



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
February 13, 2023 at 7:00 p.m.

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

A pre-meeting will begin at 5:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Plan Commission to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Plan Commission and will not affect the decisions to be made during the meeting.

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

Public Comments

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of the Plan Commission Minutes for the January 23, 2023 meeting.

2. PLATS

- a.** P 23-03 190 @ N. Garland Addition Replat
- b.** P 23-04 Embree Replat Lot 4R, Block 29
- c.** P 23-05 Embree Replat Lot 2R, Block 28

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consider of the application of **Kirkman Engineering**, requesting approval of a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses. This property is located at 2801 and 2901 Arapaho Road. (District 7) (File Z 22-65 - Zoning)
- b. Consider of the application of **Kirkman Engineering**, requesting approval of a Detail Plan for Single-Family Attached Uses on a property zoned Single-Family Attached (SFA) District. This property is located at 2801 and 2901 Arapaho Road. (District 7) (File Z 22-65 – Detail Plan)
- c. Consideration of the application of **G. Roxana Novoa**, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District. This property is located at 1013 Rowlett Road. (District 4) (File Z 22-71)
- d. Consideration of the application of **Shammy's Garland LLC.**, requesting approval of a Specific Use Provision for a Car Wash, Automated/Rollover Use on a property zoned Community Retail (CR) District. This property is located at 2461 Belt Line Road. (District 7) (File Z 22-76 – Specific Use Provision)
- e. Consideration of the application of **Shammy's Garland LLC.**, requesting approval of a Plan for a Car Wash, Automated/Rollover Use on a property zoned Community Retail (CR) District. This property is located at 2461 Belt Line Road. (District 7) (File Z 22-76 – Plan)
- f. Consideration of the application of **Quetzal Event Center**, requesting approval of an amended Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 22-78 – Specific Use Provision)

- g. Consideration of the application of **Quetzal Event Center**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 20-40 for Community Office Uses. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 22-78 – Detail Plan)
- h. Consideration of the application of **Clay Cristy–ClayMoore Engineering**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Industrial (IN) District. This property is located at 119 East Buckingham Road. (District 8) (File Z 22-79 – Specific Use Provision)
- i. Consideration of the application of **Clay Cristy–ClayMoore Engineering**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Industrial (IN) District. This property is located at 119 East Buckingham Road. (District 8) (File Z 22-79 - Plan)
- j. Consideration of the application of **JP3 Consulting LLC**, requesting approval of a Change in Zoning from Community Office (CO) District to Multi-Family-1 (MF-1) District. This property is located at 2700 West Walnut Street. (District 6) (File Z 22-81) **(The applicant requests postponement of this case to the February 27, 2023 Plan Commission meeting.)**

4. **ADJOURN**

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1. a.

Meeting Date: 02/13/2023

Item Title: Plan Commission Minutes for January 23, 2023

Summary:

Consider approval of the Plan Commission Minutes for the January 23, 2023 meeting.

Attachments

Plan Commission Minutes for January 23, 2023



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, January 23, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts, Chairman
Christopher Ott, 1st Vice Chair
Douglas Williams, 2nd Vice Chair
Wayne Dalton, At Large
Julius Jenkins, Commissioner
Stephanie Paris, Commissioner
Rich Aubin, Commissioner
Michael Rose, Commissioner

Absent: Phillip Johnson, Commissioner

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

Attendees: Tracy Allmendinger, Deputy City Secretary

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the January 9, 2023 meeting. **APPROVED**

Motion was made by Commissioner Stephanie Paris, and seconded by Michael Rose.

2. PLATS

- a. P 23-01 North Garland Commons No. 2 Final Plat **APPROVED**

Motion was made by Commissioner Stephanie Paris, and seconded by Commissioner Michael Rose

Vote: 8 - 0

- b. P 23-02 Domain at Firewheel Park Addition Final Plat **APPROVED**

Motion was made by Commissioner Stephanie Paris, and seconded by Commissioner Michael Rose

Vote: 8 - 0

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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3. ZONING

- a. Consideration of the application of **Frontier States Development Services (FSDS)**, requesting approval of a Specific Use Provision for a Kiosk, Self-Service: Retail (Ice) on a property zoned Community Retail (CR) District. This property is located at 131 West Kingsley Road. (District 5) (File Z 22-75 – Specific Use Provision) **APPROVED**

Representing the applicant Mark Sellers, 4513 N. Shore Dr., The Colony, Texas, provided an overview of the request, and remained available for questions.

There was discussion between the Plan Commission and Mr. Sellers regarding the proximity of nearby self-service kiosks and the recommendation to revise the length of the Specific Use Provision to 10-15 years.

Mr. Sellers explained that the investment it takes the company is the reason for the 25-year request.

Motion was made by Commissioner Aubin to close the public hearing and deny the request. No second was received.

Motion was made by Commissioner Rose to close the public hearing and approve the request. Seconded by Commissioner Ott. Further discussion was made regarding the SUP request for the 25 years as opposed to the 10-15 year recommendation by the City.

Motion was amended by Commissioner Rose to **approve** the request for 15 years. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 1 Nay.**

- b. Consideration of the application of **Frontier States Development Services (FSDS)**, requesting approval of a Plan for a Kiosk, Self-Service: Retail (Ice) on a property zoned Community Retail (CR) District. This property is located at 131 West Kingsley Road. (District 5) (File Z 22-75 – Plan) **APPROVED**

Motion was amended by Commissioner Rose to **approve** the request. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 1 Nay.**

4. **MISCELLANEOUS**

- a. Consideration to amend in part Chapter 6, Section 6.03 “Definitions” of the Garland Development Code, regarding the definition of “Pet Store.” **APPROVED**

Residents speaking in favor:

Jennifer Reeder, 637 Perdido Dr., Garland, Texas

Lisa Crawford, 603 Perdido Dr., Garland, Texas

Residents raised concerns about the sale of puppies and cats bred through puppy mills from out of state at retail establishments.

Motion was made by Commissioner Julius Jenkins to close the public hearing and **approve** with recommendations as discussed during the pre-meeting. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay.**

- b. Update on Plan Commission Secretary

5. **ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 7:40 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 02/13/2023

Item Title: P 23-03 190 @ N. Garland Addition Replat

Submitted For: Matthew Wolverton, Development Planner, Planning & Community Development

Summary:

P 23-03 190 @ N. Garland Addition Replat

Attachments

P 23-03 190 @ N. Garland Addition Replat Report and Attachments

Planning Report

File No: P 23-03 / District 1

Agenda Item:

Meeting: Plan Commission

Date: February 13, 2023



GARLAND

TEXAS MADE HERE

REPLAT

190 @ N. Garland Addition

LOCATION

5325 North President George Bush Turnpike

ZONING

Planned Development (PD) District 22-01

NUMBER OF LOTS

One

ACREAGE

1.348

BACKGROUND

The applicant requests approval of the Replat to construct a multi-tenant retail/restaurant building including a restaurant, drive-through.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

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

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

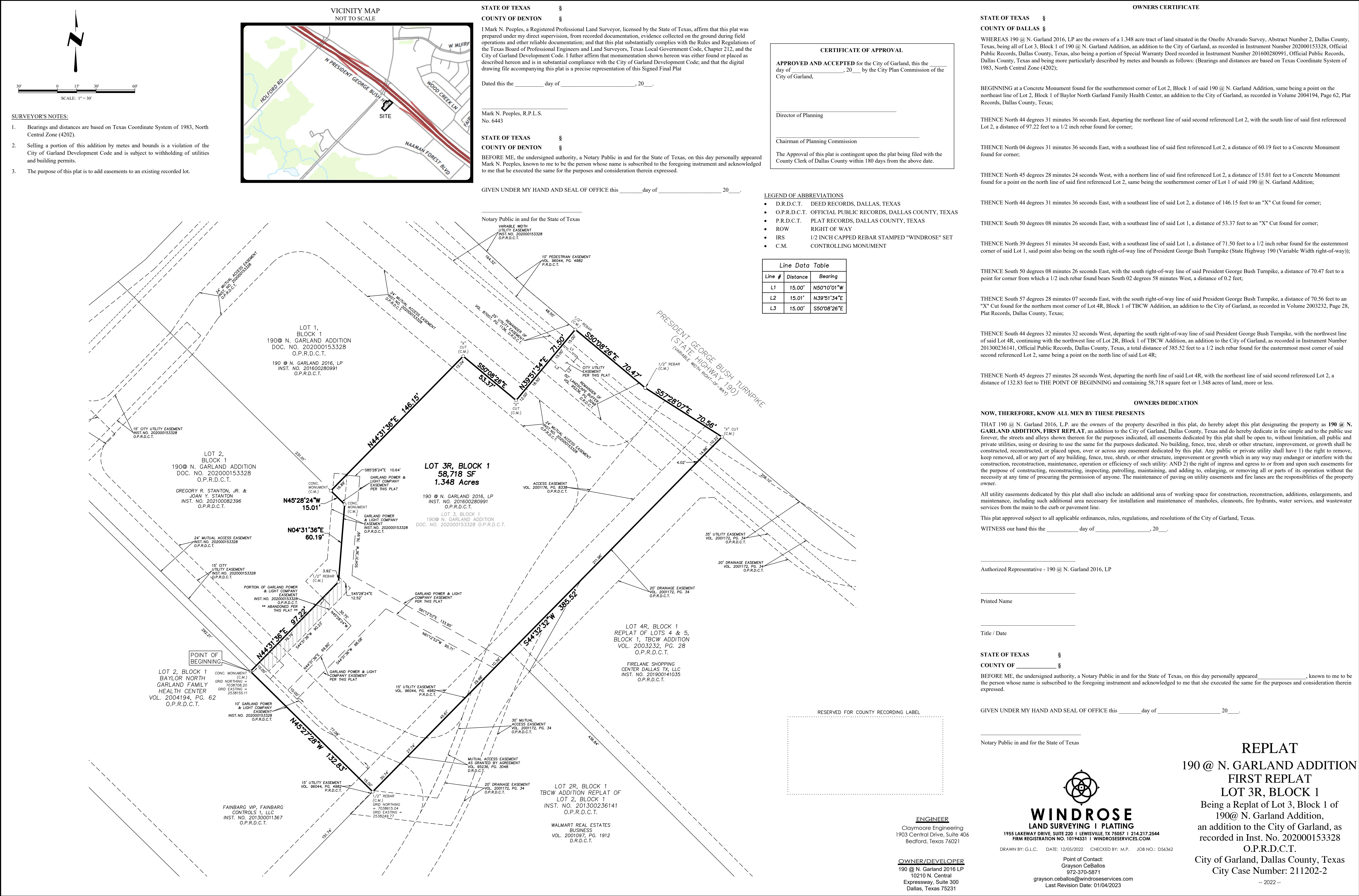


0 70 140 Feet
1 inch = 106 feet

PLAT MAP P 23-03

 INDICATES AREA OF REQUEST

5325 North President George Bush Highway





GARLAND

Plan Commission

2. b.

Meeting Date: 02/13/2023

Item Title: P 23-04 Embree Replat, Lot 4R, Block 29

Submitted For: Nabiha Ahmed, Lead Development Planner

Summary:

P 23-04 Embree Replat Lot 4R, Block 29

Attachments

P 23-04 Embree Replat, Lot 4R, Block 29

Planning Report

File No: P 23-04/District 2

Agenda Item:

Meeting: Plan Commission

Date: February 13, 2023



GARLAND

TEXAS MADE HERE

REPLAT

Embree Replat, Lot 4R, Block 29

LOCATION

616 West Avenue F

ZONING

Multi-Family (MF) District

NUMBER OF LOTS

One (1)

ACREAGE

0.29 acres

BACKGROUND

The applicant requests to establish one (1) lot of record for future development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PD 02-44

SF-7

W AVENUE F

MF-1

MF-1

0 30 60 Feet

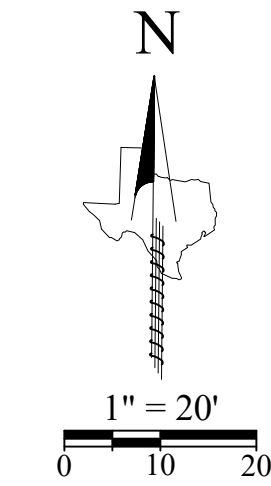
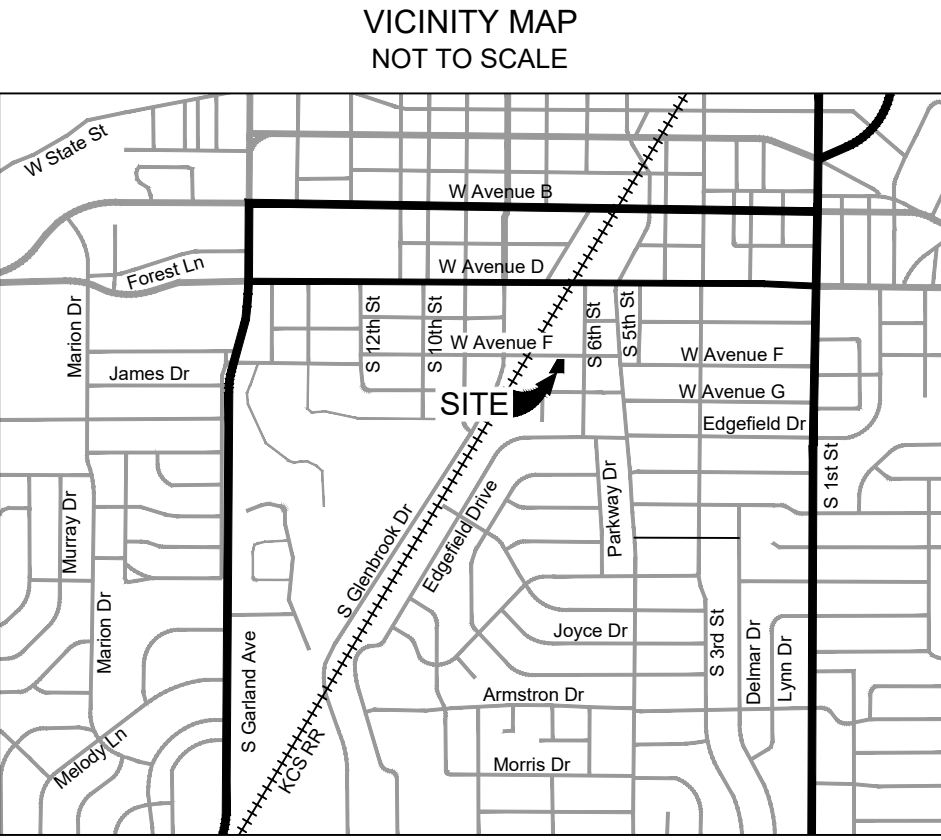
1 inch = 53 feet

PLAT MAP P 23-04



INDICATES AREA
OF REQUEST

616 West Avenue F



ABST. 735
(UNPLATTED)
RUIZ MARTIN & MARIA GUADALUPE
CALLED 2.15 ACRES
INST. No. 201800020696
O.P.R.D.C.T.

(174.40')

LOT 4
BLOCK 28
TOWN OF EMBREE
VOL. 77, PG. 441
MRD.C.T.

GUSTAVO ARANA
AND ALMA ARANA
INST. No. 201700052627
O.P.R.D.C.T.

LOT 3
BLOCK 28
TOWN OF EMBREE
VOL. 77, PG. 441
MRD.C.T.

LOT 2
BLOCK 28
TOWN OF EMBREE
VOL. 77, PG. 441
MRD.C.T.

DO HOLDINGS GROUP,LLC
INST. No. 201700148210
O.P.R.D.C.T.

(90.3')

(30')

(30')

(90')

WEST AVENUE F

70' R.O.W.
VOL. 77, PG. 441
M.R.D.C.T.

N:7017965.54
E:2539652.37
1/2" IRF
(CM)

POB

ABNER KEEN SURVEY,
ABSTRACT NO. 735

LOT 4R BLOCK 29

14,134 SQUARE FEET
0.324 ACRES

DO HOLDINGS GROUP,LLC
INST. No. 201700144167
CORRECTED IN INST. No.
201800257157
O.P.R.D.C.T.

LOT 4
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
MRD.C.T.

25' ALLEY
VOL. 77, PG. 441
MRD.C.T.

ABST. 735
(UNPLATTED)
SCB INVESTMENTS
INC 401K TRUST
CALLED 2.28 ACRES
INST. No.201600209936
O.P.R.D.C.T.

LOT 5
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
M.R.D.C.T.

LOT 6
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
M.R.D.C.T.

LOT 7
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
MRD.C.T.

RICHARD BLAKE MANN
INST. No. 201800070238
O.P.R.D.C.T.

EAST 22' OF
LOT 7
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
MRD.C.T.

LOT 8
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
MRD.C.T.

JAMES JOSEPH
INST. No. 201200347842
O.P.R.D.C.T.

LOT 9
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
M.R.D.C.T.

JAMES JOSEPH
INST. No. 201200347842
O.P.R.D.C.T.

FIDENCIO PAVIA
VOL. 200597, PG 3082
O.P.R.D.C.T.

LOT 10
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
MRD.C.T.

LOT 10
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
MRD.C.T.

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **DO Holdings Group LLC**, is the sole owner of a 0.324 acre tract of land out of the **ABNER KEEN SURVEY, ABSTRACT No. 735**, situated in the City of Garland, Dallas County, Texas and being all of that certain tract of land conveyed by the General Warranty Deed to DO Holdings Group, LLC, of record in Instrument No. 201700144167 and corrected in Instrument No. 201800257157, both of the Official Public Records of Dallas County, Texas; also being all of Lot 4, and the West 10 feet of Lot 3, in Block 29 of Town of Embree, and addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 77, Page 441 of the Map Records of Dallas County, Texas; Said 0.324 acres of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod found at the intersection of the South right-of-way line of West Avenue F (70' R.O.W.) and the East line of a 25 foot Alley of said Block 29, being the Northwest corner of said Lot 4, said DO Holdings Group, LLC tract and hereof;

THENCE, N89°21'31"E, along the South right-of-way line of West Avenue F, being the North lines of said Lots 3 and 4 and said DO Holdings Group, LLC tract, a distance of 66.85 feet to a 1/2 inch iron rod with a green plastic cap stamped "Eagle Surveying" set at the Northwest corner of that certain tract of land conveyed to Martha F. Marek, Trustee, by deed of record in Document No. 200218302729 of said Official Public Records, being the Northeast corner of said DO Holdings Group, LLC tract and hereof;

THENCE, S00°27'48"W, leaving the South right-of-way line of West Avenue F, over and across said Lot 3, along the common line of said DO Holdings Group, LLC tract and said Marek tract, a distance of 133.94 feet to a 1/2 inch iron rod found in the North line of a 20 foot Alley of said Block 29, being the Southwest corner of said Marek tract, also being the Southeast corner of said DO Holdings Group, LLC tract and hereof;

THENCE, S89°19'05"W, along the North line of a 20 foot Alley, being the South lines of said Lots 3 and 4, and said DO Holdings Group, LLC tract, a distance of 144.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "R.S.C.I. RPLS 5034" found at the intersection of the North line of said 20 foot Alley and the East line of said 25 foot Alley, being the Southwest corner of said Lot 4, said DO Holdings Group, LLC tract and hereof;

THENCE, N30°10'15"E, along the East line of said 25 foot Alley, being West line of said Lot 4, a distance of 156.04 feet to the **POINT OF BEGINNING** and containing an area of 0.324 Acres, or (14,134 Square Feet) of land, more or less.

OWNER'S DEDICATION

That **DO Holdings Group LLC**, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **EMBREE REPLAT PARTS OF LOTS 4 AND 3, BLOCK 29**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

WITNESS, my hand at Garland, Texas, this _____ day of _____, 2023.

By: _____
DANE OHLEN Date

TITLE

STATE OF TEXAS §
COUNTY OF §

Before me, The undersigned authority, on this day personally appeared **DANE OHLEN** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____, 2023.

Notary Public, _____ County, Texas.

My commission expires _____.

SURVEYOR'S AFFIRMATION:

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

Dated this the _____ day of _____, 2023.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe
Texas Registered Professional Land Surveyor No. 6402

STATE OF TEXAS §
COUNTY OF §

Before me, The undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____, 2023.

Notary Public, Denton County, Texas.

My commission expires May 5th, 2024.

APPROVAL BLOCK

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

Chairman of the City Plan Commission

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

REPLAT EMBREE REPLAT PARTS OF LOTS 4 AND 3, BLOCK 29 LOT 4R, BLOCK 29

A REPLAT OF ALL OF LOT 4
AND A PORTION OF LOT 3, BLOCK 29,
TOWN OF EMBREE
ABNER KEEN SURVEY, ABSTRACT NO. 735,
AN ADDITION TO THE CITY OF GARLAND,
DALLAS COUNTY, TEXAS
CITY CASE NO. 190820-1

LEGEND

IRF = IRON ROD FOUND
(CM) = CONTROLLING MONUMENT
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
— = CENTERLINE OF ROAD
VOL. = VOLUME
PG. = PAGE

R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. No. = DALLAS COUNTY CLERK INSTRUMENT
() = RECORD CALL

SURVEYOR

EAGLE SURVEYING, LLC
222 SOUTH ELM STREET
SUITE: 200
DENTON, TX 76201
940.222.3009

OWNER

DO Holdings Group LLC
407 Valley Glen Dr
Richardson, Texas 75080
214-929-7611

JOB #: 18-08-73

DATE: 01/28/2023

DRAWN BY: CF/BE



EAGLE SURVEYING, LLC
222 SOUTH ELM STREET
SUITE: 200
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177



GARLAND

Plan Commission

2. c.

Meeting Date: 02/13/2023

Item Title: Z 23-05 Embree Replat, Lot 2R, Block 28

Submitted For: Nabiha Ahmed, Lead Development Planner

Summary:

P 23-05 Embree Replat Lot 2R, Block 28

Attachments

Z 23-05 Embree Replat, Lot 2R, Block 28

Planning Report

File No: P 23-05/District 2

Agenda Item:

Meeting: Plan Commission

Date: February 13, 2023



GARLAND

TEXAS MADE HERE

REPLAT

Embree Replat, Lot 2R, Block 28

LOCATION

617 West Avenue F

ZONING

Multi-Family (MF) District

NUMBER OF LOTS

One (1)

ACREAGE

0.13 acres

BACKGROUND

The applicant requests to establish one (1) lot of record for future development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 30 60 Feet

1 inch = 53 feet

PLAT MAP P 23-05



INDICATES AREA
OF REQUEST

617 West Avenue F



GARLAND

Plan Commission

3. a.

Meeting Date: 02/13/2023

Item Title: Z 22-65 Kirkman Engineering - Planned Development (District 7)

Summary:

Consider of the application of **Kirkman Engineering**, requesting approval of a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses. This property is located at 2801 and 2901 Arapaho Road. (District 7)
(File Z 22-65 - Zoning)

Attachments

Z 22-65 Kirkman Engineering Report and Attachments (PD)

Z 22-65 Kirkman Engineering Responses

Planning Report

File No: Z 22-65/District 7

Agenda Item:

Meeting: Plan Commission

Date: February 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

LOCATION

2801 and 2901 Arapaho Road

APPLICANT

Kirkman Engineering

OWNER

Seven Investments

BACKGROUND

The applicant proposes to construct fifty-five (55) townhouses and three (3) HOA open space lots. The subject property is currently unimproved.

SITE DATA

The subject property contains approximately 4.87 acres and has approximately 1,211 linear feet of frontage along Arapaho Road, 312 linear feet of frontage along Galaxie Road and 233 linear feet of frontage along Callejo Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Single-Family Attached (SFA) District. The Single-Family Attached District is intended to promote stable, quality, attached-occupancy residential development on individual lots in logical, livable, and sustainable neighborhoods. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas, multifamily or nonresidential areas, or major thoroughfares.

The applicant requests to make some modifications to the Single-Family Attached District requirements.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of fifty-five (55) townhouses and three (3) HOA lots. In addition, the applicant is proposing 11.9 units per acre, therefore meeting the SFA GDC requirement.

2. The applicant requests to deviate from some of the required SFA District development standards per Section 2.34 (Table 2-3) of the Garland Development Code (GDC). The table below indicates the deviations proposed. It should be noted that the proposal will meet the minimum dwelling size requirement (1,400 sf) per the GDC.

Development Standards	Required	Proposed (Minimum)	Justification
Lot Area	Minimum 2,000 SF	Minimum 1,500 SF	The minimum lot area is being reduced to allow for the requested reduction in the lot depth listed.
Lot Depth	Minimum 90 feet	Minimum 60 feet	The overall tract geometry, and incorporating necessary infrastructure, creates constraints of the lot impacting the lot depths. The proposed depths will improve the compatibility of the proposed development with the existing neighborhood to the north as well as bring great look to the area.
Landscaping	At least one tree is required for each townhouse unit and must be placed either on that lot or within fifty feet of that unit. For each townhouse structure, at least fifty percent of the required trees must be large canopy trees. The remainder of the required trees may be small ornamental trees.	Only small ornamental trees are proposed for each lot or within fifty feet of that unit. Large canopy trees are proposed in the larger common open space areas, as well as along Arapaho Road.	The reduced depth of these lots still allow for small green spaces for each lot; however, the applicant would like to relocate these required large canopy trees to the larger common open spaces instead of these small green spaces to allow the trees to reach full maturity and allow a more manageable space for franchise utility placement and maintenance.
Alleys	Alleys are required	Not provided	The size of the site makes it difficult to accommodate the alley. The garages and driveways will be in the front of the buildings

			and will be serviced by the public street.
--	--	--	--

Screening and Landscaping

3. The proposed landscape layout (Exhibit D) complies with the applicable screening standards. Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. Arapaho Road is considered to be greater than Type "D"; therefore, a five (5)-foot ornamental fence with masonry columns and applicable vegetation is required along Arapaho Road and the landscape plan reflects the ornamental fence with masonry columns. The large canopy trees and screening shrubs are on the street-side of the fence to provide more coverage. Screening and fencing is not required along Callejo Road and Galaxie Road. However, the landscape plan reflects a board-on-board fence along the northern perimeter line and an ornamental fence along Callejo Road and a portion of Galaxie Road.

The GDC requires at least one tree is required for each townhouse unit and must be placed either on that lot or within fifty feet of that unit. For each townhouse structure, at least fifty percent of the required trees must be large canopy trees. The remainder of the required trees may be small ornamental trees. The landscape plan (Exhibit D) shows all small ornamental trees either on a lot or within fifty (50) feet of that lot.

4. Amenities

Common open space area is included with the proposed development in accordance with the GDC. The amenity requirements of the Single-Family Attached (SFA) District per the GDC are satisfied. Amenities include a gazebo and playground equipment.

5. Parking

The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

6. Garage

The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

- Rear entry;
- "J" drives, for front entry properties;
- "Swing" drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

The site plan (Exhibit C) reflects front-entry garages with an offset.

7. Building Design

The building elevations complies with the articulation and architectural elements requirements per the GDC.

Signage

8. The applicant has not requested any deviation on signage; it will comply with the standards in the GDC.

Alley Waiver

9. The residential lots within the residential development would front a fifty (50) foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods.

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

This proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family homes. The property to the east, across Callejo Road, is zoned Single-Family Attached (SFA) District; it is currently unimproved. The properties to the south, across Arapaho Road, are zoned Single-Family-7 (SF-7) District and are developed with single-family homes. The property to the west, across Galaxie Road, is zoned Community Retail (CR) District; it is developed with retail uses.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: March 7, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-65

2801 and 2901 Arapaho Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for fifty-five (55) Single-Family Attached (Townhouse) and three (3) HOA lots.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-Attached (SFA) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-Attached(SFA) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C, Exhibit D, and Exhibit E; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

- A. Permitted Uses:** Only Dwelling, Single-Family-Attached (SFA) units are permitted.
- B. Maximum Number of Lots:** A total of fifty-five (55) single-family attached units shall be permitted.
- C. Minimum Lot Area:** The minimum lot area shall be 1,500 square feet and as reflected in Exhibit C.
- D. Minimum Lot Depth:** The minimum lot depth shall be sixty (60) feet and the lot depth is measured between the lot lines.
- E. Minimum Dwelling Size:** The minimum dwelling size shall be 1,400 square feet.

