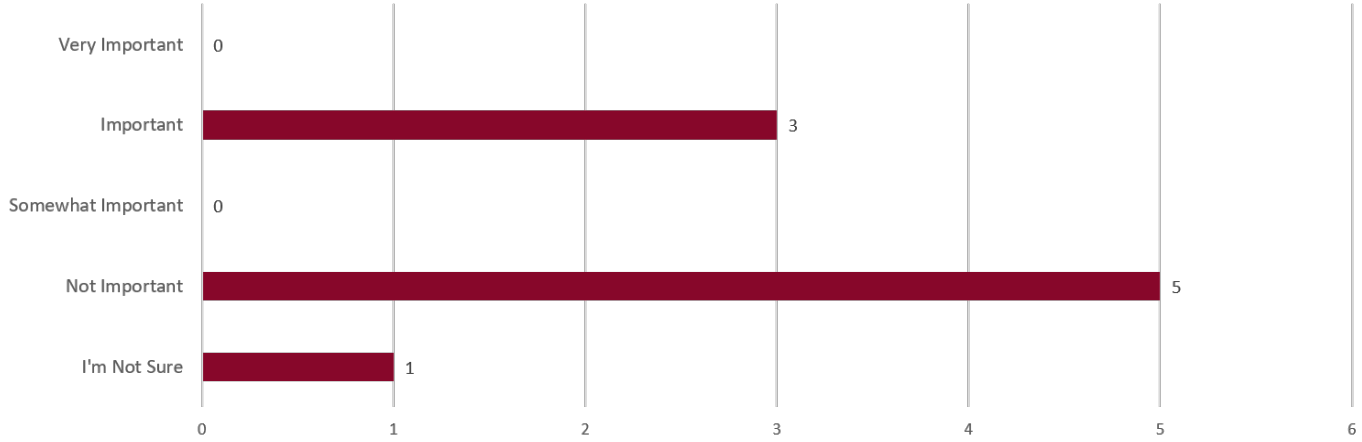
Q14.6: How important are these overall?
Include development options that are feasible under anticipated current market conditions.



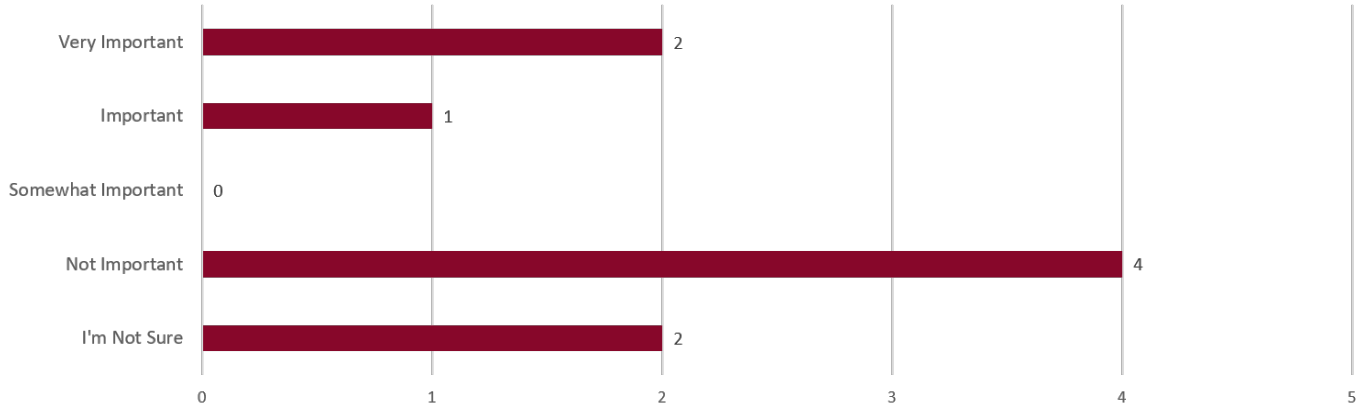
Q14.7: How important are these overall?
Include development options that are feasible under anticipated future market conditions.



Q14.8: How important are these overall?
Build in flexibility to adapt to changing market demands.



Q14.9: How important are these overall?
Provide a range of parking types to accommodate visitors including: on-street, parking lot, garage, and compact spaces.



Q15: Provide additional comments on any other topics related to the Study Area.
No high-density apartments, please. For residential, promote ownership, not rental.
Plant more trees in the space that's there already. Close it off so people can't use it. We don't have to build on every single plot of land.
There are several really nice recent neighborhood developments near this area. The development should provide a place for these residents to spend their money on retail and entertainment without traveling across the lake to spend their money in Rowlett and Rockwall.
Plan to work within current market conditions, not unknown conditions.
Provide development opportunities that work within current market conditions, not anticipated.

APPENDIX E
STAKEHOLDER INTERVIEWS

1. STAKEHOLDER 1
2. STAKEHOLDER 2
3. STAKEHOLDER 3 AND 4

STAKEHOLDER 1

Who you are, what do you do, and what are your interests in the area?

- Neighborhood is located adjacent to the property, off of Broadway
- She is the HOA president
- Uses Greenbelt Parkway a lot to go over to like Chili's and IHOP

From that standpoint, could you talk to what are some of the desires or goals of the community that you're a part of?

- She is involved with a Garland group called GLOWS/GOWS, stands for Garland Overnight Warming Station. They are an outreach group for the Homeless for when temperature gets low.
- Lavon Drive Baptist Church is one location where GOWs brings in homeless people to receive a hot meal in the evening, spend the night, sleep warm and dry, and then go out the next morning after breakfast so.
- There is a huge homeless population in the area. She recently walked that area with a member of the Garland Marshal's police department. About three weeks ago we walked on the. I guess that would be. I guess it's the West side 'cause
- You can walk from Garland into Mesquite through the woods. Garland is shutting down homeless camps, which is causing them to move around. The marshals' have been doing a good job at helping the homeless along with her organization. Now, the homeless population stay on the Mesquite side, where there is less activity. The subject property still has some homeless staying on it, but not as much. Sometimes the homeless will walk into the neighborhood, this is a rare occurrence though.
- Businesses opening on the property should be aware of the homeless activity. The development plans should address this issue.
- She says that the homeless people coming into the neighborhood makes residents feel unsafe, and she is worried that development on the property will push the homeless further into their community.
- Need to incorporate safety features such as lighting
- Downtown Garland's Senior Center is currently being remodeled. People sleep on the sidewalk behind it because the building in structured in a way that provides hiding spaces/protection from the elements. Avoid this design in future development?

So, as they relate to that neighborhood, what types of things would the property be useful for? What could your neighborhood benefit from here? What do you think might be the best vision for that for that property?

- Something that keeps people in Garland, keeps people spending money in Garland rather than going elsewhere.

What are some of the things that the Community might want that's different from what the market is currently providing? From a housing standpoint, what do you think is the most appropriate in that area?

- Not apartments. There are plenty in that area and they start out nice but go downhill over time. The neighborhood doesn't like the aesthetic of the Broadway apartments across the street because it sticks out.

- She'd like for smaller, more affordable, single family housing to be built. It would require the city ordinance involving houses being a certain square footage, to be changed.
- Currently, there is no where in Garland where someone can move into a decent neighborhood for approx. $1000 a month. Current housing prices, for both apartments and houses, are unreasonable.
- There are some nicer sit-down restaurants opening in the area, which is nice
- Having shopping alternatives for the Walmart would be good, such as a Aldi, Tom Thumb, or Sprouts. Her community has asked the city council about it before but were told the area doesn't have the demographics for other grocery stores.
- Overall, her community would benefit from healthier grocery stores and food options available, more outdoor restaurants, higher scale restaurants, and smaller more affordable housing.

Do you think Mixed-use, where the ground floor is commercial and above is maybe offices or residential, would be appropriate for that area?

- That might be ok. She saw something similar to that in Medical city. In the beginning it looked great, it eventually looked like plain apartments. Same thing in Rowlett, where they're having a hard time leasing out the spaces. Mixed use sounds and looks like a great idea but appears to not be very successful at the moment.

What other uses would be good for this area? What about open space?

- A dedicated open space such as a park connecting to the trail would be good. Or a trail network so people can move from the neighborhoods to the local stores. However, the homeless population lives in the creek bed and behind the Walmart fence so that would need to be considered.
- Currently there is a big park and the Audubon center nearby, unsure if this would help or hurt adding another open space

STAKEHOLDER 2

What types of things would the property be useful for? What could your neighborhood benefit from here? What do you think might be the best vision for that for that property?

- An entertainment venue, such as a main event, that provides bowling or a movie theatre. Family friendly spaces would be best.
- something that utilizes the local trail, park, and nature. Maybe something residential that does this.

What are some of the things that you've heard from developers interested in the land?

- Developers they've spoken to usually recommend multi-family projects, but multi-family wouldn't be good for the community.
- One challenge is that the Developers want to own the property rather than Lease it from DART
- They've also gotten interest in doing commercial retail on the land
- A Truck parking yard or a track yard was also proposed

What other uses would be good for this area that there isn't a market for yet that may develop in 10/20 years down the road?

- A Destination spot, something interesting. Residents would ask for a specialty grocery store
- A residential component that isn't multi-family and is higher end because of the trail, aimed at young professionals, young couples, young families. Townhomes would be great and help to change the demographic of the area.
- This type of residential would help feed the retail and let them bring in some newer, more interesting stores.

What are some strengths of the site that we haven't talked about?

- The visibility and access of the site. Access to George Bush Highway
- The site is close to downtown
- The DART station next to the site
- Walmart owns the property and is potentially a good partner

What do you see in terms of improvement or opportunities from that standpoint? Not just automobile, but what are some opportunities?

- A bike trail or bike lane
- Maximizing the trail that exists, connecting it to other local trails and utilizing those connections. Make them attractive for young professionals and active people.

- **Have you heard anything regarding the apartments adjacent to it? Or from the surrounding community?**
- No, they don't call them for issues. They usually call city council or people in the planning department.

