GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, December 6, 2022
7:00 p.m.

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

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.

VISION
CITY COUNCIL
Growing Economic Base
Commercially Thriving Downtown
Safe Community
Customer-Focused City Services
Well-Maintained City Infrastructure
Vibrant Neighborhoods and Commercial Centers
Sound Governance and Finances
Enhanced Quality of Life through Amenities, Arts, and Events
Reliable, Cost Efficient Utility Services
Future-Focused City Organization

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the November 15, 2022, Regular Meeting.

2. Consider approval of the following bids:

a. Sanitary Sewer Cleaning and Televised Inspections **Bid No. 0044-23**

Acme Utility Inspection Services, Inc. **$400,000.00**

This request is to provide cleaning and televised inspections of wastewater mains as required by the Texas Commission on Environmental Quality's Sanitary Sewer Overflow Initiative. This approval is for a Term Agreement with four optional renewals.

b. GP&L Water Treatment Equipment Rental **Bid No. 0869-20**

Suez Water Technologies & Solutions **$57,550.00**

This request is to approve a Change Order to the current Blanket Order BL 9005 for emergency water trailer and polishing tank equipment rental.

c. GP&L CEMS RATA and Linearity Testing Change Order No. 1 **Bid No. 0615-21**

Alliance Source Testing **$6,865.00**

The purpose of this bid award is to obtain Change Order #1 to Blanket Services Contract 8864 for Relative Accuracy Test Audits (RATA) performed on GP&L emissions analyzers.

d. GP&L Production Plant Project Management & Engineering Services **Bid No. 0213-23**

Sargent & Lundy, LLC **$225,000.00**

This request is to obtain construction management and support services for capital improvement projects associated with GP&L power plants.

e. GP&L GIS System Upgrade **Bid No. 0208-23**

SSP Innovations, LLC **$257,624.46**

This request is to implement an upgrade to the GP&L GIS system.

f. GP&L Ben Davis Substation Control Building Flood Mitigation Engineering Services **Bid No. 0222-23**

Black & Veatch **$1,598,719.00**

This request is to obtain engineering and construction management services to support the replacement and elevation of the control enclosure at the GP&L Ben Davis station.

g. GP&L Olinger & Spencer Plant Equipment Rentals **Bid No. 0221-23**

Sunbelt Rentals, Inc. **$150,000.00**

This request is for as-needed rental equipment including generators, SkyTraks, diesel tanks, air compressors, pumps, forklifts, and welders for day-to-day operations at the Olinger and Spencer Plants. This approval is for a Term Agreement with one optional renewal.

h. Country Club Park Estates Drainage Improvements Additional Design Services **Bid No. 1051-21**

Metropolitan Infrastructure, PLLC **$108,900.00**

This request is for additional design services required for drainage improvements in the Country Club Park Estates Addition area.

i. Demolition Services for Multiple Properties **Bid No. 0232-23**

Intercon Environmental, Inc. **$149,167.68**

This request is for the demolition of three properties to prepare for upcoming facility and roadway construction projects.

3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.

a. Zoning File No. Z 22-53, Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) (District 6)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 17-18 for Community Retail Uses and 2) a Detail Plan for a Medical and Dental Office/Clinic Use on a 1.856-acre tract of land located at 3318 West Buckingham Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 22-55, William Bebb Francis, III (District 3)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for an Antenna, Commercial Use on a 4.97-acre tract of land zoned Agricultural (AG) District and located at 5200 Bobtown Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. Consider by minute action authorizing the Managing Director of Public Works to execute the Easement Modification Agreement with Oncor.

At the November 14, 2022 Work Session, Council considered authorizing the Mayor to execute an Easement Modification Agreement with Oncor.

5. Consider by minute action authorizing the Managing Director of Public Works to execute the Contract of Sale to purchase the vacant lot from Ivan and Emily De Santiago for $66,500.

At the November 14, 2022 Work Session, Council considered approving the purchase of 1510 High Meadow from Ivan & Emily De Santiago in the amount of $66,500.

6. Consider an ordinance amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and setting an effective date.

Council is requested to approve an ordinance removing the parking restrictions on Mallards Pond St., Heathers Moor St. and Shannons Pl.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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7. Hold a Public Hearing on the Removal of Ferris Road from the Thoroughfare Plan

Council is requested to hold a public hearing on the removal of Ferris Road from the Thoroughfare Plan. If there are no objections and Council concurs, Ferris Road will be removed from the Garland Thoroughfare Plan.

8. Hold public hearings on:

a. Consider a Zoning request by Atlantic Urbana Acquisition Company II, LLC to construct 301 multi-family units in a single-family style format. The site is located at 2201 East Miller Road and 2370 East Centerville Road in District 2.

Consideration of the application of Atlantic Urbana Acquisition Company II, LLC, requesting approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use. This property is located at 2201 East Miller Road and 2370 East Centerville Road. (File Z 21-45, District 2)

b. Consider a Detail Plan request by Atlantic Urbana Acquisition Company II, LLC to construct 301 multi-family units in a single-family style format. The site is located at 2201 East Miller Road and 2370 East Centerville Road in District 2.

Consideration of the application of Atlantic Urbana Acquisition Company II, LLC, requesting approval of a Detail Plan for Multi-Family development. This property is located at 2201 East Miller Road and 2370 East Centerville Road. (File Z 21-45, District 2)

c. Consider a Specific Use Provision request by JC Collision to add automobile sales to an existing automobile repair facility. The site is located at 2905 Forest Lane in District 6.

Consideration of the application of JC Collision, requesting approval of a Specific Use Provision for Automobile Sales, New or Used. This property is located at 2905 Forest Lane. (File Z 22-39, District 6)

d. Consider a Site Plan request by JC Collision to add automobile sales to an existing automobile repair facility. The site is located at 2905 Forest Lane in District 6.

Consideration of the application of JC Collision, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 2905 Forest Lane. (File Z 22-39, District 6)

e. Consider a Detail Plan request by Digital Garland Ferris, LP to construct a Data Center. The site is located at 1805 Holford Road and 1505 Ferris Road in District 1.

Consideration of the application of Digital Garland Ferris, LP, requesting approval of a Detail Plan for a Data Center. This item may include amendments to Planned Development (PD) District 20-17. This property is located at 805 Holford Road. (File Z 22-47, District 1)

9. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Mayor Pro Tem Deborah Morris

- Amador Castro Jr. - Senior Citizens Advisory Board

10. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

11. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are $1 each and DVD's are $3 each.

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **1.**

Meeting Date: 12/06/2022

Item Title: Minutes November 15

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the November 15, 2022, Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes November 15

GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, November 15, 2022, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present:	Mayor Scott LeMay
	Mayor Pro Tem Deborah Morris
	Deputy Mayor Pro Tem Robert John Smith
	Council Member Jeff Bass
	Council Member Ed Moore
	Deputy Mayor Pro Tem B.J. Williams
	Council Member Margaret Lucht
	Council Member Robert Vera
	Council Member Dylan Hedrick
Staff Present:	City Manager Bryan Bradford
	Deputy City Manager Mitch Bates
	Assistant City Manager Judson Rex
	City Attorney Brian England
	City Secretary Eloyce René Dowl

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CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

The motion was made by Council Member Vera to approve the Consent Agenda as presented, seconded by Council Member Hedrick. Motion carried:

Vote: 9 ayes, 0 nays

1. APPROVED Consider approval of the minutes of the November 1, 2022, Regular Meeting.

2. Consider approval of the following bids:

a. APPROVED Central Library Construction Services Bid No. 0379-21

Core Construction $1,746,129.00

This request is for the purchase of building materials for the upcoming renovations at Central Library.

b. APPROVED Water & Wastewater Mains Replacement Bid No. 1210-22

La Banda, LLC	**$876,397.00**
Optional Contingency	**95,000.00**

TOTAL: **$971,397.00**

This request is to provide construction services to replace water and wastewater lines including all incidentals at Seventh Street (Edgefield Alley - Avenue G), Sixth Street (Edgefield Alley - Avenue G), and Edgefield Alley (Edgefield Circle - Fifth Street). An Optional Contingency is included for any additional work that may be required.

c. APPROVED **Sedans** **Bid No. 0159-23**

Donaldson-Hiner Automotive Group **$137,110.00**

This request is for the purchase of five replacement sedans to be utilized by the Garland Police Department.

d. APPROVED **Asphalt Patching Truck** **Bid No. 0162-23**

Freightliner of Austin **$272,875.00**

This request is for the replacement purchase of an Asphalt Patching Truck to be utilized by the Street Department.

e. APPROVED **Replacement Bus for Senior Activity Center** **Bid No. 0147-23**

Creative Bus Sales **$138,923.00**

This request is for the replacement purchase of a bus to be utilized by the Senior Activity Center.

f. APPROVED **Rosehill Road Streetscape** **Bid No. 0834-21**

The Fain Group, Inc. **$174,140.91**

This request is to approve a Change Order for the Rosehill Road Streetscape construction project.

g. APPROVED **GP&L College to Jupiter 138kV Transmission Line Materials** **Bid No. 1301-22**

KBS Electric Distributors, Inc.	**$124,902.10**
Optional Contingency	**12,490.21**
TOTAL:	**$137,392.31**

This request is for the purchase of conductor, insulation, and associated materials for the upgrade of the College to Jupiter Transmission Line to 138kV. An Optional Contingency is included for any additional materials that may be required.

h. APPROVED **TMPA Gibbons Creek Substation Materials** **Bid No. 1240-22**

KBS Electrical Distributors, Inc.	**$107,897.35**
Optional Contingency	**10,789.74**
TOTAL:	**$118,687.09**

This request is for the purchase of structural steel, bus, insulators, and miscellaneous station materials needed to refit the TMPA Gibbons Creek Substation as part of the decommissioning of the Gibbons Creek Plant. An Optional Contingency is included for any additional materials that may be required.

i. APPROVED **GP&L Ben Davis Substation Control Enclosure** **Bid No. 1127-22**

Electrical Power Products, Inc.	**$2,935,795.00**
Optional Contingency	**293,579.50**
TOTAL:	**$3,229,374.50**

This request is for the purchase of a control enclosure for the Ben Davis Substation as part of the approved Ben Davis Flood Mitigation CIP project. An Optional Contingency is included for any additional materials that may be required.

j. APPROVED **GP&L and TMPA Herbicide Spraying Services** **Bid No. 1027-17**

ChemPro Services, Inc.	**$35,984.00**

This request is to approve a Change Order to the final renewal of the annual right-of-way herbicide spraying services for GP&L and TMPA transmission systems.

k. APPROVED **GP&L Lookout Substation NTT Terminal and Bus Hardening** **Bid No. 0155-23**

POWER Engineers	**$924,893.00**

This request is to obtain engineering services associated with the addition of NTT Raging Wire Terminals 3 and 4 at the GP&L Lookout Substation.

l. APPROVED **Switchgears for Warehouse Inventory** **Bid No. 0011-23**

Techline, Inc.	**$192,836.00**

This request is for the purchase of Switchgears for Warehouse inventory to support GP&L.

3. **A public hearing was previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.**

a. APPROVED Zoning File No. Z 22-60, Don Gordon (District 8)

Ordinance No. 7381 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use and 2) a Detail Plan for a Warehouse, Office/Warehouse, (Indoors) Use on a 0.373–acre tract of land located at 2025 Old Mill Run; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. APPROVED **Ordinance No. 7382** Chapter 31, "Engineering" of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and setting an effective date.

At the November 14, 2022, Work Session, Council considered the amendments to Chapter 31, Article VII Flood Damage Prevention, Section 31.100 and addition of Section 31.108 of the Code of Ordinances.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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5. APPROVED **Resolution No. 105__** of the City of Garland, Texas finding and determining that the public necessity and convenience require the acquisition of property rights located on or near Ferris Road, in the City of Garland, Texas, said property interest being more particularly described below; providing authorizations to acquire such property rights by purchase or condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of this resolution; and providing an effective date.

Council is requested to approve a resolution authorizing the acquisition of the property rights described in the proposed resolution. The City has not been able to successfully negotiate a final purchase price with one property owner to acquire the necessary property interests. The owner is named in the proposed resolution. State law requires particular wording to be used in a motion to adopt a resolution authorizing the initiation of condemnation proceedings. The City Attorney will provide in written form the appropriate wording of the motion. Council was briefed on the project in Executive Session on November 14, 2022.

The motion was made by Council Member Bass that the City Council of the City of Garland, Texas, authorize the use of the power of eminent domain to acquire property interests on the property on or near Ferris Road in Garland, Texas, and as more fully described in Exhibit "A" to the proposed ordinance located within the City of Garland, Dallas County, Texas for the completion of a water loop along the north side of President George Bush Turnpike to provide adequate water pressure and volume along the 190 Corridor. My motion includes approval of the proposed resolution and intends that the record vote on this matter applies to all units of property to be condemned, seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

6. Hold public hearings on:

a. APPROVED Consider a Zoning request by Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden), to allow a medical clinic with ambulance service. The site is located at 3318 West Buckingham Road in District 6.

Consideration of the application of Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden), requesting approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses. This property is located at 3318 West Buckingham Road. (File Z 22-53, District 6)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Maxwell Fisher, applicant.

There was discussion by the Council.

The motion was made by Council Member Vera to approve the Zoning request (Item 6a) and the Detail Plan (Item 6b) as presented, seconded by Deputy Mayor Pro Tem Smith. Motion carried:

Vote: 9 ayes 0 nays

b. APPROVED Consider a Detail Plan request by Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden), to allow a medical clinic with ambulance service. The site is located at 3318 West Buckingham Road in District 6.

Consideration of the application of Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden), requesting approval of a Detail Plan for a Medical and Dental Office/Clinic Use. This property is located at 3318 West Buckingham Road. (File Z 22-53, District 6)

c. APPROVED Consider a request by Luis Fernando Gutierrez, to allow a zoning change from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Neighborhood Services Uses. The property is located at 820 West Miller Road in District 5.

Consideration of the application of Luis Fernando Gutierrez, requesting approval of a Change of Zoning from Single-Family-7 (SF-7) District to a

Planned Development (PD) District for Neighborhood Services Uses. This property is located at 820 West Miller Road. (File Z 22-54, District 5)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Luis Fernando Gutierrez, applicant.

There was discussion by the Council

The motion was made by Council Member Lucht to deny the Zoning request, seconded by Deputy Mayor Pro Tem Smith. Motion to deny carried:

Vote: 6 ayes, 3 nays (Mayor LeMay, Council Members Bass and Hedrick)

d. APPROVED Consider a Specific Use provision renewal request by William Bebb Francis III, to allow the continuation of an existing cellular tower. This property is located at 5200 Bobtown Road in District 3.

Consideration of the application of William Bebb Francis III, requesting approval of a Specific Use Provision renewal for an Antenna, Commercial Use on a property zoned Agricultural (AG) District. This property is located at 5200 Bobtown Road. (File Z 22-55, District 3)

The staff report was presented by Willliam Guerin, Director of Planning. The speaker on this item was William Bebb Francis III, applicant.

The motion was made by Council Member Moore to approve the Specific Use Provision renewal (Item 6d) and the Site Plan (Item 6d), seconded by Mayor Pro Tem Morris. Motion carried;

Vote: 9 ayes, 0 nays

e. APPROVED Consider a Site Plan request by William Bebb Francis III, for an existing cellular tower. This property is located at 5200 Bobtown Road in District 3.

Consideration of the application of William Bebb Francis III, requesting approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District. This property is located at 5200 Bobtown Road. (File Z 22-55, District 3)

7. **Citizen comments:** Randall Carnes

8. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:49 p.m.

Submitted By:

_____

Scott LeMay, Mayor

_____

Eloyce René Dowl, City Secretary

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. a.**

Meeting Date: 12/06/2022
Item Title: Sanitary Sewer Cleaning and Televised Inspections
Submitted By: Wes Kucera, Managing Director
Bid Number: 0044-23

Purchase Justification:

This request is to provide cleaning and televised inspections of wastewater mains as required by the Texas Commission on Environmental Quality's Sanitary Sewer Overflow Initiative. The initiative requires cleaning 140 miles of sewer mains and 56 miles of televised inspections annually in the wastewater collection system. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated with Acme Utility Inspection Services, Inc., submitting the Straight Low Bid.

Award Recommendation:

Vendor	Item	Amount
Acme Utility Inspection Services, Inc.	All	$400,000.00
	TOTAL:	$400,000.00

Basis for Award: Straight Low Bid
Purchase Requisition #: 48158

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: $400,000

Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Agreement sets price but does not commit funds. Charges will be expensed to Wastewater operating accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Prop. Budget - Page 255

Budget Director Approval: Allyson Bell Steadman Approval Date: 11/04/2022

Purchasing Director Approval: Gary L. Holcomb Approval Date: 11/02/2022

CITY OF GARLAND - BID RECAP SHEET
OPENED: 10/25/2022
REQ. NO PR 48158
BID NO. 0044-23
PAGE: 1 of 1
BUYER: Teresa Smith

ITEM	QTY	UNIT	DESCRIPTION	Acme Utility Inspection Services		Aims Companies		Pro-Pipe, Inc. .		Ace Pipe Cleaning		BCAC Underground	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Bid Item Pricing for evaluation		$49,850.00		$97,062.50		$98,802.00		$126,787.50		$135,137.50
			TOTAL GROSS PRICE		$49,850.00		$97,062.50		$98,802.00		$126,787.50		$135,137.50
			CASH DISCOUNT										
			TOTAL NET PRICE		$49,850.00		$97,062.50		$98,802.00		$126,787.50		$135,137.50
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										

NEXT LOW:
LOW:
SAVINGS: **$0.00**

377 # IonWave Notifications
54 # IonWave HUBS
3 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. b.**

Meeting Date: 12/06/2022
Item Title: GP&L Water Treatment Equipment Rental
Submitted By: Darrell Cline, GP&L General Manager & CEO
Bid Number: 0869-20

Purchase Justification:

This request is to approve a Change Order to the current Blanket Order BL 9005 for emergency water trailer and polishing tank equipment rental. A change in the operational commitment of the GP&L Olinger and Spencer generating units has increased the need for the rental equipment in order to maintain operational readiness.

Evaluation:

Suez Water Technologies & Solutions was awarded initial BL 8110 with four (4) optional renewals in the amount of $74,000 on July 17, 2020.

Award Recommendation:

Vendor	*Item*	*Amount*
Suez Water Technologies & Solutions	All	$57,550.00
	TOTAL:	**$57,550.00**

Basis for Award: Change Order
Purchase Requisition #: 48358

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$57,550
Proposed Balance:	N/A
Account #:	211-3462-7111 & 211-3421-7111

Fund/Dept/Project – Description and Comments:

Term Agreement sets price but does not commit funds. Expenses will be charged to the appropriate Electric Production operating account(s) as incurred.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2022-23
Document Location:	Prop. Operating Budget - Page 239

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 11/17/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/16/2022

CITY OF GARLAND - BID RECAP SHEET
OPENED: N/A
REQ. NO. PR 48358
BID NO. 0869-20
PAGE: 1 of 1
BUYER: Casee Sanders

ITEM	QTY	UNIT	DESCRIPTION	Suez Water Technologies & Solutions UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Term Contract for Water		$57,550.00						
			Treatment Equipment Rental								
			TOTAL GROSS PRICE		$57,550.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$57,550.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:	**$0.00**	N/A	# IonWave Notifications
LOW:	**$0.00**	N/A	# IonWave HUBS
SAVINGS:	**$0.00**	N/A	# Direct Contact HUBS
		N/A	# HUBS Responded

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GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. c.**

Meeting Date: 12/06/2022
Item Title: GP&L CEMS RATA and Linearity Testing Change Order No. 1
Submitted By: Darrell Cline, GP&L General Manager & CEO
Bid Number: 0615-21

Purchase Justification:

The purpose of this bid award is to obtain Change Order #1 to Blanket Services Contract 8864 for Relative Accuracy Test Audits (RATA) performed on GP&L emissions analyzers. Several analyzers have been replaced at the Spencer Plant, requiring RATA testing in excess of the existing Blanket Order amount.

Evaluation:

This Change Order represents a 35% increase to existing Blanket Services Contract 8864 approved with Bid #0615-21 for the amount of $19,730.00.

Award Recommendation:

Vendor	*Item*	*Amount*
Alliance Source Testing	1	$6,865.00
	TOTAL:	**$6,865.00**

Basis for Award: Change Order
Purchase Requisition #: 48359

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$6,865
Proposed Balance:	N/A
Account #:	451-6999

Fund/Dept/Project – Description and Comments:

Term Agreement sets price but does not commit funds. Expenses will be charged to the appropriate Electric Production account(s) as incurred.

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2022-23
Document Location:	Prop. Operating Budget - Page 239

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 11/18/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/18/2022

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. d.**

Meeting Date: 12/06/2022
Item Title: GP&L Production Plant Project Management & Engineering Services
Submitted By: Darrell Cline, GP&L General Manager & CEO
Bid Number: 0213-23

Purchase Justification:

This request is to obtain construction management and support services for capital improvement projects associated with GP&L power plants. Engineering services will include timeline and schedule maintenance, red line drawings, installation oversight, and contractor coordination.

Evaluation:

Sargent & Lundy, LLC, was selected as the Most Qualified firm for this project from RFQ 0753-19. Sargent & Lundy has prior involvement in each of the projects chosen for oversight ranging from project design to failure analysis. They also have extensive knowledge of engineering design, consulting, and project services for the electric power generation and power delivery industry worldwide.

Award Recommendation:

Vendor	*Item*	*Amount*
Sargent & Lundy, LLC	All	$225,000.00
	TOTAL:	**$225,000.00**

Basis for Award: Most Qualified
Purchase Requisition #: 48401

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A

This Item:	$225,000
Proposed Balance:	N/A
Account #:	451-6999

Fund/Dept/Project – Description and Comments:

Services will be charged to the appropriate Electric Production CIP account(s) as incurred.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2022
Document Location:	Page 294

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 11/18/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/17/2022

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 48401
BID NO. 0213-23
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Sargent & Lundy LLC UNIT PRICE	Sargent & Lundy LLC TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	GP&L Projuction Plant Project	$225,000.00	$225,000.00						
			Management & Engineering								
			Services								
			TOTAL GROSS PRICE		$225,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$225,000.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:	**$0.00**	# IonWave Notifications
LOW:	**$0.00**	# IonWave HUBS
SAVINGS:	**$0.00**	# Direct Contact HUBS
		# HUBS Responded

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GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. e.**

Meeting Date: 12/06/2022
Item Title: GP&L GIS System Upgrade
Submitted By: Darrell Cline, GP&L General Manager & CEO
Bid Number: 0208-23

Purchase Justification:

This request is to implement an upgrade to the GP&L GIS system. The upgrade will involve multiple GP&L GIS system components to include the existing Esri and Schneider components, SSP Lifecycle, Synergy NBS Generator, custom GIS Client tools, and Geocortex. The upgrade will also recompile the Nightly Batch Suite (NBS) and SSP All Edits application to work with the proposed Esri ArcGIS 10.8.1 platform.

Evaluation:

SSP Innovations, LLC, is the developer and Sole Source provider for the GP&L GIS System.

Award Recommendation:

Vendor	*Item*	*Amount*
SSP Innovations, LLC	All	$257,624.46
	TOTAL:	**$257,624.46**

Basis for Award: Sole Source
Purchase Requisition #: 48327

Fiscal Impact

Total Project/Account:	$3,044,407
Expended/Encumbered to Date:	274,484
Balance:	$2,769,923
This Item:	257,624
Proposed Balance:	$2,512,299
Account #:	211-3151-7111

Fund/Dept/Project – Description and Comments:

Electric Utility Fund / Administration

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2022-23
Document Location:	Prop. Operating Budget - Page 239

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 11/18/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/17/2022

CITY OF GARLAND - BID RECAP SHEET
OPENED: N/A
REQ. NO. PR 48327
BID NO. 0208-23
PAGE: 1 of 1
BUYER: Casee Sanders

				SSP Innovations, LLC							
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	ea	1	GIS System Upgrade to		$257,624.46						
			Version 10.8.1								
			TOTAL GROSS PRICE		$257,624.46						
			CASH DISCOUNT								
			TOTAL NET PRICE		$257,624.46						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:	**$0.00**	N/A	# IonWave Notifications
LOW:	**$0.00**	N/A	# IonWave HUBS
SAVINGS:	**$0.00**	N/A	# Direct Contact HUBS
		N/A	# HUBS Responded

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GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. f.**

Meeting Date: 12/06/2022

Item Title: GP&L Ben Davis Substation Control Building Flood Mitigation Engineering Services

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0222-23

Purchase Justification:

This request is to obtain engineering and construction management services to support the replacement and elevation of the control enclosure at the GP&L Ben Davis station. Services will include engineering for a new double-wide control enclosure, new cable trenching, control cabling, and junction boxes. This is part of the approved Ben Davis Flood Mitigation CIP project.

Evaluation:

Black & Veatch was selected as the Most Qualified firm for this project from RFQ 0753-19. Black & Veatch has been involved with other projects at Ben Davis and thus has the most current engineering information.

Award Recommendation:

Vendor	*Item*	*Amount*
Black & Veatch	All	$1,598,719.00
	TOTAL:	**$1,598,719.00**

Basis for Award: Most Qualified

Purchase Requisition #: 48388

Fiscal Impact

Total Project/Account: $5,191,810

Expended/Encumbered to Date: 3,287,151

Balance: $1,904,659

This Item:	1,598,719
Proposed Balance:	$305,940
Account #:	210-3799-3176801-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2022
Document Location:	Page 296

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 11/18/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/18/2022

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 48388
BID NO. 0222-23
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Black & Veatch UNIT PRICE	Black & Veatch TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	GP&L Ben Davis Substation	$1,598,719.00	$1,598,719.00						
			Control Building Flood Mitigation								
			Engineering Services								
			TOTAL GROSS PRICE		$1,598,719.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$1,598,719.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:	**$0.00**	# IonWave Notifications
LOW:	**$0.00**	# IonWave HUBS
SAVINGS:	**$0.00**	# Direct Contact HUBS
		# HUBS Responded

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GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. g.**

Meeting Date: 12/06/2022
Item Title: GP&L Olinger & Spencer Plant Equipment Rentals
Submitted By: Darrell Cline, GP&L General Manager & CEO
Bid Number: 0221-23

Purchase Justification:

This request is for as-needed rental equipment including generators, SkyTraks, diesel tanks, air compressors, pumps, forklifts, and welders for day-to-day operations at the Olinger and Spencer Plants. This approval is for a Term Agreement with one (1) optional renewal.

Evaluation:

The rental equipment is being provided by Sunbelt Rentals, Inc., through the Omnia Partners Cooperative Purchasing Contract R200601.

Award Recommendation:

Vendor	*Item*	*Amount*
Sunbelt Rentals, Inc.	All	$150,000.00
	TOTAL:	**$150,000.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 48422

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: $150,000
Proposed Balance: N/A
Account #: 451-6999
Fund/Dept/Project – Description and Comments:

Term Agreement sets price but does not commit funds. Expenses will be charged to the appropriate Electric Production operating account(s) as incurred.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2022-23
Document Location:	Prop. Operating Budget - Page 239

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 11/28/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/23/2022

CITY OF GARLAND - BID RECAP SHEET
OPENED: 11/23/2022
REQ. NO. PR 48422
BID NO. 0221-23
PAGE: 1 of 1
BUYER: L.Segura

ITEM	QTY	UNIT	DESCRIPTION	Sunbelt Rentals, Inc. UNIT PRICE	Sunbelt Rentals, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	1	GP&L Olinger & Spencer Plant		$150,000.00						
			Equipment Rentals								
			TOTAL GROSS PRICE		$150,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$150,000.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: n/a
LOW: n/a
SAVINGS: n/a

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

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GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. h.**

Meeting Date: 12/06/2022

Item Title: Country Club Park Estates Drainage Improvements Additional Design Services

Submitted By: Laura Dunn, Capital Project Management Director

Bid Number: 1051-21

Purchase Justification:

This request is for additional design services required for drainage improvements in the Country Club Park Estates Addition area.

Based upon the initial drainage study and further analysis during detailed design, it was determined that the proposed outfall location does not have adequate capacity. The additional services will include analysis, design, survey, geotechnical investigation, and subsurface utility engineering (SUE) along the areas that were not part of the original design scope. The goal of the additional design services is to modify the proposed storm sewer system and provide two outfall locations, each with capacity for the anticipated flows.

This project is part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

Metropolitan Infrastructure, PLLC, was awarded the original PO 32006 in the amount of $340,640 on July 20, 2021.

Award Recommendation:

Vendor	*Item*	*Amount*
Metropolitan Infrastructure, PLLC	All	$108,900.00
	TOTAL:	**$108,900.00**

Basis for Award: Change Order

Purchase Requisition #: 48448

Fiscal Impact

Total Project/Account:	$691,000
Expended/Encumbered to Date:	576,246
Balance:	$114,754
This Item:	108,900
Proposed Balance:	$5,854
Account #:	653-1429-1474519-710120

Fund/Dept/Project – Description and Comments:

Drainage CIP / Country Club Park Estates Drainage Improvements

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2022
Document Location:	Page 133

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 11/28/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/23/2022

CITY OF GARLAND - BID RECAP SHEET
OPENED: 11/23/2022
REQ. NO. PR 48448
BID NO. 1051-21
PAGE: 1 of 1
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	Metropolitan Infrastructure, PLLC UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	EA	1	Country Club Park Estates	$108,900.00	$108,900.00						
			Drainage Improvements Additional								
			Design Services.								
			TOTAL GROSS PRICE		$108,900.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$108,900.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **n/a**
LOW: **n/a**
SAVINGS: **n/a**

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

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GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. i.**

Meeting Date: 12/06/2022
Item Title: Demolition Services for Multiple Properties
Submitted By: Laura Dunn, Capital Project Management Director
Bid Number: 0232-23

Purchase Justification:

This request is for the demolition of three properties to prepare for upcoming facility and roadway construction projects. The structures to be demolished are associated with various bond projects including Naaman School Road, Fire Station No. 1, and the Garland Senior Activity Center. These projects are part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

Intercon Environmental, Inc., will be providing the demolition services through the TIPS Cooperative Purchasing Contract RCSP 200201.

Award Recommendation:

Vendor	*Item*	*Amount*
Intercon Environmental, Inc.	All	$149,167.68
	TOTAL:	**$149,167.68**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 48372

Fiscal Impact

Total Project/Account:	$21,737,000
Expended/Encumbered to Date:	13,431,333
Balance:	$8,305,667
This Item:	149,168
Proposed Balance:	$8,156,499

Account #: Various

Fund/Dept/Project – Description and Comments:

Parks CIP / Garland Senior Activity Center	654-1429-1836419-900212	$ 81,340.29
Street/Transportation CIP / Naaman School Road	651-1429-1430219-900110	54,239.53
Public Safety CIP / Relocate Fire Station No. 1	652-1429-1210119-900110	13,587.86
	TOTAL:	**$149,167.68**

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Pages 71, 103, and 167

Budget Director Approval: Allyson Bell Steadman Approval Date: 11/28/2022

Purchasing Director Approval: Gary L. Holcomb Approval Date: 11/23/2022

CITY OF GARLAND - BID RECAP SHEET
OPENED: 11/23/2022
REQ. NO. PR 48372
BID NO. 0232-23
PAGE: 1 of 1
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	Intercon Environmental, Inc. UNIT PRICE	Intercon Environmental, Inc. TOTAL						
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	EA	1	Demolition Services for Multiple Properties.	$149,167.68	$149,167.68						
			TOTAL GROSS PRICE		$149,167.68						
			CASH DISCOUNT								
			TOTAL NET PRICE		$149,167.68						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: n/a
LOW: n/a
SAVINGS: n/a

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

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	Duval Sons, Inc.	Mueller Service Co.		
	DELIVERED	DELIVERED	DELIVERED	DELIVERED

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3. a.**

Meeting Date: 12/06/2022

Item Title: Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) (District 6)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden)

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-53 Ordinance

Z 22-53 Exhibit A

Z 22-53 Exhibit B

Z 22-53 Exhibits C-E

ZONING FILE NO. Z 22-53

ORDINANCE NO._____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 17-18 FOR COMMUNITY RETAIL USES AND 2) A DETAIL PLAN FOR A MEDICAL AND DENTAL OFFICE/CLINIC USE ON A 1.856-ACRE TRACT OF LAND LOCATED AT 3318 WEST BUCKINGHAM ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 24th day of October, 2022, the Plan Commission did consider and make recommendations on a certain request for 1) an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses and 2) a Detail Plan for a Medical and Dental Office/Clinic Use by **Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden)**; and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:

Section 1

The Garland Development Code is hereby amended by approving 1) an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses and 2) a Detail Plan for a Medical and Dental Office/Clinic Use on a 1.856-acre tract of land located at 3318 West Buckingham Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 22-53

PASSED AND APPROVED this_____ day of _____, 2022.

THE CITY OF GARLAND, TEXAS

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-53

BEING a 1.856 acre tract of land situated in the Levi Turner Survey, Abstract Number 1487, Dallas County, Texas and being a portion of that called 14.473 acre tract of land described by deed to SRRAF LLC, recorded in County Clerk's File Number 202100163157, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "DUNAWAY" found at the northwest corner of said called 14.473 acre tract, said iron rod also being the northeast corner of Lot 1, Block A, Richland Shopping Center No. 1, an addition to the City of Garland according to the plat thereof recorded in Volume 97119, Page 235, Plat Records, Dallas County, Texas and being in the south right-of-way line of Buckingham Road (100' Right-of-Way);

THENCE North 89 degrees 21 minutes 31 seconds East, 343.09 feet along the north line of said called 14.473 acre tract and said south right-of-way line of Buckingham Road to a 5/8 inch iron rod with cap stamped "MANHARD CONSULTING" set;

THENCE South 44 degrees 17 minutes 11 seconds West, 26.45 feet, departing said north line of the 14.473 acre tract and said south right-of-way line of Buckingham Road to a

5/8 inch iron rod with cap stamped “MANHARD CONSULTING” set;

THENCE South 00 degrees 47 minutes 10 seconds East, 216.77 feet to a 5/8 inch iron rod with cap stamped “MANHARD CONSULTING” set;

THENCE South 89 degrees 21 minutes 31 seconds West, 352.12 feet to a 5/8 inch iron rod with cap stamped “MANHARD CONSULTING” set;

THENCE North 00 degrees 35 minutes 43 seconds West, 155.56 feet along the east line of said Lot 1 to a 1/2 inch iron rod with cap stamped “DUNAWAY” found;

THENCE North 89 degrees 22 minutes 39 seconds East, 26.97 feet, continuing along said east line of Lot 1 to a 1/2 inch iron rod found;

THENCE North 00 degrees 35 minutes 44 seconds West, 79.95 feet, continuing along said east line of Lot 1 to the POINT OF BEGINNING and containing 80,851 square feet or 1.856 acres of land, more or less.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-53

3318 West Buckingham Road

I. **Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Medical and Dental Office/Clinic Use.

II. **Statement of Effect:** This Planned Development (PD) 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 17-18 and the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C to Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.

V. **Detail Plan:**

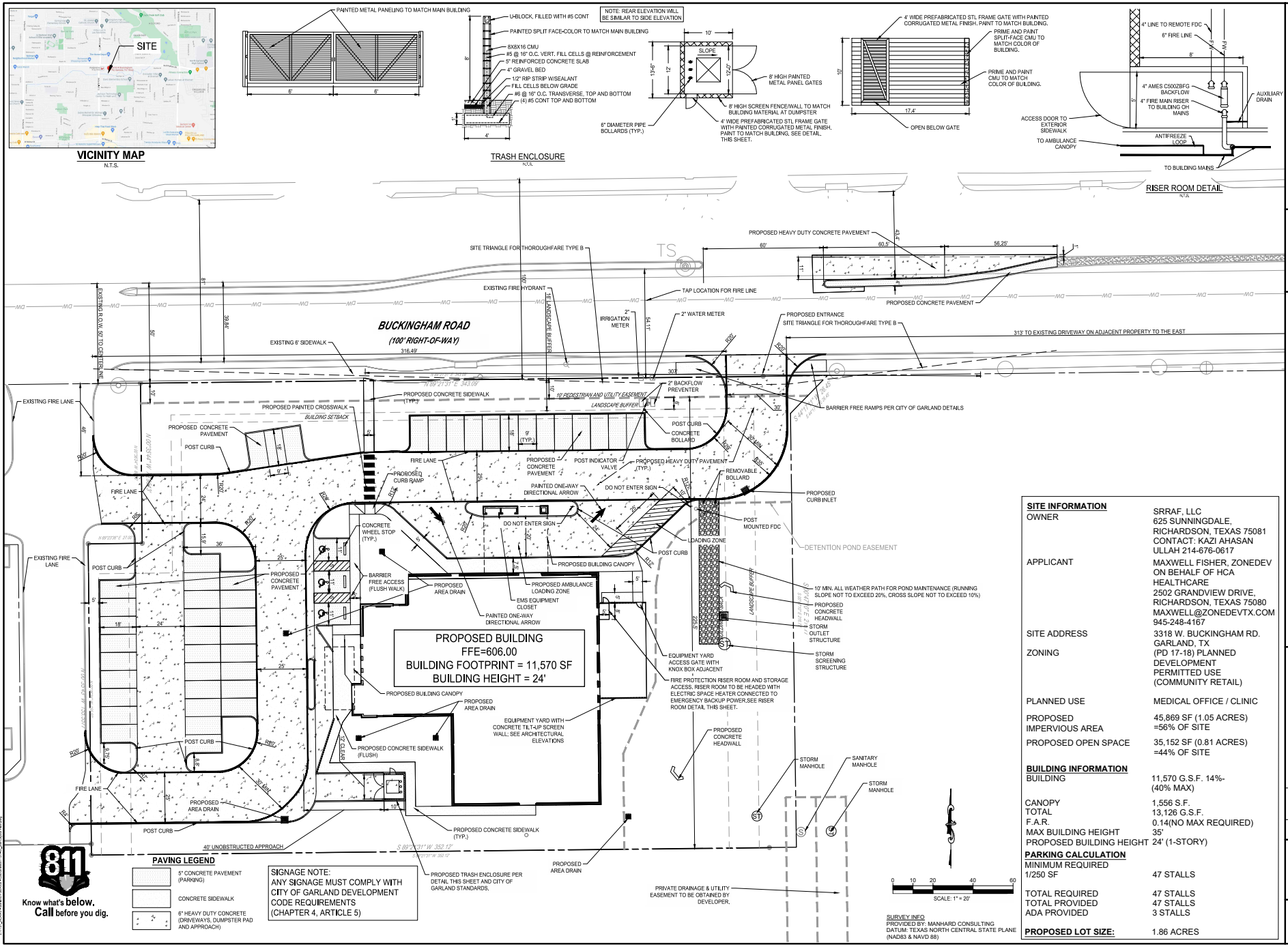
A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.

B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.

C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

EXHIBIT B

EXHIBIT C



SITE INFORMATION

OWNER	SRRAF, LLC 625 SUNNINGDALE, RICHARDSON, TEXAS 75081 CONTACT: KAZI AHASAN ULLAH 214-676-0617
APPLICANT	MAXWELL FISHER, ZONEDEV ON BEHALF OF HCA HEALTHCARE 2502 GRANDVIEW DRIVE, RICHARDSON, TEXAS 75080 MAXWELL@ZONEDEVTX.COM 945-248-4167
SITE ADDRESS	3318 W. BUCKINGHAM RD. GARLAND, TX
ZONING	(PD 17-18) PLANNED DEVELOPMENT PERMITTED USE (COMMUNITY RETAIL)
PLANNED USE	MEDICAL OFFICE / CLINIC
PROPOSED IMPERVIOUS AREA	45,869 SF (1.05 ACRES) =56% OF SITE
PROPOSED OPEN SPACE	35,152 SF (0.81 ACRES) =44% OF SITE

BUILDING INFORMATION

BUILDING	11,570 G.S.F. 14%- (40% MAX)
CANOPY	1,556 S.F.
TOTAL	13,126 G.S.F.
F.A.R.	0.14(NO MAX REQUIRED)
MAX BUILDING HEIGHT	35'
PROPOSED BUILDING HEIGHT	24' (1-STORY)

PARKING CALCULATION

MINIMUM REQUIRED 1/250 SF	47 STALLS
TOTAL REQUIRED	47 STALLS
TOTAL PROVIDED	47 STALLS
ADA PROVIDED	3 STALLS
PROPOSED LOT SIZE:	1.86 ACRES

FULMER LUCAS
TEXAS FIRM # 19356
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

STATE OF TEXAS
HUGH ROSS LUCAS
128372
LICENSED PROFESSIONAL ENGINEER
03/13/2022

SITE PLAN FOR:
MEDICAL CITY DALLAS GARLAND FSER
3318 W. BUCKINGHAM ROAD
GARLAND, TEXAS 75042
PRE-SUBMITTAL CASE NUMBER 220705-2

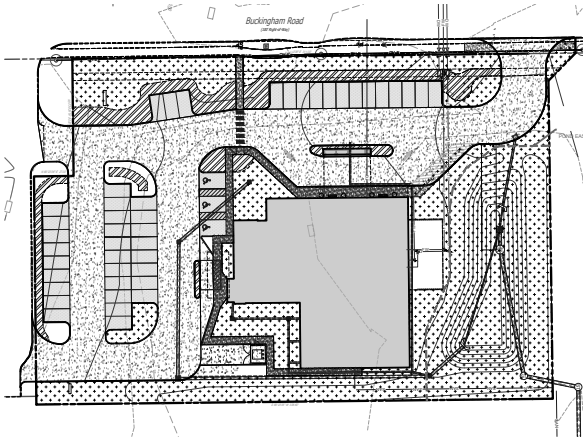
DR.	DATE	DESCRIPTION

SITE PLAN

C1.0

1131-45 MEDICAL CITY DALLAS - GARLAND FSER

EXHIBIT D



SITE LANDSCAPE	10% OF TOTAL SITE TO BE LANDSCAPE 1.85 AC x 10% = 0.185 AC OR 8,059 SF LANDSCAPE AREA PROVIDED = 28,643 SF (28.1%)
PARKING LANDSCAPE	5% OF TOTAL PARKING AREA TO BE LANDSCAPE 0.68 AC x 5% = 0.03 AC OR 1,307 SF LANDSCAPE AREA PROVIDED = 4,542 SF (28.8%)

LANDSCAPE AREA PLAN

0 40 80 120 feet

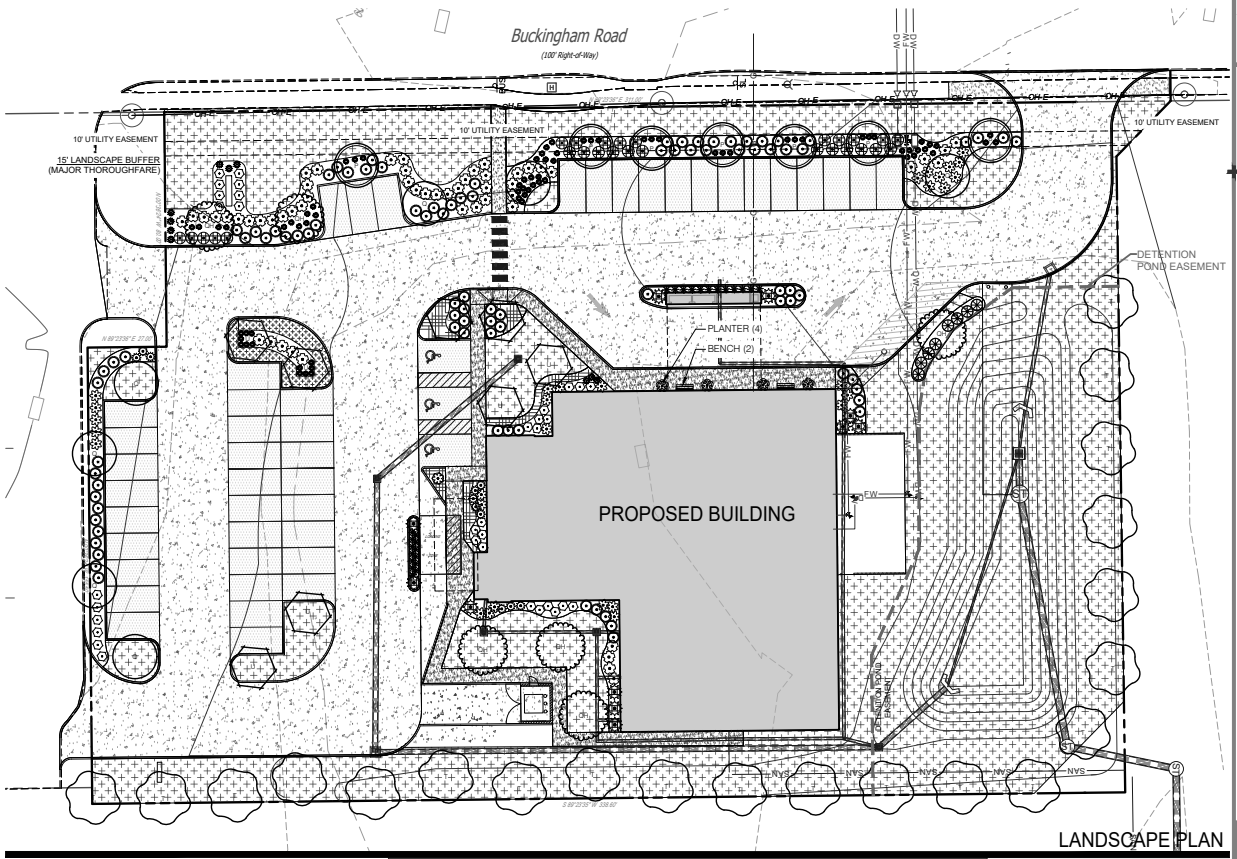
SCALE: 1" = 40'

HCA GARLAND FSRD

SITE DATA
SITE AREA: 1.85 ACRES
SITE ZONING: (PD 17-18) PLANNED DEVELOPMENT

PARKING LOT LANDSCAPING

	REQUIRED	PROVIDED
1 CANOPY TREE AT TERMINUS OF PARKING ROWS (NO PARKING SPACE IS GREATER THAN 65' FROM A CANOPY TREE)	8	8
1 CANOPY TREE PER 10 PARKING SPACES (45 SPACES)	4.5	5
15' LANDSCAPE BUFFER (MAJOR THOROUGHFARE)		
326LF - 36LF (DRIVE)=290LF ONE CANOPY TREE PER 30 LF	10	10
SEVEN SHRUBS PER 30 LF	68	85



LANDSCAPE PLAN

0 20 40 60 feet

SCALE: 1" = 20'

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	7	Keith Davey Chinese Pistache / Pistacia chinensis 'Keith Davey' 5' Clear Trunk, Evenly Branched. Matched. See Tree Specifications	B & B	3"Cal	12' -14' HT
	7	Red Oak / Quercus shumardii 5' Clear Trunk, Evenly Branched. Matched. See Tree Specifications	B & B	3"Cal	12' -14' HT
	6	Highrise Live Oak / Quercus virginiana 'QVTIA' 5' Clear Trunk,Full Symmetrical Crown. See Tree Specifications. Matched	B & B	3"Cal	12' -14' HT
	21	Bald Cypress / Taxodium distichum 'Shawnee Brave' TM 4' Clear Trunk,Full Symmetrical Crown. See Tree Specifications. Matched	B & B	3"Cal	10' -12' HT
	6	Bosque Elm / Ulmus parvifolia 'UPMTF' 5' Clear Trunk, Single; Full Symmetrical Crown. See Tree Specifications. Matched	B & B	3"Cal	12' -14' HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
	8	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana' Full, Dense Form	18"-24" HT		
	27	Carissa Holly / Ilex cornuta 'Carissa' Full, Dense Form	24" HT		
	91	Dwarf Yaupon Holly / Ilex vomitoria 'Nana' Full, Dense Form. Matched	24" HT		
	11	Green Cloud Texas Sage / Leucophyllum frutescens 'Green Cloud' Full, Dense Form. Matched	18" HT		
	75	Giant Liriope / Liriope gigantea Full, Dense Form. Matched	10"-12" HT		
	25	Lime Tuff™ Dwarf Mat Rush / Lomandra x 'Lomlom' Full, Dense Form. Matched	16"-18" HT		
	54	Burgundy Fringe Flower / Loropetalum chinense 'Burgundy' Full, Dense Form. Matched	12"-15" HT		
	31	Morning Light Miscanthus / Miscanthus sinensis 'Morning Light' Full, Dense Form. Matched	24" HT		
	33	Ballerina Indian Hawthorn / Rhaphiolepis indica 'Ballerina' Full, Dense Form. Matched	12"-15" HT		
	11	Arp Rosemary / Rosmarinus officinalis 'Arp' Full, Dense Form. Matched	24" HT		
	4	Shoal Creek Chaste Tree / Vitex agnus-castus 'Shoal Creek' Full, Dense Form	18" HT		
	10	Soft Leaf Yucca / Yucca recurvifolia Full, Dense Form. Well Rooted	18"-18" HT		
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	SOD	27,676 sf	Bermuda Sod / Bermuda Sod Install Sod as per specifications over finished graded area free of debris. Stagger seams, do not overlap. Roll twice.	sod	
	TA	265	Asiatic Jasmine / Trachelospermum asiaticum Minimum 3 runners at 12" long	#1 Container	

Heibert+Ball
LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hblanddesign.com

PROPOSED SITE FOR:
MEDICAL CITY DALLAS GARLAND FSER
3318 W. BUCKINGHAM ROAD, GARLAND, TEXAS
PRE-SUBMITTAL CASE NUMBER 220705-02

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER BRYAN BOZZUTO
3593
STATE OF TEXAS

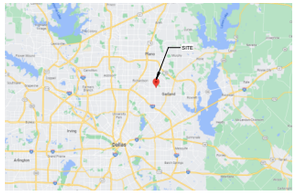
Job # : 22274
BY: cb

RELEASE DATE: 08/25/22
REV 1: 9/14/2022
REV 2: 10/5/2022

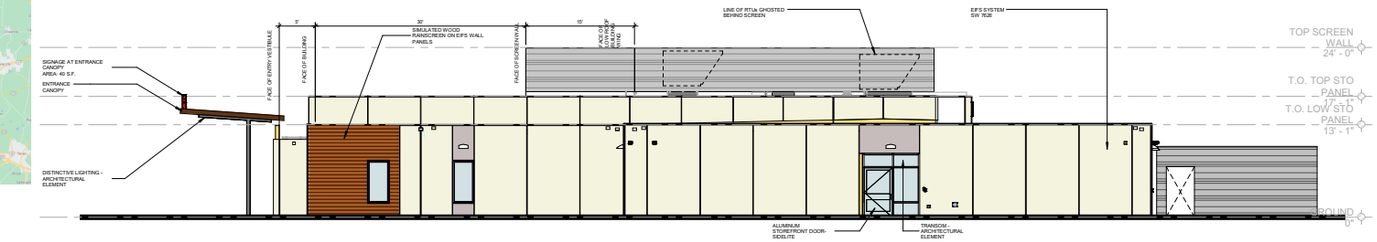
L1

LANDSCAPE PLAN

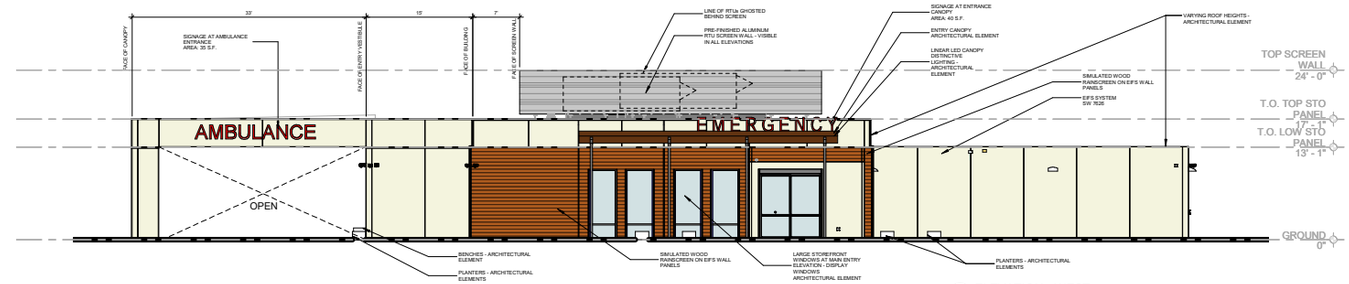
EXHIBIT E



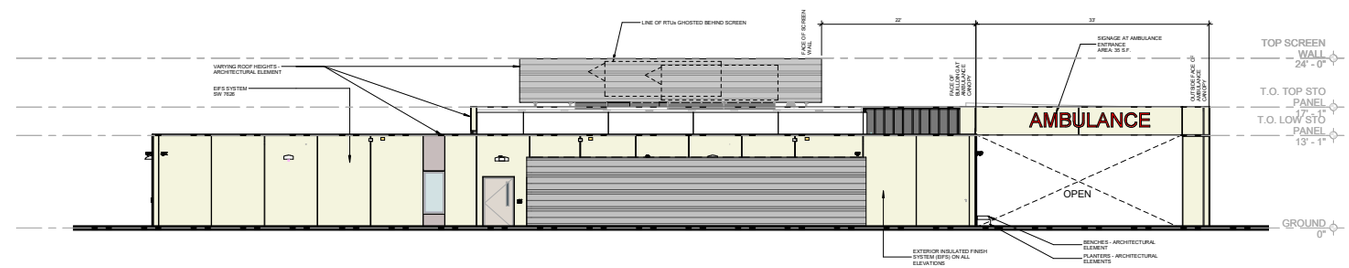
VACNITY MAP



1 ELEVATION - SOUTH
1/8" = 1'-0"



2 ELEVATION - WEST
1/8" = 1'-0"



3 ELEVATION - EAST
1/8" = 1'-0"

SITE INFORMATION

OWNER
SRRAF, LLC
625 SUNNINGDALE,
RICHARDSON, TEXAS 75081
CONTACT: ANDREW BARNETT
615-219-0933

APPLICANT
MAXWELL FISHER, ZONEDEV
ON BEHALF OF HCA
HEALTHCARE
2502 GRANDVIEW DRIVE,
RICHARDSON, TEXAS 75080
MAXWELL@ZONEDEVTX.COM
945-248-4167

SITE ADDRESS
3318 W. BUCKINGHAM RD.
GARLAND, TX

ZONING
(PD 17-18) PLANNED
DEVELOPMENT
PERMITTED USE
(COMMUNITY RETAIL)

PLANNED USE
MEDICAL OFFICE / CLINIC

PROPOSED IMPERVIOUS AREA
45,869 SF (1.05 ACRES)=56% OF SITE

PROPOSED OPEN SPACE
35,152 SF (0.81 ACRES)=44% OF SITE

BUILDING INFORMATION
BUILDING
11,570 G.S.F. 14%-(40% MAX)

CANOPY 1,556 S.F.

TOTAL 13,126 G.S.F.

F.A.R. 0.14(NO MAX REQUIRED)

MAX BUILDING HEIGHT 35'

PROPOSED BUILDING HEIGHT
24' (1-STORY)

PARKING CALCULATION
MINIMUM REQUIRED 1/250 SF 47 STALLS

TOTAL REQUIRED 47 STALLS

TOTAL PROVIDED 47 STALLS

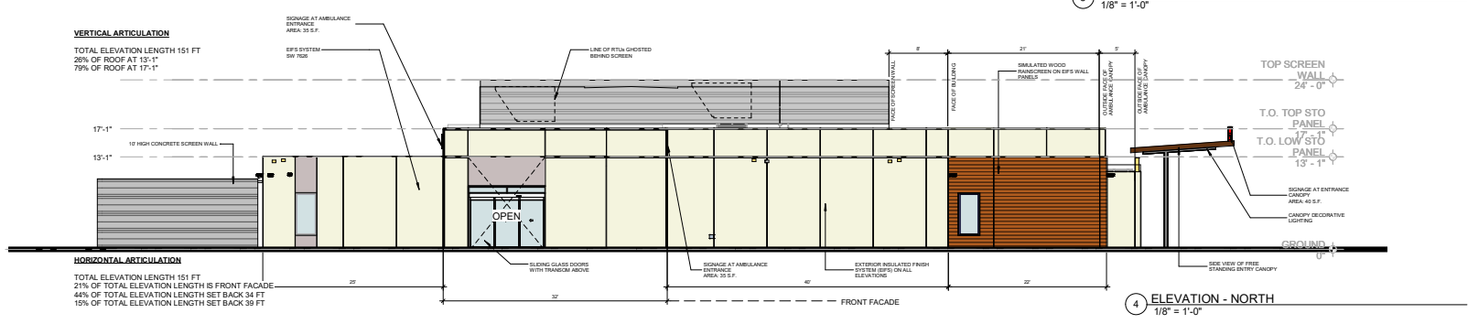
ADA PROVIDED 3 STALLS

PROPOSED LOT SIZE: 1.86 ACRES

ARCHITECTURAL ELEMENTS
AWNINGS/CANOPY
DISPLAY WINDOWS
TRANSOMS
VARIED ROOF HEIGHTS
DISTINCTIVE LIGHTING
PLANTERS
BENCHES

VERTICAL ARTICULATION

TOTAL ELEVATION LENGTH 151 FT
26% OF ROOF AT 13'-1"
79% OF ROOF AT 17'-1"



HORIZONTAL ARTICULATION

TOTAL ELEVATION LENGTH 151 FT
21% OF TOTAL ELEVATION LENGTH IS FRONT FACADE
44% OF TOTAL ELEVATION LENGTH SET BACK 34 FT
15% OF TOTAL ELEVATION LENGTH SET BACK 39 FT

4 ELEVATION - NORTH
1/8" = 1'-0"

MEDICAL CITY DALLAS GARLAND FSER

CITY OF GARLAND

3318 W.BUCKINGHAM ROAD
GARLAND, TEXAS 75042
PRE-SUBMITTAL CASE NUMBER: 220705-2

GA PROJECT No: ####

GIATTINA AYCOCK ARCHITECTURE STUDIO INC.
2625 5th Avenue North, Building C
Bessemer, AL 35020
P: 205.933.9060
GAstudio.com

STAMP:

REVISION SCHEDULE:

NUM.	DESCRIPTION	DATE

NOTES & LEGEND

CURRENT DRAWING SET:
DESIGN DEVELOPMENT

ISSUE DATE: 08/25/2022

SHEET:
BUILDING ELEVATIONS

A201

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3. b.**

Meeting Date: 12/06/2022

Item Title: Z 22-55 William Bebb Francis, III (District 3)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-55 William Bebb Francis, III

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-55 Ordinance

Z 22-55 Exhibit A

Z 22-55 Exhibit B

Z 22-55 Exhibit C

ZONING FILE NO. Z 22-55

ORDINANCE NO._____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR AN ANTENNA, COMMERCIAL USE ON A 4.97-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT AND LOCATED AT 5200 BOBTOWN ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 10th day of October, 2022, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for an Antenna, Commercial Use on a property zoned Agricultural (AG) District by **William Bebb Francis, III**; and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for an Antenna, Commercial Use on a 4.97-acre tract of land zoned Agricultural (AG) District and located at 5200 Bobtown Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 22-55

PASSED AND APPROVED this_____ day of _____, 2022.

THE CITY OF GARLAND, TEXAS

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-55

BEING of Lake Ray Hubbard Addition, an addition to the City of Garland, recorded in Volume 90134, Page 2735 of the Deed Records of Dallas County, Texas.

More fully described as,

Containing approximately 4.97 acres of land, being a part of the 61.6 acre residue of a 245 acre tract of land out of the H.K. Valentine Survey, Abstract No. 1510, conveyed by deed from Mrs. Lillie M. Lyons, et al, to John H. Lyons dated March 21, 1922, recorded in Volume 931, Page 496 of the Deed Records of Dallas County, Texas, said tract herein conveyed being more particularly described as follows:

BEGINNING on the common boundary line between the said 61.6 acre tract and Bobtown Road at a point thirty feet South from the Northeast corner;

THENCE West thirty feet South of and parallel with the North boundary line of said tract a distance of 1161 feet, more or less, to a point on the West boundary line 30 feet South from the Northwest corner of said tract;

THENCE South along the West boundary line of said tract a distance of 450 feet to a point;

THENCE East and parallel with the North boundary line of said tract a distance of 450 feet to a point;

THENCE North and parallel with the West boundary line of said tract a distance of 430 feet to a point;

THENCE East and parallel with the North boundary line of said tract a distance of 711 feet, more or less, to a point on the common boundary line of said tract and Bobtown Road;

THENCE North along the common boundary line of said 61.6 acre tract and Bobtown Road to the place of beginning.