- F. Alleys: Alleys shall not be required for this development
- G. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.
- H. Open Space and Amenities: Open Space and Amenities shall be provided as shown in Exhibit D.
- I. Signage: All signs shall meet the Garland Development Code requirements.
- J. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- K. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.
- L. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.
- M. Required Assessments and Reserves: The declaration for the Homeowner's Association shall provide that each homeowner owning a real property interest in a residential lot within the community land shall be obligated to pay assessments to the Homeowners Association to pay for the operation and common

expenses of the association, including, without limitation, the repair and maintenance of association common areas, including repairing, maintaining or replacing the association screening walls and perimeter fences. If the Homeowners Association fails to perform the above-described maintenance due to lack of funds, the Homeowners Association shall assess members on a pro rata basis for the cost of performing such maintenance and shall thereafter promptly and diligently perform the maintenance required. To help ensure that funds will be available to perform such maintenance, the Homeowners Association shall establish and maintain a reserve fund for the periodic maintenance, repair and replacement of association improvements, which shall include adequate reserves for the expected future costs to repair, maintain and replace association screening walls and perimeter fences.

- N. City's Right to Enforce: The declaration for the Homeowner's Association shall contain a provision stating that if the Homeowner's Association fails to maintain an association screening wall or perimeter fence in good repair, then the City may send written notice to the Homeowner's Association demanding the proper repair and maintenance of such screening wall or perimeter fence. If the Homeowner's Association has not repaired or replaced such screening wall or perimeter fence within 120 days after the date of the City's written notice to the Homeowner's Association, the City shall have the right, but not the obligation, to exercise all access easements and other rights of the Homeowners Association to repair and/or replace, as necessary, such screening wall or perimeter fence and to charge all reasonable costs incurred therefor to the Homeowners Association. The Homeowner's Association shall promptly pay such costs to the City upon completion of the repairs and/or replacement upon written demand by the City. If the reserves required by these conditions and the declaration are not sufficient to fully reimburse the City, the Homeowner's Association shall assess its members for the funds necessary to fully reimburse the City and to re-establish its required reserves. Such provision in the declaration for the Homeowner's Association shall further state that such provision may not be amended or modified without the prior written consent

of the City.

Z 22-65



View of the subject property



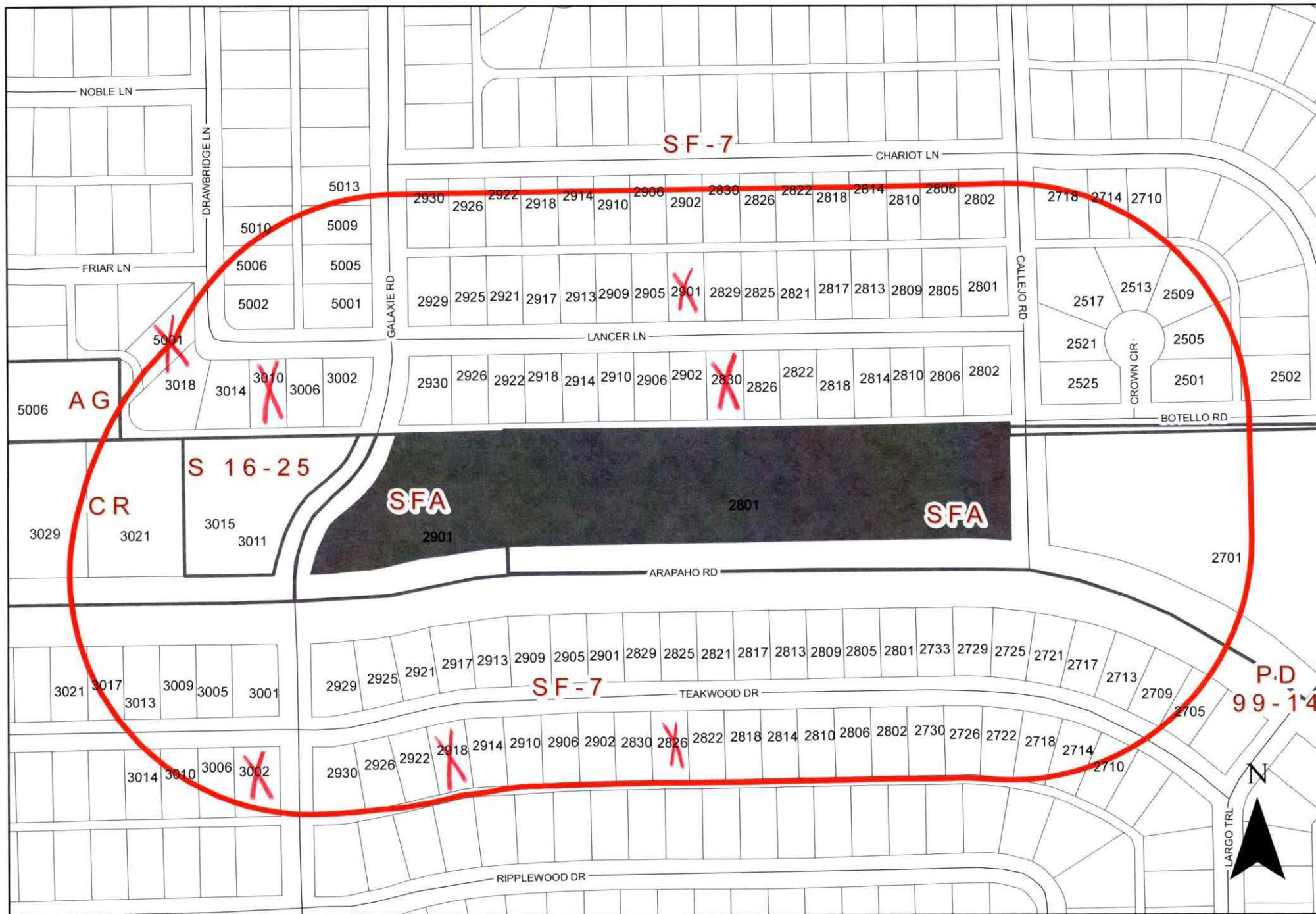
West of the subject property



North of the subject property



South of the subject property



0 140 280 Feet
1 inch = 211 feet

ZONING MAP Z 22-65

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

2801 & 2901 Arapaho Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Mya grochal

Against

2/9/2023
3:32:24 PM

800 west renner

Outside the Notification Area

Garland
Texas
United States
<null>

James Bolin

Against

2/9/2023
2:00:59 AM

2901 Lancer Lane

bolin1320@aol.com

Garland
Texas
United States
75044

214-605-2517

55 townhomes will increase already congested traffic on Arapaho and side streets as commuters will navigate neighborhoods not intended for through traffic. This presents increased congestion and pollution. It also presents a safety risk to current residents in the surrounding area. Townhomes this close in the vicinity to the neighboring single family homes will unfairly decrease property values of existing homeowners. Removal of the green area will increase pollution in the immediate vicinity..

Lindsay

Against

2/8/2023
6:30:23 PM

2621 Ivanridge Ln

Outside the Notification Area

Garland
Texas
United States
75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

**Vanessa
Salazar-Sowell**

2/8/2023
4:50:09 AM

Against

3214 Heathercrest Dr

Garland

Texas

United States

75044

Outside the Notification Area

vys.sowell@gmail.com

2146828701

Omar Buhidma

2/7/2023
9:34:53 PM

For

1607 University Drive

Richardson

TX

United States

75081

Outside the Notification Area

citizen@buhidma.net

5128432437

Always happy to welcome new neighbors!

Allison Drake

2/7/2023
9:29:35 PM

Against

6102 Shattuck drive

Garland

Texas

United States

75044

Outside the Notification Area

I would be for if there were less homes. 55 seems like a lot for that parcel of land.

Susan Nye

2/7/2023
8:46:09 PM

Against

3442 King Arthur Drive

Garland

Texas

United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

<null>

Christine Richey 2/7/2023 8:12:45 PM	Against 5533 Excalibur Dr Garland Texas United States 75044	Outside the Notification Area Christinesrichey@gmail.com
---	---	--

Lake Harsaran 2/7/2023 7:44:02 PM	Against 2305 Jamaica Pl Garland Texas United States <null> The traffic is already HORRIBLE there. Think about two cars times 55 homes more. Please think about us who live here and have to use that road.	Outside the Notification Area
--	---	--------------------------------------

Pat Gryn 2/7/2023 7:19:14 PM	Against 2825 Ursa Cir Garland Texas United States 75044 To much traffic	Outside the Notification Area seniorlady@verizin.net 214-641-5717
---	--	--

Jean klimiuk 2/7/2023 7:10:15 PM	Against 2826 teakwood dr Garland Texas
---	--

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

United States
75044

Na	Against	Outside the Notification Area
2/7/2023 6:33:02 PM	3213 Noble Ln	
	Garland	
	Texas	
	United States	
	75044	

Georgia V	Against	Outside the Notification Area
2/7/2023 6:28:16 PM	2702 Phillips Dr	
	Garland	
	Texas	
	United States	
	75044	

Mike McClure	Against	Outside the Notification Area
2/7/2023 6:23:00 PM	5402 Castlevue Lane	
	Garland	
	Texas	
	United States	
	75044	

L Ferguson	For	Outside the Notification Area
2/7/2023 5:47:02 PM	2502 Westbank Trail	
	Garland	

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

Texas
United States
<null>

It's great to see development in Garland. Looking forward to seeing this come to fruition.

Duran Hovland

Against

2/7/2023
4:06:45 PM

3002 TEAKWOOD DR

dmandallas2004@yahoo.com

GARLAND
TX
United States
75044

Lynda Stevens

AGAINST

Outside the Notification Area

2/7/2023
3:59:39 PM

2214 Jasmine Lane

lgstevens1@verizon.net

Garland
Texas
United States
75044

We do not want this!

Patricia Keller

Against

Outside the Notification Area

2/7/2023
3:55:13 PM

3409 Altair Dr

pmb0417@sbcglobal.net

Garland
Texas
United States
75044

956-371-0373

Another multi-family complex equates to more traffic, more congestion, more of a drain on public resources and possibly more crime should the townhomes transition to rentals. I cannot support this zoning change. I am not able to attend the meeting on February 13, but would voice my objections if I were able to be there.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

Karen Brack

Against

Outside the Notification Area

2/7/2023
3:52:43 PM

2417 Centaurus Drive

kwbrack18@gmail.com

Garland

2144771151

TX

United States

75044

That's too many homes! The roads are already too congested

C. Holiwell

Against

Outside the Notification Area

2/7/2023
2:55:21 PM

5406 Kirkridge Place

cherylmagee64@gmail.com

Garland

2145633103

Texas

United States

75044

Against

C. Holiwell

Against

Outside the Notification Area

2/7/2023
2:55:19 PM

5406 Kirkridge Place

cherylmagee64@gmail.com

Garland

2145633103

Texas

United States

75044

Against

Lee Yeung

Against

Outside the Notification Area

2/7/2023
4:31:13 AM

Camelot

Garland

Texas

United States

<null>

Proposed townhomes are 3 stories. Backyard privacy concerns.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

Marina

Against

2/7/2023
4:30:52 AM

Chariot Ln
Garland
Texas
United States
<null>

Sandra Knauf

Against

Outside the Notification Area

2/7/2023
4:07:15 AM

3504 Taurus Drive
Garland
TX
United States
75044

sandy.knauf@gmail.com

2147381406

This will negatively impact current traffic issues in the area.

Alma Maricic

Against

2/7/2023
2:14:16 AM

2830 Lancer Ln
Garland
Texas
United States
75044

almamaricic@yahoo.com

Against

Jay Pecheux

Against

Outside the Notification Area

2/7/2023
1:37:05 AM

2929 Holy Cross Ln
Garland
Texas
United States
75044

jaypecheux@gmail.com

8324777472

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

It's single homes all around.. that doesn't make sense to put townhomes there.

Jay Pecheux

Against

Outside the Notification Area

2/7/2023
1:37:03 AM

2929 Holy Cross Ln

jaypecheux@gmail.com

Garland

8324777472

Texas

United States

75044

It's single homes all around.. that doesn't make sense to put townhomes there.

Stacy Morris

Against

Outside the Notification Area

2/6/2023
3:42:34 AM

3102 Castle Rock Ln

stacymorris87@gmail.com

Garland

Texas

United States

75044

Garland does not need any more multi family housing units the the Arapaho area.

Debra Segal

Against

Outside the Notification Area

2/5/2023
2:12:53 PM

2922 Royalty Dr

deb.seg.will@gmail.com

Garland

4698658942

Texas

United States

75044

Samantha Head

Against

Outside the Notification Area

2/5/2023
2:33:54 AM

2705 Hazelwood

Garland

Texas

United States

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

75044

55 homes in that small of a space is not reasonable. It will overcrowd the area.

Mary Henderson
2/5/2023
2:07:56 AM

Against

Outside the Notification Area

7509 Wellesley Ave

Henderson.Mary.I@gmail.com

Garland

Texas

United States

75044

Townhomes in this area will further stress infrastructure and increase populations in local schools that are already stretched

S Southward

Against

Outside the Notification Area

2/5/2023
1:03:18 AM

3214 Christie

Garland

Texas

United States

75044

Jennifer Hunter

Against

2/5/2023
12:55:55 AM

5001 Drawbridge Ln

jenniferhunter14@gmail.com

Garland

8176148206

Texas

United States

75044

This is a ridiculous plan. The space is too small, for starters. With the economy the way that it is and people already struggling, it makes absolutely no sense whatsoever to add something to the neighborhood that would make property taxes rise. It would make MORE sense for this developer to buy property that needs a facelift and leave some green spaces for our community. The amount of wildlife being run out of the area is staggering. Do better, City of Garland.

Rochelle Ran

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

2/4/2023
9:57:57 PM

2918 Teakwood Drive

Rochelletrachier@gmail.com

Garland

Texas

United States

75044

I am against townhomes in any capacity. We have already destroyed so much blackland prairie.

Comment Form

Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Z 22-65 Kirkman Engineering. El solicitante solicita la aprobación de cincuenta y cinco (55) casas adosadas. El sitio actualmente está dividido en zonas para permitir casas adosadas; sin embargo, el solicitante solicita modificaciones del Código de Desarrollo de Garland. El sitio está ubicado en 2801 y 2901 Arapaho Road. (Distrito 7)

Z 22-65 Kirkman Engineering. Người nộp đơn yêu cầu phê duyệt năm mươi lăm (55) căn nhà phố. Địa điểm hiện đang được khoanh vùng để cho phép xây dựng nhà phố; tuy nhiên, người nộp đơn yêu cầu sửa đổi Bộ luật Phát triển Garland. Địa điểm này tọa lạc tại 2801 và 2901 Arapaho Road. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Fernando Sanchez

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

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

3010 Lancer Ln

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Fernando Sanchez

Signature / Firma / Chữ ký

02/04/23

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-65

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

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

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

We oppose to such development. Increase in crime and delinquency not to mention high traffic issues.

From: Hedrick, Councilman Dylan <DHedrick@garlandtx.gov>

Sent: Monday, February 6, 2023 9:59 AM

To: Allmendinger, Tracy <TAllmend@garlandtx.gov>

Cc: Guerin, Will <WGuerin@garlandtx.gov>; Thomas, Joe <joethomasjr@gmail.com>

Subject: Re: Plan Commission Meeting - Monday, January 23, 2023

Good morning Tracy,

Joe Thomas of the Camelot Neighborhood Association has asked me to forward their most recent neighborhood newsletter for distribution to the Plan Commission as part of case Z22-65 comments. His comments are copied below:

You may have already heard about a presentation coming on the 13th. This is a proposal for some townhomes along Arapaho Road. I plan to be there to support this project on behalf of the neighborhood association.

One of the things we are concerned about is the safety of the residents. As you may know, city maintained, highway quality guard rails extend along Arapaho for most of the way between Jupiter and Shiloh. Those have proven to be invaluable in protecting life and property, even recently.

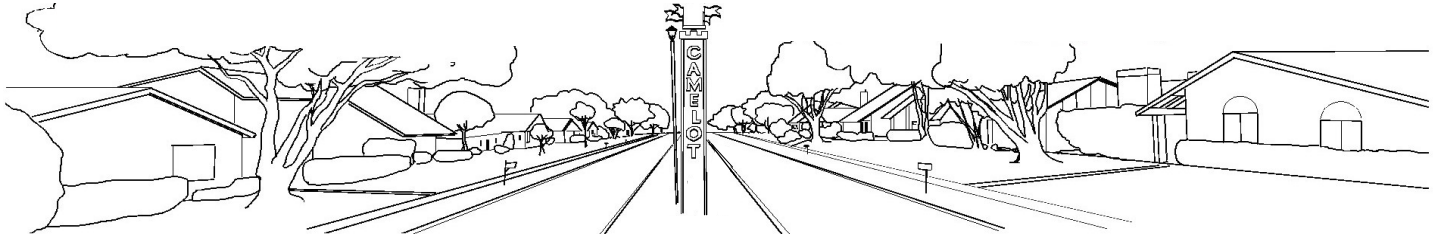
The attachment is a copy of our February newsletter. The front page article talks about the history of the guard rail and a couple of the most recent incidents over the last 60 days.

I would like to get this into the hands of the Plan Commission so they are aware and that adequate screening is needed. We also plan to take this to the Transportation Dept. so they can be aware of our desire to add additional guard rail along this stretch.

Thanks,

Dylan

The Knightly News



Monthly Newsletter of the Camelot Neighborhood Association, Inc.

FEBRUARY 2023

Guardrail saves the day again... and again

By Peggy Sorrentino, Civic Interest Chair

On April 29, 2009, when a car crashed from Arapaho and destroyed two of my neighbors' backyards and fences, just missing one of my neighbors, I decided to do some investigating. I knocked on neighbors' doors and discovered these crashes had been increasing over the years as traffic increased.



One of the people I met, Dawn, a fellow cat lover who lived at 3102 Brook Glen, had already had her fence destroyed three times by cars crashing into her fence and yard from Arapaho. She helped me in my three-year campaign to get the city to put up a guardrail to protect us. The guardrail was completed in 2012, and protects about seventy homes in the area. Sadly, Dawn is no longer with us.



For the third time I know of since 2012, the guardrail prevented a car from destroying a homeowner's fence or worse, this time at Dawn's former home. This crash occurred in December 2022,



and the city sent a crew to do a full repair of the guardrail on January 5, 2023. Another car crash happened on January 9, in exactly the same spot, looking more severe as the rail was bent, and multiple posts are missing.

Now the city has to fix it again, but at least the homeowner's fence, pets, or people who might have been in the way with no guardrail are okay.

President's Corner

By Joe Thomas

This month brings more news on the development front near Camelot. I got a call from one of the managers at Callejo Commercial Properties. (You've probably seen their sign in the vacant area behind the Murphy Gas station.) He told me they have finalized deals with two companies to build on that property.

First is a new coffee chain called Dutch Brothers Coffee that came to Texas for the first time in 2021. Based in Oregon, they have a great story. See it at their website. <https://www.dutchbros.com/>



The other is a store you might already be familiar with – Sprouts Farmers Market. They are well known for their fresh produce and other higher end foodstuffs. <https://www.sprouts.com/>

On the east side of Shiloh a few blocks north of Arapaho, the progress on the new professional offices is coming along pretty quickly. Those will be occupied by doctors, dentists, and perhaps a law office or other professions like this. I do like that these are being built with a similar style to the other houses in the area so they won't stick out like a boxy office building.

After that Christmas freeze, we have had a pretty mild winter. Let's hope that continues through February.

Thanks again for supporting your neighborhood!

Joe



Executive Board

President	
Joe Thomas	214-218-2227 joethomasjr@gmail.com
Vice President	
Becky Thurmond	972-955-5109 beckyth@verizon.net
Secretary	
Debbie Rima	972-495-6476 debbierima@yahoo.com
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**Camelot
Neighborhood Association**
P. O. Box 452631
Garland, TX 75045-2631

Website Ad Rate

\$100/year

To set up an ad, contact
coordinator@camelotna.com



Visit CNA on
Facebook!

"Like" CNA and bookmark us.



Instagram

@camelotnagarland

Monthly Gift Card Draw winner for January

By Joe Thomas, Membership Chair

The winners for the first drawing of 2023 are Aaron and Rachel Basinger of Galaxie Road. They got a \$10 gift card to Desperados.



They bought the house, built in 1983, from the Palmers, who were the original owners. They are both native Texans as Rachel grew up in Sugarland and Aaron in Plano. They met during their college years at Baylor University.

They moved to Camelot from Amarillo where Rachel had been attending Texas Tech University School of Pharmacy. She currently works as a pharmacist and has since 2013. Aaron has been teaching at John Paul II High School since 2007. They are members of St. Joseph's Church.

Their household includes Gus the dog and Mr. Mittens the cat (who moved in and made himself at home), as well as four chickens. They really enjoy the backyard that backs up to the northernmost pond.

They like to spend time outdoors, whether it is hunting, fishing or hiking, and just traveling in general. They have been to Europe and plan to go to Italy this summer to celebrate their 15th wedding anniversary.

Next month's winner will get an email from joethomasjr@gmail.com so add that to your contacts now so it doesn't go to junk mail.



Important Phone Numbers

Police, Fire, Ambulance Emergency 911

City of Garland	
Information	972-205-2000
After Hours/Weekends	
	972-205-3210
Animal Services	972-205-3570
Building Inspection	972-205-2300
Code Compliance	972-485-6400
Career Opportunities	972-205-2475
Environmental Waste	972-205-3500
Fair Housing	972-205-3300
Granville Arts Center	
Theater/Atrium Rental	972-205-2780
Box Office	972-205-2790
Health Department	972-205-3460
Public Health	972-205-3370
Libraries	972-205-2500
Central	972-205-2524
North Garland	972-205-2802
South Garland	972-205-3920
Walnut Creek	972-205-2586
Mayor's Office	972-205-2400
Municipal Court	972-205-2330
Neighborhood Vitality	972-205-2445
Parking Enforcement	972-205-2222
Parks & Recreation	972-205-2750
Public Safety	
Police Non-Emergency	972-485-4840
Crimestoppers	972-272-TIPS
Fire Non-Emergency	972-781-7100
Streets	972-205-3555
Traffic Signal Malfunction	972-205-3250
Utility Services	
Customer Service	972-205-2671
Water Department	972-205-3210
Streetlight Repair	972-205-3483
GP&L Power Outage	972-205-3000
Line Location	811
Atmos Energy	1-866-322-8667
Oncor	1-800-233-2133
Other Numbers	
Poison Control	1-800-222-1222
Texas Department of Public Safety	972-861-2000
Neighborhood Police Officer Officer Chandler Brown	
brownc@garlandtx.org	
972-205-4065	

Newsletter Website Facebook

Cynthia Houck
CNAcommunications@camelotna.com
214-575-7530

★★★★★★★

CNA Website
www.camelotna.com

Nextdoor Camelot

Joe Thomas
joethomasjr@gmail.com
214-218-2227

CAMELOT NEIGHBORHOOD ASSOCIATION
TREASURER'S REPORT FOR THE 12 MONTHS ENDED
DECEMBER 31, 2022
Jo-Sandra Greenberg, Treasurer

Balance as of 12/31/2021	\$ 6,061.49
Income	
Ads (website)	\$ 100.00
City of Garland Grant for Picnic/Food Drive	500.00
Donations	250.00
Membership (Checks/Cash)	4,337.50
Membership (PayPal)	1,867.16
Membership (Venmo)	1,274.07
Picnic Food Tickets	72.00
Miscellaneous Income	26.00
Total Income	\$ 8,426.73
Expenses	
Bank Checks/Deposit Slips Reorder	\$ 65.00
Beautification Total	\$3,422.91
- Yard of the Month Gift Cards	225.00
- Shiloh Garden	261.44
- Entrance Medians, Signs, Sprinklers	959.00
- King Arthur Camelot Sign	177.47
- Median Maintenance (mowing only)	1,800.00
Garland Police Awards Banquet Ad	250.00
CNA Website	19.95
Membership Expenses Total	515.58
- Flyers, Signs, Facebook ad, etc.	184.49
- Gift cards for monthly drawing	120.00
- Welcome Packets	211.09
Newsletter Expenses	954.67
Office Supplies	24.98
Picnic Expenses	1,569.31
P. O. Box Renewal Fee	182.00
Postage	1,600.99
Excalibur Award	38.00
Total Expenses	\$ 8,643.39
Balance as of 12/31/2022	\$ 5,844.83

Spring Creek Forest Preserve - 30th Annual Trout Lily Walk

Submitted by Dana Wilson

Trout lilies are one of the first plants to flower in the spring. These tiny flowers form a carpet of blooms from about mid-February through mid-March then disappear until next year. Don't miss chance to see the first wild-flower display of 2023!

Come on Sunday, February 26, any time between 2:00 and 3:00 p.m.

When you arrive, volunteers at the pavilion will welcome you and give you introductory information. Then we will send you along the clearly marked trail to the trout lily field. Tom Frey, our adviser, mentor, and friend, will be at the trout lily field.

After you have seen the lilies and talked to Tom, you will walk along to the next marked spot, where we will have another knowledgeable naturalist who will tell you about the significance of that area of the Preserve. The volunteer naturalists will be at several stations along the trail from 2:00 until the last walkers go through.

This format allows folks to go at their own pace rather than having to follow a group; no one gets impatient waiting for others to catch up, and each can spend as much time at a station as they want. Some like to spend a lot of time taking photos and discussing the forest. Others like

The Frocksy Vintage Vogue

By Peggy Sorrentino, Civic Interest Chair

What is fun, quirky, eclectic and smells good? When you walk into this shop at 510 Main Street in downtown Garland, you are met with the wonderful aroma of incense, handmade candles, and soap.



The shop is a beautifully decorated homage to the past with a modern twist. I had a wonderful chat with co-owners Trayc and Karin and gave them four vintage 1970s Hawaiian shirts, two pieces of vintage jewelry, and a 1960s hat. In an effort to support the businesses in downtown Garland in the final year of the square construction project, I am visiting at least one business per month and either donating items they can use or purchasing items from them.

Trayc is an artist who paints and has an eye for exceptional vintage clothing, and Karin is an artist who makes jewelry and finds incredible vintage glassware. They are both very complimentary to the city of Garland for listening to them and working with them through this process.



TRAYC & KARIN

This is an ideal place to come for a unique gift. I only looked at a fraction of the items in the store, and two things that caught my eye were a stunning 1980s black dress with sequined sleeves and a beautiful set of 1970s drinking glasses embossed with yellow flowers.



PHOTO BY CARROLL MAYHEW/NORTH TEXAS MASTER NATURALISTS

to hear just a little bit and then move on. With this walk format, it is your choice.

We hope to see you there!

Council 7 Update

By Dylan Hedrick, District 7 Council Member

I hope everyone had a safe and happy holiday season! On City Council, we are moving into another one of our important budgeting seasons as we are now reviewing the proposed Capital Improvements Projects (CIP) budget. The CIP budget is a plan for funding projects which have a useful life of not less than five years and exceed \$25,000 in cost. Approved projects in this year often have budget implications for future years as funding for projects such as buildings and utility improvements are often spread over multiple years.

This year's proposed CIP budget is the largest in city history at \$557.9 million and includes \$157.8 million for funding to continue the implementation of the 2019 Bond Program. During 2023, fifty-four of the fifty-eight 2019 Bond Program projects and programs will be under way as we continue to meet our promise of delivering them as soon as possible. Additionally, the CIP includes \$12.3 million for thirteen additional projects not included in the 2019 Bond Program, using funding from the American Rescue Plan Act.

Park projects account for the majority of the tax-supported funding proposals with \$69.5 million going toward the renovation or construction of Holford, Granger and Hollabaugh Recreation Centers, the new Garland Senior Activity Center, and trail development, such as the Bisby Transmission Trail near Jupiter Road and Apollo Road.

Over \$60.5 million is allocated to street improvement projects, including southern Shiloh Road, Holford Road, Naaman School Road, and various bottleneck improvements throughout the city. The budget also includes funding for traffic signal equipment

modernization projects to improve traffic flow through the city and railroad crossing improvements to smooth the roadways over the tracks. Public safety funding includes the construction of the new Fire Station 6, which is moving from Holford Road to north of President George Bush Turnpike and Campbell Road, and a permanent restroom facility at the Police training gun range.

Funding is proposed for the construction of a new Walnut Creek Branch library, as well as modernization upgrades to Central and North Garland Libraries. We also proposed the funding of library kiosks throughout the city to spread library services to areas typically underserved or more distant from our four library locations.

Utility-funded projects include the purchase of thirteen new pieces of equipment for the Sanitation Department, enhancements to water transmission mains and distribution lines throughout the city, and \$122.4 million for Garland Power & Light to fund ERCOT-driven reliability upgrades to transmission lines and substations.

With the recent increase in property valuations, there is no proposed increase to the property tax rate for fiscal year 2022-2023 to fund the CIP budget. However, we do anticipate a modest increase to sanitation and wastewater rates, but no increase to water or GP&L electric rates.

I am looking forward to the upcoming meetings and discussions regarding our CIP budget and value your input in this process. Please contact me at 469-560-6099 or council7@garlandtx.gov if you have any questions or comments regarding the CIP budget or if there is anything I can do to assist you. It is my extreme pleasure to continue to serve the citizens of Garland and District 7.