The local HOA president mentioned a challenge could be the homeless population in the area. Were you aware of that or have you heard anything?

- They probably are living in the are but she hasn't heard much. She does know that a different department is working closely with the homeless.

Is there any other information you want to share or thoughts you might have?

- Another interesting use for the site could be a food hall or a food venue, that could be a destination
- An exciting project to bring more attention to the local shopping center and activate the area, like a destination or a gateway

STAKEHOLDER 3 AND 4

From your standpoint, could you describe the best vision for the future, not just as it relates to your site there, but also to the site to the north?

- His stakeholder vision is coming from that of a developer, who is trying to identify the highest and best use for the site and deliver that to the site, while balancing what the city wants, what the neighbors want, and the economics of what's feasible to develop here.
- We should consider mixed use for the site for the density and best use. This would activate existing retail. High end urban residential also provides the density necessary for the local retail.
- New restaurants put in shouldn't be drive through because the area has plenty of that. Restaurants can have a drive up/pickup component, but should be fast-casual or sit down.
- Whether it's the whole parcel or just a piece, high-end, urban, multifamily residential development is necessary to activate nearby uses.
- You'll have to do surface parking in the area, parking structure would be too expensive for the retail and residential to support it.
- 5-6 acres can support 60+ units, you'd need 10 acres for 30-35 units an acre. That would provide you with a large enough developable site for multifamily. The market could support something that big is just if the city really wanted it. The 14 acre site will most likely result in 10 acres of multi, at 3-4 stories. This development would be high end finished with a courtyard style.
- If we were to use 10 acres for residential, the remaining 4 would support higher end/healthier dining such as a chipotle, Salad to go, etc.
- The employees at Jonathan's place requested healthier dining nearby to avoid having to drive to Rowlett, Rockwall or Dallas for it.
- As Stakeholders, their investment is the willingness to purchase the property and invest money
- The DART site should be the second phase because it has limited main street visibility and will ultimately be blocked by whatever is developed on the main site. Uses besides residential will suffer because of the limited main street visibility. It could be used for townhomes with shared management from the Main site's apartments. Industrial would be an eyesore for the local neighborhood plus they don't want the 18 wheelers on Greenbelt.
- Some industrial Offices were opened downtown and the administrators working there need housing.
- Front parcel has great visibility, and 3-4 storied building should be there.
- Tenants in the proposed building would have walking access to Walmart and accessibility to the highway.

What are some Challenges for developing on the site?

- Some hurdles for the site are the deed restrictions on the site related to retail. Few businesses are going to want to compete with Walmart next door, especially not local mom-and-pop type stores.
- Another hurdle for development is the DART property, since DART is leasing the land instead of selling it. Tying the uses of the two properties together will complicate things, but once the first site is developed and proven it's marketability, it'll be easier to develop the DART site.
- One issues the developers have faced is that because the land is so big, the only single use

tenants that could use the entire parcel would be industrial buildings or Truck Parking, neither of which the city wants.

- The deed restrictions limits the retail possibilities, which is why horizontal mixed use works best
- Building Retail and restaurants on the site could be a challenge because there is already a lot of both in this area and the surrounding areas.

When it comes to challenges and looking at the existing zoning what are some of the concerns of the Community regarding multi family?

- The land is currently zoned community-retail which doesn't allow any multi-family on it, so it would need to be rezoned.
- They haven't received much feedback from the local community on the development. Plus there's a multifamily development nearby so doing the same in this area is out of the question
- Building a new multifamily complex with high rents would allow nearby apartments to raise their rents so they'd probably be in favor of it.
- Employees at Johnathan's place were supportive of the idea
- Negative impact on schools usually a worry but their typical renter is either downsizing from a home and entering retirement or is a young professional who isn't buying a house, few renters have kids that go to local schools,
- Another worry is an increase in crime, but the development will be high end, not affordable housing and they won't be looking for tax incentives. Plus they'll have courtesy officers on site. Apartments could potentially improve safety by having more eyes on the street and more lighting.
- Traffic is a concern, but in the DFW area traffic is everywhere. Plus, more people are working from home.

There are lower end apartments in this area, is there something that you could share to dissuade any fears that the project will be another low-end apartment complex? How would you show property values are high and that they'll maintain at that level?

- Their developments are professionally managed and maintained. From a landscape architecture perspective, the construction materials are high quality. The architecture firm that designs the developments has a good reputation. The aesthetic will be urban and match the local environment.
- They develop in a style of garden and urban, by using an urban design with surface parking. Look like other developments in the metroplex.
- Amenities provided will be a pool with a deck and outdoor kitchens, a pet spa, dog parks, fitness centers, professional spaces.
- They'll follow through with this because in order to charge market rents you have to have market amenities, including in unites with hardwood cabinets and stainless-steel appliances. Especially, to stay competitive with other developments.
- Biggest pushback they've had is from the city council member in the district and it's difficult to get approval from city council to rezone the parcel if the district member doesn't approve. May need to show the council member that there is support for the project.

Could you speak on the prospects of doing a vertical mixed-use development in this area?

- Vertical mixed-use development usually polls positively in community surveys, but logistics they are tough to plan and build. Economically, they fail more than they succeed. Their company can run studies to see if vertical mixed use is sustainable in this area, but they don't think it will because there is already a lot of existing retail, restaurants, and mixed-use areas. Adding more here doesn't work economically.
- With previous projects the biggest issue with mixed use is the appearance of failure, although the residential is booming the retail will be failing make it look as if the whole project is failing. The retail eventually converts to residential.
- The retail works better as a destination space like a dentist, but you must consider if that's what the project was built for.
- One potential development is doing an urban design for the apartments at the front of the property that then transitions to more 'residential' looking townhomes at the back to blend in with the local neighborhoods. Or buffer the larger apartments from green belt by putting them in the middle with townhomes surrounding it.
- The developers can offer a diversity of building types.
- Residential will need to be set back from Walmart parking lot due to deliveries, traffic, liabilities, and noise.
- The developers have conducted utilities and traffic impact studies that they can share with KH.

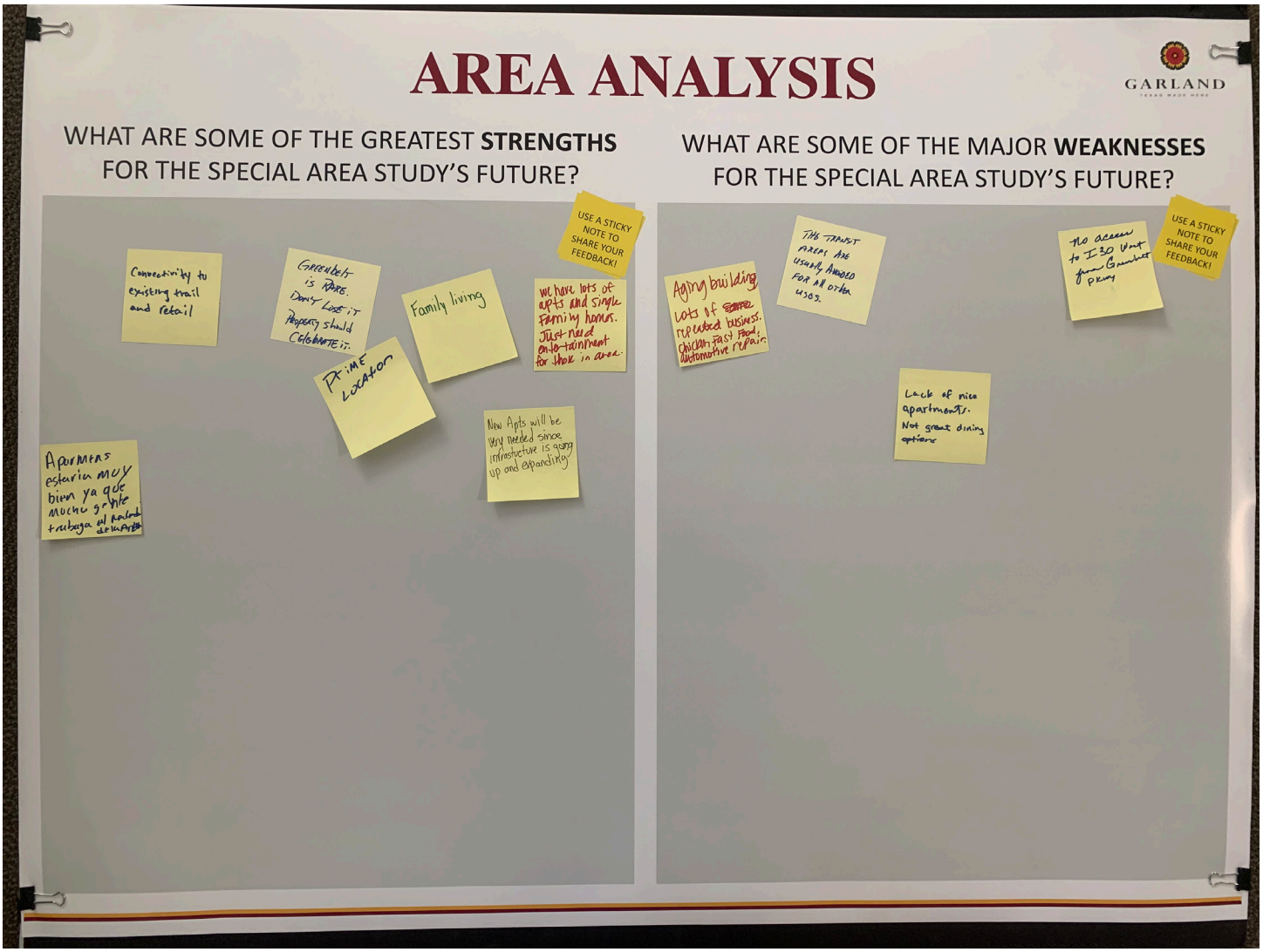
Things to keep in mind about the site?