EXHIBIT A

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-55

5200 Bobtown Road

I. **Statement of Purpose:** The purpose of this Specific Use Provision is to renew the existing Antenna, Commercial Use.

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

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

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

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

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

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

IV. **General Regulations:** All regulations of the Agricultural (AG) 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.

V. Specific Use Provision:

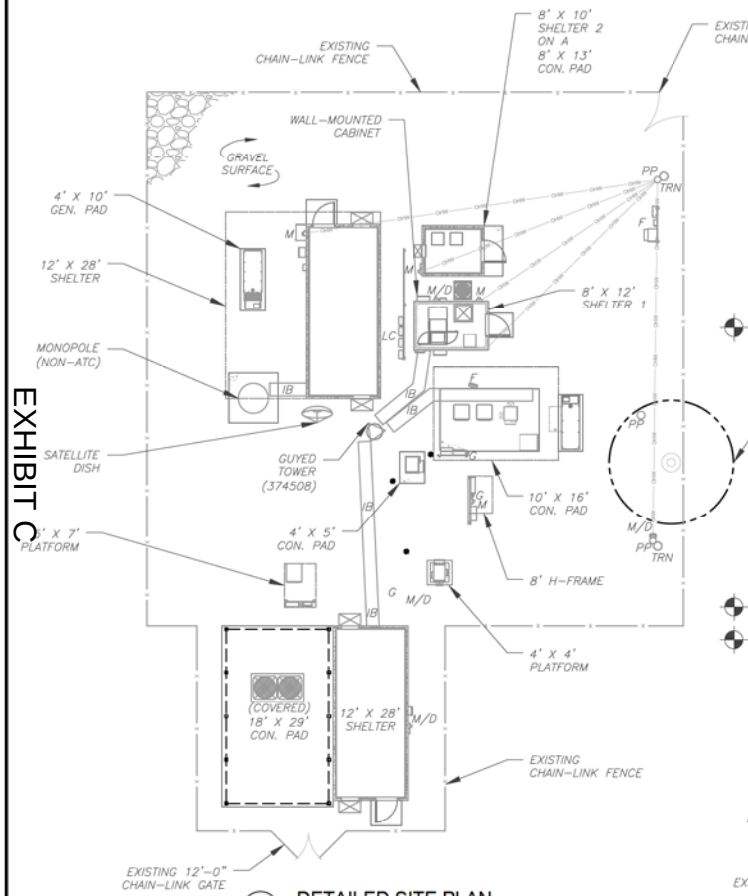
A. SUP Time Period: The Specific Use Provision time period for the Antenna, Commercial shall be for thirty (30) years.

B. Site Plan: The site layout and building placement shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Height: The maximum height of the tower shall be 100 feet. The monopole shall be galvanized.

ZC #: 220303-3
ADDRESS: 5200 BOBTOWN RD
PARCEL ACREAGE: 4.9 ACRES
COMPOUND ACREAGE: 0.20 ACRES
HEIGHT OF MONOPOLE TOWER: 100'
HEIGHT OF CHAIN-LINK FENCE: 6'

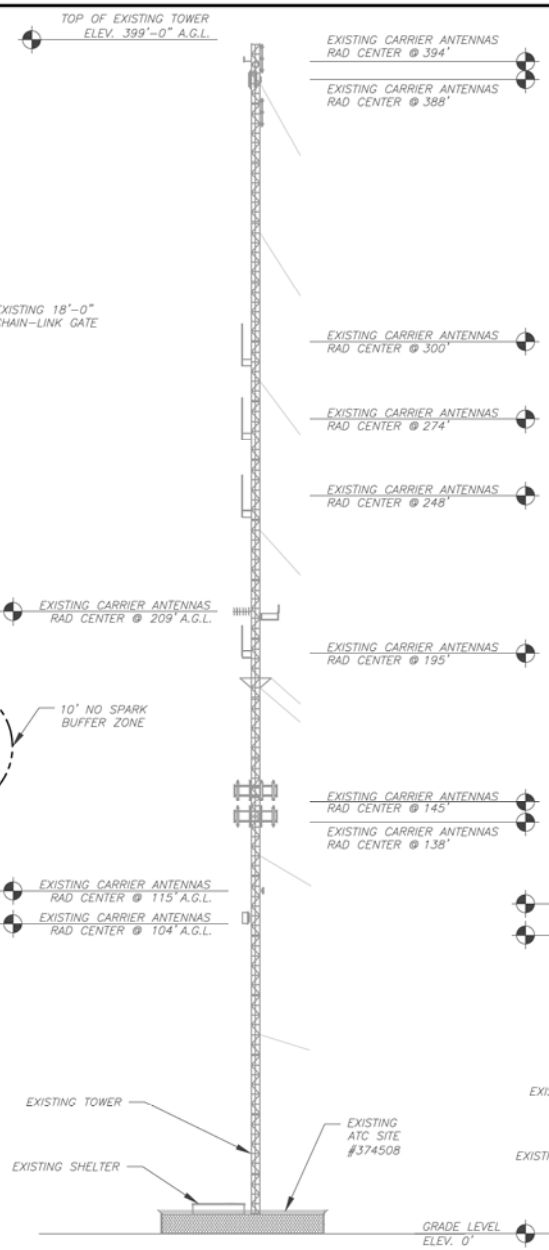
EXHIBIT C



1 DETAILED SITE PLAN

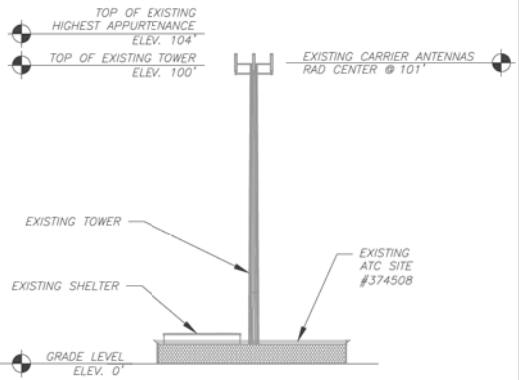
0 20' 40'

SCALE: 1"=20' (11X17)
1"=10' (22X34)



2 NORTH COMPOUND ELEVATION (GUYED)

SCALE: NOT TO SCALE



3 EAST COMPOUND ELEVATION (MONOPOLE)

SCALE: NOT TO SCALE

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	05/23/22
1	ADDED MONOPOLE INFO	EB	06/06/22
2	UPDATED DETAILS & NOTES	EB	07/28/22
3	REV ADDRESS	EB	09/08/22

ATC SITE NUMBER:
374508

ATC SITE NAME:
GARLAND TX

SITE ADDRESS:
5200 BOBTOWN RD
GARLAND, TX 75042

SEAL:

STATE OF TEXAS
MUSTAPHA RAHA
129882
LICENSED
PROFESSIONAL ENGINEER

Authorized by "EOR"
11 Sep 2022 04:37:56
cosign

DATE DRAWN:	04/26/22
ATC JOB NO:	14104578_E1

DETAILED SITE PLAN & TOWER ELEVATIONS

SHEET NUMBER:	REVISION:
C-102	3

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GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **4.**

Meeting Date: 12/06/2022

Item Title: Easement Modification Agreement with Oncor Electric Delivery Company, LLC

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

1. In 1926, Texas Power & Light Company (known today as Oncor) acquired an easement across portions of unincorporated Dallas County for an electric distribution line to service surrounding areas.
2. The City of Garland acquired a portion of property, by way of the Shores of Eastern Hills No. 5 plat. The property contains the easement as well as Oncor's existing electric distribution line.
3. The easement verbiage used in the original document does not allow Oncor to upgrade their system to provide adequate service to the surrounding areas that include portions of Garland and Rowlett.
4. Oncor is requesting execution of the attached Easement Modification Agreement to allow them to properly upgrade their power lines that extend across the City property.

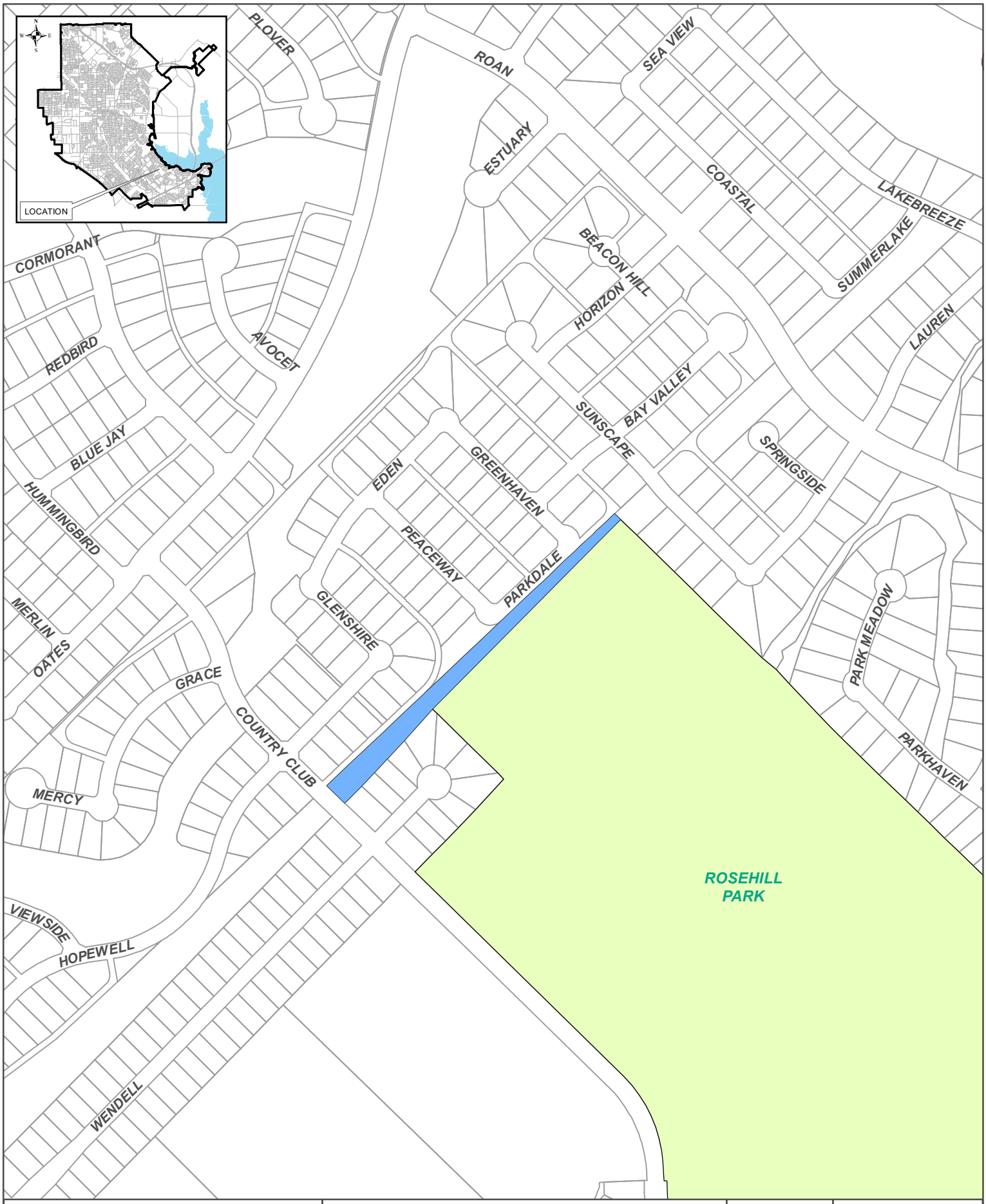
This item was considered by Council at the November 14, 2022 Work Session.

Recommendation/Action Requested and Justification

By Minute Action, authorize the Managing Director of Public Works to execute the Easement Modification Agreement with Oncor.

Attachments

Location Map



GARLAND
ENGINEERING

EASEMENT MODIFICATION AGREEMENT WITH ONCOR

Scale: NTS
Date: 11/2/2022
Drawn: JW

File: Oncor_Easement.mxd

Sheet 1 of 1

N

Not to Scale

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **5.**

Meeting Date: 12/06/2022

Item Title: Property Acquisition - 1510 High Meadow Drive from Ivan and Emily De Santiago

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

Ivan & Emily De Santiago purchased the vacant lot in 2022 with the intent of constructing a home. However, drainage patterns of surrounding lots direct stormwater flow through the middle of this lot, making development unwise, impractical, and increasing flooding risks.

The City expressed interest in purchasing the vacant lot due to the impracticality of development and to preserve existing drainage patterns. Through negotiations with Ivan & Emily De Santiago, staff has tentatively agreed to a purchase price of $66,500 pending Council approval.

This item was considered by Council at the November 14, 2022 Work Session.

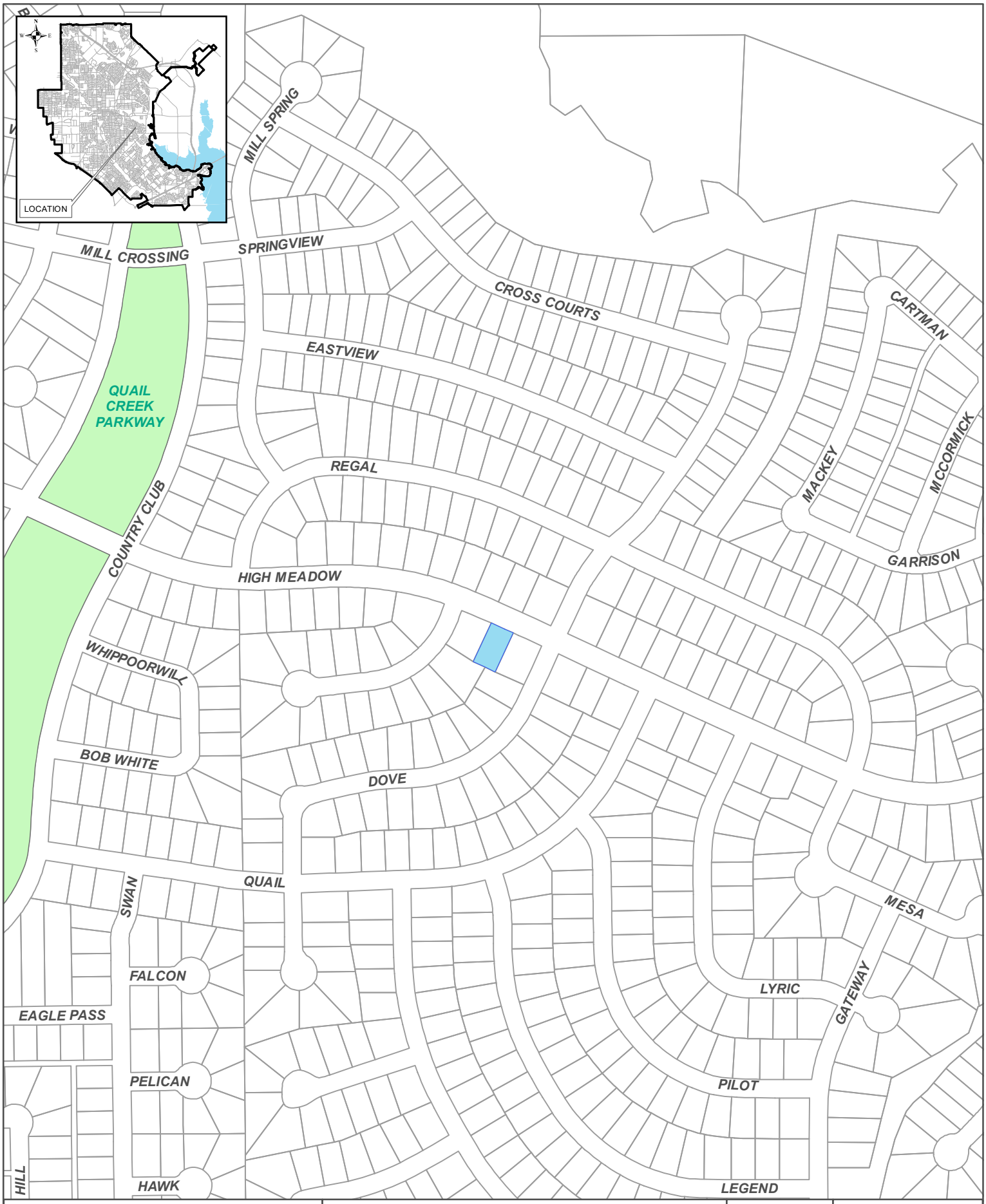
Recommendation/Action Requested and Justification

By Minute Action, authorize the Managing Director of Public Works to execute the Contract of Sale to purchase the vacant lot from Ivan and Emily De Santiago for $66,500.

Attachments

Location Map

Contract of Sale



GARLAND
ENGINEERING

PROPERTY ACQUISITION
1510 HIGH MEADOW DR

Scale: NTS
Date: 11/3/2022
Drawn: JW

File: High_Meadow_1510.mxd

Sheet 1 of 1

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Not to Scale

CONTRACT OF SALE – REAL PROPERTY

THIS CONTRACT OF SALE ("Contract") is made and entered into as of the "Effective Date" (as hereinafter defined) by and between **Ivan De Santiago and Emily De Santiago** ("Seller"), and the **CITY OF GARLAND, TEXAS**, a Texas home-rule municipality ("Buyer").

For and in consideration of the mutual covenants and agreements contained in this Contract and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller agree as follows:

PURCHASE AND SALE: Seller agrees to sell and convey to Buyer, and Buyer agrees to buy from Seller, the Property (hereinafter defined) for the consideration and upon and subject to the terms, provisions and conditions hereinafter set forth. The "Property" shall mean real property commonly known as **1510 High Meadow Drive,** to-wit:

Being Lot 24, Block 15, QUAIL CREEK NO. 3, an addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof recorded in Volume 70211, Page 545, Plat Records, Dallas County, Texas.

Together with all right, title and interest of Seller, if any, in and to (i) any and all improvements and buildings owned by Seller located on such Property (if any), (ii) any and all singular rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining to the Property, including, without limitation, any right, title and interest of Seller in and to adjacent public roadways or public alleys, rights of ingress and egress and any reversionary interests thereto, and (iii) strips and gores between the Property and abutting properties.

1. CONTRACT SALES PRICE: The purchase price for the Property shall be **$66,500.00 (sixty-six thousand five hundred dollars)** ("Sales Price"), payable by Buyer in cash at Closing. "Payable in cash" shall mean by cashier's check or certified check drawn on a national banking association acceptable to Seller, or by wire transfer of immediately available federal funds ("Immediately Available Funds").

2. EARNEST MONEY: Within five (5) business days of the Effective Date, Buyer shall deliver to **Mutual Title, LLC, 2611 N. Belt Line Rd., Ste. 162, Sunnyvale, TX, 75182, Phone 214-712-8151 ("Title Company")** as escrow agent, an amount equal to **Five Thousand and 00/100 Dollars ($5,000.00)** (by Immediately Available Funds) as earnest money, which funds shall be deposited and held by the Title Company in an interest-bearing account. The term "Earnest Money" as used herein shall include the **$5,000.00** "Earnest Money" deposited with the Title Company, together with any interest earned thereon. In the event the transaction contemplated by this Contract is closed, the Earnest Money will be applied in payment of the Sales Price to be paid at Closing. In the event the transaction contemplated by this Contract is not closed, the Earnest Money shall be disbursed in accordance with the provisions of this Contract. If Buyer does not timely deliver the Earnest Money, or if the Title Company is not immediately able to obtain good funds in respect of the Earnest Money, Seller may, at its option, terminate this Contract. Upon request from the Title Company, Seller and Buyer will enter into such escrow agreement as Escrow Agent may reasonably request and will jointly and severally hold the Title Company harmless with respect to the performance of its duties as escrow agent, except to the extent caused by the gross

negligence or willful misconduct of the Title Company.

3. FEASIBILITY STUDY AND INSPECTION:

(a) Buyer is granted the right to conduct engineering, market and economic feasibility studies of the Property, and/or a physical inspection of the Property, including studies or inspections to determine the existence of any environmental hazards or conditions (collectively, "Feasibility Study") during the period ("Feasibility Period") commencing on the Effective Date and ending at 5:00 p.m., Dallas, Texas time, on that date that is **thirty (30) days thereafter**. Buyer or its designated agents may enter upon the Property for purposes of analysis or other tests and inspections which may be deemed necessary by Buyer for the Feasibility Study. Buyer shall not alter the physical condition of the Property without obtaining the written consent of Seller to any physical alteration of the Property, which consent may be withheld in Seller's sole and absolute discretion. In particular, Buyer shall not perform any invasive or destructive testing of the Property (including, without limitation, any soil sampling, excavation, or other physical testing), or what is commonly known as a Phase II environmental inspection, without the prior written consent of Seller, which consent may be withheld in Seller's sole and absolute discretion.

(b) If Buyer determines, in its sole judgment, that the Property is not suitable for any reason (or no reason at all) for Buyer's intended use or purpose, or is not in satisfactory condition in any regard, then Buyer may terminate this Contract by written notice to Seller prior to expiration of the Feasibility Period or any extension of the Feasibility Period pursuant to Section 4(a), in which case the Earnest Money, including any additional Earnest Money deposited for an extended feasibility period, will be returned to Buyer, and neither party shall have any further right or obligation hereunder other than as set forth herein with respect to rights or obligations which expressly survive termination of this Contract. If this Contract is not terminated in the manner and within the time provided in this Section 3, the condition provided in this Section 3 and any and all objections with respect to the Feasibility Study shall be deemed to have been satisfied and/or waived by Buyer for all purposes, and it shall be conclusively presumed that Buyer (i) has approved the Diligence Documents (hereinafter defined), any surveys obtained, and the condition of title and condition to the Property, (ii) has acknowledged and agreed that Buyer has been given adequate access to inspect the Property, (iii) has acknowledged that it has the full and complete knowledge necessary to purchase the Property, or has chosen not to obtain the full and complete knowledge, although provided with the opportunity by Seller, and (iv) has conducted, or had the opportunity to conduct, sufficient examination of the building, building envelope, building systems, building grounds, building components and surrounding conditions including but not limited to soils and the environmental condition of the Property.

(c) The Feasibility Study shall be at Buyer's sole cost and expense. Buyer shall promptly restore the Property to its original condition if damaged or changed due to the tests and inspections performed by Buyer, free of any mechanic's or materialman's liens or other encumbrances arising out of any of the inspections or tests. In the event that Buyer terminates this Contract pursuant to Section 3(b) or this Contract is terminated due to a default of Buyer, Buyer shall provide Seller, at no cost to Seller, with a copy of the results of any tests and inspections made by Buyer, excluding any market and economic feasibility studies. Buyer shall keep confidential the results of any tests and inspections made by Buyer, and shall not disclose said

results to any third parties; provided, however, nothing herein shall prevent Buyer from disclosing any information (i) as may be reasonably required for applying for, qualifying for, and otherwise processing governmental approvals; (ii) as may be reasonably required in processing the closing and issuance of the title policies regarding the Property; (iii) as may be reasonably required for purposes of income tax reporting; (iv) as may be reasonably required by accountants, attorneys, engineers, consultants or other persons providing professional advice; (v) as may be reasonably required regarding financing of the purchase; (vi) in court or arbitral proceedings, or as otherwise may be required by law; and (vii) as otherwise as may be consented to in writing by Seller. Buyer hereby indemnifies, defends and holds Seller harmless from all claims, liabilities, damages, losses, costs, expenses (including, without limitation, reasonable attorneys' fees), actions and causes of action arising out of or in any way relating to the Feasibility Study performed by Buyer, its agents, contractors, servants and/or employees. Buyer further waives and releases any claims, demands, damages, actions, causes of action or other remedies of any kind whatsoever against Seller for property damages or bodily and/or personal injuries to Buyer, its agents, contractors, servants and/or employees arising out of the Feasibility Study or use in any manner of the Property, unless due to the gross negligence or intentional misconduct of Seller, its agents, employees and/or contractors. Notwithstanding anything in this Contract to the contrary, the provisions of Section 3 shall survive the Closing or any termination of this Contract.

(d) Buyer shall have the right to extend the Feasibility Period for one (1) period of ten (10) days ("Extension Period") upon written notice to Seller and deposit into escrow with the Title Company prior to expiration of the Feasibility Period, the sum of Five Thousand and 00/100 Dollars ($5,000.00) ("Extension Payment"). The Extension Payment shall be deposited with the Title Company and become part of the Earnest Money. The Extension Payment shall be applicable to the Sales Price at Closing.

4. CLOSING: The closing of the sale of the Property to Buyer and consummation of the transaction(s) contemplated by this Contract ("Closing") shall take place at the offices of the Title Company in Dallas, Texas on the date ("Closing Date") no later than fifteen (15) days after the expiration of the Feasibility Period unless such date is changed in writing by Seller and Buyer however, ***notwithstanding anything in this Contract to the contrary, in the event the Closing has not occurred on or before December 12, 2022***, and Buyer has not terminated this Contract pursuant to a right to terminate granted hereunder, then Seller shall be entitled, in addition to any other remedies available to Seller as provided in this Contract, to terminate this Contract by delivery of written notice of termination to Buyer. Upon such termination by Seller, the Earnest Money shall be delivered to Seller, and neither party shall have any further rights or obligations under this Contract, other than as set forth herein with respect to rights or obligations which expressly survive termination; provided, however, that nothing herein shall be deemed to extend the Closing Date.

(a) At the Closing, Seller shall deliver to Buyer, at Seller's sole cost and expense (except as otherwise provided in this Section 4(a)), the following:

(i) a duly executed and acknowledged Special Warranty Deed ("Deed"), conveying good and indefeasible title in fee simple to the Property, free and clear of any and all liens, encumbrances, easements, and assessments, except for the Permitted

Exceptions (hereinafter defined) and any others approved by Buyer in writing.

(ii) a proforma basic Owner's Policy of Title Insurance (the "Owner's Title Policy") in the standard form in use in the State of Texas to be issued by the Title Company in the full amount of the Sales Price, dated as of the Closing Date, insuring Buyer's fee simple title to the Property to be good and indefeasible subject only to Permitted Exceptions and others approved by Buyer in writing, and the standard printed exceptions, provided, however:

(A) if Buyer obtains a survey that is acceptable to the Title Company, the exception as to area and boundaries may, at the option and expense of Buyer, be deleted except for "any shortages in area";

(B) the standard exception as to restrictive covenants may be limited to any restrictive covenants that are Permitted Exceptions and the Restrictions; and

(C) the exception as to standby fees and taxes shall be limited to standby fees and taxes for the year of Closing and subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership;

(iii) possession of the Property and the Deed; except that notwithstanding anything in this Contract including this Section 4(b)(iii) to the contrary,

(iv) a non-foreign affidavit as permitted by Section 1445 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder;

(v) evidence of Seller's capacity and authority for the closing of this transaction as may be reasonably required by the Title Company;

(vi) such other documents as may be reasonably required to close this transaction, duly executed (including, without limitation, an affidavit as to debts, liens and parties in possession in form and content reasonably satisfactory to Seller and the Title Company).

(b) At the Closing, Buyer shall perform and deliver to Seller, at Buyer's sole cost and expense, the following:

(i) the Sales Price in Immediately Available Funds;

(ii) evidence of Buyer's capacity and authority for the closing of the transaction contemplated herein; and

(iii) such other documents as may be reasonably required to close this transaction duly executed.

(c) Seller shall pay: the premium for the basic Owner's Title Policy, except for the

premium for the area and boundary deletion and any requested endorsements which shall be paid by Buyer; one half (1/2) of any escrow fee and recording costs; costs of tax certificates; Seller's attorneys' fees; and other expenses stipulated to be paid by Seller under other provisions of this Contract. Buyer shall pay: one half (1/2) of any escrow fee and recording costs; Survey costs; Buyer's attorneys' fees; and other expenses stipulated to be paid by Buyer under other provisions of this Contract. All other closing costs not addressed in this Section or elsewhere in this Contract shall be allocated in accordance with the customary practice in the county in which the Property is located.

(d) All normal and customarily pro-ratable items, including, without limitation, payments relating to agreements affecting the Property which survive the Closing, shall be prorated as of the Closing Date, Seller being charged and credited for all of same up to such date and Buyer being charged and credited for all of same on and after such date.

(e) All ad valorem real estate taxes and assessments levied or assessed against the Property (including, without limitation, any rollback taxes) shall be prorated according to the calendar year as of the Closing Date, based on the most recent tax bill for the Property. Such prorations shall be adjusted after Closing, based upon the actual tax bill. This Section 4(e) shall survive Closing.

5. TITLE APPROVAL: Seller shall deliver to Buyer within thirty (30) business days after the Effective Date (i) any topographical plans, site plans, surveys, plats, soils and substrata studies, utility plans, and environmental reports pertaining to the Property currently in the possession of Seller ("Diligence Documents"), which Diligence Documents are provided for informational purposes only and shall not to be relied upon by or certified to Buyer, and nothing in this Section shall constitute a representation or warranty as to the delivery, accuracy or completeness of any Diligence Documents described herein or otherwise in Seller's possession, and (ii) a Commitment for Title Insurance with copies of all recorded instruments affecting the Property and recited as exceptions in said Commitment for Title Insurance ("Commitment"). Within thirty (30) days after the Effective Date, if a survey acceptable to the Title Company does not exist, Buyer shall obtain a current ALTA survey of the Property ("Survey"), providing Seller and the Title Company with a copy of same. Seller agrees to credit Buyer out of closing proceeds for the expense of the Survey, in amount not to exceed $5,000.00. If Buyer has an objection to items disclosed in the Commitment or Survey, Buyer shall have fifteen (15) days after receipt of the Commitment and Survey, but in no event later than ten (10) days prior to the expiration of the Feasibility Period, to give Seller written notice of its objections ("Title Objections"). If Buyer gives timely written notice of any Title Objections, Seller shall have the opportunity, but not an obligation, for ten (10) days from the date of Seller's receipt of the Title Objections to cure same. Seller will utilize reasonable diligence to cure any errors in the Commitment, provided Seller shall have no obligation to expend any money, to incur any contractual or other obligations, or to institute any litigation in pursuing such efforts. If any Title Objection is not satisfied within such time period, Buyer shall elect prior to the end of the Feasibility Period as its sole and exclusive remedy to either (a) terminate this Contract, in which case the Earnest Money shall be refunded to Buyer, and neither party shall have any further rights or obligations pursuant to this Contract, other than as set forth herein with respect to rights or obligations which survive termination, or (b) waive the unsatisfied objection (which shall thereupon become a Permitted Exception) and proceed to

Closing without reduction of the Sales Price. Any exception to Commitment or Survey not objected to by Buyer in the manner and within the time period specified in this Section 6 shall be deemed accepted by Buyer and shall be a Permitted Exception. The phrase "Permitted Exceptions" shall mean (i) real estate taxes and assessments not yet due and payable, (ii) documents or agreements contemplated by the terms of this Contract, (iii) matters arising from acts of or at the direction of Buyer, its consultants or any of their respective agents, representatives or employees, and (iv) those exceptions to title set forth in the Commitment, Deed, or Survey and which have been accepted or deemed accepted by Buyer. In no event shall the failure of Seller to deliver a Commitment satisfying the requirements of this Section 5 extend the period for review of such Commitment beyond the Feasibility Period; and Buyer's sole remedy on account of any such failure shall be to terminate this Contract prior to the expiration of the Feasibility Period in accordance with the provisions of Section 4 hereof. Buyer shall notify Seller in writing of any failure of the Commitment or Survey to satisfy the requirements of this Section 5 within ten (10) days after the Commitment and Survey are received by Buyer; and if Buyer fails to do so, they shall be deemed to satisfy such requirements. Notwithstanding the foregoing and regardless of any applicable Title Objections, (x) Seller agrees to cure prior to or upon Closing any liens affecting the Property created by Seller, other than those created by or on behalf of Buyer, and (y) voluntary conveyances of interests in the Property by Seller after the Effective Date ("Mandatory Cure Matters"). In no event shall the Mandatory Cure Matters be a Permitted Exception, and if Seller is unable to cure any Mandatory Cure Matters on or before the Closing, then Buyer shall be entitled, as Buyer's sole and exclusive remedy, to terminate this Contract upon written notice to Seller on or before the Closing Date, whereupon the Earnest Money and any and all Extension Payments (if applicable) shall be promptly delivered to Buyer, and all obligations and liabilities of the parties under this Contract shall be discharged and shall be null and void and of no further force or effect (except those that expressly survive the termination of this Contract).

6. BROKER'S FEE: Buyer and Seller represent and warrant to each other that no real estate commissions, finders' fees, or brokers' fees have been or will be incurred in connection with the sale of the Property by Seller to Buyer. Buyer and Seller shall indemnify, defend and hold each other harmless from any claim, liability, obligation, cost or expense (including reasonable attorneys' fees and expenses) for fees or commissions relating to Buyer's purchase of the Property asserted against either party by any broker or other person claiming by, through or under the indemnifying party or whose claim is based on the indemnifying party's acts. The provisions of this Section 6 shall survive the Closing or any termination of this Contract.

7. DEFAULT:

(a) Unless otherwise provided for herein, if the transaction contemplated hereby is not consummated by reason of Buyer's breach or other failure to timely perform all obligations and conditions to be performed by Buyer, and such breach or other failure is not due to default, breach and/or failure by Seller hereunder, then Seller may, as Seller's sole and exclusive remedy, terminate this Contract and receive the Earnest Money as liquidated damages; Buyer and Seller hereby agree that actual damages would be difficult or impossible to ascertain and such amount is a reasonable estimate of the damages for such breach or failure.

(b) If the transaction contemplated hereby is not consummated by reason of Seller's breach or other failure to timely perform all obligations and conditions to be performed by Seller,

such breach or other failure is not cured within ten (10) days of Seller's receipt of written notice of such breach from Buyer, and such breach or other failure is not due to default, breach and/or failure by Buyer hereunder, then Buyer may, as its sole and exclusive remedy, either (i) enforce specific performance of Seller's obligations hereunder, provided that Buyer asserts such claim for specific performance within thirty (30) days from the scheduled Closing Date, or (ii) terminate this Contract and receive the Earnest Money; provided, however, notwithstanding anything to the contrary contained in this Contract, under no circumstances shall Buyer be permitted or entitled to file a claim of *lis pendens* against the Property. Buyer hereby waives and releases to the greatest extent allowed by law all other claims, causes of action or remedies against Seller arising under or in connection with this Contract, and Seller shall not be liable to Buyer for any type of incidental, punitive, special, exemplary, reliance, indirect or consequential damages, regardless of the foreseeability of such damages. No trustee, beneficiary, director, officer, shareholder, employee, advisor, agent, attorney, or manager in or of Seller (each, a "Seller Party") has any personal liability, directly or indirectly, under this Contract. Buyer and Buyer's successors and assigns and all other interested parties are entitled only to, and shall only, look to Seller's interest in the Property (and the proceeds thereof) for the payment of any claim or for any performance, and Buyer waives all other rights relating thereto. These limitations are in addition to, and not in limitation of, any other Seller limitation of liability.

(c) Except as otherwise expressly provided in this Contract, the rights and remedies set forth in this Section 7 shall be the sole and exclusive remedies available to Seller and Buyer in the event of a breach or default by the other party of this Contract.

8. REPRESENTATIONS AND WARRANTIES OF SELLER: Seller hereby represents and warrants to Buyer, that to Seller's current actual knowledge, no special investigation or inquiry having been made:

(a) That the persons executing this Contract on behalf of Seller have full power and authority to execute this Contract, and to bind Seller to the terms hereof;

(b) With the exception of Seller, there are no parties in possession of any portion of the Property;

(c) Seller has, or on or before the Closing Date will have, the corporate power and authority to sell and convey the Property as provided in this Contract and to carry out Seller's obligations hereunder, and that all requisite corporate action necessary to authorize Seller to enter into this Contract and to carry out Seller's obligations hereunder has been, or on or before the Closing Date will have been taken;

(d) Seller has not received written notice of (i) any pending or threatened litigation which would materially and adversely affect the Property, or (ii) governmental proceeding which would materially and adversely affect the Property; and

(e) Seller is not a foreign person, as that term is defined in Section 1445 and 7701 of the Internal Revenue Code of 1986, as amended, and regulations promulgated thereunder.

(f) If any representation or warranty above is known by Buyer prior to Closing to be untrue and is not remedied by Seller prior to Closing, Buyer may as Buyer's sole and exclusive remedy, either (i) terminate this Contract whereupon the Earnest Money shall be refunded to Buyer, and neither party shall have any further rights or obligations pursuant to this Contract, other than as set forth herein with respect to rights or obligations which survive termination, or (ii) waive its objections and close the transaction. The foregoing representations and warranties shall not survive the Closing.

9. CONDEMNATION: If, prior to the Closing Date, Seller receives written notice that condemnation proceedings are being commenced against any material portion of the Property, then Seller shall promptly notify Buyer of such condemnation, and Buyer shall thereafter have, as its sole and exclusive remedy: (a) the option to terminate this Contract within three (3) business days following receipt of said notice by Seller of such event, in which case the parties shall have no further rights or obligations hereunder except as expressly provided herein, and the Earnest Money shall be returned to Buyer, or (b) if Buyer does not elect to terminate this Contract, this Contract shall remain in full force and effect, and in such event Seller shall assign to Buyer any and all condemnation proceeds of such condemnation of the Property, and Buyer shall take title to the Property with the assignment of such proceeds and subject to such condemnation of the Property without reduction of the Sales Price. If Buyer does not elect to terminate within said three (3) business day period following such notice by Seller, Buyer shall be deemed to have waived all rights to terminate pursuant to this Section 9 and this Contract shall remain in full force and effect.

10. REPRESENTATIONS AND WARRANTIES OF BUYER: Buyer represents and warrants to Seller, which representations and warranties shall be deemed made by Buyer to Seller as of the Effective Date and also as of the Closing Date:

(a) Buyer has the full right, power, and authority to purchase the Property as provided in this Contract and to carry out Buyer's obligations hereunder, and that all requisite action necessary to authorize Buyer to enter into this Contract and to carry out Buyer's obligations hereunder has been, or on or before the Closing Date will have been, taken.

(b) There are no actions, suits, claims or other proceedings pending or, to the best of Buyer's knowledge, contemplated or threatened against Buyer that could affect Buyer's ability to perform its obligations when and as required under the terms of this Contract.

(c) Buyer is not, and will not become, a person or entity with whom United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control, Department of the Treasury of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons list), or under any statute, executive order (including the September 24, 2002, Executive Order blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit or Support Terrorism) or other governmental action and is not and will not engage in any dealing or transaction or be otherwise associated with such persons or entities.

(d) Notwithstanding anything herein to the contrary, any breach by Buyer of any of the foregoing representations or warranties shall constitute a default by Buyer hereunder, and Seller

may thereupon, at its option, terminate this Contract by giving written notice thereof, in which event the Earnest Money shall be paid to Seller as liquidated damages, and neither Buyer nor Seller shall have any further rights or liabilities hereunder, except as otherwise provided herein.

11. MISCELLANEOUS:

(a) Any notice required or permitted to be delivered hereunder shall be in writing and shall be deemed received (i) when personally delivered, (ii) five (5) days after deposit in the United States mail, postage prepaid, registered or certified mail, return receipt requested, and properly addressed, (iii) when deposited with a nationally recognized overnight courier service, charges prepaid, and properly addressed for delivery on the next business day, or (iv) upon sending the e-mail to the applicable party's designated e-mail address if sent before the close of business, or the next day if sent by e-mail after the close of business; provided, however, that if a notice is sent by e-mail, the party sending the notice also must send, on the date that the e-mail is sent, a confirmation copy of the notice by one of the other methods set forth in this Section 11(a) (or else such e-mail notice is void). For purposes of this subsection, the addresses of each party shall be that set forth below the signature of such party hereto with a copy to the other addressees set forth below the signature of such party. Either party may change its address for notice from time to time by delivery of at least ten (10) days prior written notice of such change to the other party hereto in the manner prescribed herein.

(b) This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Dallas County, Texas

(c) This Contract shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns.

(d) In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein. Furthermore, in lieu of any such invalid, illegal or unenforceable provision there shall be automatically added to this Contract a provision as similar to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

(e) **THIS CONTRACT CONSTITUTES THE FINAL AGREEMENT BETWEEN THE PARTIES. IT IS THE COMPLETE AND EXCLUSIVE EXPRESSION OF THE PARTIES' AGREEMENT ON THE MATTERS CONTAINED IN THIS CONTRACT. ALL PRIOR AND CONTEMPORANEOUS NEGOTIATIONS AND AGREEMENTS BETWEEN THE PARTIES ON THE MATTERS CONTAINED IN THIS CONTRACT ARE EXPRESSLY MERGED INTO AND SUPERSEDED BY THIS CONTRACT. THE PROVISIONS OF THIS CONTRACT MAY NOT BE EXPLAINED, SUPPLEMENTED, OR QUALIFIED THROUGH EVIDENCE OF TRADE USAGE OR A PRIOR COURSE OF DEALINGS. IN ENTERING INTO THIS CONTRACT, THE**

PARTIES HAVE NOT RELIED UPON ANY STATEMENT, REPRESENTATION, WARRANTY, OR AGREEMENT OF THE OTHER PARTY EXCEPT FOR THOSE EXPRESSLY CONTAINED IN THIS CONTRACT. THERE IS NO CONDITION PRECEDENT TO THE EFFECTIVENESS OF THIS CONTRACT OTHER THAN THOSE EXPRESSLY STATED IN THIS CONTRACT.

(f) The parties may amend this Contract only by a written agreement of the parties that identifies itself as an amendment to this Contract.

(g) Time is of the essence with this Contract.

(h) Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

(i) The parties may execute this Contract in one or more identical counterparts, all of which when taken together will constitute one and the same instrument. The signatures of all of the parties need not appear on the same counterpart, and delivery of an executed counterpart signature page by e-mail is as effective as executing and delivering this Agreement in the presence of the other parties to this Agreement.

(j) Intentionally Deleted.

(k) The parties hereto acknowledge that the parties and their respective counsel have each reviewed and revised this Contract, and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Contract or any amendments or exhibits hereto.

(l) Whenever any determination is to be made or action to be taken on a date specified in this Contract, if such date shall fall upon a Saturday, Sunday or holiday observed by federal savings banks in the State of Texas, the date for such determination or action shall be extended to the first business day immediately thereafter.

(m) Except as to those obligations which specifically survive the Closing, all of Seller's other obligations hereunder shall merge with the Deed.

12. ASSIGNMENT: Buyer may not assign this Contract to any party or entity, without Seller's prior written consent, which consent may be withheld in Seller's sole and absolute discretion. Notwithstanding anything in this Section 12 to the contrary, Buyer may assign this Contract without Seller's consent to: (i) any entity controlling, controlled by or under common control with Buyer; and (ii) any successor or newly created entity in the event of a merger or consolidation involving Buyer; provided, however, that in the event of such an assignment, Buyer shall not be relieved of its obligations hereunder. Buyer shall notify Seller of any assignment no later than ten (10) business days prior to the Closing Date. Seller reserves the unilateral right, exercisable in Seller's sole discretion at any time prior to the Closing Date without the necessity of obtaining

Buyer's consent, to convey the Property to an affiliate of Seller (a "Permitted Assignee"). The Permitted Assignee shall expressly assume in writing all of Seller's duties and obligations under this Contract, and the original party designated as the Seller shall thereafter be released from all duties and obligations hereunder. Buyer agrees to close the transaction contemplated herein with the Permitted Assignee, subject to the terms and conditions of this Contract.

13. NONREFUNDABLE CONSIDERATION: Notwithstanding anything seemingly to the contrary contained herein, if the Earnest Money is returned to Buyer for any reason other than due to Seller's default hereunder, the sum of $100.00 shall be retained by Seller as independent consideration (the "Independent Consideration") for Seller's agreement to sell the Property to Buyer in accordance with the terms and conditions provided herein. The Independent Consideration shall be applied against the Sales Price at Closing.

14. **WAIVER OF CONSUMER RIGHTS: BUYER, AFTER CONSULTATION WITH AN ATTORNEY OF ITS OWN SELECTION (WHICH COUNSEL WAS NOT DIRECTLY OR INDIRECTLY IDENTIFIED, SUGGESTED OR SELECTED BY SELLER OR ANY AGENT OF SELLER) HEREBY VOLUNTARILY WAIVES ITS RIGHTS UNDER THE DECEPTIVE TRADE PRACTICES - CONSUMER PROTECTION ACT (SECTION 17.41, *ET SEQ.*, BUSINESS AND COMMERCE CODE), A LAW THAT GIVES CONSUMERS SPECIAL RIGHTS AND PROTECTIONS. BUYER HEREBY ACKNOWLEDGES TO SELLER THAT BUYER AND SELLER ARE NOT IN A SIGNIFICANTLY DISPARATE BARGAINING POSITION**.

15. NOTICE REGARDING POSSIBLE LIABILITY FOR ADDITIONAL TAXES: If for the current ad valorem tax year, the taxable value of the Property is determined by a special appraisal method that allows for appraisal of the Property at less than its market value, the person to whom the land is transferred may not be allowed to qualify the Property for that special appraisal in a subsequent year, and the Property may then be appraised at its full market value. In addition, the transfer of the Property or a subsequent change in the use of the Property may result in the imposition of an additional tax plus interest as a penalty for the transfer or the change in use of the Property. The taxable value of the Property and the applicable method of appraisal for the current tax year is public information and may be obtained from the tax appraisal district established for the county in which the Property is located.

16. TAX DEFERRED EXCHANGE: It is agreed between Buyer and Seller that either party may elect to effectuate a tax deferred exchange in accordance with the Internal Revenue Service code, Section 1031. Both parties agree to reasonably cooperate with the other in effectuating said tax deferred exchange. In cooperating with such party, the other party shall incur no additional expense, obligation or liability and there will be no delay in closing.

17. TENANTS: Seller must relocate any tenants of the Property at is sole cost, expense, and liability prior to Closing.

18. EFFECTIVE DATE: The "Effective Date" of this Contract shall be the date an original of this Contract (or original counterparts of this Contract) are executed by both Seller and Buyer and the Title Company acknowledges receipt of this Contract.

19. CONFIDENTIALITY: Seller agrees to keep the terms and conditions of this Contract and any information obtained with reference to the Property confidential, provided that Seller may reveal such information regarding the terms and provisions of this Contract as may be necessary in its reasonable discretion to comply with the provisions of this Contract or in the ordinary course of business. Nothing in this Section 19, however, shall prohibit Seller from making disclosures (a) to its legal counsel, certified public accountants, professional advisors, current and prospective lenders and financial partners and investors, (b) that are otherwise required as a matter of law, or (c) in connection with asserting or defending any action relating to the Property or this Contract. This Section 19 shall survive the Closing and the delivery and recording of the Deed or earlier termination of this Contract.

20. WAIVER OF JURY TRIAL: **EACH PARTY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY TO THE EXTENT PERMITTED BY LAW IN ANY ACTION OR OTHER LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS CONTRACT AND THE TRANSACTIONS IT CONTEMPLATES. THIS WAIVER APPLIES TO ANY ACTION OR OTHER LEGAL PROCEEDING, WHETHER SOUNDING IN CONTRACT, TORT, OR OTHERWISE. EACH PARTY ACKNOWLEDGES THAT IT HAS RECEIVED THE ADVICE OF COMPETENT COUNSEL.**

[Signature page to follow]

IN WITNESS WHEREOF, the parties have executed this Contract to be effective as of the Effective Date.

SELLER:

Ivan De Santiago

By: _____
Name: Ivan De Santiago
Date: _____ _____, 2022

Emily De Santiago

By: _____
Name: Emily De Santiago
Date: _____ ____, 2022

Address:
_____

_____

BUYER:

CITY OF GARLAND, TEXAS.

By: _____
Name: _____
Title: _____
Date: _____ ____, 2022

Address:

PO Box 469002
Garland, Texas

Brian England
City Attorney
bengland@garlandtx.gov

TITLE COMPANY:

Receipt of $5,000.00 Earnest Money is acknowledged in the form of

_____

MUTUAL TITLE, LLC.

By: _____
Name: _____
Title: _____
Date Signed: _____ _____, 2022

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **6.**

Meeting Date: 12/06/2022

Item Title: Club Creek Parking Restrictions

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

The Homeowners Association and the neighbors have jointly requested that Council rescind the parking restrictions.

Recommendation/Action Requested and Justification

Approve the attached ordinance removing the parking restrictions on Mallards Pond St., Heathers Moor St., and Shannons Pl.

Attachments

Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 33, "TRANSPORTATION" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Subsection (A) of Section 33.48, "Prohibited at all times", of Article IV, "Stopping, Standing, and Parking", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended delete the following:

Street	Extent	Side
Mallards Pond Street	Club Creek to Club Creek	Interior Circle
Heathers Moor Street	Club Creek to Club Creek	Interior Circle
Shannons Place	Club Creek to Club Creek	Interior Circle

Section 2

That violation of the provisions of this Ordinance shall constitute a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 3

That Chapter 33 of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

That the terms and provisions of this Ordinance are severable and are governed by Section 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 5

That this Ordinance shall be and become effective on and after the date of adoption and publication in accordance with law.

PASSED AND APPROVED this the _____ day of _____, 2022.

THE CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **7.**

Meeting Date: 12/06/2022

Item Title: Removal of Ferris Road from the Thoroughfare Plan

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

- Ferris Road has been closed for over 10 years, has not been maintained, and is not needed for transportation purposes.
- This roadway is not needed for the long term and should be removed from the Thoroughfare Plan.
- The Digital Realty development will occur on both sides of this roadway and abandonment of this ROW to be made available to this development would provide additional security for this site.
- A public hearing is necessary for the amendment of the Thoroughfare Plan to remove this section of Ferris Road.

Recommendation/Action Requested and Justification

- Hold a public hearing on the matter
- The Transportation Department recommends removal of this section from the Thoroughfare Plan so that it can be formally abandoned.
- If no there are no objections and council concurrs, act to remove Ferris Road from the Garland Thoroughfare Plan and approve it's abandonment.

Attachments

Ferris Resolution

RESOLUTION NO.

A RESOLUTION APPROVING AN AMENDMENT TO THE GARLAND THOROUGHFARE PLAN BY REMOVING FERRIS ROAD FROM THE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has determined that Ferris Road is no longer needed for public use as a thoroughfare and should be removed from the Garland Thoroughfare Plan ("Plan");

WHEREAS, the City Council has determined that the removal of Ferris Road from the Plan is necessary for quality development in the area.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Council hereby amends and revises the Garland Thoroughfare Plan by removing Ferris Road from the Plan.

Section 2

That the Garland Thoroughfare Plan shall be and remain in full force and effect save and except as amended by this Resolution.

Section 3

That this Resolution shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the _____ day of December, 2022.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **8. a.**

Meeting Date: 12/06/2022

Item Title: Z 21-45 Atlantic Urbana Acquisition Company II, LLC - Zoning (District 2)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use.

Approval of a Detail Plan for Multi-Family development.

LOCATION

2201 East Miller Road and 2370 East Centerville Road

OWNER

Walnut Park Assembly of God c/o Casa De Me Gloria USA Inc.

PLAN COMMISSION RECOMMENDATION

On November 7, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Detail Plan for Multi-Family development.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use.

Approval of a Detail Plan for Multi-Family development.

BACKGROUND

The subject property is currently unimproved. The applicant proposes multi-family rental housing in a single-family format on Lot 1. The type of development on Lot 2 is unknown at this time. However, it will require a new Detail Plan through the Public Hearing process.

A Detail Plan was previously approved for a Church on the subject property, but was never constructed.

It should be noted that while MF-0 standards were recently adopted to accommodate horizontal multi-family developments, this application was submitted well before the creation of these standards and the applicant requests to proceed with MF-1 as a base zoning standard. However, applicable deviation requests are noted below.

SITE DATA

The overall site consists of approximately 38.38 acres with 617 lineal feet of frontage along East Centerville Road and 1,044 lineal feet of frontage along East Miller Road. The site plan (Exhibit C) shows two (2) access points from East Miller Road and one access point from East Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 19-40 for Single-Family Use. As mentioned above, a Detail Plan was approved for a Church, which was never constructed.

CONSIDERATIONS

1. Development and Site Plan

The site plan (Exhibit C) reflects two (2) lots. Lot 1 is intended for 301 multi-family units in a single-family style layout. Units are either stand alone or in a duplex format with no more than two units attached. Six (6) building unit types have been incorporated into the site plan. The approach to the proposed site plan concentrates around circulation leading to the resident's experience of this new neighborhood community. A tree-lined boulevard serves as the primary pedestrian and vehicular route through the site. The main entrance is off Miller Road and a secondary entrance off East Centerville Road. Upon entering this gated community from Miller Road the Amenity Center (Clubhouse) and lush landscaping/hardscaping would be prevalent. If Lot 2 is developed in the future, it is subject to future Detail Plan approval through the public hearing process.

2. Building Separation

The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures. The applicant requests a minimum of ten (10) feet. The proposed layout is single-family/duplex style. Therefore, the required twenty (20)-foot setback will not work for their configuration.

3. Building Setbacks

The GDC requires a side setback of twelve (12) feet when the property is not adjacent to a street. The applicant proposes a minimum of six (6) feet.

4. Parking

The GDC parking requirements are met with this proposal. This development will include carports and detached garages, satisfying the covered parking requirement.

5. Amenities

- **Clubhouse**: Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 3,500 square-foot clubhouse, which includes a media room, lounge, event room, game room and kitchen.
- **Swimming Pool**: Two swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) swimming pool with 1,700 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 common leisure area, dog park and a playground

6. Dwelling unit/mix
Minimum dwelling unit size.

Required one-bedroom: 650 square feet
Proposed: 635 (A-1) and 900 (A-4) square feet
Number of units: 150

Minimum dwelling unit size.

Required two-bedroom: 800 square feet
Proposed: 1,080 (B-2), 1,167 (B-3) and 1,239 (B-4) square feet
Number of units: 126

Minimum dwelling unit size.

Required three-bedroom: 950 square feet
Proposed: 1,391 (C-2) square feet
Number of units: 25

7. Screening and Landscaping
The landscape plan (Exhibit D) complies with the applicable landscaping standards per the GDC. A six (6)-foot ornamental fence is proposed along the southern and western perimeter line of Lot 1. The GDC requires a screening wall adjacent to a single-family residential district. The property to the east is zoned Agricultural (AG) District, which allows single-family homes. The applicant requests not to provide any screening wall due to the floodplain.

8. Building Design
This application was submitted prior to the horizontal multi-family standards (MF-0) adopted in the GDC. The building designs from the multi-family standards and single-family standards were applied.

9. Signage
No deviations were requested regarding signage.

10. Transportation
A Traffic Impact Analysis was reviewed by the Transportation Department. Based on the information provided, a second driveway was recommended along East Miller Road. The applicant has provided a second driveway on East Miller Road as reflected on the site plan (Exhibit C).

11. Summary of Deviations
The applicant requests to deviate from Chapter 2 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	**Required**	**Proposed**	**Analysis**
Building Separation	The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures.	The applicant requests a minimum of ten (10) feet.	The proposed layout is single-family/duplex style. Therefore, the required twenty (20)-foot setback will not work for their configuration. It should be noted that the Multi-Family-0 (MF-0) District allows a minimum building separation of ten (10) feet.
Building Setbacks – side setbacks not adjacent to street	12 feet	6 feet	The secondary entry and gate on East Miller Road and East Centerville Road resulted in a six (6)-foot side yard setback not adjacent to a street.
Minimum dwelling unit area for one-bedroom	650 square feet	635 square feet	The proposed minimum dwelling size was designed to meet the needs of a specific market segment.
Screening adjacent to single-family residential district boundary lines	Screening is required.	Not provided	A screening wall is not proposed to the east due to the existing floodplain.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

Urban neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than twelve (12) dwelling units per acre.

The proposed development is 11.6 dwelling units per acre. The proposal is generally compatible with the Comprehensive Plan and the development style is appropriate for the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north is zoned Planned Development (PD) District 15-19 for Light Commercial use; the property is developed with a self-storage facility. The property to the east is zoned Agricultural (AG) District; it is currently unimproved. The property to the south, across East Miller Road, is zoned Planned Development (PD) District 14-11; there is a ranch on site and the remaining portion is vacant. However, there is a townhouse application that has been submitted. The property immediately to the west is zoned Community Retail (CR) District and it is currently vacant. The property further to the west, across East Centerville Road, is zoned Planned Development (PD) District 01-17 for Single-Family use and Agricultural (AG) District; these properties are developed with a residential subdivision and a GP&L substation.

Attachments

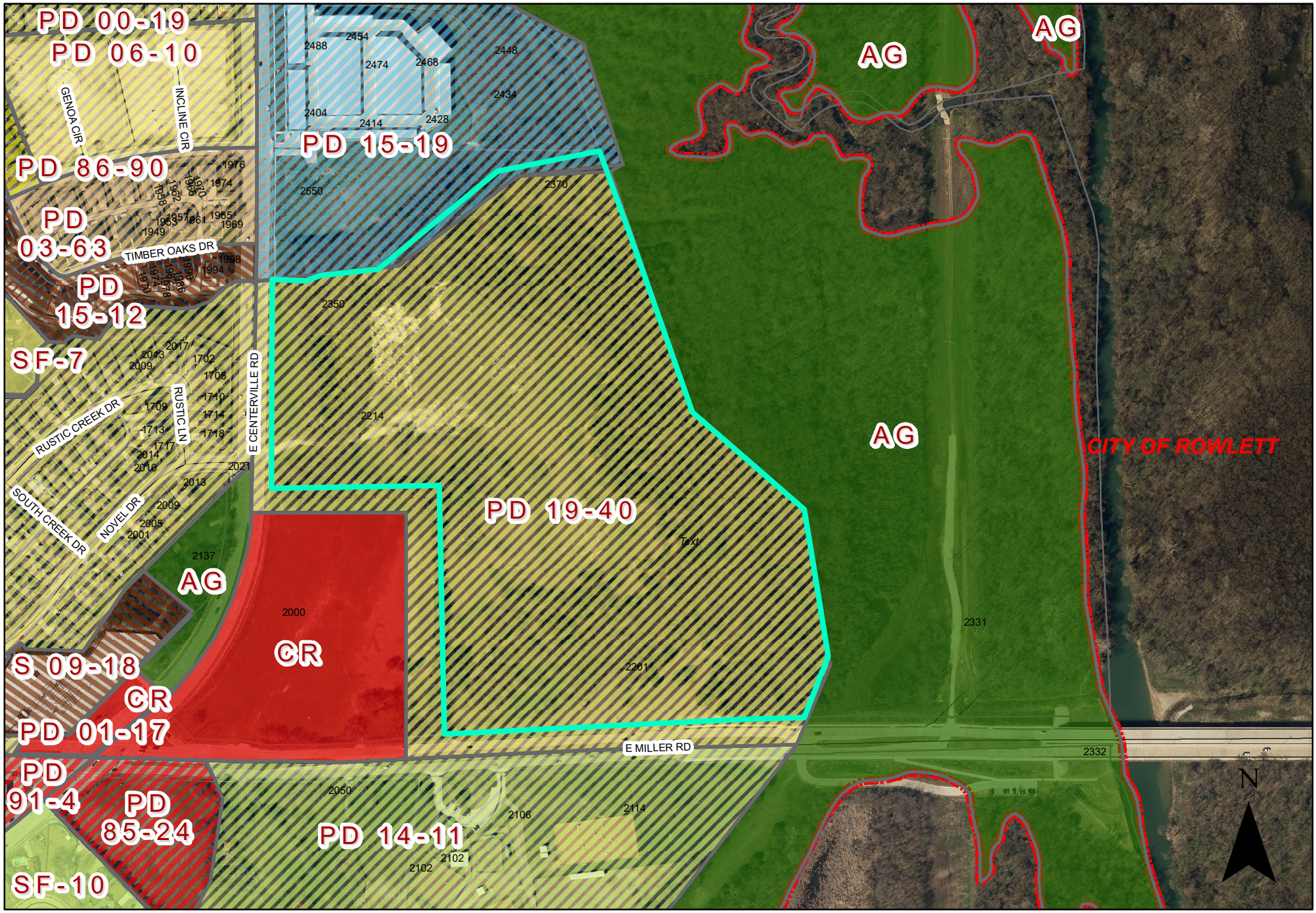
Z 21-45 Location Map

Z 21-45 Exhibit B

Z 21-45 R&M (Zoning)

Z 21-45 Responses

Z 21-45 Staff Presentation



0 240 480 Feet
1 inch = 365 feet

ZONING MAP Z 21-45

INDICATES AREA OF REQUEST

2370 East Centerville Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-45

2201 East Miller Road and 2370 East Centerville Road

I. **Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family development on Lot 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:** All regulations of the Multi-Family-1 (MF-1) 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. Lot 2 shall require approval of a Detail Plan.