January CNA Meeting Minutes

By Debbie Rima, Secretary

Attendees: Joe Thomas, Peggy Sorrentino, Reba Collins, Becky Thurmond, Debbie Rima, Cynthia Houck, Dylan Hedrick, Jo-Sandra Greenberg, Diana Thomas, and Abra Nusser were present at the January 15, 2023, Zoom meeting. Welcome and President's Remarks: Started at 6:33 p.m.

Approval of Minutes: Diana moved to approve. Cynthia seconded. All approved.

Council Member's Remarks: Asian New Year Celebration was lots of fun. Judd Rex is our new City Manager; he will be official on Tuesday, January 17. Capital improvement budgets projects are on the agenda, including fire trucks, dump trucks, new roads, new rec centers – spinning from bond program. Construction on Callejo Road should start soon. Funding is being discussed for the new senior center. Big request is a pool for water aerobics; heated pool even better. Downtown square coming along really well. Becky said we need more security for the senior center, limiting access and keeping doors locked, making sure only seniors use the center. Dylan says the City is checking on senior centers in other cities to see how they are operating and how they handle issues. Peggy asked about completion date for downtown – probably end of year. Cynthia asked about location of senior center – same place. Also, Cynthia asked what's going on with Walnut Branch Library. City had groundbreaking late last year; construction should be mobilized soon. Elections coming up soon for our city council member (and some others). Dylan is gathering signatures for his petition.

Mayor's Remarks: N/A

Treasurer's Report: Beginning balance in January was \$5,844.83. Jo-Sandra found a discrepancy from 2021 of \$249.10, which gave us \$5,844.83 for beginning of 2023. Becky made the motion to accept the balance as read. Diane seconded. All approved.

Membership: 147 members for 2023. 149 members this time last year. (108 have not renewed.) Flyer delivery teams have their packets. Becky asked if Joe was going to post anything on Nextdoor about joining. He has not, but will. Joe believes the flyer delivery is very important to grow our membership.

Social: Discussed date for 2023 picnic. October 28 is too late. Consensus is October 21.

Crime and Safety: Nothing much going on.

Beautification: Nothing major going on. We usually start mowing medians around middle of March so Reba is working on new contract. She'd like to give the contract to Ricky and will talk to him in February to see if he is able and willing to continue mowing for us. We should expect fee to go up as it is going up everywhere.

Code Compliance: N/A

Civic Interest: Peggy continues to visit businesses in downtown square. She went to Frocksy Vintage Vogue. Shops are amazing. Shop owners believe City is listening to them and working with them. Peggy is concerned about traffic on Arapaho and crashes into guardrails. (There have been two recently.) Recent guardrail crash prevented car from going into home. City fixed it, and then there was another big crash in same spot. Abra is the City Planner and will go look at area to help develop a plan to slow traffic down.

(Continued on Page 6)

GPD Hostage Negotiation Team

By Becky Thurmond, Crime & Safety Chair

The Garland Police Department's SWAT unit has a Hostage Negotiation Team, separate from the Tactical Team. The Tactical Team makes up most of the unit; these are the officers you see riding the Bearcat, wearing desert camo, helmets, heavy-duty vests, carrying long guns. They're the people who will shoot tear gas and bash in doors if negotiations fail.

The Negotiation Team officers go out with every SWAT call-out and go to work if there's a barricaded person who is a threat. Even if the hostages have escaped, the subject may still be a threat. The hoped-for goal is a peaceful resolution to the incident by getting the subject to surrender and come out.

The Negotiation Team is made up of a lieutenant and eight officers, all SWAT officers. Unlike big cities that have a dedicated SWAT team, all of the special unit officers in Garland continue with their work in patrol or traffic or investigations and only head to their specialized assignment when needed.

The following roles define how the Negotiation Team operates.

Primary negotiator. This is the person on the phone with the barricaded person, the one in the hot seat. His job is to establish communication, build trust, and slow everything down. He is actively listening to the subject, not planning his next response. This is where the coach comes in.

Coach. This officer sits next to the primary negotiator and is the only person who can communicate with him. The coach is receiving information from other officers to pass on to the negotiator, giving advice when the conversation is lagging or getting into a rut, helping with responses. All of this communication is done silently, either with handwritten notes or on a computer.

Scribe. This officer is taking notes and making sure that absolutely everything is written down and recorded. This is crucial for the subsequent investigation and court proceedings.

Intelligence. The other officers on the team are gathering information in person from family, friends, neighbors, coworkers, witnesses. They're also researching the subject on the computer, obtaining background checks, looking into his social media presence and anywhere else police can get information.

Lieutenant. The boss is keeping track of progress and whatever else is going on, making contingency plans with the tactical team, and communicating with other units as needed.

The primary negotiator and coach are as isolated as possible from anybody and anything else. If at all possible, they're in the specialized hostage team van. Besides needing to concentrate, it's an important component of negotiations. The subject can get sidetracked and nervous if he hears other people or sounds on the phone.

Everybody on the team is looking for hooks and triggers to help with the negotiations. Hooks are the things that get a positive reaction from the subject, the things he wants to talk about. Triggers are the things that the subject doesn't want to discuss and that bring out a negative reaction. The negotiator wants to steer clear of anything that increases the subject's anger and stick to the positive topics.

It's especially crucial that the negotiator never lies to the barricaded person. If the subject catches him in a lie, all trust is gone, and negotiations may be over. The negotiator will be straightforward and truthful in answering any questions that the barricaded person has. The answer may not be what the subject wants to hear, but it's important that he's answered honestly.

It's also important to realize that the barricaded person could have access to what's going on outside. He may be watching the news coverage if it's that big of a situation. He might be texting or checking the social media accounts of friends or family to see what they are saying or what they know. He could even be checking in with Nextdoor. Think of how common it is for people to post about police situations on Nextdoor, asking what's going on, speculating, sharing information that may or may not be correct. If the PD is in the middle of a touchy situation, they might not want to risk any information leaking out. So we need to give them a break, be patient when we're curious about what's going on, and trust that they'll let us know if we're in any danger!

The team has a variety of specialized tools and computer systems. Their van is set up to handle all of this equipment, along with providing a quiet place for the negotiator and coach. If at all possible, they try to get a throw phone to the suspect. It's in a tough padded case and cabled to part of the computer system to avoid problems with a cell phone, like the battery giving out or static or spotty coverage. Since it's cabled to the computer system, it also records everything said, which is needed for the subsequent investigation and can be as valuable to the defense as to the prosecutors. The computer system, which allows multiple devices like laptops to be connected, also helps with communications between all of the team members. Now they can essentially do a group chat, instead of passing around sticky notes!

The team members all have specialized training and continuing education. They are not licensed psychologists, but they regularly learn and train with specialists. And it's important to note that all officers have training and experience in dealing with troubled people; it's what they do all the time in their job. It's not unheard of for the dispatcher or first patrol officer to contact the barricaded person to develop a rapport with him, and they just stay at it. A coach will be placed with them to keep communication flowing.

The goal in these situations is for everybody to get out alive. The police would much rather slow the incident down and wear the suspect out until he gives up than have to storm the building, destroy property, and injure someone.

When the suspect decides he's ready to come out, the negotiator prepares him with the exit plan. He warns him that he will need to come out with no weapons and his hands up. The SWAT officers will be there with guns drawn, and it's really important for him to listen and do what they tell him to do. They'll put him in handcuffs for everybody's safety. He'll then be put into the back seat of a patrol car (or ambulance if he's injured). The negotiator will ask if he'd like to talk to him in person before he's booked into jail. (Some say yes; some say no.)

I've participated in various SWAT training exercises, including some with hostage negotiations going on. That was very interesting (and fun!), but hearing this presentation clarified a few things that I witnessed, in addition to providing the overall structure to what this team does and how they do it. And if you ever are around the police involved in an operation where a lot is going on, please stay out of their way and think twice before you post something online!

December 2022 Crime Stats

By Becky Thurmond—Crime & Safety Committee Chair

12/11 29XX Ivanridge Lane – Unauthorized Use Motor Vehicle



Neighborhood Association, Inc.

P. O. Box 452631

Garland, TX 75045-2631

FEBRUARY CNA MEETING

Date: **February 19, 2023**
Time: 6:30 p.m.
Place: On Zoom
Host: Joe Thomas

Meetings are usually held
on the third Sunday of each month
(except October and December)
and are **open to all Camelot residents**
and city officials.

If you would like to attend, contact
Joe Thomas at joethomasjr@gmail.com.

2022 Garland Neighborhood Newsletter of the Year

Minutes

(Continued from page 4)

Communications: Cynthia needs to buy labels for next month. A box usually lasts about a year. She has plenty of stamps.

Old Business: Last meeting, Reba discussed raising dues. Joe also looked at reducing expenses. If we raised dues by \$5, that is only about \$1,200 more for expenses. The sprinkler system was our big expense last year. All of those issues should be fixed this year. Reba says we have not increased dues in years. If we take advantage of neighborhood grants, we need to incur more expenses up front and then be reimbursed. She believes we need funds to build our surplus. We might want to do something at the vacant city lot by the Shiloh Gardens. It would be sad to not have enough money to do an improvement. Reba believes we need to raise dues to \$40/year. The Board decided to keep dues the same for this year and decide what to do as we near the end of 2023. The Board also agreed to stop paying an extra gift card for Yard of the Month winners to CNA members, but they will still get the reward card from local vendors. The Board discussed stopping handing out welcome packets to save money; new neighbors can learn about us on Nextdoor. Some felt we should continue the packets so new neighbors know about us and feel welcomed to the neighborhood. Peggy agreed to take over assembling packets and distributing. The Board felt we could decrease material that is in the packet. Joe will send out to the Board the electronic version of what is in the packet so we can agree what to cut out.

New Business: N/A

Next meeting: February 19, 2023, via Zoom. Adjourned 7:50 p.m.

CLASSIFIED ADS



Classified ads are free to CNA members.
(One ad per household, limited to 25 words or less.)
If you wish to change an ad or order a new one, please use the form at left.

For reasonable rates on computer repairs and church AV technician services, contact Jay Crutti at 504-913-6784 or recstudio@gmail.com.

LifeStorage — 469-639-2297 — 3353 W. Campbell Road, Garland, TX 75044 — ls1136@lifestorage.com — Kaitlyn Widder, Manager

Piano and voice lessons by former RISD elementary music teacher, now SAHM. Call or text Kirsten Padilla 972-821-1306.

Health insurance including Short Term / Interim coverage. Randy Miller, Independent Agent for multiple companies. Email: RMillerTXIns@aol.com. 469-442-7002

Handyman services—all general household needs and repairs, basic remodeling, local service, highly rated, handy solutions services. 214-213-1913. Call/text now. Contact AC Grindl, owner.

Turf grass and landscape advice—Free for CNA members. \$35/hour for non-members. Contact Rick Williams at rickwilli@gmail.com or 214-535-2648.

Comment Form Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Z 22-65 Kirkman Engineering. El solicitante solicita la aprobación de cincuenta y cinco (55) casas adosadas. El sitio actualmente está dividido en zonas para permitir casas adosadas; sin embargo, el solicitante solicita modificaciones del Código de Desarrollo de Garland. El sitio está ubicado en 2801 y 2901 Arapaho Road. (Distrito 7)

Z 22-65 Kirkman Engineering. Người nộp đơn yêu cầu phê duyệt năm mươi lăm (55) căn nhà phố. Địa điểm hiện đang được khoanh vùng để cho phép xây dựng nhà phố; tuy nhiên, người nộp đơn yêu cầu sửa đổi Bộ luật Phát triển Garland. Địa điểm này tọa lạc tại 2801 và 2901 Arapaho Road. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

MARCOS Rico Rodriguez Rosa Elena Orozco Ramirez

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

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

#2814. TEAKWOOD. DR.

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

Garland. TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

MARCOS Rico Rodriguez

02-08-23

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

**Comment Form Continued –
Case Z 22-65**

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

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

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

Pues Actualmente Estamos
Pagando muy Alto Las TAXAS
Cada año nos estan Sabiendo mucho
Los impuestos y como Saben
saben las mensualidades de nuestra
Propiedad.

Case Z 22-65

Currently we are paying high taxes. Every year the taxes keep increasing which increases the expenses for our property.



GARLAND

Plan Commission

3. b.

Meeting Date: 02/13/2023

Item Title: Z 22-65 Kirkman Engineering - Detail Plan (District 7)

Submitted For: Nabiha Ahmed, Lead Development Planner

Summary:

Consider of the application of **Kirkman Engineering**, requesting approval of a Detail Plan for Single-Family Attached Uses on a property zoned Single-Family Attached (SFA) District. This property is located at 2801 and 2901 Arapaho Road. (District 7) (File Z 22-65 – Detail Plan)

Attachments

Z 22-65 Kirkman Engineering Report and Attachments (Detail Plan)

Z 22-65 Kirkman Engineering Responses

Planning Report

File No: Z 22-65/District 7

Agenda Item:

Meeting: Plan Commission

Date: February 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

LOCATION

2801 and 2901 Arapaho Road

APPLICANT

Kirkman Engineering

OWNER

Seven Investments

BACKGROUND

The applicant proposes to construct fifty-five (55) townhouses and three (3) HOA open space lots. The subject property is currently unimproved.

SITE DATA

The subject property contains approximately 4.87 acres and has approximately 1,211 linear feet of frontage along Arapaho Road, 312 linear feet of frontage along Galaxie Road and 233 linear feet of frontage along Callejo Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Single-Family Attached (SFA) District. The Single-Family Attached District is intended to promote stable, quality, attached-occupancy residential development on individual lots in logical, livable, and sustainable neighborhoods. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas, multifamily or nonresidential areas, or major thoroughfares.

The applicant requests to make some modifications to the Single-Family Attached District requirements.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of fifty-five (55) townhouses and three (3) HOA lots. In addition, the applicant is proposing 11.9 units per acre, therefore meeting the SFA GDC requirement.

2. The applicant requests to deviate from some of the required SFA District development standards per Section 2.34 (Table 2-3) of the Garland Development Code (GDC). The table below indicates the deviations proposed. It should be noted that the proposal will meet the minimum dwelling size requirement (1,400 sf) per the GDC.

Development Standards	Required	Proposed (Minimum)	Justification
Lot Area	Minimum 2,000 SF	Minimum 1,500 SF	The minimum lot area is being reduced to allow for the requested reduction in the lot depth listed.
Lot Depth	Minimum 90 feet	Minimum 60 feet	The overall tract geometry, and incorporating necessary infrastructure, creates constraints of the lot impacting the lot depths. The proposed depths will improve the compatibility of the proposed development with the existing neighborhood to the north as well as bring great look to the area.
Landscaping	At least one tree is required for each townhouse unit and must be placed either on that lot or within fifty feet of that unit. For each townhouse structure, at least fifty percent of the required trees must be large canopy trees. The remainder of the required trees may be small ornamental trees.	Only small ornamental trees are proposed for each lot or within fifty feet of that unit. Large canopy trees are proposed in the larger common open space areas, as well as along Arapaho Road.	The reduced depth of these lots still allow for small green spaces for each lot; however, the applicant would like to relocate these required large canopy trees to the larger common open spaces instead of these small green spaces to allow the trees to reach full maturity and allow a more manageable space for franchise utility placement and maintenance.
Alleys	Alleys are required	Not provided	The size of the site makes it difficult to accommodate the alley. The garages and driveways will be in the front of the buildings

			and will be serviced by the public street.
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Screening and Landscaping

3. The proposed landscape layout (Exhibit D) complies with the applicable screening standards. Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. Arapaho Road is considered to be greater than Type "D"; therefore, a five (5)-foot ornamental fence with masonry columns and applicable vegetation is required along Arapaho Road and the landscape plan reflects the ornamental fence with masonry columns. The large canopy trees and screening shrubs are on the street-side of the fence to provide more coverage. Screening and fencing is not required along Callejo Road and Galaxie Road. However, the landscape plan reflects a board-on-board fence along the northern perimeter line and an ornamental fence along Callejo Road and a portion of Galaxie Road.

The GDC requires at least one tree is required for each townhouse unit and must be placed either on that lot or within fifty feet of that unit. For each townhouse structure, at least fifty percent of the required trees must be large canopy trees. The remainder of the required trees may be small ornamental trees. The landscape plan (Exhibit D) shows all small ornamental trees either on a lot or within fifty (50) feet of that lot.

4. Amenities

Common open space area is included with the proposed development in accordance with the GDC. The amenity requirements of the Single-Family Attached (SFA) District per the GDC are satisfied. Amenities include a gazebo and playground equipment.

5. Parking

The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

6. Garage

The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

- Rear entry;
- "J" drives, for front entry properties;
- "Swing" drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

The site plan (Exhibit C) reflects front-entry garages with an offset.

7. Building Design

The building elevations complies with the articulation and architectural elements requirements per the GDC.

Signage

8. The applicant has not requested any deviation on signage; it will comply with the standards in the GDC.

Alley Waiver

9. The residential lots within the residential development would front a fifty (50) foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods.

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

This proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family homes. The property to the east, across Callejo Road, is zoned Single-Family Attached (SFA) District; it is currently unimproved. The properties to the south, across Arapaho Road, are zoned Single-Family-7 (SF-7) District and are developed with single-family homes. The property to the west, across Galaxie Road, is zoned Community Retail (CR) District; it is developed with retail uses.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

ADDITIONAL INFORMATION

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

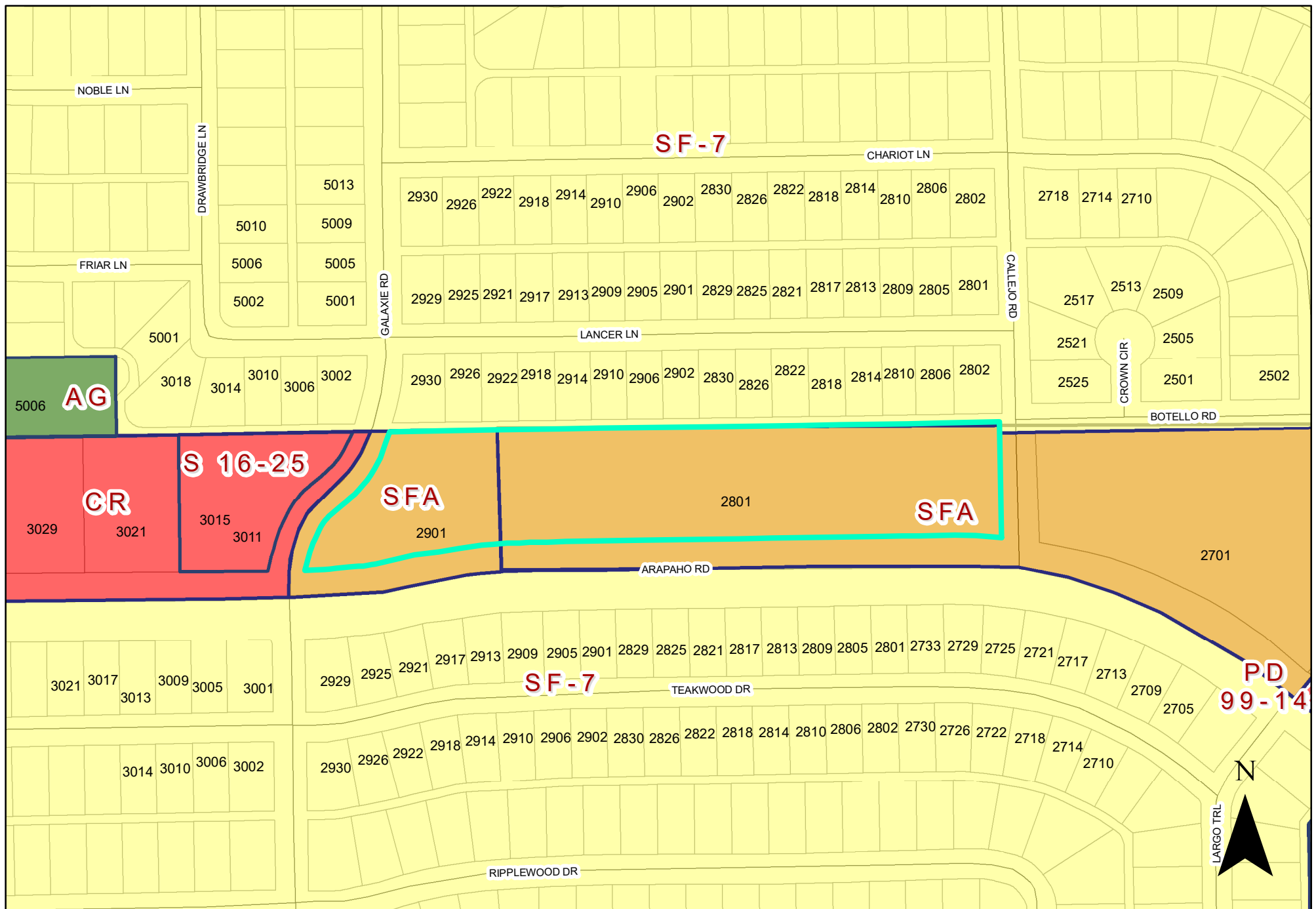
CITY COUNCIL DATE: March 7, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



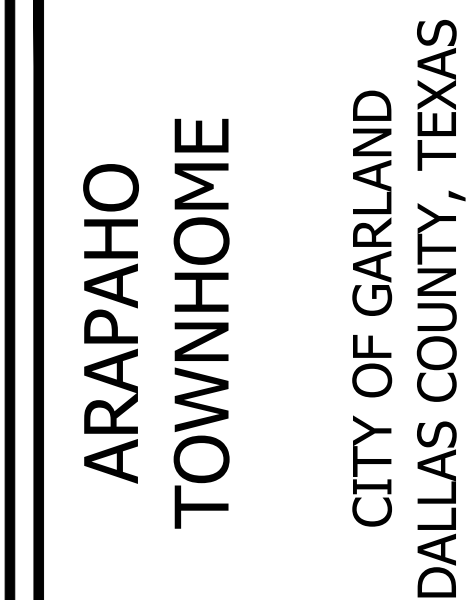
0 140 280 Feet
1 inch = 211 feet

ZONING MAP Z 22-65

INDICATES AREA
OF REQUEST

2801 & 2901 Arapaho Road

SHAWN T. WALDO
P.E.# 138653
DATE: January 31, 2023



Kirkman
ENGINEERING

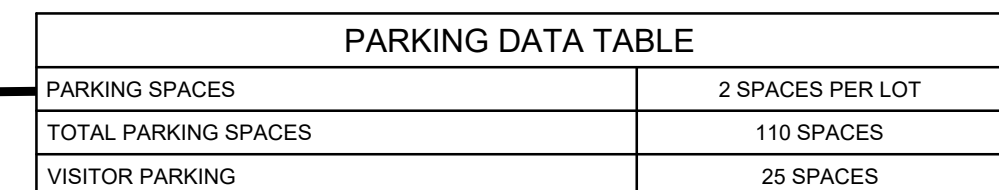
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER:	NCL21008
ISSUE DATE:	DATE

SITE PLAN

SHEET:
V2.0

EXHIBIT C

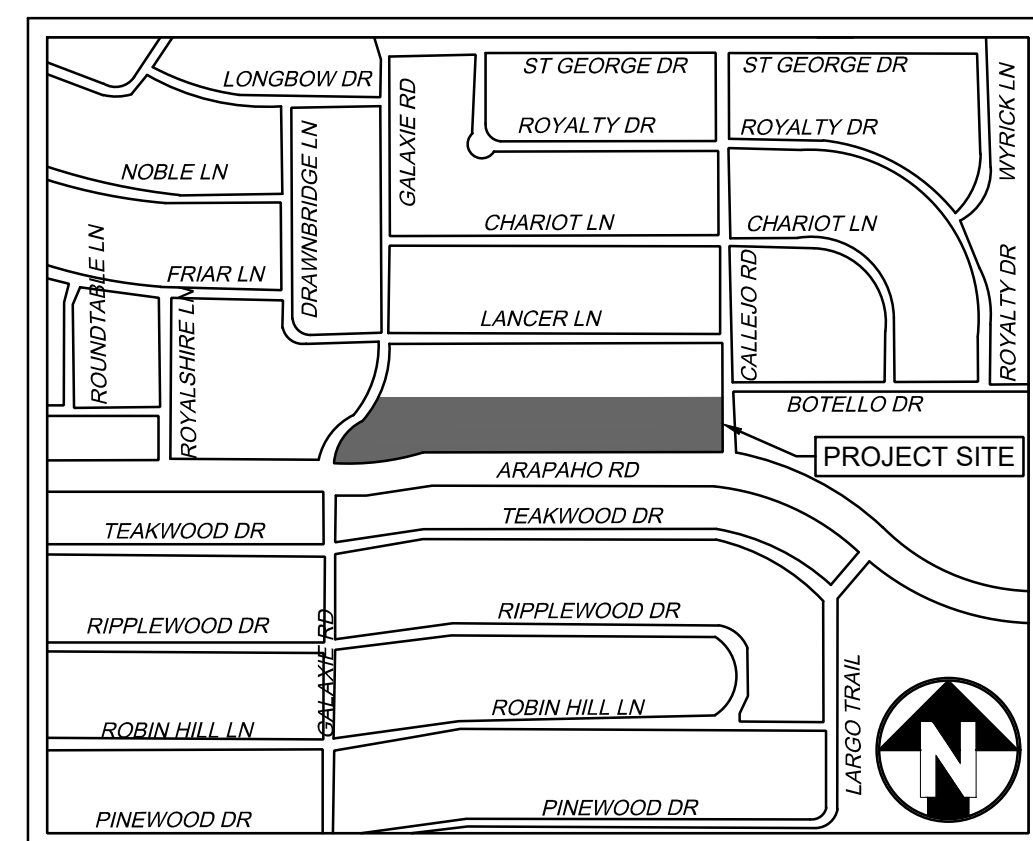


SITE PLAN DATA TABLE	
EXISTING ZONING	SF-A
PROPOSED ZONING	PD
BUILDING TYPE	ATTACHED TOWNHOME
TOTAL AREA OF SITE	212,005 SF / 4.87 AC
FLOOR AREA RATIO	25.6% / 0.256:1
TOTAL BUILDING COVERAGE	54,440 SF
OFF-STREET PARKING SPACES (GUEST PARKING)	25 SPACES
NET RESIDENTIAL DENSITY	11.9 UNITS / AC
MIN LOT SIZE	1,500SF
MIN LOT DEPTH	60'
MIN LOT WIDTH	25'
MAX BUILDING HEIGHT	36'-0" (3 STORY)
OPEN SPACE PROVIDED (SF%)	25,000 SF / 11.7%
MINIMUM YARD SETBACKS	
FRONT:	10' (20' GARAGE SETBACK)
REAR:	5'
SIDE:	0' & 5'
NUMBER OF TOWNHOME LOTS	55
NUMBER OF HOA LOTS	3
TREE REQUIREMENTS:	1 TREE PER EVERY 2,500 SF
FINISHED FLOOR ELEVATION TO BE BUILT 1 FT ABOVE TOP OF CURB	
PROPOSED ROADWAY TO BE CONSTRUCTED PER CITY REQUIREMENTS	
PARKING PAVING WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA AND A LICENSED AGREEMENT WILL REQUIRED FROM ENGINEERING AT THE TIME OF CONSTRUCTION	

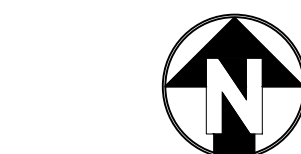
NOTE
IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO BRING THEIR
HALF OF CALLEJO ROAD UP TO CURRENT STANDARDS IN
ACCORDANCE WITH GDC SECTIONS 3.44-3.47

STREET APPROACH PER CITY STANDARD DETAILS


STREET SHALL HAVE MOUNTABLE CURBS



VICINITY MAP
N.T.S.