- The biggest things to be aware of is the deed restrictions and the existing retail in the area.
- One site related issue is that 14 acres can host multiple uses due to its size. 2 acres alone is big for a hospitality/retail site.
- Have to consider that post Covid, people aren't using event spaces like laser tag and movie theatres as much.
- A multi-family development results in high tax revenue
- The site doesn't experience much flooding. The drainage on the north side does flood, the park's department requested a box culver be built for a path but it's too expensive.
- The east side of the property is adjacent to Walmart and is where their deliveries and trucks drive through.
- The city doesn't want to add more parks because they don't want more non-income producing properties and having to pay for maintenance. The neighborhood also didn't want a park because they were worried it would increase crime and homeless population
- See the area being more hospitality than retail and commercial

APPENDIX F
TOWN HALL AND CHARRETTE WORKSHOP

1. SWOT ANALYSIS
2. VISIONING STATION
3. CHARACTER AND DESIGN STATION
4. FUTURE LAND USES STATION

SWOT ANALYSIS



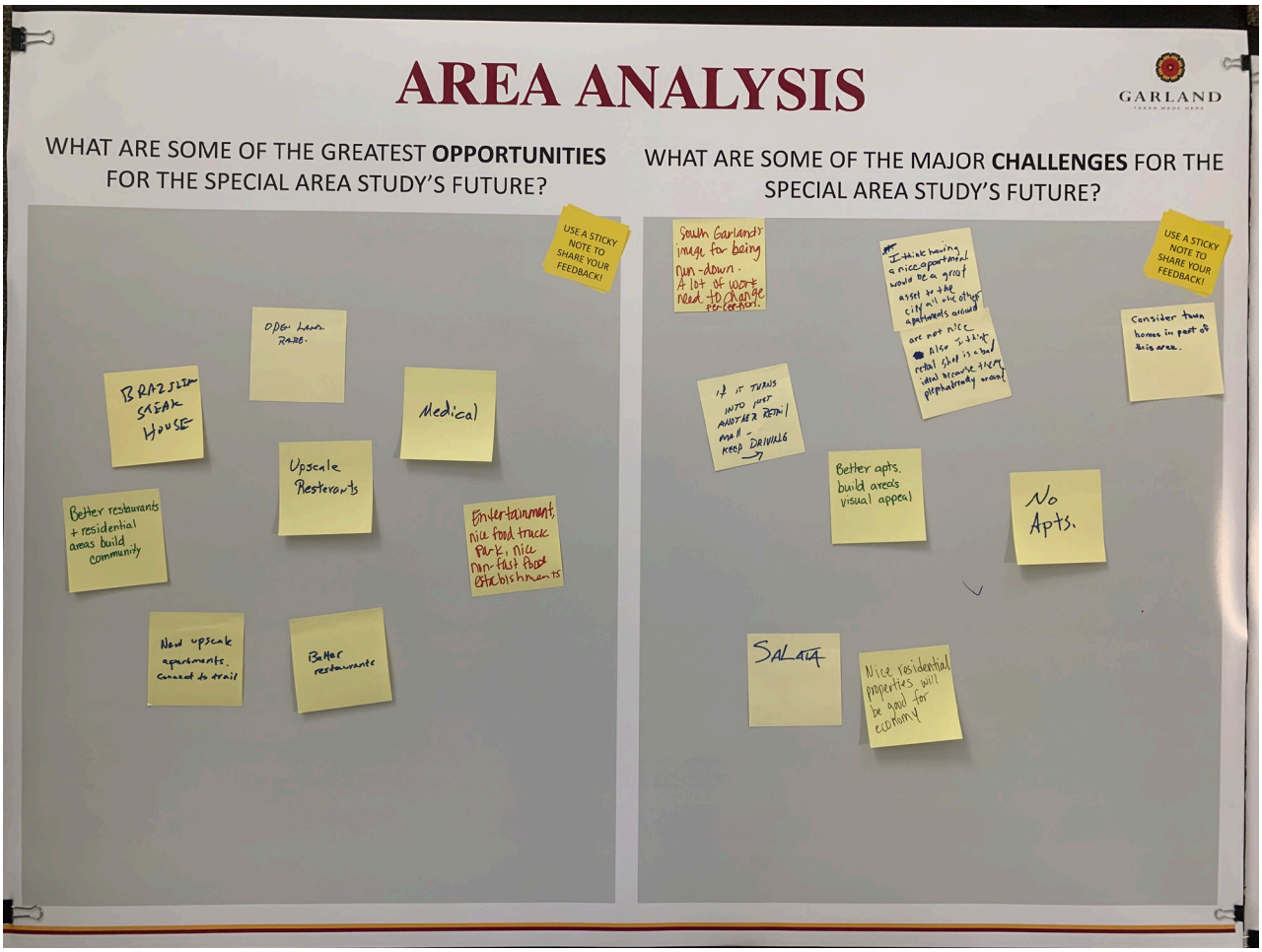
Strengths:

- Prime Location
- Connectivity to existing trail and retail
- Greenbelt is rare. Don't lose it, property should celebrate it
- Family living
- We have lots of apartments and single-family homes, just need entertainment for those in area
- New apartments will be very needed since infrastructure is going up and expanding
- Apartments estaria muy bien ya que mucho gente trabaja alrededor de la area (Spanish) = Apartments would be very good since many people work around the area

Weaknesses:

- Aging building, lots of repeated business. Chicken fast food, automotive repair
- The transit areas ae usually avoided for all other uses
- Lack of nice apartments. Not great dining options
- No access to I-30 from Greenbelt parkway

SWOT ANALYSIS



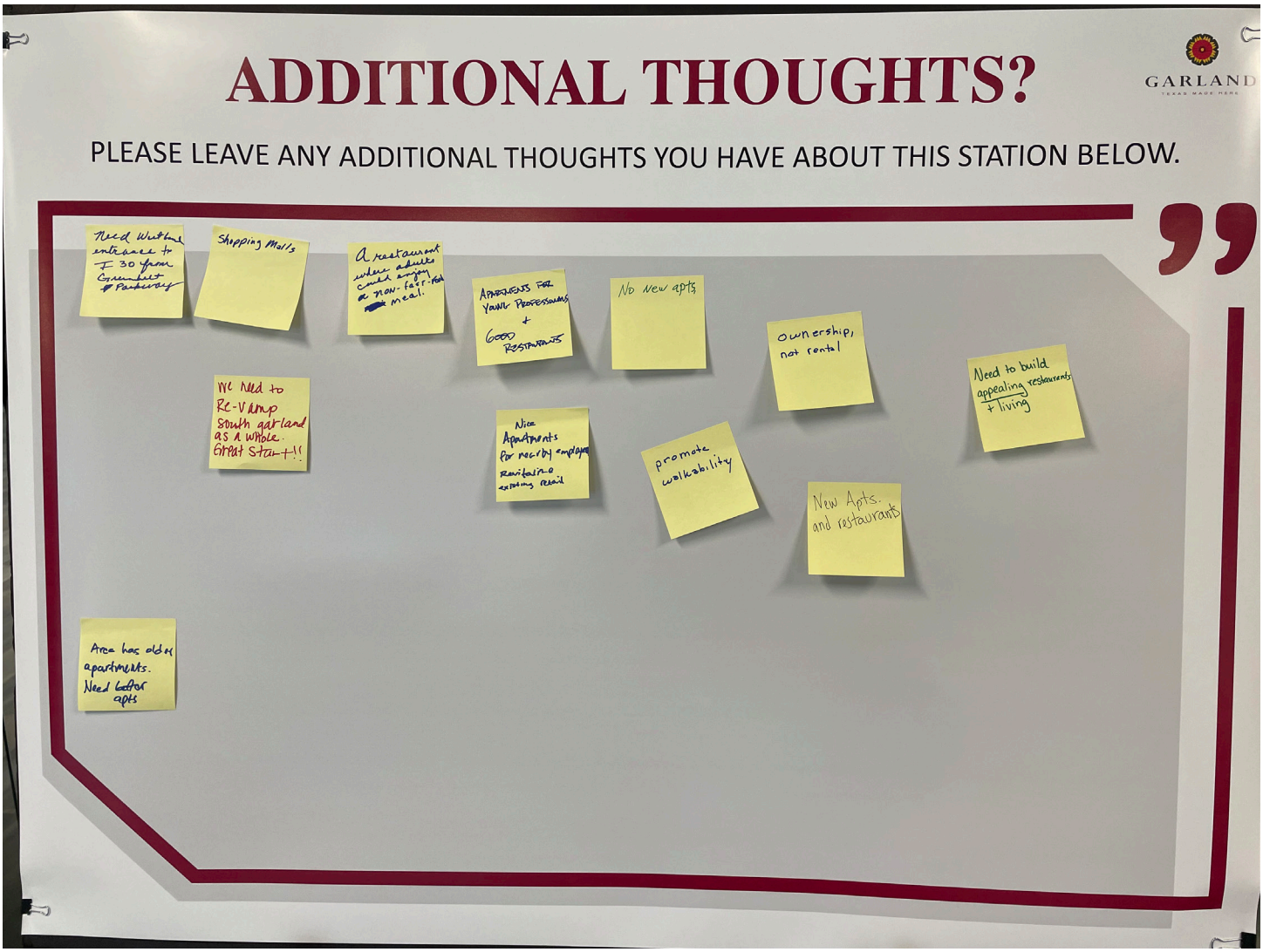
Opportunities:

- Brazilian Steak House
- Medical
- Upscale Restaurants
- Open Land is rare
- Better restaurants and residential areas build community
- Need upscale apartments. Connect to trail
- Better restaurants
- Entertainment, nice food truck park, nice non-fast food establishments

Challenges

- No Apartments
- If it turns into just another retail mall- keep driving
- Salata
- Consider town homes in part of this area
- I think having a nice apartment would be a great asset to the city all the other apartments around are not nice. Also, I think retail shop is a bad idea because there are plenty around already
- South Garland's image for being run-down. A lot of work is needed to change perception
- Nice residential properties will be good for economy