V. **Specific Conditions:**

A. Permitted Uses: Land Uses are only permitted as in the Multi-Family-1 (MF-1) District on Lot 1.

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. Building Separation: All portions of a multi-family dwelling structure shall be a minimum of ten (10) from other multi-family dwelling structures.

EXHIBIT B

D. Dwelling Units: A total of 301 dwelling units shall be permitted.

E. Dwelling size: A maximum of 100 one-bedroom dwelling units shall be 635 square feet.

F. Building Setbacks: The minimum side-yard setback not adjacent to the street shall be six (6) feet.

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

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

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

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

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

EXHIBIT B

REPORT & MINUTES

P.C. Meeting, November 7, 2022

3c. APPROVED Consideration of the application of **Atlantic Urbana Acquisition Company II, LLC**, requesting approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use. This property is located at 2201 East Miller Road and 2370 East Centerville Road. (District 2) (File Z 21-45 – Zoning)

Representing the applicant Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas, Texas, provided an overview of the request and remained available for questions.

The was a discussion between the Plan Commission regarding refuge transfer, if this will be a gated community and if a homeowners association is required.

Representing the applicant, Jessica King, 2943 Pannell Street, Austin, Texas elaborated on the transfer of trash from the residents home to the refuge location on the opposite side of the complex.

Resident Jerry Carter, 2725 Country Valley Road, Garland, Texas spoke to the need of written requirements for the maintenance of the development, fire codes, additional beautification within the landscaping plan with this being a gateway into the City of Garland, and upgrade of the screening wall to full masonry.

Mr. Dalhstrom provided additional information regarding the separation between homes, proposed landscaping and confirmed the lots will not be subdivided.

Motion was made by Commissioner Jenkins to close the public hearing and approve the request as presented. Seconded by Commissioner Aubin. **Motion carried: 8** Ayes, **0** Nay.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-45	November 7, 2022	December 6, 2022	Nabiha Ahmed

Z 21-45 Atlantic Urbana Acquisition Company II, LLC. The applicant proposes to construct 301 multi-family units in a single-family style format. The site is located at 2201 East Miller Road and 2370 East Centerville Road. (District 2)

Jennifer Gomez **Against**

11/19/2022
12:30:43 AM

2017 Rustic Creek Drive
Garland
Texas
United States
75040

Alexisgomez7@yahoo.com
214-693-9320

Ken Strader **Against**

11/9/2022
11:31:58 PM

2001 Royal Crest
Garland
Texas
United States
75043

Ken Strader **Against**

11/9/2022
11:31:52 PM

2001 Royal Crest
Garland
Texas
United States
75043

Ken Strader **Against**

11/9/2022
11:31:52 PM

2001 Royal Crest

Garland

Texas

United States

75043

Boyd & Brenda O'Connor

Against

11/8/2022
6:40:54 PM

2221 Meadowview Dr

Boydoco3@verizon.net

Garland

Texas

United States

75043

SHAHED ALTAF

Against

11/7/2022
8:39:15 PM

2000 E Miller Rd

shahedaltaf@gmail.com

Garland

2149182533

TX

United States

75071

Like to see some kind of single family home/Townhome community. Individual lots that can be sold separately.

SHAHED ALTAF

Against

11/7/2022
8:39:15 PM

2000 E Miller Rd

shahedaltaf@gmail.com

Garland

2149182533

TX

United States

75071

Like to see some kind of single family home/Townhome community. Individual lots that can be sold separately.

SHAHED ALTAF **Against**

11/7/2022
8:39:15 PM

2000 E Miller Rd
Garland
TX
United States
75071

shahedaltaf@gmail.com
2149182533

Like to see some kind of single family home/Townhome community. Individual lots that can be sold separately.

Eugene Oller **Against**

10/28/2022
3:35:13 PM

2024 Meadowview Dr
Garland
Texas
United States
75043

eugeneoller@gmail.com
2542589732

Albert (Bert) and Linda Mandeville **Against**

10/28/2022
3:22:20 PM

2028 Meadowview Circle
Garland
Texas
United States
<null>

lbmandeville@gmail.com
972-271-7384

Michael Dvorak **Against**

10/28/2022
2:54:00 PM

2017 Meadowview Dr
Garland
TX
United States
75043

mike.dvorak4@gmail.com
2144483321

This areas infrastructure cannot handle the demands of a large multi-family

development. Myself and surrounding neighbors will not tolerate this type of land development. The plans call for massive deforestation and will change the way one of our massively traveled community gateways is perceived. I for one understand raw land is bound to be developed at some point. But this type of multi family development is not what our area needs. My suggestion is to allow less deforestation and put in appropriate sized lots designed for a desirable single family neighborhood. Regrettably I will not able to attend Nov 7 Meeting due to a meeting at the animal shelter for a more significant proposed zoning change across the street from this one.

Z 21-45

PLANNING &
DEVELOPMENT

GARLAND

The applicant proposes to construct 301 multi-family units in a single-family style format.

City Council Meeting
December 6, 2022

CASE INFORMATION

PLANNING & DEVELOPMENT
GARLAND

Location: 2201 East Miller Road and 2370 East Centerville Road

Applicant: Atlantic Urbana Acquisition Company II, LLC

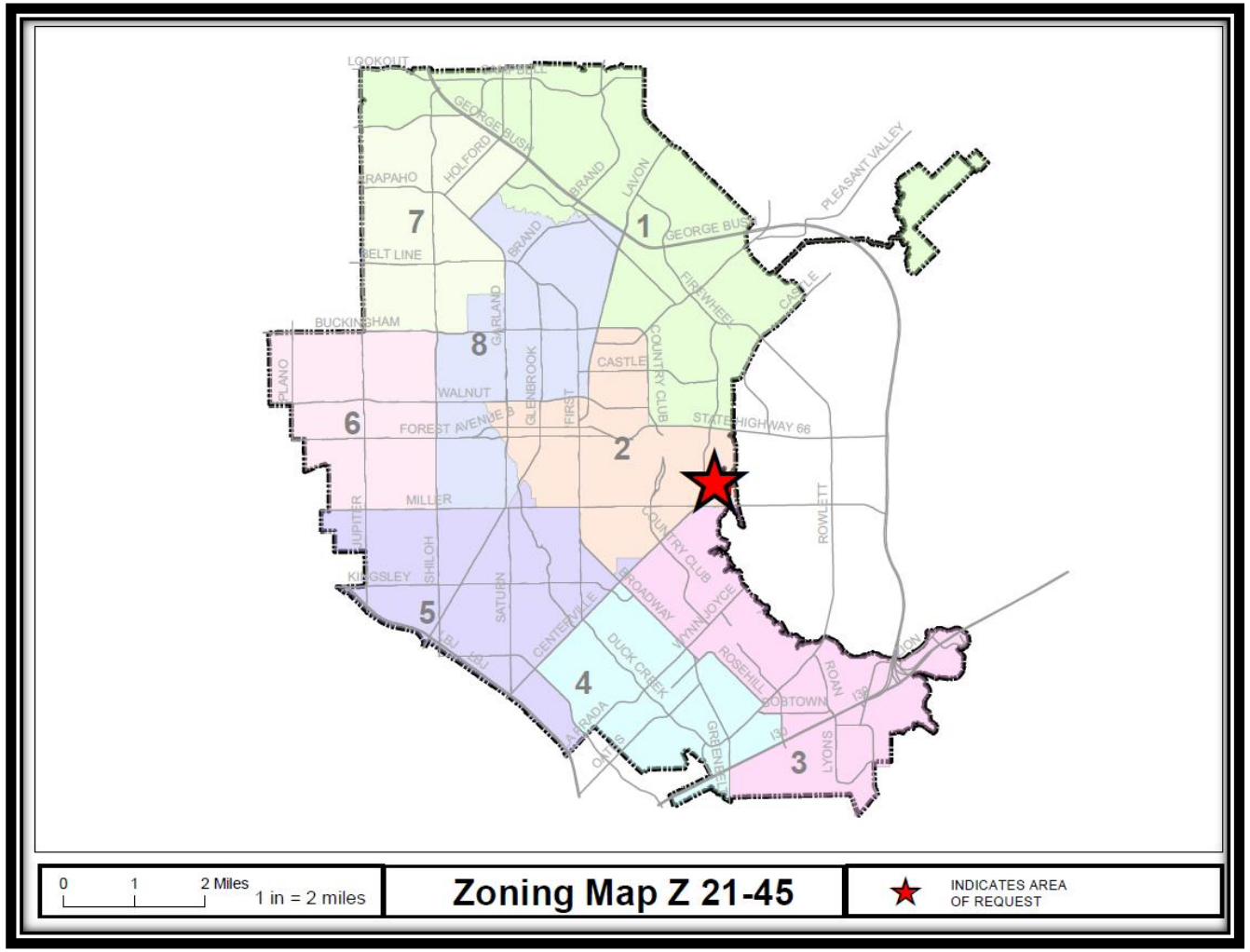
Owner: Walnut Park Assembly of God c/o Casa De Me Gloria USA Inc.

Acreage: Total: 38.38 acres
Lot 1: 32.78 acres
Lot 2: 5.59 acres

Zoning: Planned Development (PD) District 19-40 for Single-Family-7 Use

CITYWIDE LOCATION MAP

PLANNING & DEVELOPMENT
GARLAND



0 1 2 Miles
1 in = 2 miles

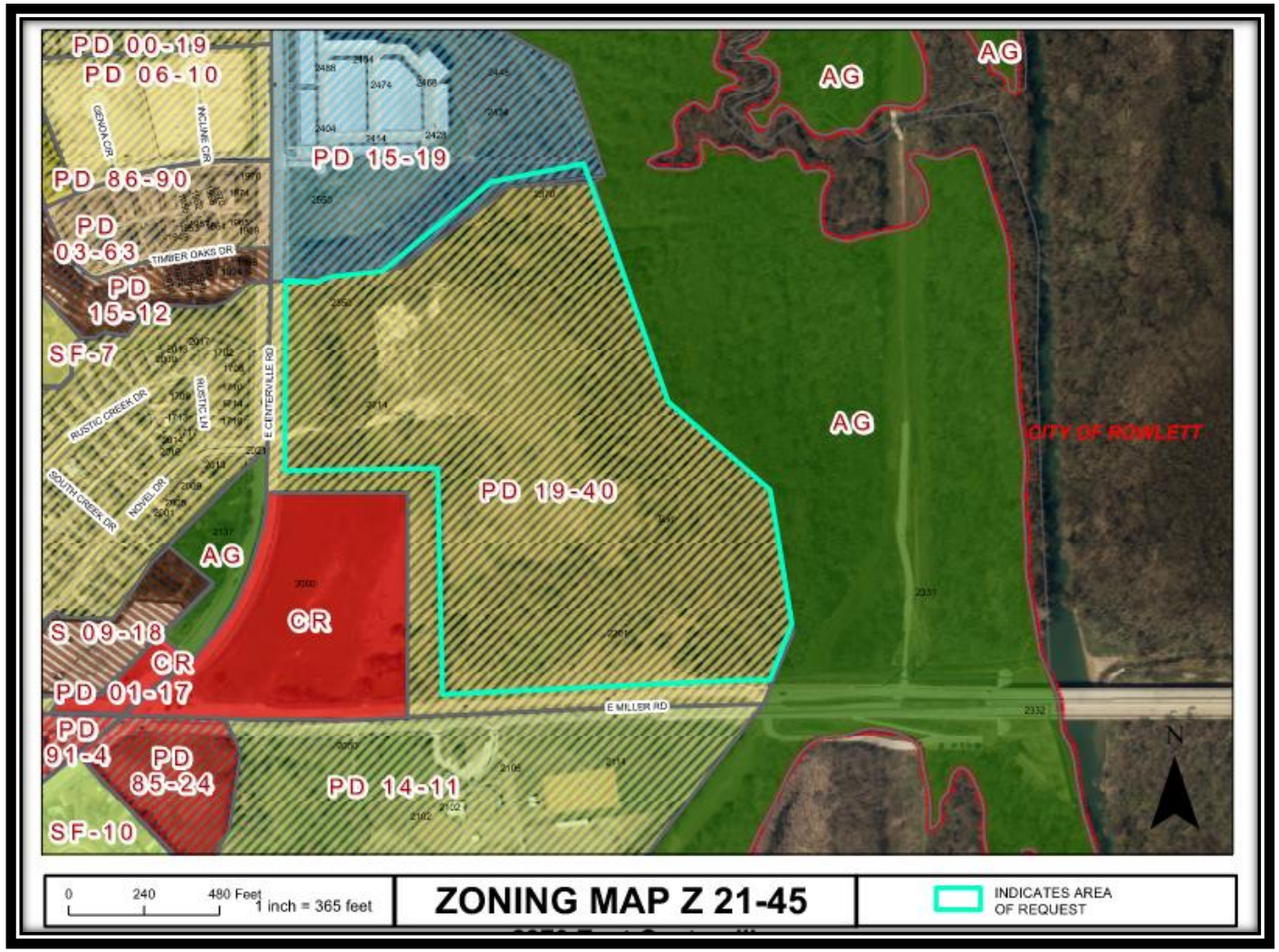
Zoning Map Z 21-45

★ INDICATES AREA OF REQUEST

Z 21-45

LOCATION MAP

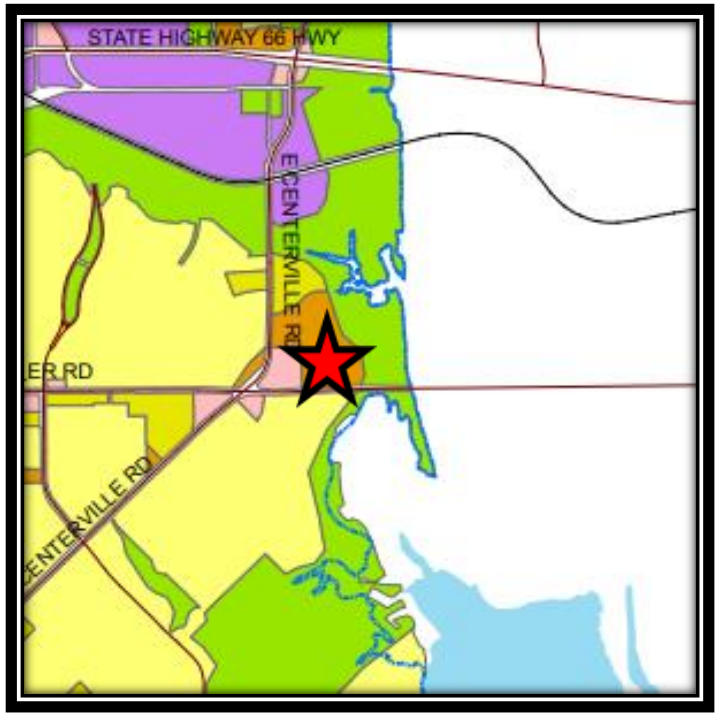
PLANNING & DEVELOPMENT
GARLAND



Z 21-45

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT
GARLAND



Z 21-45

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT
GARLAND

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

Urban neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than twelve (12) dwelling units per acre.

The proposed development is 11.6 dwelling units per acre. The proposal is generally compatible with the Comprehensive Plan and the development style is appropriate for the area.

PHOTOS

PLANNING & DEVELOPMENT

GARLAND

View of the subject property East Miller Road

Looking east of the subject property

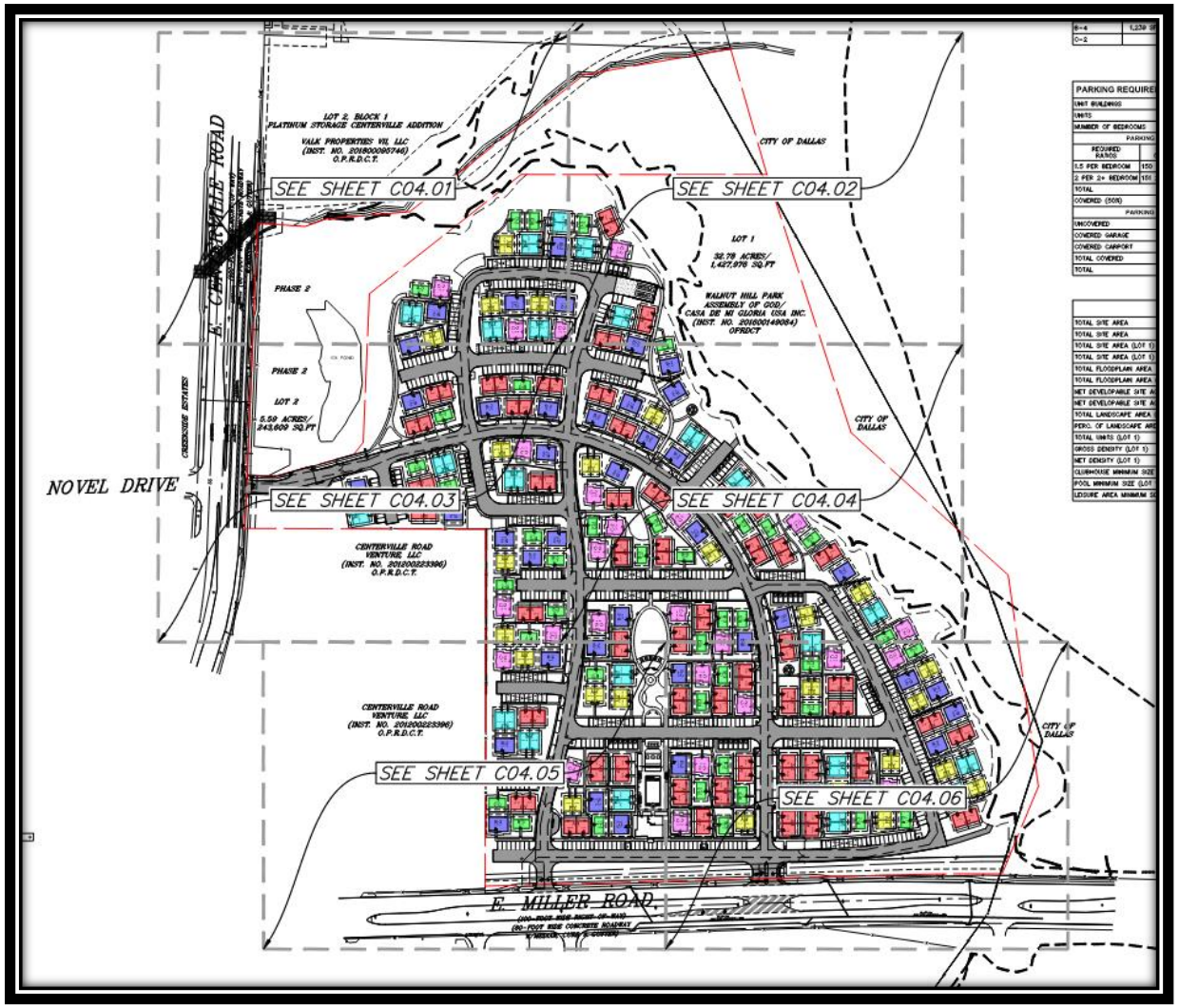
Z 21-45

SITE PLAN

PLANNING & DEVELOPMENT

GARLAND

BUILDING UNIT DATA - LOT 1				
UNIT	AVG. DWELLING AREA PER UNIT (TOTAL)	NUMBER OF BUILDINGS	NUMBER OF UNITS	NUMBER OF BEDROOMS PER UNIT
A-1	635 SF (1,270 SF)	50	100	1
A-4	899.5 SF (1,799 SF)	25	50	1
B-2	1,080 SF	42	42	2
B-3	1,167 SF	40	40	2
B-4	1,239 SF (2,478 SF)	22	44	2
C-2	1,391 SF	25	25	3

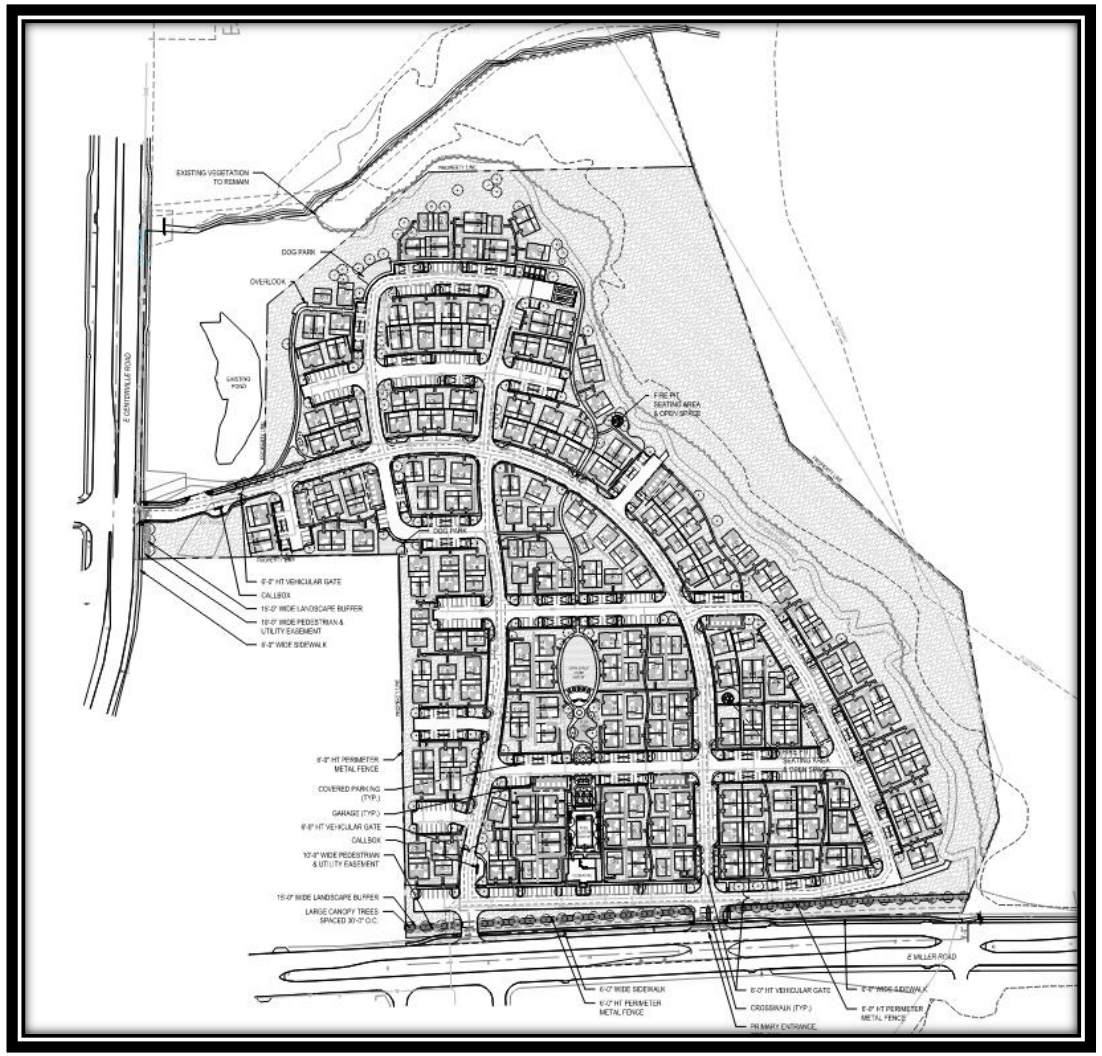


Z 21-45

LANDSCAPE PLAN

PLANNING & DEVELOPMENT

GARLAND



Z 21-45

BUILDING ELEVATIONS -CLUBHOUSE

PLANNING & DEVELOPMENT

GARLAND

Z 21-45

BUILDING ELEVATIONS –UNIT A-1

PLANNING & DEVELOPMENT
GARLAND

Z 21-45

BUILDING ELEVATIONS –UNIT A-4

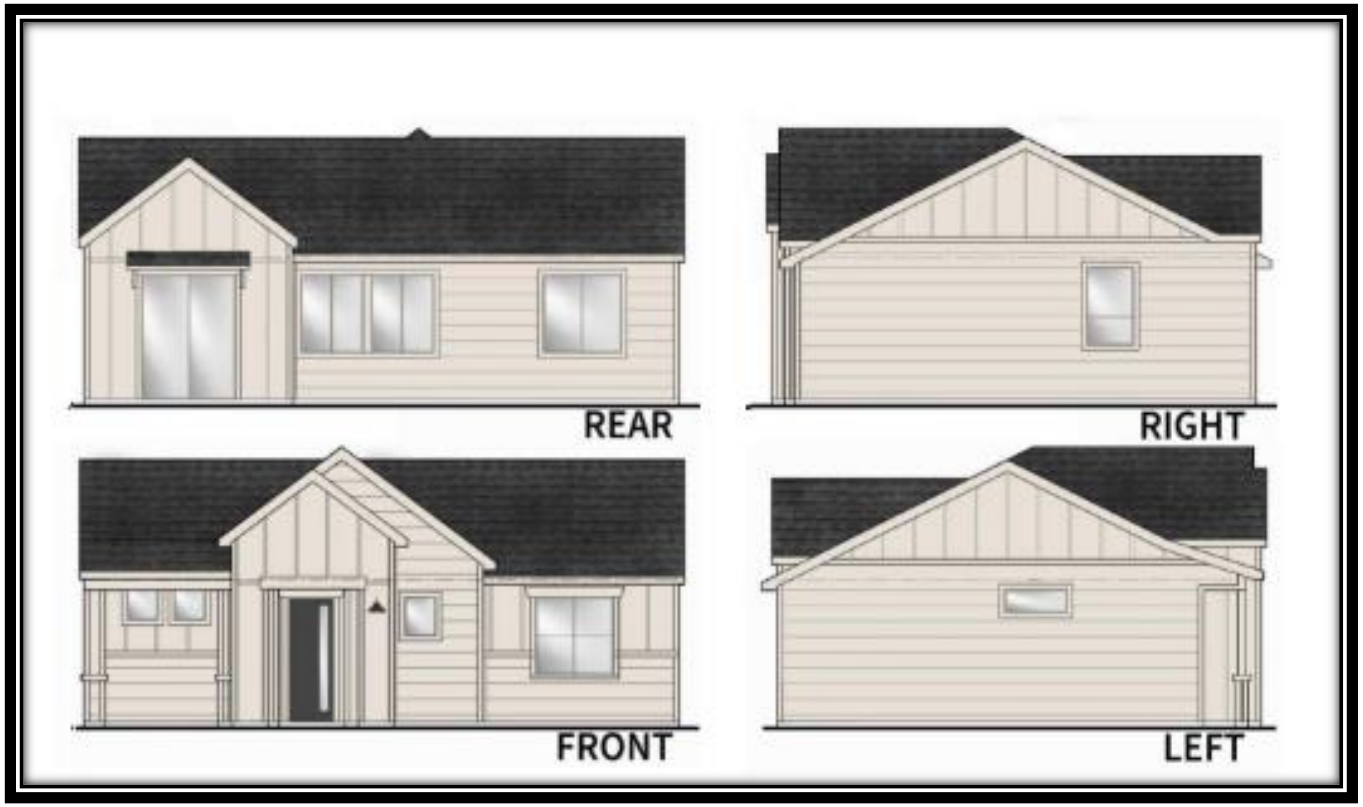
PLANNING & DEVELOPMENT

GARLAND

Z 21-45

BUILDING ELEVATIONS –UNIT B-2

PLANNING & DEVELOPMENT
GARLAND



Z 21-45

BUILDING ELEVATIONS –UNIT B-3

PLANNING & DEVELOPMENT
GARLAND

Z 21-45

BUILDING ELEVATIONS –UNIT B-4

PLANNING & DEVELOPMENT
GARLAND

Z 21-45

BUILDING ELEVATIONS –UNIT C-2

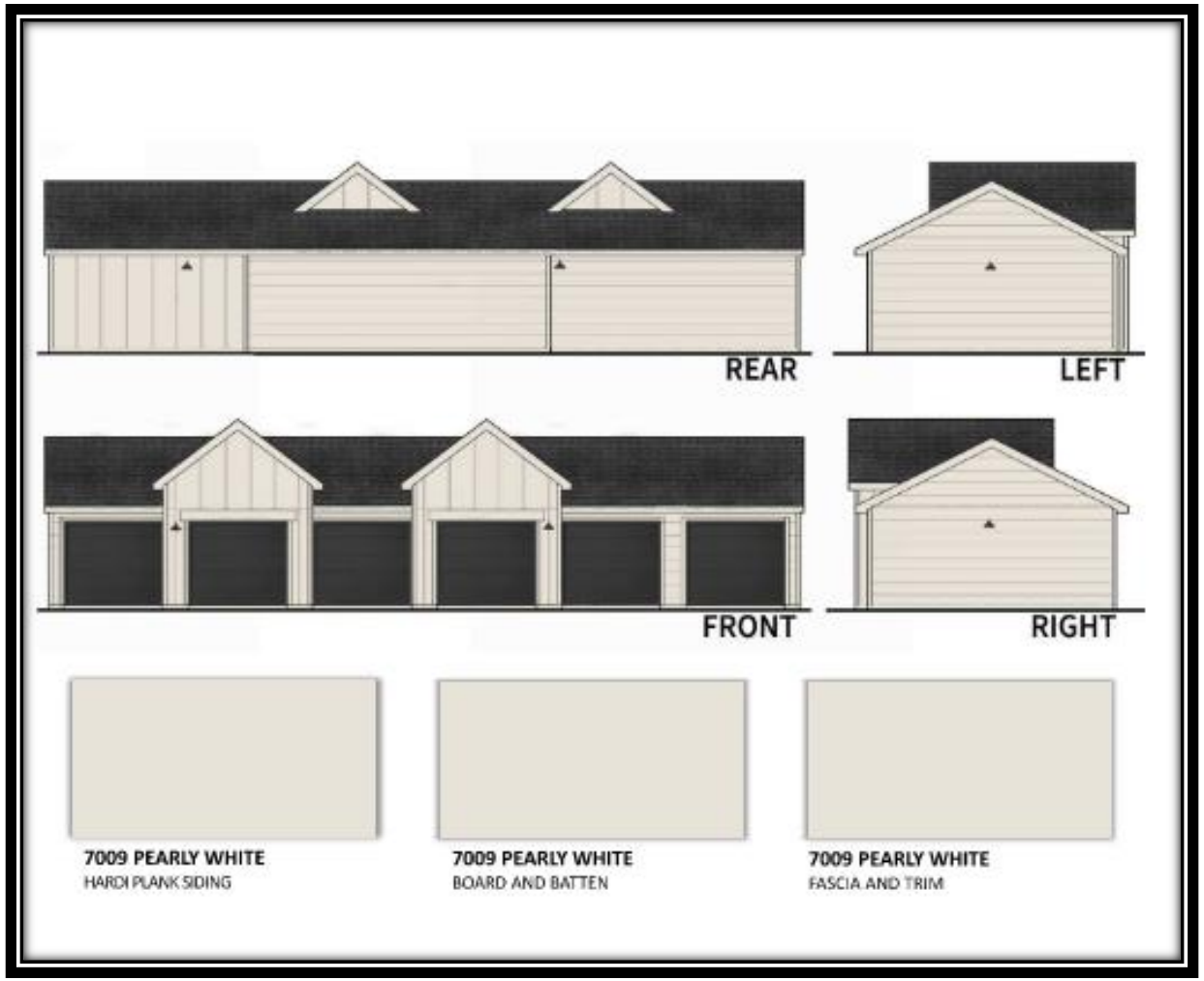
PLANNING & DEVELOPMENT

GARLAND

Z 21-45

BUILDING ELEVATIONS –GARAGE

PLANNING & DEVELOPMENT
GARLAND



Z 21-45

DEVIATIONS TABLE

PLANNING & DEVELOPMENT
GARLAND

Development Standards	Required	Proposed	Analysis
Building Separation	The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures.	The applicant requests a minimum of ten (10) feet.	The proposed layout is single-family/duplex style. Therefore, the required twenty (20)-foot setback will not work for their configuration. It should be noted that the Multi-Family-0 (MF-0) District allows a minimum building separation of ten (10) feet.
Building Setbacks – side setbacks not adjacent to street	12 feet	6 feet	The secondary entry and gate on East Miller Road and East Centerville Road resulted in a six (6)-foot side yard setback not adjacent to a street.
Minimum dwelling unit area for one-bedroom	650 square feet	635 square feet	The proposed minimum dwelling size was designed to meet the needs of a specific market segment.
Screening adjacent to single-family residential district boundary lines	Screening is required.	Not provided	A screening wall is not proposed to the east due to the existing floodplain.

Z 21-45

STAFF RECOMMENDATION

PLANNING & DEVELOPMENT
GARLAND

Approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use.

Approval of a Detail Plan for Multi-Family development.

PLAN COMMISSION RECOMMENDATION

PLANNING & DEVELOPMENT
GARLAND

On November 7, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Detail Plan for Multi-Family development.

PLANNING &
DEVELOPMENT

GARLAND

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **8. b.**

Meeting Date: 12/06/2022

Item Title: Z 21-45 Atlantic Urbana Acquisition Company II, LLC - Detail Plan (District 2)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use.

Approval of a Detail Plan for Multi-Family development.

LOCATION

2201 East Miller Road and 2370 East Centerville Road

OWNER

Walnut Park Assembly of God c/o Casa De Me Gloria USA Inc.

PLAN COMMISSION RECOMMENDATION

On November 7, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Detail Plan for Multi-Family development.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use.

Approval of a Detail Plan for Multi-Family development.

BACKGROUND

The subject property is currently unimproved. The applicant proposes multi-family rental housing in a single-family format on Lot 1. The type of development on Lot 2 is unknown at this time. However, it will require a new Detail Plan through the Public Hearing process.

A Detail Plan was previously approved for a Church on the subject property, but was never constructed.

It should be noted that while MF-0 standards were recently adopted to accommodate horizontal multi-family developments, this application was submitted well before the creation of these standards and the applicant requests to proceed with MF-1 as a base zoning standard. However, applicable deviation requests are noted below.

SITE DATA

The overall site consists of approximately 38.38 acres with 617 lineal feet of frontage along East Centerville Road and 1,044 lineal feet of frontage along East Miller Road. The site plan (Exhibit C) shows two (2) access points from East Miller Road and one access point from East Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 19-40 for Single-Family Use. As mentioned above, a Detail Plan was approved for a Church, which was never constructed.

CONSIDERATIONS

1. Development and Site Plan

The site plan (Exhibit C) reflects two (2) lots. Lot 1 is intended for 301 multi-family units in a single-family style layout. Units are either stand alone or in a duplex format with no more than two units attached. Six (6) building unit types have been incorporated into the site plan. The approach to the proposed site plan concentrates around circulation leading to the resident's experience of this new neighborhood community. A tree-lined boulevard serves as the primary pedestrian and vehicular route through the site. The main entrance is off Miller Road and a secondary entrance off East Centerville Road. Upon entering this gated community from Miller Road the Amenity Center (Clubhouse) and lush landscaping/hardscaping would be prevalent. If Lot 2 is developed in the future, it is subject to future Detail Plan approval through the public hearing process.

2. Building Separation

The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures. The applicant requests a minimum of ten (10) feet. The proposed layout is single-family/duplex style. Therefore, the required twenty (20)-foot setback will not work for their configuration.

3. Building Setbacks

The GDC requires a side setback of twelve (12) feet when the property is not adjacent to a street. The applicant proposes a minimum of six (6) feet.

4. Parking

The GDC parking requirements are met with this proposal. This development will include carports and detached garages, satisfying the covered parking requirement.

5. Amenities

- **Clubhouse**: Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 3,500 square-foot clubhouse, which includes a media room, lounge, event room, game room and kitchen.
- **Swimming Pool**: Two swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) swimming pool with 1,700 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 common leisure area, dog park and a playground.

6. Dwelling unit/mix
Minimum dwelling unit size.

Required one-bedroom: 650 square feet
Proposed: 635 (A-1) and 900 (A-4) square feet
Number of units: 150

Minimum dwelling unit size.

Required two-bedroom: 800 square feet
Proposed: 1,080 (B-2), 1,167 (B-3) and 1,239 (B-4) square feet
Number of units: 126

Minimum dwelling unit size.

Required three-bedroom: 950 square feet
Proposed: 1,391 (C-2) square feet
Number of units: 25

7. Screening and Landscaping

The landscape plan (Exhibit D) complies with the applicable landscaping standards per the GDC. A six (6)-foot ornamental fence is proposed along the southern and western perimeter line of Lot 1. The GDC requires a screening wall adjacent to a single-family residential district. The property to the east is zoned Agricultural (AG) District, which allows single-family homes. The applicant requests not to provide any screening wall due to the floodplain.

8. Building Design

This application was submitted prior to the horizontal multi-family standards (MF-0) adopted in

the GDC. The building designs from the multi-family standards and single-family standards were applied.

9. Signage

No deviations were requested regarding signage.

10. Transportation

A Traffic Impact Analysis was reviewed by the Transportation Department. Based on the information provided, a second driveway was recommended along East Miller Road. The applicant has provided a second driveway on East Miller Road as reflected on the site plan (Exhibit C).

11. Summary of Deviations

The applicant requests to deviate from Chapter 2 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	**Required**	**Proposed**	**Analysis**
Building Separation	The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures.	The applicant requests a minimum of ten (10) feet.	The proposed layout is single-family/duplex style. Therefore, the required twenty (20)-foot setback will not work for their configuration. It should be noted that the Multi-Family-0 (MF-0) District allows a minimum building separation of ten (10) feet.
Building Setbacks – side setbacks not adjacent to street	12 feet	6 feet	The secondary entry and gate on East Miller Road and East Centerville Road resulted in a six (6)-foot side yard setback not adjacent to a street.
Minimum dwelling unit area for one-bedroom	650 square feet	635 square feet	The proposed minimum dwelling size was designed to meet the needs of a specific market segment.

Screening adjacent to single-family residential district boundary lines	Screening is required.	Not provided	A screening wall is not proposed to the east due to the existing floodplain.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

Urban neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than twelve (12) dwelling units per acre.

The proposed development is 11.6 dwelling units per acre. The proposal is generally compatible with the Comprehensive Plan and the development style is appropriate for the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north is zoned Planned Development (PD) District 15-19 for Light Commercial use; the property is developed with a self-storage facility. The property to the east is zoned Agricultural (AG) District; it is currently unimproved. The property to the south, across East Miller Road, is zoned Planned Development (PD) District 14-11; there is a ranch on site and the remaining portion is vacant. However, there is a townhouse application that has been submitted. The property immediately to the west is zoned Community Retail (CR) District and it is currently vacant. The property further to the west, across East Centerville Road, is zoned Planned Development (PD) District 01-17 for Single-Family use and Agricultural (AG) District; these properties are developed with a residential subdivision and a GP&L substation.

Attachments

Z 21-45 Location Map

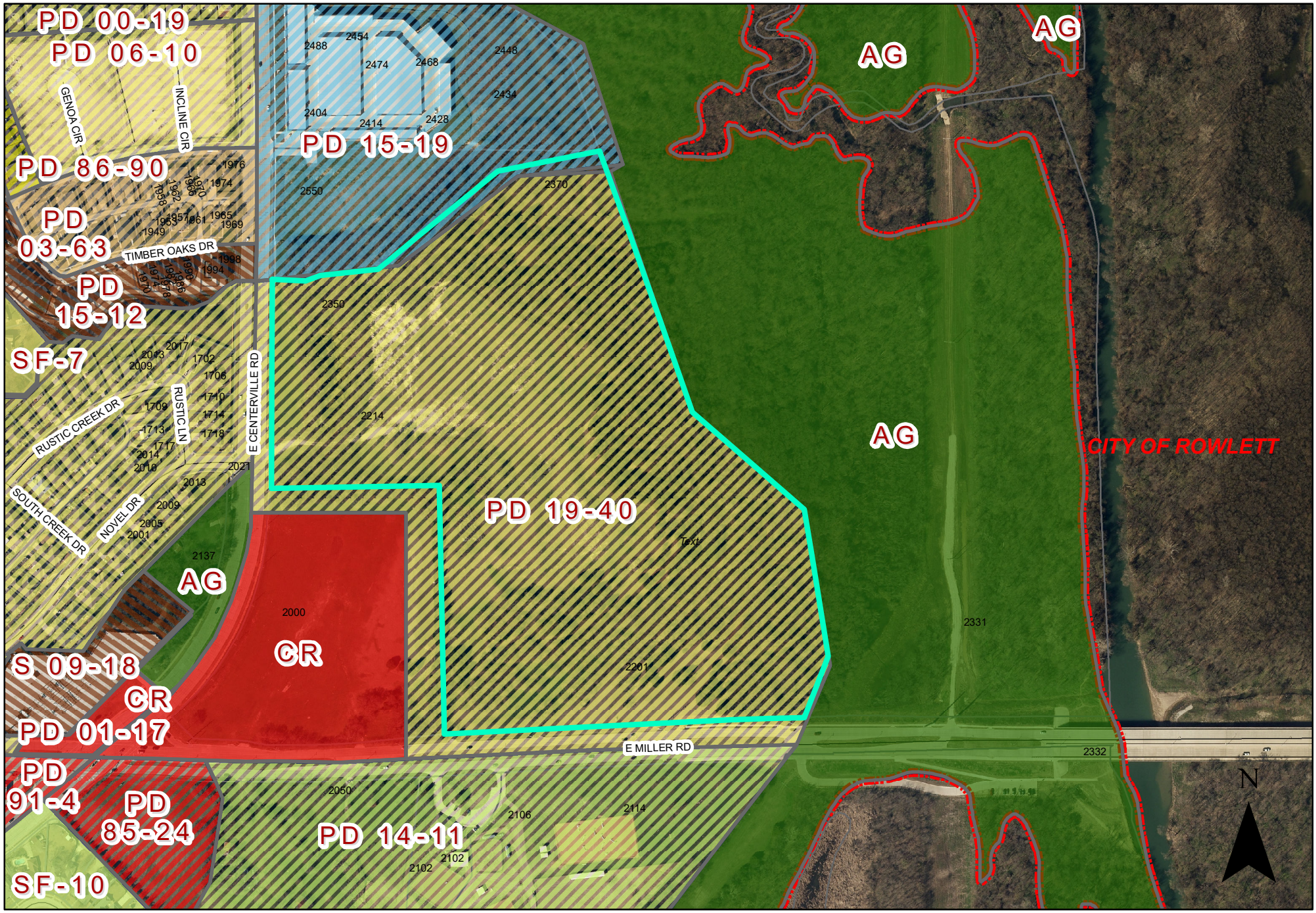
Z 21-45 Exhibits C-E

Z 21-45 R&M (Detail Plan)

Z 21-45 Order

Z 21-45 Responses

Z 21-45 Staff Presentation



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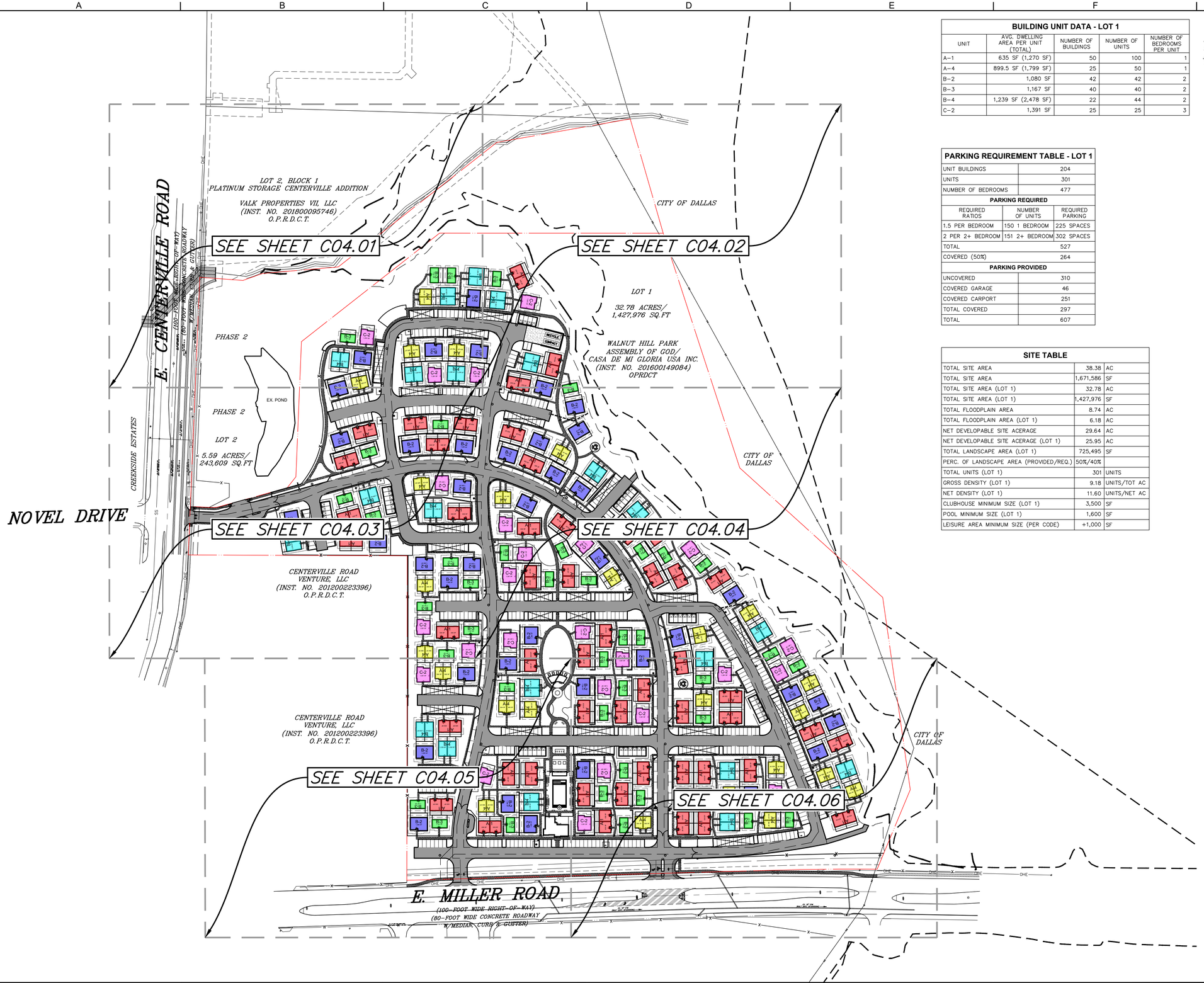
1 inch = 365 feet

ZONING MAP Z 21-45

INDICATES AREA OF REQUEST

2370 East Centerville Road

EXHIBIT C



BUILDING UNIT DATA - LOT 1				
UNIT	AVG. DWELLING AREA PER UNIT (TOTAL)	NUMBER OF BUILDINGS	NUMBER OF UNITS	NUMBER OF BEDROOMS PER UNIT
A–1	635 SF (1,270 SF)	50	100	1
A–4	899.5 SF (1,799 SF)	25	50	1
B–2	1,080 SF	42	42	2
B–3	1,167 SF	40	40	2
B–4	1,239 SF (2,478 SF)	22	44	2
C–2	1,391 SF	25	25	3

SITE DATA:

LOT 1	*32.78 AC*	*(1,427,976 SF)*
LOT 2	*5.59 AC*	*(243,609 SF)*
TOTAL AREA:	*38.38 AC*	*(1,671,586 SF)*

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

PARKING REQUIREMENT TABLE - LOT 1		
UNIT BUILDINGS		204
UNITS		301
NUMBER OF BEDROOMS		477
PARKING REQUIRED		
REQUIRED RATIOS	NUMBER OF UNITS	REQUIRED PARKING
1.5 PER BEDROOM	150 1 BEDROOM	225 SPACES
2 PER 2+ BEDROOM	151 2+ BEDROOM	302 SPACES
TOTAL		527
COVERED (50%)		264
PARKING PROVIDED		
UNCOVERED		310
COVERED GARAGE		46
COVERED CARPORT		251
TOTAL COVERED		297
TOTAL		607

SITE TABLE		
TOTAL SITE AREA	38.38	AC
TOTAL SITE AREA	1,671,586	SF
TOTAL SITE AREA (LOT 1)	32.78	AC
TOTAL SITE AREA (LOT 1)	1,427,976	SF
TOTAL FLOODPLAIN AREA	8.74	AC
TOTAL FLOODPLAIN AREA (LOT 1)	6.18	AC
NET DEVELOPABLE SITE ACERAGE	29.64	AC
NET DEVELOPABLE SITE ACERAGE (LOT 1)	25.95	AC
TOTAL LANDSCAPE AREA (LOT 1)	725,495	SF
PERC. OF LANDSCAPE AREA (PROVIDED/REQ.)	50%/40%	
TOTAL UNITS (LOT 1)	301	UNITS
GROSS DENSITY (LOT 1)	9.18	UNITS/TOT AC
NET DENSITY (LOT 1)	11.60	UNITS/NET AC
CLUBHOUSE MINIMUM SIZE (LOT 1)	3,500	SF
POOL MINIMUM SIZE (LOT 1)	1,600	SF
LEISURE AREA MINIMUM SIZE (PER CODE)	+1,000	SF

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

NO.	DATE	REVISION

TEL: 214.295.5775
CIVIL PROJECT MANAGER:
DAVID LAIZER
DLAIZER@URBANSTRUCT.COM
www.urbanstruct.com
URBAN STRUCTURE
4222 Main St.
Dallas, Texas 75226
Firm Registration #F-22252

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

PREPARED UNDER THE SUPERVISION OF
DAVID A. LAIZER
P.E.# 143377
ON 10/21/2022

PROJECT:

CENTERVILLE RD - GARLAND SFFR

2370 E. CENTERVILLE RD.
SUBDIVISION, LOT #, BLOCK #
GARLAND, DALLAS COUNTY, TEXAS 75040
CASE # 210824-2

SHEET TITLE:

SITE PLAN - OVERALL

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DRAWN BY: DAL
DESIGNER: DAL
REVIEWER: DAL
U.S. PROJECT: 21614

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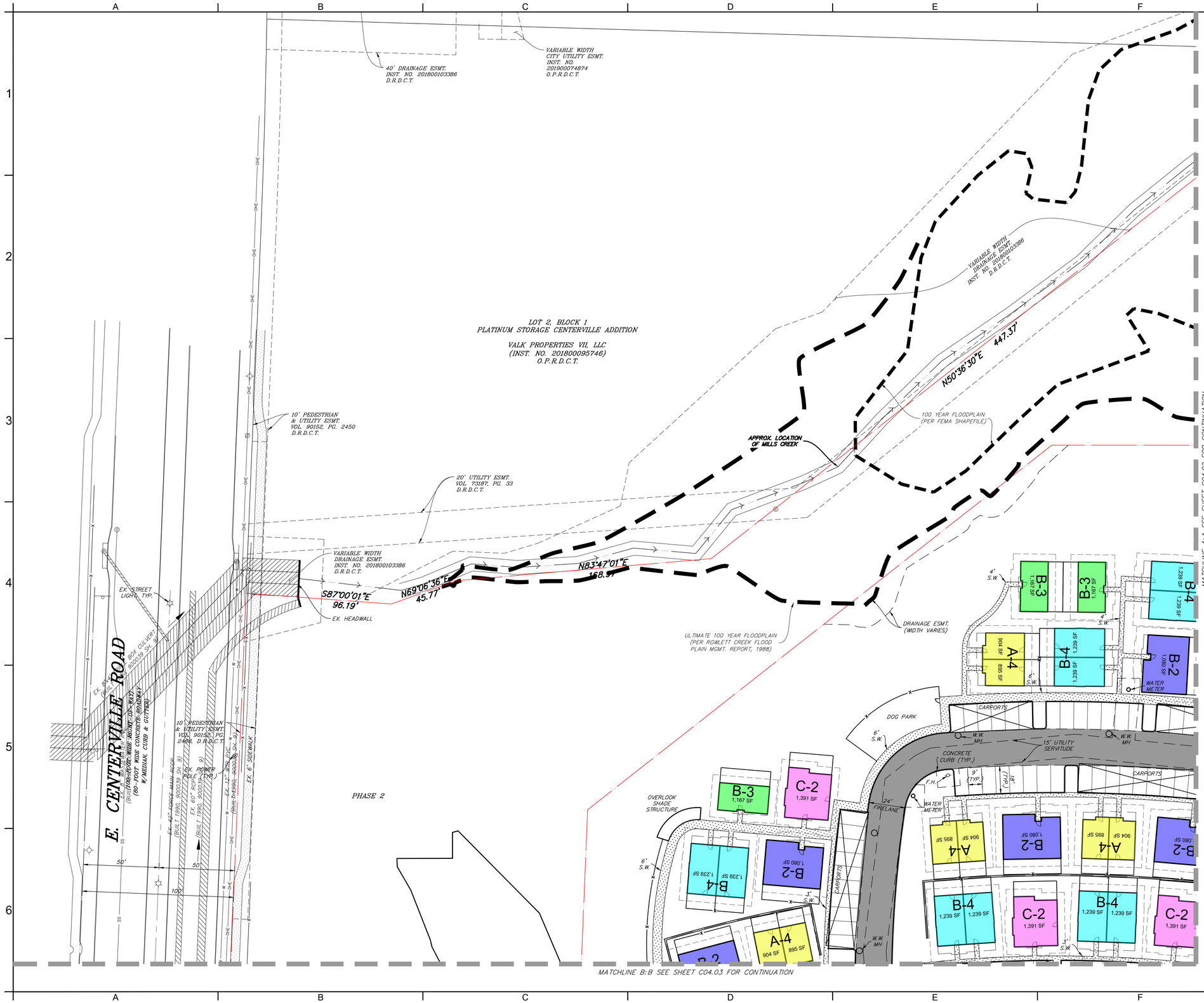

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txticket@1-call.com

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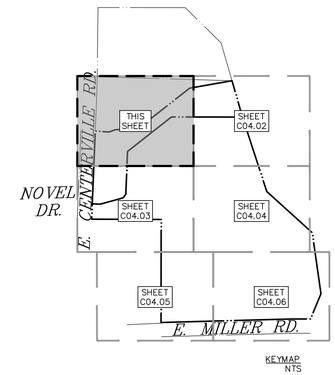
1 inch = 30 ft.



SITE/PAVING PLAN LEGEND

- PROPERTY LINE
- 5' BUILDING OFFSET
- SAWCUT PATH
- RETAINING WALL
- EX. STORM DRAINAGE MANHOLE
- EX. FIRE HYDRANT
- DRAINAGE INLET
- WASTEWATER MANHOLE
- WATER VAULT AND BACKFLOW PREVENTER (BFP)
- FIRE HYDRANT
- WATER METER
- FIRE DEPARTMENT CONNECTION (FDC)
- EXISTING SIGNAGE
- FENCE
- BARRIER FREE RAMP (B.F.R.)
- SIDEWALKS
- PARKING PAVEMENT
- DRIVE PAVEMENT
- LEFT TURN LANE AND MEDIAN OPENING

NOTES:

1. CALL BOXES IDENTIFIED AT VISITOR ENTRANCES. LOCATION OF CARD READERS FOR RESIDENTS AT ALL OTHER GATES TO BE COORDINATED WITH OWNER PRIOR TO CONSTRUCTION.
2. LOCATION OF KEY SWITCHES FOR ACCESS GATES TO BE COORDINATED WITH FIRE DEPARTMENT PRIOR TO CONSTRUCTION.

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2370 E. CENTERVILLE RD.
SUBDIVISION, LOT #, BLOCK #
GARLAND, DALLAS COUNTY, TEXAS 75040
CASE # 210824-2

SHEET TITLE:
SITE PLAN

CLIENT: URBAN MOMENT
DRAWN BY: DAL
DESIGNER: DAL
REVIEWER: DAL
U.S. PROJECT: 21614

SHEET
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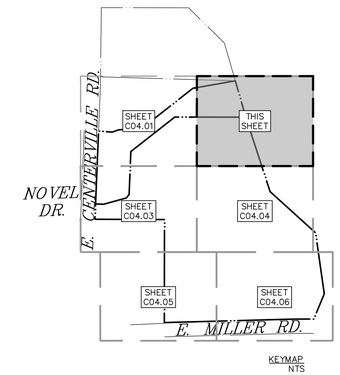

KEYMAP
NTS

GRAPHIC SCALE

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(IN FEET)
1 inch = 30 ft.