GRAPHIC SCALE



0 50 100 FEET

SCALE: 1" = 50'

CITY OF GARLAND, TX CASE #: 210928-

SITE PLAN
CITY PROJECT NO. 210928-1

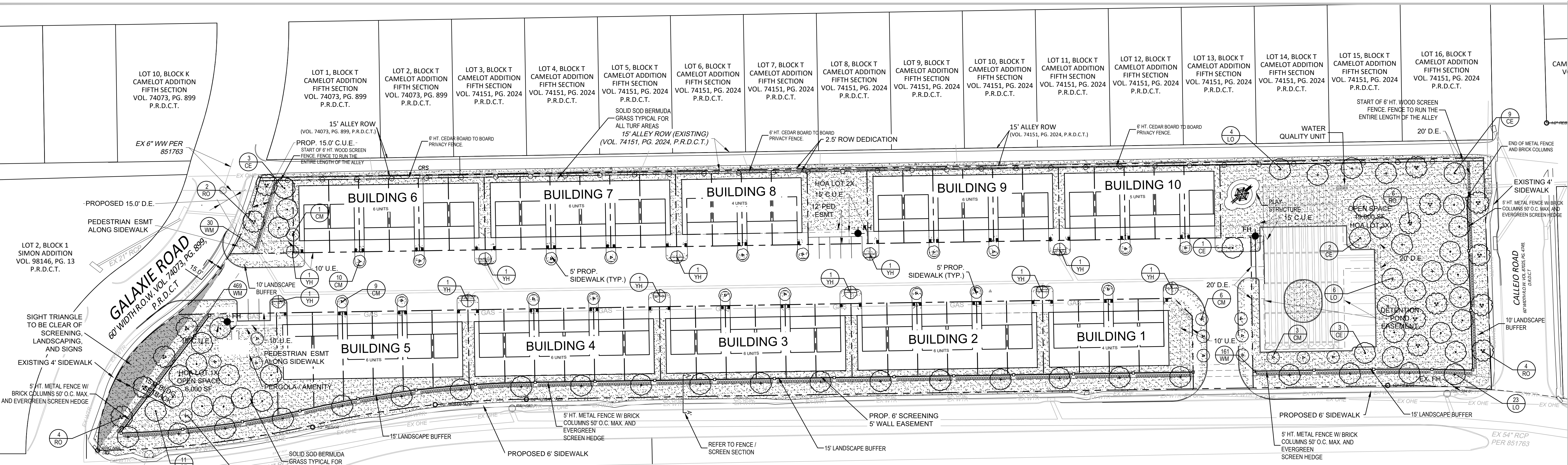
ARAPAHO TOWNHOME
4.87 ACRES
SURVEY ADDITION NAME
(INST. NO. 20190215010000670)
CITY OF GARLAND, DALLAS
COUNTY, TEXAS
PREPARATION DATE: 11/07/2022

OWNER/APPLICANT
FIRST INFRA LLC
1925 E BELTLINE ROAD
CARROLLTON, TEXAS 75006
PH: 408-992-5558
CONTACT: BHARATH NANDIGAM

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT COMPANY
LANDSCAPE ADDRESS
LANDSCAPE ADDRESS
PH: LANDSCAPE PHONE NUMBER
CONTACT: LA ARCHITECT, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS



ARAPAHO ROAD
100' WIDTH R.O.W. VOL. 98146, PG. 13,
P.R.D.C.T

EXHIBIT D

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL PLANTING AREAS THAT ARE TO RECEIVE MULCH SHALL BE MULCHED WITH 4 INCHES OF DOUBLE SHREDDED HARDWOOD MULCH.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE REQUIREMENTS

Total Landscape Area
Requirement: Minimum of 40% of site to be devoted to landscape area. (Site Area: 212,005 s.f.)

Required: 84,707 s.f. (40%)	Provided: 88,142 s.f. (42%)
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Parking Area Landscaping
Requirement: 5% of total parking area to be landscaped. Trees located at the ends of each parking row. All parking spots to be within 65 ft. of tree. 1 tree per (10) parking spots. (Parking Area: 3,002 s.f.) (Parking Spaces: 22 Spaces)

Required: 153 s.f. 2 trees	Provided: 1,080 s.f. 3 trees
---	---

Townhouse Development Landscaping
Requirement: At least 1 tree for each unit. At least 50% of the tree must be large canopy trees. At least 1 tree per 2,500 sf of common area. (58 Units) (39,389 sf of common area)

Required: 58 trees 16 trees	Provided: 33 canopy trees & 27 ornamental trees 10 canopy trees & 6 ornamental trees
--	---

Perimeter Screening
North Property Line - Single-Family Adjacency
Requirement: A 8' wide landscape buffer with a 6' to 8' wood privacy fence and large canopy trees at a maximum 50' o.c. (North Property Line - 1,122 LF)

Required: 8' Wide Buffer Wood Privacy Fence 22 Canopy Trees	Provided: 8' Wide Buffer Wood Privacy Fence 0- Trees
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Arapaho Road
Requirement: A 15' wide landscape buffer with a 6' metal fence and large canopy trees at a maximum 50' o.c. (Street Frontage - 1,169 LF)

Required: 15' Wide Buffer Metal fence w/ evergreen screen 23 Canopy Trees	Provided: 15' Wide Buffer Metal fence w/ evergreen screen 23 Canopy Trees
---	---

Galaxie Road
Requirement: A 10' wide landscape buffer with large canopy trees (1 per 50 LF) (Street Frontage - 275 LF)

Required: 10' Wide Buffer 6 Canopy Trees	Provided: 10' Wide Buffer 6 Canopy Trees
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Callejo Road
Requirement: A 10' wide landscape buffer with large canopy trees (1 per 50 LF) (Street Frontage - 194 LF)

Required: 10' Wide Buffer 4 Canopy Trees	Provided: 10' Wide Buffer 4 Canopy Trees
---	---

CITY NOTES

- PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.
- NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OF CITY'S LICENSE AGREEMENT.

PLANT LEGEND

- CEDAR ELM- 4" CALIPER
- + LIVE OAK- 4" CALIPER
- RED OAK- 4" CALIPER
- CREPE MYRTLE- 3" CALIPER
- YAUPON HOLLY- 3" CALIPER
- WAX MYRTLE- 24" HEIGHT

PLANT MATERIAL SCHEDULE

TREES		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TYPE	QTY				
CE	30	Cedar Elm	Ulmus crassifolia	4" cal.	container, 12' ht. 5' spread, 5' clear straight trunk
CM	33	Crepe Myrtle	Lagerstroemia indica	3" cal.	container, 10' ht. 4' spread, 3 or 5 canes
LO	33	Live Oak	Quercus virginiana	4" cal.	container, 12' ht. 5' spread, 5' clear straight trunk
RO	16	Red Oak	Quercus rubra	4" cal.	container, 12' ht. 5' spread, 5' clear straight trunk
YH	11	Yaupon Holly	Ilex vomitoria	3" cal.	container, 10' ht. 4' spread, 3 or 5 canes

SHRUBS		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TYPE	QTY				
WM	660	Wax Myrtle	Myrica cerifera	24" HT.	container, 24" ht., 20" spread

GROUNDCOVERS		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TYPE	QTY				
		419' Bermuda grass	Cynodon dactylon 419'	solid sod	solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

FENCE / SCREEN SECTION

NOT TO SCALE

5'-2" HEIGHT METAL FENCE
BRICK COLUMNS 50'-0" O.C. MAX. WITH DECORATIVE METAL FENCE BETWEEN COLUMNS
WAX MYRTLE HEDGE- 24" HT. AT TIME OF PLANTING. 36 INCHES WITHIN ONE YEAR
PROPERTY LINE
PUBLIC R.O.W.
5' WALL EASEMENT
10'-0" UTILITY EASEMENT
EXISTING 4'-0" SIDEWALK

VICINITY MAP
N.T.S.

01 LANDSCAPE PLAN
SCALE 1"=40'-0"

CITY OF GARLAND
(Case Number 210928-1)

OWNER/APPLICANT
FIRST INFRA LLC
1925 E BELTLINE ROAD
CARROLLTON, TEXAS 75006
PH: 408-992-5558
CONTACT: BHARATH NANDIGAM

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-4960
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1925
CONTACT: JACK BARTON, RPLS

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

ARAPAHO TOWNHOMES
ARAPAHO ROAD & GALAXIE ROAD
CITY OF GARLAND, TEXAS

ISSUE:
FOR APPROVAL 10.12.2022
CITY COMMENTS 11.09.2022
CITY COMMENTS 12.06.2022
CITY COMMENTS 01.10.2023
CITY COMMENTS 01.24.2023

DATE:
01.24.2023

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2



BUILDINGS 6 & 9 ELEVATIONS

FRONT ELEVATION	SQ. FT.	PERCENT
STUCCO	840	18
BRICK	1,761	37
GLAZING	2,136	45
TOTAL	4,737	100

REAR ELEVATION	SQ. FT.	PERCENT
STUCCO	1,820	40
BRICK	1,879	42
GLAZING	786	18
TOTAL	4,485	100

RIGHT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,013	67
BRICK	420	28
GLAZING	76	5
TOTAL	1,509	100

LEFT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,013	67
BRICK	420	28
GLAZING	76	5
TOTAL	1,509	100

ARCHITECTURAL ELEMENTS:

1. ROOF GABLES WITH WINDOWS
2. SPLIT GARAGE DOORS
3. ROOF PITCHES OF 12:12

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ARAPAHO TOWNHOME
4.67 ACRES
LOT X, BLOCK X
SURVEY ADDITION NAME
(INST. NO. 20190215010000670)
CITY OF GARLAND, DALLAS
COUNTY, TEXAS
PREPARATION DATE: 05/20/2022

OWNER/APPLICANT
FIRST INFRA LLC
1925 E BELTLINE ROAD
CARROLLTON, TEXAS 75006
PH: 408-992-5558
CONTACT: BHARATH NANDIGAM

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034
PH: 817-488-4900
CONTACT: JOHN GARDNER, PE

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT COMPANY
LANDSCAPE ADDRESS
LANDSCAPE ADDRESS
PH: LANDSCAPE PHONE NUMBER
CONTACT: LA-ARCHITECT, PLLC

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034
PH: 817-894-1957
CONTACT: JACK BARTON, RPLS

TLS
ARCHITECT LLC
1615 BARCLAY DRIVE
CARROLLTON, TEXAS 75007

JO ABAYA
214.662.5307
jabaya@tla.com

TERRY SULLIVAN
214.533.8959
tsullivan@tla.com

NOT FOR
CONSTRUCTION

ARAPAHO TOWNHOMES
ARAPAHO ROAD
ARAPAHO ROAD, GARLAND, TEXAS 75044
FIRST INFRA LLC

REVISIONS		
TAG	REVISION DATE	REVISION DESCRIPTION
1	0000-00-00	DESCRIPTION
2		
3		

SHEET CONTENT	
Buildings 6 & 9 Elevations	

PROJECT No.	
Project Number	
PROJECT DESCRIPTION	

DESIGNED BY : jabaya	DRAWN BY : jabaya
-------------------------	----------------------

DATE ISSUED : 01.04.2023	
-----------------------------	--

SHEET No.	A-401
-----------	-------

BUILDING PERMIT COMMENT



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



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



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



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

BUILDINGS 1 & 8 ELEVATIONS

FRONT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,200	70
BRICK	1,262	24
GLAZING	1,426	6
TOTAL	3,888	100

REAR ELEVATION	SQ. FT.	PERCENT
STUCCO	1,420	42
BRICK	1,388	40
GLAZING	608	18
TOTAL	3,416	100

RIGHT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,007	72
BRICK	310	22
GLAZING	80	6
TOTAL	1,397	100

LEFT ELEVATION	SQ. FT.	PERCENT
STUCCO	987	70
BRICK	330	24
GLAZING	80	6
TOTAL	1,397	100

ARCHITECTURAL ELEMENTS:

1. ROOF GABLES WITH WINDOWS
2. SPLIT GARAGE DOORS
3. ROOF PITCHES OF 12:12

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ARAPAHO TOWNHOME
4.87 ACRES
LOT 1, BLOCK X
SURVEY ADDITION NAME
(INST. NO. 2019021501000070)
CITY OF GARLAND, DALLAS
COUNTY, TEXAS
PREPARATION DATE: 05/20/2022

OWNER/APPLICANT
FIRST INFRA LLC
1025 E BELTLINE ROAD
CARROLLTON, TEXAS 75006
PH: 409-992-5559
CONTACT: BHARATH NANDIGAM

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT COMPANY
LANDSCAPE ADDRESS
LANDSCAPE ADDRESS
PH: LANDSCAPE PHONE NUMBER
CONTACT: LA ARCHITECT, RLA

ENGINEER
KORMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4060
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPFA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-694-1067
CONTACT: JACK BARTON, RPLS

TAG	REVISION DATE	REVISION DESCRIPTION
1	0000-00-00	DESCRIPTION
2		
3		

SHEET CONTENT
Buildings 1 & 8 Elevations

PROJECT No.
Project Number
PROJECT DESCRIPTION

DESIGNED BY :
jabaya
DATE ISSUED :
01.04.2023

DRAWN BY :
jabaya
SHEET No.
A-402
BUILDING PERMIT COMMENT



(



(3)



(



©

NOT FOR CONSTRUCTION



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



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



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



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

BUILDINGS 3, 5 & 7 ELEVATIONS

FRONT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,451	28
BRICK	1,610	30
GLAZING	2,184	42
TOTAL	5,245	100

REAR ELEVATION	SQ. FT.	PERCENT
STUCCO	2,050	44
BRICK	1,820	39
GLAZING	786	17
TOTAL	4,656	100

RIGHT ELEVATION	SQ. FT.	PERCENT
STUCCO	985	65
BRICK	450	30
GLAZING	76	5
TOTAL	1,511	100

LEFT ELEVATION	SQ. FT.	PERCENT
STUCCO	985	65
BRICK	450	30
GLAZING	76	5
TOTAL	1,511	100

ARCHITECTURAL ELEMENTS:

1. ROOF GABLES WITH WINDOWS
2. SPLIT GARAGE DOORS
3. ROOF PITCHES OF 12:12

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ARAPAHO TOWNHOME
4.87 ACRES
LOT X, BLOCK X
SURVEY ADDITION NAME
(INST. NO. 2018021501000670)
CITY OF GARLAND, DALLAS
COUNTY, TEXAS
PREPARATION DATE: 05/29/2022

OWNER/APPLICANT
FIRST INFRA LLC
1825 E BELTLINE ROAD
CARROLLTON, TEXAS 75006
PH: 409-692-5559
CONTACT: BHARATH NANDIGAM

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT COMPANY
LANDSCAPE ADDRESS
LANDSCAPE ADDRESS
PH: LANDSCAPE PHONE NUMBER
CONTACT: LA ARCHITECT, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYSVILLE, TX 76034
PH: 817-488-4900
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYSVILLE, TX 76034
PH: 817-584-1267
CONTACT: JACK BARTON, RPLS

ARAPAHO TOWNHOMES
ARAPAHO ROAD
ARAPAHO ROAD, GARLAND, TEXAS 75044
FIRST INFRA LLC

TLS
ARCHITECT LLC
1615 BARCLAY DRIVE
CARROLLTON, TEXAS 75007

JO ABAYA
214.662.5307
jabaya@tls.com

TERRY SULLIVAN
214.533.8959
tsullivan@tls.com

NOT FOR
CONSTRUCTION

REVISIONS		
TAG	REVISION DATE	REVISION DESCRIPTION
1	0000-00-00	DESCRIPTION
2		
3		

SHEET CONTENT
Buildings 3, 5 & 7 Elevations

Project No.
Project Number
PROJECT DESCRIPTION

DESIGNED BY :
jcabaya

DRAWN BY :
jcabaya

DATE ISSUED :
01.04.2023

SHEET No.
A-404

BUILDING PERMIT COMMENT



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



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

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



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

BUILDINGS 10 ELEVATION

FRONT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,276	29
BRICK	1,310	30
GLAZING	1,802	41
TOTAL	4,388	100

REAR ELEVATION	SQ. FT.	PERCENT
STUCCO	1,456	44
BRICK	1,150	35
GLAZING	680	21
TOTAL	3,286	100

RIGHT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,059	75
BRICK	270	19
GLAZING	80	6
TOTAL	1,409	100

LEFT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,059	75
BRICK	270	19
GLAZING	80	6
TOTAL	1,409	100

ARCHITECTURAL ELEMENTS:

1. ROOF GABLES WITH WINDOWS
2. SPLIT GARAGE DOORS
3. ROOF PITCHES OF 12:12

SITE PLAN CITY PROJECT NO. SPXX-XXXX ARAPAHO TOWNHOME 4.87 ACRES LOT X, BLOCK X SURVEY ADDITION NAME (INST. NO. 20190215010000670) CITY OF GARLAND, DALLAS COUNTY, TEXAS PREPARATION DATE: 05/29/2022	
OWNER/APPLICANT FIRST INFRA LLC 1925 E BELTLINE ROAD CARROLLTON, TEXAS 75006 PH: 409-992-5555 CONTACT: BHARATH NANDIGAM	LANDSCAPE ARCHITECT LANDSCAPE ARCHITECT COMPANY LANDSCAPE ADDRESS LANDSCAPE ADDRESS PH: LANDSCAPE PHONE NUMBER CONTACT: LA ARCHITECT, RLA
ENGINEER KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-498-4900 CONTACT: JOHN GARDNER, PE	SURVEYOR BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-584-1927 CONTACT: JACK BARTON, RPLS

REVISIONS		
TAG	REVISION DATE	REVISION DESCRIPTION
1	0000-00-00	DESCRIPTION
2		
3		

SHEET CONTENT
Building 10 Elevations

PROJECT No.
Project Number
PROJECT DESCRIPTION

DESIGNED BY :
jabaya

DRAWN BY :
jabaya

DATE ISSUED :
01.04.2023

SHEET No.
A-405

BUILDING PERMIT COMMENT



1 TOWNHOME CROSS-SECTION
3/16" = 1'0"

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ARAPAHO TOWNHOME
4.87 ACRES
LOT X, BLOCK X
SURVEY ADDITION NAME
(INST. NO. 2019021501000670)
CITY OF GARLAND, DALLAS
COUNTY, TEXAS
PREPARATION DATE: 09/20/2022

OWNER/APPLICANT
FIRST INFRA LLC
1925 E BELTLINE ROAD
CARROLLTON, TEXAS 75006
PH: 408-962-5555
CONTACT: BHARATH NANDIGAM

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4600
CONTACT: JOHN GARDNER, PE

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT COMPANY
LANDSCAPE ADDRESS
PH: 408-962-5555
CONTACT: LA ARCHITECT, RLA

SURVEYOR
BARTON CHAPPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-594-1197
CONTACT: JACK BARTON, RPLS

ARAPAHO TOWNHOMES
ARAPAHO ROAD
ARAPAHO ROAD, GARLAND, TEXAS 75044
FIRST INFRA LLC

NOT FOR
CONSTRUCTION

TLS
ARCHITECT LLC
1615 BARCLAY DRIVE
CARROLLTON, TEXAS 75007

TERRY SULLIVAN
214.533.8899
tsullivan@tls.com

JO ABAYA
214.662.0307
jabaya@tls.com

REVISIONS			
TAG	REVISION DATE	REVISION DESCRIPTION	
1	0000-00-00	DESCRIPTION	
2			
3			

SHEET CONTENT
Townhome Cross Section

PROJECT No.
Project Number
PROJECT DESCRIPTION

DESIGNED BY :
jabaya

DRAWN BY :
jabaya

DATE ISSUED :
01.04.2023

SHEET No.
A-500

BUILDING PERMIT COMMENT

Z 22-65



View of the subject property



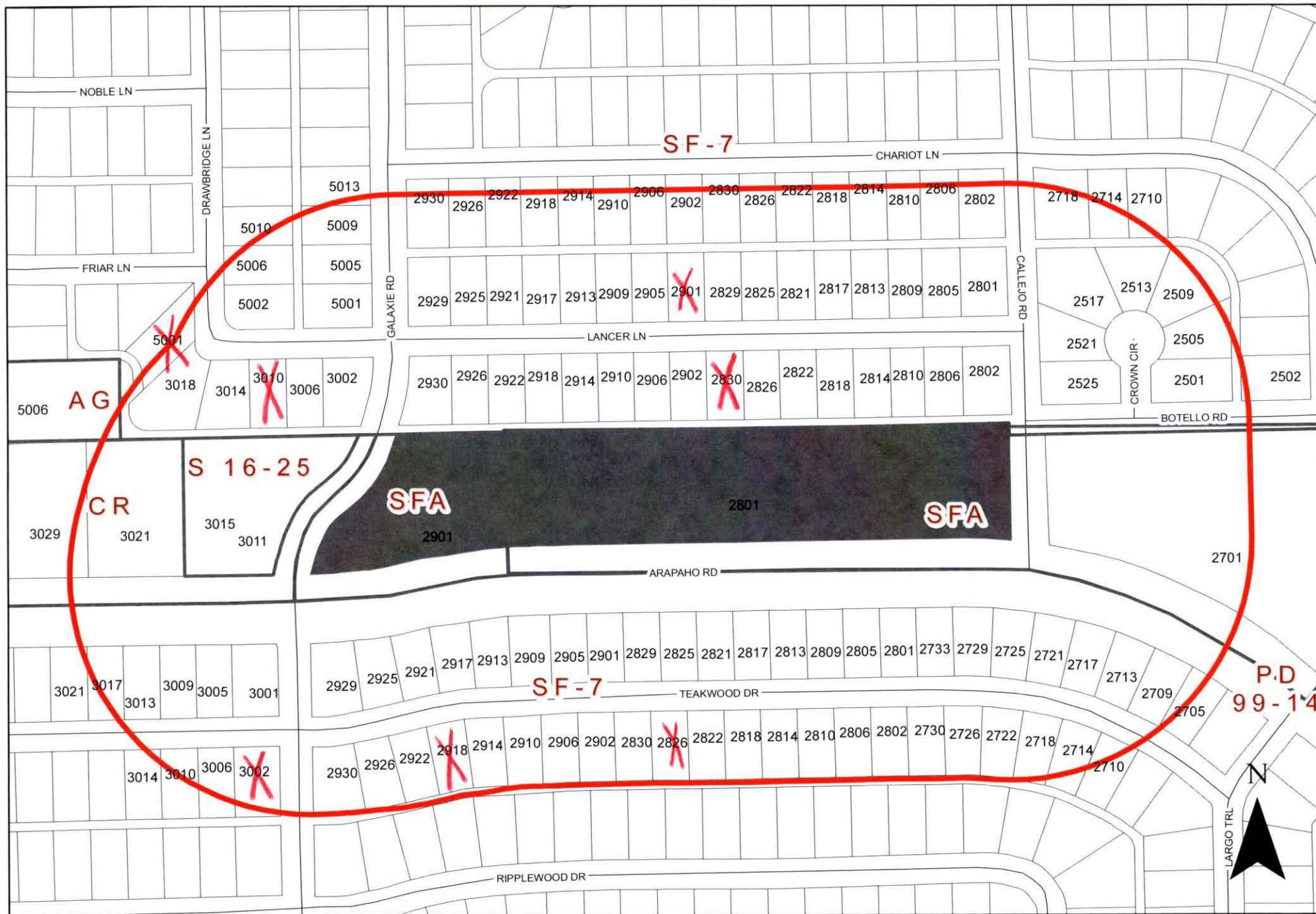
West of the subject property



North of the subject property



South of the subject property



0 140 280 Feet
1 inch = 211 feet

ZONING MAP Z 22-65

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

2801 & 2901 Arapaho Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Mya grochal

Against

2/9/2023
3:32:24 PM

800 west renner

Outside the Notification Area

Garland
Texas
United States
<null>

James Bolin

Against

2/9/2023
2:00:59 AM

2901 Lancer Lane

bolin1320@aol.com

Garland
Texas
United States
75044

214-605-2517

55 townhomes will increase already congested traffic on Arapaho and side streets as commuters will navigate neighborhoods not intended for through traffic. This presents increased congestion and pollution. It also presents a safety risk to current residents in the surrounding area. Townhomes this close in the vicinity to the neighboring single family homes will unfairly decrease property values of existing homeowners. Removal of the green area will increase pollution in the immediate vicinity..

Lindsay

Against

2/8/2023
6:30:23 PM

2621 Ivanridge Ln

Outside the Notification Area

Garland
Texas
United States
75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

**Vanessa
Salazar-Sowell**

2/8/2023
4:50:09 AM

Against

3214 Heathercrest Dr

Garland

Texas

United States

75044

Outside the Notification Area

vys.sowell@gmail.com

2146828701

Omar Buhidma

2/7/2023
9:34:53 PM

For

1607 University Drive

Richardson

TX

United States

75081

Outside the Notification Area

citizen@buhidma.net

5128432437

Always happy to welcome new neighbors!

Allison Drake

2/7/2023
9:29:35 PM

Against

6102 Shattuck drive

Garland

Texas

United States

75044

Outside the Notification Area

I would be for if there were less homes. 55 seems like a lot for that parcel of land.

Susan Nye

2/7/2023
8:46:09 PM

Against

3442 King Arthur Drive

Garland

Texas

United States

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

<null>

Christine Richey 2/7/2023 8:12:45 PM	Against 5533 Excalibur Dr Garland Texas United States 75044	Outside the Notification Area Christinesrichey@gmail.com
---	---	--

Lake Harsaran 2/7/2023 7:44:02 PM	Against 2305 Jamaica Pl Garland Texas United States <null> The traffic is already HORRIBLE there. Think about two cars times 55 homes more. Please think about us who live here and have to use that road.	Outside the Notification Area
--	---	--------------------------------------

Pat Gryn 2/7/2023 7:19:14 PM	Against 2825 Ursa Cir Garland Texas United States 75044 To much traffic	Outside the Notification Area seniorlady@verizin.net 214-641-5717
---	--	--

Jean klimiuk 2/7/2023 7:10:15 PM	Against 2826 teakwood dr Garland Texas
---	--

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

United States
75044

Na	Against	Outside the Notification Area
2/7/2023 6:33:02 PM	3213 Noble Ln	
	Garland	
	Texas	
	United States	
	75044	

Georgia V	Against	Outside the Notification Area
2/7/2023 6:28:16 PM	2702 Phillips Dr	
	Garland	
	Texas	
	United States	
	75044	

Mike McClure	Against	Outside the Notification Area
2/7/2023 6:23:00 PM	5402 Castlevue Lane	
	Garland	
	Texas	
	United States	
	75044	

L Ferguson	For	Outside the Notification Area
2/7/2023 5:47:02 PM	2502 Westbank Trail	
	Garland	

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

Texas
United States
<null>

It's great to see development in Garland. Looking forward to seeing this come to fruition.

Duran Hovland

Against

2/7/2023
4:06:45 PM

3002 TEAKWOOD DR

dmandallas2004@yahoo.com

GARLAND
TX
United States
75044

Lynda Stevens

AGAINST

Outside the Notification Area

2/7/2023
3:59:39 PM

2214 Jasmine Lane

lgstevens1@verizon.net

Garland
Texas
United States
75044

We do not want this!

Patricia Keller

Against

Outside the Notification Area

2/7/2023
3:55:13 PM

3409 Altair Dr

pmb0417@sbcglobal.net

Garland
Texas
United States
75044

956-371-0373

Another multi-family complex equates to more traffic, more congestion, more of a drain on public resources and possibly more crime should the townhomes transition to rentals. I cannot support this zoning change. I am not able to attend the meeting on February 13, but would voice my objections if I were able to be there.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

Karen Brack

Against

Outside the Notification Area

2/7/2023
3:52:43 PM

2417 Centaurus Drive

kwbrack18@gmail.com

Garland

2144771151

TX

United States

75044

That's too many homes! The roads are already too congested

C. Holiwell

Against

Outside the Notification Area

2/7/2023
2:55:21 PM

5406 Kirkridge Place

cherylmagee64@gmail.com

Garland

2145633103

Texas

United States

75044

Against

C. Holiwell

Against

Outside the Notification Area

2/7/2023
2:55:19 PM

5406 Kirkridge Place

cherylmagee64@gmail.com

Garland

2145633103

Texas

United States

75044

Against

Lee Yeung

Against

Outside the Notification Area

2/7/2023
4:31:13 AM

Camelot

Garland

Texas

United States

<null>

Proposed townhomes are 3 stories. Backyard privacy concerns.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

Marina

Against

2/7/2023
4:30:52 AM

Chariot Ln
Garland
Texas
United States
<null>

Sandra Knauf

Against

Outside the Notification Area

2/7/2023
4:07:15 AM

3504 Taurus Drive
Garland
TX
United States
75044

sandy.knauf@gmail.com

2147381406

This will negatively impact current traffic issues in the area.

Alma Maricic

Against

2/7/2023
2:14:16 AM

2830 Lancer Ln
Garland
Texas
United States
75044

almamaricic@yahoo.com

Against

Jay Pecheux

Against

Outside the Notification Area

2/7/2023
1:37:05 AM

2929 Holy Cross Ln
Garland
Texas
United States
75044

jaypecheux@gmail.com

8324777472

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

It's single homes all around.. that doesn't make sense to put townhomes there.

Jay Pecheux

Against

Outside the Notification Area

2/7/2023
1:37:03 AM

2929 Holy Cross Ln

jaypecheux@gmail.com

Garland

8324777472

Texas

United States

75044

It's single homes all around.. that doesn't make sense to put townhomes there.

Stacy Morris

Against

Outside the Notification Area

2/6/2023
3:42:34 AM

3102 Castle Rock Ln

stacymorris87@gmail.com

Garland

Texas

United States

75044

Garland does not need any more multi family housing units the the Arapaho area.