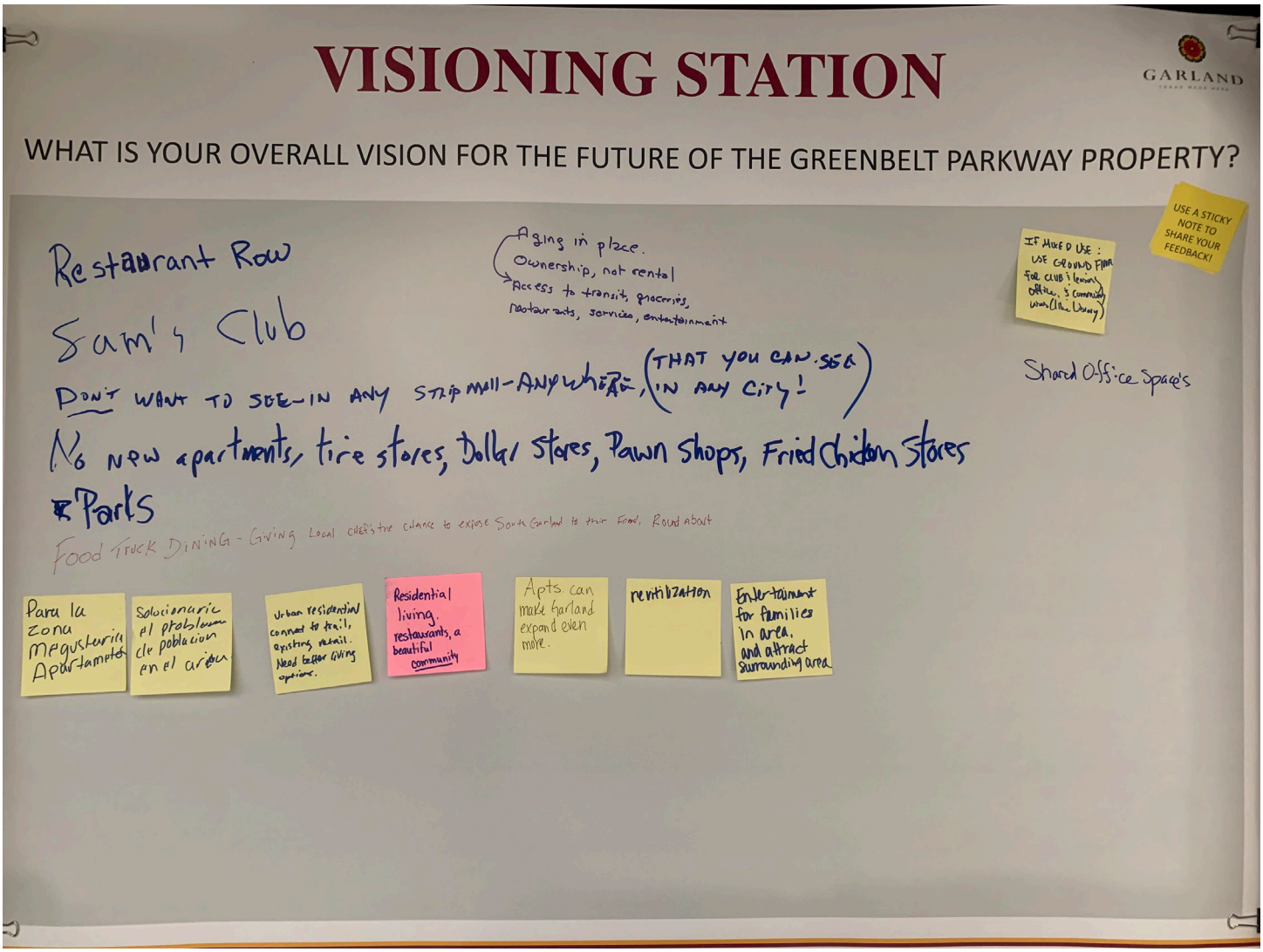
SWOT ANALYSIS



Additional Thoughts

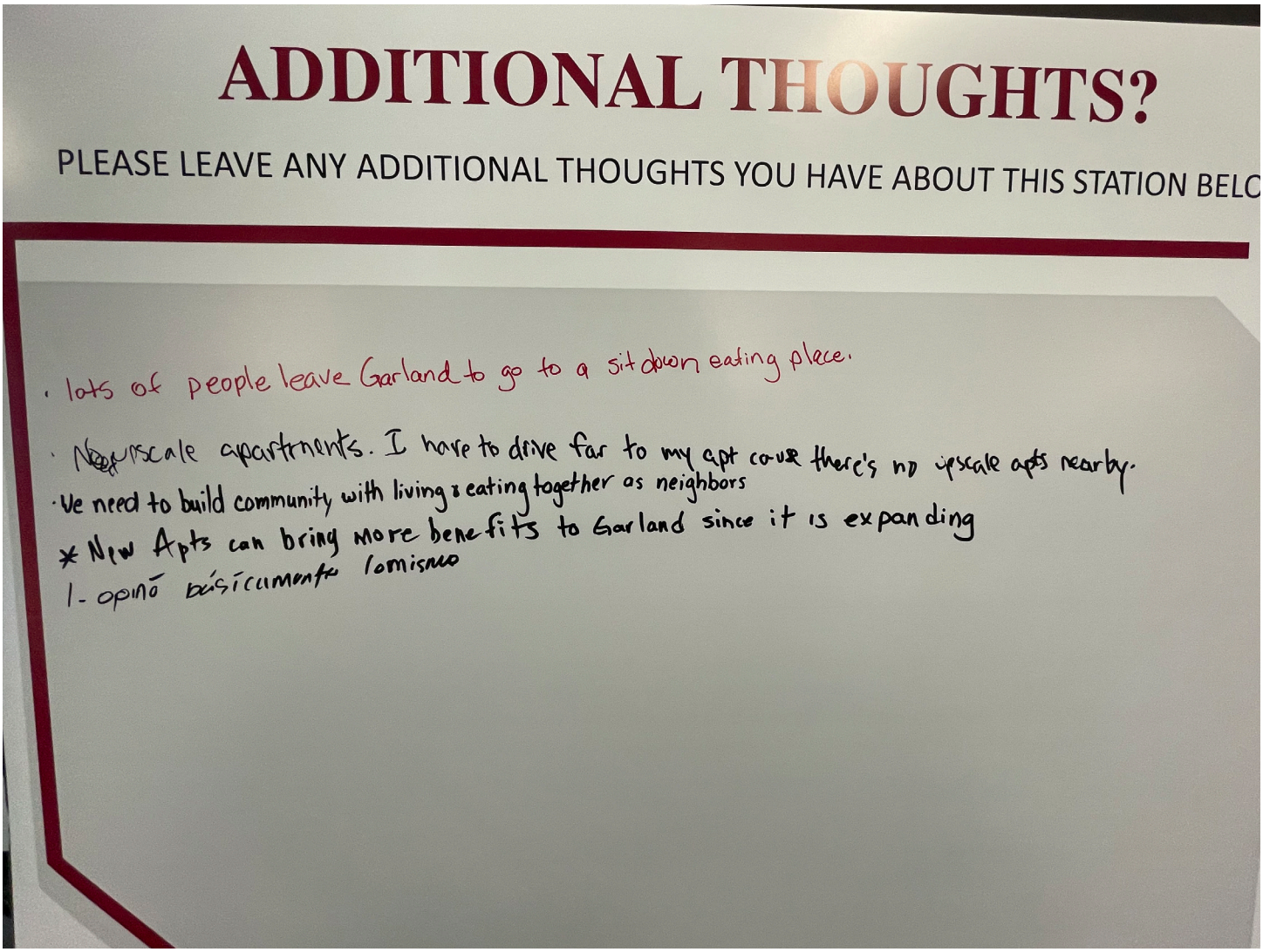
- Shopping Malls
- Need westbound entrance to I-30 from greenbelt parkway
- A restaurant where adults could enjoy a non-fast-food meal
- Apartments for young professionals and good restaurants
- No New apartments
- Ownership, not rental
- Promote walkability
- Area has older apartments. Need better apartments
- We need to revamp south Garland as a whole. Great start!
- Nice apartments for nearby employees. Revitalize existing retail
- New apartments and restaurants
- Need to build appealing restaurants and living

VISIONING STATION



- Restaurant Row
- Sam's Club
- Don't want any strip mall-anywhere (That you can see in any city)
- Aging in place. Ownership, not rental. Access to transit, groceries, restaurants, services, entertainment
- No new apartments, tire stores, dollar stores, pawn shops, fried chicken stores
- Parks
- Food truck dining- giving local chef's the chance to expose south garland to their food. Round about.
- Para la zona me gustaria apartamentos (Spanish) = For the area, I would like apartments
- Solucionar el problema de población en el area (Spanish) = solve the population problem in the area
- Urban residential connect to trail, existing retail. Need better living options
- Residential living. Restaurants, a beautiful community
- Apartments can make garland expand even more.
- Entertainment for families in area and attract surrounding area.