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1-800-245-4545
txticket@1-call.com

SITE/PAVING PLAN LEGEND

- PROPERTY LINE
- 5' BUILDING OFFSET
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- LEFT TURN LANE AND MEDIAN OPENING

NOTES:

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2. LOCATION OF KEY SWITCHES FOR ACCESS GATES TO BE

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DAVID A. LAIZER
P.E.# 143377
ON 10/21/2022

CENTERVILLE RD - GARLAND SFFR

2370 E. CENTERVILLE RD.
SUBDIVISION, LOT #, BLOCK #
GARLAND, DALLAS COUNTY, TEXAS 75040
CASE # 210824-2

SITE PLAN

PROJECT:

SHEET TITLE:

CLIENT: URBAN MOMENT
DRAWN BY: DAL
DESIGNER: DAL
REVIEWER: DAL
U.S. PROJECT: 21614

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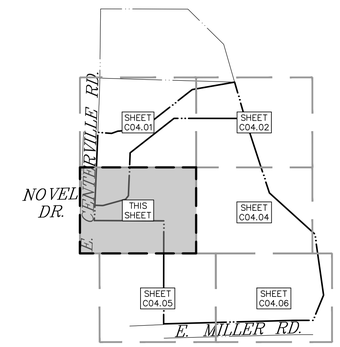

KEYMAP
NTS

SITE/PAVING PLAN LEGEND

- PROPERTY LINE
- 5' BUILDING OFFSET
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- RETAINING WALL
- EX. STORM DRAINAGE MANHOLE
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Dallas, Texas 75226
Firm Registration #F-22252

PRELIMINARY
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PREPARED UNDER THE SUPERVISION OF DAVID A. LAIZER P.E.# 143377 ON 10/21/2022

PROJECT:
CENTERVILLE RD - GARLAND SFFR
2370 E. CENTERVILLE RD.
SUBDIVISION, LOT #, BLOCK #
GARLAND, DALLAS COUNTY, TEXAS 75040
CASE # 210824-2

SHEET TITLE:
SITE PLAN

CLIENT: URBAN MOMENT
DRAWN BY: DAL
DESIGNER: DAL
REVIEWER: DAL
U.S. PROJECT: 21614

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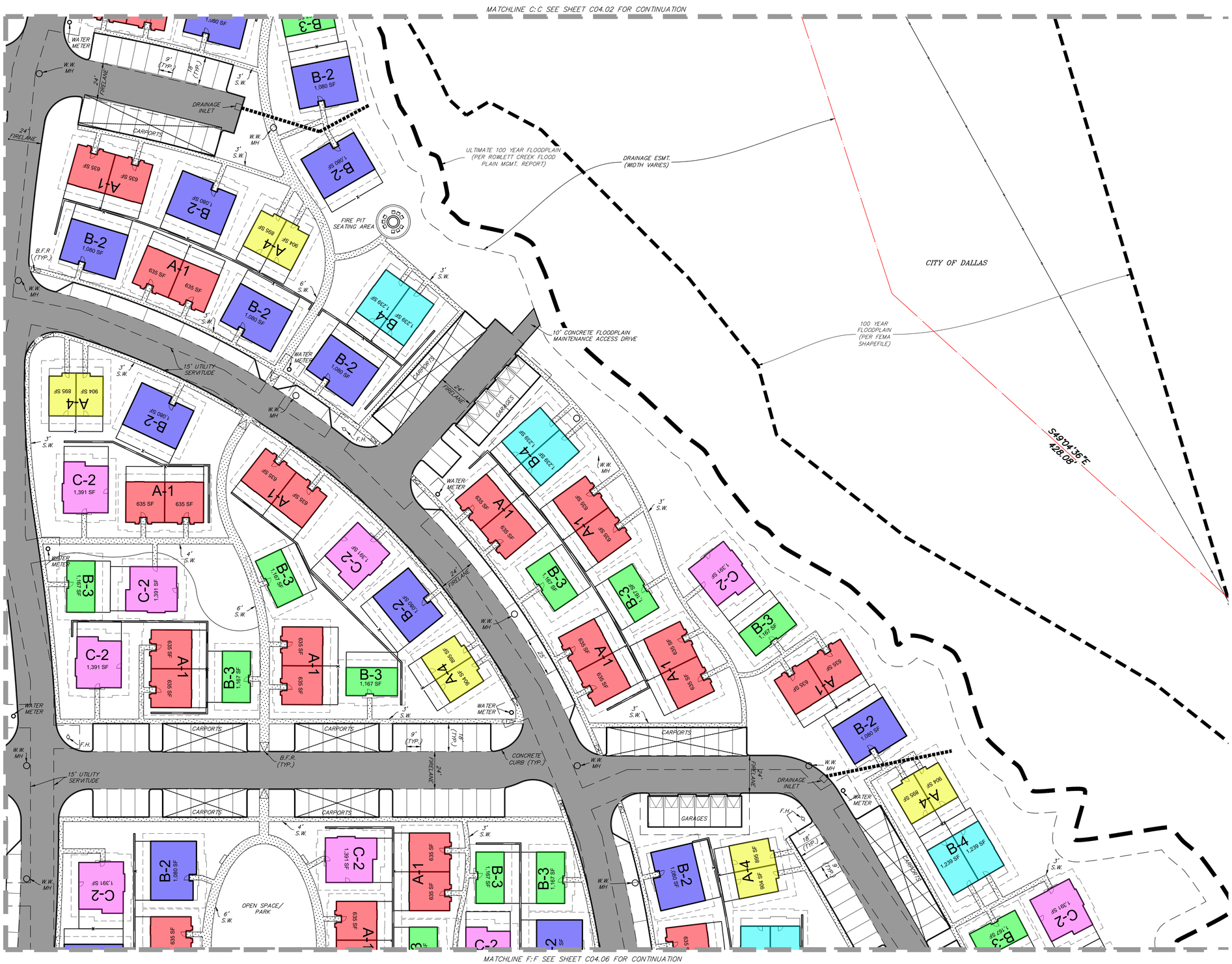

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GRAPHIC SCALE
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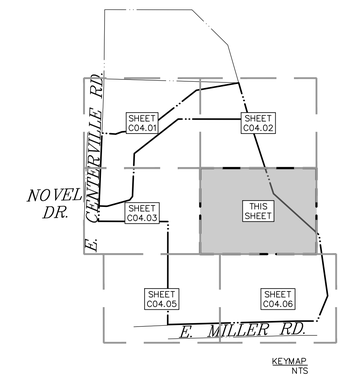


KEYMAP
NTS

SITE/PAVING PLAN LEGEND

- PROPERTY LINE
- 5' BUILDING OFFSET
- SAWCUT PATH
- RETAINING WALL
- EX. STORM DRAINAGE MANHOLE
- EX. FIRE HYDRANT
- DRAINAGE INLET
- WASTEWATER MANHOLE
- WATER VAULT AND BACKFLOW PREVENTER (BFP)
- FIRE HYDRANT
- WATER METER
- FIRE DEPARTMENT CONNECTION (FDC)
- EXISTING SIGNAGE
- FENCE
- BARRIER FREE RAMP (B.F.R.)
- SIDEWALKS
- PARKING PAVEMENT
- DRIVE PAVEMENT
- LEFT TURN LANE AND MEDIAN OPENING

NOTES:

1. CALL BOXES IDENTIFIED AT VISITOR ENTRANCES. LOCATION OF CARD READERS FOR RESIDENTS AT ALL OTHER GATES TO BE COORDINATED WITH OWNER PRIOR TO CONSTRUCTION.
2. LOCATION OF KEY SWITCHES FOR ACCESS GATES TO BE COORDINATED WITH FIRE DEPARTMENT PRIOR TO CONSTRUCTION.

NO.	DATE	REVISION

TEL: 214.295.5775
CIVIL PROJECT MANAGER: DAVID A. LAIZER
DLAIZER@URBANSTRUCT.COM
www.urbanstruct.com
URBAN STRUCTURE
4222 Main St.
Dallas, Texas 75226
Firm Registration #F-22252

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

PREPARED UNDER THE SUPERVISION OF DAVID A. LAIZER P.E # 143377 ON 10/21/2022

CENTERVILLE RD - GARLAND SFFR

2370 E. CENTERVILLE RD.
SUBDIVISION, LOT #, BLOCK #
GARLAND, DALLAS COUNTY, TEXAS 75040
CASE # 210824-2

PROJECT:

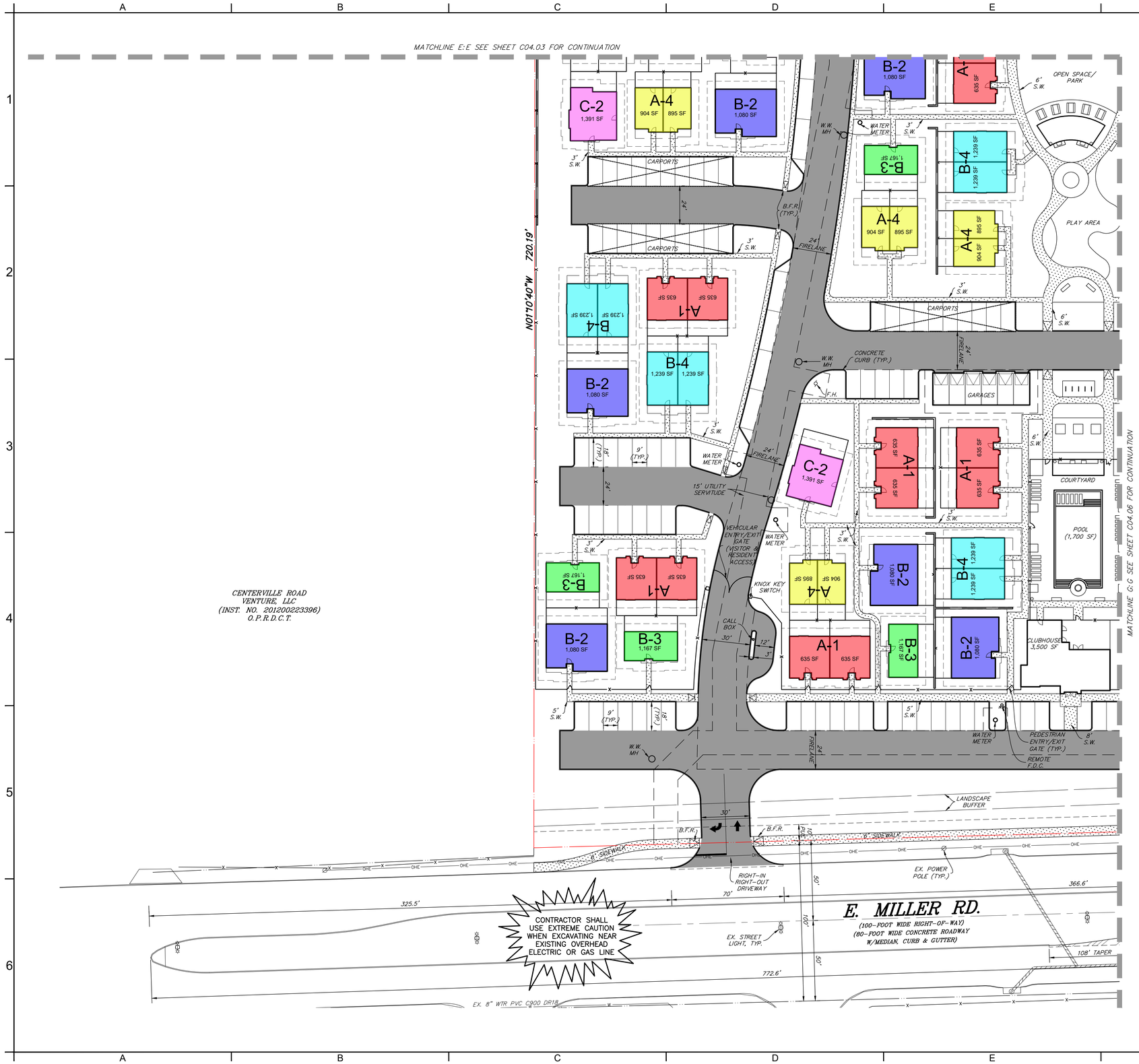
SHEET TITLE: **SITE PLAN**

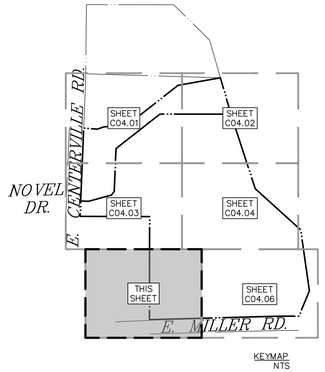
CLIENT: URBAN MOMENT
DRAWN BY: DAL
DESIGNER: DAL
REVIEWER: DAL
U.S. PROJECT: 21614

SHEET
C04.04

FILE NAME: C-SITE.DWG
FILE LOCATION: C:\Users\dlaizer\AutoDesk\Local\Autodesk\Autodesk\Autodesk Team Shares\Projects\Projects\2021\21614 Centerville Rd- Garland SFFR\CAD\Working Files\C-SITE.dwg
LAST MODIFIED BY: DLAIZER
LAST MODIFIED ON: 10/22/2022 10:10 AM
PLOTTED ON: 10/22/2022 1:14 PM

EXHIBIT C





GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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

SITE/PAVING PLAN LEGEND

- PROPERTY LINE
- 5' BUILDING OFFSET
- SAWCUT PATH
- RETAINING WALL
- EX. STORM DRAINAGE MANHOLE
- EX. FIRE HYDRANT
- DRAINAGE INLET
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- FIRE DEPARTMENT CONNECTION (FDC)
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- LEFT TURN LANE AND MEDIAN OPENING

NOTES:

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2. LOCATION OF KEY SWITCHES FOR ACCESS GATES TO BE COORDINATED WITH FIRE DEPARTMENT PRIOR TO CONSTRUCTION.

NO.	DATE	REVISION

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PREPARED UNDER THE SUPERVISION OF DAVID A. LAIZER P.E.# 143377 ON 10/21/2022

CENTERVILLE RD - GARLAND SFFR

2370 E. CENTERVILLE RD.
SUBDIVISION, LOT #, BLOCK #
GARLAND, DALLAS COUNTY, TEXAS 75040
CASE # 210824-2

PROJECT:

SHEET TITLE: **SITE PLAN**

CLIENT: URBAN MOMENT
DRAWN BY: DAL
DESIGNER: DAL
REVIEWER: DAL
U.S. PROJECT: 21614

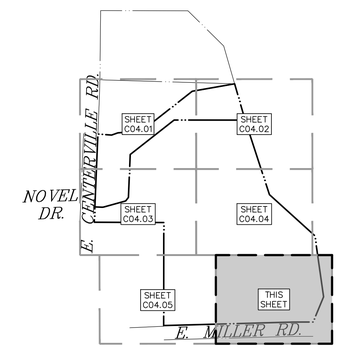
SHEET
C04.05

FILE NAME: C-SITE.DWG
FILE LOCATION: C:\Users\dlaizer\Syncedr\dlaizer\Team Shares\Projects\2021\21614 Centerville Rd- Garland SFFR\CAD\Working Files\C-SITE.dwg
LAST MODIFIED BY: DLAIZER
LAST MODIFIED ON: 10/22/2022 10:10 AM
PLOTTED ON: 10/22/2022 12:16 AM

EXHIBIT C

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

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



KEYMAP
NTS

SITE/PAVING PLAN LEGEND

- PROPERTY LINE
- 5' BUILDING OFFSET
- SAWCUT PATH
- RETAINING WALL
- EX. STORM DRAINAGE MANHOLE
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NO.	DATE	REVISION

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CENTERVILLE RD - GARLAND SFFR

2370 E. CENTERVILLE RD.
SUBDIVISION, LOT #, BLOCK #
GARLAND, DALLAS COUNTY, TEXAS 75040
CASE # 210824-2

PROJECT:

SHEET TITLE: **SITE PLAN**

CLIENT: URBAN MOMENT
DRAWN BY: DAL
DESIGNER: DAL
REVIEWER: DAL
U.S. PROJECT: 21614

SHEET
C04.06

FILE NAME: C-SITE.DWG
FILE PATH: C:\Users\dlaizer\Synced\Eden\Team Shares\Projects\Projects\2021\21614 Centerville Rd- Garland SFR\ACAD\Working Files\C-SITE.dwg
LAST MODIFIED BY: DLAIZ
LAST MODIFIED ON: 10/20/2022 10:10 AM
PLOTTED ON: 10/20/2022 11:17 AM

EXHIBIT D

1 OVERALL LANDSCAPE PLAN

0' 50' 100' 200'
SCALE: 1"=100'
NORTH

VICINITY MAP

Case Number: 210824-2
Existing Zoning: PD 85-29
Proposed Zoning: PD

DEVELOPER:
Urban Moment
3755 S Capital of Texas Highway
Building 1, Unit 100
Austin, TX 78704
Contact: Zach Hinman

PREPARED BY:
Bud Creative
3800 Main Street, Suite B
Dallas, TX 75226
Contact: Mike Levkulich
570.954.1964

SECTION 4.34 Site and Perimeter Landscape Requirements

A minimum of forty percent of the gross platted area of the site of any multifamily or senior living facility must be devoted to landscaping, open space areas, pools, and similar outdoor recreational activity areas.

TOTAL SITE AREA	**1,427,976 SF**	**32.78 AC**
LANDSCAPE AREA	**REQUIRED**	**PROVIDED**
TOTAL LANDSCAPE AREA	**571,190 SF (13.11 ACRES) 40%**	**725,495 SF (16.65 ACRES) 50%**
LANDSCAPE BUFFER REQUIREMENTS	**REQUIRED**	**PROVIDED**
For every thirty lineal feet, or fraction thereof, of required landscape buffer, one large canopy tree is required, along with seven shrubs or ornamental grasses.		
E. MILLER ROAD *(987 LF)*		
LARGE CANOPY TREES	**33**	**33**
SHRUBS/GRASSES	**231**	**787**
TURF	**11,003 SF** *(75% MAX.)*	**3,963 SF** *(27%)*
E. CENTERVILLE ROAD *(78 LF)*		
LARGE CANOPY TREES	**2**	**3**
SHRUBS/GRASSES	**18**	**18**
TURF	**878 SF** *(75% MAX.)*	**693 SF** *(59%)*
PARKING AREA LANDSCAPE	**REQUIRED**	**PROVIDED**
A landscaped island must be located at the terminus of each parking row, and must contain a minimum of one large canopy tree. Landscaped islands must be a minimum of 180SF. One large canopy tree is required for every ten parking spaces. 5% of parking area is required to be landscape.		
LARGE CANOPY TREES	**53**	**118**
LANDSCAPE AREA	**5,200 SF** *(MIN.)*	**15,200 SF**

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CIVIL ENGINEER
Urban Structure
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URBANA CENTERVILLE
GARLAND, TX

Rev:	Date:	Description:

Project Number: 21039
Date: OCTOBER 21, 2022
Issue: ZONING

Sheet Title:
LANDSCAPE PLAN

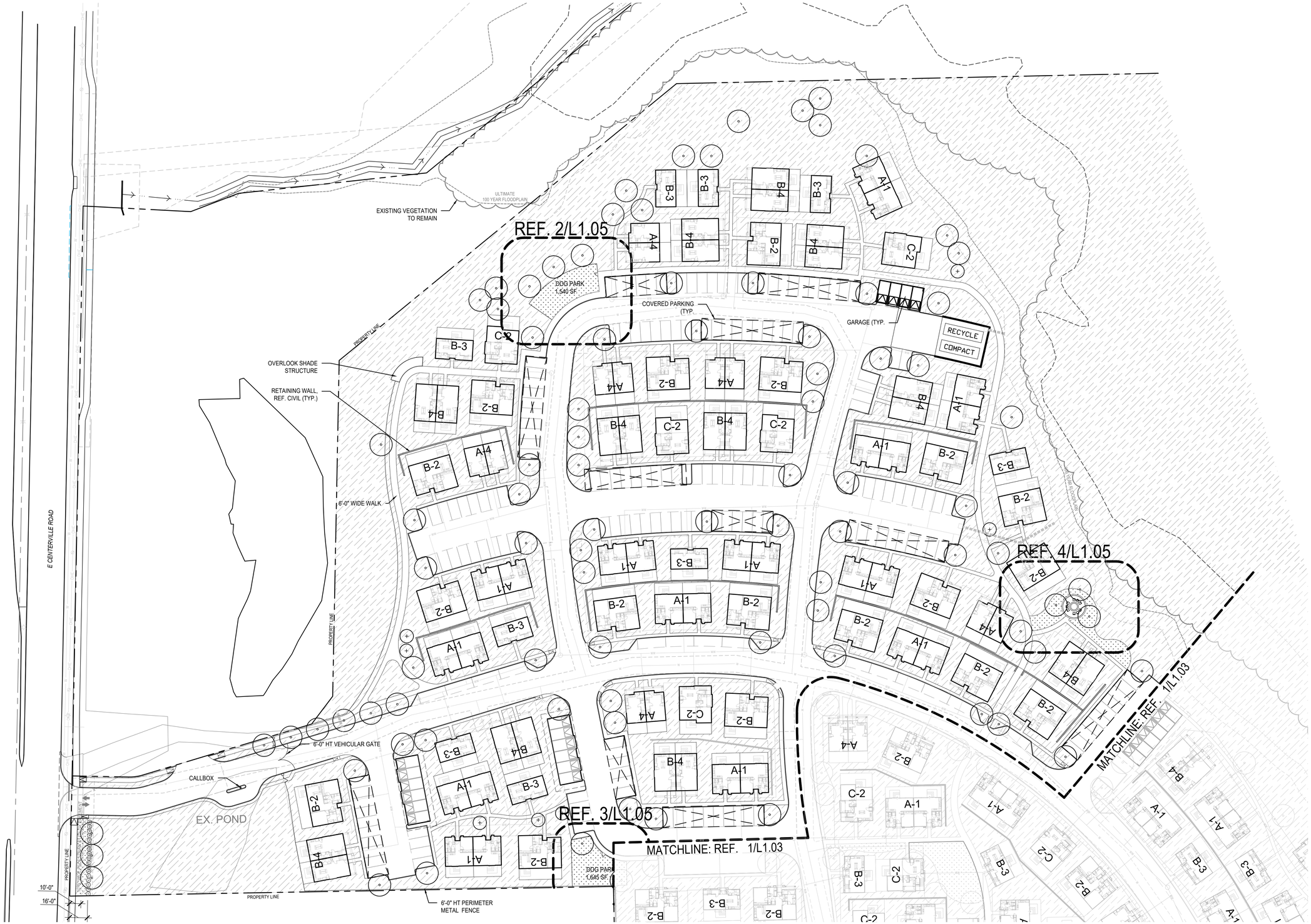
ZONING
FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
bud CREATIVE
Michael Levkulich 3528
OCTOBER 21, 2022

Sheet Number:
L1.01

ZONING - NOT FOR CONSTRUCTION

Drawing name: O:\04-Projects\Urbana\21039 - Urbana Centerville\01 Zoning\04 CAD\02 Sheets\01-Zoning\21039-L1.dwg L1.01 Oct 21, 2022 9:15am by: denisse.ramirez

EXHIBIT D



1 LANDSCAPE PLAN

0' 20' 40' 80'
SCALE: 1"=40'
NORTH

ZONING - NOT FOR CONSTRUCTION

Drawing name: O:\04-Projects\Urbana\21039 - Urbana Centerville\01 Zoning\04 CAD\02 Sheets\01-Zoning\21039-L1.dwg L1.02 Oct 20, 2022 4:35pm by: denisse.ramirez

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Dallas, TX 75231

URBANA CENTERVILLE
GARLAND, TX

Rev:	Date:	Description:

Project Number: 21039
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Sheet Title:
LANDSCAPE PLAN

ZONING
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bud CREATIVE
Michael Levkulich 3528
OCTOBER 21, 2022

Sheet Number:
L1.02

EXHIBIT D

1 LANDSCAPE PLAN

0' 20' 40' 80'
SCALE: 1"=40'
NORTH

ZONING - NOT FOR CONSTRUCTION

bud CREATIVE

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Michael Levkulich 3528
OCTOBER 21, 2022

Sheet Number:
L1.03

Drawing name: O:\04-Projects\Urbana\21039 - Urbana Centerville\01 Zoning\04 CAD\02 Sheets\01-Zoning\21039-L1.dwg L1.03 Oct 20, 2022 4:35pm by: denisse.ramirez

EXHIBIT D

1 LANDSCAPE PLAN

ZONING - NOT FOR CONSTRUCTION

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Michael Levkulich 3528
OCTOBER 21, 2022

Sheet Number:
L1.04

Drawing name: O:\04-Projects\Urbana\21039 - Urbana Centerville\01 Zoning\04 CAD\02 Sheets\01-Zoning\21039-L1.dwg L1.04 Oct 20, 2022 4:35pm by: denisse.ramirez

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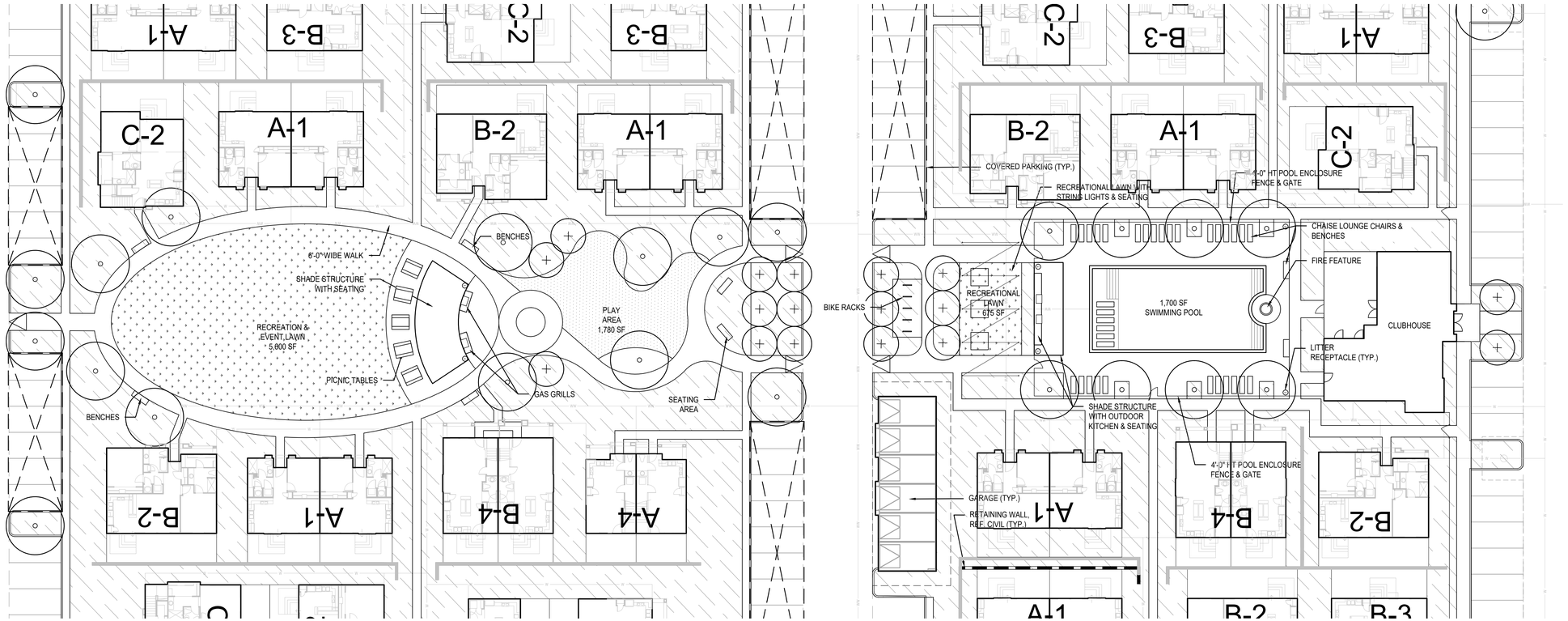

1 POOL COURTYARD & PARK

0' 10' 20' 40'
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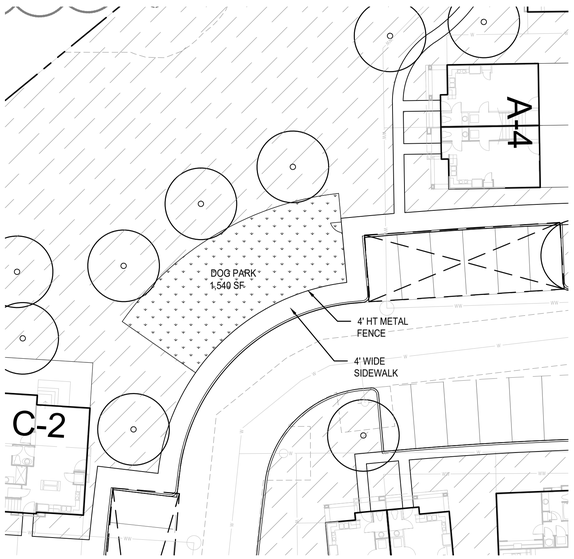
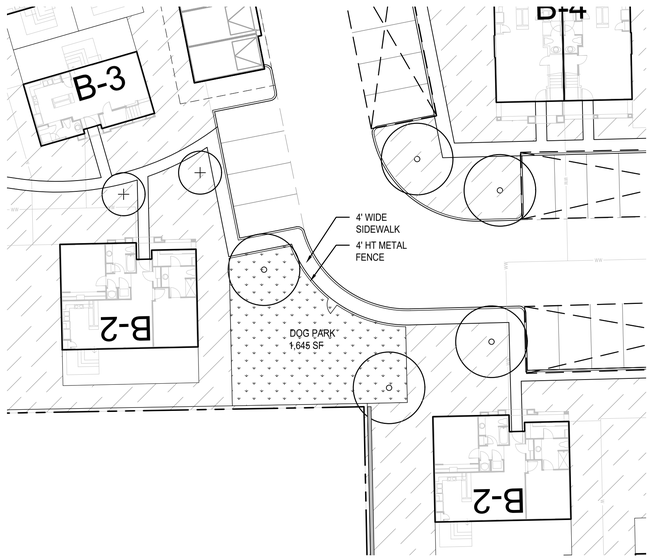


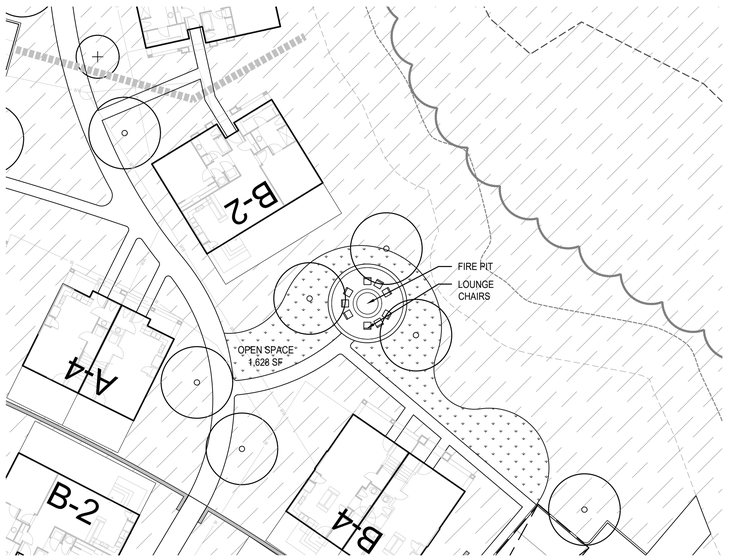
2 DOG PARK

0' 5' 10' 20'
SCALE: 1"=10' NORTH



3 DOG PARK

0' 5' 10' 20'
SCALE: 1"=10' NORTH



4 FIREPIT SEATING AREA

0' 5' 10' 20'
SCALE: 1"=10' NORTH

bud CREATIVE

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Dallas, Texas 75226
P: 570.954.1964

OWNER
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URBANA CENTERVILLE
GARLAND, TX

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Project Number: 21039
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LANDSCAPE PLAN

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bud CREATIVE
Michael Levkulich 3528
OCTOBER 21, 2022

Sheet Number:
L1.05

ZONING - NOT FOR CONSTRUCTION

Drawing name: O:\04-Projects\Urbana\21039 - Urbana Centerville\01 Zoning\04 CAD\02 Sheets\01-Zoning\21039-L1.dwg L1.05 Oct 20, 2022 4:35pm by: denisse.ramirez

PLANT SCHEDULE

LARGE CANOPY TREES

KEY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPRD.	CONTAINER	COMMENTS
FA	Fraxinus albicans	Texas Ash	3" Min.	12'-14"		B&B	Full Specimen, Matched, Strong Central Leader
AS	Acer saccharum "Caddo"	Caddo Maple	3" Min.	12'-14"		B&B	Full Specimen, Matched, Strong Central Leader
QR	Quercus muehlenbergii	Chinkapin Oak	3" Min.	12'-14"		B&B	Full Specimen, Matched, Strong Central Leader
QV	Quercus virginiana	Live Oak	3" Min.	12'-14"		B&B	Full Specimen, Matched, Strong Central Leader
UCR	Ulmus crassfolia	Cedar Elm	3" Min.	12'-14"		B&B	Full Specimen, Matched, Strong Central Leader

ORNAMENTAL TREES

KEY	BOTANICAL NAME	COMMON NAME		HT.	SPRD.	CONTAINER	COMMENTS
PM	Prunus mexicana	Mexican Plum	2" Min.	10'-12"		B&B	Full Specimen, Multi-Trunk
VA	Vitex agnus-castus	Chaste Tree	2" Min.	10'-12"		B&B	Full Specimen, Multi-Trunk
IV	Ilex vomitoria	Yaupon Holly	2" Min.	10'-12"		B&B	Full Specimen, Multi-Trunk
LI	Lagerstroemia indixa x faueiei 'Natchez'	Natchez Crape Myrtle	2" Min.	10'-12"		B&B	Full Specimen, Multi-Trunk

SHRUBS

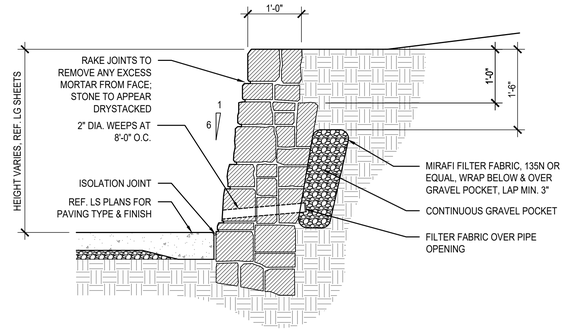
KEY	BOTANICAL NAME	COMMON NAME		HT.	SPRD.	CONTAINER	COMMENTS
AO	Agave ovatifolia	Whale's Tongue Agave		24"	24"	5 Gal.	Full Plants, Ref. LP Sheets for Location
APC	Artemisia "Powis Castle"	Artermisia		12"	12"	3 Gal.	Full Plants, Plant 18" O.C.
YF	Yucca filamentosa 'Color Guard'	Color Guard Yucca		12"	18"	3 Gal.	Full Plants, Plant 36" O.C.
CA	Callicarpa americana	American Beautyberry		24"	24"	3 Gal.	Full Plants, Plant 48" O.C.
EM	Eleagnus macrophylla 'Ebbenki'	Elaeagnus		12"	18"	3 Gal.	Full Plants, Plant 48" O.C.
HPA	Hesperaloe parviflora	Red Yucca		24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
IC	Ilex comuta "Dwarf Burford"	Dwarf Burford Holly		24"	24"	5 Gal.	Full Plants, Plant 36" O.C.
LF	Leucophyllum frutescens	Texas Sage		24"	20"	5 Gal.	Full Plants, Plant 48" O.C.
LJ	Ligustrum japonicum	Waxleaf Ligustrum		12"	12"	5 Gal.	Full Plants, Plant 18" O.C.
MS	Miscanthus sinensis 'gracillimus'	Morning Light' Miscanthus		24"	12"	5 Gal.	Full Plants, Plant 48" O.C.
OE	Opuntia ellisiana	Spineless Prickly Pear		24"	20"	5 Gal.	Full Plants, Plant 48" O.C.
RO	Rosmarinus officinalis	Rosemary		24"	20"	3 Gal.	Full Plants, Plant 36" O.C.
YR	Yucca recurvifolia	Soft Leaf Yucca		10"	10"	3 Gal.	Full Plants, Plant 24" O.C.

PERENNIALS, GROUNDCOVERS & ORNAMENTAL GRASSES

KEY	BOTANICAL NAME	COMMON NAME		HT.	SPRD.	CONTAINER	COMMENTS
VM	Vinca minor	Vinca		12"	12"	1 Gal.	Full Plants, Plant 12" O.C.
LM	Liriope muscari	Liriope		12"	12"	1 Gal.	Full Plants, Plant 12" O.C.
RH	Rudbeckia hirta	Blackeyed Susan		6"	6"	1 Gal.	Full Plants, Plant 18" O.C.
CS	Cutelleria suffretescens	Pink Skullcap		12"	12"	1 Gal.	Full Plants, Plant 18" O.C.
SG	Salvia gregii	Autumn Sage		6"	8"	1 Gal.	Full Plants, Plant 18" O.C.
MA	Malvaviscus arboreus var. Drummondii	Turks Cap		12"	12"	1 Gal.	Full Plants, Plant 36" O.C.
LA	Lantana	Lantana		14"	20"	3 Gal.	Full Plants, Plant 36" O.C.
MC	Muhlenbergia capillaris	Gulf Muhly		24"	15"	3 Gal.	Full Plants, Plant 36" O.C.
NT	Nassella tenuissima	Mexican Feather Grass		12"	8"	1 Gal.	Full Plants, Plant 18" O.C.
CT	Carex texensis	Texas Sedge		6"	8"	1 Gal.	Full Plants, Plant 18" O.C.
ROP	Rosmarinus officinalis 'Prostratum'	Trailing Rosemary		6"	12"	1 Gal.	Full Plants, Plant 24" O.C.
SC		Seasonal Color					By Owner

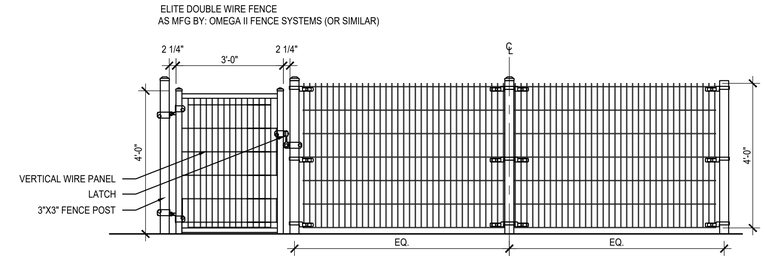
TURF

KEY	BOTANICAL NAME	COMMON NAME		HT.	SPRD.	CONTAINER	COMMENTS
TURF	Bouteloua dactyloides	Buffalo Grass					Sod



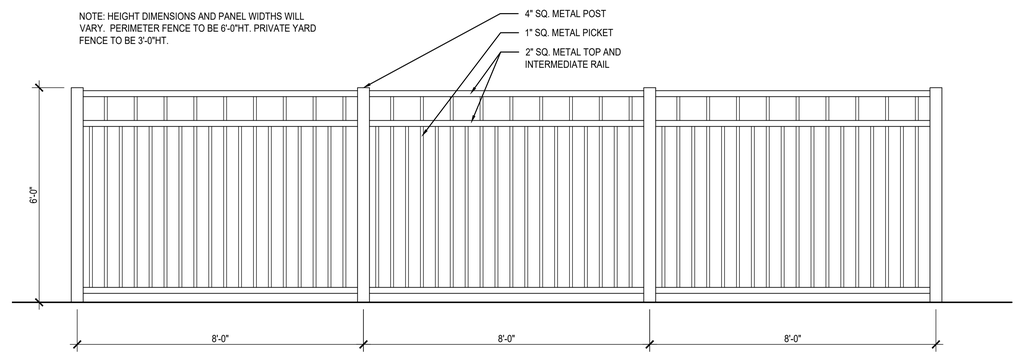
1 STONE GRAVITY WALL

SECTION — SCALE: 3/4"=1'-0"



2 DECORATIVE METAL FENCE

ELEVATION — SCALE: 1/2"=1'-0"



3 PERIMETER SCREEN FENCE / PRIVATE YARD FENCE

ELEVATION — SCALE: 1/2"=1'-0"

bud CREATIVE

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URBANA CENTERVILLE
GARLAND, TX

Rev:	Date:	Description:

Project Number: 21039
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LANDSCAPE PLAN

ZONING
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bud CREATIVE
Michael Levkulich 3528
OCTOBER 21, 2022

Sheet Number:

L1.06

ZONING - NOT FOR CONSTRUCTION

EXHIBIT D

Drawing name: O:\04-Projects\Urbana\21039 - Urbana Centerville\01 Zoning\04 CAD\02 Sheets\01-Zoning\21039-L1.dwg L1.06 Oct 20, 2022 4:35pm by: denisse.ramirez