Debra Segal

Against

Outside the Notification Area

2/5/2023
2:12:53 PM

2922 Royalty Dr

deb.seg.will@gmail.com

Garland

4698658942

Texas

United States

75044

Samantha Head

Against

Outside the Notification Area

2/5/2023
2:33:54 AM

2705 Hazelwood

Garland

Texas

United States

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

75044

55 homes in that small of a space is not reasonable. It will overcrowd the area.

**Mary
Henderson**
2/5/2023
2:07:56 AM

Against

Outside the Notification Area

7509 Wellesley Ave

Henderson.Mary.I@gmail.com

Garland

Texas

United States

75044

Townhomes in this area will further stress infrastructure and increase populations in local schools that are already stretched

S Southward

Against

Outside the Notification Area

2/5/2023
1:03:18 AM

3214 Christie

Garland

Texas

United States

75044

Jennifer Hunter

Against

2/5/2023
12:55:55 AM

5001 Drawbridge Ln

jenniferhunter14@gmail.com

Garland

8176148206

Texas

United States

75044

This is a ridiculous plan. The space is too small, for starters. With the economy the way that it is and people already struggling, it makes absolutely no sense whatsoever to add something to the neighborhood that would make property taxes rise. It would make MORE sense for this developer to buy property that needs a facelift and leave some green spaces for our community. The amount of wildlife being run out of the area is staggering. Do better, City of Garland.

Rochelle Ran

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-65	February 13, 2023	March 7, 2023	Nabiha Ahmed

2/4/2023
9:57:57 PM

2918 Teakwood Drive

Rochelletrachier@gmail.com

Garland

Texas

United States

75044

I am against townhomes in any capacity. We have already destroyed so much blackland prairie.

Comment Form

Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Z 22-65 Kirkman Engineering. El solicitante solicita la aprobación de cincuenta y cinco (55) casas adosadas. El sitio actualmente está dividido en zonas para permitir casas adosadas; sin embargo, el solicitante solicita modificaciones del Código de Desarrollo de Garland. El sitio está ubicado en 2801 y 2901 Arapaho Road. (Distrito 7)

Z 22-65 Kirkman Engineering. Người nộp đơn yêu cầu phê duyệt năm mươi lăm (55) căn nhà phố. Địa điểm hiện đang được khoanh vùng để cho phép xây dựng nhà phố; tuy nhiên, người nộp đơn yêu cầu sửa đổi Bộ luật Phát triển Garland. Địa điểm này tọa lạc tại 2801 và 2901 Arapaho Road. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Fernando Sanchez

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

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

3010 Lancer Ln

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Fernando Sanchez

Signature / Firma / Chữ ký

02/04/23

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-65

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

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

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

We oppose to such development. Increase in crime and delinquency not to mention high traffic issues.

From: Hedrick, Councilman Dylan <DHedrick@garlandtx.gov>

Sent: Monday, February 6, 2023 9:59 AM

To: Allmendinger, Tracy <TAllmend@garlandtx.gov>

Cc: Guerin, Will <WGuerin@garlandtx.gov>; Thomas, Joe <joethomasjr@gmail.com>

Subject: Re: Plan Commission Meeting - Monday, January 23, 2023

Good morning Tracy,

Joe Thomas of the Camelot Neighborhood Association has asked me to forward their most recent neighborhood newsletter for distribution to the Plan Commission as part of case Z22-65 comments. His comments are copied below:

You may have already heard about a presentation coming on the 13th. This is a proposal for some townhomes along Arapaho Road. I plan to be there to support this project on behalf of the neighborhood association.

One of the things we are concerned about is the safety of the residents. As you may know, city maintained, highway quality guard rails extend along Arapaho for most of the way between Jupiter and Shiloh. Those have proven to be invaluable in protecting life and property, even recently.

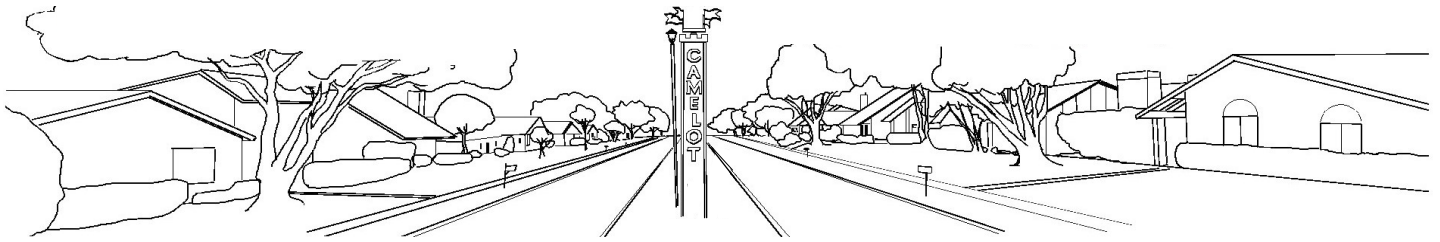
The attachment is a copy of our February newsletter. The front page article talks about the history of the guard rail and a couple of the most recent incidents over the last 60 days.

I would like to get this into the hands of the Plan Commission so they are aware and that adequate screening is needed. We also plan to take this to the Transportation Dept. so they can be aware of our desire to add additional guard rail along this stretch.

Thanks,

Dylan

The Knightly News



Monthly Newsletter of the Camelot Neighborhood Association, Inc.

FEBRUARY 2023

Guardrail saves the day again... and again

By Peggy Sorrentino, Civic Interest Chair

On April 29, 2009, when a car crashed from Arapaho and destroyed two of my neighbors' backyards and fences, just missing one of my neighbors, I decided to do some investigating. I knocked on neighbors' doors and discovered these crashes had been increasing over the years as traffic increased.



One of the people I met, Dawn, a fellow cat lover who lived at 3102 Brook Glen, had already had her fence destroyed three times by cars crashing into her fence and yard from Arapaho. She helped me in my three-year campaign to get the city to put up a guardrail to protect us. The guardrail was completed in 2012, and protects about seventy homes in the area. Sadly, Dawn is no longer with us.



For the third time I know of since 2012, the guardrail prevented a car from destroying a homeowner's fence or worse, this time at Dawn's former home. This crash occurred in December 2022,



and the city sent a crew to do a full repair of the guardrail on January 5, 2023. Another car crash happened on January 9, in exactly the same spot, looking more severe as the rail was bent, and multiple posts are missing.

Now the city has to fix it again, but at least the homeowner's fence, pets, or people who might have been in the way with no guardrail are okay.

President's Corner

By Joe Thomas

This month brings more news on the development front near Camelot. I got a call from one of the managers at Callejo Commercial Properties. (You've probably seen their sign in the vacant area behind the Murphy Gas station.) He told me they have finalized deals with two companies to build on that property.

First is a new coffee chain called Dutch Brothers Coffee that came to Texas for the first time in 2021. Based in Oregon, they have a great story. See it at their website. <https://www.dutchbros.com/>



The other is a store you might already be familiar with – Sprouts Farmers Market. They are well known for their fresh produce and other higher end foodstuffs. <https://www.sprouts.com/>

On the east side of Shiloh a few blocks north of Arapaho, the progress on the new professional offices is coming along pretty quickly. Those will be occupied by doctors, dentists, and perhaps a law office or other professions like this. I do like that these are being built with a similar style to the other houses in the area so they won't stick out like a boxy office building.

After that Christmas freeze, we have had a pretty mild winter. Let's hope that continues through February.

Thanks again for supporting your neighborhood!

Joe



Executive Board

President Joe Thomas	214-218-2227 joethomasjr@gmail.com
Vice President Becky Thurmond	972-955-5109 beckyth@verizon.net
Secretary Debbie Rima	972-495-6476 debbierima@yahoo.com
Treasurer Jo-Sandra Greenberg	972-814-0777 josandra1@gmail.com
Beautification Committee Reba Collins	972-742-0312 rcollins20@verizon.net
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Code Compliance Committee Rick Williams	214-535-2648 rickwilli@gmail.com
Crime & Safety Committee Becky Thurmond	972-955-5109 beckyth@verizon.net
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**Camelot
Neighborhood Association**
P. O. Box 452631
Garland, TX 75045-2631

Website Ad Rate

\$100/year

To set up an ad, contact
coordinator@camelotna.com



Visit CNA on
Facebook!

"Like" CNA and bookmark us.



Instagram

@camelotnagarland

Monthly Gift Card Draw winner for January

By Joe Thomas, Membership Chair

The winners for the first drawing of 2023 are Aaron and Rachel Basinger of Galaxie Road. They got a \$10 gift card to Desperados.



They bought the house, built in 1983, from the Palmers, who were the original owners. They are both native Texans as Rachel grew up in Sugarland and Aaron in Plano. They met during their college years at Baylor University.

They moved to Camelot from Amarillo where Rachel had been attending Texas Tech University School of Pharmacy. She currently works as a pharmacist and has since 2013. Aaron has been teaching at John Paul II High School since 2007. They are members of St. Joseph's Church.

Their household includes Gus the dog and Mr. Mittens the cat (who moved in and made himself at home), as well as four chickens. They really enjoy the backyard that backs up to the northernmost pond.

They like to spend time outdoors, whether it is hunting, fishing or hiking, and just traveling in general. They have been to Europe and plan to go to Italy this summer to celebrate their 15th wedding anniversary.

Next month's winner will get an email from joethomasjr@gmail.com so add that to your contacts now so it doesn't go to junk mail.



Important Phone Numbers

Police, Fire, Ambulance Emergency 911

City of Garland Information	972-205-2000
After Hours/Weekends	
Animal Services	972-205-3210
Building Inspection	972-205-3570
Code Compliance	972-205-2300
Career Opportunities	972-485-6400
Environmental Waste	972-205-2475
Fair Housing	972-205-3500
Granville Arts Center	
Theater/Atrium Rental	972-205-3300
Box Office	972-205-2780
Health Department	972-205-2790
Public Health	972-205-3460
Libraries	972-205-3370
Central	972-205-2500
North Garland	972-205-2524
South Garland	972-205-2802
Walnut Creek	972-205-3920
Mayor's Office	972-205-2586
Municipal Court	972-205-2400
Neighborhood Vitality	972-205-2330
Parking Enforcement	972-205-2445
Parks & Recreation	972-205-2222
Public Safety	972-205-2750
Police Non-Emergency	972-485-4840
Crimestoppers	972-272-TIPS
Fire Non-Emergency	972-781-7100
Streets	972-205-3555
Traffic Signal Malfunction	972-205-3250
Utility Services	
Customer Service	972-205-2671
Water Department	972-205-3210
Streetlight Repair	972-205-3483
GP&L Power Outage	972-205-3000
Line Location	811
Atmos Energy	1-866-322-8667
Oncor	1-800-233-2133
Other Numbers	
Poison Control	1-800-222-1222
Texas Department of Public Safety	972-861-2000
Neighborhood Police Officer Officer Chandler Brown	
brownc@garlandtx.org	
972-205-4065	

Newsletter Website Facebook

Cynthia Houck
CNAcommunications@camelotna.com
214-575-7530

★★★★★★★

CNA Website
www.camelotna.com

Nextdoor Camelot

Joe Thomas
joethomasjr@gmail.com
214-218-2227

CAMELOT NEIGHBORHOOD ASSOCIATION
TREASURER'S REPORT FOR THE 12 MONTHS ENDED
DECEMBER 31, 2022
Jo-Sandra Greenberg, Treasurer

Balance as of 12/31/2021	\$ 6,061.49
Income	
Ads (website)	\$ 100.00
City of Garland Grant for Picnic/Food Drive	500.00
Donations	250.00
Membership (Checks/Cash)	4,337.50
Membership (PayPal)	1,867.16
Membership (Venmo)	1,274.07
Picnic Food Tickets	72.00
Miscellaneous Income	26.00
Total Income	\$ 8,426.73
Expenses	
Bank Checks/Deposit Slips Reorder	\$ 65.00
Beautification Total	\$3,422.91
- Yard of the Month Gift Cards	225.00
- Shiloh Garden	261.44
- Entrance Medians, Signs, Sprinklers	959.00
- King Arthur Camelot Sign	177.47
- Median Maintenance (mowing only)	1,800.00
Garland Police Awards Banquet Ad	250.00
CNA Website	19.95
Membership Expenses Total	515.58
- Flyers, Signs, Facebook ad, etc.	184.49
- Gift cards for monthly drawing	120.00
- Welcome Packets	211.09
Newsletter Expenses	954.67
Office Supplies	24.98
Picnic Expenses	1,569.31
P. O. Box Renewal Fee	182.00
Postage	1,600.99
Excalibur Award	38.00
Total Expenses	\$ 8,643.39
Balance as of 12/31/2022	\$ 5,844.83

Spring Creek Forest Preserve - 30th Annual Trout Lily Walk

Submitted by Dana Wilson

Trout lilies are one of the first plants to flower in the spring. These tiny flowers form a carpet of blooms from about mid-February through mid-March then disappear until next year. Don't miss chance to see the first wild-flower display of 2023!

Come on Sunday, February 26, any time between 2:00 and 3:00 p.m.

When you arrive, volunteers at the pavilion will welcome you and give you introductory information. Then we will send you along the clearly marked trail to the trout lily field. Tom Frey, our adviser, mentor, and friend, will be at the trout lily field.

After you have seen the lilies and talked to Tom, you will walk along to the next marked spot, where we will have another knowledgeable naturalist who will tell you about the significance of that area of the Preserve. The volunteer naturalists will be at several stations along the trail from 2:00 until the last walkers go through.

This format allows folks to go at their own pace rather than having to follow a group; no one gets impatient waiting for others to catch up, and each can spend as much time at a station as they want. Some like to spend a lot of time taking photos and discussing the forest. Others like

The Frocksy Vintage Vogue

By Peggy Sorrentino, Civic Interest Chair

What is fun, quirky, eclectic and smells good? When you walk into this shop at 510 Main Street in downtown Garland, you are met with the wonderful aroma of incense, handmade candles, and soap.



The shop is a beautifully decorated homage to the past with a modern twist. I had a wonderful chat with co-owners Trayc and Karin and gave them four vintage 1970s Hawaiian shirts, two pieces of vintage jewelry, and a 1960s hat. In an effort to support the businesses in downtown Garland in the final year of the square construction project, I am visiting at least one business per month and either donating items they can use or purchasing items from them.

Trayc is an artist who paints and has an eye for exceptional vintage clothing, and Karin is an artist who makes jewelry and finds incredible vintage glassware. They are both very complimentary to the city of Garland for listening to them and working with them through this process.



TRAYC & KARIN

This is an ideal place to come for a unique gift. I only looked at a fraction of the items in the store, and two things that caught my eye were a stunning 1980s black dress with sequined sleeves and a beautiful set of 1970s drinking glasses embossed with yellow flowers.



PHOTO BY CARROLL MAYHEW/NORTH TEXAS MASTER NATURALISTS

to hear just a little bit and then move on. With this walk format, it is your choice.

We hope to see you there!

Council 7 Update

By Dylan Hedrick, District 7 Council Member

I hope everyone had a safe and happy holiday season! On City Council, we are moving into another one of our important budgeting seasons as we are now reviewing the proposed Capital Improvements Projects (CIP) budget. The CIP budget is a plan for funding projects which have a useful life of not less than five years and exceed \$25,000 in cost. Approved projects in this year often have budget implications for future years as funding for projects such as buildings and utility improvements are often spread over multiple years.

This year's proposed CIP budget is the largest in city history at \$557.9 million and includes \$157.8 million for funding to continue the implementation of the 2019 Bond Program. During 2023, fifty-four of the fifty-eight 2019 Bond Program projects and programs will be under way as we continue to meet our promise of delivering them as soon as possible. Additionally, the CIP includes \$12.3 million for thirteen additional projects not included in the 2019 Bond Program, using funding from the American Rescue Plan Act.

Park projects account for the majority of the tax-supported funding proposals with \$69.5 million going toward the renovation or construction of Holford, Granger and Hollabaugh Recreation Centers, the new Garland Senior Activity Center, and trail development, such as the Bisby Transmission Trail near Jupiter Road and Apollo Road.

Over \$60.5 million is allocated to street improvement projects, including southern Shiloh Road, Holford Road, Naaman School Road, and various bottleneck improvements throughout the city. The budget also includes funding for traffic signal equipment

modernization projects to improve traffic flow through the city and railroad crossing improvements to smooth the roadways over the tracks. Public safety funding includes the construction of the new Fire Station 6, which is moving from Holford Road to north of President George Bush Turnpike and Campbell Road, and a permanent restroom facility at the Police training gun range.

Funding is proposed for the construction of a new Walnut Creek Branch library, as well as modernization upgrades to Central and North Garland Libraries. We also proposed the funding of library kiosks throughout the city to spread library services to areas typically underserved or more distant from our four library locations.

Utility-funded projects include the purchase of thirteen new pieces of equipment for the Sanitation Department, enhancements to water transmission mains and distribution lines throughout the city, and \$122.4 million for Garland Power & Light to fund ERCOT-driven reliability upgrades to transmission lines and substations.

With the recent increase in property valuations, there is no proposed increase to the property tax rate for fiscal year 2022-2023 to fund the CIP budget. However, we do anticipate a modest increase to sanitation and wastewater rates, but no increase to water or GP&L electric rates.

I am looking forward to the upcoming meetings and discussions regarding our CIP budget and value your input in this process. Please contact me at 469-560-6099 or council7@garlandtx.gov if you have any questions or comments regarding the CIP budget or if there is anything I can do to assist you. It is my extreme pleasure to continue to serve the citizens of Garland and District 7.

January CNA Meeting Minutes

By Debbie Rima, Secretary

Attendees: Joe Thomas, Peggy Sorrentino, Reba Collins, Becky Thurmond, Debbie Rima, Cynthia Houck, Dylan Hedrick, Jo-Sandra Greenberg, Diana Thomas, and Abra Nusser were present at the January 15, 2023, Zoom meeting. Welcome and President's Remarks: Started at 6:33 p.m.

Approval of Minutes: Diana moved to approve. Cynthia seconded. All approved.

Council Member's Remarks: Asian New Year Celebration was lots of fun. Judd Rex is our new City Manager; he will be official on Tuesday, January 17. Capital improvement budgets projects are on the agenda, including fire trucks, dump trucks, new roads, new rec centers – spinning from bond program. Construction on Callejo Road should start soon. Funding is being discussed for the new senior center. Big request is a pool for water aerobics; heated pool even better. Downtown square coming along really well. Becky said we need more security for the senior center, limiting access and keeping doors locked, making sure only seniors use the center. Dylan says the City is checking on senior centers in other cities to see how they are operating and how they handle issues. Peggy asked about completion date for downtown – probably end of year. Cynthia asked about location of senior center – same place. Also, Cynthia asked what's going on with Walnut Branch Library. City had groundbreaking late last year; construction should be mobilized soon. Elections coming up soon for our city council member (and some others). Dylan is gathering signatures for his petition.

Mayor's Remarks: N/A

Treasurer's Report: Beginning balance in January was \$5,844.83. Jo-Sandra found a discrepancy from 2021 of \$249.10, which gave us \$5,844.83 for beginning of 2023. Becky made the motion to accept the balance as read. Diane seconded. All approved.

Membership: 147 members for 2023. 149 members this time last year. (108 have not renewed.) Flyer delivery teams have their packets. Becky asked if Joe was going to post anything on Nextdoor about joining. He has not, but will. Joe believes the flyer delivery is very important to grow our membership.

Social: Discussed date for 2023 picnic. October 28 is too late. Consensus is October 21.

Crime and Safety: Nothing much going on.

Beautification: Nothing major going on. We usually start mowing medians around middle of March so Reba is working on new contract. She'd like to give the contract to Ricky and will talk to him in February to see if he is able and willing to continue mowing for us. We should expect fee to go up as it is going up everywhere.

Code Compliance: N/A

Civic Interest: Peggy continues to visit businesses in downtown square. She went to Frocksy Vintage Vogue. Shops are amazing. Shop owners believe City is listening to them and working with them. Peggy is concerned about traffic on Arapaho and crashes into guardrails. (There have been two recently.) Recent guardrail crash prevented car from going into home. City fixed it, and then there was another big crash in same spot. Abra is the City Planner and will go look at area to help develop a plan to slow traffic down.

(Continued on Page 6)

GPD Hostage Negotiation Team

By Becky Thurmond, Crime & Safety Chair

The Garland Police Department's SWAT unit has a Hostage Negotiation Team, separate from the Tactical Team. The Tactical Team makes up most of the unit; these are the officers you see riding the Bearcat, wearing desert camo, helmets, heavy-duty vests, carrying long guns. They're the people who will shoot tear gas and bash in doors if negotiations fail.

The Negotiation Team officers go out with every SWAT call-out and go to work if there's a barricaded person who is a threat. Even if the hostages have escaped, the subject may still be a threat. The hoped-for goal is a peaceful resolution to the incident by getting the subject to surrender and come out.

The Negotiation Team is made up of a lieutenant and eight officers, all SWAT officers. Unlike big cities that have a dedicated SWAT team, all of the special unit officers in Garland continue with their work in patrol or traffic or investigations and only head to their specialized assignment when needed.

The following roles define how the Negotiation Team operates.

Primary negotiator. This is the person on the phone with the barricaded person, the one in the hot seat. His job is to establish communication, build trust, and slow everything down. He is actively listening to the subject, not planning his next response. This is where the coach comes in.

Coach. This officer sits next to the primary negotiator and is the only person who can communicate with him. The coach is receiving information from other officers to pass on to the negotiator, giving advice when the conversation is lagging or getting into a rut, helping with responses. All of this communication is done silently, either with handwritten notes or on a computer.

Scribe. This officer is taking notes and making sure that absolutely everything is written down and recorded. This is crucial for the subsequent investigation and court proceedings.

Intelligence. The other officers on the team are gathering information in person from family, friends, neighbors, coworkers, witnesses. They're also researching the subject on the computer, obtaining background checks, looking into his social media presence and anywhere else police can get information.

Lieutenant. The boss is keeping track of progress and whatever else is going on, making contingency plans with the tactical team, and communicating with other units as needed.

The primary negotiator and coach are as isolated as possible from anybody and anything else. If at all possible, they're in the specialized hostage team van. Besides needing to concentrate, it's an important component of negotiations. The subject can get sidetracked and nervous if he hears other people or sounds on the phone.

Everybody on the team is looking for hooks and triggers to help with the negotiations. Hooks are the things that get a positive reaction from the subject, the things he wants to talk about. Triggers are the things that the subject doesn't want to discuss and that bring out a negative reaction. The negotiator wants to steer clear of anything that increases the subject's anger and stick to the positive topics.

It's especially crucial that the negotiator never lies to the barricaded person. If the subject catches him in a lie, all trust is gone, and negotiations may be over. The negotiator will be straightforward and truthful in answering any questions that the barricaded person has. The answer may not be what the subject wants to hear, but it's important that he's answered honestly.

It's also important to realize that the barricaded person could have access to what's going on outside. He may be watching the news coverage if it's that big of a situation. He might be texting or checking the social media accounts of friends or family to see what they are saying or what they know. He could even be checking in with Nextdoor. Think of how common it is for people to post about police situations on Nextdoor, asking what's going on, speculating, sharing information that may or may not be correct. If the PD is in the middle of a touchy situation, they might not want to risk any information leaking out. So we need to give them a break, be patient when we're curious about what's going on, and trust that they'll let us know if we're in any danger!

The team has a variety of specialized tools and computer systems. Their van is set up to handle all of this equipment, along with providing a quiet place for the negotiator and coach. If at all possible, they try to get a throw phone to the suspect. It's in a tough padded case and cabled to part of the computer system to avoid problems with a cell phone, like the battery giving out or static or spotty coverage. Since it's cabled to the computer system, it also records everything said, which is needed for the subsequent investigation and can be as valuable to the defense as to the prosecutors. The computer system, which allows multiple devices like laptops to be connected, also helps with communications between all of the team members. Now they can essentially do a group chat, instead of passing around sticky notes!

The team members all have specialized training and continuing education. They are not licensed psychologists, but they regularly learn and train with specialists. And it's important to note that all officers have training and experience in dealing with troubled people; it's what they do all the time in their job. It's not unheard of for the dispatcher or first patrol officer to contact the barricaded person to develop a rapport with him, and they just stay at it. A coach will be placed with them to keep communication flowing.

The goal in these situations is for everybody to get out alive. The police would much rather slow the incident down and wear the suspect out until he gives up than have to storm the building, destroy property, and injure someone.

When the suspect decides he's ready to come out, the negotiator prepares him with the exit plan. He warns him that he will need to come out with no weapons and his hands up. The SWAT officers will be there with guns drawn, and it's really important for him to listen and do what they tell him to do. They'll put him in handcuffs for everybody's safety. He'll then be put into the back seat of a patrol car (or ambulance if he's injured). The negotiator will ask if he'd like to talk to him in person before he's booked into jail. (Some say yes; some say no.)

I've participated in various SWAT training exercises, including some with hostage negotiations going on. That was very interesting (and fun!), but hearing this presentation clarified a few things that I witnessed, in addition to providing the overall structure to what this team does and how they do it. And if you ever are around the police involved in an operation where a lot is going on, please stay out of their way and think twice before you post something online!

December 2022 Crime Stats

By Becky Thurmond—Crime & Safety Committee Chair

12/11 29XX Ivanridge Lane – Unauthorized Use Motor Vehicle



Neighborhood Association, Inc.

P. O. Box 452631

Garland, TX 75045-2631

FEBRUARY CNA MEETING

Date: **February 19, 2023**
Time: 6:30 p.m.
Place: On Zoom
Host: Joe Thomas

Meetings are usually held
on the third Sunday of each month
(except October and December)
and are **open to all Camelot residents**
and city officials.

If you would like to attend, contact
Joe Thomas at joethomasjr@gmail.com.

2022 Garland Neighborhood Newsletter of the Year

Minutes

(Continued from page 4)

Communications: Cynthia needs to buy labels for next month. A box usually lasts about a year. She has plenty of stamps.

Old Business: Last meeting, Reba discussed raising dues. Joe also looked at reducing expenses. If we raised dues by \$5, that is only about \$1,200 more for expenses. The sprinkler system was our big expense last year. All of those issues should be fixed this year. Reba says we have not increased dues in years. If we take advantage of neighborhood grants, we need to incur more expenses up front and then be reimbursed. She believes we need funds to build our surplus. We might want to do something at the vacant city lot by the Shiloh Gardens. It would be sad to not have enough money to do an improvement. Reba believes we need to raise dues to \$40/year. The Board decided to keep dues the same for this year and decide what to do as we near the end of 2023. The Board also agreed to stop paying an extra gift card for Yard of the Month winners to CNA members, but they will still get the reward card from local vendors. The Board discussed stopping handing out welcome packets to save money; new neighbors can learn about us on Nextdoor. Some felt we should continue the packets so new neighbors know about us and feel welcomed to the neighborhood. Peggy agreed to take over assembling packets and distributing. The Board felt we could decrease material that is in the packet. Joe will send out to the Board the electronic version of what is in the packet so we can agree what to cut out.

New Business: N/A

Next meeting: February 19, 2023, via Zoom. Adjourned 7:50 p.m.

CLASSIFIED ADS



Classified ads are free to CNA members.
(One ad per household, limited to 25 words or less.)
If you wish to change an ad or order a new one, please use the form at left.

For reasonable rates on computer repairs and church AV technician services, contact Jay Crutti at 504-913-6784 or recstudio@gmail.com.

LifeStorage — 469-639-2297 — 3353 W. Campbell Road, Garland, TX 75044 — ls1136@lifestorage.com — Kaitlyn Widder, Manager

Piano and voice lessons by former RISD elementary music teacher, now SAHM. Call or text Kirsten Padilla 972-821-1306.

Health insurance including Short Term / Interim coverage. Randy Miller, Independent Agent for multiple companies. Email: RMillerTXIns@aol.com. 469-442-7002

Handyman services—all general household needs and repairs, basic remodeling, local service, highly rated, handy solutions services. 214-213-1913. Call/text now. Contact AC Grindl, owner.

Turf grass and landscape advice—Free for CNA members. \$35/hour for non-members. Contact Rick Williams at rickwilli@gmail.com or 214-535-2648.