VISIONING STATION



Additional Thoughts

- Lots of people leave Garland to go to a sit-down eating place.
- No upscale apartments, I have to drive far to my apartment cause there's no upscale apartments nearby
- We need to build community with living & eating together as neighbors
- New apartments can bring more benefits to Garland since it is expanding
- Opino basicamento lomismo (Spanish) = I think basically the same

VISIONING STATION

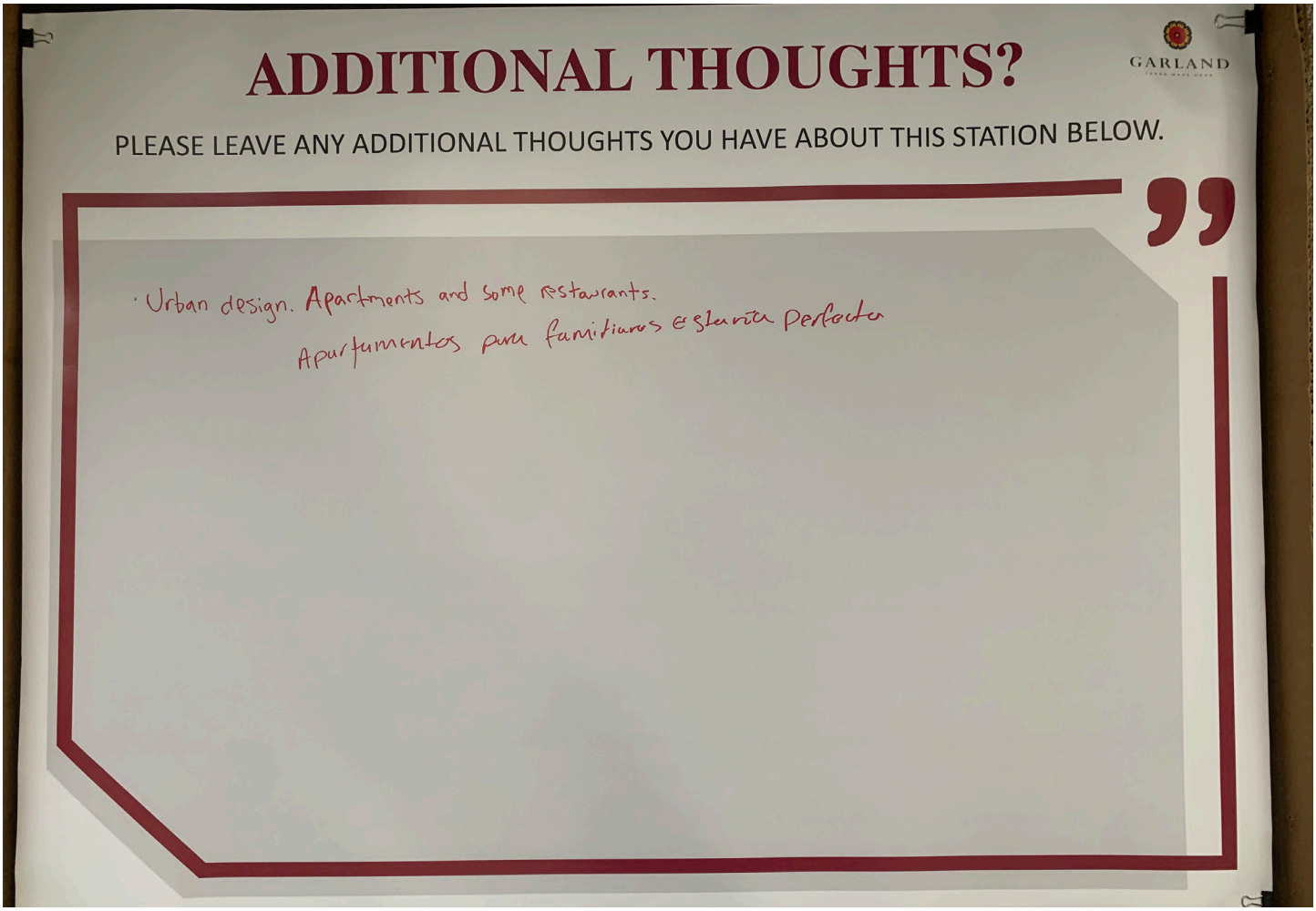
- Mi opinon apartamentos
- Apartmentos bonitos
- Connectivity
- Unique
- Vegaqn
- Fast casual dining
- Round about
- Entertainment
- Restaurant
- Living
- Green
- Walkability
- Open Space
- Food truck yard
- Urban residential
- Le Daria mas vista
- Nonconcrete
- Sams club
- Shopping mall
- Pinstack
- Residential
- Liveable
- Sports gym
- Unique

CHARACTER AND DESIGN STATION

Written Comments

- Provide walkability to this area
- Aging in place
- In study area use different housing types I.E.: townhomes, senior living
- Walmart building is outlined and labelled
- Re-envisioning Site
- Look at entire site
- Able to be smaller, redevelop
- Ground lease, preferable
- Underutilized
- Goal: generate activity and ridership
- Dart Hub can be smaller and relocated
- Wide sidewalk
- Edge condition
- T.H. or senior living would work well
- Nicer restaurants
- Pedestrian crossing
- Mid-scale active living vs age restricted
- Public connection
- Trail head
- Duck Creek outlined and labelled
- Johnathan's Place outlined and labelled
- As part of redevelopment use food truck park
- Upscale apartments
- Destination spot
- Beer garden
- Less active
- Theming: collaboration with city programming for food truck, farmers market, open space, etc.
- Think Klyde warren park along greenbelt parkway

CHARACTER AND DESIGN STATION



Additional Thoughts

- Urban Design and some restaurants
- Apartmentos para familiaros estaria perfecto (Spanish) = apartments for families would be perfect

FUTURE LAND USE STATION

Residential land uses

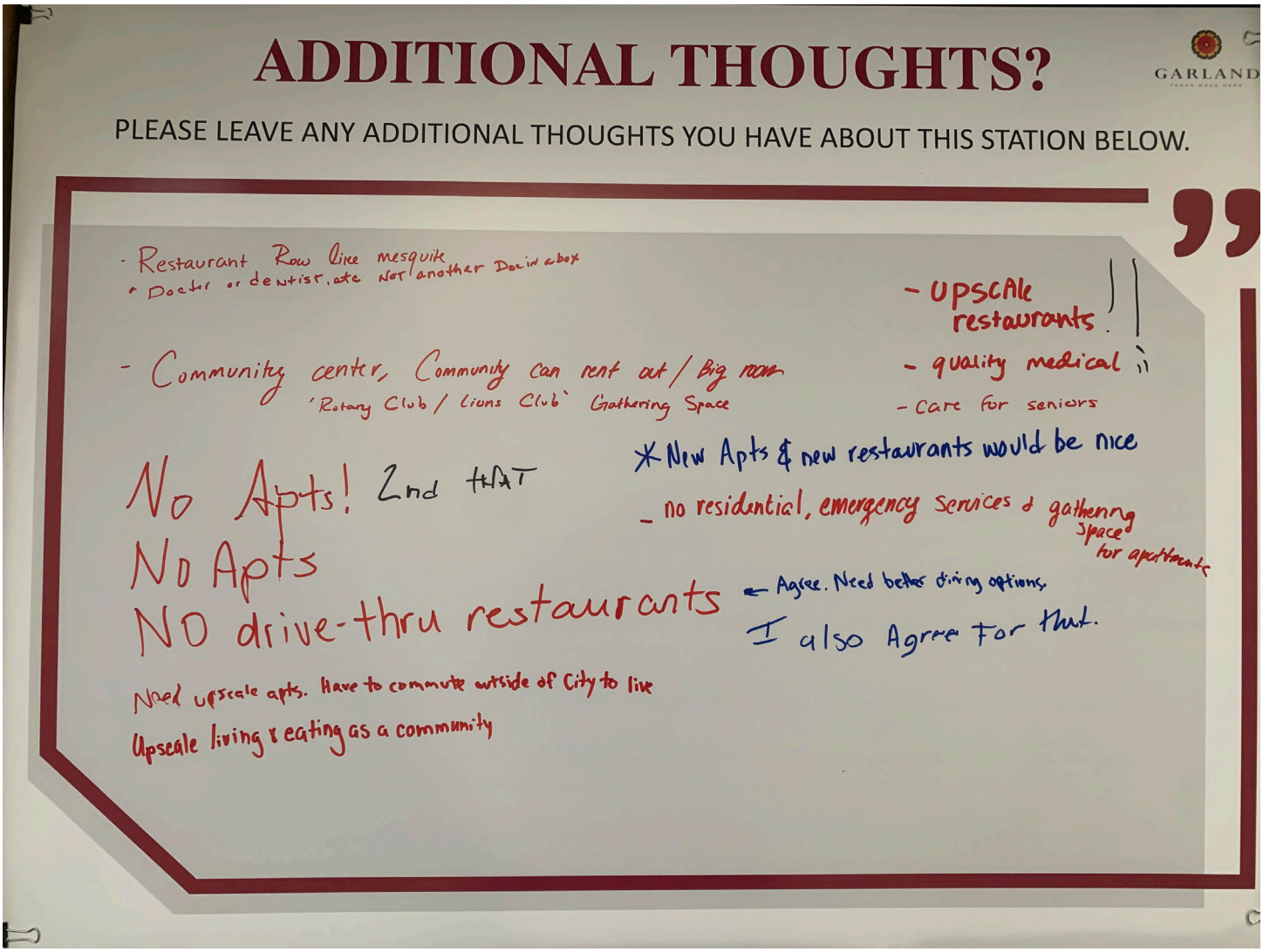
- Single-family detached: 4
- Townhomes: 14
- Multi-family Mid Density: 28
- Multi-family high density: 6
- Live/Work: 5
- Mixed Use: 6
- Assisted Living /Senior Living: 13
- Other: 1

FUTURE LAND USE STATION

Non-residential land uses

- Art or entertainment spaces: 9
- Offices: 2
- Traditional Retail: 6
- Mixed-Use (retail on first level): 7
- Restaurants: 20
- Hotel (boutique or suite): 4
- Financial services: 0
- Medical or health services: 13
- Parks, Trails, or open space: 11
- Public plaza or gathering space: 14

FUTURE LAND USE STATION



Additional Thoughts

- Restaurant row like mesquite
- Doctor, dentist and not another doc in a box
- Community center, space or room that the community can rent out. Provide use to rotary club/ lion's club
- No apartments, with a comment saying "2nd that"
- No apartments
- No drive through restaurants, with 2 comments agreeing
- Need upscale apartments, have to commute outside of city to live
- Upscale living and eating as a community
- Upscale restaurants
- Quality medical
- Care for seniors
- New apartments and new restaurants would be nice
- No residential, emergency services, and gathering space for apartments