URBANA
Centerville

JNID STUDIOS
LLC

EXTERIOR SCHEMES

LEASING

SCHEME 1

EXHIBIT E

7009 PEARLY WHITE
HARDI PLANK SIDING

7009 PEARLY WHITE
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

FRONT

REAR - POOL

LEASING

SCHEME 1

EXHIBIT E

7009 PEARLY WHITE
HARDI PLANK SIDING

7009 PEARLY WHITE
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

RIGHT

LEFT

UNIT A1

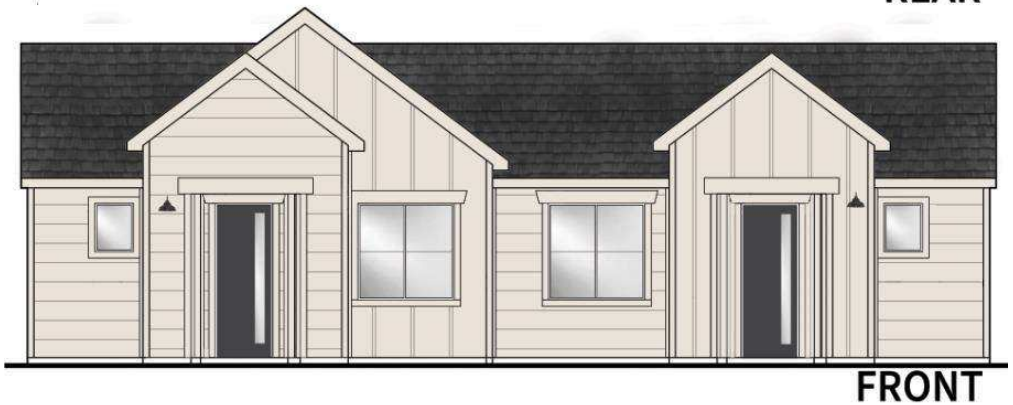
SCHEME 1

EXHIBIT E

ARNET BLACK
COACH LIGHT

REAR

RIGHT



FRONT

LEFT

7069 IRON ORE
FRONT DOOR

7009 PEARLY WHITE
HARDI PLANK SIDING

7009 PEARLY WHITE
BOARD AND BATTEN

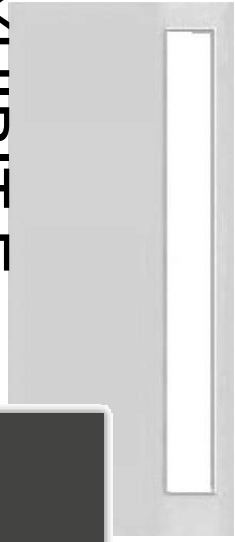
7009 PEARLY WHITE
FASCIA AND TRIM

UNIT A1

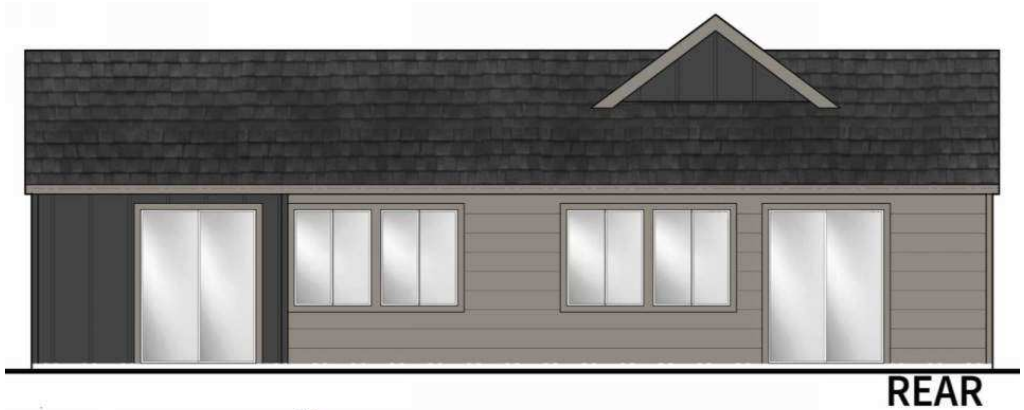
SCHEME 3

EXHIBIT E

ARNET BLACK
COACH LIGHT



7069 IRON ORE
FRONT DOOR



SW 7018 DOVETAIL
HARDI PLANK SIDING

7069 IRON ORE
BOARD AND BATTEN

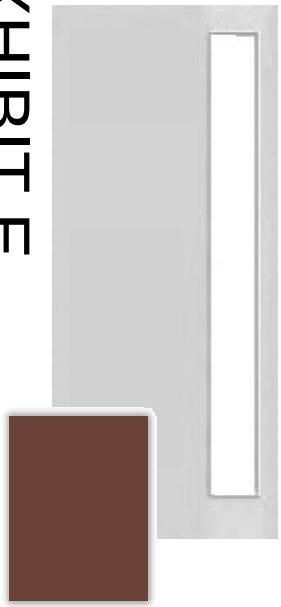
SW 7018 DOVETAIL
FASCIA AND TRIM

UNIT A1

SCHEME 5

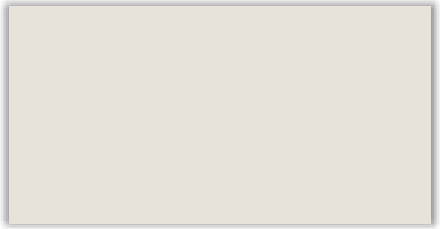
EXHIBIT E

ARNET BLACK
COACH LIGHT



SW 2837 AURORA BROWN
FRONT DOOR

SW 6451 NURTURE GREEN
HARDI PLANK SIDING



7009 PEARLY WHITE
BOARD AND BATTEN

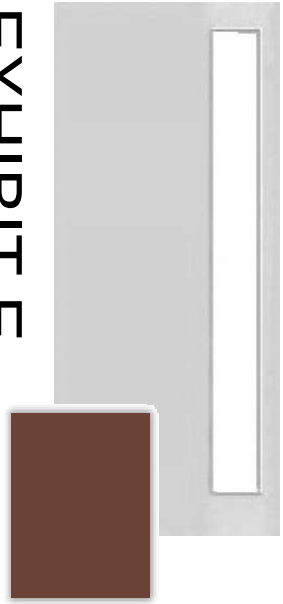
7009 PEARLY WHITE
FASCIA AND TRIM

UNIT A1

SCHEME 6

ARNET BLACK
COACH LIGHT

EXHIBIT E



SW 2837 AURORA BROWN
FRONT DOOR

SW 6421 CELERY
HARDI PLANK SIDING

SW 6421 CELERY
BOARD AND BATTEN

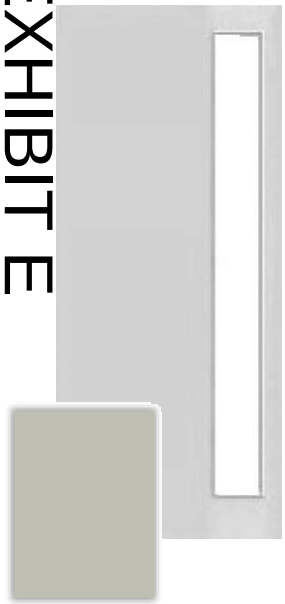
7009 PEARLY WHITE
FASCIA AND TRIM

UNIT A1

SCHEME 8

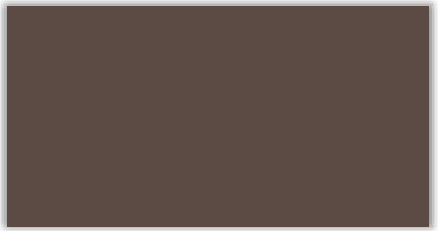
EXHIBIT E

ARNET BLACK
COACH LIGHT



SW 6184 AUSTERE GRAY
FRONT DOOR

SW 6184 AUSTERE GRAY
HARDI PLANK SIDING



SW 7510 CHATEAU BROWN
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

UNIT A4

SCHEME 1

ARNET BLACK
COACH LIGHT

7009 PEARLY WHITE
HARDI PLANK SIDING

7009 PEARLY WHITE
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

7069 IRON ORE
FRONT DOOR

REAR

RIGHT

FRONT

LEFT

EXHIBIT F

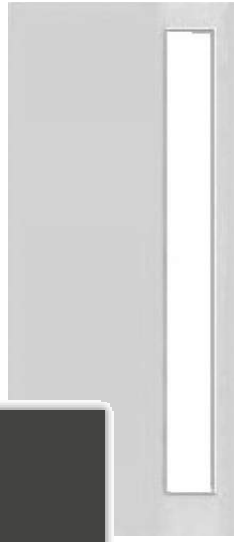
UNIT A4

SCHEME 3

SW 7018 DOVETAIL
HARDI PLANK SIDING

ARNET BLACK
COACH LIGHT

7069 IRON ORE
BOARD AND BATTEN



SW 7018 DOVETAIL
FASCIA AND TRIM

7069 IRON ORE
FRONT DOOR

REAR

RIGHT

FRONT

LEFT

EXHIBIT E

UNIT A4

SCHEME 5

EXHIBIT E

SW 6451 NURTURE GREEN
HARDI PLANK SIDING

7009 PEARLY WHITE
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

ARNET BLACK
COACH LIGHT

SW 2837 AURORA BROWN
FRONT DOOR

REAR

RIGHT

FRONT

LEFT

UNIT A4

SCHEME 6

EXHIBIT E

SW 6421 CELERY
HARDI PLANK SIDING

SW 6421 CELERY
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

ARNET BLACK
COACH LIGHT

SW 2837 AURORA BROWN
FRONT DOOR

UNIT A4

SCHEME 8

EXHIBIT E

SW 6184 AUSTERE GRAY
HARDI PLANK SIDING

SW 7510 CHATEAU BROWN
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

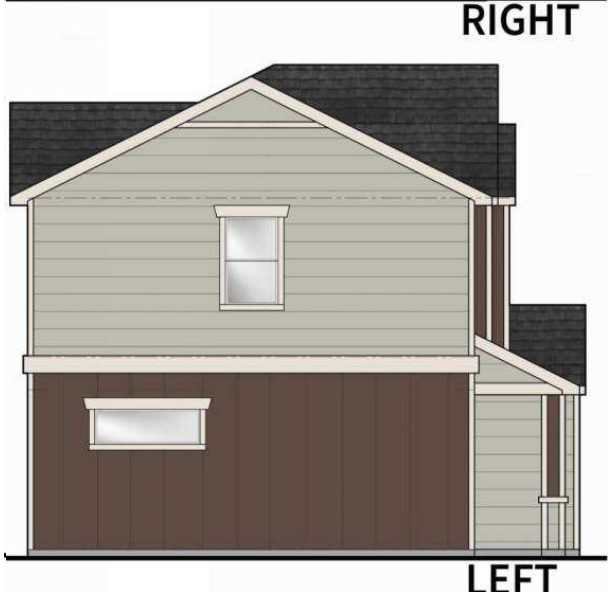
ARNET BLACK
COACH LIGHT

SW 6184 AUSTERE GRAY
FRONT DOOR

REAR

RIGHT

FRONT



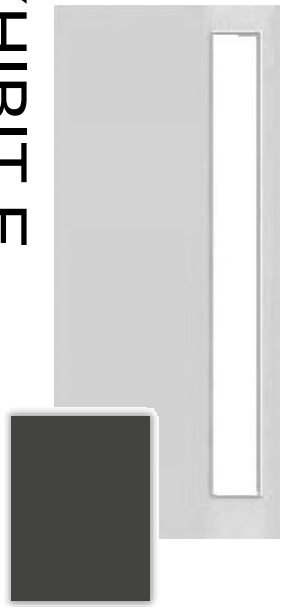
LEFT

UNIT B2

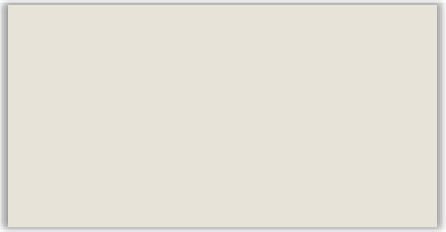
SCHEME 1

EXHIBIT E

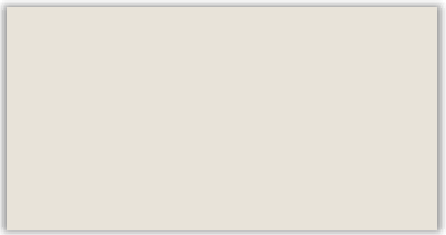
ARNET BLACK
COACH LIGHT



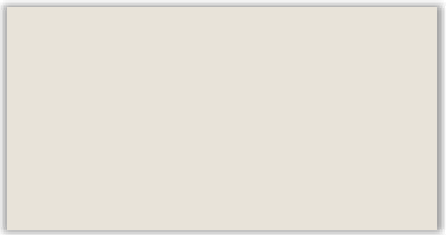
7069 IRON ORE
FRONT DOOR



7009 PEARLY WHITE
HARDI PLANK SIDING



7009 PEARLY WHITE
BOARD AND BATTEN



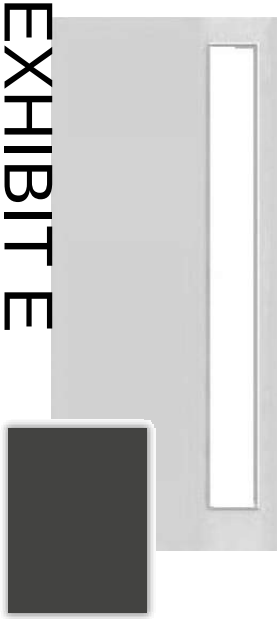
7009 PEARLY WHITE
FASCIA AND TRIM

UNIT B2

SCHEME 3

ARNET BLACK
COACH LIGHT

EXHIBIT E



7069 IRON ORE
FRONT DOOR

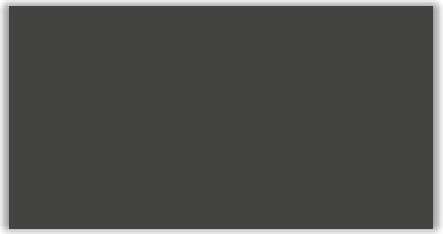
REAR

RIGHT

FRONT

LEFT

SW 7018 DOVETAIL
HARDI PLANK SIDING



7069 IRON ORE
BOARD AND BATTEN

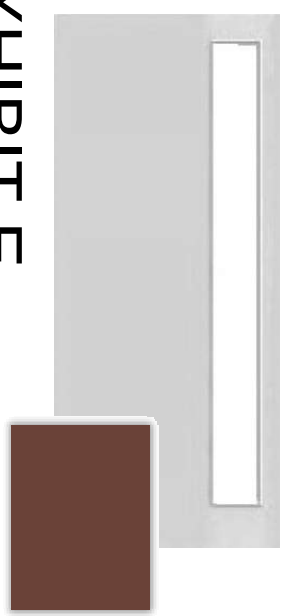
SW 7018 DOVETAIL
FASCIA AND TRIM

UNIT B2

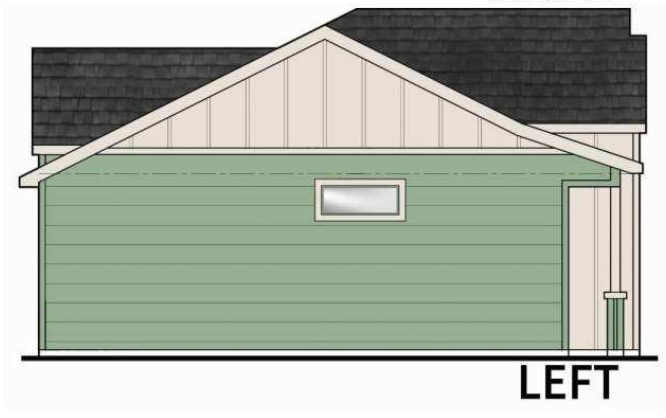
SCHEME 5

EXHIBIT E

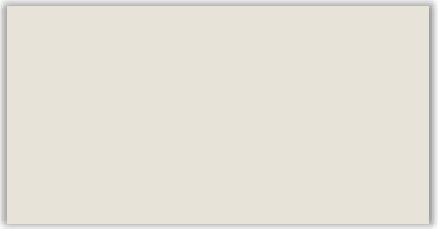
ARNET BLACK
COACH LIGHT



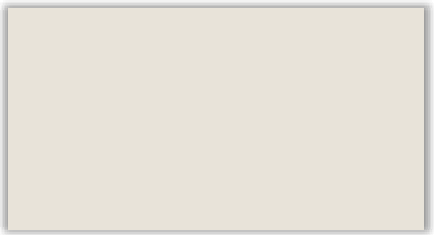
SW 2837 AURORA BROWN
FRONT DOOR



SW 6451 NURTURE GREEN
HARDI PLANK SIDING



7009 PEARLY WHITE
BOARD AND BATTEN



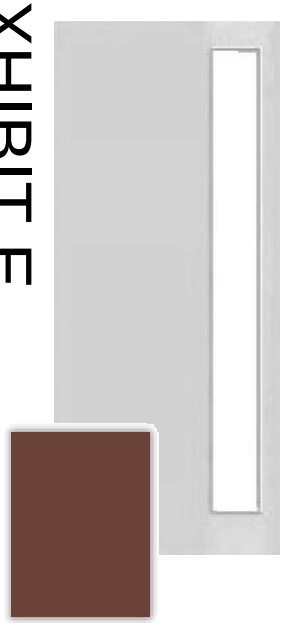
7009 PEARLY WHITE
FASCIA AND TRIM

UNIT B2

SCHEME 6

EXHIBIT E

ARNET BLACK
COACH LIGHT



SW 2837 AURORA BROWN
FRONT DOOR

SW 6421 CELERY
HARDI PLANK SIDING

SW 6421 CELERY
BOARD AND BATTEN

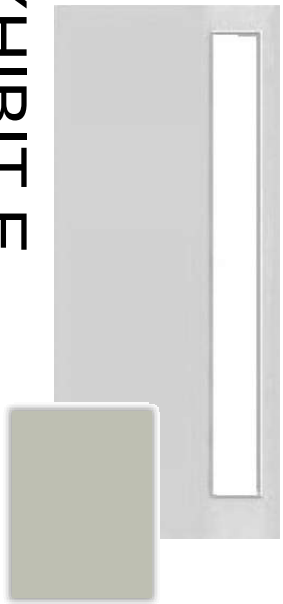
7009 PEARLY WHITE
FASCIA AND TRIM

UNIT B2

SCHEME 8

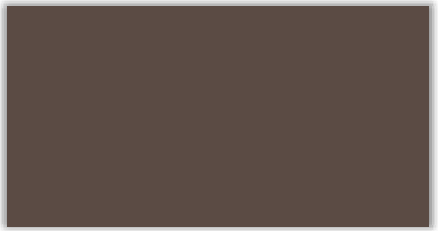
EXHIBIT E

ARNET BLACK
COACH LIGHT



SW 6184 AUSTERE GRAY
FRONT DOOR

SW 6184 AUSTERE GRAY
HARDI PLANK SIDING

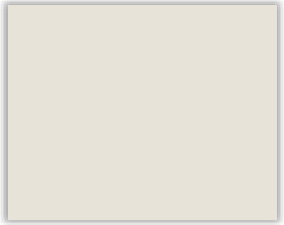


SW 7510 CHATEAU BROWN
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

UNIT B3

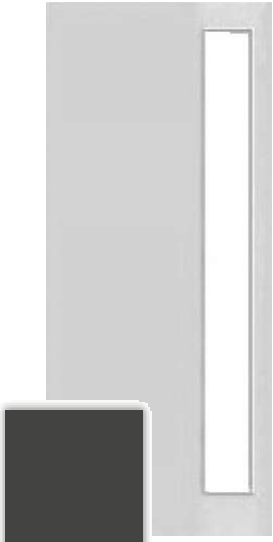
SCHEME 1



7009 PEARLY WHITE
HARDI PLANK SIDING

ARNET BLACK
COACH LIGHT

7009 PEARLY WHITE
BOARD AND BATTEN



7009 PEARLY WHITE
FASCIA AND TRIM

7069 IRON ORE
FRONT DOOR

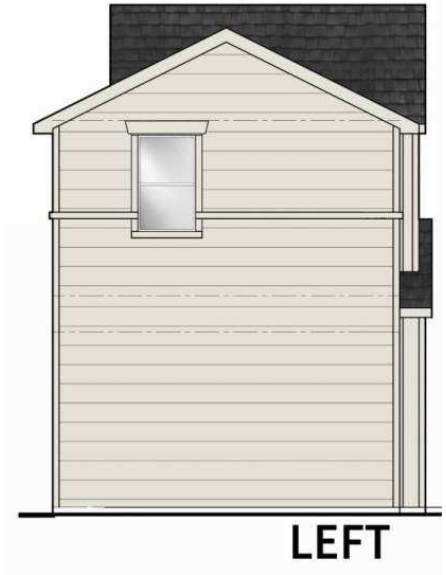


EXHIBIT B

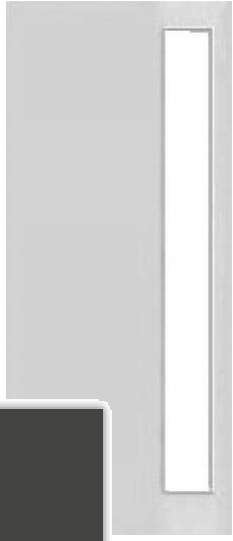
UNIT B3

SCHEME 3

SW 7018 DOVETAIL
HARDI PLANK SIDING

ARNET BLACK
COACH LIGHT

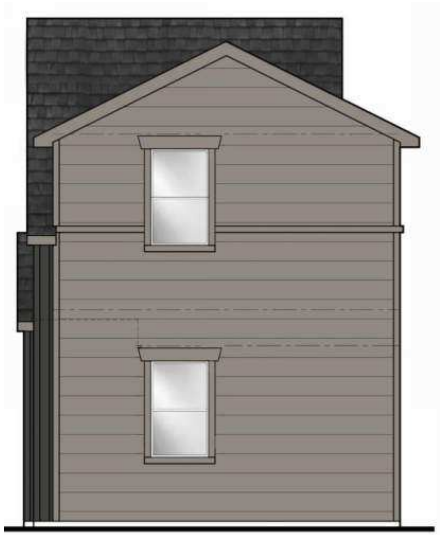
7069 IRON ORE
BOARD AND BATTEN



SW 7018 DOVETAIL
FASCIA AND TRIM

7069 IRON ORE
FRONT DOOR

REAR



RIGHT

FRONT

LEFT

EXHIBIT E

UNIT B3

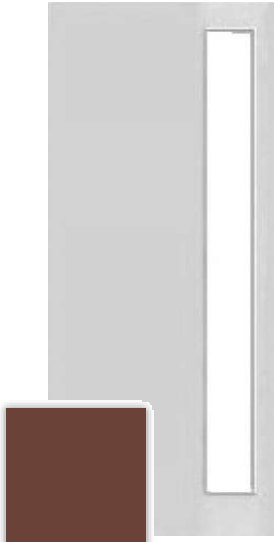
SCHEME 5

SW 6451 NURTURE GREEN
HARDI PLANK SIDING

7009 PEARLY WHITE
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

ARNET BLACK
COACH LIGHT

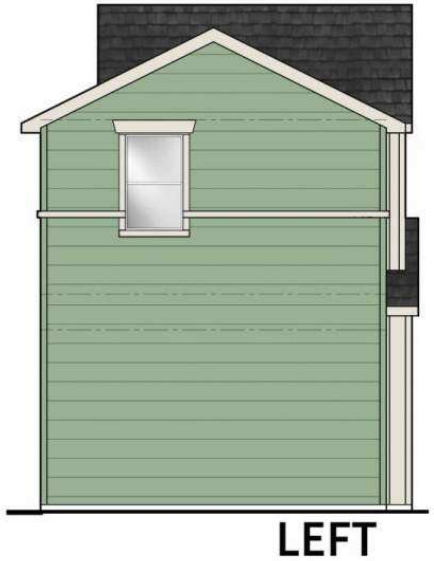


SW 2837 AURORA BROWN
FRONT DOOR

REAR

RIGHT

FRONT



LEFT

EXHIBIT F

UNIT B3

SCHEME 6

EXHIBIT E

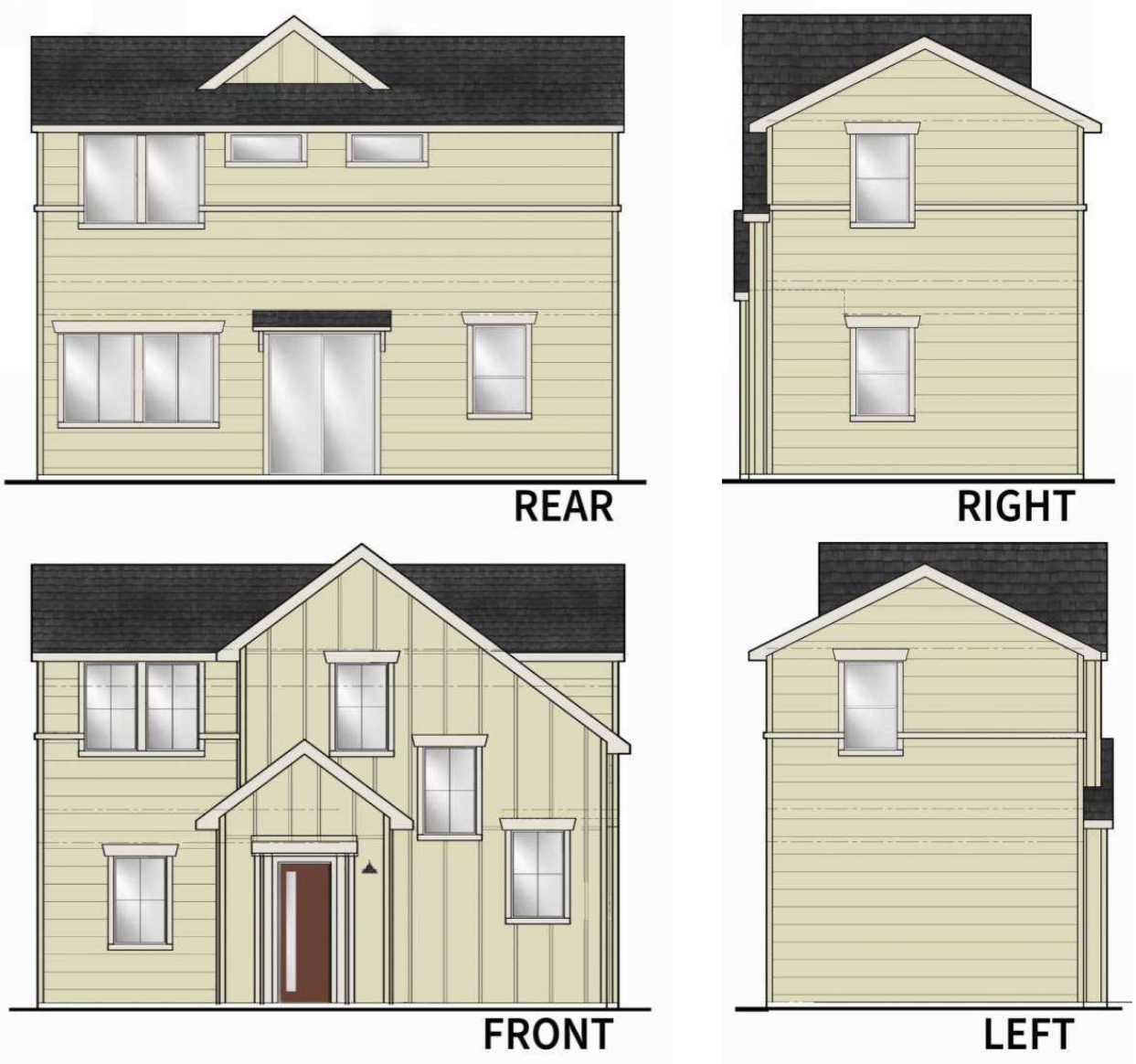
SW 6421 CELERY
HARDI PLANK SIDING

SW 6421 CELERY
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

ARNET BLACK
COACH LIGHT

SW 2837 AURORA BROWN
FRONT DOOR



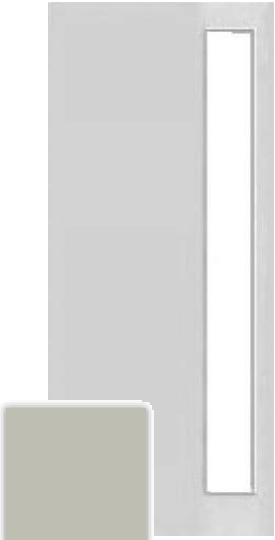
UNIT B3

SCHEME 8

SW 6184 AUSTERE GRAY
HARDI PLANK SIDING

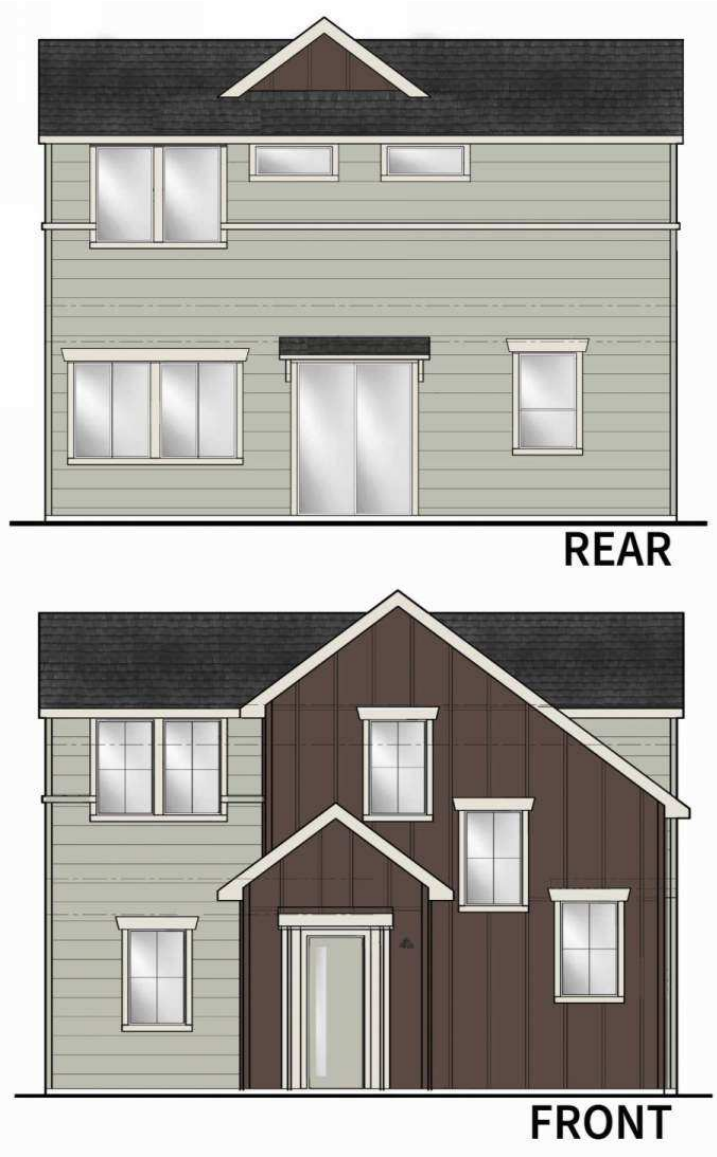
ARNET BLACK
COACH LIGHT

SW 7510 CHATEAU BROWN
BOARD AND BATTEN



7009 PEARLY WHITE
FASCIA AND TRIM

SW 6184 AUSTERE GRAY
FRONT DOOR



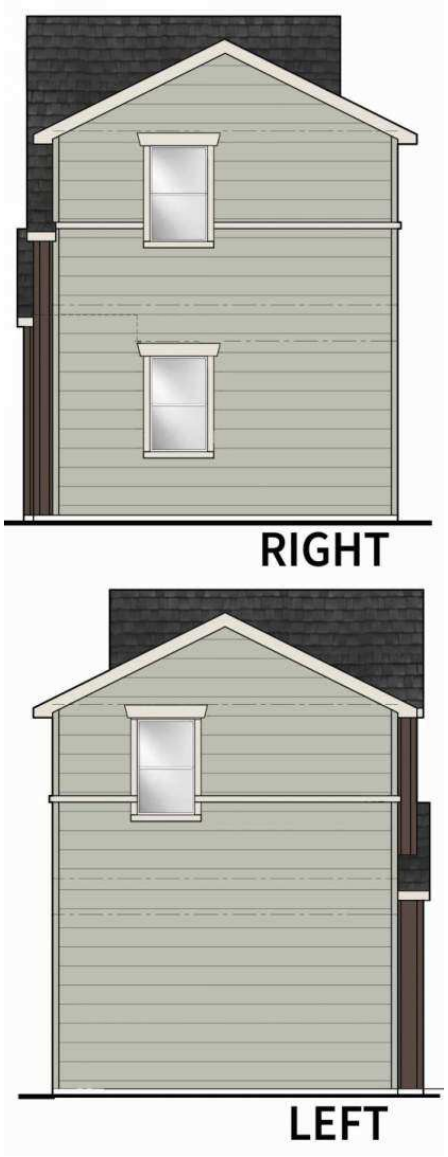


EXHIBIT E

UNIT B4

SCHEME 1

EXHIBIT E

7009 PEARLY WHITE
HARDI PLANK SIDING

7009 PEARLY WHITE
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

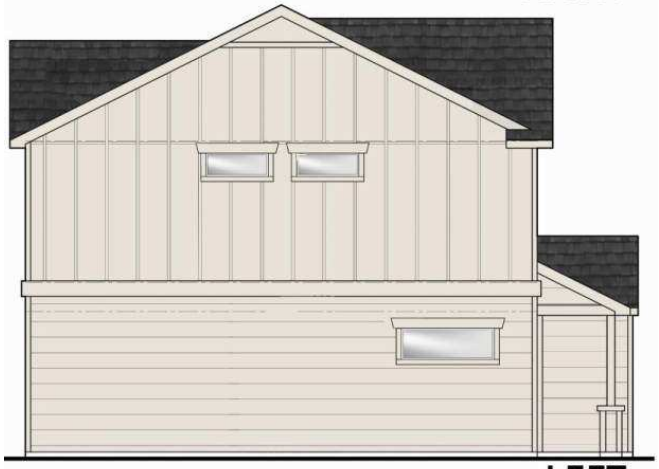
ARNET BLACK
COACH LIGHT

7069 IRON ORE
FRONT DOOR

REAR

RIGHT

FRONT



LEFT

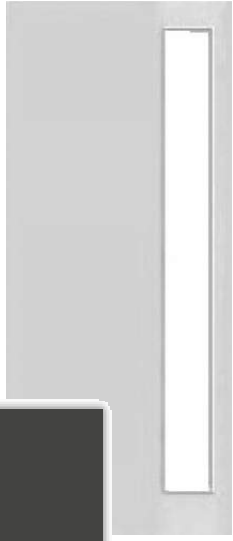
UNIT B4

SCHEME 3

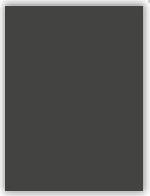
SW 7018 DOVETAIL
HARDI PLANK SIDING

ARNET BLACK
COACH LIGHT

7069 IRON ORE
BOARD AND BATTEN



SW 7018 DOVETAIL
FASCIA AND TRIM



7069 IRON ORE
FRONT DOOR

REAR

RIGHT

FRONT

LEFT

EXHIBIT E

UNIT B4

SCHEME 5

EXHIBIT E

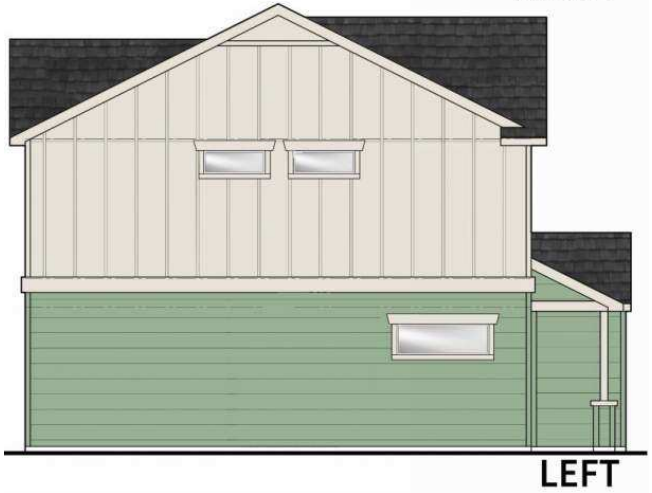
SW 6451 NURTURE GREEN
HARDI PLANK SIDING

7009 PEARLY WHITE
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

ARNET BLACK
COACH LIGHT

SW 2837 AURORA BROWN
FRONT DOOR



UNIT B4

SCHEME 6

SW 6421 CELERY
HARDI PLANK SIDING

SW 6421 CELERY
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

ARNET BLACK
COACH LIGHT

SW 2837 AURORA BROWN
FRONT DOOR

EXHIBIT E

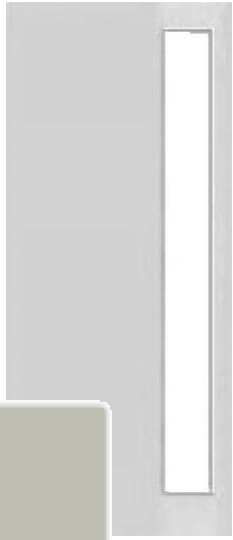
UNIT B4

SCHEME 8

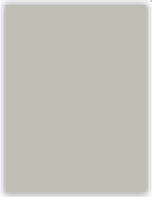
SW 6184 AUSTERE GRAY
HARDI PLANK SIDING

ARNET BLACK
COACH LIGHT

SW 7510 CHATEAU BROWN
BOARD AND BATTEN



7009 PEARLY WHITE
FASCIA AND TRIM



SW 6184 AUSTERE GRAY
FRONT DOOR

REAR

RIGHT

FRONT

LEFT

EXHIBIT

UNIT C2

SCHEME 1

EXHIBIT E

7009 PEARLY WHITE
HARDI PLANK SIDING

7009 PEARLY WHITE
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

ARNET BLACK
COACH LIGHT

7069 IRON ORE
FRONT DOOR

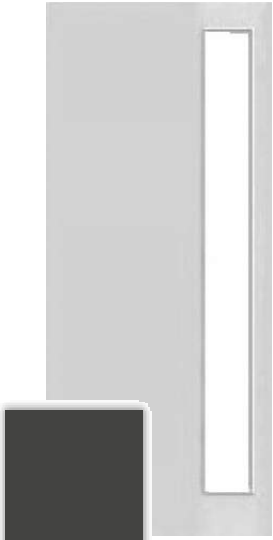
UNIT C2

SCHEME 3

SW 7018 DOVETAIL
HARDI PLANK SIDING

ARNET BLACK
COACH LIGHT

7069 IRON ORE
BOARD AND BATTEN



SW 7018 DOVETAIL
FASCIA AND TRIM

7069 IRON ORE
FRONT DOOR

REAR

RIGHT

FRONT

LEFT

EXHIBIT E

UNIT C2

SCHEME 5

EXHIBIT E

SW 6451 NURTURE GREEN
HARDI PLANK SIDING

7009 PEARLY WHITE
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

ARNET BLACK
COACH LIGHT

SW 2837 AURORA BROWN
FRONT DOOR

REAR

RIGHT

FRONT

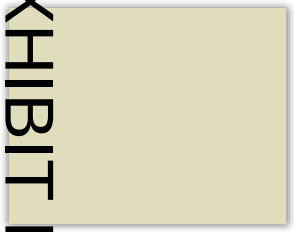
LEFT

UNIT C2

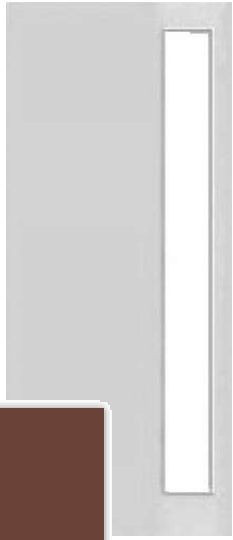
SCHEME 6

SW 6421 CELERY
HARDI PLANK SIDING

ARNET BLACK
COACH LIGHT



SW 6421 CELERY
BOARD AND BATTEN



7009 PEARLY WHITE
FASCIA AND TRIM

SW 2837 AURORA BROWN
FRONT DOOR

REAR

RIGHT

FRONT

LEFT

EXHIBIT E

UNIT C2

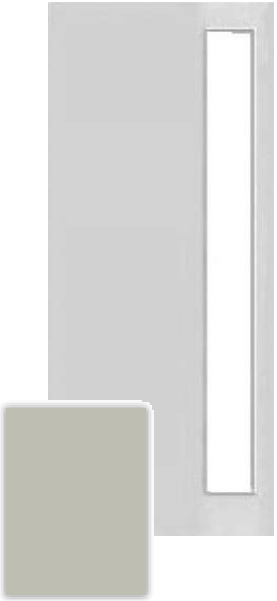
SCHEME 8

SW 6184 AUSTERE GRAY
HARDI PLANK SIDING

SW 7510 CHATEAU BROWN
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

ARNET BLACK
COACH LIGHT



SW 6184 AUSTERE GRAY
FRONT DOOR

REAR

RIGHT

FRONT

LEFT

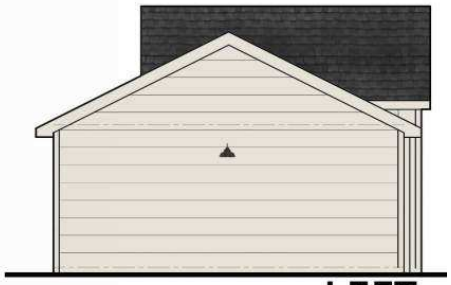
EXHIBIT

GARAGE

SCHEME 1

ARNET BLACK
COACH LIGHT

7069 IRON ORE
GARAGE DOOR



7009 PEARLY WHITE
HARDI PLANK SIDING

7009 PEARLY WHITE
BOARD AND BATTEN

7009 PEARLY WHITE
FASCIA AND TRIM

EXHIBIT E

REPORT & MINUTES

P.C. Meeting, November 7, 2022

3d. APPROVED Consideration of the application of **Atlantic Urbana Acquisition Company II, LLC**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 2201 East Miller Road and 2370 East Centerville Road. (District 2) (File Z 21-45 – Detail Plan)

Motion was made by Commissioner Jenkins to approve the request as presented. Seconded by Commissioner Aubin. **Motion carried: 8** Ayes, **0** Nay.

ZONING FILE NO. Z 21-45 – DETAIL PLAN

ATLANTIC URBANA ACQUISITION COMPANY II, LLC,	**§**	**PLAN COMMISSION OF THE**
Applicant,	**§**	**CITY OF GARLAND, TEXAS**

PLAN COMMISSION'S RECOMMENDED PROPOSED ORDER TO THE CITY COUNCIL

WHEREAS, on November 7, 2022, the Plan Commission of the City of Garland, Texas held a public hearing on the above-referenced application ("Application") where the applicant requested a zoning change and approval of a Detail Plan for Multi-Family development for property located at 2201 East Miller Road and 2370 East Centerville Road;

WHEREAS, after considering the testimony of the witnesses, the written submissions contained in the record of this zoning file (including, without limitation, the proposed plan and other submissions from the Applicant), staff's recommendation, and all relevant facts;

WHEREAS, the Plan Commission recommends the Garland City Council Approve the Change in Zoning request, zoning file number Z 21-45-Change in Zoning, filed with this Detail Plan that would change the zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use;

WHEREAS, the Detail Plan meets all technical requirements and complies with all statutes, once the Change in Zoning occurs; and

WHEREAS, the Plan Commission recommends the Garland City Council **APPROVE** the Detail Plan.

NOW, THEREFORE, THE PLAN COMMISSION RECOMMENDS THE FOLLOWING PROPOSED ORDER:

ZONING FILE NO. Z 21-45 – DETAIL PLAN

ATLANTIC URBANA ACQUISITION	**§**	**CITY COUNCIL**
COMPANY II, LLC,	**§**	
Applicant,	**§**	**CITY OF GARLAND, TEXAS**

ORDER APPROVING DETAIL PLAN

WHEREAS, on November 7, 2022, the Plan Commission of the City of Garland, Texas held a public hearing on the above-referenced application ("Application") where the applicant requested a zoning change and approval of a Detail Plan for Multi-Family development for property located at 2201 East Miller Road and 2370 East Centerville Road;

WHEREAS, after considering the testimony of the witnesses, the written submissions contained in the record of this zoning file (including, without limitation, the proposed plan and other submissions from the Applicant), staff's recommendation, and all relevant facts;

WHEREAS, the Plan Commission recommends the Garland City Council Approve the Change in Zoning request, zoning file number Z 21-45-Change in Zoning, filed with this Detail Plan that would change the zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use;

WHEREAS, the Detail Plan meets all technical requirements and complies with all statutes, once the Change in Zoning occurs; and

WHEREAS, the Plan Commission recommends the Garland City Council **Approve** the Detail Plan.

NOW, THEREFORE, IT IS ORDERED that the Detail Plan be **APPROVED.**

SO ORDERED this, the ___ day of December 2022.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-45	November 7, 2022	December 6, 2022	Nabiha Ahmed

Z 21-45 Atlantic Urbana Acquisition Company II, LLC. The applicant proposes to construct 301 multi-family units in a single-family style format. The site is located at 2201 East Miller Road and 2370 East Centerville Road. (District 2)

Jennifer Gomez **Against**

11/19/2022
12:30:43 AM

2017 Rustic Creek Drive
Garland
Texas
United States
75040

Alexisgomez7@yahoo.com
214-693-9320

Ken Strader **Against**

11/9/2022
11:31:58 PM

2001 Royal Crest
Garland
Texas
United States
75043

Ken Strader **Against**

11/9/2022
11:31:52 PM

2001 Royal Crest
Garland
Texas
United States
75043

Ken Strader **Against**

11/9/2022
11:31:52 PM

2001 Royal Crest

Garland

Texas

United States

75043

Boyd & Brenda O'Connor

Against

11/8/2022
6:40:54 PM

2221 Meadowview Dr

Boydoco3@verizon.net

Garland

Texas

United States

75043

SHAHED ALTAF

Against

11/7/2022
8:39:15 PM

2000 E Miller Rd

shahedaltaf@gmail.com

Garland

2149182533

TX

United States

75071

Like to see some kind of single family home/Townhome community. Individual lots that can be sold separately.

SHAHED ALTAF

Against

11/7/2022
8:39:15 PM

2000 E Miller Rd

shahedaltaf@gmail.com

Garland

2149182533

TX

United States

75071

Like to see some kind of single family home/Townhome community. Individual lots that can be sold separately.

SHAHED ALTAF **Against**

11/7/2022
8:39:15 PM

2000 E Miller Rd
Garland
TX
United States
75071

shahedaltaf@gmail.com
2149182533

Like to see some kind of single family home/Townhome community. Individual lots that can be sold separately.

Eugene Oller **Against**

10/28/2022
3:35:13 PM

2024 Meadowview Dr
Garland
Texas
United States
75043

eugeneoller@gmail.com
2542589732

Albert (Bert) and Linda Mandeville **Against**

10/28/2022
3:22:20 PM

2028 Meadowview Circle
Garland
Texas
United States
<null>

lbmandeville@gmail.com
972-271-7384

Michael Dvorak **Against**

10/28/2022
2:54:00 PM

2017 Meadowview Dr
Garland
TX
United States
75043

mike.dvorak4@gmail.com
2144483321

This areas infrastructure cannot handle the demands of a large multi-family

development. Myself and surrounding neighbors will not tolerate this type of land development. The plans call for massive deforestation and will change the way one of our massively traveled community gateways is perceived. I for one understand raw land is bound to be developed at some point. But this type of multi family development is not what our area needs. My suggestion is to allow less deforestation and put in appropriate sized lots designed for a desirable single family neighborhood. Regrettably I will not able to attend Nov 7 Meeting due to a meeting at the animal shelter for a more significant proposed zoning change across the street from this one.

Z 21-45

PLANNING &
DEVELOPMENT

GARLAND

The applicant proposes to construct 301 multi-family units in a single-family style format.

City Council Meeting
December 6, 2022

CASE INFORMATION

PLANNING & DEVELOPMENT
GARLAND

Location: 2201 East Miller Road and 2370 East Centerville Road

Applicant: Atlantic Urbana Acquisition Company II, LLC

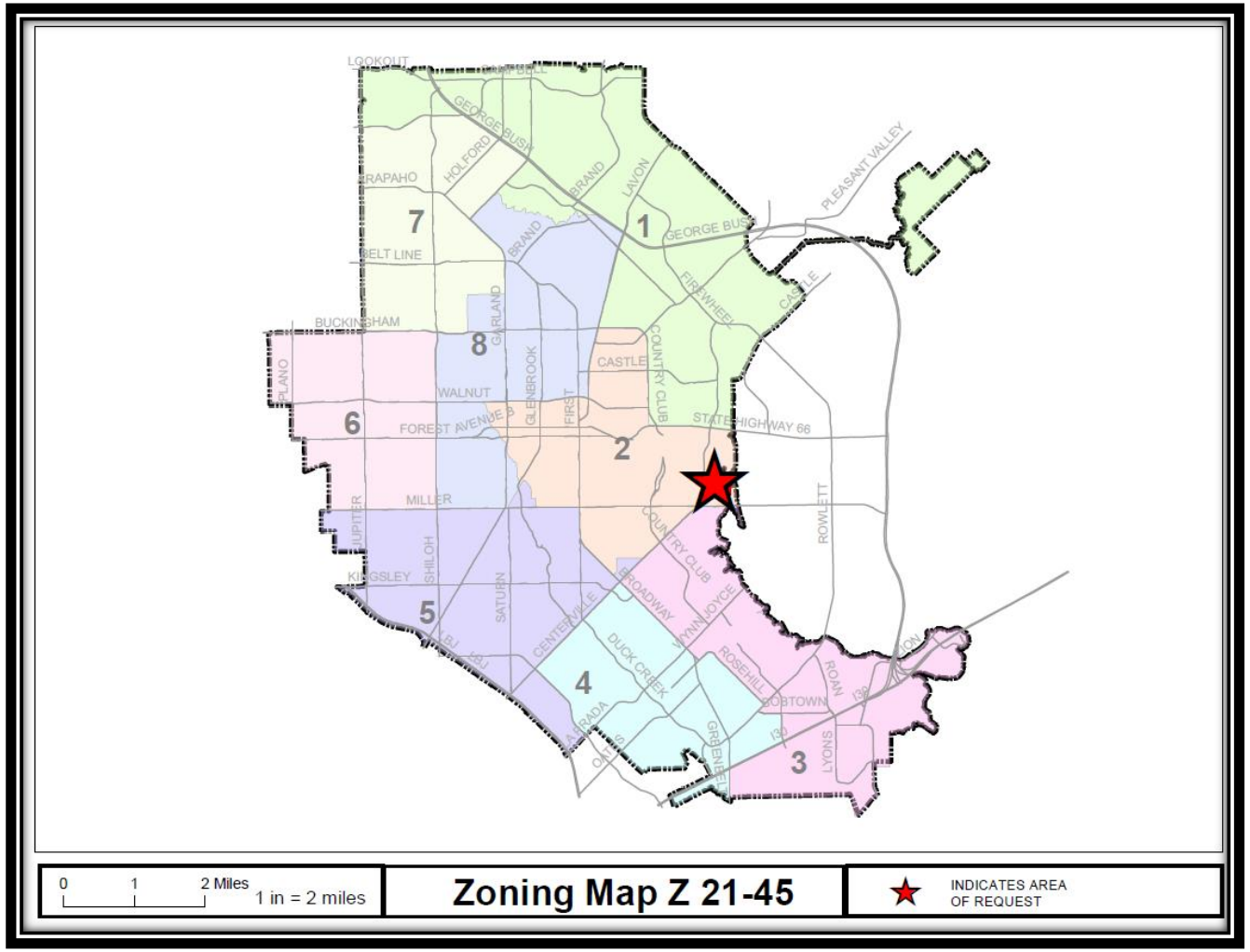
Owner: Walnut Park Assembly of God c/o Casa De Me Gloria USA Inc.

Acreage: Total: 38.38 acres
Lot 1: 32.78 acres
Lot 2: 5.59 acres

Zoning: Planned Development (PD) District 19-40 for Single-Family-7 Use

CITYWIDE LOCATION MAP

PLANNING & DEVELOPMENT
GARLAND



0 1 2 Miles
1 in = 2 miles

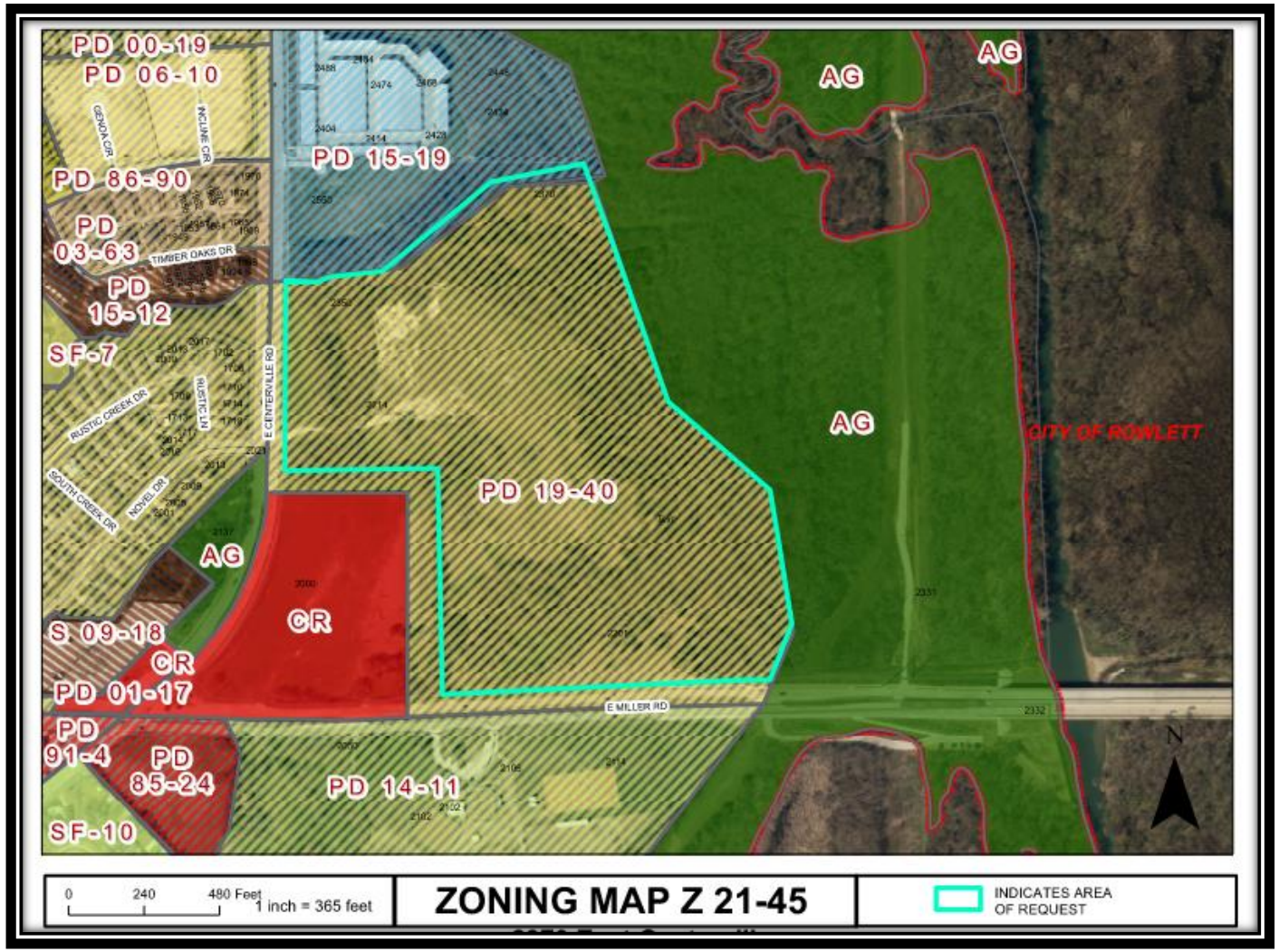
Zoning Map Z 21-45

★ INDICATES AREA OF REQUEST

Z 21-45

LOCATION MAP

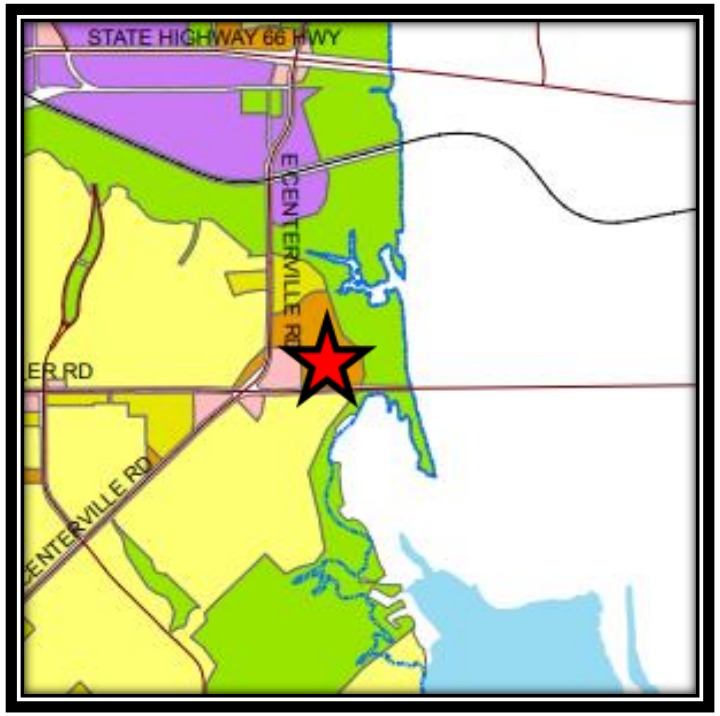
PLANNING & DEVELOPMENT
GARLAND



Z 21-45

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT
GARLAND



Z 21-45

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT
GARLAND

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

Urban neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than twelve (12) dwelling units per acre.

The proposed development is 11.6 dwelling units per acre. The proposal is generally compatible with the Comprehensive Plan and the development style is appropriate for the area.

PHOTOS

PLANNING & DEVELOPMENT

GARLAND

View of the subject property East Miller Road

Looking east of the subject property

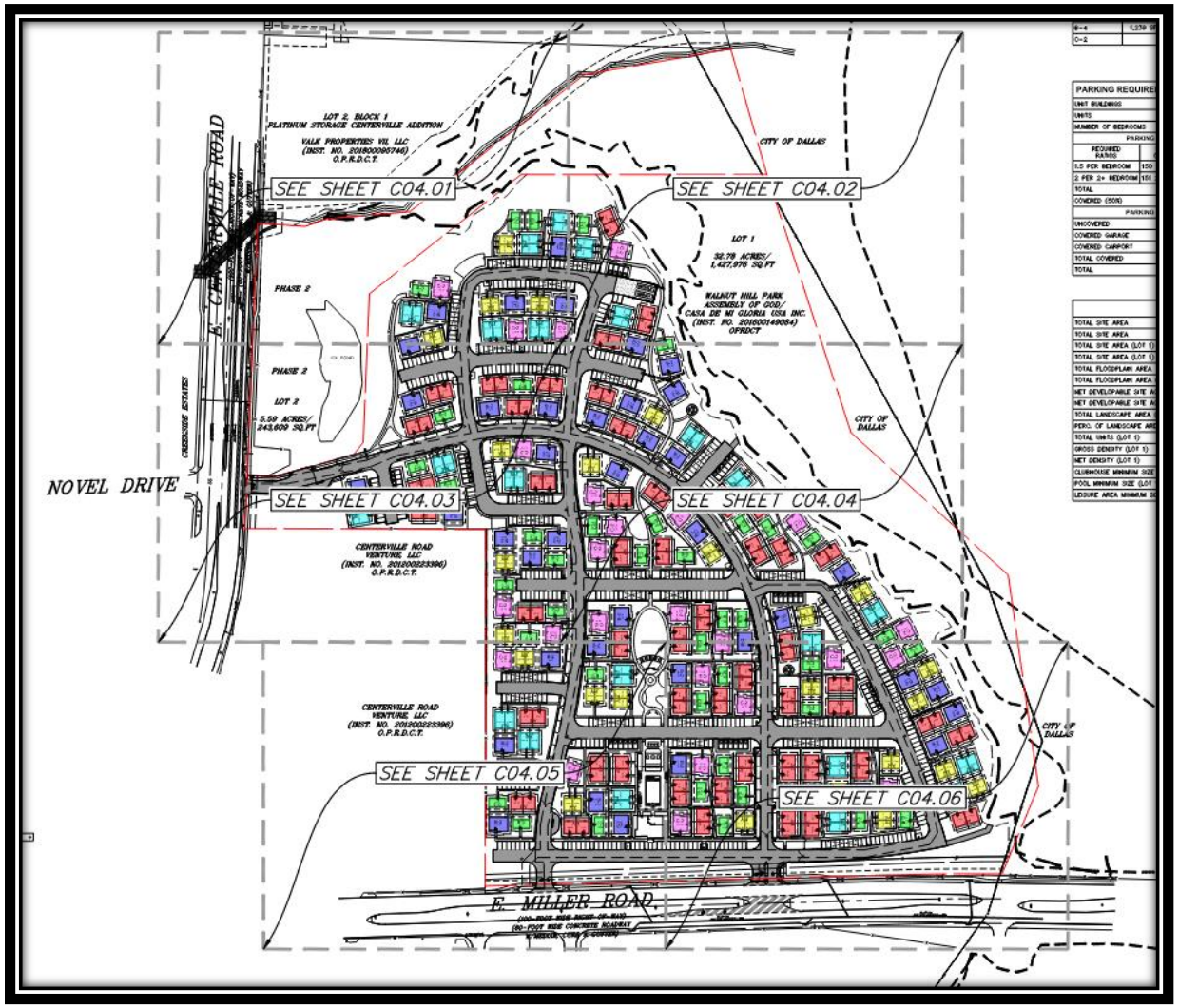
Z 21-45

SITE PLAN

PLANNING & DEVELOPMENT

GARLAND

BUILDING UNIT DATA - LOT 1				
UNIT	AVG. DWELLING AREA PER UNIT (TOTAL)	NUMBER OF BUILDINGS	NUMBER OF UNITS	NUMBER OF BEDROOMS PER UNIT
A-1	635 SF (1,270 SF)	50	100	1
A-4	899.5 SF (1,799 SF)	25	50	1
B-2	1,080 SF	42	42	2
B-3	1,167 SF	40	40	2
B-4	1,239 SF (2,478 SF)	22	44	2
C-2	1,391 SF	25	25	3

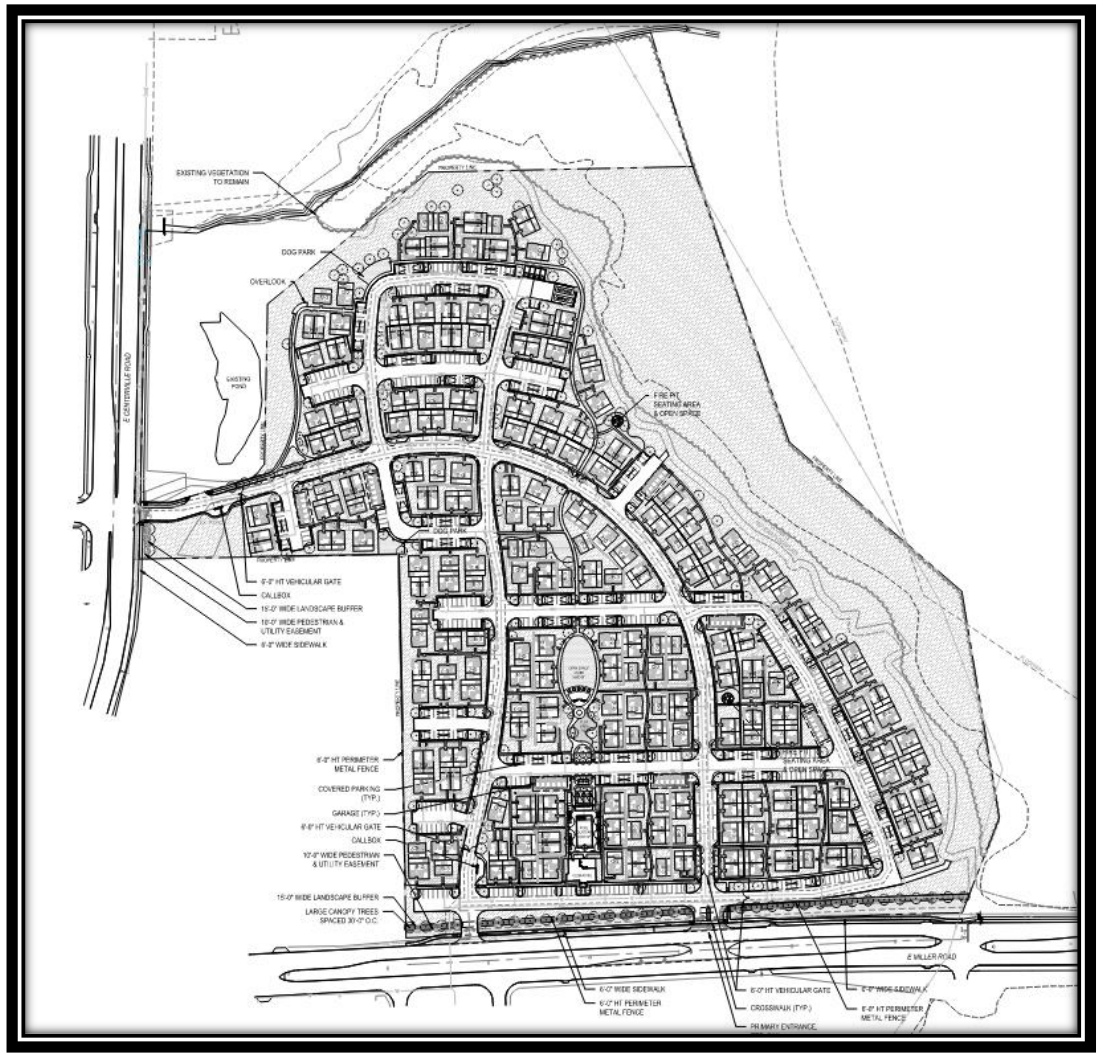


Z 21-45

LANDSCAPE PLAN

PLANNING & DEVELOPMENT

GARLAND



Z 21-45

BUILDING ELEVATIONS -CLUBHOUSE

PLANNING & DEVELOPMENT

GARLAND

Z 21-45

BUILDING ELEVATIONS –UNIT A-1

PLANNING & DEVELOPMENT
GARLAND

Z 21-45

BUILDING ELEVATIONS –UNIT A-4

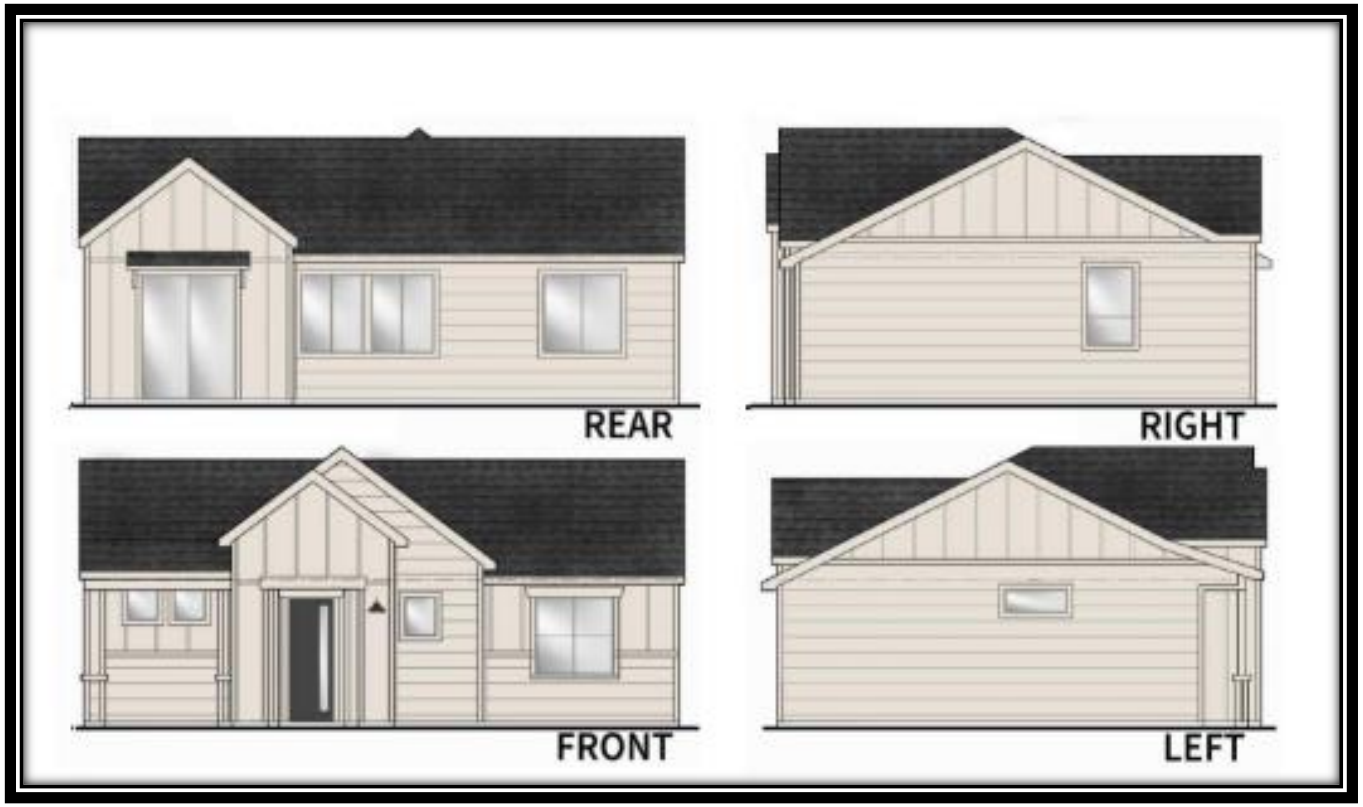
PLANNING & DEVELOPMENT

GARLAND

Z 21-45

BUILDING ELEVATIONS –UNIT B-2

PLANNING & DEVELOPMENT
GARLAND



Z 21-45

BUILDING ELEVATIONS –UNIT B-3

PLANNING & DEVELOPMENT
GARLAND

Z 21-45

BUILDING ELEVATIONS –UNIT B-4

PLANNING & DEVELOPMENT
GARLAND

Z 21-45

BUILDING ELEVATIONS –UNIT C-2

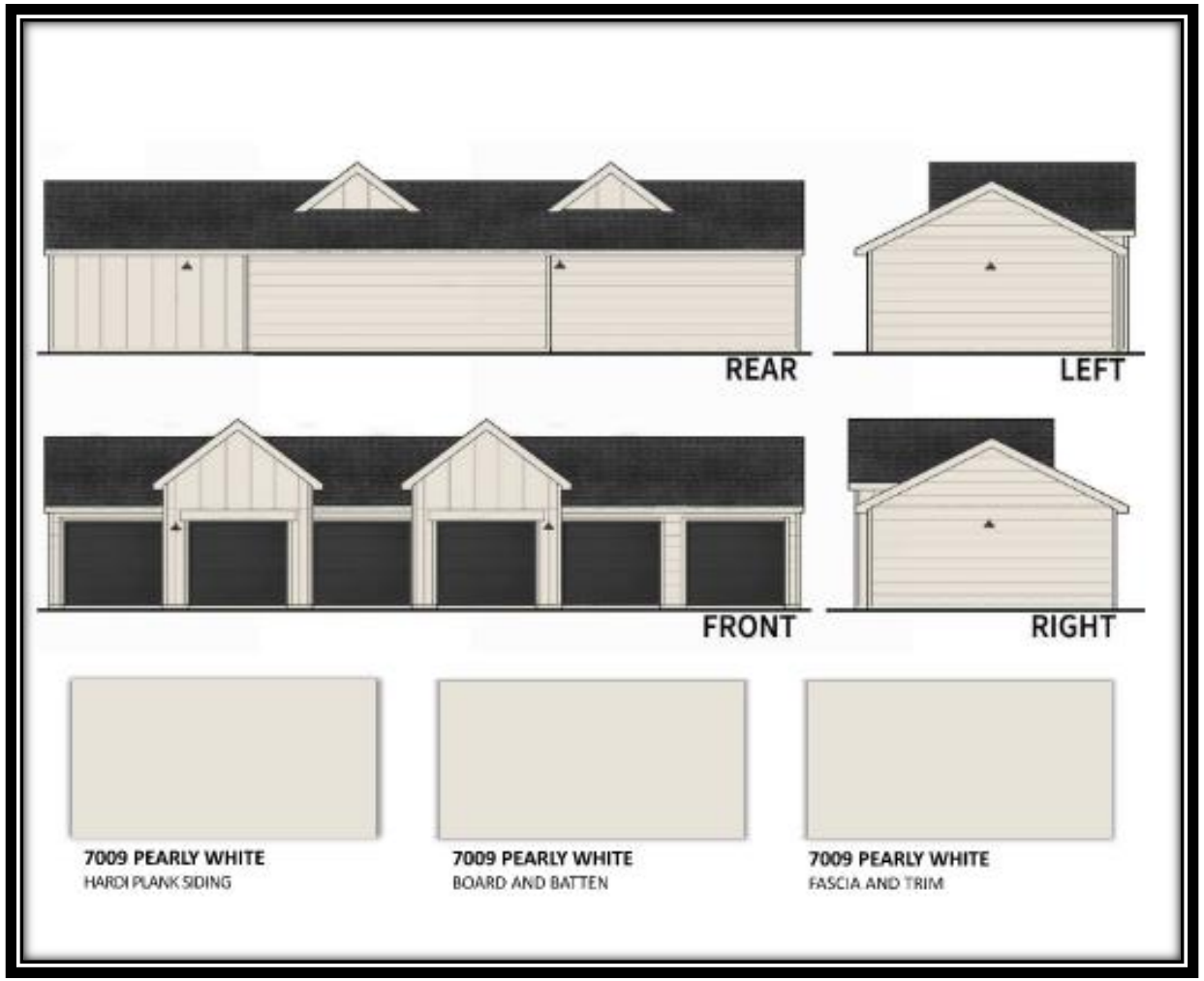
PLANNING & DEVELOPMENT

GARLAND

Z 21-45

BUILDING ELEVATIONS –GARAGE

PLANNING & DEVELOPMENT
GARLAND



Z 21-45

DEVIATIONS TABLE

PLANNING & DEVELOPMENT
GARLAND

Development Standards	Required	Proposed	Analysis
Building Separation	The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures.	The applicant requests a minimum of ten (10) feet.	The proposed layout is single-family/duplex style. Therefore, the required twenty (20)-foot setback will not work for their configuration. It should be noted that the Multi-Family-0 (MF-0) District allows a minimum building separation of ten (10) feet.
Building Setbacks – side setbacks not adjacent to street	12 feet	6 feet	The secondary entry and gate on East Miller Road and East Centerville Road resulted in a six (6)-foot side yard setback not adjacent to a street.
Minimum dwelling unit area for one-bedroom	650 square feet	635 square feet	The proposed minimum dwelling size was designed to meet the needs of a specific market segment.
Screening adjacent to single-family residential district boundary lines	Screening is required.	Not provided	A screening wall is not proposed to the east due to the existing floodplain.

Z 21-45

STAFF RECOMMENDATION

PLANNING & DEVELOPMENT
GARLAND

Approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use.

Approval of a Detail Plan for Multi-Family development.

PLAN COMMISSION RECOMMENDATION

PLANNING & DEVELOPMENT
GARLAND

On November 7, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Detail Plan for Multi-Family development.

PLANNING &
DEVELOPMENT

GARLAND

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **8. c.**

Meeting Date: 12/06/2022

Item Title: Z 22-39 JC Collision - Specific Use Provision (District 6)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

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

Approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

LOCATION
2905 Forest Lane

OWNER

JI Y. Lim

PLAN COMMISSION RECOMMENDATION

On November 7, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for Automobile Sales, New or Used.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

However, the Plan Commission recommended that only wholesale automobile sales can occur at the location—no retail automobile sales are permitted. The Commission also recommended to remove the five (5) designated parking spaces for retail automobile sales.

STAFF RECOMMENDATION

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

Denial of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

BACKGROUND

The subject property is currently developed with an automobile repair facility. The applicant requests to add automobile sales to the existing facility.

The GDC requires a Specific Use Provision for an Automobile Sales, New or Used Use in the Industrial (IN) District.

Since the Plan Commission meeting, the applicant has emphasized the proposed use is wholesale automobile sale only. The wholesale automobile sales use does not require the five (5) required parking spaces by the State of Texas. Therefore, the applicant has followed Plan Commission's recommendation and removed the designated parking spaces for automobile sales.

SITE DATA

The subject property consists of approximately 1.09 acres. The site has approximately 388.7 linear feet of frontage along Forest Lane and 194.18 lineal feet of frontage along South International Road. The site can be accessed from Forest Lane and South International Road.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. Site Plan

The site plan (Exhibit C) reflects two existing buildings which are 2,422 square feet and 8,078 square feet for the automobile repair use. The applicant is not proposing any site improvements at this time. The request is to add wholesale automobile sales use.

2. Parking

The site plan (Exhibit C) meets the GDC parking requirement for both Automobile Repair Use and Automobile Sales Use.

The State of Texas requires a minimum of five (5) parking spaces for retail automobile sales. The "Automobile Sales" label has been removed from the site plan (Exhibit C) per Plan Commission's recommendation. However, those parking spaces will be used for the automobile repair use.

3. Screening and Landscaping

There are no site improvements proposed at this time. Therefore, the request does not trigger any screening and landscaping standards.

4. Building Design

There are no new buildings proposed at this time, thereby not triggering the building design standards.

5. Specific Use Provision

The applicant requests a Specific Use Provision time period of fifteen (15) years.

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 is characterized by moderate to high density residential greater than twelve dwelling units per acre.

Staff finds the proposed use is not compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across the DART railroad, are zoned Industrial (IN) District; these properties are developed with a computer store. The property to the east, across South International Road, is zoned Industrial (IN) District; these properties are developed with light industrial uses. The property to the south, across Forest Lane, is zoned Industrial (IN) District; this property is developed with a warehouse. The property to the west is also zoned Industrial (IN) District; it is currently vacant.

Attachments

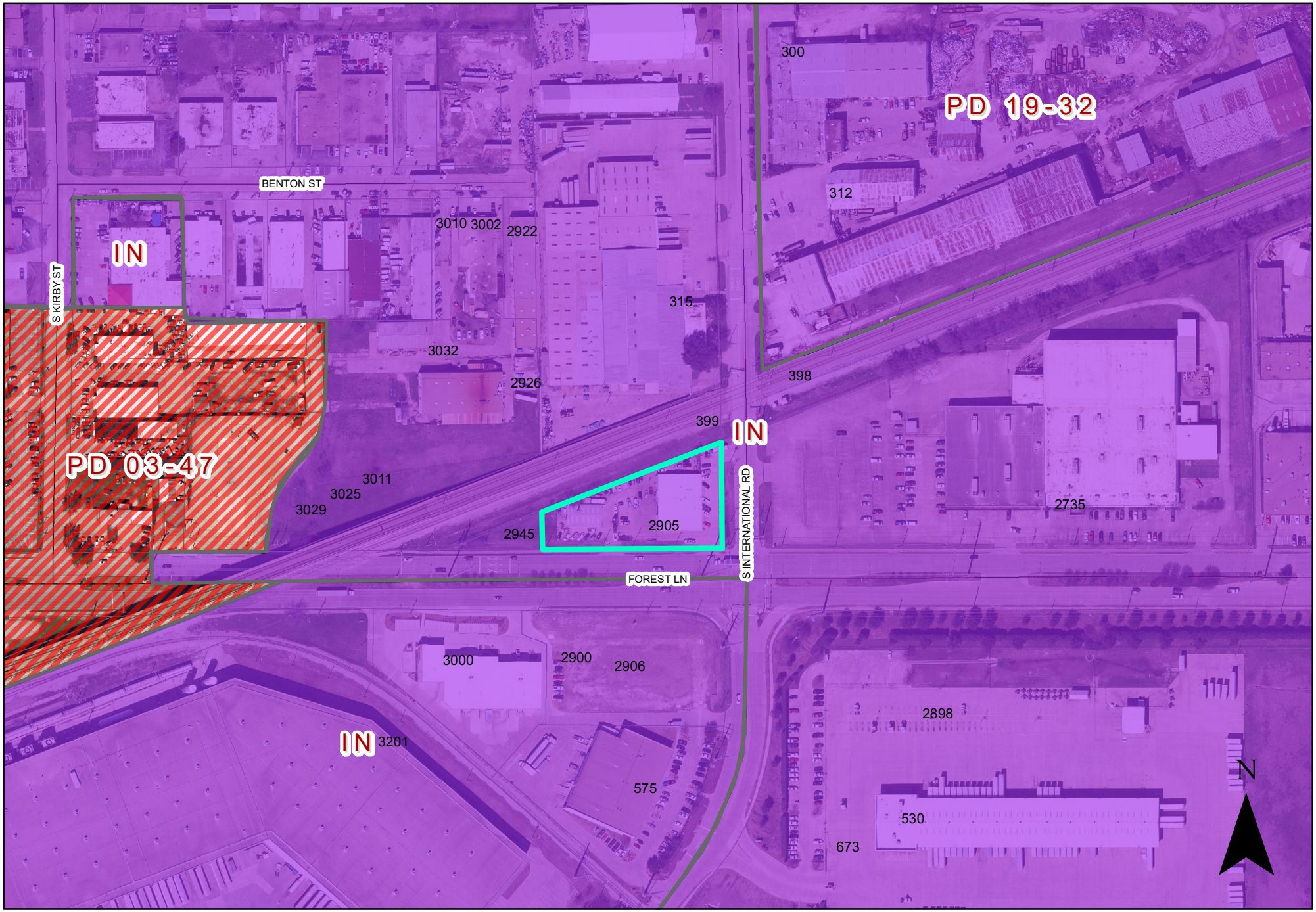
Z 22-39 Location Map

Z 22-39 Exhibit B

Z 22-39 R&M (SUP)

Z 22-39 Responses

Z 22-39 Staff Presentation



0 150 300 Feet

1 inch = 234 feet

ZONING MAP Z 22-39

INDICATES AREA OF REQUEST

2905 Forest Ln

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-39

2905 Forest Lane

I. **Statement of Purpose:** The purpose of this Specific Use Provision is to allow the Automobile Sale, New or Used Use.

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

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

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

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

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

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

EXHIBIT B

IV. General Regulations: All regulations of the Industrial (IN) 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.

V. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision time period for the Automobile Sales, New or Used Use shall be for fifteen (15) years.

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

C. Automobile Sales: The Automobile Sales, New or Used use shall be Wholesale Automobile Sales, as defined and consistent with a Wholesale Automobile Dealer's license issued and regulated by the Texas Department of Motor Vehicles.