Comment Form Case Z 22-65

Z 22-65 Kirkman Engineering. The applicant requests approval of fifty-five (55) townhouses. The site is currently zoned to allow townhouses; however, the applicant requests modifications from the Garland Development Code. The site is located at 2801 and 2901 Arapaho Road. (District 7)

Z 22-65 Kirkman Engineering. El solicitante solicita la aprobación de cincuenta y cinco (55) casas adosadas. El sitio actualmente está dividido en zonas para permitir casas adosadas; sin embargo, el solicitante solicita modificaciones del Código de Desarrollo de Garland. El sitio está ubicado en 2801 y 2901 Arapaho Road. (Distrito 7)

Z 22-65 Kirkman Engineering. Người nộp đơn yêu cầu phê duyệt năm mươi lăm (55) căn nhà phố. Địa điểm hiện đang được khoanh vùng để cho phép xây dựng nhà phố; tuy nhiên, người nộp đơn yêu cầu sửa đổi Bộ luật Phát triển Garland. Địa điểm này tọa lạc tại 2801 và 2901 Arapaho Road. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

MARCOS Rico Rodriguez Rosa Elena Orozco Ramirez

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

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

#2814. TEAKWOOD. DR.

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

Garland. TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

MARCOS Rico Rodriguez

02-08-23

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

**Comment Form Continued –
Case Z 22-65**

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

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

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

Pues Actualmente Estamos
Pagando muy Alto Las TAXAS
Cada año nos estan Sabiendo mucho
Los impuestos y como Saben
saben las mensualidades de nuestra
Propiedad.

Case Z 22-65

Currently we are paying high taxes. Every year the taxes keep increasing which increases the expenses for our property.



GARLAND

Plan Commission

3. c.

Meeting Date: 02/13/2023

Item Title: Z 22-71 G. Roxana Novoa - Zoning (District 4)

Submitted For: Matthew Wolverton, Development Planner, Planning & Community Development

Summary:

Consideration of the application of **G. Roxana Novoa**, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District. This property is located at 1013 Rowlett Road. (District 4) (File Z 22-71)

Attachments

Z 22-71 G. Roxana Novoa Report and Attachments (Zoning)

Z 22-71 G. Roxana Novoa Responses

Planning Report

File No: Z 22-71/District 4

Agenda Item:

Meeting: Plan Commission

Date: February 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change of Zoning from Agricultural (AG) District to Single Family-10 (SF-10) District.

LOCATION

1013 Rowlett Road

APPLICANT

G. Roxana Novoa

OWNER

Joseph Soto

BACKGROUND

The applicant proposes to change the zoning of the vacant lot from Agricultural (AG) District to a Single Family-10 (SF-10) District in order to construct one (1) single-family detached household.

The GDC requires a minimum of two (2) acres in the Agricultural (AG) District to build a single-family house. The subject property is approximately 0.443 acres (19,296 square feet).

The Plan Commission previously heard this case on January 9, 2023, and the recommendation was approval with an 8-0 vote; however, the case has been re-notified to surrounding property owners due to clarification on the subject property boundaries as displayed on previous maps.

SITE DATA

The 0.443-acre site is accessed from Rowlett Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District and is currently vacant.

The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will affect surrounding and future development.
2. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.
3. In the event the Zoning Change request is approved, the applicant will need to proceed with the platting of the subject property and securing a site permit and a building permit prior to commencing construction. It will be during the permitting process that staff will review the proposed development and verify compliance with all the applicable regulations.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject site. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking. The zoning change to Single Family-10 (SF-10) is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North, South, East, and West are all zoned agricultural and contain single-family detached homes, vacant lots, horse stables, and a church. The property to the Southeast of the site is zoned Community Retail (CR) District but is currently vacant. Further to the West, Southwest, and Northeast lie Single Family-7 (SF-7) Districts occupied by single-family detached homes.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

Approval of the Change of Zoning from Agricultural (AG) District to Single Family-10 (SF-10) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

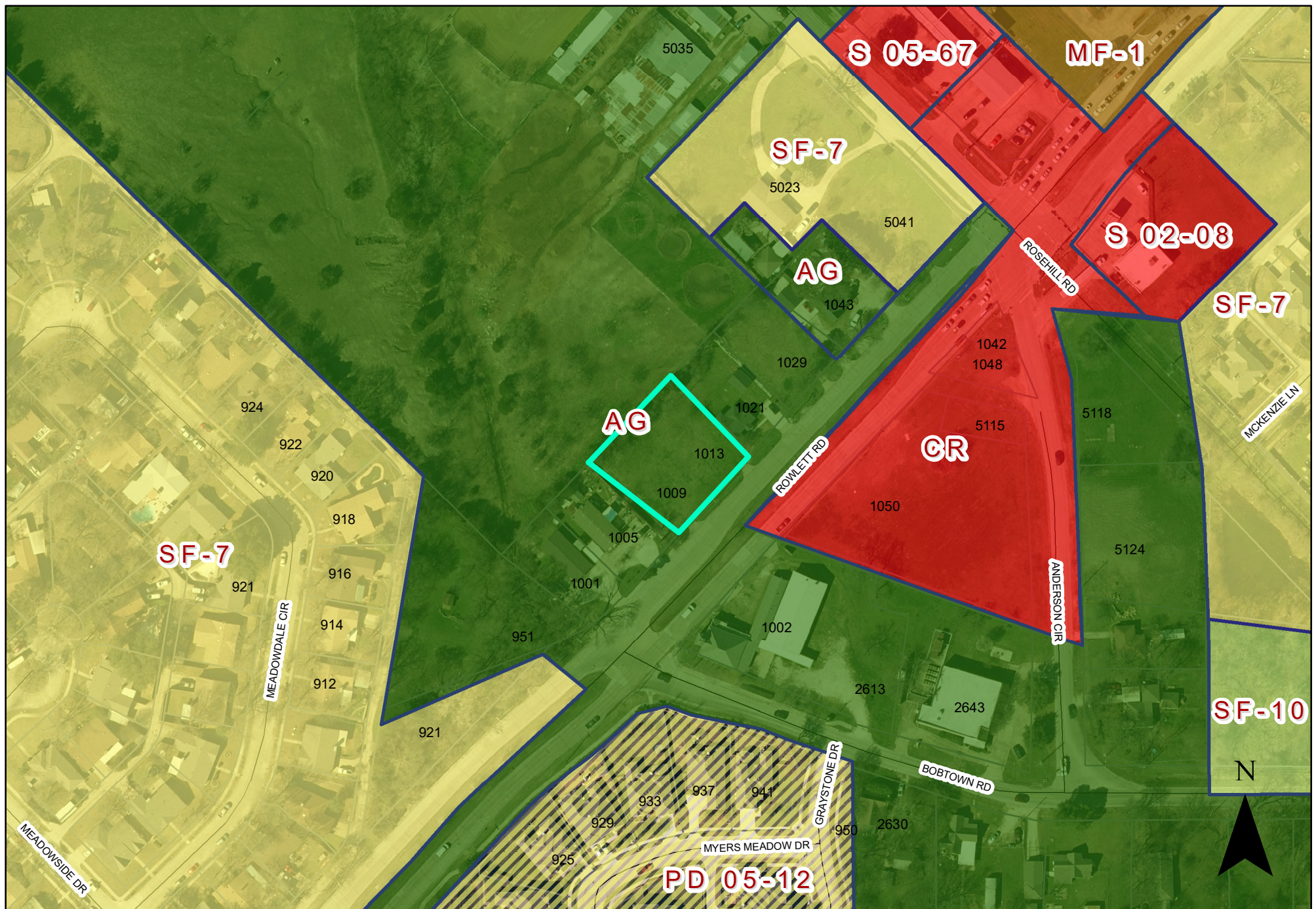
CITY COUNCIL DATE: March 7, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 22-71

1013 Rowlett Road

Z 22-71



View of subject site looking North from Rowlett Road



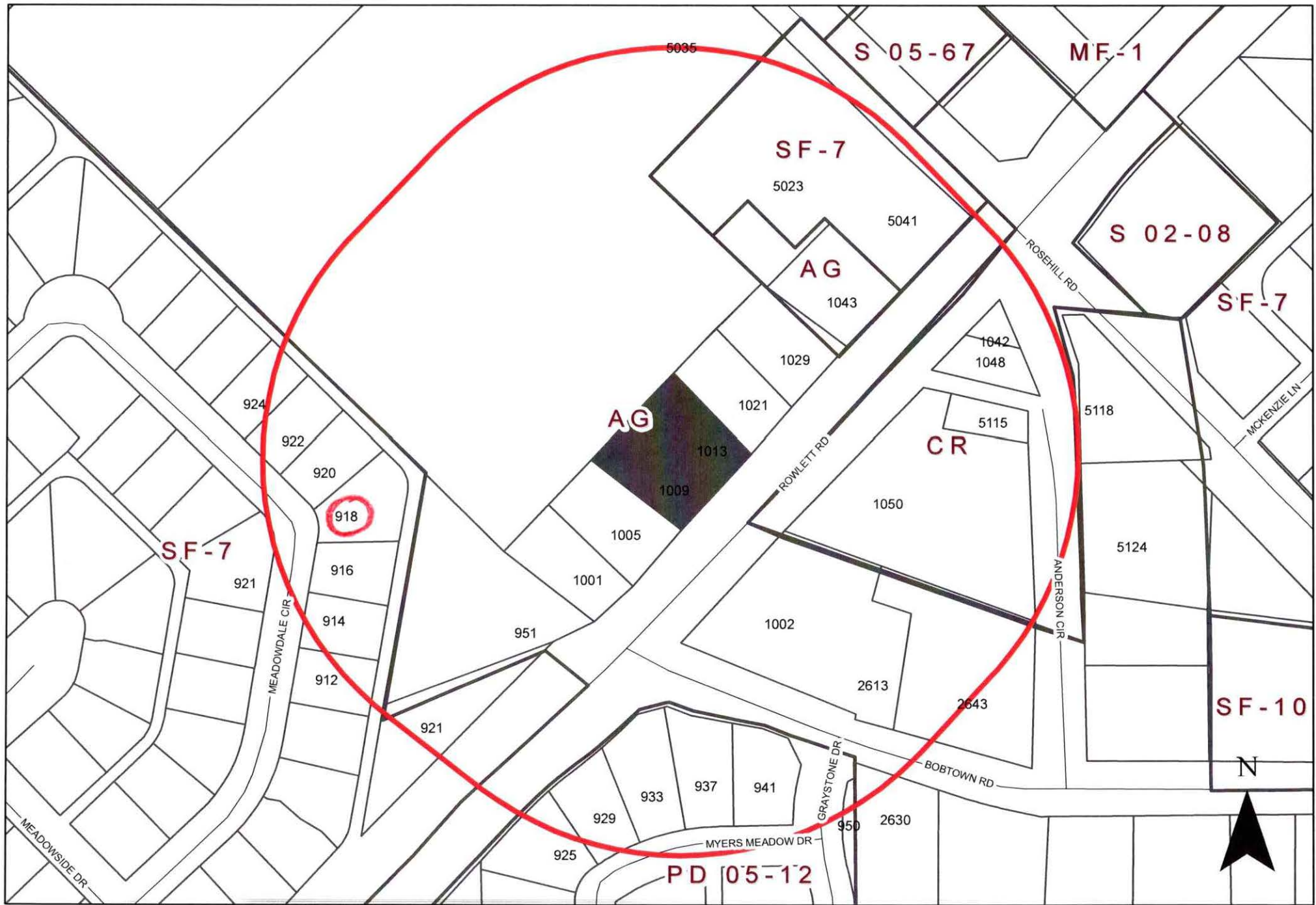
View from the subject site looking South. Just out of the frame is the Church and on the left is vacant CR land



Looking West on Rowlett Road. Pictured on the left is the Church zoned AG



View looking East on Rowlett road



0 100 200 Feet
1 inch = 153 feet

ZONING MAP Z 22-71

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

1009 & 1013 Rowlett Road

Comment Form

Case Z 22-71

Z 22-71 G. Roxana Novoa. The applicant proposes a zoning change from Agricultural (AG) District to Single Family-10 (SF-10) District, to allow a single-family home. The site is located at 1013 Rowlett Road. (District 4)

Z 22-71 G. Roxana Novoa. El solicitante propone un cambio de zonificación de Distrito Agrícola (AG) a Distrito Unifamiliar-10 (SF-10), para permitir una vivienda unifamiliar. El sitio está ubicado en 1013 Rowlett Road. (Distrito 4)

Z 22-71 G. Roxana Novoa. Người nộp đơn đề xuất thay đổi quy hoạch từ Khu nông nghiệp (AG) thành Khu dành cho một gia đình-10 (SF-10), để cho phép nhà ở dành cho một gia đình. Địa điểm tọa lạc tại 1013 Rowlett Road. (Quận 4)

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



For / A Favor / Đúng



Against / En Contra / Không

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

MATTHEW NELSON - PROPERTY OWNER

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

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

918 MEADOWDALE CIR

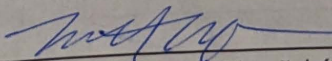
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u 0hính


Signature / Firma / Ch ữ ký

12/30/22
Date / Fecha / Ngày

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



Plan Commission

3. d.

Meeting Date: 02/13/2023

Item Title: Z 22-76 Shammy's Garland LLC - Specific Use Provision (District 7)

Submitted For: Matthew Wolverton, Development Planner, Planning & Community Development

Summary:

Consideration of the application of **Shammy's Garland LLC.**, requesting approval of a Specific Use Provision for a Car Wash, Automated/Rollover Use on a property zoned Community Retail (CR) District. This property is located at 2461 Belt Line Road. (District 7) (File Z 22-76 – Specific Use Provision)

Attachments

Z 22-76 Shammy's Garland LLC (Specific Use Provision) Report and Attachments

Z 22-76 Shammy's Garland LLC Responses

Planning Report

File No: Z 22-76/District 7

Agenda Item:

Meeting: Plan Commission

Date: February 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Community Retail (CR) District.

Approval of a Plan for an Automated/Rollover Car Wash Use.

LOCATION

2641 Belt Line Road

APPLICANT

Shammy's Garland, LLC

OWNER

Harold Peek

BACKGROUND

The subject property has an approved SUP for a Commercial Outdoor Amusement Use; however; the site was never developed. The applicant proposes to open an automated/rollover car wash. The GDC requires a Specific Use Provision for an Automated/Rollover Car Wash use in the Community Retail (CR) District.

SITE DATA

The site is 1.185-acres. The site is accessed from two entrances on a mutual access easement that leads to the Nursing Home to the North and is accessed from Belt Line Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community (CR) District, with a previous SUP [S 10-32] for a Commercial Outdoor Amusement Use which was not developed.

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

CONSIDERATIONS:

Specific Use Provision:

1. The applicant proposes to construct a 4,998 square foot automated/rollover car wash.

The GDC defines a Car Wash, Automated/Rollover as a "Washing, waxing, or cleaning of automobiles involving automated self-service (drive-through/rollover) wash bays and apparatuses."

2. The applicant requests that the refuse container may be in front of the building as opposed to behind the building per the GDC, due to site design challenges and safety accommodations. It should be noted the refuse container opening would face away from the public street view, as well as be screened by GDC approved shrubs and a tree.
3. The applicant is requesting approval of a thirty (30) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty-five (25) to thirty (30) years.
4. The hours of operation will be 8:00 am to 7:00 pm every day of the week.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the East is zoned Community Retail District and contains a restaurant. To the East of that, a property zoned Community Retail (CR) District contains a car wash, self-service/wand. The property to the North contains a Nursing home zoned Planned Development (PD) District 14-49 for Multi-Family use. The property to the West is a private school zoned Planned Development (PD) District 97-01 for Community Office (CO) District uses. The property to the South contains a church and is zoned Community Retail (CR) District.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Car Wash, Automated/Rollover use on a property zoned Community Retail (CR) District.

Approval of a Plan for a Car Wash, Automated/Rollover use.

ADDITIONAL INFORMATION

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

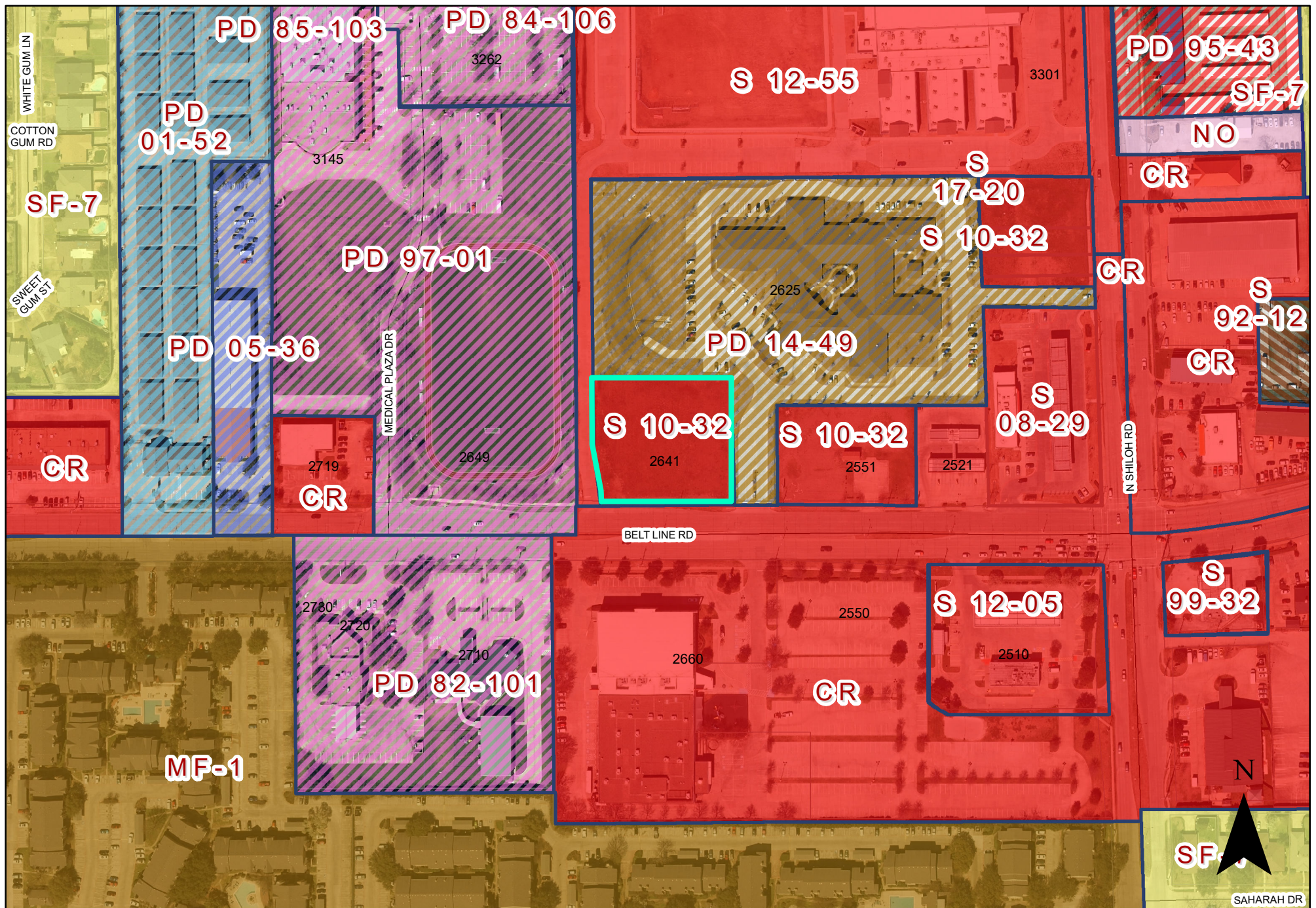
CITY COUNCIL DATE: March 7, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-76

2641 Belt Line Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Car Wash Automated/Rollover use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.
- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, 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 PD District, by the GDC, or by state or federal law.

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

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall have a thirty (30) year time period.
- B. Hours of Operation: The hours of operation will be 8:00 am to 7:00 pm every day of the week.

Z 22-76



View of the subject site looking West from the mutual access easement. The private school is shown in the background.



View of the subject site looking West from Belt Line Road. The private school is shown again.



View from the subject site looking East on Belt Line Road. The restaurant, car wash, and other commercially zoned areas are shown.



View from the subject site looking South. The church across from Belt Line is shown.



ZONING MAP Z 22-76

Comment Form

Case Z 22-76

Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

Z 22-76 Shammy's Garland, LLC. El solicitante solicita un uso de Lavadero de Autos Automatizado/Rollover. El sitio está ubicado en 2641 Belt Line Road. (Distrito 7)

Z 22-76 Shammy's Garland, LLC. Người nộp đơn yêu cầu sử dụng Hệ thống rửa xe tự động/Rollover Car Wash. Địa điểm tọa lạc tại 2641 Belt Line Road. (Quận 7)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

Harold F. Peek

Managing Partner

Crossroads Centre Ltd.

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

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

899 Presidential Drive Suite 114

Outside the Notification Area

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

Richardson TX

City, State / Estado de la Ciudad / Thành bang

75081

Zip Code / Código postal / Mã B u Chính

Harold F. Peek

2/08/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

hpeek@peekproperties.net

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

Comment Form Continued – Case Z 22-76

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

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

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

I believe this request will be an excellent use of the property.



GARLAND

Plan Commission

3. e.

Meeting Date: 02/13/2023

Item Title: Z 22-76 Shammy's Garland LLC - Plan (District 7)

Submitted For: Matthew Wolverton, Development Planner, Planning & Community Development

Summary:

Consideration of the application of **Shammy's Garland LLC.**, requesting approval of a Plan for a Car Wash, Automated/Rollover Use on a property zoned Community Retail (CR) District. This property is located at 2461 Belt Line Road. (District 7) (File Z 22-76 – Plan)

Attachments

Z 22-76 Shammy's Garland LLC (Plan) Report and Attachments

Z 22-76 Shammy's Garland LLC Responses

Planning Report

File No: Z 22-76/District 7

Agenda Item:

Meeting: Plan Commission

Date: February 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Community Retail (CR) District.

Approval of a Plan for an Automated/Rollover Car Wash Use.

LOCATION

2641 Belt Line Road

APPLICANT

Shammy's Garland, LLC

OWNER

Harold Peek

BACKGROUND

The subject property has an approved SUP for a Commercial Outdoor Amusement Use; however; the site was never developed. The applicant proposes to open an automated/rollover car wash. The GDC requires a Specific Use Provision for an Automated/Rollover Car Wash use in the Community Retail (CR) District.

SITE DATA

The site is 1.185-acres. The site is accessed from two entrances on a mutual access easement that leads to the Nursing Home to the North and is accessed from Belt Line Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community (CR) District, with a previous SUP [S 10-32] for a Commercial Outdoor Amusement Use which was not developed.

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

CONSIDERATIONS:

Specific Use Provision:

1. The applicant proposes to construct a 4,998 square foot automated/rollover car wash.

The GDC defines a Car Wash, Automated/Rollover as a "Washing, waxing, or cleaning of automobiles involving automated self-service (drive-through/rollover) wash bays and apparatuses."

2. The applicant requests that the refuse container may be in front of the building as opposed to behind the building per the GDC, due to site design challenges and safety accommodations. It should be noted the refuse container opening would face away from the public street view, as well as be screened by GDC approved shrubs and a tree.
3. The applicant is requesting approval of a thirty (30) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty-five (25) to thirty (30) years.
4. The hours of operation will be 8:00 am to 7:00 pm every day of the week.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the East is zoned Community Retail District and contains a restaurant. To the East of that, a property zoned Community Retail (CR) District contains a car wash, self-service/wand. The property to the North contains a Nursing home zoned Planned Development (PD) District 14-49 for Multi-Family use. The property to the West is a private school zoned Planned Development (PD) District 97-01 for Community Office (CO) District uses. The property to the South contains a church and is zoned Community Retail (CR) District.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Car Wash, Automated/Rollover use on a property zoned Community Retail (CR) District.

Approval of a Plan for a Car Wash, Automated/Rollover use.

ADDITIONAL INFORMATION

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

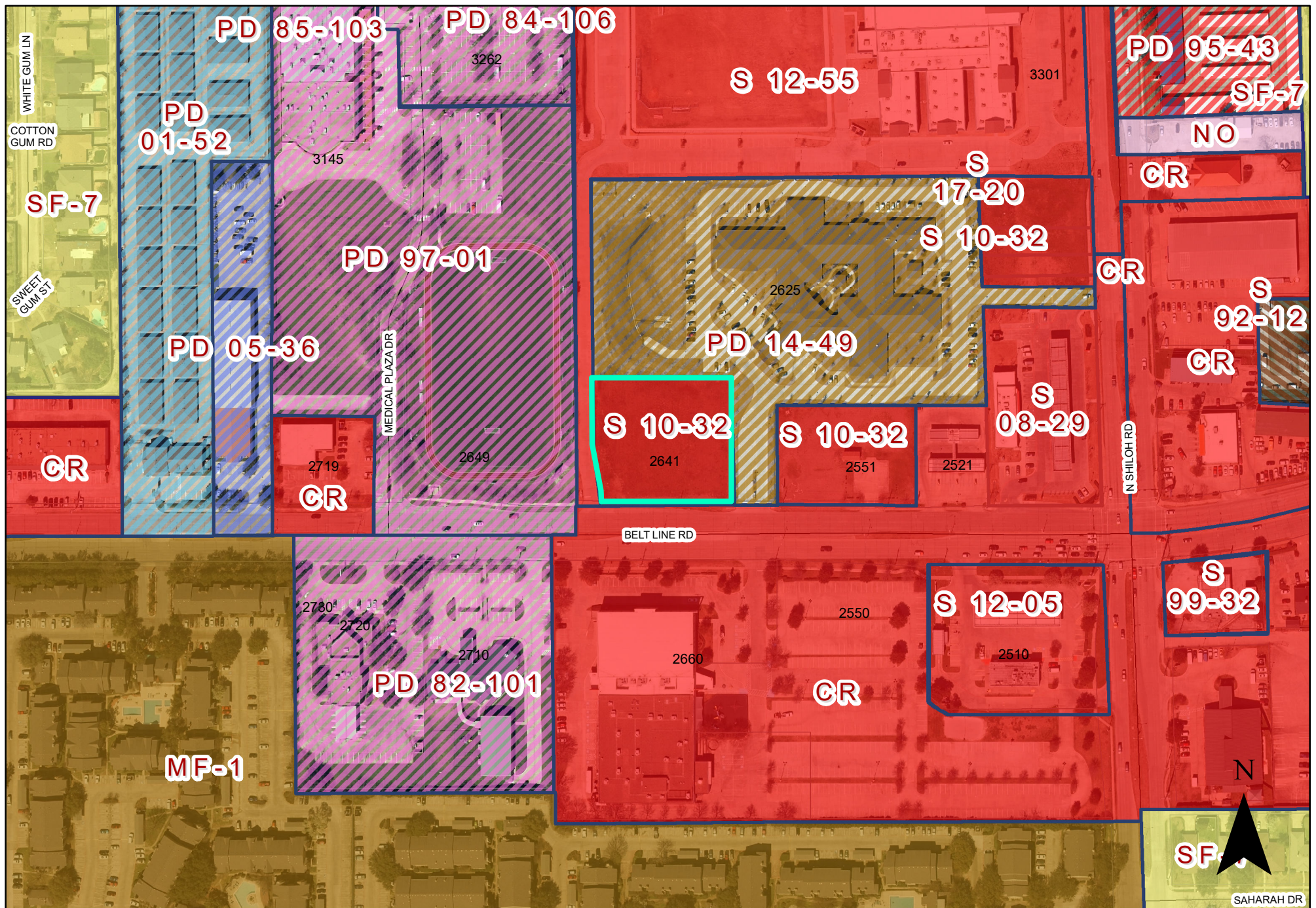
CITY COUNCIL DATE: March 7, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