APPENDIX G
DEVELOPMENT SCENARIO ANALYSIS MEETING NOTES

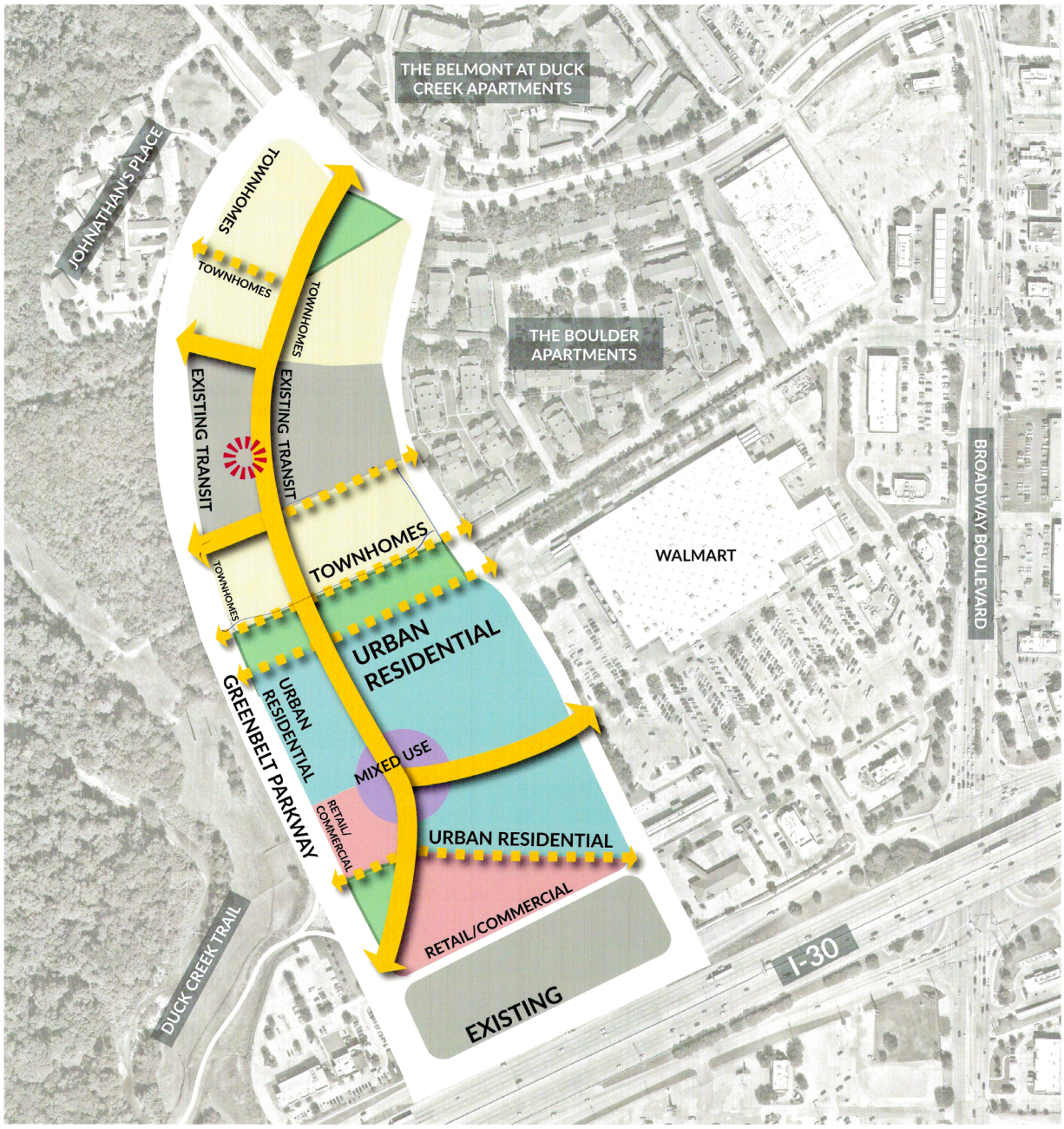
1. SCENARIO 1
2. SCENARIO 2
3. SCENARIO 3

CONCEPT ONE

GARLAND

CONCEPT ONE

GARLAND



Transit Connection
Minor Roads
Major Roads
Green Space
Commercial
Urban Residential
Townhomes
Existing Development
Mixed Use