D. Display Stickers: Display stickers shall not be permitted on the automobiles for sale.

REPORT & MINUTES

P.C. Meeting, November 7, 2022

3e. APPROVED Consideration of the application of **JC Collision**, requesting approval of a Specific Use Provision for Automobile Sales, New or Used. This property is located at 2905 Forest Lane. (District 6) (File Z 22-39 – Specific Use Provision)

The applicant Erum Sadar, 2905 Forest Lane, Garland, Texas explained they will be only be a wholesale automotive dealer, and there would be no retail sales at this location.

Commissioner Aubin discussed with staff the option of placing a condition within the requested Specific Use Provision restricting any retail sales at this location.

Motion was made by Commissioner Dalton to close the public hearing and open for discussion. Seconded by Commissioner Williams. **Motion carried: 8** Ayes, **0** Nay.

Commissioner Dalton spoke in support of the request on the condition the State restricts retail sales under the issuance guidelines of Wholesale licensing.

Motion was made by Commissioner Williams to approve the request for the Specific Use Provision for Wholesale Automotive Sales only. Seconded by Commissioner Jenkins. **Motion carried: 8** Ayes, **0** Nay.

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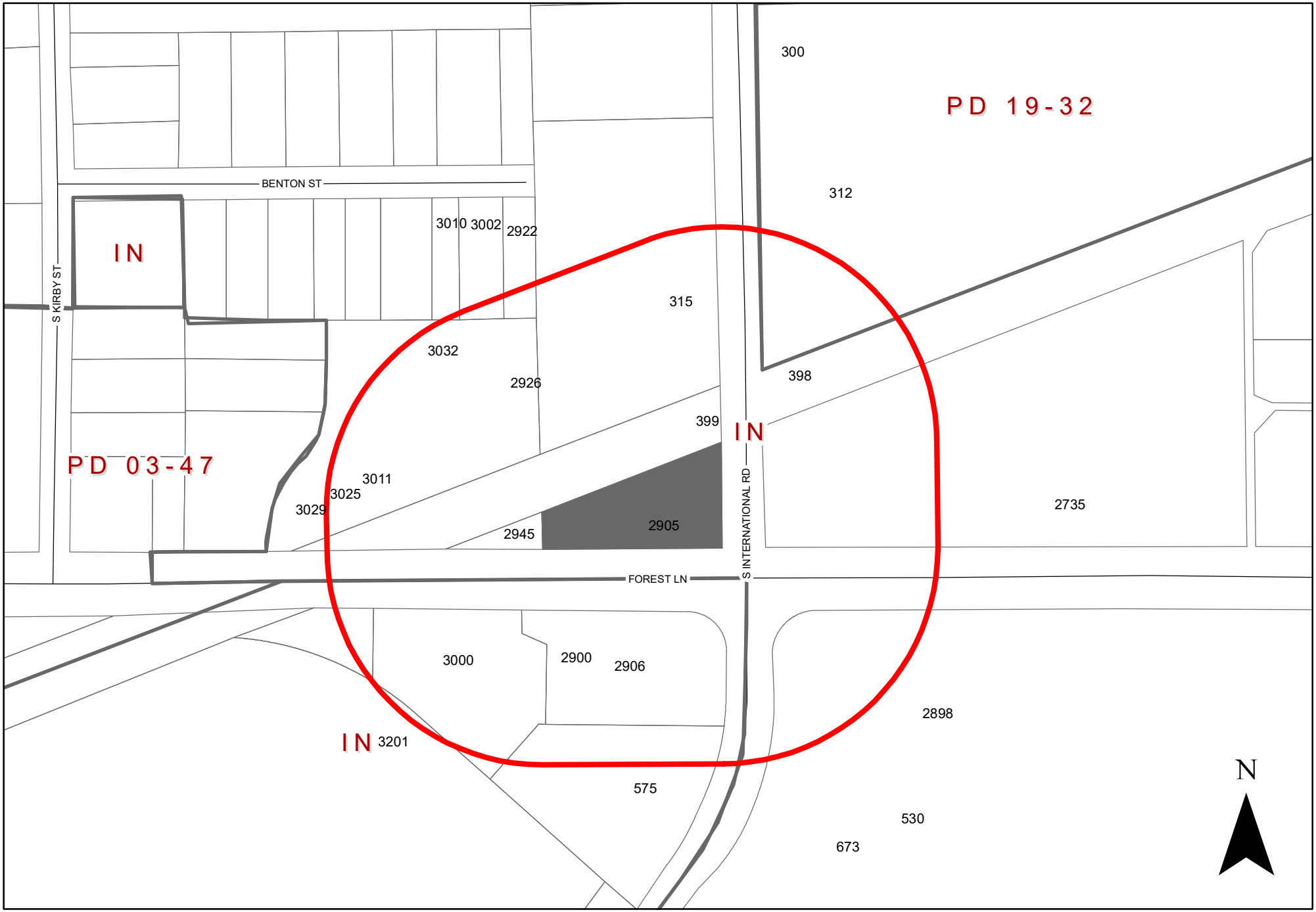

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ZONING MAP Z 22-39

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2905 Forest Ln

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-39	November 7, 2022	December 6, 2022	Nabiha Ahmed

Z 22-39 JC Collision. The applicant proposes to add automobile sales to the exisiting automobile repair facility. The site is located at 2905 Forest Lane. (District 6)

Michael Dvorak **For**

10/28/2022
3:23:22 PM

2017 Meadowview Dr

Garland
TX
United States
75043

mike.dvorak4@gmail.com

2144483321

Outside the Notification Area

Cant hurt

Z 22-39

PLANNING &
DEVELOPMENT

GARLAND

The applicant proposes to add automobile sales to the existing automobile repair facility.

City Council Meeting
December 6, 2022

CASE INFORMATION

PLANNING & DEVELOPMENT
GARLAND

Location: 2905 Forest Lane

Applicant: JC Collision

Owner: JI Y. Lim

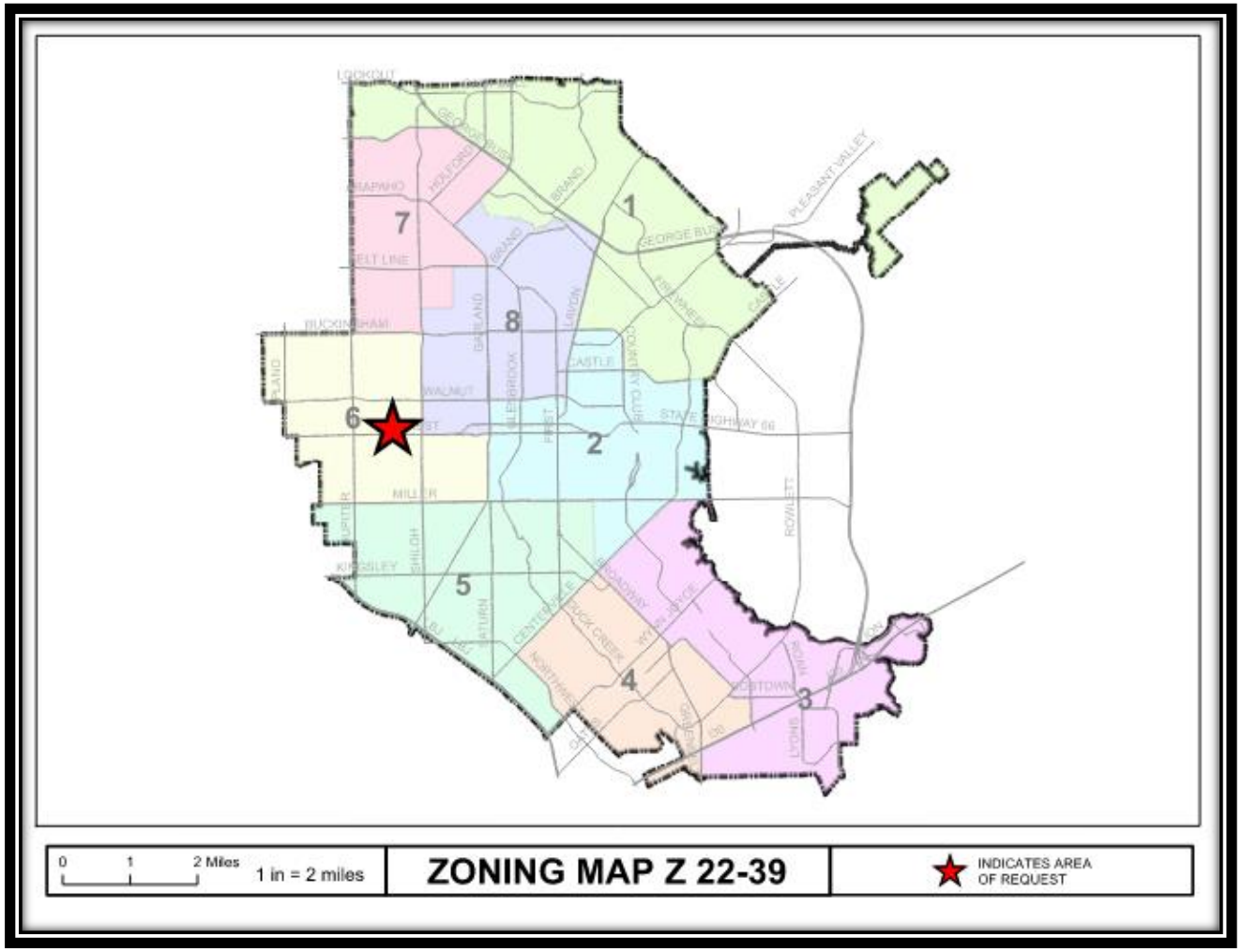
Acreage: 1.09

Zoning: Industrial (IN) District

Z 22-39

CITYWIDE LOCATION MAP

PLANNING & DEVELOPMENT
GARLAND

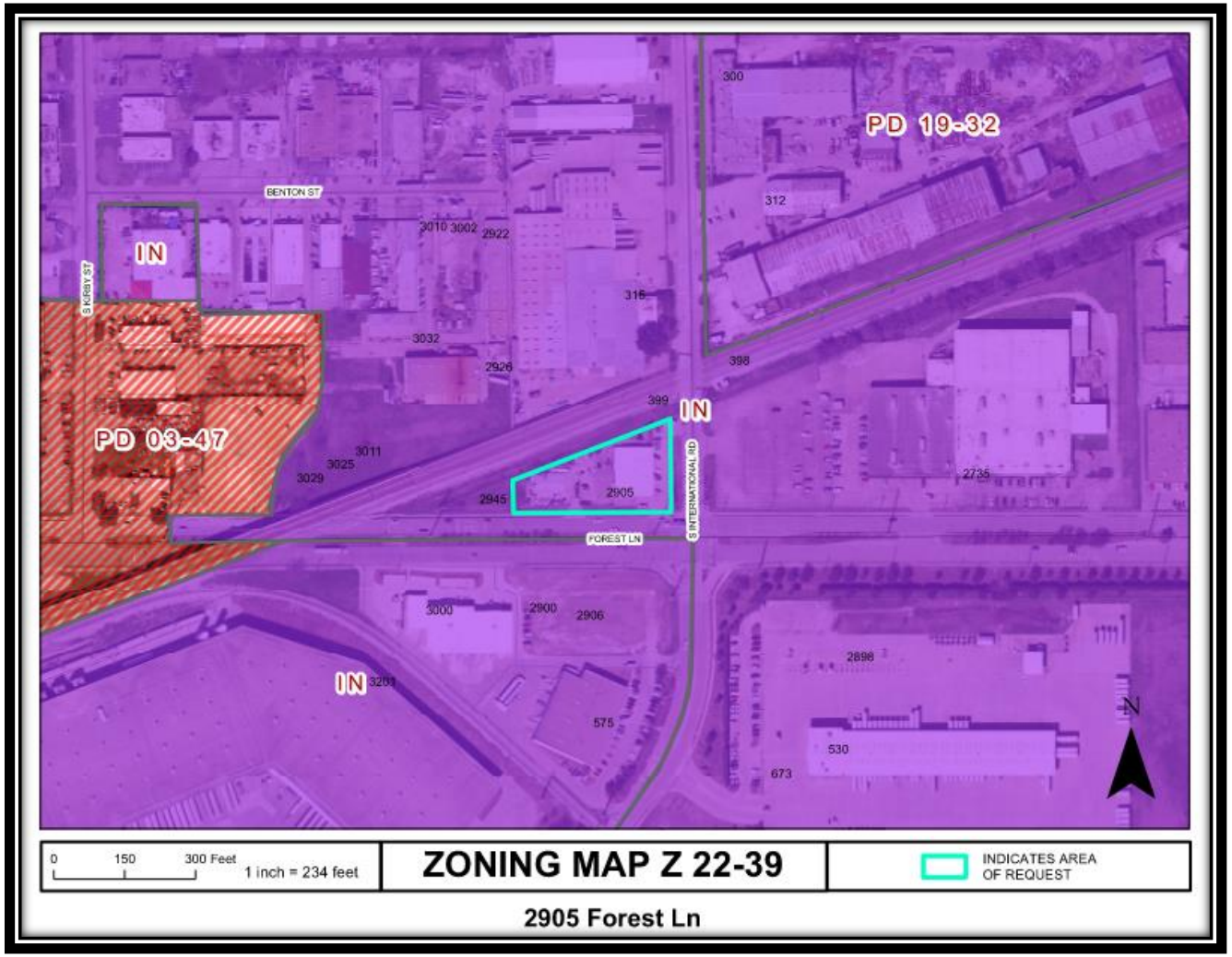


Z 22-39

LOCATION MAP

PLANNING & DEVELOPMENT

GARLAND



Z 22-39

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT
GARLAND

Transit-Oriented Centers

Z 22-39

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT
GARLAND

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 is characterized by moderate to high density residential greater than twelve dwelling units per acre.

The proposed use is not compatible with the Comprehensive Plan.

PHOTOS

PLANNING & DEVELOPMENT
GARLAND

View of the subject property

East of the subject property from South International Road

Z 22-39

SITE PLAN

PLANNING & DEVELOPMENT

GARLAND

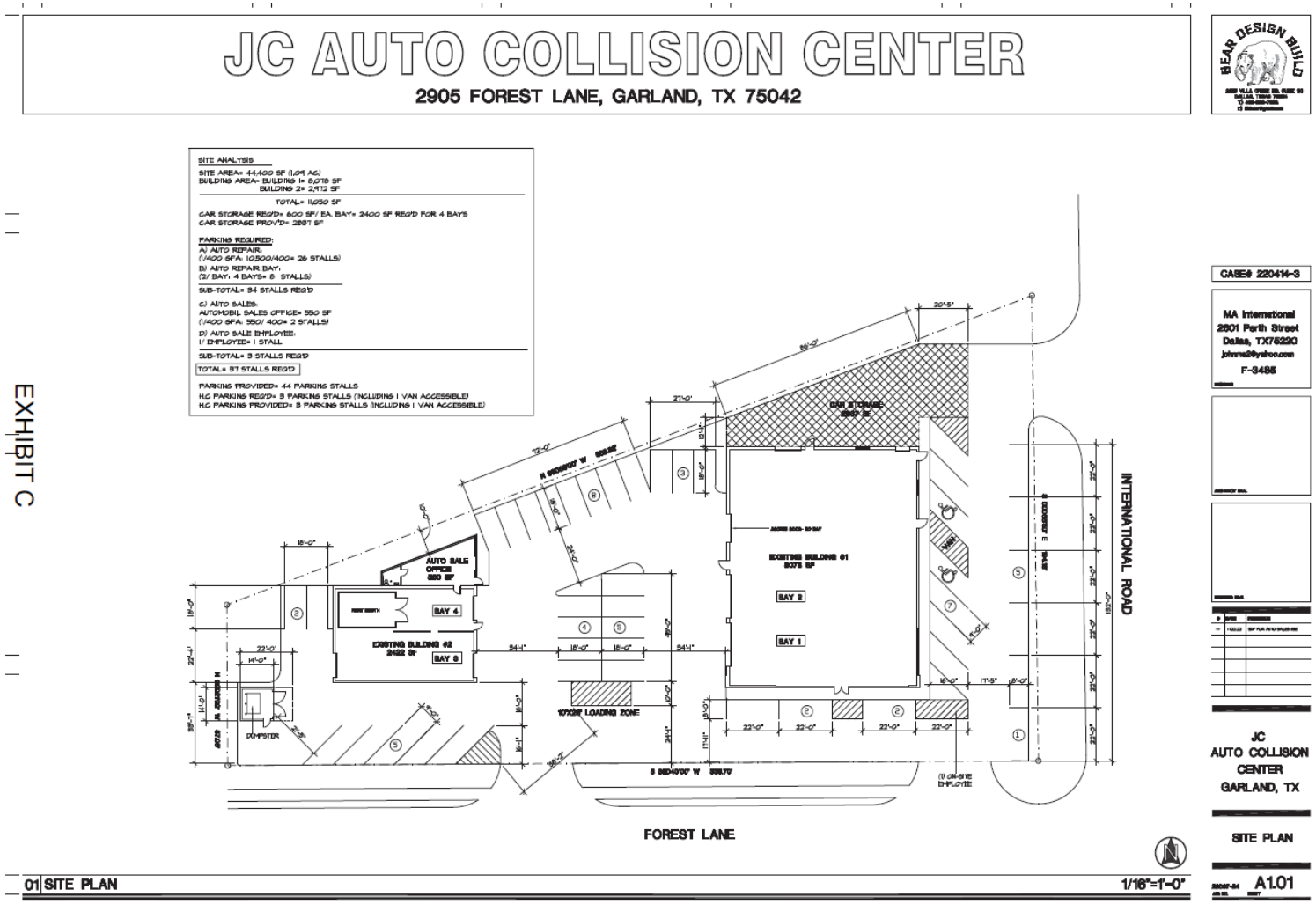


EXHIBIT C

Z 22-39

CONSIDERATION

PLANNING & DEVELOPMENT

GARLAND

The applicant requests the Specific Use Provision time period to be fifteen (15) years.

Z 22-39

STAFF RECOMMENDATION

PLANNING & DEVELOPMENT
GARLAND

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

Denial of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District

STAFF RECOMMENDATION

PLANNING & DEVELOPMENT
GARLAND

On November 7, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for Automobile Sales, New or Used.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

However, the Plan Commission recommended that only wholesale automobile sales can occur at the location—no retail automobile sales are permitted. The Commission also recommended to remove the five (5) designated parking spaces for retail automobile sales.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **8. d.**

Meeting Date: 12/06/2022

Item Title: Z 21-39 JC Collision - Plan (District 6)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

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

Approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

LOCATION
2905 Forest Lane

OWNER

JI Y. Lim

PLAN COMMISSION RECOMMENDATION

On November 7, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for Automobile Sales, New or Used.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

However, the Plan Commission recommended that only wholesale automobile sales can occur at the location—no retail automobile sales are permitted. The Commission also recommended to remove the five (5) designated parking spaces for retail automobile sales.

STAFF RECOMMENDATION

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

Denial of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District

BACKGROUND

The subject property is currently developed with an automobile repair facility. The applicant requests to add automobile sales to the existing facility.

The GDC requires a Specific Use Provision for an Automobile Sales, New or Used Use in the Industrial (IN) District.

Since the Plan Commission meeting, the applicant has emphasized the proposed use is wholesale automobile sale only. The wholesale automobile sales use does not require the five (5) required parking spaces by the State of Texas. Therefore, the applicant has followed Plan Commission's recommendation and removed the designated parking spaces for automobile sales.

SITE DATA

The subject property consists of approximately 1.09 acres. The site has approximately 388.7 linear feet of frontage along Forest Lane and 194.18 lineal feet of frontage along South International Road. The site can be accessed from Forest Lane and South International Road.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. Site Plan

The site plan (Exhibit C) reflects two existing buildings which are 2,422 square feet and 8,078 square feet for the automobile repair use. The applicant is not proposing any site improvements at this time. The request is to add wholesale automobile sales use.

2. Parking

The site plan (Exhibit C) meets the GDC parking requirement for both Automobile Repair Use and Automobile Sales Use.

The State of Texas requires a minimum of five (5) parking spaces for retail automobile sales. The "Automobile Sales" label has been removed from the site plan (Exhibit C) per Plan Commission's recommendation. However, those parking spaces will be used for the automobile repair use.

3. Screening and Landscaping

There are no site improvements proposed at this time. Therefore, the request does not trigger any screening and landscaping standards.

4. Building Design

There are no new buildings proposed at this time, thereby not triggering the building design standards.

5. Specific Use Provision

The applicant requests a Specific Use Provision time period of fifteen (15) years.

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 is characterized by moderate to high density residential greater than twelve dwelling units per acre.

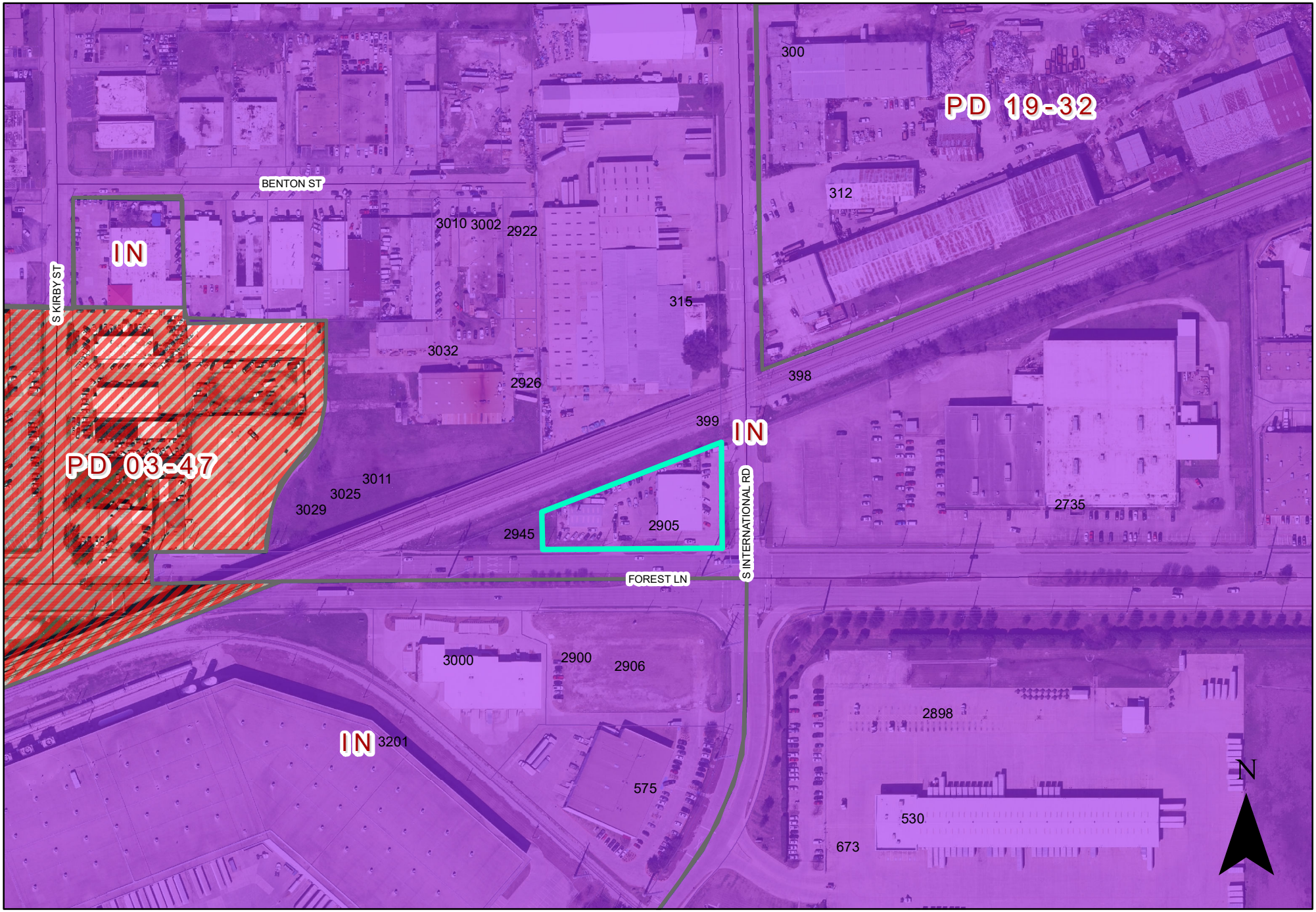
Staff finds the proposed use is not compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across the DART railroad, are zoned Industrial (IN) District; these properties are developed with a computer store. The property to the east, across South International Road, is zoned Industrial (IN) District; these properties are developed with light industrial uses. The property to the south, across Forest Lane, is zoned Industrial (IN) District; this property is developed with a warehouse. The property to the west is also zoned Industrial (IN) District; it is currently vacant.

Attachments

Z 22-39 Location Map
Z 22-39 Exhibit C
Z 22-39 R&M (Plan)
Z 22-39 Plan Order
Z 22-39 Responses
Z 22-39 Staff Presentation



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1 inch = 234 feet

ZONING MAP Z 22-39

INDICATES AREA OF REQUEST

2905 Forest Ln

JC AUTO COLLISION CENTER

2905 FOREST LANE, GARLAND, TX 75042

BEAR DESIGN BUILD
2695 VILLA CREEK DR. SUITE 110
DALLAS, TEXAS 75234
T) 469-682-7038
E) 3hbear@gmail.com

SITE ANALYSIS

SITE AREA= 44,400 SF (1.09 AC)
BUILDING AREA- BUILDING 1= 8,078 SF
BUILDING 2= 2,972 SF

TOTAL= 11,050 SF

CAR STORAGE REQ'D= 600 SF/ EA. BAY= 2400 SF REQ'D FOR 4 BAYS
CAR STORAGE PROV'D= 2837 SF

PARKING REQUIRED:

A) AUTO REPAIR:
(1/400 GFA: 10,500/400= 26 STALLS)

B) AUTO REPAIR BAY:
(2/ BAY: 4 BAYS= 8 STALLS)

SUB-TOTAL= 34 STALLS REQ'D

C) AUTO SALES:
AUTOMOBIL SALES OFFICE= 550 SF
(1/400 GFA: 550/ 400= 2 STALLS)

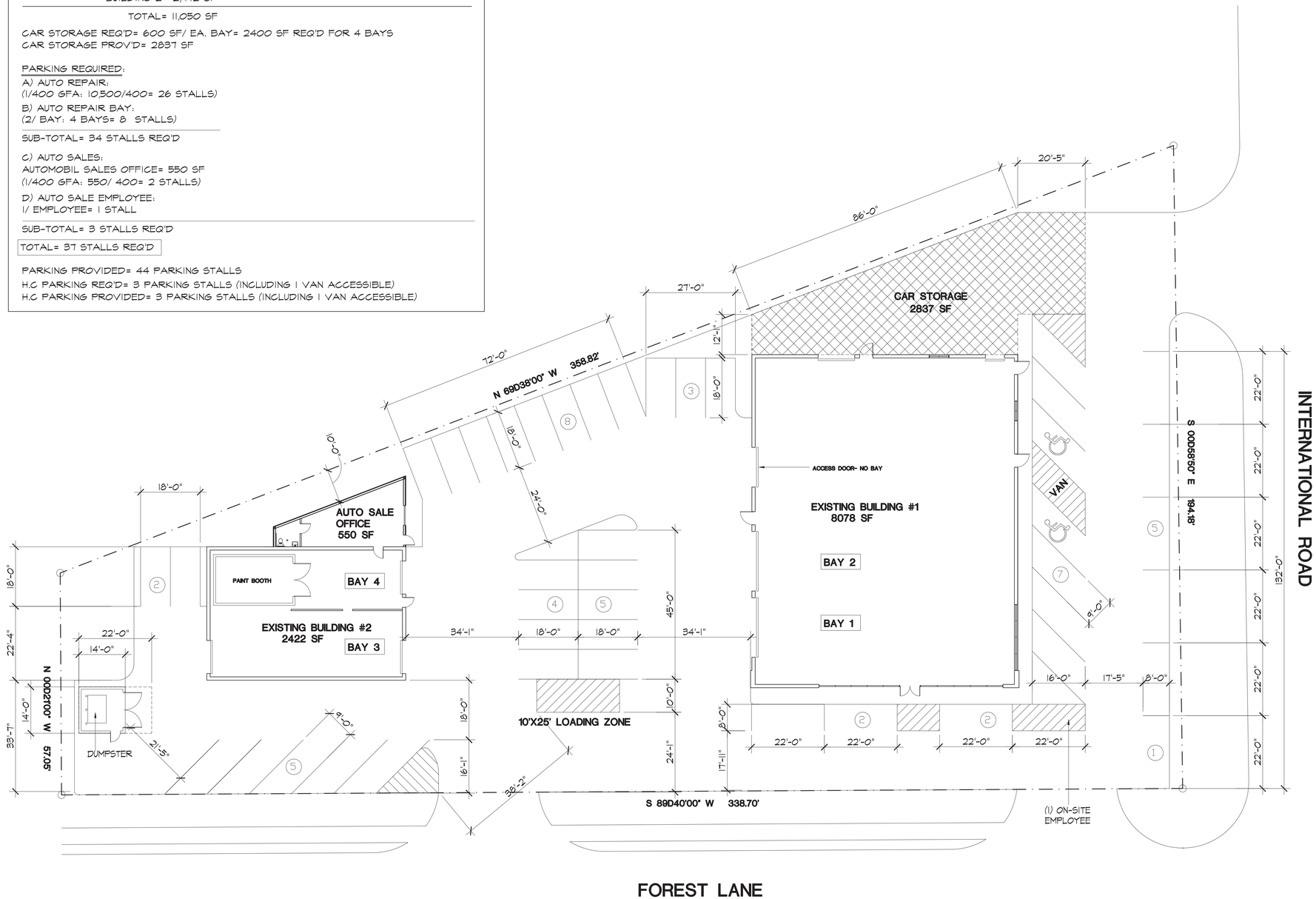
D) AUTO SALE EMPLOYEE:
1/ EMPLOYEE= 1 STALL

SUB-TOTAL= 3 STALLS REQ'D

TOTAL= 37 STALLS REQ'D

PARKING PROVIDED= 44 PARKING STALLS
H.C PARKING REQ'D= 3 PARKING STALLS (INCLUDING 1 VAN ACCESSIBLE)
H.C PARKING PROVIDED= 3 PARKING STALLS (INCLUDING 1 VAN ACCESSIBLE)

EXHIBIT C



CASE# 220414-3

MA International
2601 Perth Street
Dallas, TX75220
johnma2@yahoo.com
F-3485
ENGINEER

ARCHITECT SEAL

ENGINEER SEAL

#	DATE	SUBMISSION
--	11.22.22	SUP FOR AUTO SALES USE

JC
AUTO COLLISION
CENTER
GARLAND, TX

SITE PLAN

01 SITE PLAN

1/16"=1'-0"

22007-24
JOB NO.

A1.01
SHEET

REPORT & MINUTES

P.C. Meeting, November 7, 2022

3f. APPROVED Consideration of the application of **JC Collision**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 2905 Forest Lane. (District 6) (File Z 22-39 – Plan)

Motion was made by Commissioner Williams to approve the Plan request for Automotive Sales with the provision the five (5) extra parking space requirement for the Retail Sales are removed. Seconded by Commissioner Jenkins. **Motion carried: 8** Ayes, **0** Nay.

.

ZONING FILE NO. Z 22-39 - PLAN

JC COLLISION,	**§**	**PLAN COMMISSION OF THE**
	§	
Applicant,	**§**	**CITY OF GARLAND, TEXAS**

PLAN COMMISSION'S RECOMMENDED PROPOSED ORDER TO THE CITY COUNCIL

WHEREAS, on November 7, 2022, the Plan Commission of the City of Garland, Texas held a public hearing on the above-referenced application ("Application") where the applicant requested approval of a Specific Use Provision (SUP) and a Plan to allow Automobile Sales, New, or Used at 2905 Forest Lane, which is currently zoned Industrial (IN);

WHEREAS, after considering the testimony of the witnesses, the written submissions contained in the record of this zoning file (including, without limitation, the proposed plan and other submissions from the Applicant), staff's recommendation, and all relevant facts;

WHEREAS, JC Collision ("Applicant"), represented to the Plan Commission that it only needed to be allowed to conduct Wholesale Auto sales, as defined and consistent with a Wholesale Auto Dealer's license issued and regulated by the Texas Department of Motor Vehicles;

WHEREAS, the Plan Commission recommends the Garland City Council **APPROVE, WITH CONDITIONS**, the SUP, zoning file number Z 22-39-SUP, filed with this Plan, and with the condition being that only wholesale auto sales can occur at the location—no retail auto sales are permitted; and

WHEREAS, the Plan Commission recommends the Garland City Council **APPROVE, WITH CONDITIONS**, the Plan.

NOW, THEREFORE, THE PLAN COMMISSION RECOMMENDS THE FOLLOWING PROPOSED ORDER:

ZONING FILE NO. Z 22-39 – PLAN

JC COLLISION,	**§**	**PLAN COMMISSION OF THE**
	§	
Applicant,	**§**	**CITY OF GARLAND, TEXAS**

ORDER APPROVING PLAN WITH CONDITIONS

WHEREAS, on November 7, 2022, the Plan Commission of the City of Garland, Texas held a public hearing on the above-referenced application ("Application") where the applicant requested approval of a Specific Use Provision (SUP) and a Plan to allow Automobile Sales, New, or Used at 2905 Forest Lane, which is currently zoned Industrial (IN);

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WHEREAS, the Plan Commission recommends the Garland City Council **APPROVE, WITH CONDITIONS**, the SUP, zoning file number Z 22-39-SUP, filed with this Plan, and with the condition being that only wholesale auto sales can occur at the location—no retail auto sales are permitted; and

WHEREAS, the Plan Commission recommends the Garland City Council **APPROVE, WITH CONDITIONS**, the Plan.

NOW, THEREFORE, IT IS ORDERED that the Plan be APPROVED, WITH THE FOLLOWING CONDITIONS.

1. The Plan must comply with the Specific Use Provision, under Section 2.05(F)(4) of the Garland Development Code. The related SUP for this Application only authorizes Wholesale auto sales at the location and does not authorize retail auto sales.

   **A wholesale dealer license holder may buy, sell, or exchange vehicles with licensed dealers. A wholesale dealer license holder may not sell vehicles at retail. Tex. Admin. Code § 215.133(f).

2. The Plan should be amended to remove the five parking places that were going to be designated for auto retail sales on the premises, since wholesale auto sales, as clarified under Tex. Admin. Code § 215.133(f) doesn't allow for auto retail sales.

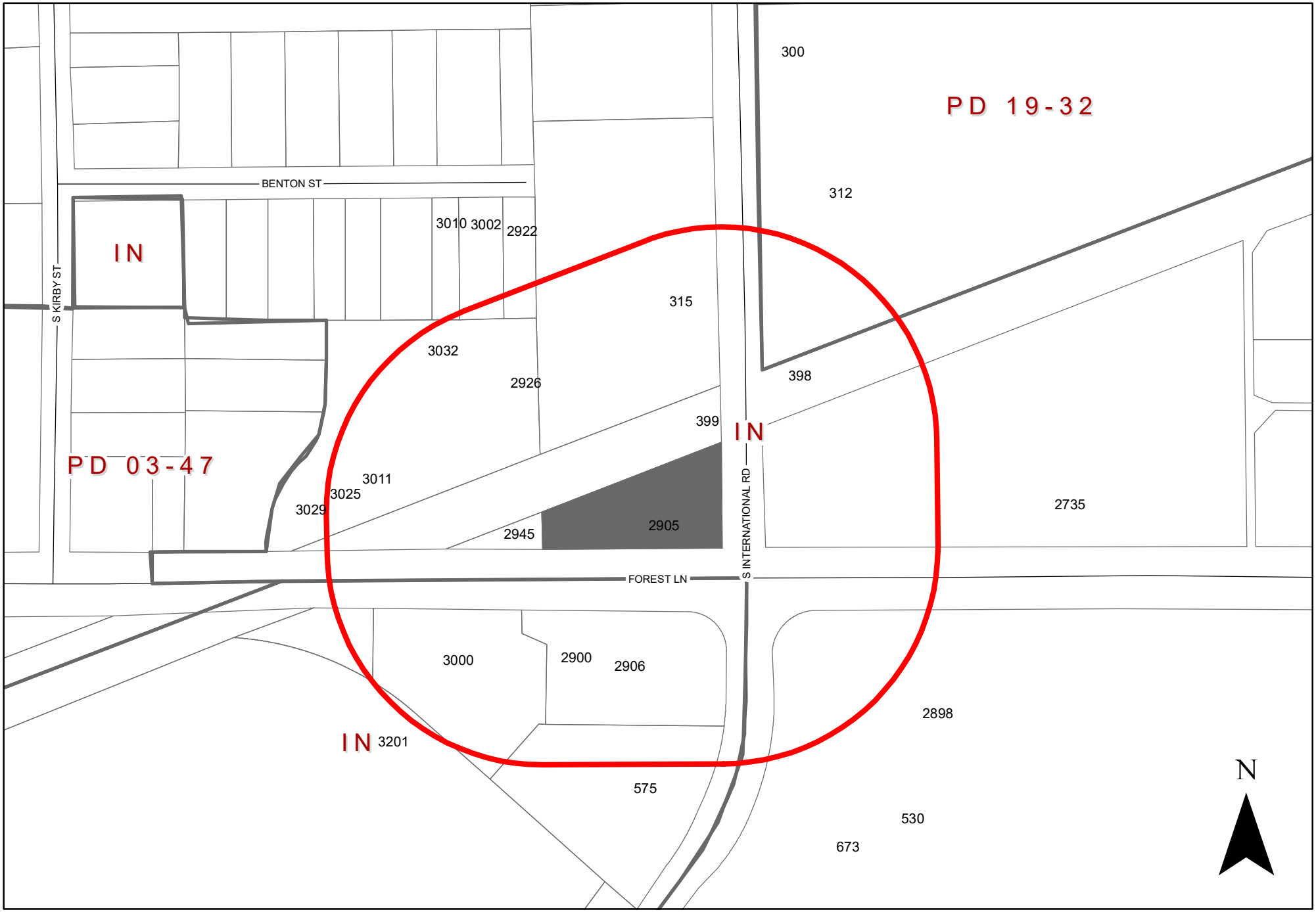
SO ORDERED this, the ___ day of December 2022.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary



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ZONING MAP Z 22-39

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2905 Forest Ln

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-39	November 7, 2022	December 6, 2022	Nabiha Ahmed

Z 22-39 JC Collision. The applicant proposes to add automobile sales to the exisiting automobile repair facility. The site is located at 2905 Forest Lane. (District 6)

Michael Dvorak **For**

10/28/2022
3:23:22 PM

2017 Meadowview Dr

Garland
TX
United States
75043

mike.dvorak4@gmail.com

2144483321

Outside the Notification Area

Cant hurt

Z 22-39

PLANNING &
DEVELOPMENT

GARLAND

The applicant proposes to add automobile sales to the existing automobile repair facility.

City Council Meeting
December 6, 2022

CASE INFORMATION

PLANNING & DEVELOPMENT
GARLAND

Location: 2905 Forest Lane

Applicant: JC Collision

Owner: JI Y. Lim

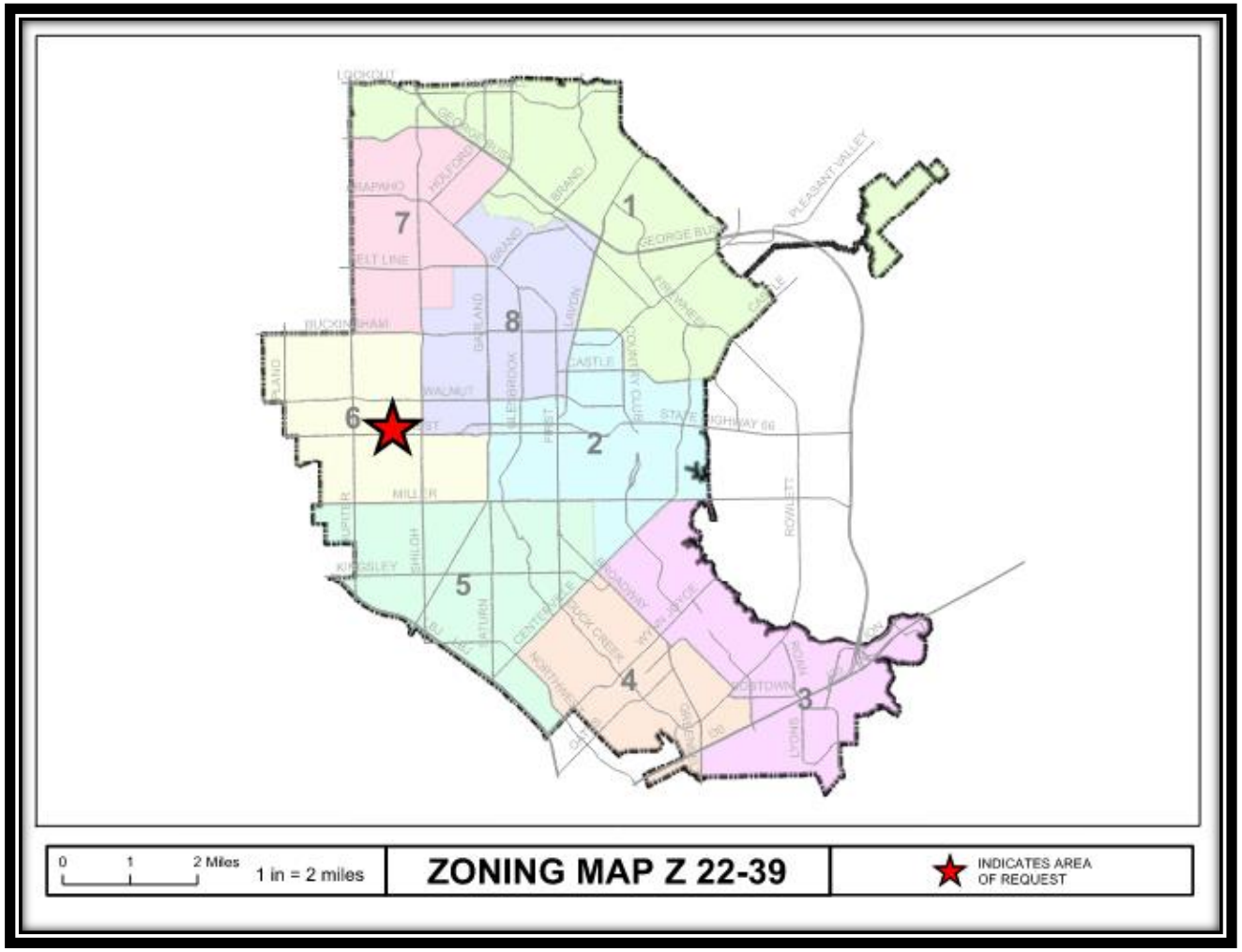
Acreage: 1.09

Zoning: Industrial (IN) District

Z 22-39

CITYWIDE LOCATION MAP

PLANNING & DEVELOPMENT
GARLAND

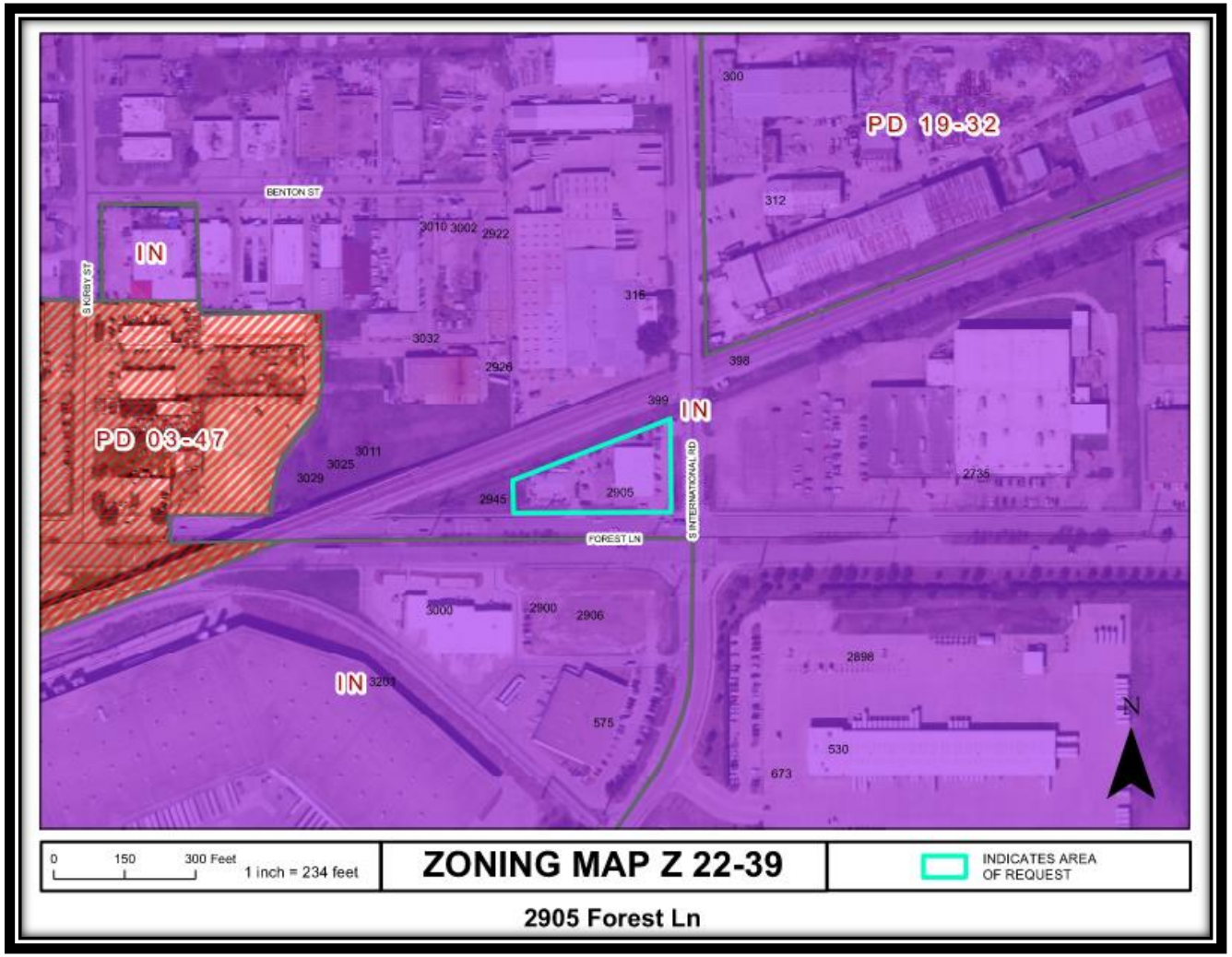


Z 22-39

LOCATION MAP

PLANNING & DEVELOPMENT

GARLAND



Z 22-39

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT
GARLAND

Transit-Oriented Centers

Z 22-39

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT
GARLAND

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 is characterized by moderate to high density residential greater than twelve dwelling units per acre.

The proposed use is not compatible with the Comprehensive Plan.

PHOTOS

PLANNING & DEVELOPMENT
GARLAND

View of the subject property

East of the subject property from South International Road

Z 22-39

SITE PLAN

PLANNING & DEVELOPMENT

GARLAND

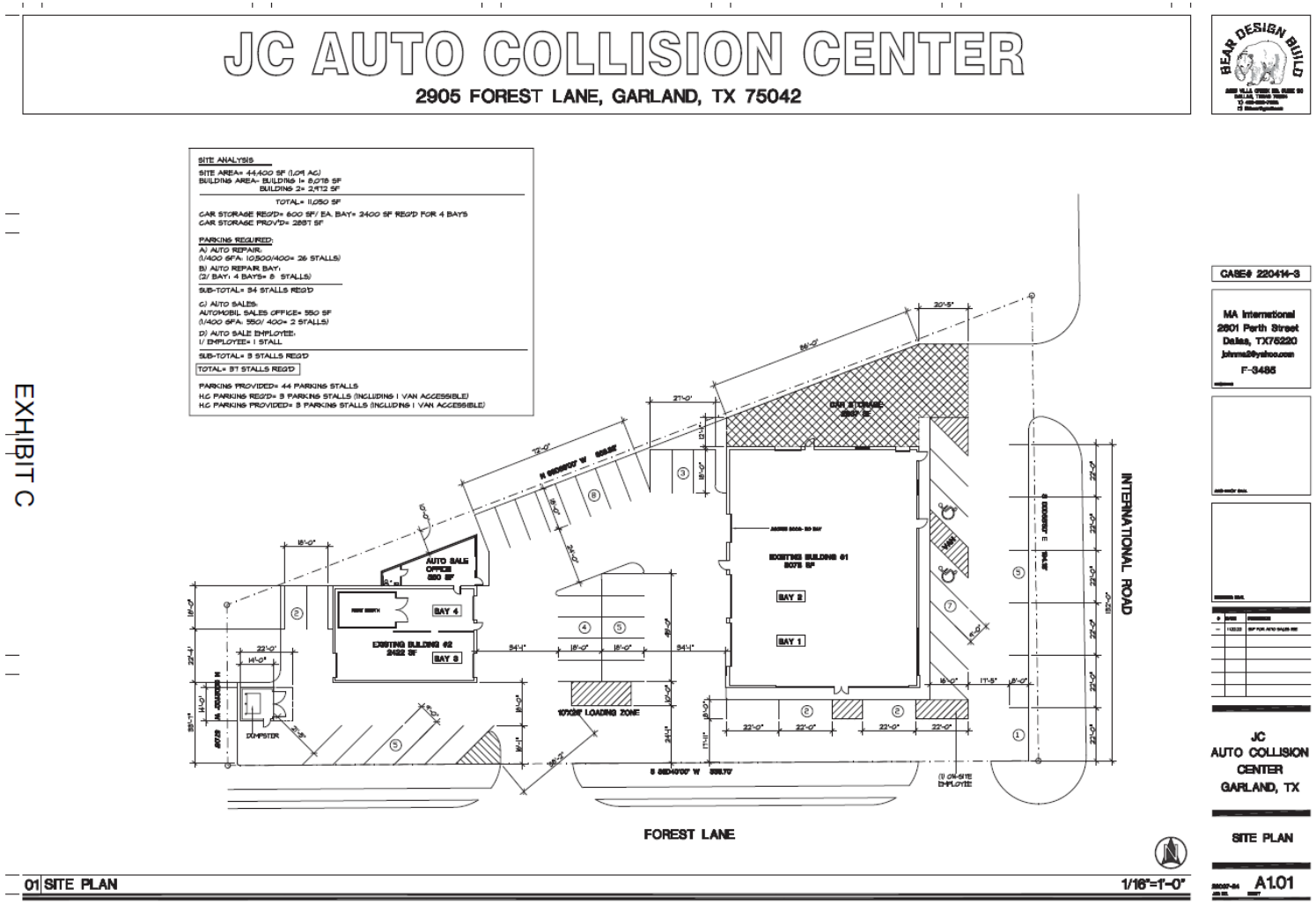


EXHIBIT C

Z 22-39

CONSIDERATION

PLANNING & DEVELOPMENT

GARLAND

The applicant requests the Specific Use Provision time period to be fifteen (15) years.

Z 22-39

STAFF RECOMMENDATION

PLANNING & DEVELOPMENT
GARLAND

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

Denial of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District

STAFF RECOMMENDATION

PLANNING & DEVELOPMENT
GARLAND

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However, the Plan Commission recommended that only wholesale automobile sales can occur at the location—no retail automobile sales are permitted. The Commission also recommended to remove the five (5) designated parking spaces for retail automobile sales.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **8. e.**

Meeting Date: 12/06/2022

Item Title: Z 22-47 Digital Garland Ferris, LP (District 1)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Detail Plan for a Data Center on a site zoned Planned Development (PD) District 20-17.

LOCATION
805 Holford Road

OWNER

Digital Garland Ferris, LP.

PLAN COMMISSION RECOMMENDATION

On November 7, 2022, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Detail Plan for a Data Center.

STAFF RECOMMENDATION

Approval of a Detail Plan for a Data Center.

BACKGROUND

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

In 2017, City Council approved an amendment to Planned Development (PD) District 15-20 for Mixed Use to remove the Transition Zone located at the southwest corner of Campbell Road and Lookout Drive and Rezone to Mixed Use-Mixed Residential. In 2020, City Council approved an amendment to Planned Development (PD) District 17-35 for Mixed Use to 1) remove Dwelling, Multi-Family Use and Elder Care Independent Living Use from several character zones; 2) change the character zones of certain properties; and 3) remove the Concept Plan and require Detail Plans through a public hearing.

The PD 20-17 Zoning Framework Plan includes five (5) Character Zones, each zone

implements specific aspects of the vision for a regional mixed-use destination with significant employment and residential uses. The following districts within the PD are: Employment Mixed Use Zone EMU), Retail Mixed Use Zone (RMU), Mixed Use-Mixed Residential Zone (MU-MR), Mixed Use-Mixed Residential Zone (MU-MR), and Transitional Zone (T). The proposed project is located within the Retail Mixed Use Zone (RMU).

The applicant requests approval of an amendment to Planned Development (PD) District 20-17 to allow a Data Center. A Data Center is permitted in the Retail Mixed Use character zone by right; however, a Detail Plan is required through the Public Hearing process.

SITE DATA

The overall site consists of approximately 18.636 acres with approximately 1,087 lineal feet of frontage along Holford Road and 1,248 lineal feet of frontage along Ferris Road. It should be noted that Ferris Road will be abandoned and be replaced with a private driveway; however, the site can be accessed from West Campbell Road and Holford Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-17 and within the Retail Mixed Use (RMU) character zone. The Retail Mixed Use (RMU) Zone is adjacent to North President George Bush Turnpike with access conducive to destination and regional retail uses. As mentioned above, Data Center is an allowed use in Retail Mixed Use.

CONSIDERATIONS

1. Development and Site Plan

The applicant proposes a 178,814 square-foot Data Center, a regional detention pond and a future expansion of 67,228 square feet, which are all part of Phase 1. Per the narrative, “the building will be designed with office space and associated infrastructure spaces and populated with 4 MW of equipment with planning for expansion to 6 MW in the future. The third data hall and associated infrastructure spaces will be master planned for 6 MW but constructed as shell space. The building will be designed to expand to add a fourth data hall and associated infrastructure spaces on land made “pad-ready” as part of this project.”

Future phases will require a Detail Plan through the public hearing process.

2. Parking

The site plan (Exhibit C) complies with the parking requirements per the GDC. In addition, bicycle parking is required per Planned Development (PD) district 20-17 and the site plan is in compliance.

3. Screening and Landscaping

The proposed landscaping conforms to the screening and landscaping requirements per the GDC. The landscape plan (Exhibit D) reflects a ten (10)-foot ornamental metal fence around the perimeter of the property.

4. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 20-17.

5. Transportation

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

It should be noted that the Ferris Road abandonment will be considered by City Council.

6. Signage
No deviations were requested regarding signage.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods

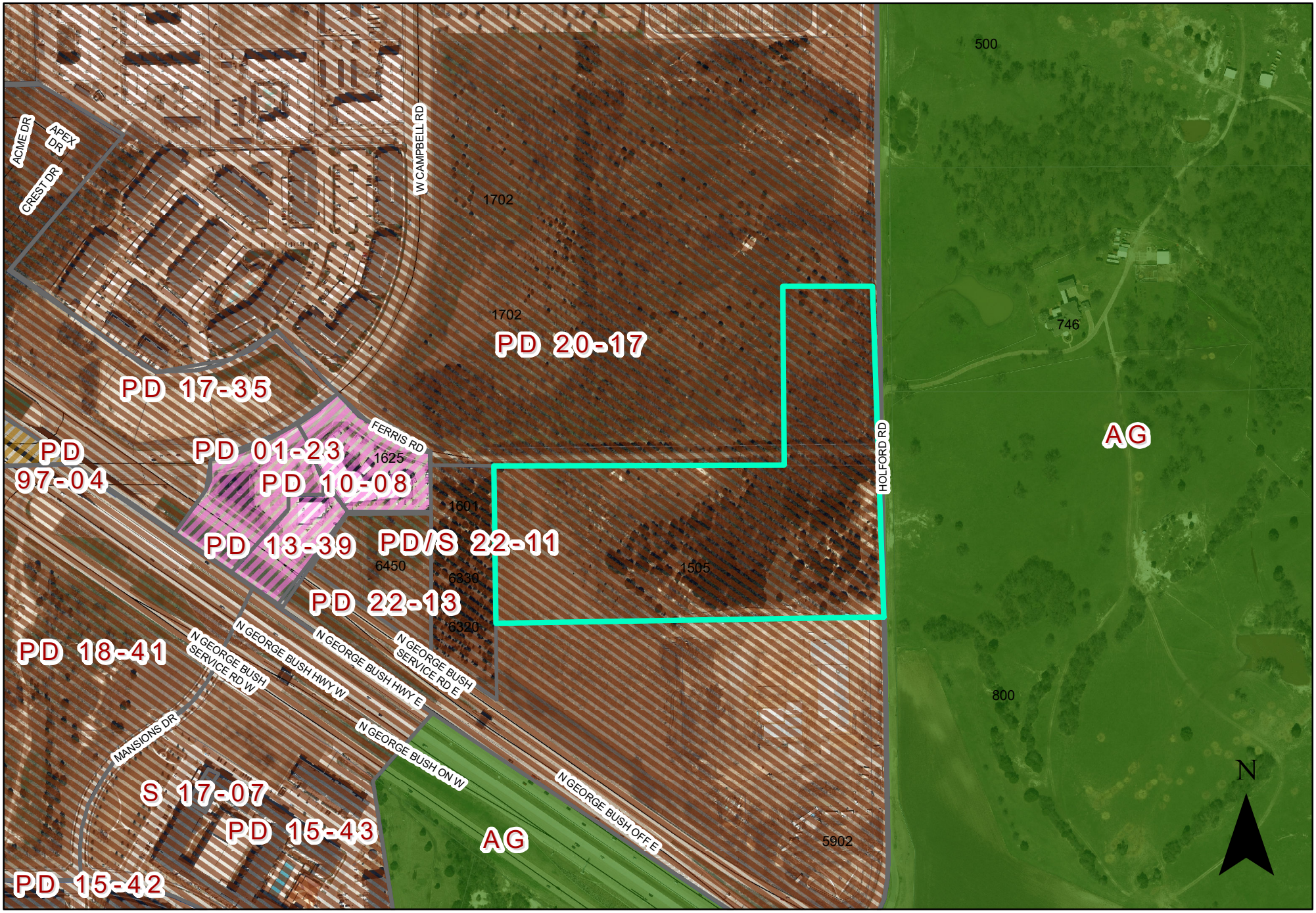
The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area the north is zoned Planned Development (PD) District 20-17; this property is currently unimproved. However, this property is intended for future phases for the data center. The property to the east, across Holford Road, is zoned Agricultural (AG) District; there is a residential home on site. The property to the south is zoned Planned Development (PD) District 20-17; this property is currently developed with an entertainment facility. The property to the west is zoned Planned Development (PD) District 22-11 for a self-storage facility.

Attachments

Z 22-47 Location Map
Z 22-47 Exhibit B
Z 22-47 Exhibits C-E
Z 22-47 Order
Z 22-47 R&M - Detail Plan
Z 22-47 Responses
Z 22-47 Staff Presentation



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1 inch = 422 feet

ZONING MAP Z 22-47

INDICATES AREA OF REQUEST

805 Holford Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-47

805 Holford Road

I. **Statement of Purpose:** The purpose of this Planned Development is to approve a Data Center.

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 20-17 for Mixed Uses 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 permitted as in Planned Development (PD) District 20-17 for Mixed Uses.