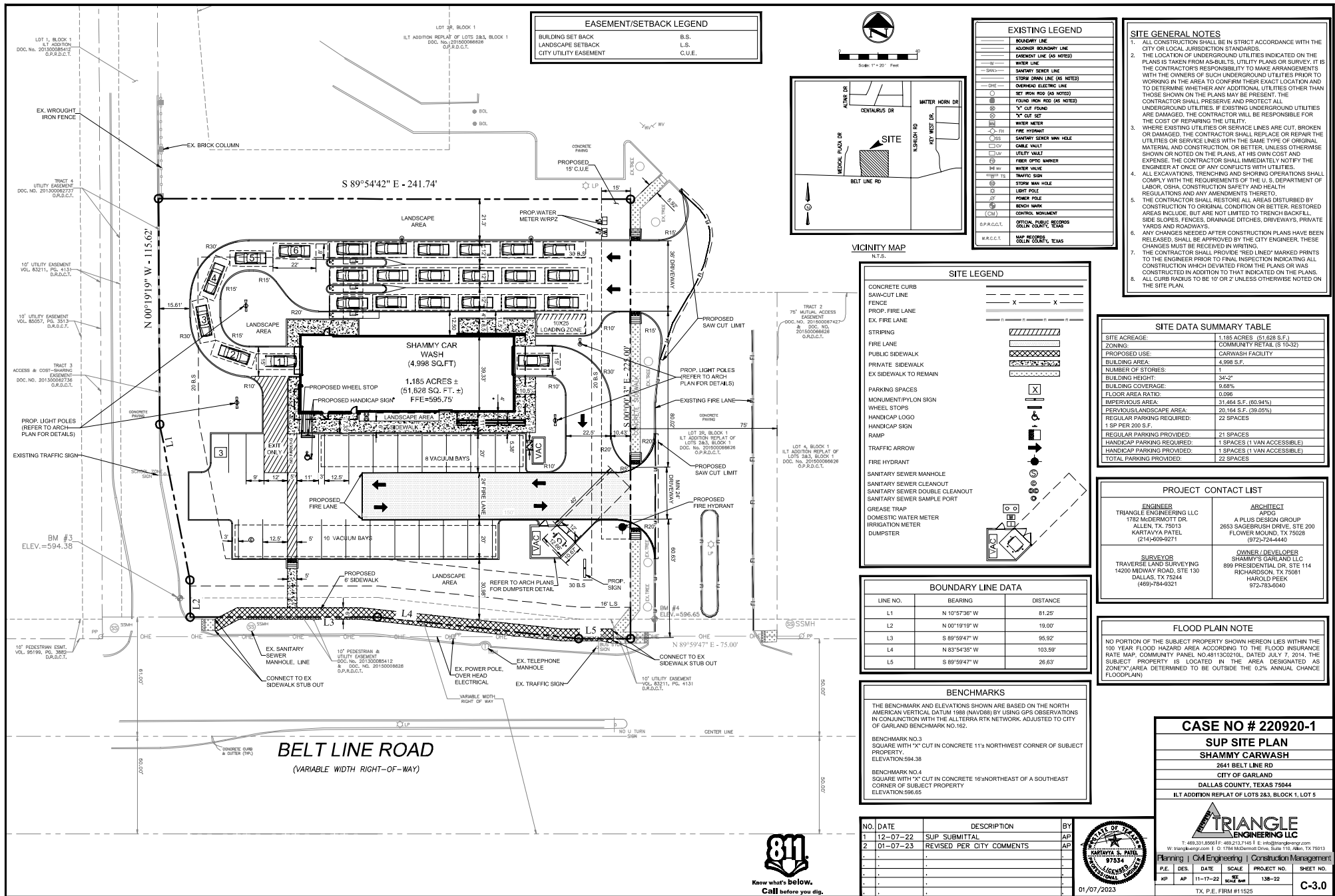
REVIEWED BY:

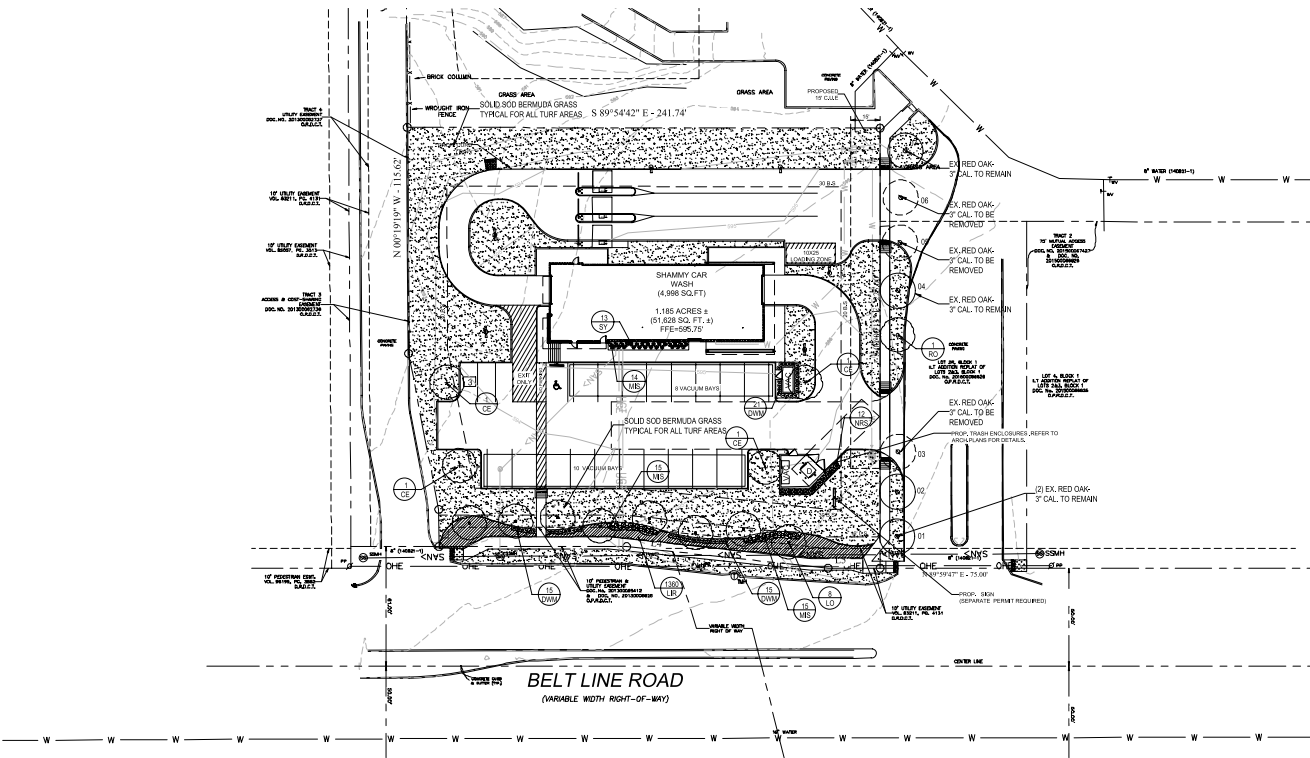
Will Guerin, AICP
Director of Planning



ZONING MAP Z 22-76

2641 Belt Line Road





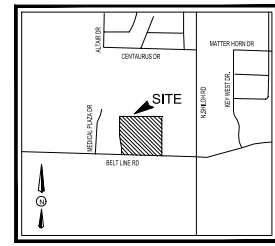
BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 10°57'36" W	81.25'
L2	N 00°19'19" W	19.00'
L3	S 89°59'47" W	95.92'
L4	N 83°54'35" W	103.59'
L5	S 89°59'47" W	26.63'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	777'	123.45'	41°30'35"	N 41°30'35" E	678.90'
C2	777'	123.45'	41°30'35"	N 41°30'35" E	678.90'
C3	777'	123.45'	41°30'35"	N 41°30'35" E	678.90'

EXISTING TREE TABLE					
TREES	#	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	01	Red Oak	Quercus shumardii	3" cal.	Healthy
	02	Red Oak	Quercus shumardii	3" cal.	Healthy
	03	Red Oak	Quercus shumardii	3" cal.	Healthy
	04	Red Oak	Quercus shumardii	3" cal.	Healthy
	05	Red Oak	Quercus shumardii	3" cal.	Healthy
	06	Red Oak	Quercus shumardii	3" cal.	Healthy
	07	Red Oak	Quercus shumardii	3" cal.	Healthy

PLANT MATERIAL SCHEDULE					
TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	4	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 12" ht., 5' spread, 5' clear straight trunk
LO	8	Live Oak	Quercus virginiana	12" ht., 5' spread, 5' clear straight trunk	
RO	1	Red Oak	Quercus shumardii	4" cal.	
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
MIS	44	Miscanthus	Miscanthus sinensis	5 gal.	container full, 24" spread
SY	13	Soft Leaf Yucca	Yucca rostrifolia	5 gal.	container, 24" ht., 20" spread
DWM	51	Dwarf Wax Myrtle	Myrica pauciflora	5 gal.	container, 24" ht., 20" spread
NRS	12	Nellie R. Stevens	Nellie R. Stevens	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	1,360	Liriope	Liriope muscari	4" pots	container full, well rooted 12" o.c. solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



VICINITY MAP
N.T.S.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SEWERLINES OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMOUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL PLANTING AREAS THAT ARE TO RECEIVE MULCH SHALL BE MULCHED WITH 4 INCHES OF DOUBLE BREEDDED HARDWOOD MULCH.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL, 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP PRESS JOINTS BY HAND WITH TOPSOIL TO FILL JOINTS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, FERTILIZING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS AT A RATE OF 40 POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

CITY NOTES

- PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERMANENT VEGETATION COVER FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.
- NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT-OF-WAY WITHOUT APPROVED CITY REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OF CITY'S LICENSE AGREEMENT.

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DR. ALLEN, TX 75013 KARTAVYA PATEL 214-609-9271	ARCHITECT A PLUS DESIGN GROUP 2653 SAGEBRUSH DRIVE, STE 200 FLOWER MOUND, TX 75028 (972)-724-4440
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, STE 130 DALLAS, TX 75244 (469)-794-9321	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1782 McDERMOTT DR. ALLEN, TEXAS 75013 (469) 369-4448 CHRIS@STUDIOGREENSPOT.COM



01 LANDSCAPE PLAN
SCALE 1"=30'

CITY OF GARLAND
CASE # 220920-1

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



01.06.2023

SHAMMY'S
CARWASH
BELT LINE ROAD
CITY OF GARLAND, TEXAS

ISSUE:
FOR APPROVAL 12.08.2022
CITY COMMENTS 01.08.2023

DATE:
01.06.2023

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1

SECTION 02000 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCE DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen; 27 October 1980; Edition by American National Standards Institute, Inc. (2001) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Horne Tree, 1978 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Sample: Provide representative quantities of sandy loam soil, mulch, bed mix material, grass, and cultured stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications for all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, label, and maintain as representative samples for final replacement plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analyses if requested by the Architect.

JOB CONDITIONS

- A. General Contractor to complete the following punch list. Prior to Landscape Contractor installing any portion of landscape installation. General Contractor shall have planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive sold soil shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grasses will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, clearing up and at other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An in-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died due to shade, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work including materials, labor and equipment used in replacement, shall carry a twelve (12) month guarantee. Any damage, including cuts in lawn or bed areas, caused as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil, fertilizer and mulch shall be to be used as originally specified and transported for full compliance with Contract requirements. All replacements are to be included under "Work" of the Contractor.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Conform with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedule to site.
 3. Owner and/or Architect shall inspect all plant material when reasonable at place of growth for compliance with requirements for genus, species, cultivar, variety, size and quality.
 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent diseases.
 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be replaced.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (BBB) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and foliage development.
 2. Container: Crown: "Nurse" - Deliver plants in tight container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Product materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sand or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or deterioration of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well formed No. 1 grade or better nursery grown stock. Listed plant heights are from top of root balls to nominal top of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and the decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as biding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and Size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, disfigurement, mutilations, insect eggs and larvae and be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unsightly, badly shaped, or undersized condition, shall be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10) inches in diameter for each one (1) inch of trunk diameter. Measured six (6) inches above ball. For disfiguration, the term "multi-trunked" defined as a plant having three (3) or more trunks of nearly equal diameter. Nomenclature conforms to the contemporary nursery usage.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Fertilize, fertilize, dark, loamy soil, free of clay lumps, subsoil, stones and other excessive material and reasonably free of weeds and foreign grasses. Loam containing Dalagras or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay - less than 7.27 percent
 - Silt - between 15.25 percent
 - Sand - less than 52 percent
 3. Organic matter shall be 10-15% of total dry weight.
 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative material and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vile Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilizer, Super, or Gran Fertilizer or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UPI) with a minimum 1% sulfur and 4% iron, plus micronutrients.
- B. Plant: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 18" x 4" with stakes 8' on center.
- B. Staking Material for Shade Trees:
 1. Post: Studded 2" Post, #11 Armo with anchor plate, 6'-0" length, paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2" pipe, fiber reinforced hose, minimum 1/8 inch inside diameter. Color Black.
- C. Gravel: Washed native pea gravel, graded 1 to 1-1/2 in.
- D. Filler Furring: Mfrd. 1400 by California Fibers Marketing Company, available at Lofland Co., (714) 951-4330 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare every planting hole by excavating existing grass and weeds as necessary. Till existing soil to a depth of twelve (12") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add twelve (12") inches of compost and fill into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as humus or greens home as the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a three (3") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use topsoil replaced on needed) free from large clumps, rocks, debris, cobbles, subsoils, etc., placed in new (3") inch layer and watered as thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod BermudaGrass: Blocks of sod shall be laid joint to joint, (seamed joints) after tilling the ground firm. Roll grass into a wheel a smooth, even surface. The joints between the blocks of sod shall be filled with topsoil when they are evidently gaped open, then watered thoroughly.
 2. Areas to be Hybridized Common BermudaGrass: Hybridized with bermudagrass used as a seed mix (2) pounds per one thousand (1,000) square foot. Use a 4" x 8" butter board against the bed area.

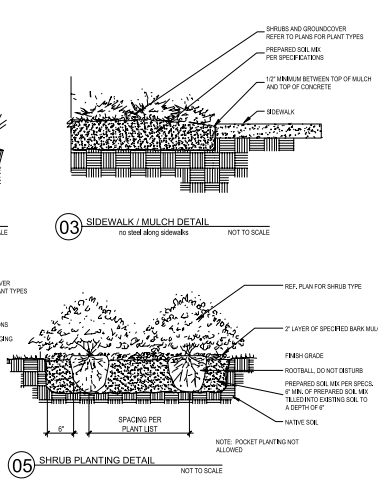
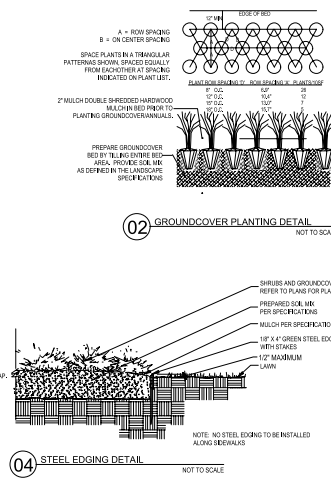
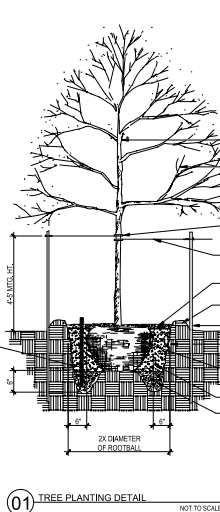
3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipment of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which shall be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth 8" & 8" plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth and roots and shall be of such depth that, when planted and settled, the crown of the plant shall have the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Preparation: Fill the hole with water. If the water level does not penetrate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC drain pipe per tree planting detail as approved by the Landscape Architect.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is a depth of twelve (12") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add twelve (12") inches of compost and fill into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as humus or greens home as the rate of twenty (20) pounds per one thousand (1,000) square feet.
- J. Do not wrap trees.
- K. Do not wrap roots.
- L. Muck the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and muck with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be planted with a minimum settled thickness of two (2") inches over the entire bed or ball.
- N. Obstruction before ground: In the event that rock, or underground construction work or obstructions are encountered in any part of excavation work to be done under this section, alternate locations may be selected by the Owner. When location cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of all other plant in proximity of or at the required grade. The work of this section shall include the removal from the site of all rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practices following Fine Pruning, Class I pruning standards provided by National Arborist Association.
1. Dead wood or suckers and broken badly broken branches shall be removed. General topping of the crown is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Insecticide and planting chemicals are complete, all the pits shall be covered with a layer of organic material two (2") inches in depth.
4. For trees and shrubs, the organic material for use shall be the same as the material for the bed of the plant pit.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of holes and any sharp edges.
 3. Top of curbing shall be 3/4" maximum height above grade.
 4. Stakes are to be installed on the starting foot side of the curbing, as opposed to the grass side.
 5. Do not install steel edging along sidewalks.
 6. Cut steel edging at 45 degree angle where edging meets sidewalks.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep general areas clean by sweeping or hosing at end of each day's work.



PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DR. ALLEN, TX 75013 KARTAVYA PATEL 214-609-9271	ARCHITECT APX A PLUS DESIGN GROUP 2653 SAGEBRUSH DRIVE, STE 200 FLOWER MOUND, TX 75028 (972)-724-4440
SURVEYOR TRAVELER LAND SURVEYING 14200 MIDWAY ROAD, STE 130 DALLAS, TX 75244 (469)-794-9321	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1782 McDERMOTT DR. ALLEN, TEXAS 75013 (469) 369-4448 CHRS@STUDIOGREENSPOT.COM

CITY OF GARLAND
CASE # 220920-1

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 McDERMOTT DR.
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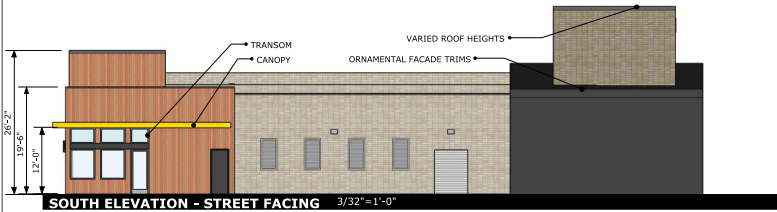


01/06/2023

ISSUE:
FOR APPROVAL: 12/08/2022
CITY COMMENTS: 10/08/2023

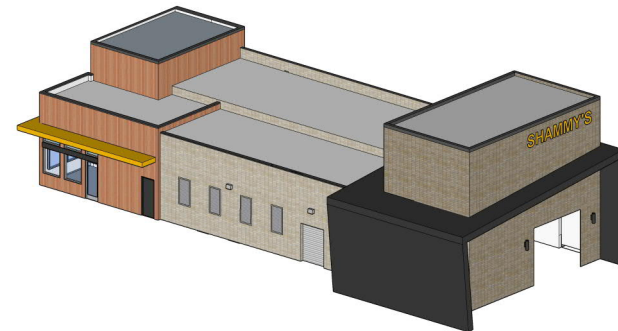
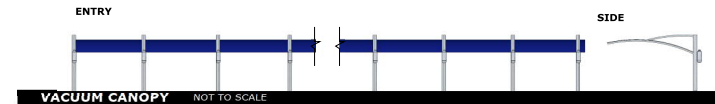
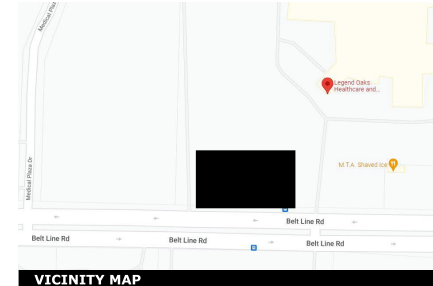
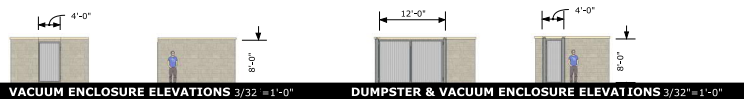
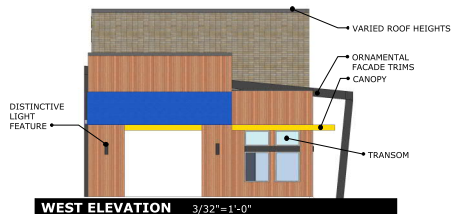
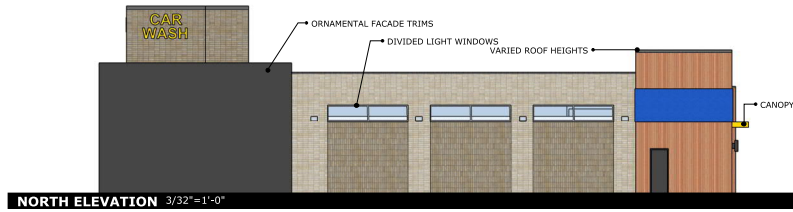
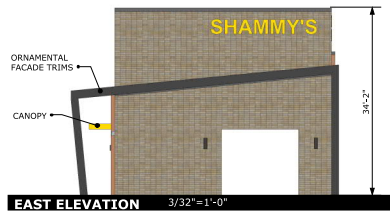
DATE:
01/06/2023
SHEET NAME:
LANDSCAPE SPECIFICATIONS
SHEET NUMBER:
L.2

Note: Signage not in contract. Signage will be submitted to The City of Garland for review and permit prior to installation.



ARCHITECTURAL ELEMENTS

1. CANOPY
2. ORNAMENTAL FACADE TRIMS
3. VARIED ROOF HIEGHTS
4. TRANSOM
5. DISTINCTIVE LIGHTING FEATURES
6. DIVIDED LIGHT WINDOWS



A PLUS DESIGN GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION
972-724-4440
972-691-7731 FAX
APDG.US

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Trent W. Clark Architect
TX Registration # 17084

PRELIMINARY
NOT FOR
CONSTRUCTION

These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction

OWNER & APPLICANT :
HCI COMMERCIAL
2727 LBJ FREEWAY, SUITE 815
DALLAS, TX 75234
PHONE: 972-350-4332
JON YOUNG

A NEW FACILITY FOR:
SHAMMY'S CAR WASH
5 BELTLINE ROAD
GARLAND, TX

CASE #:
Existing Zoning: CR
Proposed Zoning: CR
Date: 1/25/23

ELEVATIONS

A3.1

Z 22-76



View of the subject site looking West from the mutual access easement. The private school is shown in the background.



View of the subject site looking West from Belt Line Road. The private school is shown again.



View from the subject site looking East on Belt Line Road. The restaurant, car wash, and other commercially zoned areas are shown.



View from the subject site looking South. The church across from Belt Line is shown.

Comment Form

Case Z 22-76

Z 22-76 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road. (District 7)

Z 22-76 Shammy's Garland, LLC. El solicitante solicita un uso de Lavadero de Autos Automatizado/Rollover. El sitio está ubicado en 2641 Belt Line Road. (Distrito 7)

Z 22-76 Shammy's Garland, LLC. Người nộp đơn yêu cầu sử dụng Hệ thống rửa xe tự động/Rollover Car Wash. Địa điểm tọa lạc tại 2641 Belt Line Road. (Quận 7)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

Harold F. Peek

Managing Partner

Crossroads Centre Ltd.

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

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

899 Presidential Drive Suite 114

Outside the Notification Area

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

Richardson TX

City, State / Estado de la Ciudad / Thành bang

75081

Zip Code / Código postal / Mã B u Chính

Harold F. Peek

2/08/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

hpeek@peekproperties.net

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

Comment Form Continued – Case Z 22-76

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

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

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

I believe this request will be an excellent use of the property.



GARLAND

Plan Commission

3. f.

Meeting Date: 02/13/2023

Item Title: Z 22-78 Quetzal Event Center - Specific Use Provision (SUP) (District 3)

Submitted For: Josue De La Vega, Sr. Development Planner, Planning & Community Development

Summary:

Consideration of the application of **Quetzal Event Center**, requesting approval of an amended Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 22-78 – Specific Use Provision)

Attachments

Z 22-78 Quetzal Event Center Report and Attachments (Specific Use Provision)

Z 22-78 Quetzal Event Center Responses

Planning Report

File No: Z 22-78/District 3

Agenda Item:

Meeting: Plan Commission

Date: February 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

LOCATION

354 East Interstate Highway 30

APPLICANT

Quetzal Event Center

OWNER

Mindy Heather Zamora

BACKGROUND

The Planned Development (PD) District on the subject property was amended in 2020 to allow Reception Facility with a Specific Use Provision (SUP). Along with this amendment, a Specific Use Provision (SUP) was approved for a period of twenty (20) years to allow the operation of a Reception Facility from the existing building. The Reception Facility has gone through a change of ownership and the new owner proposes a change to the Specific Use Provision (SUP) condition regarding hours of operation.

SITE DATA

The site contains approximately 2.413 acres with approximately 233 lineal feet of frontage along the East Interstate Highway 30 Access Road and 243 lineal feet of frontage along Oaks Trail, which is used as the two (2) primary access points to and from the property. The site also has access through adjacent properties to Wise Lane and the Interstate Highway 30 Access Road.

Existing improvements on the site include two (2) buildings, parking, and landscaping.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-40 which is based on the Community Office (CO) District. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. An example of allowed uses in the Community Office (CO) District is a professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage. Reception Facility is allowed only upon approval of a Specific Use Provision (SUP).

CONSIDERATIONS

1. The applicant would continue to use the 9,522 square-foot primary building as a Reception Facility and the 2,573 square-foot warehouse located in the rear for event storage (table, chairs and other equipment).
2. The applicant proposes an amendment to Specific Condition (A) regarding hours of operation. The current Specific Use Provision (SUP) establishes the hours from 8:00 a.m. to 11:30 p.m. Monday through Sunday as the only times the facility can be open for events. The proposed amendment would extend the hours the facility can be open for events from 8:00 a.m. to 3:00 a.m. Monday through Sunday.
3. One hundred twenty one (121) parking spaces are required for the Reception Facility per the Garland Development Code (GDC). The applicant will comply with the required parking.
4. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
5. The GDC includes Special Standards for which the use must comply:
 - (a) Time Period. An SUP for a Reception Facility is valid for the time period specified in the SUP ordinance. *The applicant requests the SUP to be in effect for a period of twenty (20) years.*
 - (b) Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
 - (c) Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
 - (d) Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
 - (e) Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
 - (f) Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:
 - (i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;

- (ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;
 - (iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or
 - (iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.
- (g) For reception facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.
- (h) A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with these conditions and the request meets the abovementioned measurement requirements.

7. The applicant is not proposing new signage with this request. There is an existing freestanding digital sign on site; the applicant proposes no changes to the existing sign.
8. The applicant requests approval of an amended Specific Use Provision (SUP) effective for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which 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 range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

Additionally, the site is within the I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the west is zoned Community Office (CO) District and is developed with an office complex. The property to the east is zoned Community Office (CO) District with a Specific Use Provision (S 15-03 for Drive-Through Restaurant Use) and is developed with a Golden Chick drive-through restaurant. The property immediately to the south is zoned Community Office (CO) District with a Specific Use Provision (S 11-14 for Child Care Center) and is developed with a church and child care center. The property to the north

across IH 30 is zoned Community Office (CO) District with a Specific Use Provision (S 07-32) and is developed with a La Quinta Inn & Suites hotel.

The proposed location is within a commercial area and adjacent to an interstate highway, thus reducing concern Reception Facilities often raise about proximity to residential homes.

STAFF RECOMMENDATION

Approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

ADDITIONAL INFORMATION

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

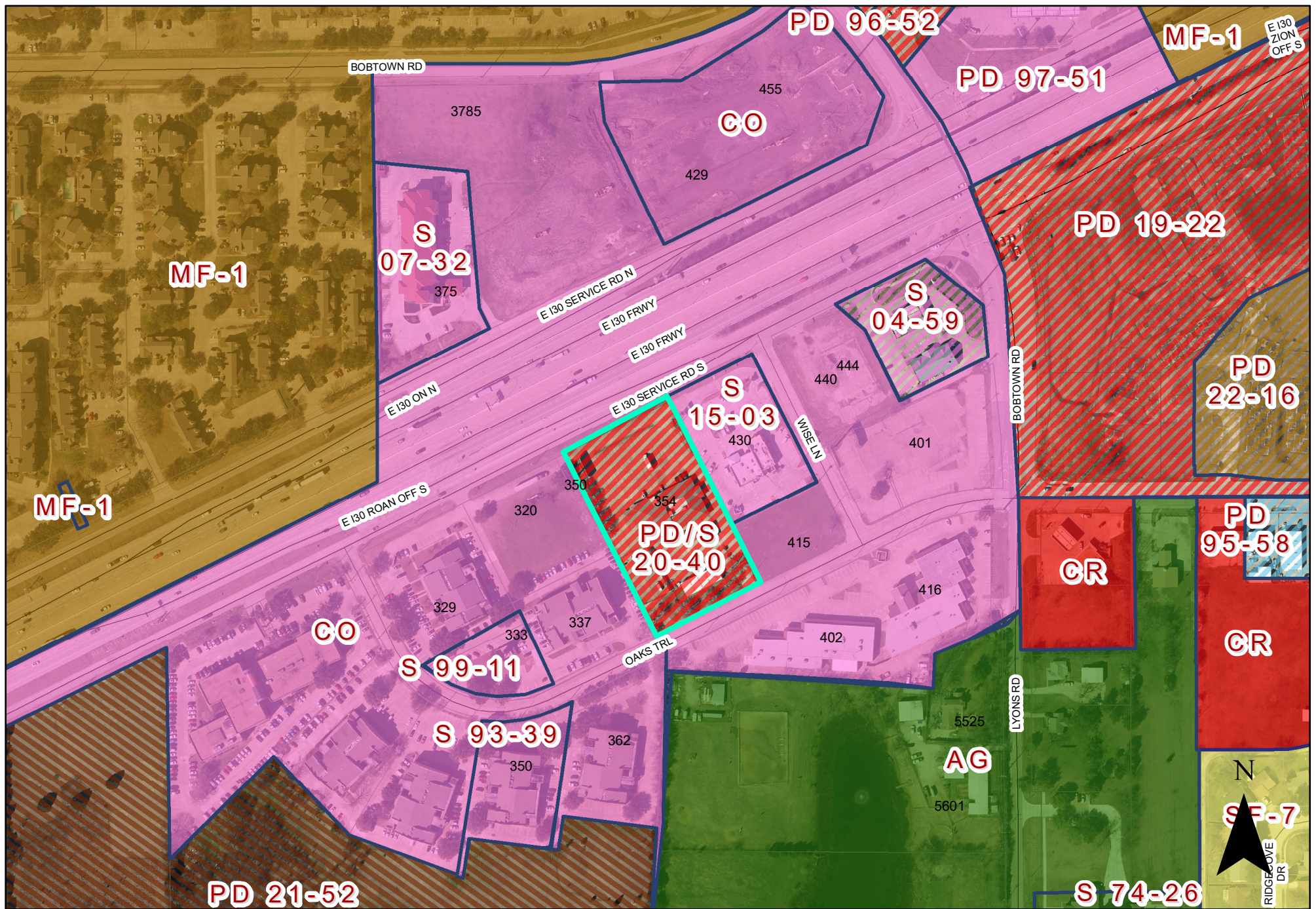
CITY COUNCIL DATE: March 7, 2023

PREPARED BY:

Josue De La Vega, MCRP
Senior Planner
Planning & Community Development
972-205-2883
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-78

 INDICATES AREA OF REQUEST

354 East I-30

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-78

354 East Interstate Highway 30

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in Planned Development (PD) District 11-26 and 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 Planned Development (PD) District 11-26 and the Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code shall apply, except as otherwise specified in this ordinance.
- IV. 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 PD, 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

EXHIBIT B

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

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

V. Specific Conditions:

- A. Hours of Operation: The Reception Facility shall be open for events only as follows: Monday - Sunday 8:00am to 3:00am.
- B. Security: The Reception Facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
- C. Noise: The Reception Facility shall comply with the City of Garland Noise Control Ordinance.
- D. Loitering, Outside Activities: Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
- E. Litter & Debris: Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
- F. SUP Time Period: The Specific Use Provision for Reception Facility shall be in effect for a period of twenty years (20) years.