CONCEPT TWO

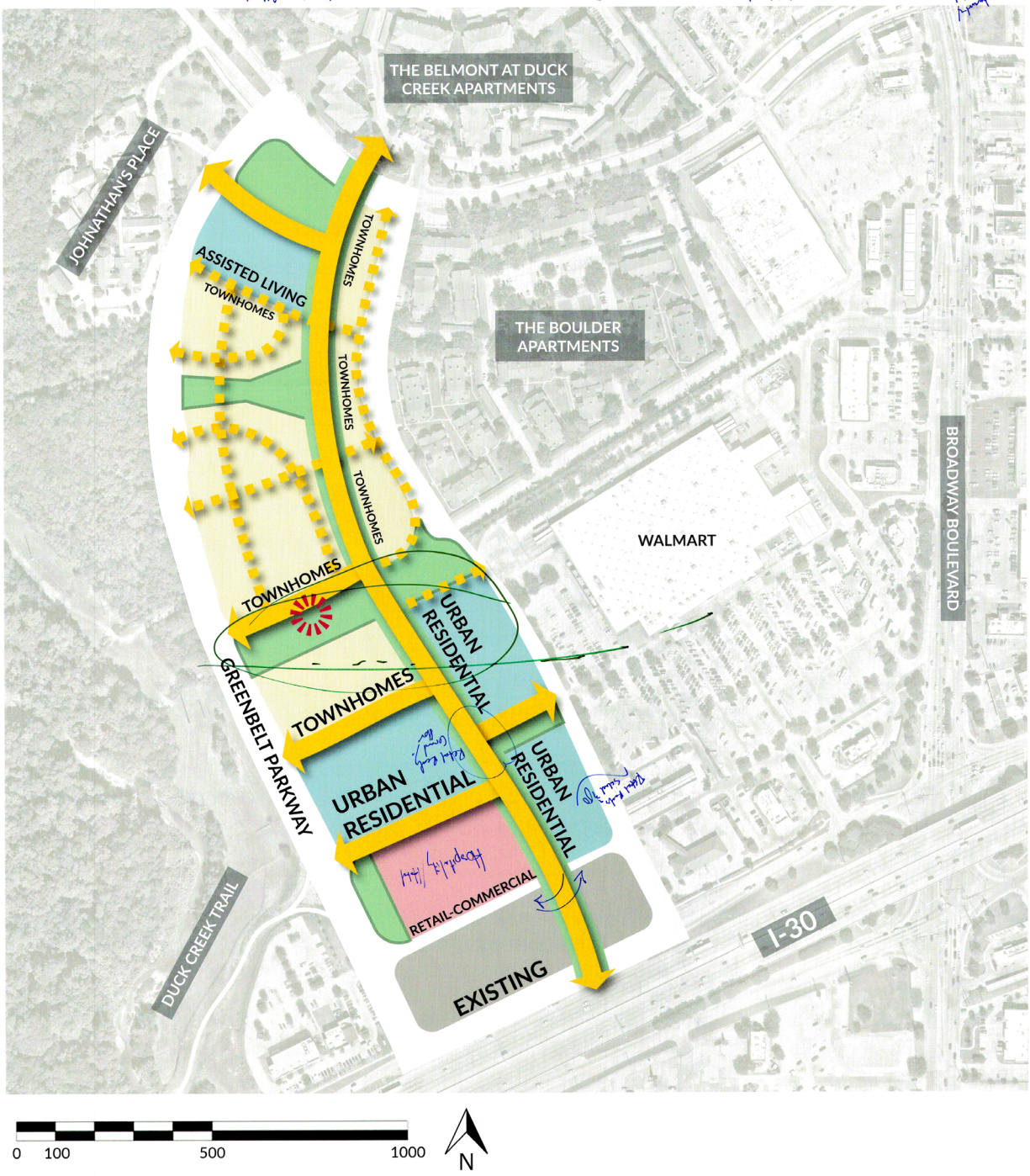
GARLAND

CONCEPT TWO

GARLAND

CONCEPT TWO

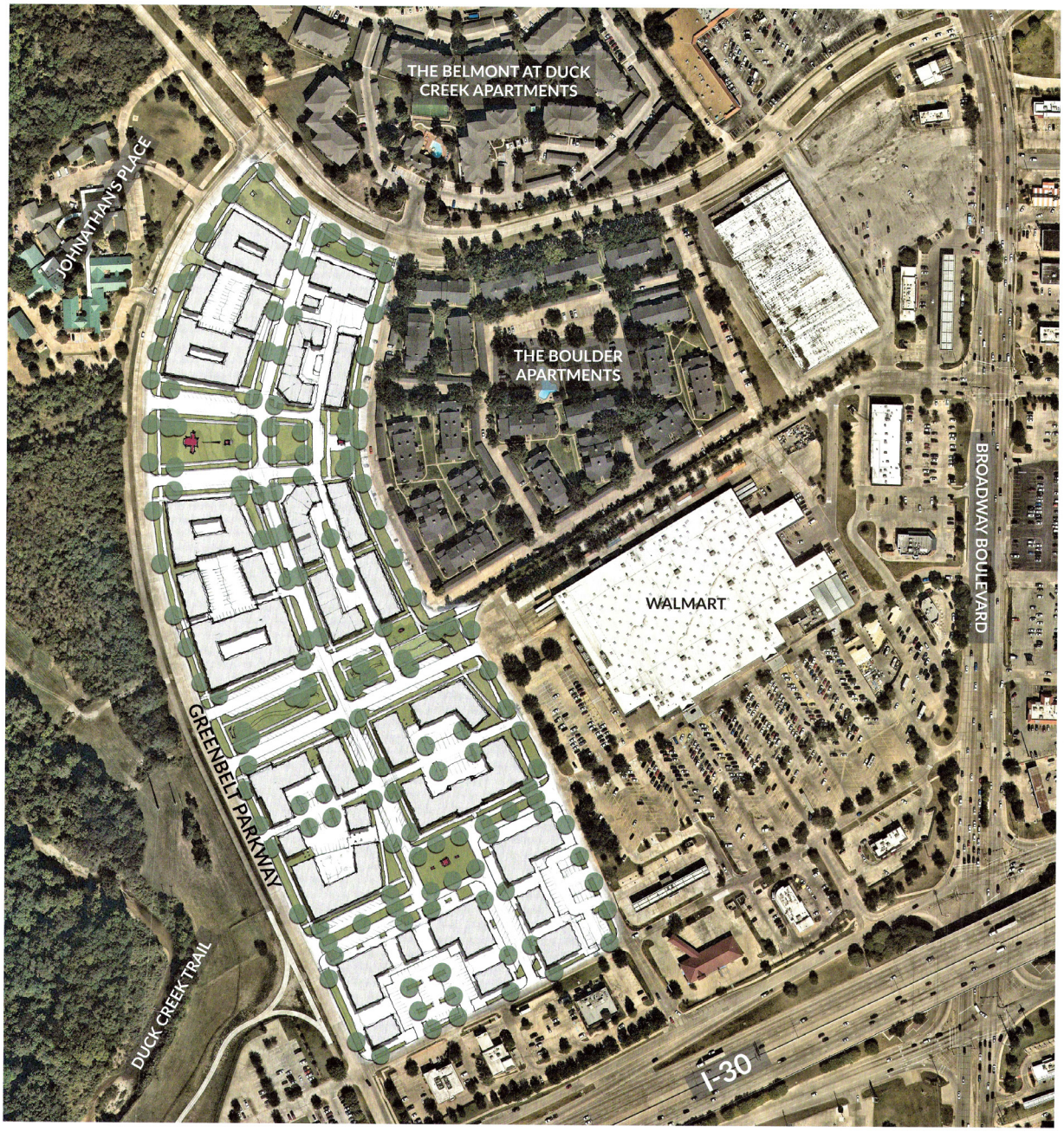
GARLAND



Transit Connection
Minor Roads
Major Roads
Green Space
Commercial
Urban Residential
Townhomes
Existing Development

CONCEPT THREE

GARLAND



#3 Highest Density. - Density is a key concern.
Entends throughout the site.

Final trade place is good concept.
w/ Desert would be attractive

CONCEPT THREE

GARLAND

APPENDIX H
SCENARIO OVERVIEW

1. SCENARIO 1
2. SCENARIO 2
3. SCENARIO 3
4. PREFERRED SCENARIO

OVERVIEW

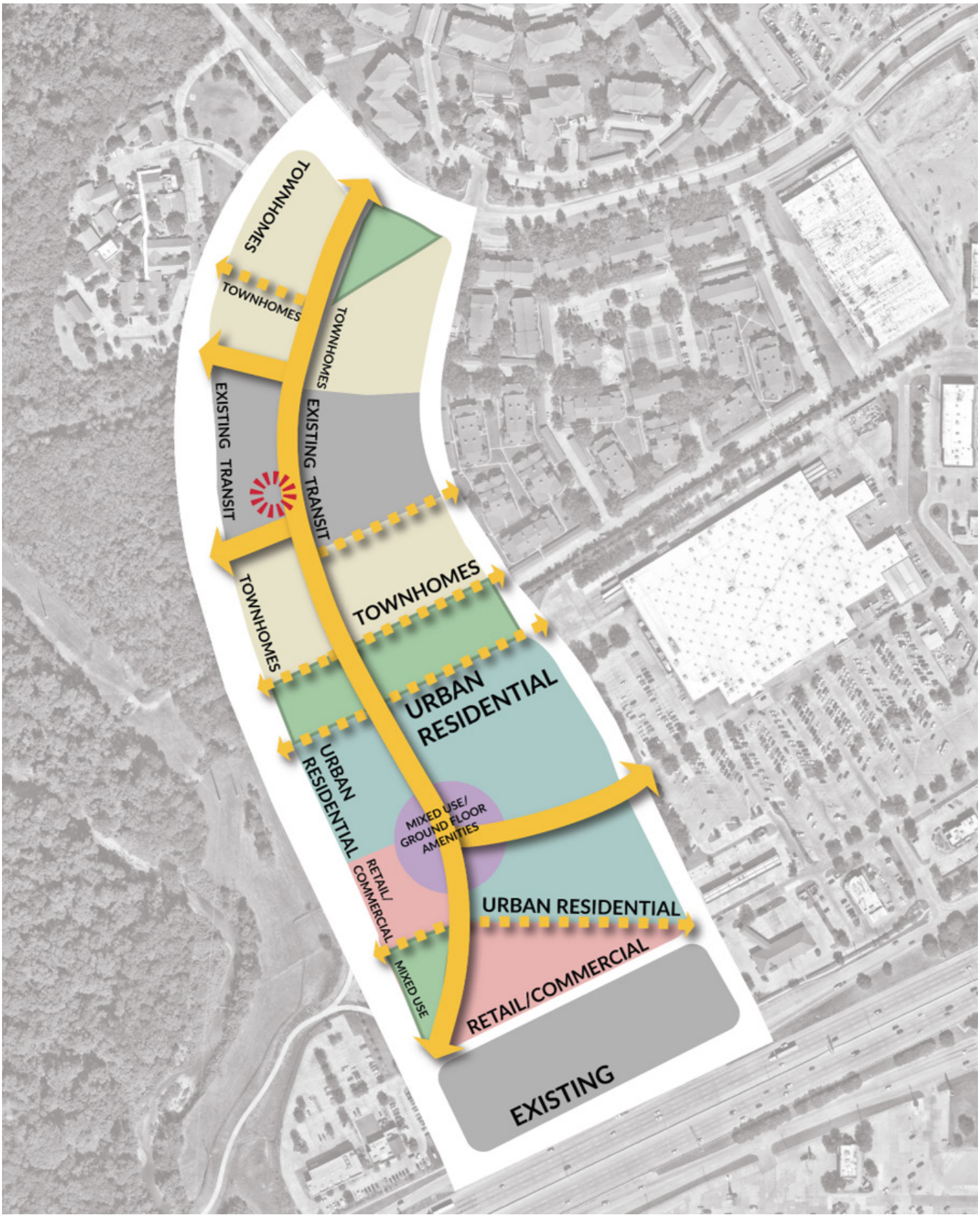
SCENARIO 1

SCENARIO 2

SCENARIO 3

PREFERRED SCENARIO

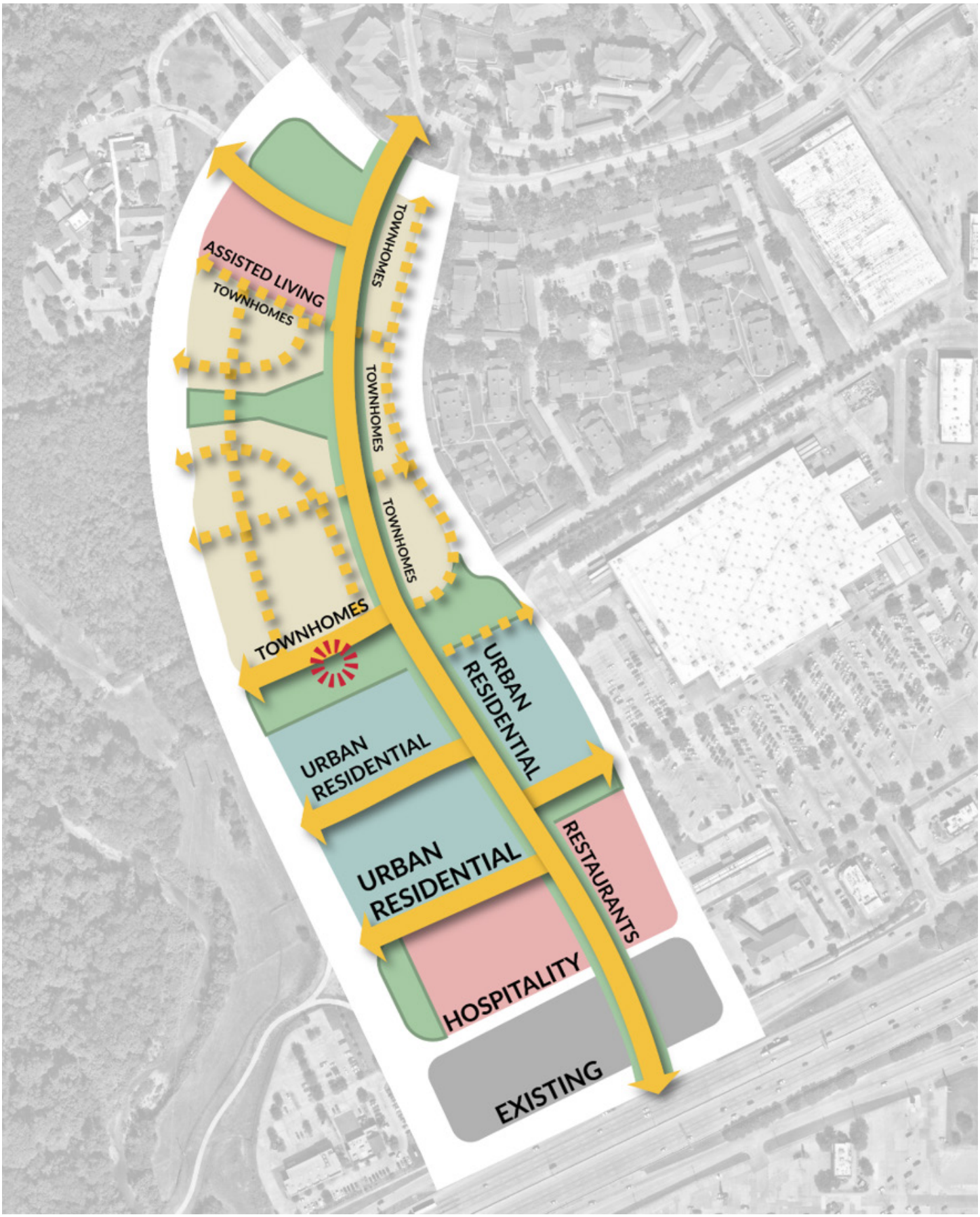
SCENARIO 1


TOWNHOMES
TOWNHOMES
TOWNHOMES
EXISTING TRANSIT
EXISTING TRANSIT
TOWNHOMES
TOWNHOMES
URBAN RESIDENTIAL
URBAN RESIDENTIAL
MIXED USE/ GROUND FLOOR AMENITIES
RETAIL/ COMMERCIAL
URBAN RESIDENTIAL
MIXED USE
RETAIL/COMMERCIAL
EXISTING