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

1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code,

the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

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

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

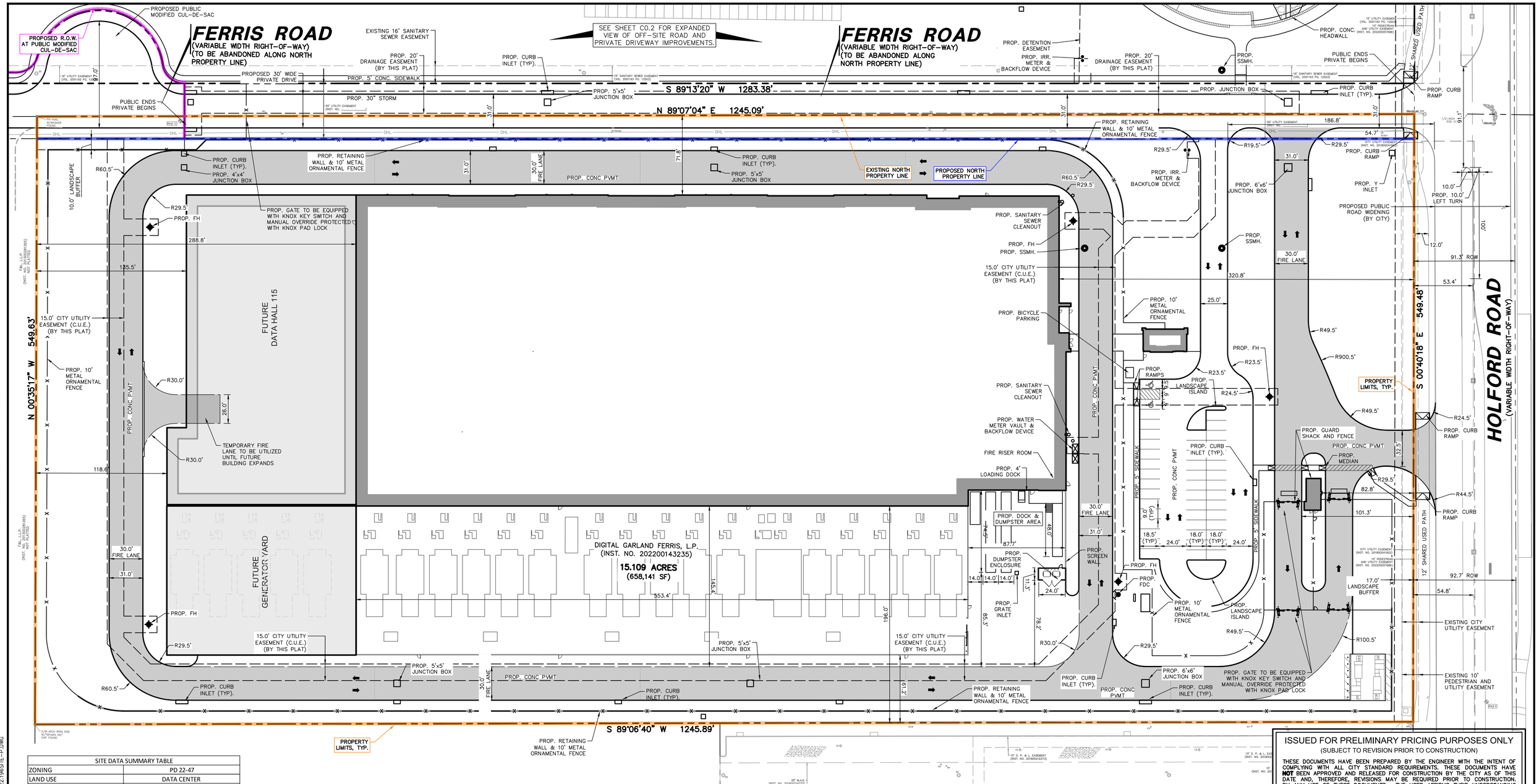
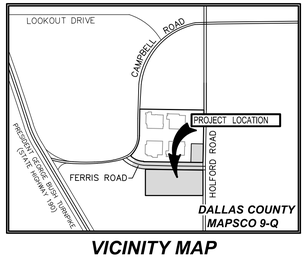


EXHIBIT C

SITE DATA SUMMARY TABLE	
ZONING	PD 22-47
LAND USE	DATA CENTER
TOTAL AREA OF SITE	15.109 AC (658,141 SF)
TOTAL DETENTION AREA	3.527 AC (153,625 SF)
TOTAL DETAILED PLAN AREA	18.636 AC (811,766 SF)
PARKING REQUIRED	1 SPACE PER 5,000 SF 36 SPACES
FUTURE PARKING REQUIRED	1 SPACE PER 5,000 SF 9 SPACES
PARKING PROVIDED	45 SPACES
BICYCLE PARKING REQUIRED	2.5% OF PARKING PROVIDED 2 SPACES
BICYCLE PARKING PROVIDED	8 SPACES
TOTAL GROSS SQ FOOTAGE	DATA HALL = 147,373 SF OFFICE = 31,043 SF GUARD SHACK = 398 SF TOTAL = 178,814 SF
FUTURE GROSS SQ FOOTAGE	DATA HALL = 44,163 SF GENERATOR YARD = 23,065 SF TOTAL = 67,228 SF
PROPOSED BUILDING HEIGHT	1 STORY MAX HEIGHT 41'
OPEN SPACE REQUIRED	65,814 SF (10%)
OPEN SPACE PROVIDED	376,040 SF (55%)
TOTAL FLOOR AREA RATIO	0.28:1
TOTAL BUILDING COVERAGE	181,326 SF - 27.6%
TOTAL IMPERVIOUS COVER	342,866 SF - 52.1%

ALL PROPOSED SIGNAGE WILL COMPLY THE SIGN REQUIREMENTS LISTED IN CHAPTER 4 OF THE GARLAND DEVELOPMENT CODE (GDC).

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED



VICINITY MAP

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
X	PROPOSED FENCE
	FIRE LANE
	PROP FIRE HYDRANT
	PROP WATER LINE
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROPOSED STORM LINE
	PROPOSED RETAINING/SCREENING WALL
	PROP. FIRE LANE

N

0 20 40 80 120

GRAPHIC SCALE IN FEET

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF ASHLEY D. REYNOLDS, P.E. TEXAS REGISTRATION NO. 128323
DATE: 10/27/2022

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE **NOT** BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION

Pacheco Koch
a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DETAILED PLAN
DIGITAL GARLAND CAMPUS
DATA CENTER ON 15.1 AC.
HOLFORD RD. @ FERRIS RD.
CITY OF GARLAND, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
ADR	CBA/JER	OCT. 2022	1"=40'			DP0.1

DIGITAL GARLAND CAMPUS

OWNER
DIGITAL REALTY
907 SECURITY ROW
RICHARDSON, TEXAS 75082
PHONE: 469-385-2632
CONTACT JOE HUBBARD

ARCHITECT
JACOBS
777 MAIN STREET
FORTH WORTH, TEXAS 76102
PHONE: 817-222-8505
CONTACT ELIZABETH REGNIER

ENGINEER
PACHECO KOCH
7557 RAMBLER RD SUITE 1400
DALLAS, TEXAS 75231
PHONE: 972-235-3031
CONTACT ASHLEY REYNOLDS

SURVEYOR
PACHECO KOCH
7557 RAMBLER RD SUITE 1400
DALLAS, TEXAS 75231
PHONE: 972-235-3031
CONTACT JONATHAN COOPER

LANDSCAPE
PACHECO KOCH
4060 BRYANT IRVING RD
FORTH WORTH, TEXAS 76109
PHONE: 817-412-71551
CONTACT TRICIA WOLIVER

CITY CASE NO. 220519-1

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

EXHIBIT C

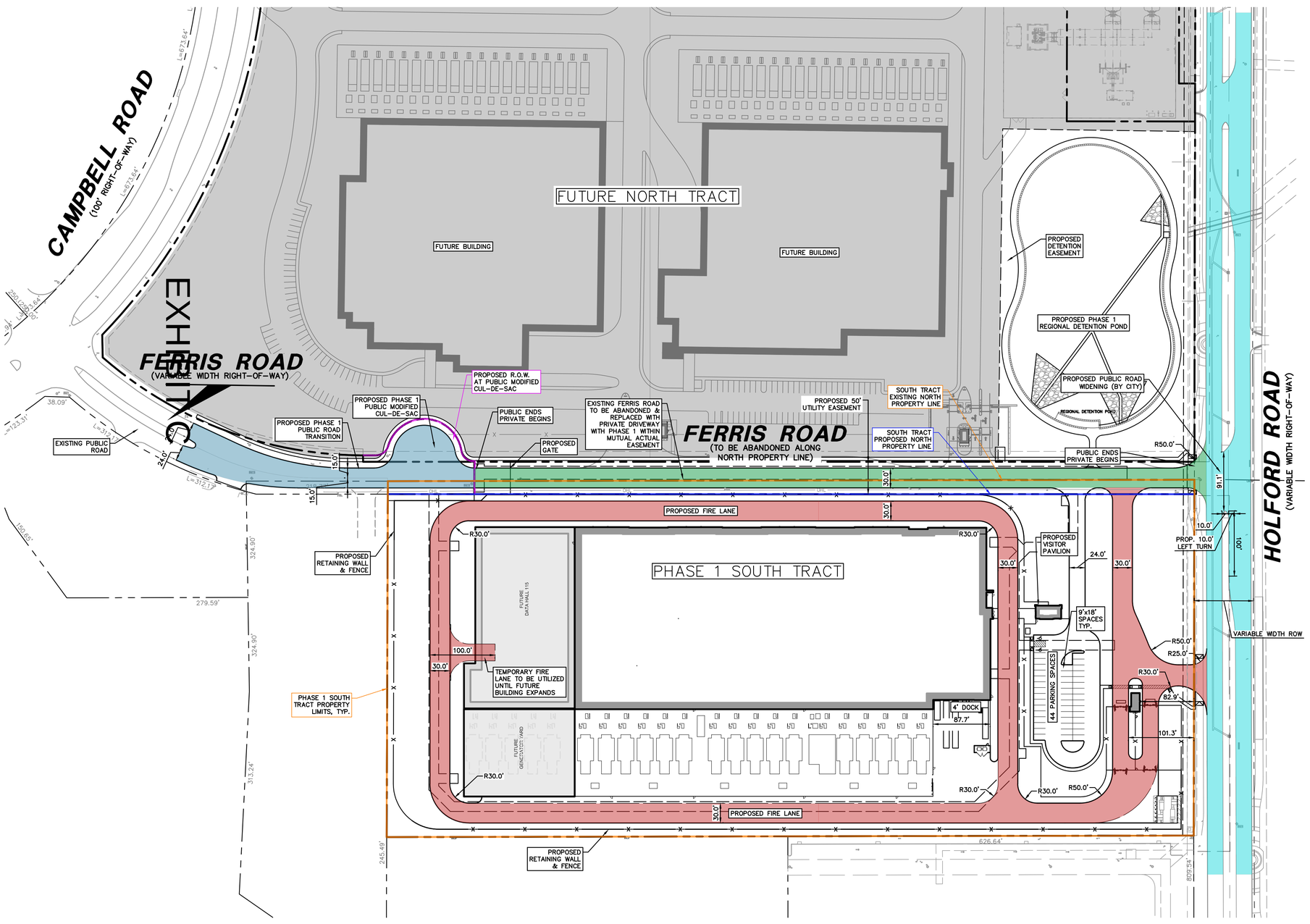
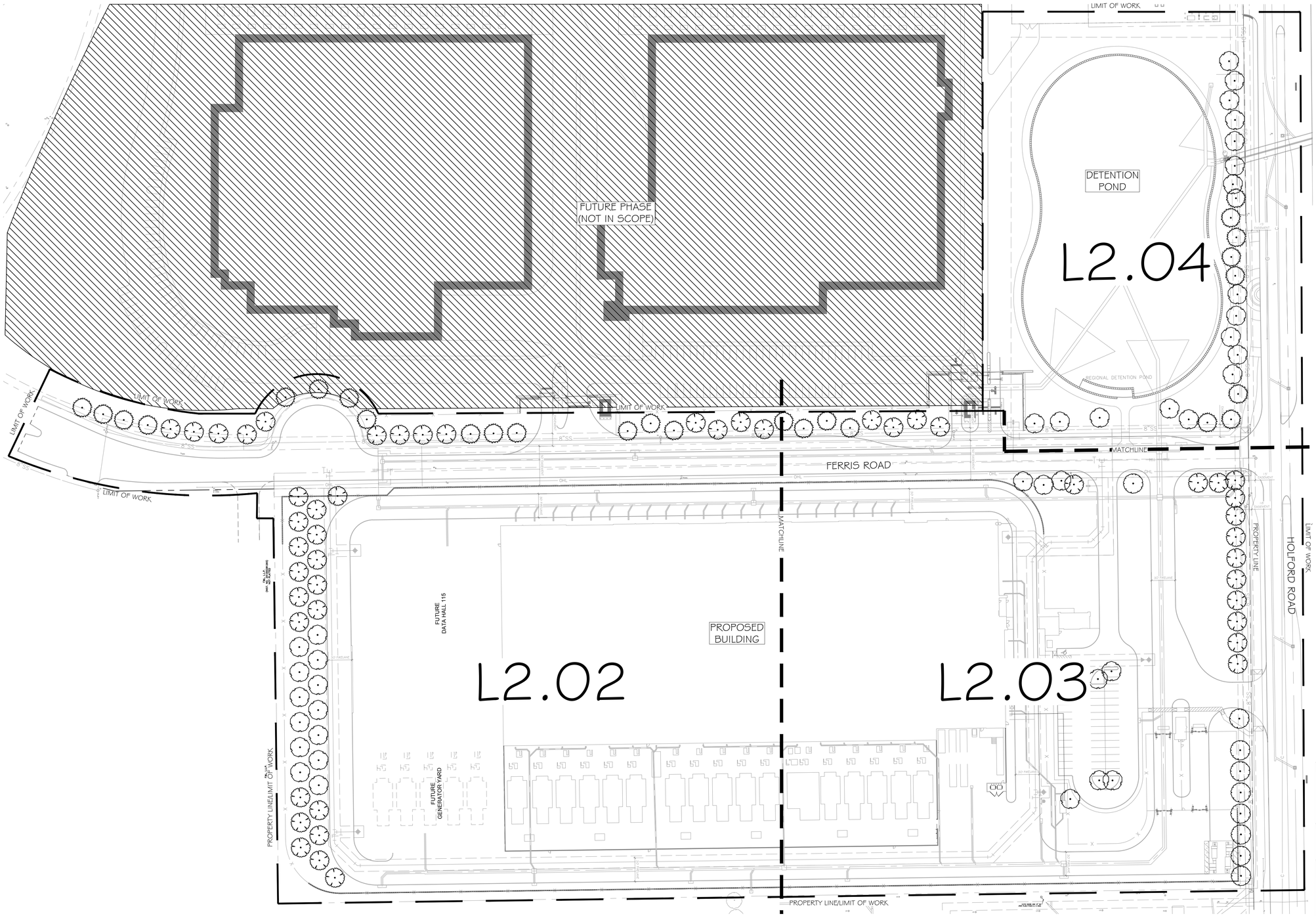
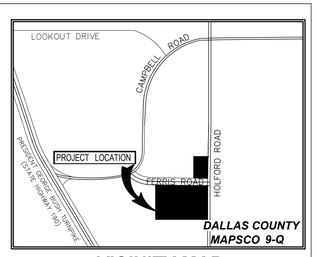

CAMPBELL ROAD
(100' RIGHT-OF-WAY)
FERRIS ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
FERRIS ROAD
(TO BE ABANDONED ALONG NORTH PROPERTY LINE)
HOLFORD ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
FUTURE NORTH TRACT
FUTURE BUILDING
FUTURE BUILDING
PHASE 1 SOUTH TRACT
PROPOSED DETENTION EASEMENT
PROPOSED PHASE 1 REGIONAL DETENTION POND
PROPOSED PUBLIC ROAD WIDENING (BY CITY)
REGIONAL DETENTION POND
PROPOSED R.O.W. AT PUBLIC MODIFIED CUL-DE-SAC
PROPOSED PHASE 1 PUBLIC MODIFIED CUL-DE-SAC
PROPOSED PHASE 1 PUBLIC ROAD TRANSITION
PUBLIC ENDS PRIVATE BEGINS
EXISTING FERRIS ROAD TO BE ABANDONED & REPLACED WITH PRIVATE DRIVEWAY WITH PHASE 1 WITHIN MUTUAL ACTUAL EASEMENT
PROPOSED 50' UTILITY EASEMENT
SOUTH TRACT EXISTING NORTH PROPERTY LINE
SOUTH TRACT PROPOSED NORTH PROPERTY LINE
PROPOSED GATE
EXISTING PUBLIC ROAD
PUBLIC ENDS PRIVATE BEGINS
PROPOSED FIRE LANE
PROPOSED FIRE LANE
PROPOSED RETAINING WALL & FENCE
PROPOSED RETAINING WALL & FENCE
PHASE 1 SOUTH TRACT PROPERTY LIMITS, TYP.
TEMPORARY FIRE LANE TO BE UTILIZED UNTIL FUTURE BUILDING EXPANDS
FUTURE DATA HALL 115
FUTURE GENERATOR YARD
PROPOSED VISITOR PAVILION
9'x18' SPACES TYP.
44 PARKING SPACES
4' DOCK
PROP. 10.0' LEFT TURN
VARIABLE WIDTH ROW
R50.0'
R25.0'
R30.0'
82.9'
101.3'
87.7'
91.1'
10.0'
100'
24.0'
30.0'
15.0'
100.0'
324.90'
313.24'
245.49'
279.59'
626.64'
809.54'
38.09'
240'
312.17'
L=312.17'
L=62.64'
L=73.64'
L=62.64'
L=312.31'
L=62.64'
L=62.64'
L=62.64

EXHIBIT D



1 OVERALL LANDSCAPE PLAN
1" = 60'-0"



VICINITY MAP
(NOT TO SCALE)

ZONING:
EXISTING: LI (LIGHT INDUSTRIAL)

PROPOSED USE:
DATA CENTER/OFFICE

OWNER

DIGITAL REALTY
JOE HUBBARD
907 SECURITY ROW
RICHARDSON, TEXAS 75082
469-385-2632

LANDSCAPE ARCHITECT

TRICIA WOLIVER
118 N OHIO ST, CELINA, TX 75009
214-451-2765

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL,PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
TRICIA A. WOLIVER
TEXAS REGISTRATION NUMBER 2225

NO.	DATE	REVISION
2	10/27/2022	CITY RESUBMITTAL
1	10/11/2022	CITY SUBMITTAL

Pacheco Koch
a Westwood company
118 N. OHIO STREET
CELINA, TX 75009
214.451.2765

OVERALL LANDSCAPE PLAN

DIGITAL GARLAND CAMPUS
DATA CENTER ON 15.7 AC.
HOLFORD RD. @ FERRIS RD.
CITY OF GARLAND, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	
TAW	SRR	OCT. 2022	AS SHOWN			L2.00

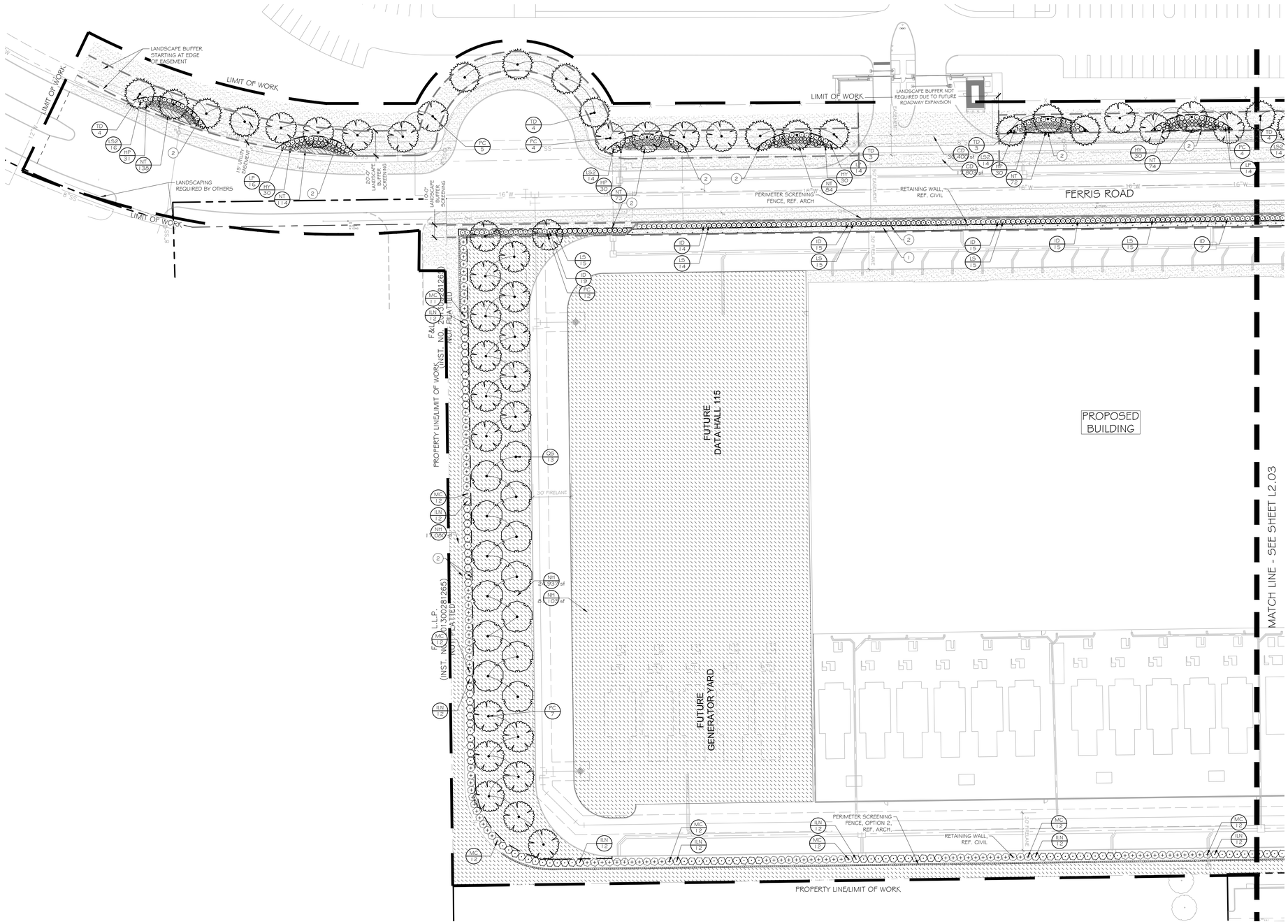
0 30 60 120 180
GRAPHIC SCALE IN FEET

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DIGITAL GARLAND CAMPUS

PK FILE: 1639-22.196

EXHIBIT D



1 LANDSCAPE PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

REFERENCE NOTES SCHEDULE

2022-07-13 14:42

SYMBOL	DESCRIPTION	DETAIL
1	RIVER COBBLE	5/L2.04
2	STEEL EDGING	4/L2.04

PLANT SCHEDULE

2022-10-07 08:54

TREES	BOTANICAL / COMMON NAME
PC	PISTACIA CHINENSIS CHINESE PISTACHE
QS	QUERCUS SHUMARDII SHUMARD RED OAK
TD	TAXODIUM DISTICHUM BALD CYPRESS
UC2	ULMUS CRASSIFOLIA CEDAR ELM
SHRUBS	BOTANICAL / COMMON NAME
HP	HESPERALOE PARVIFLORA RED YUCCA
HY	HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA
ID	ILEX CORNUTA `DWARF BURFORD` DWARF BURFORD HOLLY
ILN	ILEX X `NELLIE R STEVENS` NELLIE STEVENS HOLLY
LS	LEUCOPHYLLUM FRUTESCENS `SILVERADO` TEXAS SAGE
LS2	LIGUSTRUM SINENSE 'SUNSHINE' SUNSHINE CHINESE PRIVET
LP	LOROPETALUM CHINENSE `PIPA`S RED` RED CHINESE FRINGE FLOWER
MC	MORELLA CERIFERA WAX MYRTLE
SHRUB AREAS	BOTANICAL / COMMON NAME
NT	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
GROUND COVERS	BOTANICAL / COMMON NAME
EF	EUONYMUS FORTUNEI `COLORATUS` PURPLE WINTERCREEPER
SOD/SEED	BOTANICAL / COMMON NAME
CD	CYNODON DACTYLON BERMUDA GRASS
NH	NATIVE SEED MIX-HYDROSEED

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
TRICIA A. MOLNAR
TEXAS REGISTRATION NUMBER 2225

NO.	DATE	REVISION
2	10/27/2022	CITY RESUBMITTAL
1	10/11/2022	CITY SUBMITTAL

Pacheco Koch
a Westwood company
118 N. OHIO STREET
CELINA, TX 75009
214.451.2765

LANDSCAPE PLAN

DIGITAL GARLAND CAMPUS
DATA CENTER ON 15.7 AC.
HOLFORD RD. @ FERRIS RD.
CITY OF GARLAND, DALLAS COUNTY, TEXAS

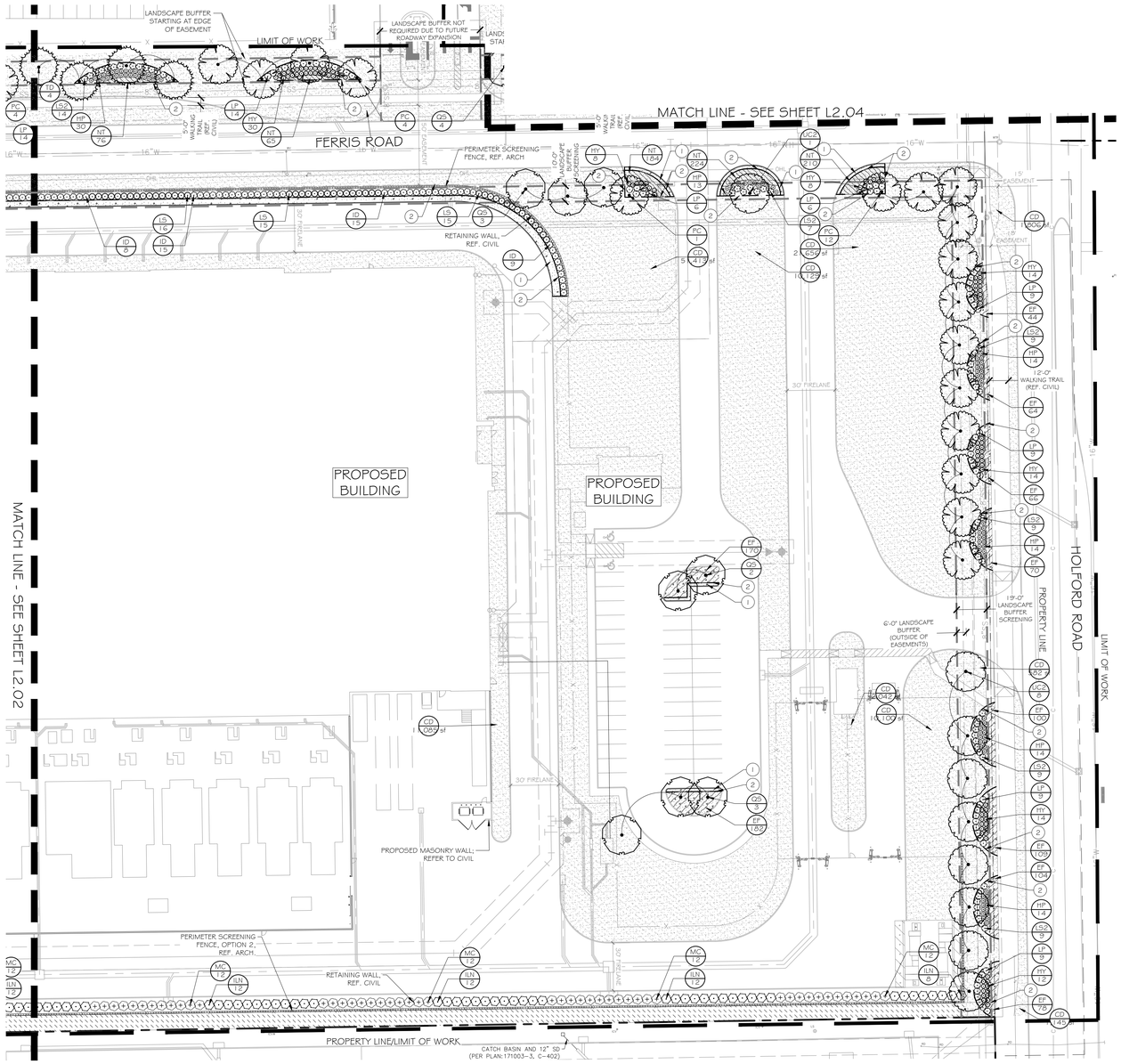
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TAW	SRR	OCT. 2022	AS SHOWN			L2.02

DIGITAL GARLAND CAMPUS

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PK FILE: 1639-22.196

EXHIBIT D



1 PLANTING PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

REFERENCE NOTES SCHEDULE

2022-07-13 14:42

SYMBOL	DESCRIPTION	DETAIL
1	RIVER COBBLE	5/L2.04
2	STEEL EDGING	4/L2.04

PLANT SCHEDULE

2022-10-07 08:54

TREES	BOTANICAL / COMMON NAME
PC	PISTACIA CHINENSIS CHINESE PISTACHE
QS	QUERCUS SHUMARDII SHUMARD RED OAK
TD	TAXODIUM DISTICHUM BALD CYPRESS
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SHRUBS	BOTANICAL / COMMON NAME
HP	HESPERALOE PARVIFLORA RED YUCCA
HY	HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA
ID	ILEX CORNUTA `DWARF BURFORD` DWARF BURFORD HOLLY
ILN	ILEX X `NELLIE R STEVENS` NELLIE STEVENS HOLLY
LS	LEUCOPHYLLUM FRUTESCENS `SILVERADO` TEXAS SAGE
LS2	LIGUSTRUM SINENSE 'SUNSHINE' SUNSHINE CHINESE PRIVET
LP	LOROPETALUM CHINENSE `PIPA'S RED` RED CHINESE FRINGE FLOWER
MC	MORELLA CERIFERA WAX MYRTLE
SHRUB AREAS	BOTANICAL / COMMON NAME
NT	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
GROUND COVERS	BOTANICAL / COMMON NAME
EF	EUONYMUS FORTUNEI `COLORATUS` PURPLE WINTERCREEPER
SOD/SEED	BOTANICAL / COMMON NAME
CD	CYNODON DACTYLON BERMUDA GRASS
NH	NATIVE SEED MIX-HYDROSEED

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
TRICIA A. WOLMER
TEXAS REGISTRATION NUMBER 2225

NO.	DATE	REVISION
2	10/27/2022	CITY RESUBMITTAL
1	10/11/2022	CITY SUBMITTAL

Pacheco Koch
a Westwood company
118 N. OHIO STREET
CELINA, TX 75009
214.451.2765

LANDSCAPE PLAN

DIGITAL GARLAND CAMPUS
DATA CENTER ON 15.7 AC.
HOLFORD RD. @ FERRIS RD.
CITY OF GARLAND, DALLAS COUNTY, TEXAS

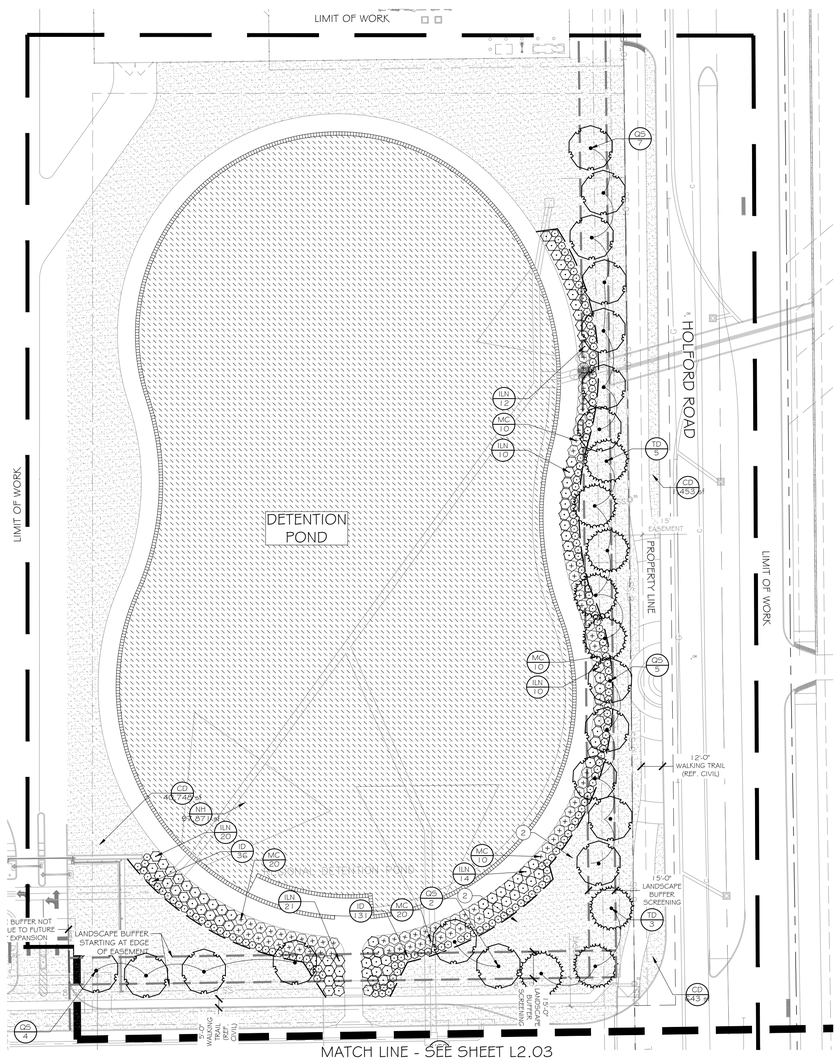
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TAW	SRR	OCT. 2022	AS SHOWN			L2.03

DIGITAL GARLAND CAMPUS

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PK FILE: 1639-22.196

EXHIBIT D



1 LANDSCAPE PLAN
1" = 40'-0"

REFERENCE NOTES SCHEDULE

2022-07-13 14:42

SYMBOL	DESCRIPTION	DETAIL
1	RIVER COBBLE	5/L2.04
2	STEEL EDGING	4/L2.04

PLANT SCHEDULE

2022-10-07 08:54

TREES	BOTANICAL / COMMON NAME
PC	PISTACIA CHINENSIS CHINESE PISTACHE
QS	QUERCUS SHUMARDII SHUMARD RED OAK
TD	TAXODIUM DISTICHUM BALD CYPRESS
UC2	ULMUS CRASSIFOLIA CEDAR ELM
SHRUBS	**BOTANICAL / COMMON NAME**
HP	HESPERALOE PARVIFLORA RED YUCCA
HY	HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA
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ILN	ILEX X `NELLIE R STEVENS` NELLIE STEVENS HOLLY
LS	LEUCOPHYLLUM FRUTESCENS `SILVERADO` TEXAS SAGE
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LP	LOROPETALUM CHINENSE `PIPA`S RED` RED CHINESE FRINGE FLOWER
MC	MORELLA CERIFERA WAX MYRTLE
SHRUB AREAS	**BOTANICAL / COMMON NAME**
NT	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
GROUND COVERS	**BOTANICAL / COMMON NAME**
EF	EUONYMUS FORTUNEI `COLORATUS` PURPLE WINTERCREEPER
SOD/SEED	**BOTANICAL / COMMON NAME**
CD	CYNODON DACTYLON BERMUDA GRASS
NH	NATIVE SEED MIX-HYDROSEED

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
TRICIA A. WOLNER
TEXAS REGISTRATION NUMBER 2225

0 20 40 80 120
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION
2	10/27/2022	CITY RESUBMITTAL
1	10/11/2022	CITY SUBMITTAL

Pacheco Koch
a Westwood company
118 N. OHIO STREET
CELINA, TX 75009
214.451.2765

LANDSCAPE PLAN

DIGITAL GARLAND CAMPUS
DATA CENTER ON 15.7 AC.
HOLFORD RD. @ FERRIS RD.
CITY OF GARLAND, DALLAS COUNTY, TEXAS

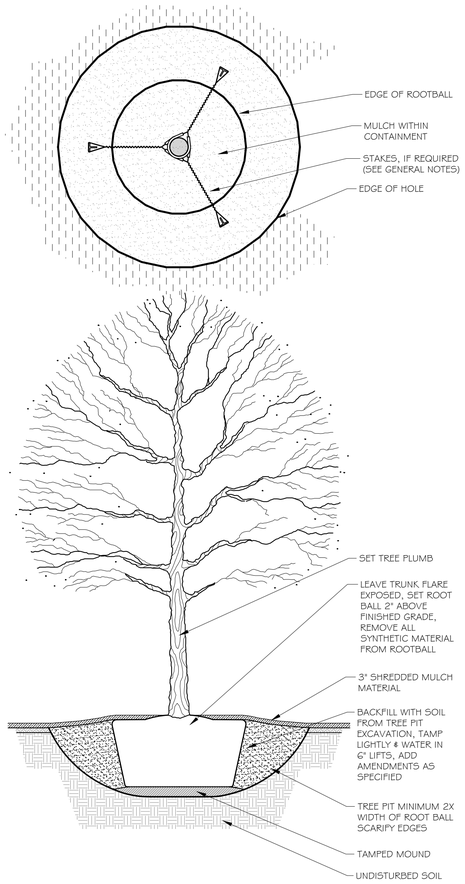
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TAW	SRR	OCT. 2022	AS SHOWN			L2.04

DIGITAL GARLAND CAMPUS

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PK FILE: 1639-22.196

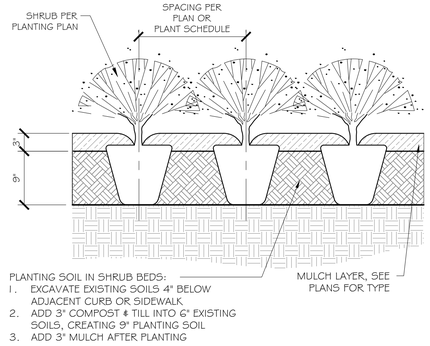
EXHIBIT D



NOTE: UNLESS OTHERWISE SPECIFIED, OR REQUIRED BY OWNER TREES 3" CAL, AND UNDER SHALL NOT BE STAKED.

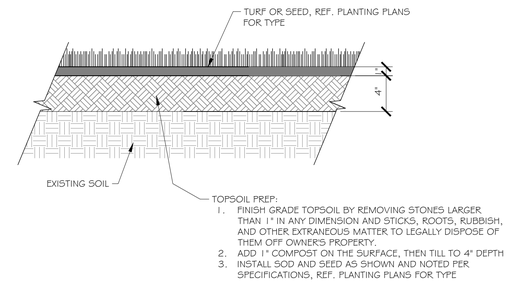
1 CANOPY TREE W/ NO STAKES

3/4" = 1'-0"



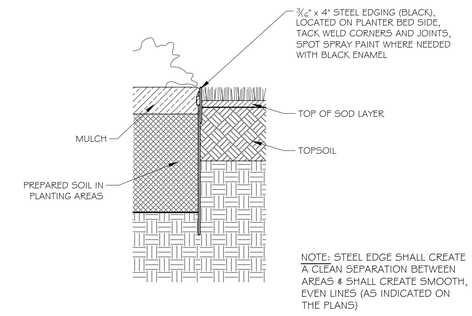
2 TYP. SHRUB PLANTING

1" = 1'-0"



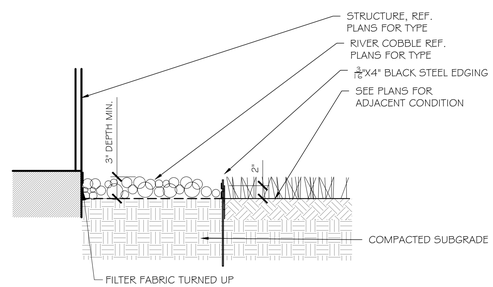
3 SOIL PROFILE FOR SOD & SEED

1 1/2" = 1'-0"



4 STEEL EDGING AT PLANTING

1 1/2" = 1'-0"



5 RIVER COBBLE

1" = 1'-0"

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
TRICIA A. WOLIVER
TEXAS REGISTRATION NUMBER 2225

NO.	DATE	REVISION
2	10/27/2022	CITY RESUBMITTAL
1	10/11/2022	CITY SUBMITTAL

Pacheco Koch
a Westwood company
118 N. OHIO STREET
CELINA, TX 75009
214.451.2765

LANDSCAPE DETAILS

DIGITAL GARLAND CAMPUS
DATA CENTER ON 15.7 AC.
HOLFORD RD. @ FERRIS RD.
CITY OF GARLAND, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TAW	SRR	OCT. 2022	AS SHOWN			L2.05

DIGITAL GARLAND CAMPUS

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PK FILE: 1639-22.196

PLANT SCHEDULE

2022-10-07 08:54

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
	PC	49	PISTACIA CHINENSIS CHINESE PISTACHE	4" CAL./ CONT	SINGLE, STRAIGHT LEADER, MATCHING, MIN. 7 FT HT AT TIME OF PLANTING
	QS	39	QUERCUS SHUMARDII SHUMARD RED OAK	4" CAL./ CONT	SINGLE, STRAIGHT LEADER, MATCHING, MIN. 7 FT HT AT TIME OF PLANTING
	TD	26	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL./ CONT	SINGLE, STRAIGHT LEADER, MATCHING, MIN. 7 FT HT AT TIME OF PLANTING
	UC2	9	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL./ CONT	MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, MIN. 7 FT HT AT TIME OF PLANTING

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	HP	190	HESPERALOE PARVIFLORA RED YUCCA	3 GAL	36" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
	HY	190	HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA	3 GAL	36" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
	ID	299	ILEX CORNUTA `DWARF BURFORD` DWARF BURFORD HOLLY	5 GAL	48" o.c.	FULL, MATCHING
	ILN	227	ILEX X `NELLIE R STEVENS` NELLIE STEVENS HOLLY	7 GAL	72" o.c.	FULL, MATCHING
	LS	120	LEUCOPHYLLUM FRUTESCENS `SILVERADO` TEXAS SAGE	3 GAL	48" o.c.	FULL, MATCHING
	LS2	101	LIGUSTRUM SINENSE 'SUNSHINE' SUNSHINE CHINESE PRIVET	5 GAL	48" o.c.	FULL, MATCHING
	LP	106	LOROPETALUM CHINENSE `PIPA'S RED` RED CHINESE FRINGE FLOWER	5 GAL	48" o.c.	FULL, MATCHING
	MC	213	MORELLA CERIFERA WAX MYRTLE	7 GAL	72" o.c.	FULL, MATCHING

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	NT	1,314	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL	12" o.c.	FULL, MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	EF	987	EUONYMUS FORTUNEI `COLORATUS` PURPLE WINTERCREEPER	1 GAL	18" o.c.	FULL, MATCHING

SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	CD	198,467 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	NH	220,991 SF	NATIVE SEED MIX-HYDROSEED	HYDROSEED		

REFERENCE NOTES SCHEDULE

2022-07-13 14:42

SYMBOL	DESCRIPTION	DETAIL
1	RIVER COBBLE	5/L2.04
2	STEEL EDGING	4/L2.04

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
8. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

LANDSCAPE REQUIREMENTS TABLE

SITE AREA: 684,461 SF (15.7 ACRES)

ZONING: OFFICE / INDUSTRIAL

LANDSCAPE AREA		REQUIRED	PROVIDED
LANDSCAPE AREAS MUCH TOTAL 10% OF TOTAL SITE AREA			
	(684,461 SF X 10% = 68,447 SF)	68,447 SF (10%)	376,040 SF (55%)
BUFFER REQUIREMENTS		**REQUIRED**	**PROVIDED**
HOLFORD ROAD (1081 LF): C-2 (100' 4-LANE DIVIDED) - 10' LANDSCAPE BUFFER			
1 TREE / 30 LF	(1081 LF / 30 = 37 TREES)	37 TREES	37 TREES
7 SHRUBS / 30 LF	((1081 LF / 30) X 7 = 253 SHRUBS)	253 SHRUBS	253 SHRUBS
WESTBOUND FERRIS ROAD (1400 LF): D1 (82' 4-LANE DIVIDED) - 10' LANDSCAPE BUFFER			
1 TREE / 30 LF	(1400 LF / 30 = 47 TREES)	47 TREES	47 TREES
7 SHRUBS / 30 LF	((1400 LF / 30) X 7 = 327 SHRUBS)	327 SHRUBS	353 SHRUBS
EASTBOUND FERRIS ROAD (1182 LF): D1 (82' 4-LANE DIVIDED) - 10' LANDSCAPE BUFFER			
1 TREE / 30 LF	(1200 LF / 30 = 47 TREES)	40 TREES	40 TREES
7 SHRUBS / 30 LF	((1200 LF / 30) X 7 = 327 SHRUBS)	280 SHRUBS	282 SHRUBS
PARKING REQUIREMENTS		**REQUIRED**	**PROVIDED**
LANDSCAPE ISLAND WITH ONE (1) TREE AT EACH TERMINUS OF PARKING		YES	YES
ONE (1) CANOPY TREE PER TEN (10) PARKING SPACES			
44 PARKING SPOTS / 10 = 5 TREES		5 TREES	5 TREES
CONTINUOUS ROW OF SHRUBS ALONG PARKING FACING STREET		YES	YES
NO PARKING SPACE FURTHER THAN 65 FT FROM REQUIRED TREE		YES	YES
DETENTION POND REQUIREMENTS			
TREES AND SHRUBS SCREENING PERIMETER OF DETENTION POND FROM ROAD		YES	YES
TREE MITIGATION REQUIREMENTS			
696 INCHES TO MITIGATE	(696"/4" = 174 TREES)	174 TREES	136 TREES*

*38 ADDITIONAL TREES AT 4" CAL EACH = 152 CAL INCHES TO BE MITIGATED BY FEE AT $150/CAL. INCH = $22800 TO TREE FUND

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL,PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
TRICIA A. WOLIVER
TEXAS REGISTRATION NUMBER 2225

NO.	DATE	REVISION
2	10/27/2022	CITY RESUBMITTAL
1	10/11/2022	CITY SUBMITTAL

Pacheco Koch
a Westwood company
118 N. OHIO STREET
CELINA, TX 75009
214.451.2765

LANDSCAPE NOTES AND SCHEDULE

DIGITAL GARLAND CAMPUS
DATA CENTER ON 15.7 AC.
HOLFORD RD. @ FERRIS RD.
CITY OF GARLAND, DALLAS COUNTY, TEXAS

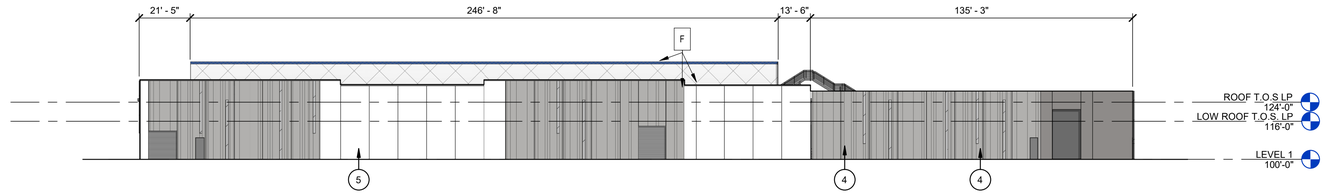
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TAW	SRR	OCT. 2022	AS SHOWN			L2.01

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

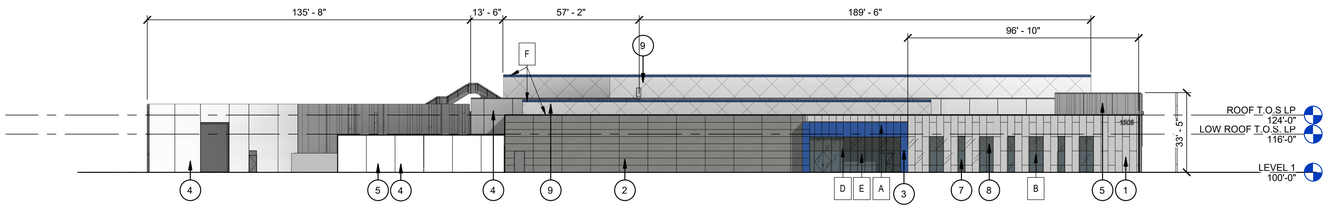
PK FILE: 1639-22.196

DIGITAL GARLAND CAMPUS

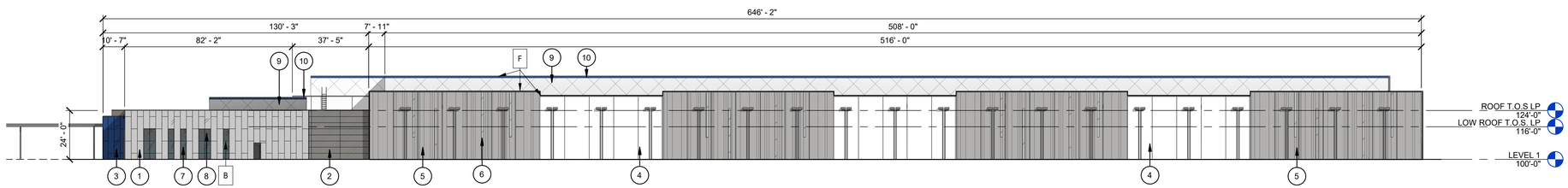
EXHIBIT D



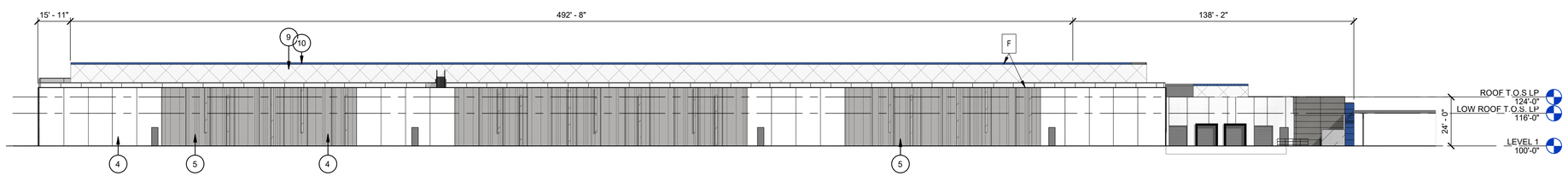
A1 OVERALL ELEVATION -WEST
SCALE 1" = 30'-0"



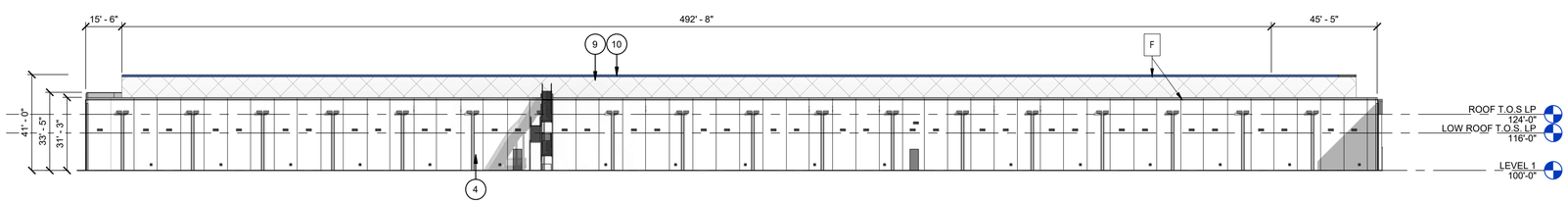
B1 OVERALL ELEVATION -EAST (FRONT ELEVATION)
SCALE 1" = 30'-0"



C1 OVERALL ELEVATION - NORTH
SCALE 1" = 30'-0"



D1 OVERALL ELEVATION -SOUTH
SCALE 1" = 30'-0"



E1 OVERALL ELEVATION -SOUTH WITHIN YARD
SCALE 1" = 30'-0"

MATERIAL LEGEND

1	INSULATED METAL PANEL - CLASSIC SILVER 1/2" JOINT BETWEEN PANELS
2	INSULATED METAL PANEL - GRAY VELVELT 1/2" JOINT BETWEEN PANELS
3	INSULATED METAL PANEL - DIGITAL REALTY BLUE 1/2" JOINT BETWEEN PANELS
4	TILT-WALL CONCRETE PANEL PAINTED FINISH - REGAL WHITE JOINT BETWEEN PANELS
5	TILT-WALL CONCRETE TEXTURED PANEL PAINTED FINISH - BATTLESHIP GRAY JOINT BETWEEN PANELS
6	TILT-WALL CONCRETE PANEL PAINTED FINISH - PETOSKEY GRAY JOINT BETWEEN PANELS
7	GL-1 - VISION GLASS - INSULATED GLAZING UNIT DENOTES SAFETY GLAZING OR BULLET RESISTANCE (BR)
8	GL-2 - SPANDREL GLASS - INSULATED GLAZING UNIT
9	ARCHITECTURAL SCREEN WALL - CLASSIC SILVER
10	ARCHITECTURAL SCREEN WALL - DIGITAL REALTY BLUE
11	CORRUGATED METAL PANEL - LIGHT GRAY
12	TRASH ENCLSURE GATE - PAINTED STEEL BLACK

ARCH. ELEMENTS

GARLAND GDC ARTICLE 6 DIVISION 1 SECTION 4.83 A1. ARCHITECTURAL ELEMENTS

A	AWNING OR CANOPIES
B	DIVIDED LIGHT WINDOWS
C	TRANSOMS
D	RECESSED ENTRIES
E	BENCHES OR OUTDOOR SEATING
F	VARIED ROOF HEIGHTS

ARTICULATIONS

GARLAND GDC ARTICLE 6 DIVISION 1 SECTION 4.83 B. FACADE ARTICULATION

HORIZONTAL	VERTICAL
REQUIRED: MINUMUM OF ONE HORIZONTAL ARTICULATION IS REQUIRED THAT IS AT LEAST 30% OF THE BUILDING'S TOTAL STREET-FACING LENGHT. DEPTH ARTICULATION OF AT LEAST 4 FEET SHALL BE REQUIRED FOR AT LEAST 30% OF THE BUILDING FACADE LENGTH.	REQUIRED: MINUMUM OF ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BUILDING'S TOTAL STREET-FACING LENGHT. HEIGHT ARTICULATION FOR FLAT ROOFS OF AT LEAST 3 FEET SHALL BE REQUIRED FOR EVERY 50' OF THE BUILDING FACADE WIDTH.

PROPOSED PROJECT

	HORIZONTAL	VERTICAL
EAST	(416')*(0.30)=125' LENGHT	(416')*(0.20)=84' LENGHT
WEST	(416')*(0.30)=125' LENGHT	(416')*(0.20)=84' LENGHT
NORTH	(637')*(0.30)=192' LENGHT	(637')*(0.20)=128' LENGHT
SOUTH	(643')*(0.30)=193' LENGHT	(643')*(0.20)=129' LENGHT

DESIGN STANDARDS

CITY OF GARLAND SH 190 PLANNED DEVELOPMENT DISTRICT CHAPTER 6.10.

ADDRESS: 1505 FERRIS RD. GARLAND, TX 75044
ZONING: ~~PD-TH, MIXED USE (DATA CENTER)~~
PLANNED DEVELOPMENT - 22-47

COLOR AND TEXTURED PANELS TO IMITATE THE LOOK OF WINDOWS; HORIZONTAL OR VERTICAL ARTICULATIONS OF THE BUILDING FAÇADE; OR CHANGES IN COLOR, TEXTURE, OR MATERIALS TO PROVIDE HORIZONTAL AND/OR VERTICAL RHYTHMS

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BUILDING SIGNAGE:
ALL BUILDING SIGNAGE WILL COMPLY WITH SIGNAGE REQUIREMENTS LISTED IN CHAPTER 4 OF THE GARLAND DEVELOPMENT CODE.

Jacobs
777 MAIN STREET,
FORT WORTH, TEXAS 76102

OWNER

PROPERTY OWNER:
DIGITAL GARLAND FERRIS, LP

OWNER ADDRESS:
2323 BRYAN STREET, SUITE 1800

OWNER CONTACT INFORMATION:
RAFAL RAK - VP PORTFOLIO MGMT
RRAK@DIGITALREALTY.COM
408-429-5630

JOE HUBBARD
JHUBBARD@DIGITALREALTY.COM
214-697-3133

PLAN PREPARER:
JACOBS ENGINEERING GROUP INC.
ROBERT MEHALL
1999 BRYAN STREET SUITE 1200
DALLAS, TX 75201
214-638-0145

REV	DESCRIPTION	DATE
	DETAILED PLAN PRE-FILING APPLICATION – CASE NUMBER: 220519-1	2022-07-25

DIGITAL REALTY PROJECT GOLD - GARLAND SHELL BUILDING

1505 FERRIS RD.
GARLAND, TX 75044

G	E	C	A
H	F	D	B

N
NORTH

Scales: AS INDICATED
0 30' 60' 90'
1" = 30'-0"

Jacobs Project No.: K4T40126

Drawing Title:
CITY SITE OVERALL BUILDING ELEVATIONS

Date: 2022-07-25

Designed: Designer
Drawn : Author
Checked: Checker

Drawing No.:
A-201

EXHIBIT E

Autodesk Docs://US_TX_K4T40126_Digital Realty_Project Gold Garland/K4T40126_V22_DLR_Garland_ARCH.rvt
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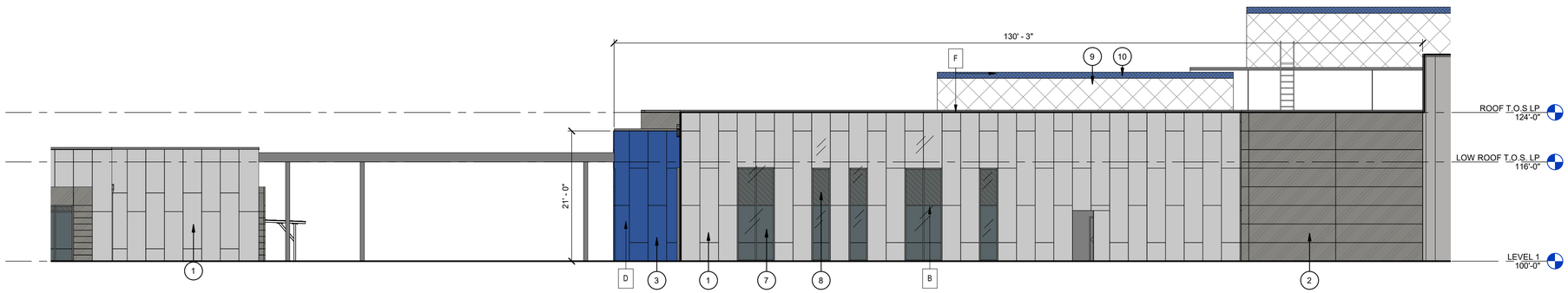
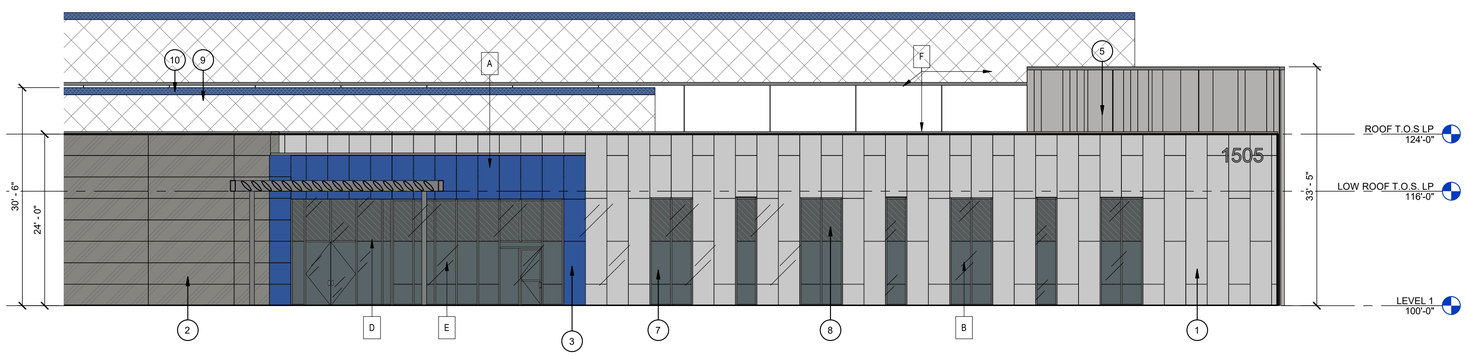


A1 ENLARGED ELEVATION - NORTH -OFFICE
SCALE 1" = 10'-0"



B1 ENLARGED ELEVATION - EAST - OFFICE
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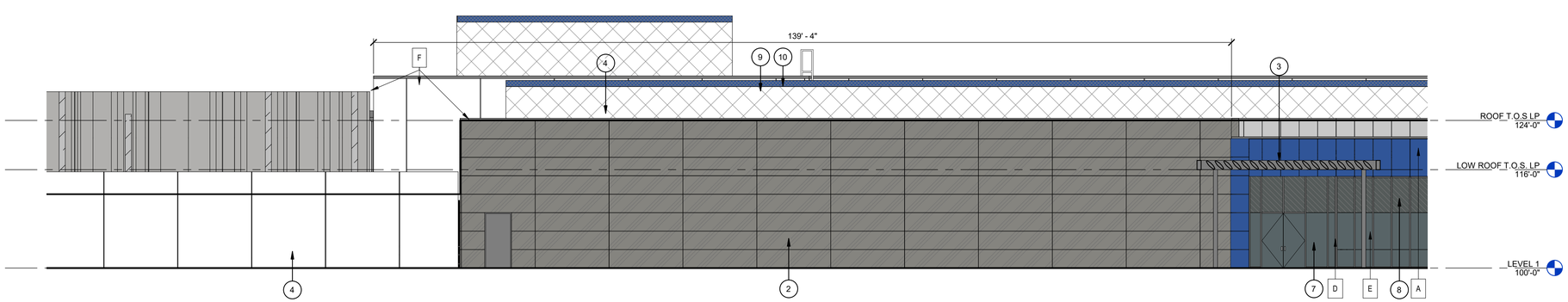

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CITY OF GARLAND SH 190 PLANNED DEVELOPMENT DISTRICT CHAPTER 6.10.

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ZONING: PD TH, MIXED USE (O/TA CENTER)
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FORT WORTH, TEXAS 76102

OWNER

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JOE HUBBARD
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REV	DESCRIPTION	DATE
	DETAILED PLAN PRE-FILING APPLICATION – CASE NUMBER: 220519-1	2022-07-25

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GARLAND, TX 75044

G	E	C	A
H	F	D	B

N
NORTH

Scales: AS INDICATED
0 30' 60' 90'
1" = 30'-0"

Jacobs Project No.: K4T40126

Drawing Title:
CITY SITE ENLARGED ELEVATIONS

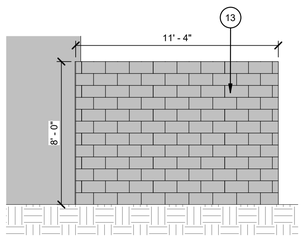
Date: 2022-07-25

Designed: Designer
Drawn : Author
Checked: Checker

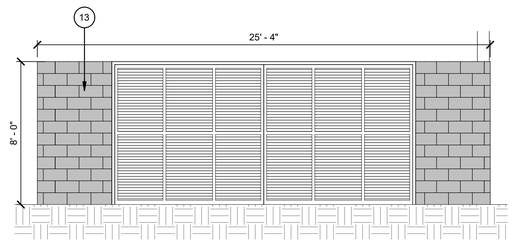
Drawing No.:
A-202

EXHIBIT E

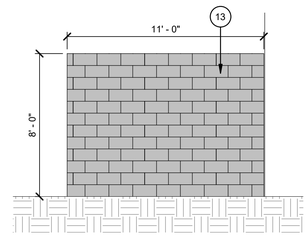
Autodesk Docs://US TX_K4T40126_Digital Realty_Project Gold Garland/K4T40126_V22_DLR_Garland_ARCH.rvt
9/14/2022 10:09:11 AM



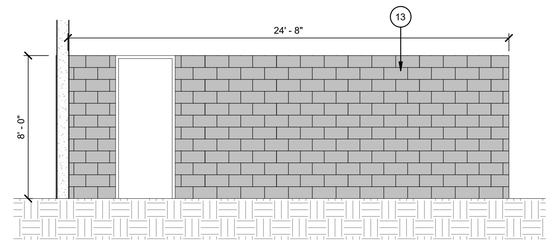
E1 ELEVATION - TRASH ENCLOSURE
SCALE 1/4" = 1'-0"



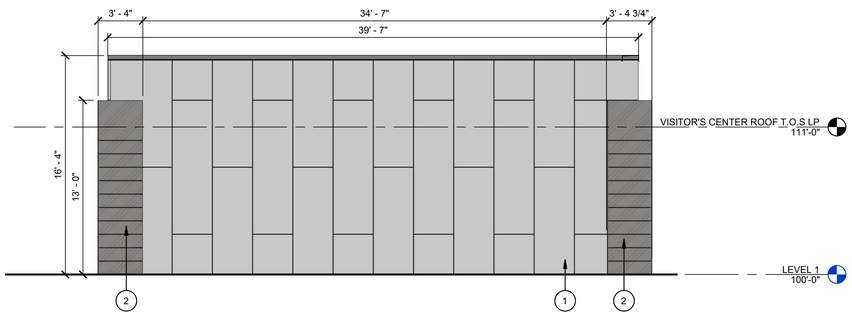
E2 ELEVATION - TRASH ENCLOSURE
SCALE 1/4" = 1'-0"



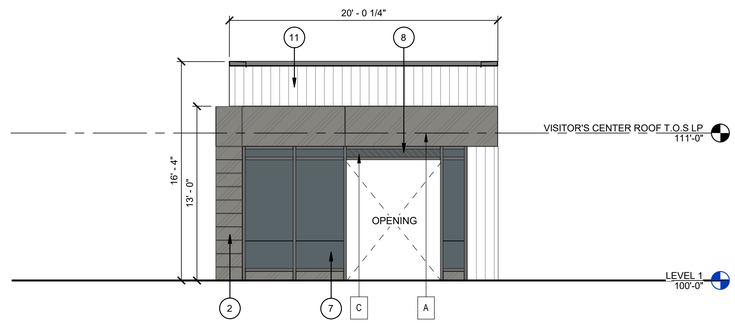
E3 ELEVATION TRASH ENCLOSURE
SCALE 1/4" = 1'-0"



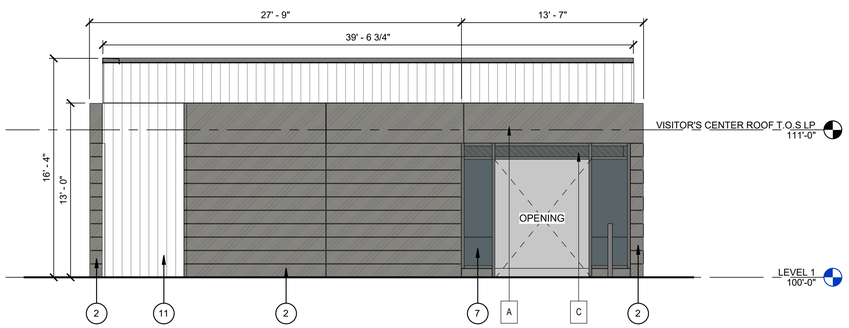
E4 ELEVATION TRASH ENCLOSURE
SCALE 1/4" = 1'-0"



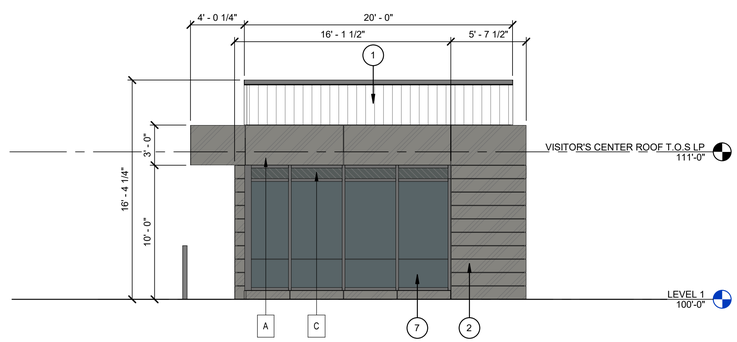
A1 ENLARGED ELEVATION - PRECHECK PAVILION - WEST
SCALE 3/16" = 1'-0"



B1 ENLARGED ELEVATION - PRECHECK PAVILION - SOUTH
SCALE 3/16" = 1'-0"



C1 ENLARGED ELEVATION - PRECHECK PAVILION - EAST
SCALE 3/16" = 1'-0"



D1 ENLARGED ELEVATION - PRECHECK PAVILION - NORTH
SCALE 3/16" = 1'-0"

MATERIAL LEGEND

1	INSULATED METAL PANEL - CLASSIC SILVER 1/2" JOINT BETWEEN PANELS
2	INSULATED METAL PANEL - GRAY VELVELT 1/2" JOINT BETWEEN PANELS
3	INSULATED METAL PANEL - DIGITAL REALTY BLUE 1/2" JOINT BETWEEN PANELS
4	TILT-WALL CONCRETE PANEL PAINTED FINISH - REGAL WHITE JOINT BETWEEN PANELS
5	TILT-WALL CONCRETE TEXTURED PANEL PAINTED FINISH - BATTLESHIP GRAY JOINT BETWEEN PANELS
6	TILT-WALL CONCRETE PANEL PAINTED FINISH - PETOSKEY GRAY JOINT BETWEEN PANELS
7	GL-1 - VISION GLASS - INSULATED GLAZING UNIT BR DENOTES SAFETY GLAZING OR BULLET RESISTANCE (BR)
8	GL-2 - SPANDREL GLASS - INSULATED GLAZING UNIT
9	ARCHITECTURAL SCREEN WALL - CLASSIC SILVER
10	ARCHITECTURAL SCREEN WALL - DIGITAL REALTY BLUE
11	CORRUGATED METAL PANEL - LIGHT GRAY
12	TRASH ENCLSURE GATE - PAINTED STEEL BLACK
13	TRASH ENCLSURE CMU WALL PAINTED FINISH - PETOSKEY GRAY

ARCH. ELEMENTS

GARLAND GDC ARTICLE 6 DIVISION 1 SECTION 4.83 A1. ARCHITECTURAL ELEMENTS

- A AWNING OR CANOPIES
- B DIVIDED LIGHT WINDOWS
- C TRANSOMS
- D RECESSED ENTRIES
- E BENCHES OR OUTDOOR SEATING
- F VARIED ROOF HEIGHTS

ARTICULATIONS

GARLAND GDC ARTICLE 6 DIVISION 1 SECTION 4.83 B. FACADE ARTICULATION

HORIZONTAL	VERTICAL
REQUIRED: MINUMUM OF ONE HORIZONTAL ARTICULATION IS REQUIRED THAT IS AT LEAST 30% OF THE BUILDING'S TOTAL STREET-FACING LENGHT. DEPTH ARTICULATION OF AT LEAST 4 FEET SHALL BE REQUIRED FOR AT LEAST 30% OF THE BUILDING FACADE LENGTH.	REQUIRED: MINUMUM OF ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BUILDING'S TOTAL STREET-FACING LENGHT. HEIGHT ARTICULATION FOR FLAT ROOFS OF AT LEAST 3 FEET SHALL BE REQUIRED FOR EVERY 50' OF THE BUILDING FACADE WIDTH.

PROPOSED PROJECT

	HORIZONTAL	VERTICAL
EAST	(416')*(0.30)=125' LENGHT	(416')*(0.20)=84' LENGHT
WEST	(416')*(0.30)=125' LENGHT	(416')*(0.20)=84' LENGHT
NORTH	(637')*(0.30)=192' LENGHT	(637')*(0.20)=128' LENGHT
SOUTH	(643')*(0.30)=193' LENGHT	(643')*(0.20)=129' LENGHT

DESIGN STANDARDS

CITY OF GARLAND SH 190 PLANNED DEVELOPMENT DISTRICT CHAPTER 6.10.

ADDRESS: 1505 FERRIS RD. GARLAND, TX 75044
ZONING: RETAIL MIXED-USE (DATA CENTER)
PLANNED DEVELOPMENT - 22-47

COLOR AND TEXTURED PANELS TO IMITATE THE LOOK OF WINDOWS; HORIZONTAL OR VERTICAL ARTICULATIONS OF THE BUILDING FAÇADE; OR CHANGES IN COLOR, TEXTURE, OR MATERIALS TO PROVIDE HORIZONTAL AND/OR VERTICAL RHYTHMS

SCREENING WALLS SHALL NOT BE COMPLETELY OPAQUE.
THEY MAY BE TRANSPARENT OR SEM-OPAQUE WITH ARCHITECTURAL METAL, WROUGHT IRON, GALVANIZED STEEL OR SIMILAR MATERIAL OR A COMBINATION OF MASONRY COLUMNS AND WROUGHT IRON WITH LANDSCAPING.

BUILDING SIGNAGE:
ALL BUILDING SIGNAGE WILL COMPLY WITH SIGNAGE REQUIREMENTS LISTED IN CHAPTER 4 OF THE GARLAND DEVELOPMENT CODE.

Jacobs
777 MAIN STREET,
FORT WORTH, TEXAS 76102

OWNER

PROPERTY OWNER:
DIGITAL GARLAND FERRIS, LP

OWNER ADDRESS:
2323 BRYAN STREET, SUITE 1800

OWNER CONTACT INFORMATION:
RAFAL RAK - VP PORTFOLIO MGMT
RRAK@DIGITALREALTY.COM
408-429-5630

JOE HUBBARD
JHUBBARD@DIGITALREALTY.COM
214-697-3133

PLAN PREPARER:
JACOBS ENGINEERING GROUP INC.
ROBERT MEHALL
1999 BRYAN STREET SUITE 1200
DALLAS, TX 75201
214-638-0145

REV	DESCRIPTION	DATE
	DETAILED PLAN PRE-FILING APPLICATION – CASE NUMBER: 220519-1	2022-07-25

DIGITAL REALTY PROJECT GOLD - GARLAND
SHELL BUILDING

1505 FERRIS RD.
GARLAND, TX 75044

G	E	C	A
H	F	D	B

N
NORTH

Scales: AS INDICATED

Jacobs Project No.: K4T40126

Drawing Title:
CITY SITE PRECHECK PAVILION ELEVATIONS

Date: 2022-07-25

Designed: Designer
Drawn : Author
Checked: Checker

Drawing No.: A-203

EXHIBIT E

Autodesk Docs://US TX_K4T40126_Digital Realty_Project Gold Garland/K4T40126_V22_DLR_Garland_ARCH.rvt
10/27/2022 1:55:58 PM

ZONING FILE NO. Z 22-47 – DETAIL PLAN

Digital Garland Ferris, LP,	**§**	**PLAN COMMISSION OF THE**
	§	
Applicant,	**§**	**CITY OF GARLAND, TEXAS**

PLAN COMMISSION'S RECOMMENDED PROPOSED ORDER TO THE CITY COUNCIL

WHEREAS, on November 7, 2022, the Plan Commission of the City of Garland, Texas held a public hearing on the above-referenced application ("Application") regarding the applicant's request for approval of a Detail Plan for its proposal to construct a 178,814 square-foot Data Center, a regional detention pond, and a future expansion of 67,228 square feet on the existing site that consists of approximately 18.636 acres of property zoned as Planned Development (PD) District 20-17 and within the Retail Mixed Use (RMU) character zone, and located at 805 Holford Road;

WHEREAS, after considering the testimony of the witnesses, the written submissions contained in the record of this zoning file (including, without limitation, the proposed plan and other submissions from the Applicant), staff's recommendation, and all relevant facts;

WHEREAS, the Applicant's proposed Detail Plan meets all technical requirements and complies with all statutes; and

WHEREAS, the Plan Commission recommends the Garland City Council **APPROVE** the Detail Plan.

NOW, THEREFORE, THE PLAN COMMISSION RECOMMENDS THE FOLLOWING PROPOSED ORDER:

ZONING FILE NO. Z 22-47 – DETAIL PLAN

Digital Garland Ferris, LP,	§	**PLAN COMMISSION OF THE**
	§	
Applicant,	§	**CITY OF GARLAND, TEXAS**

ORDER APPROVING DETAIL PLAN

WHEREAS, on November 7, 2022, the Plan Commission of the City of Garland, Texas held a public hearing on the above-referenced application ("Application") regarding the applicant's request for approval of a Detail Plan for its proposal to construct a 178,814 square-foot Data Center, a regional detention pond, and a future expansion of 67,228 square feet on the existing site that consists of approximately 18.636 acres of property zoned as Planned Development (PD) District 20-17 and within the Retail Mixed Use (RMU) character zone, and located at 805 Holford Road;

WHEREAS, after considering Applicant's proposed Detail Plan, testimony, and facts presented before it, the Plan Commission found and recommended that the Application be approved;

WHEREAS, the Applicant stated and represented that the development will meet all technical requirements and thereafter be maintained in compliance with those requirements; and

WHEREAS, after considering the testimony of the witnesses, the written submissions contained in the record of this zoning file (including, without limitation, the proposed plan and other submissions from the Applicant), and all relevant facts, the City Council determines that the recommendation of the Plan Commission be accepted, and the Detail Plan approved;

NOW, THEREFORE, IT IS ORDERED that the Application be **APPROVED.**

SO ORDERED this, the ___ day of December 2022.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

REPORT & MINUTES

P.C. Meeting, November 7, 2022

3g. APPROVED Consideration of the application of **Digital Garland Ferris, LP**, requesting approval of a Detail Plan for a Data Center. This item may include amendments to Planned Development (PD) District 20-17. This property is located at 805 Holford Road. (District 1) (File Z 22-47 – Detail Plan)

Representing the applicant Josh Jesek, 7557 Rambler Road, Suite 1400, Dallas, Texas, was available for questions.

Zachai Hassuni, 1522 Bellingham, Garland, Texas requested information regarding the building design, environmental assessments, and noted the proximity of the proposed request to the surrounding neighborhood.

Mr. Jesek stated there is no requirement for any environmental remediation for Phase I and Phase II, a jurisdictional delineation was also conducted and it was determined there are no wetlands onsite.

Motion was made by Commissioner Dalton to close the public hearing and approve the request as presented. Seconded by Commissioner Paris. **Motion carried: 8** Ayes, **0** Nay.

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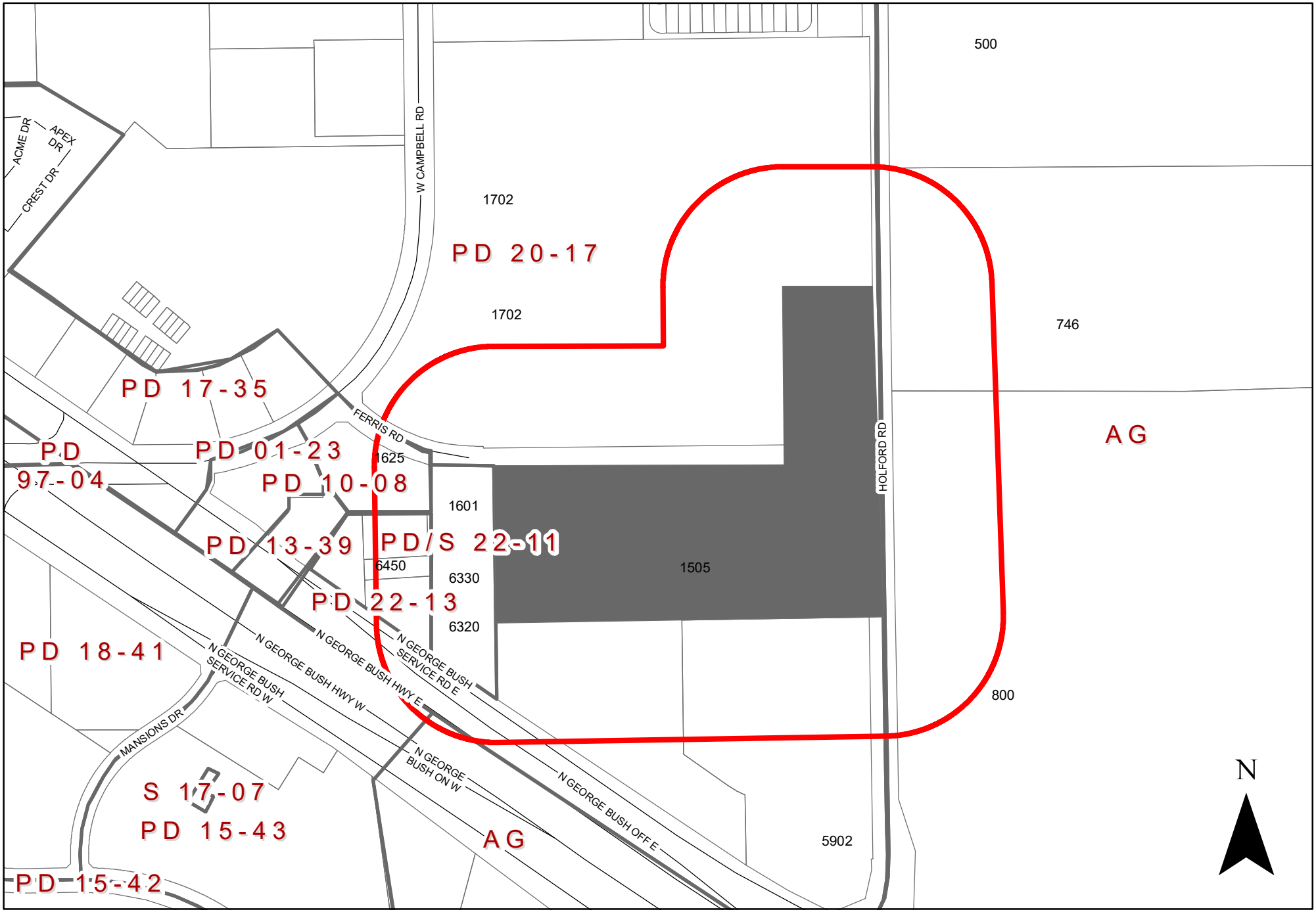


0 280 560 Feet 1 inch = 422 feet

ZONING MAP Z 22-47

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

1505 Ferris Rd

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-47	November 7, 2022	December 6, 2022	Nabiha Ahmed

Z 22-47 Digital Garland Ferris, LP. The applicant proposes to construct a Data Center. The site is located at 1505 Ferris Road. (District 1)

Daniel Martinez **Against**

Outside the notification area

11/5/2022
12:48:24 PM

1506 Bellingham Ln

Garland
Texas
United States
75044

Clayton Hil **Against**

Outside the notification area

10/29/2022
1:58:21 AM

421 Kennewick dr

Clayton.hill100@gmail.com

Garland
Texas
United States
75044

8173087953

Already have too many data centers are this neighborhood center. With Strike and Reel there is potential to capitalize on entertainment/retail/store fronts in that area similar to Austin Ranch in the colony.

Michael Dvorak **For**

Outside the notification area

10/28/2022
3:12:03 PM

2017 Meadowview Dr

mike.dvorak4@gmail.com

Garland
TX
United States
75043

2144483321

Although I would like to see this campus get developed into a data center I am worried about the demand a data center puts on the infrastructure and would like to see the data showing how the city plans to support these buildings.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-47	November 7, 2022	December 6, 2022	Nabiha Ahmed

Z 22-47

PLANNING &
DEVELOPMENT

GARLAND

The applicant proposes a Data Center.

City Council Meeting
December 6, 2022

CASE INFORMATION

PLANNING & DEVELOPMENT
GARLAND

Location: 805 Holford Road

Applicant: Digital Garland Ferris, LP.

Owner: Digital Garland Ferris, LP.

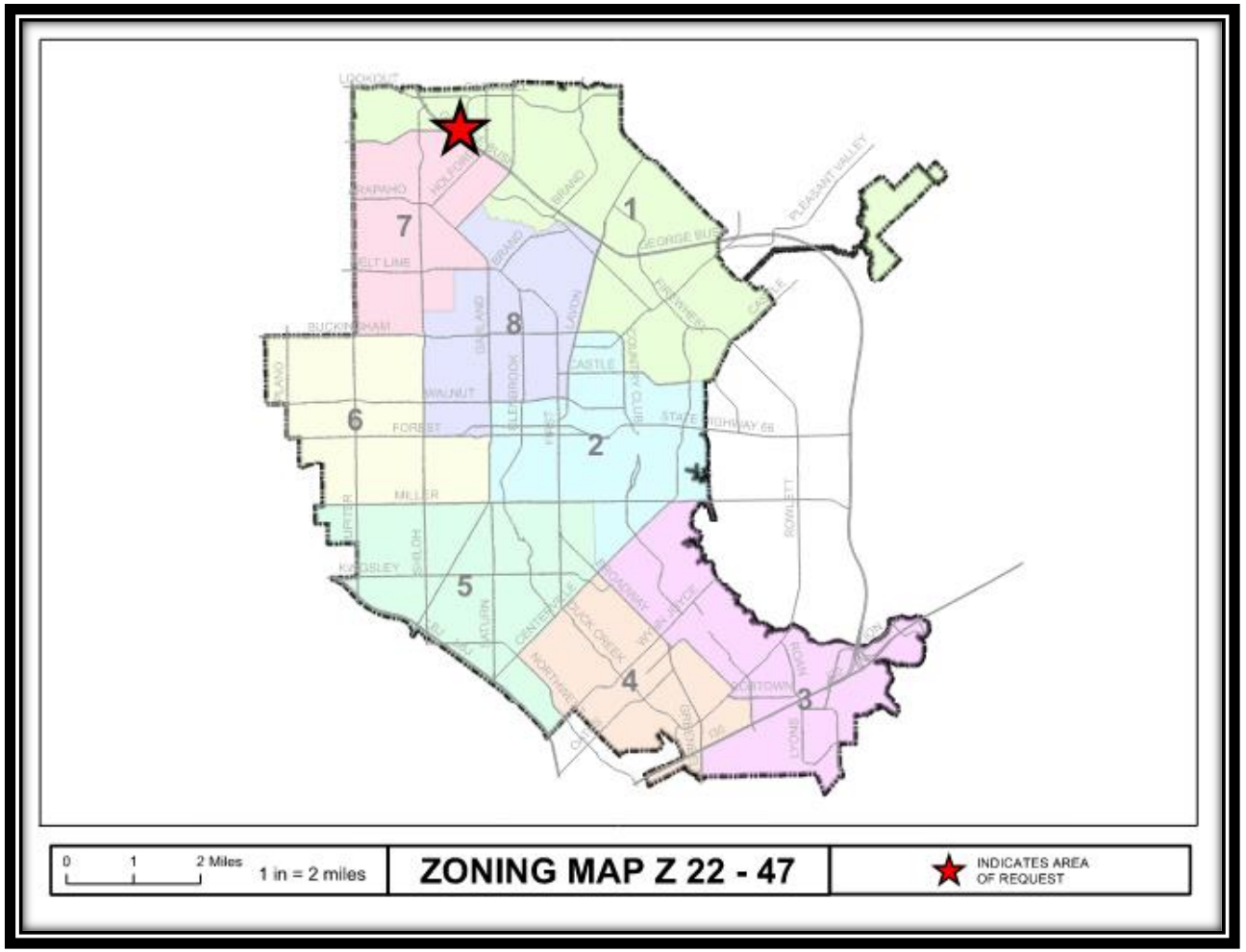
Acreage: 18.636 acres

Zoning: Planned Development (PD) District 20-17 for Mixed Uses

Z 22-47

CITYWIDE LOCATION MAP

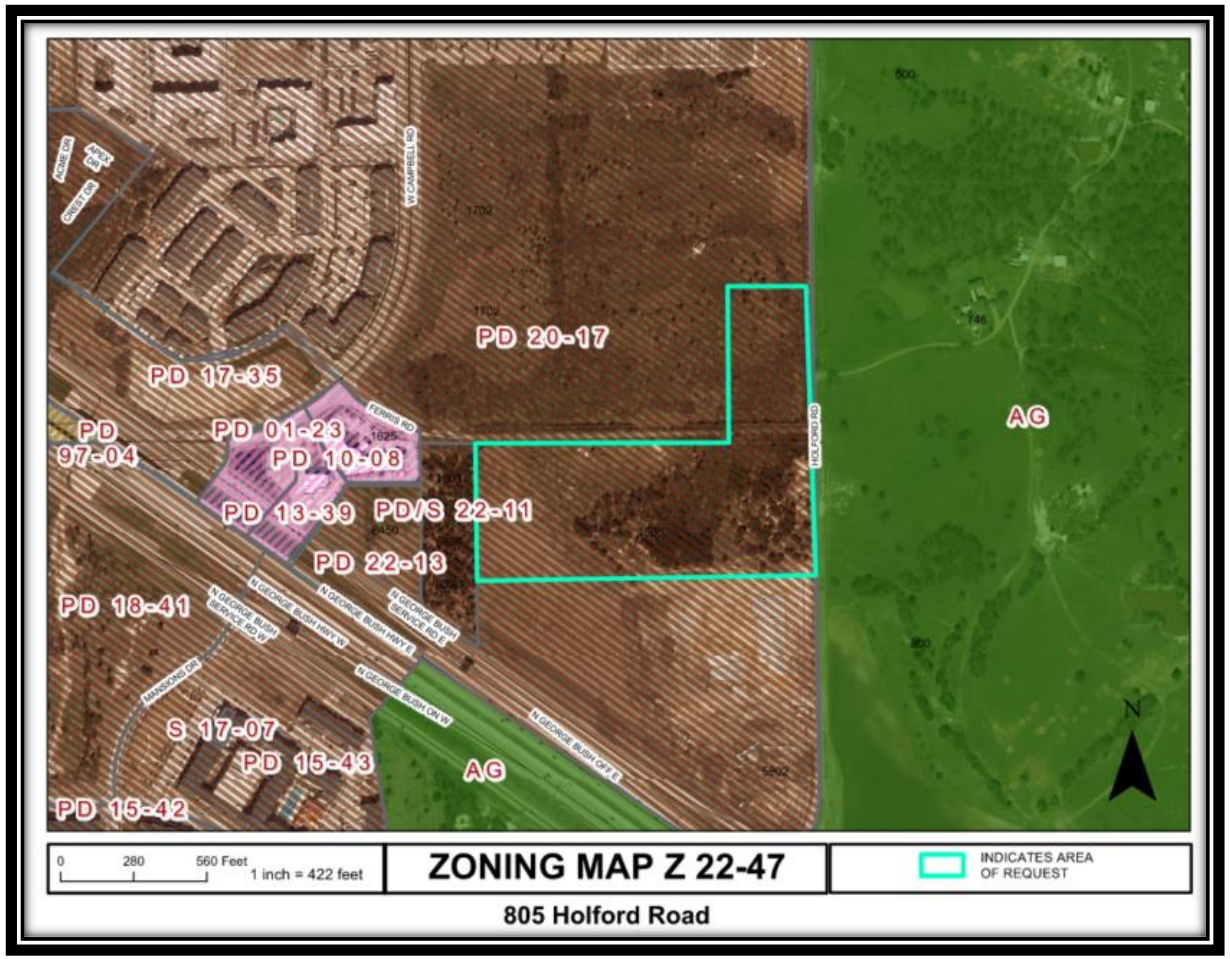
PLANNING & DEVELOPMENT
GARLAND



Z 22-47

LOCATION MAP

PLANNING & DEVELOPMENT
GARLAND

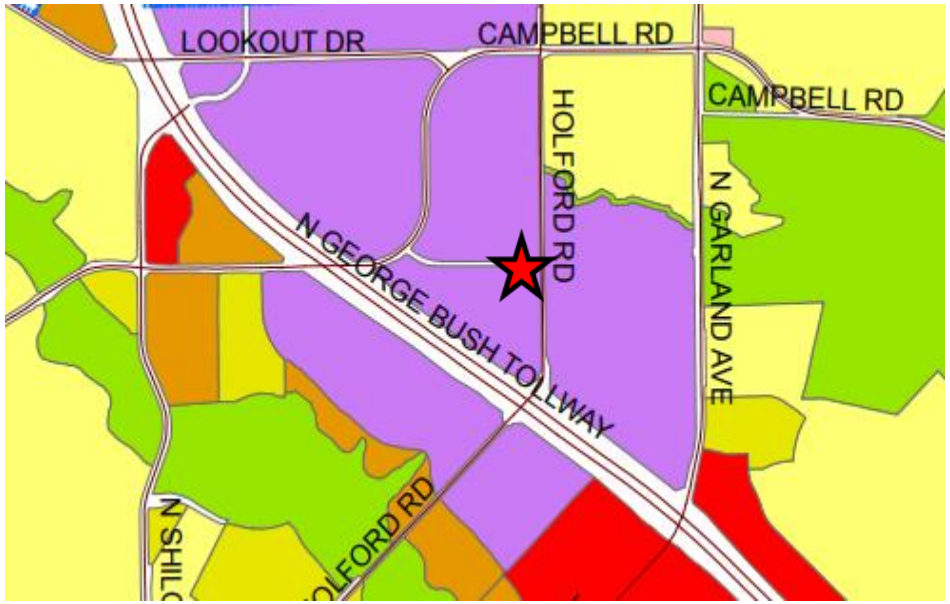


Z 22-47

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT
GARLAND

Business



Z 22-47

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT
GARLAND

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods

The proposed use is compatible with the Comprehensive Plan.

PHOTOS

PLANNING & DEVELOPMENT

GARLAND

View of the subject property

Looking east of the subject property

Looking west of the subject property

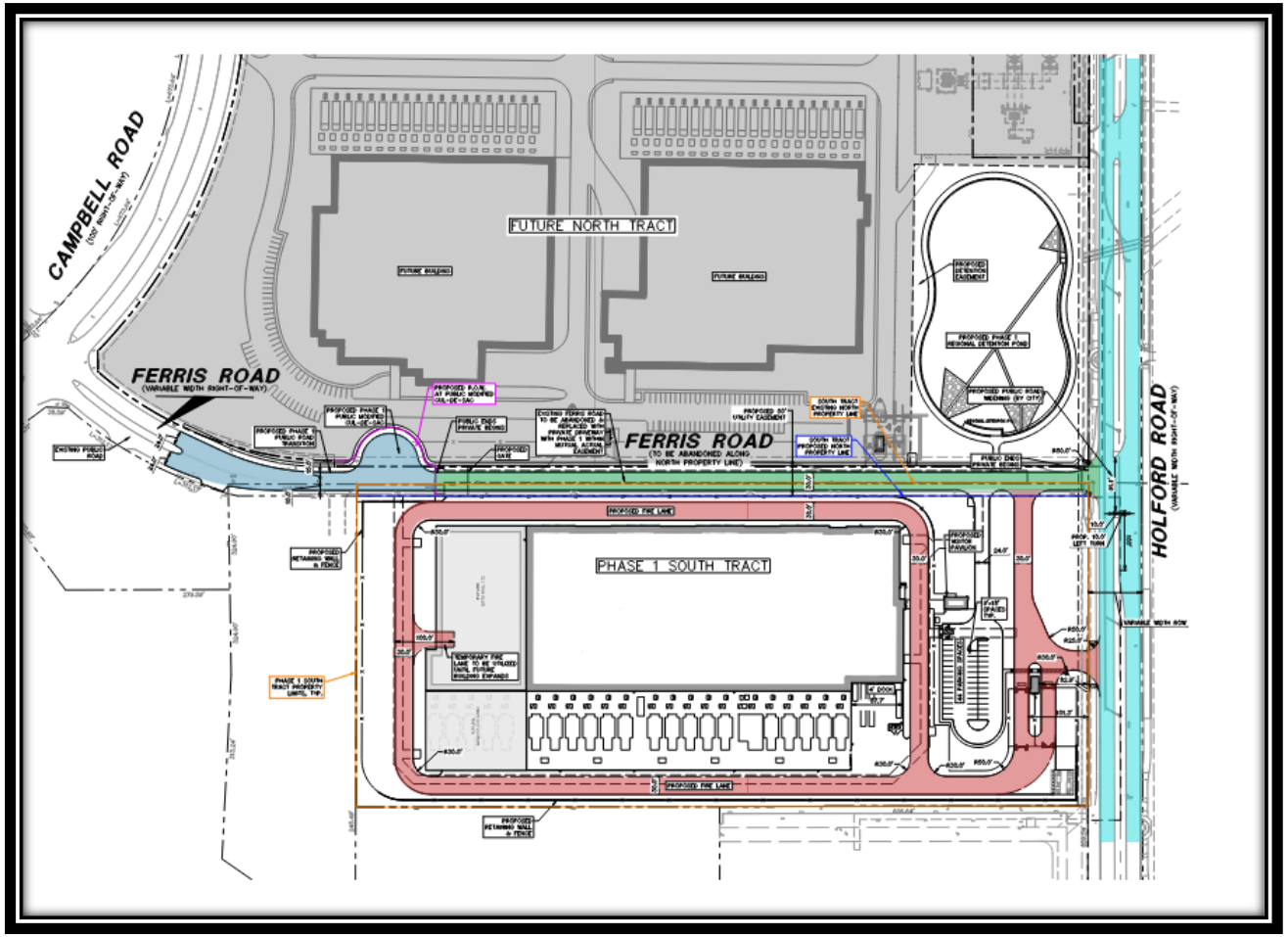
Looking south of the subject property

Z 22-47

SITE PLAN

PLANNING & DEVELOPMENT

GARLAND

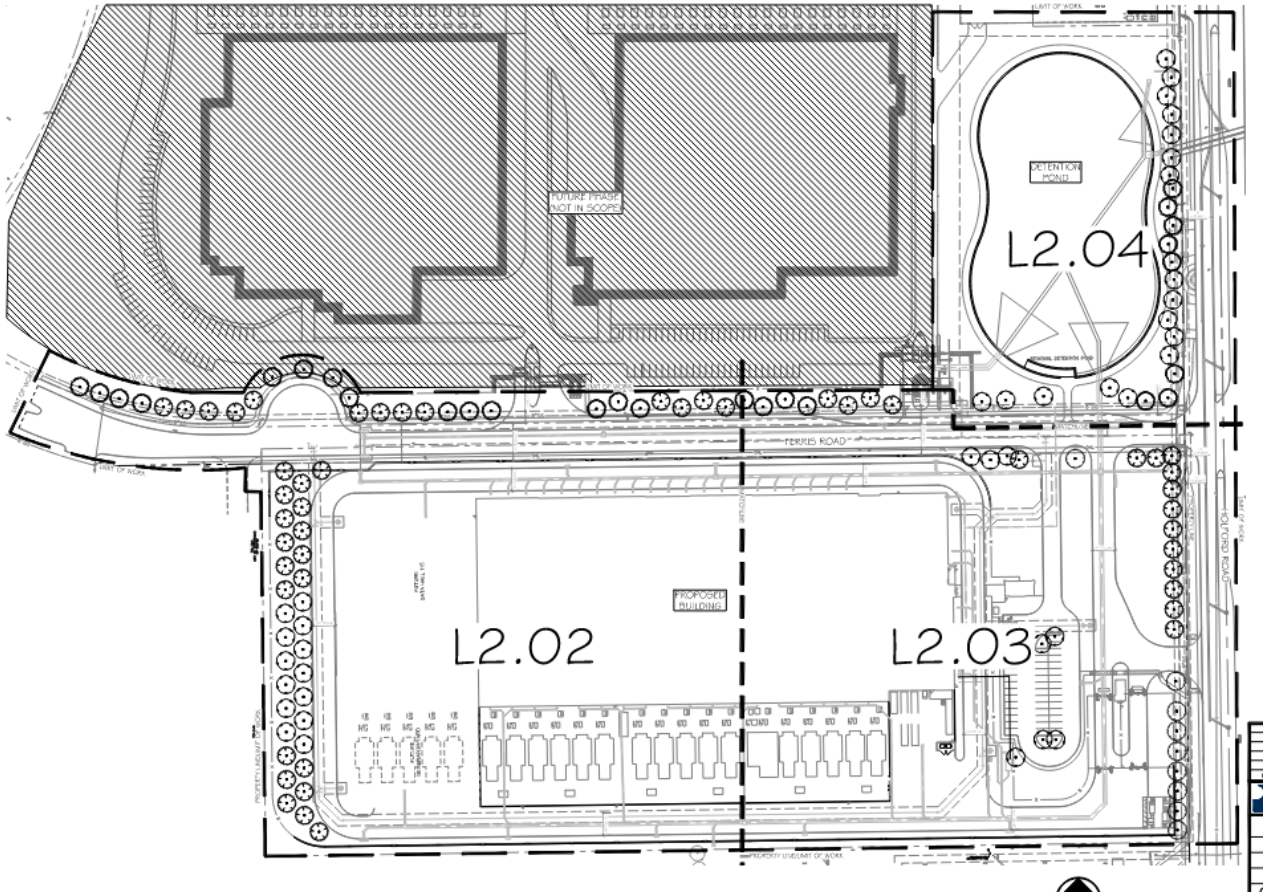


Z 22-47

LANDSCAPE PLAN

PLANNING & DEVELOPMENT

GARLAND

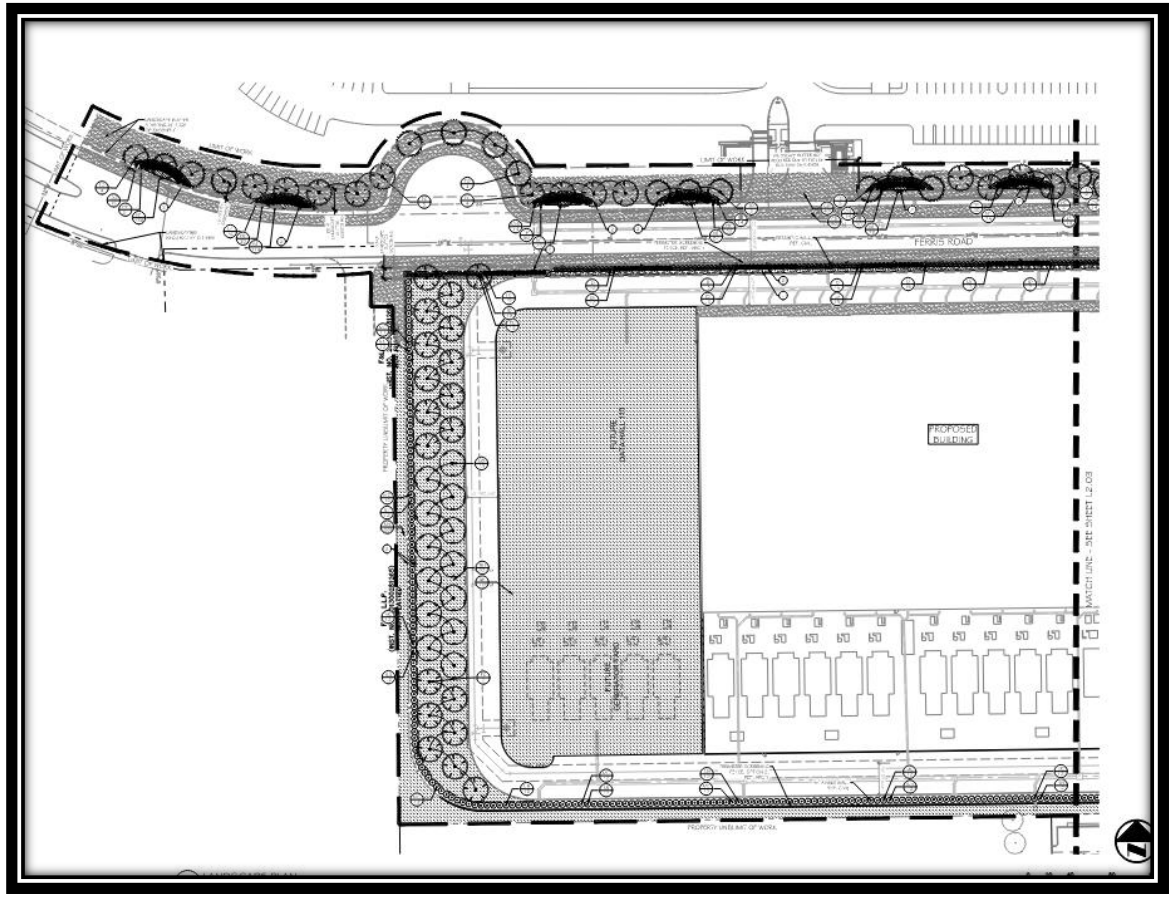


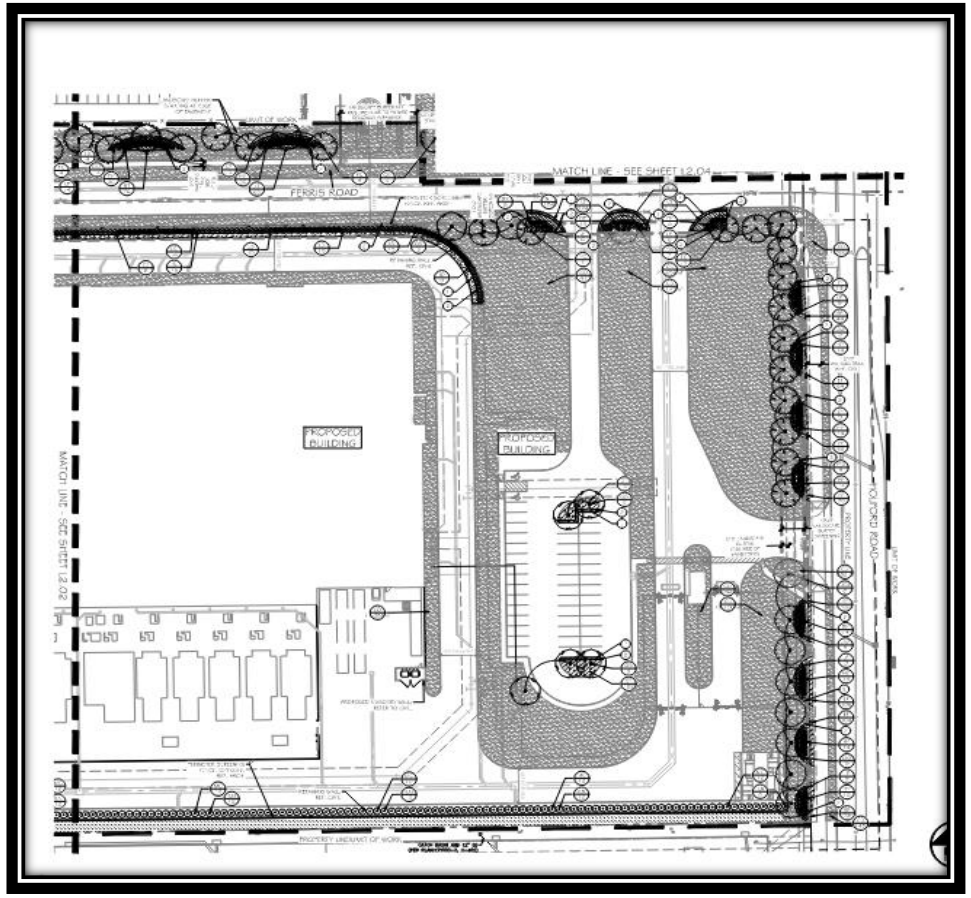
Z 22-47

LANDSCAPE PLAN

PLANNING & DEVELOPMENT

GARLAND



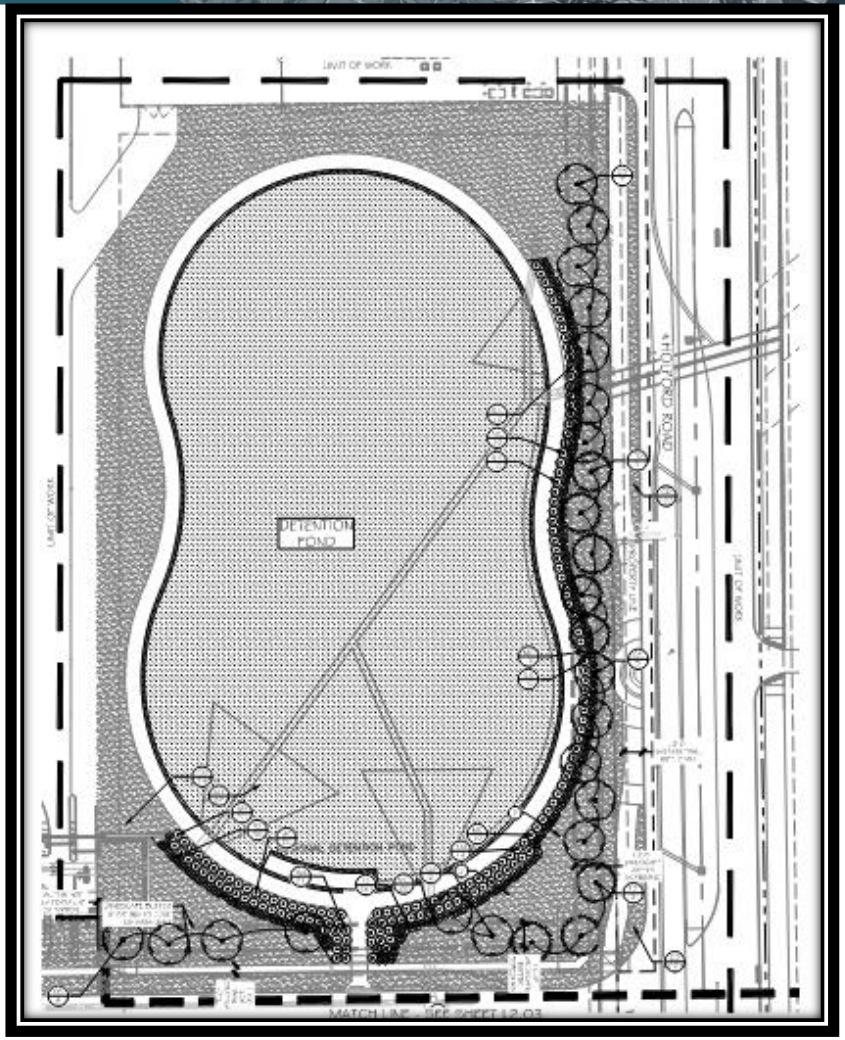


Z 22-47

LANDSCAPE PLAN

PLANNING & DEVELOPMENT

GARLAND

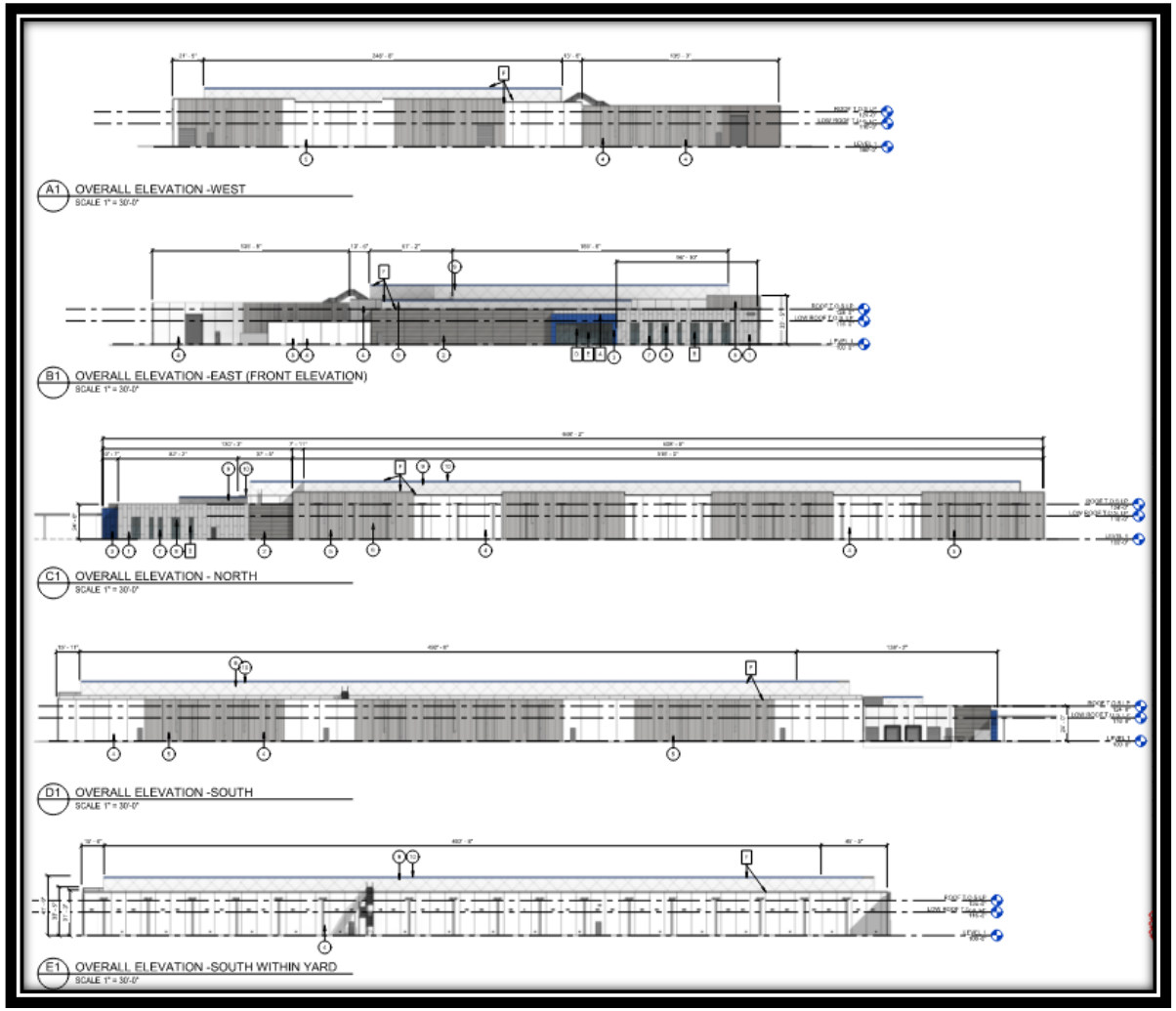


Z 22-47

BUILDING ELEVATIONS

PLANNING & DEVELOPMENT

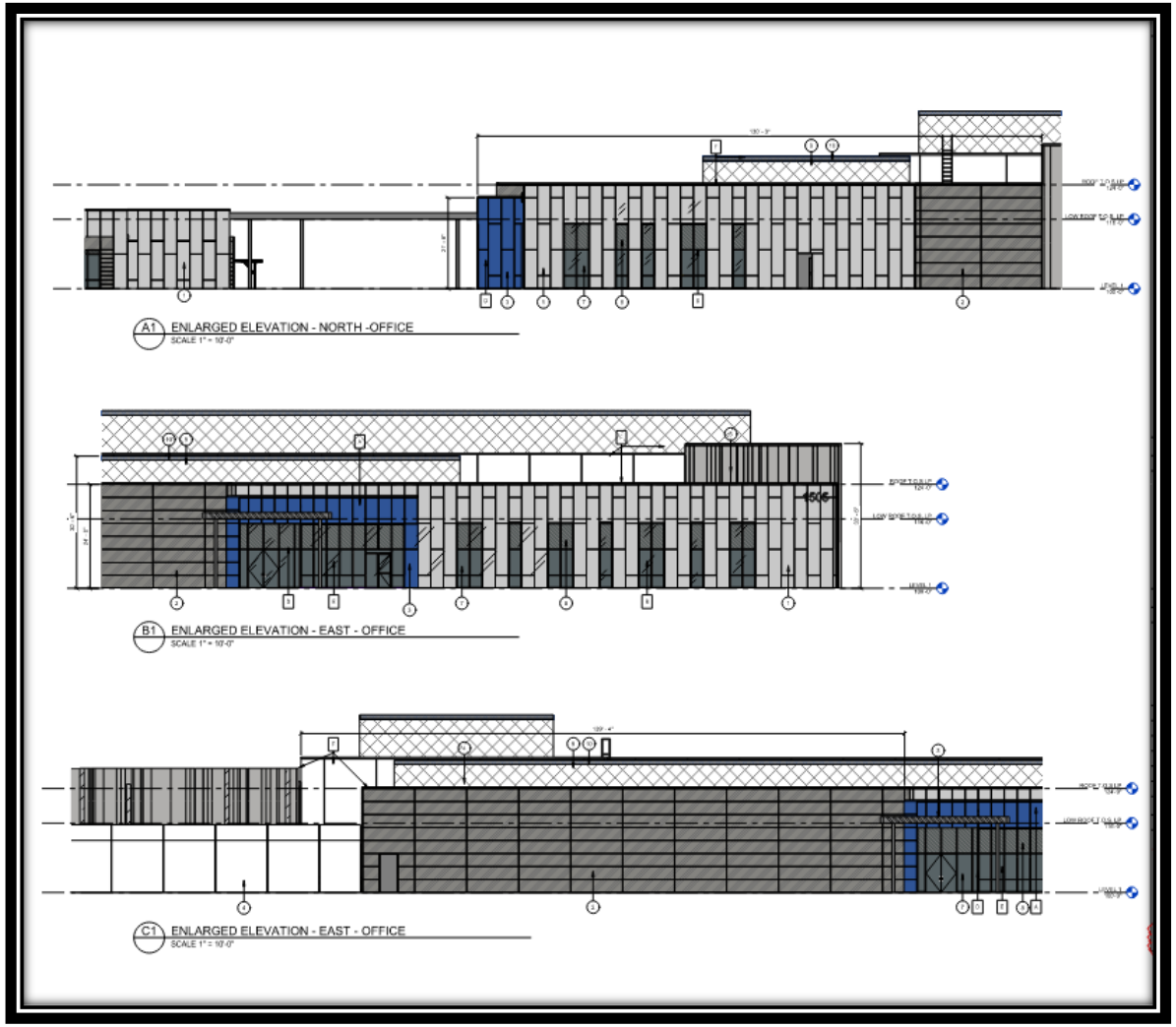
GARLAND



Z 22-47

BUILDING ELEVATIONS

PLANNING & DEVELOPMENT
GARLAND



Z 22-47

BUILDING ELEVATIONS

PLANNING & DEVELOPMENT

GARLAND

Z 22-47

DEVIATIONS

PLANNING & DEVELOPMENT

GARLAND

No deviations were requested with this proposal. The proposal meets all technical requirements.

STAFF RECOMMENDATION

PLANNING & DEVELOPMENT
GARLAND

Approval of a Detail Plan for a Data Center.

PLAN COMMISSION RECOMMENDATION

PLANNING & DEVELOPMENT
GARLAND

On November 7, 2022, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Detail Plan for a Data Center.

GARLAND

City Council Regular Session Agenda
Meeting Date: 12/06/2022
Item Title: Board and Commission Appointment
Submitted By: Courtney Vanover, Department Coordinator I, City Secretary

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Summary:
Mayor Pro Tem Deborah Morris

- Amador Castro Jr. - Senior Citizens Advisory Board

Attachments

Amador Castro Jr.

GARLAND

TEXAS MADE HERE

CITY OF GARLAND RECEIVED NOV 18 2022 CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly: Date: 11-17-22

Name: AMADOR CASTRO JR Phone: _____

Address: 825 MONICA DR Phone: [redacted]

City, State, Zip: GARLAND TX 75041 Email: [redacted]

Resident of Garland for 53 years Resident of Texas for 70 years

✓ Dallas County Voter Registration Number [redacted] and City Council District Number 2

Have you ever been convicted of a felony? ____ Yes ✓ No

Have you ever been convicted of a Class A misdemeanor? ____ Yes ✓ No

Please list any experience that qualifies you to serve in the areas you have indicated.
COACH youth SOFTBALL + umpire ALSO BEEN ON GCPAA BOARD of DIRECTORS FOR 10 YRS IN A ROW

If you have previously served on a City Board or Commission, please specify and list dates of service.
NO

List civic or community endeavors with which you have been involved.
NEIGHBOR WATCH IN MONICA PARK

What is your educational background? High school

What is your occupational experience? RETIRED FOR Raytheon AND BORGWARNER STORE MGR

I hereby affirm that all statements herein are true and correct. YES Signature of Applicant

Board or Commission of first, second and third choice:

___ Board of Adjustment	___ Garland Cultural Arts Commission	___ Parks and Recreation Board
___ Citizens Environmental and Neighborhood Advisory Committee	~~___ Garland Youth Council~~ **	___ Plan Commission *
___ Civil Service Commission	___ Library Board	✓ Senior Citizens Advisory Committee
___ Community Multicultural Commission	___ Property Standards Board	___ Unified Building Standards Commission

*** Garland Youth Council has a separate application*

FOR OFFICE USE ONLY

Ad Valorem Tax Status Current ✓ Past Due ___ Date Appointed _____

Utility Account Status Current ✓ Past Due ___ Appointed By _____

CSO Suit/Claim Filed Yes ___ No ✓ Date Notified _____

Clerk Signature & Date Courtney Vanover 11-22-22 Disclosure Form Filed _____

Revised 05/2021