SCENARIO 1

THE BELMONT AT DUCK CREEK APARTMENTS
NATHAN'S PLACE
THE BOULDER APARTMENTS
WALMART
GREENBELT PARKWAY
DUCK CREEK TRAIL
I-30

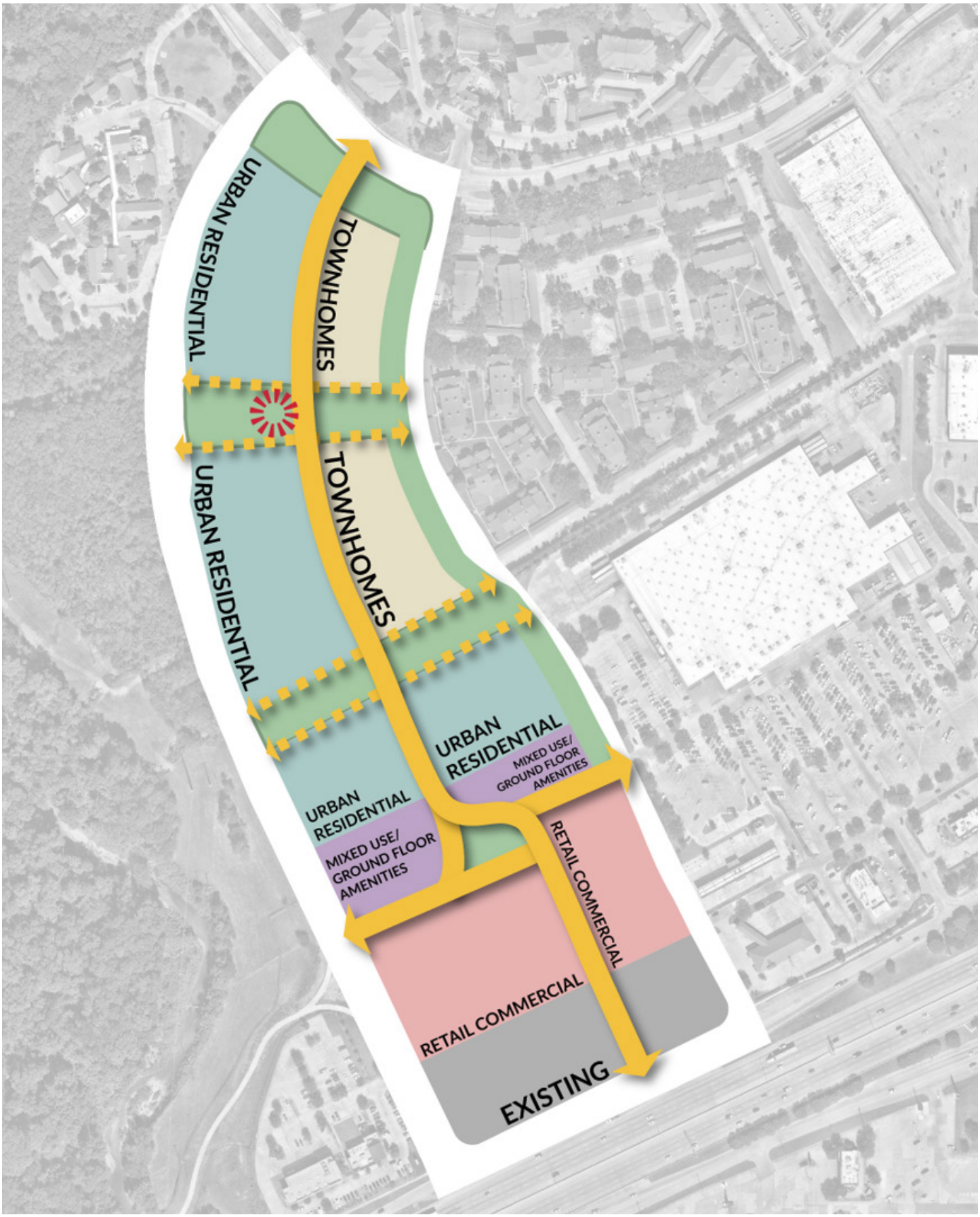
SCENARIO 2


ASSISTED LIVING
TOWNHOMES
TOWNHOMES
TOWNHOMES
TOWNHOMES
TOWNHOMES
URBAN RESIDENTIAL
URBAN RESIDENTIAL
URBAN RESIDENTIAL
RESTAURANTS
HOSPITALITY
EXISTING

SCENARIO 2

THE BELMONT AT DUCK CREEK APARTMENTS
NATHAN'S PLACE
THE BOULDER APARTMENTS
WALMART
GREENBELT PARKWAY
DUCK CREEK TRAIL
I-30

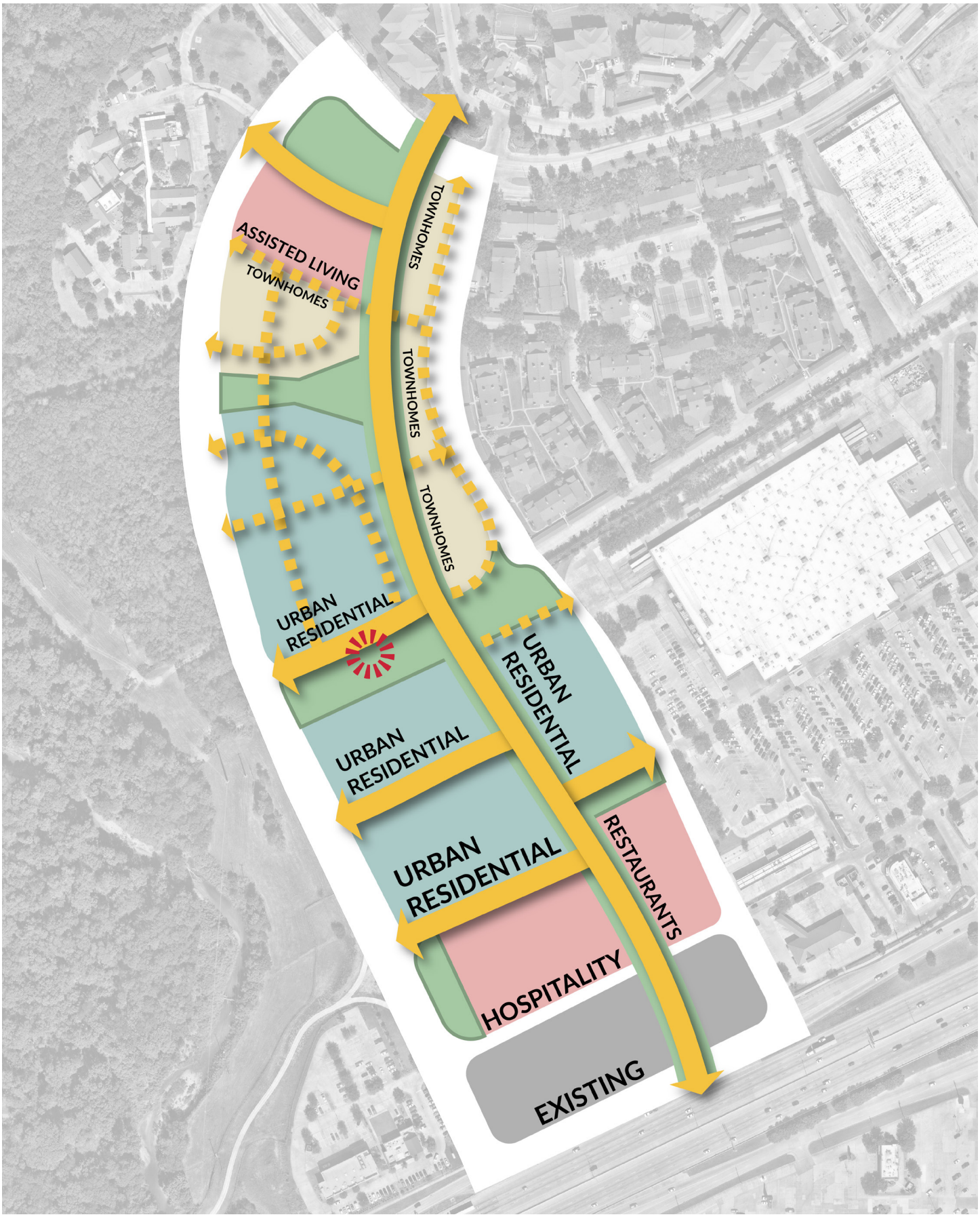
SCENARIO 3


URBAN RESIDENTIAL
TOWNHOMES
URBAN RESIDENTIAL
TOWNHOMES
URBAN RESIDENTIAL
MIXED USE/ GROUND FLOOR AMENITIES
URBAN RESIDENTIAL
MIXED USE/ GROUND FLOOR AMENITIES
RETAIL COMMERCIAL
RETAIL COMMERCIAL
EXISTING

SCENARIO 3

THE BELMONT AT DUCK CREEK APARTMENTS
NATHAN'S PLACE
THE BOULDER APARTMENTS
WALMART
GREENBELT PARKWAY
DUCK CREEK TRAIL
I-30

PREFERRED SCENARIO



PREFERRED SCENARIO