Z 22-78



View of the subject property from IH 30.



View of properties to the west.



View of IH 30 from subject property.



View of properties to the east.

354 East I-30

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



GARLAND

Plan Commission

3. g.

Meeting Date: 02/13/2023

Item Title: Z 22-78 Quetzal Event Center - Detail Plan (District 3)

Submitted For: Josue De La Vega, Sr. Development Planner, Planning & Community Development

Summary:

Consideration of the application of **Quetzal Event Center**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 20-40 for Community Office Uses. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 22-78 – Detail Plan)

Attachments

Z 22-78 Quetzal Event Center Report and Attachments (Detail Plan)

Z 22-78 Quetzal Event Center Responses

Planning Report

File No: Z 22-78/District 3

Agenda Item:

Meeting: Plan Commission

Date: February 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

LOCATION

354 East Interstate Highway 30

APPLICANT

Quetzal Event Center

OWNER

Mindy Heather Zamora

BACKGROUND

The Planned Development (PD) District on the subject property was amended in 2020 to allow Reception Facility with a Specific Use Provision (SUP). Along with this amendment, a Specific Use Provision (SUP) was approved for a period of twenty (20) years to allow the operation of a Reception Facility from the existing building. The Reception Facility has gone through a change of ownership and the new owner proposes a change to the Specific Use Provision (SUP) condition regarding hours of operation.

SITE DATA

The site contains approximately 2.413 acres with approximately 233 lineal feet of frontage along the East Interstate Highway 30 Access Road and 243 lineal feet of frontage along Oaks Trail, which is used as the two (2) primary access points to and from the property. The site also has access through adjacent properties to Wise Lane and the Interstate Highway 30 Access Road.

Existing improvements on the site include two (2) buildings, parking, and landscaping.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-40 which is based on the Community Office (CO) District. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. An example of allowed uses in the Community Office (CO) District is a professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage. Reception Facility is allowed only upon approval of a Specific Use Provision (SUP).

CONSIDERATIONS

1. The applicant would continue to use the 9,522 square-foot primary building as a Reception Facility and the 2,573 square-foot warehouse located in the rear for event storage (table, chairs and other equipment).
2. The applicant proposes an amendment to Specific Condition (A) regarding hours of operation. The current Specific Use Provision (SUP) establishes the hours from 8:00 a.m. to 11:30 p.m. Monday through Sunday as the only times the facility can be open for events. The proposed amendment would extend the hours the facility can be open for events from 8:00 a.m. to 3:00 a.m. Monday through Sunday.
3. One hundred twenty one (121) parking spaces are required for the Reception Facility per the Garland Development Code (GDC). The applicant will comply with the required parking.
4. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
5. The GDC includes Special Standards for which the use must comply:
 - (a) Time Period. An SUP for a Reception Facility is valid for the time period specified in the SUP ordinance. *The applicant requests the SUP to be in effect for a period of twenty (20) years.*
 - (b) Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
 - (c) Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
 - (d) Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
 - (e) Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
 - (f) Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:
 - (i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;

- (ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;
 - (iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or
 - (iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.
- (g) For reception facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.
- (h) A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with these conditions and the request meets the abovementioned measurement requirements.

7. The applicant is not proposing new signage with this request. There is an existing freestanding digital sign on site; the applicant proposes no changes to the existing sign.
8. The applicant requests approval of an amended Specific Use Provision (SUP) effective for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which 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 range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

Additionally, the site is within the I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the west is zoned Community Office (CO) District and is developed with an office complex. The property to the east is zoned Community Office (CO) District with a Specific Use Provision (S 15-03 for Drive-Through Restaurant Use) and is developed with a Golden Chick drive-through restaurant. The property immediately to the south is zoned Community Office (CO) District with a Specific Use Provision (S 11-14 for Child Care Center) and is developed with a church and child care center. The property to the north

across IH 30 is zoned Community Office (CO) District with a Specific Use Provision (S 07-32) and is developed with a La Quinta Inn & Suites hotel.

The proposed location is within a commercial area and adjacent to an interstate highway, thus reducing concern Reception Facilities often raise about proximity to residential homes.

STAFF RECOMMENDATION

Approval of an amended Specific Use Provision (SUP) for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses.

ADDITIONAL INFORMATION

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

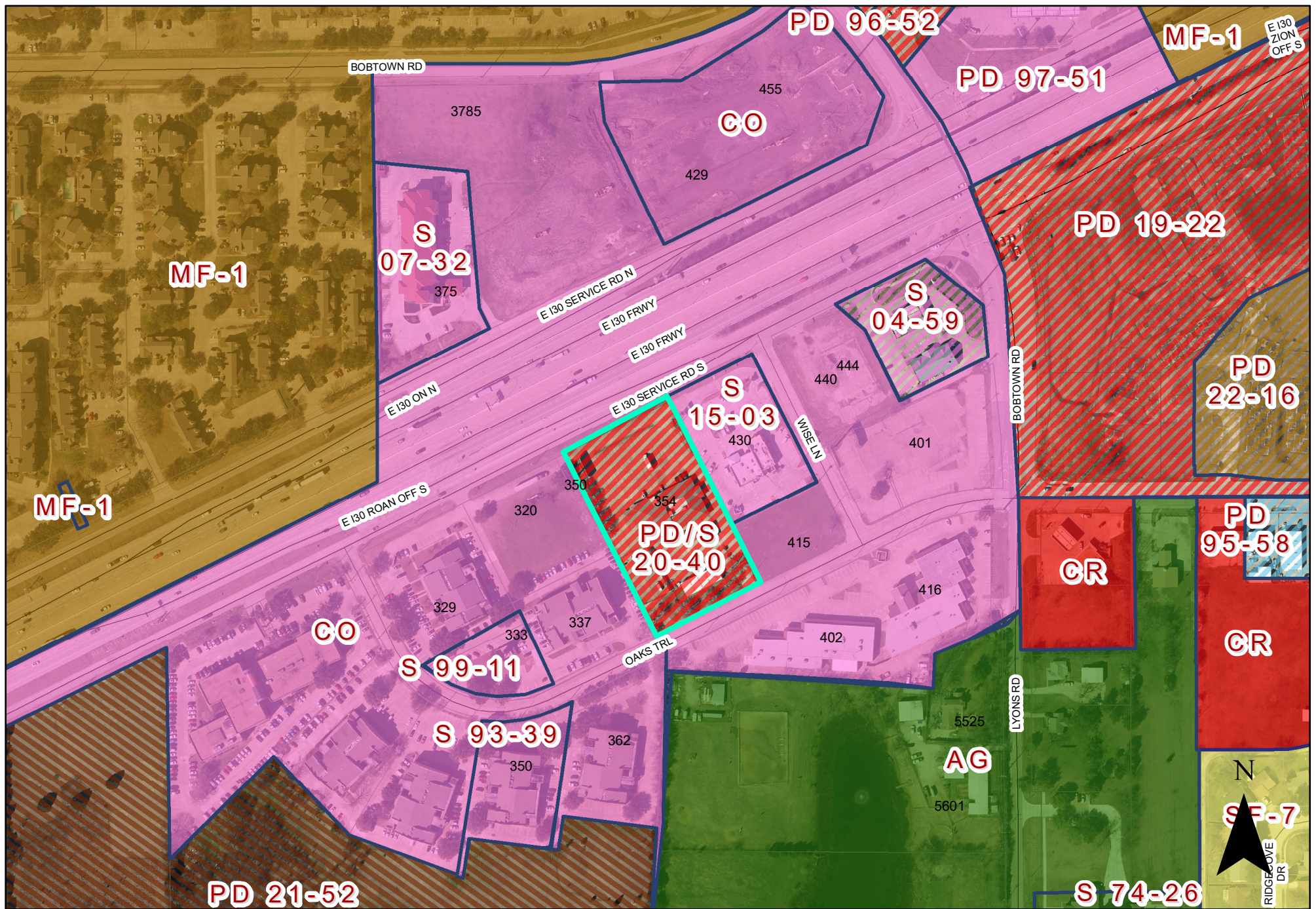
CITY COUNCIL DATE: March 7, 2023

PREPARED BY:

Josue De La Vega, MCRP
Senior Planner
Planning & Community Development
972-205-2883
jdelavega@garlandtx.gov

REVIEWED BY:

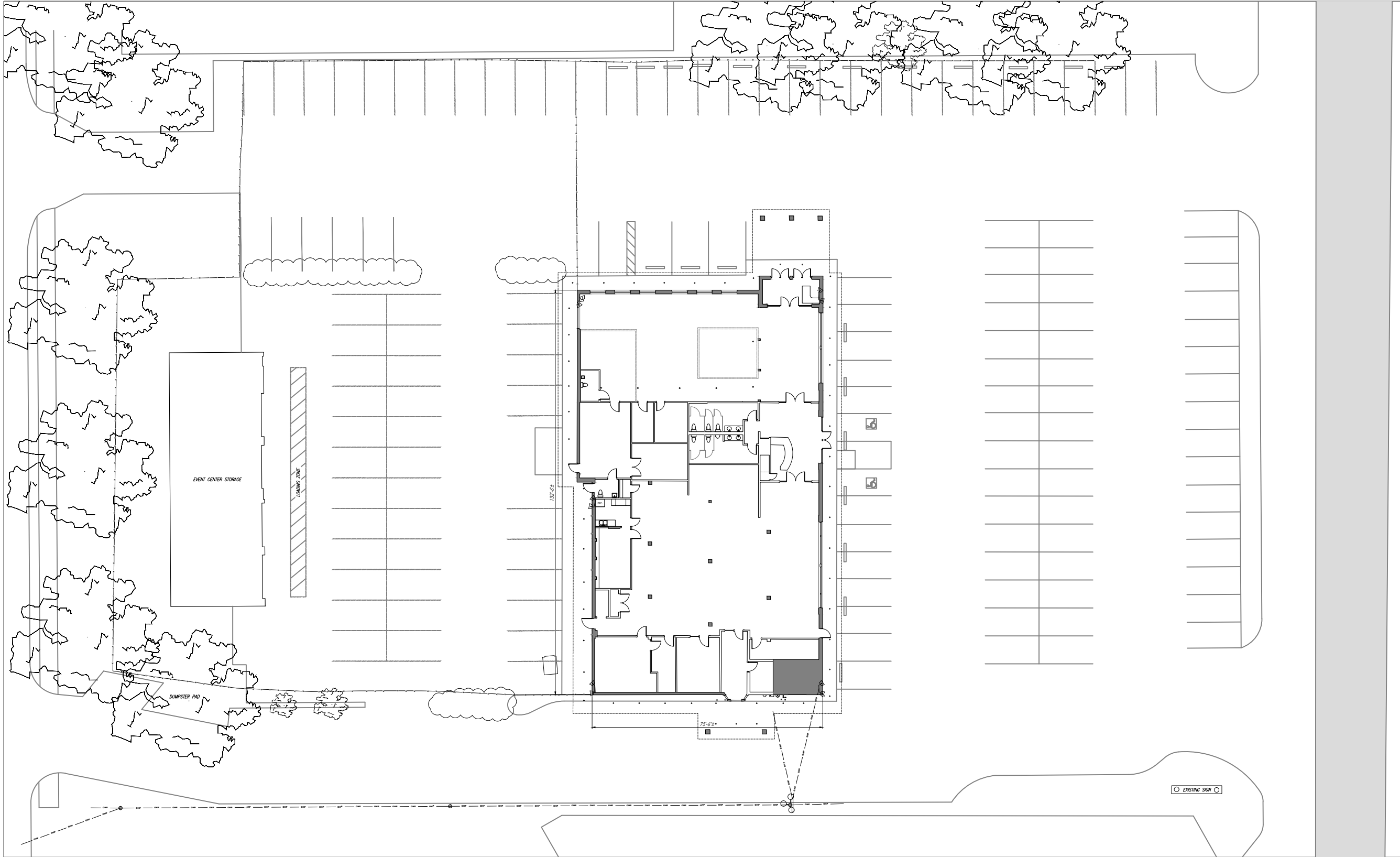
Will Guerin, AICP
Director of Planning



ZONING MAP Z 22-78

354 East I-30

 INDICATES AREA OF REQUEST



OVERALL SITE PLAN

SCALE: 1"=30'-0"

AREA DISTRIBUTION	
EXISTING BUILDING, MAIN	9522 SQ. FT
EXISTING BUILDING, WAREHOUSE	2573 SQ. FT
TOTAL FLOOR AREA	12095 SQ. FT
TOTAL LOT AREA	105147 SQ. FT
TOTAL BUILDING COVERAGE	11.5%

BUILDING DIMENSIONS	
BUILDING MAXIMUM HEIGHT	25'-1"
EAST CANOPY DIMENSION	14'-6"L, 25'-1"W, 15'-0" H
CLEARANCE	10'-6"
WEST CANOPY DIMENSION	20'-7.5"L, 25'-1"W, 15'-0" H
CLEARANCE	10'-6"

PARKING SPACE	
PARKING EXISTING	
PARKING REQUIRED	
PARKING PROVIDED	
LOADING ZONE PROVIDED	

PARKING ANALYSIS				
PROPOSED USE	RATIO	RATIO PARKING REQUIRED	PARKING REQUIRED	PARKING EXISTING
RECEPTION FACILITY	12095 SQ. FT	1/100 SQ. FT	120	105
PROPOSED ADDITIONAL PARKING: 52				
TOTAL PARKING: 157				

v3 210115

THIS DOCUMENT CONTAINS A POINT-IN-TIME REPRESENTATION OF SITE CONDITIONS AS OF THE DATE AND TIME THAT THE SCAN WAS COMPLETE. CONDITIONS MAY HAVE CHANGED SINCE THAT TIME. GMR DOES NOT REPRESENT OR WARRANT THE ACCURACY OF THE SITE CONDITIONS AFTER THE DATE AND TIME THAT THE SCAN WAS COMPLETED. THIS DOCUMENT IS NOT TO BE USED BY ANYONE OTHER THAN THE LAWFUL OWNER EXCEPT WITH WRITTEN PERMISSION FROM THE LAWFUL OWNER. THIS DOCUMENT (EXCEPTING REGISTERED TRADEMARKS) SHALL REMAIN THE PROPERTY OF THE LAWFUL OWNER AND GMR.



354 E. Interstate 30
Garland, TX 75043

FIELDWORK BY:	DJC	PLANS PREPARED BY:	TLS
PLANS REVIEWED BY:	DJC	PLANS APPROVED BY:	KRM

SHEET NO. 1 of 5

Z 22-78



View of the subject property from IH 30.



View of properties to the west.



View of IH 30 from subject property.



View of properties to the east.

354 East I-30

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



GARLAND

Plan Commission

3. h.

Meeting Date: 02/13/2023

Item Title: Z 22-79 Clay Cristy-ClayMoore Engineering - Special Use Provision (District 8)

Submitted For: Matthew Wolverton, Development Planner, Planning & Community Development

Summary:

Consideration of the application of **Clay Cristy–ClayMoore Engineering**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Industrial (IN) District. This property is located at 119 East Buckingham Road. (District 8) (File Z 22-79 – Specific Use Provision)

Attachments

Z 22-79 Clay Cristy-ClayMoore Engineering (SUP) Report and Attachments

Z 22-79 Clay Cristy-ClayMoore Engineering Responses

Planning Report

File No: Z 22-79/District 8

Agenda Item:

Meeting: Plan Commission

Date: February 13, 2023



GARLAND

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REQUEST

Approval of a Specific Use Provision for an additional Drive-Through to an existing Restaurant, Drive-Through (McDonald's).

Approval of a Plan on a property zoned Industrial (IN) District.

LOCATION

119 East Buckingham Road

APPLICANT

Clay Cristy – ClayMoore Engineering

OWNER

McDonalds USA LLC

BACKGROUND

The applicant proposes to open a second drive-through lane for an existing McDonald's building. The GDC requires a Specific Use Provision for a Restaurant, Drive-Through use in the Industrial (IN) District. The existing drive-through is considered a legal non-conforming use.

SITE DATA

The 0.875-acre site contains a 5,010 square-foot McDonald's building with a drive-through. The applicant wishes to add another drive-through lane. The site is accessed from two entrance points on East Buckingham Road as well as an access easement on North First Street.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District. It contains a McDonald's restaurant with a drive-through.

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 district also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial 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:

Specific Use Provision:

1. The applicant proposes to add a second drive-through to an existing McDonald's, which is classified as a Restaurant, Drive-Through use in the GDC.

The GDC defines a Restaurant, Drive-Through use as "An establishment at which food and beverages are prepared primarily for service to persons in vehicles, and may include consumption on the premises or curbside service. The term may include a take-out window, walk-up window, drive-through, or drive-in service bays as part of the operation. A Restaurant that includes a drive-through lane for a pick-up window but does not allow ordering at the window and does not include a menu/order board is not considered a Restaurant, Drive-Through."

2. Due to the removal of 10 parking spaces, the applicant is requesting a deviation in parking spaces provided. The site requires 51 spaces, while the applicant is requesting 42. In a parking study submitted, it is noted that a majority of sales come from the drive-through. It is also noted that the majority of their current parking spaces go unused throughout the day.
3. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommend Business Centers for the subject site. 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North, South, East, and West are zoned Industrial (IN). These properties contain minor automobile repair, major automobile repair, restaurants, retail stores, and office space. The adjacent property to the North is vacant, as well as the adjacent property to the Northwest that contains the access easement from North First Street. To the West of North First Street, properties are zoned Community Retail (CR) District for a Walmart and Single-Family-7 (SF-7) District for single-family detached homes.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an additional drive-through for an existing Restaurant, Drive-Through (McDonald's).

Approval of a Plan on a property zoned Industrial (IN) District.

ADDITIONAL INFORMATION

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

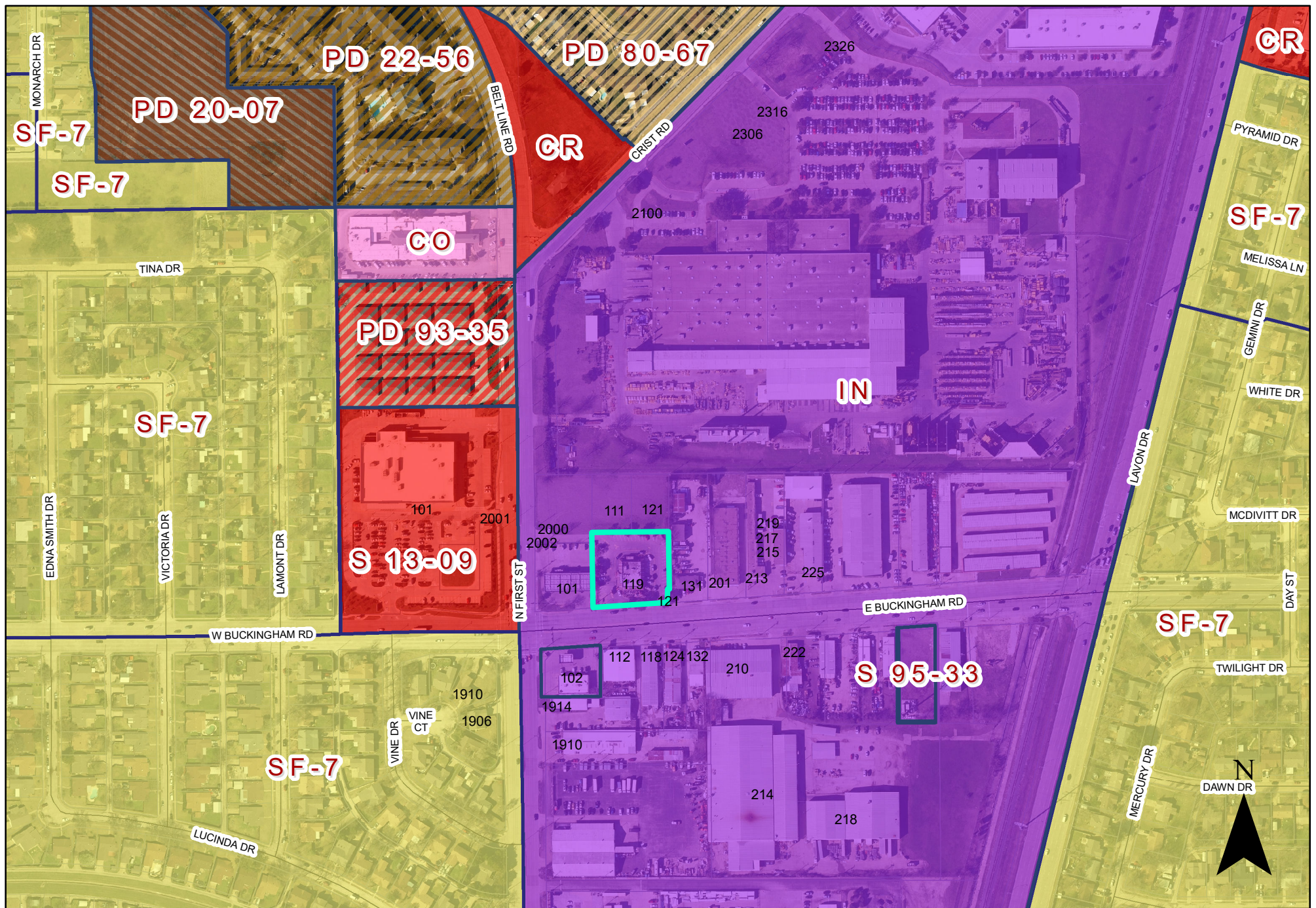
CITY COUNCIL DATE: March 7, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 220 440 Feet
1 inch = 330 feet

ZONING MAP Z 22-79

 INDICATES AREA OF REQUEST

119 East Buckingham Road

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-79

119 East Buckingham Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an additional drive-through at an existing Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.
- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, 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;

EXHIBIT B

- 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 PD District, by the GDC, or by state or federal law.

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

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall have a twenty-five (25) year time period.

Z 22-79



View of the subject site looking North from East Buckingham Road.



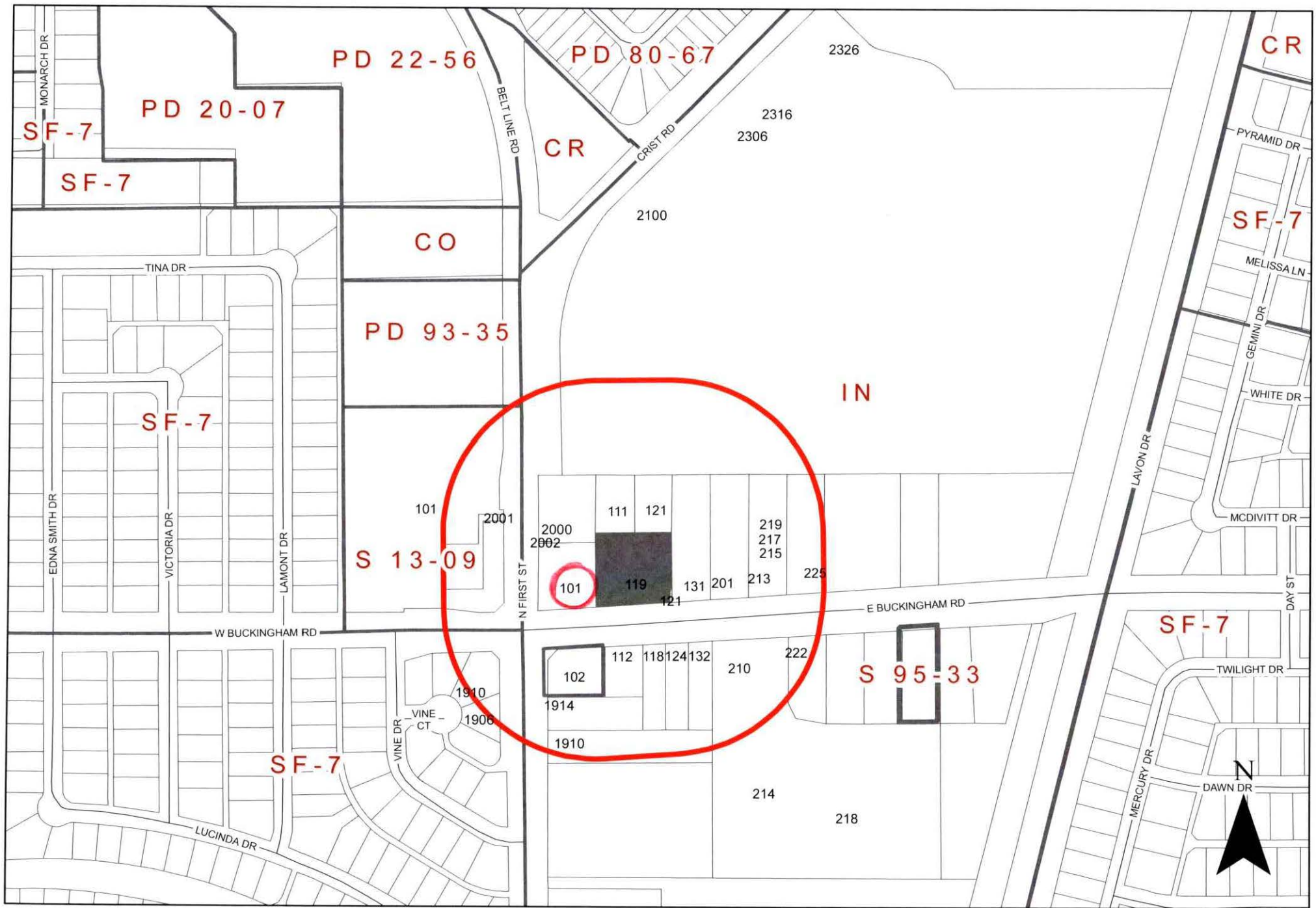
View from the subject site looking East on East Buckingham Road. This area is zoned IN.



View from the subject site looking South across from East Buckingham Road. A tire shop and another property also zoned IN is shown.



View from the subject site looking West on East Buckingham Road. Across the intersection is a CR zoned area to the West.



ZONING MAP Z 22-79

119 East Buckingham Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case Z 22-79

Z 22-79 Clay Cristy – ClayMoore Engineering. The applicant requests to add a second drive-through to an existing McDonald's. The site is located at 119 East Buckingham Road. (District 8)

Z 22-79 Clay Cristy – ClayMoore Engineering. El solicitante solicita agregar un segundo servicio de autoservicio a un McDonald's existente. El sitio está ubicado en 119 East Buckingham Road. (Distrito 8)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Adnan Selim

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

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

101 E. Buckingham Rd.

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Adnan Selim

Signature / Firma / Ch ữ ký

2/6/23

Date / Fecha / Ngày

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



GARLAND

Plan Commission

3. i.

Meeting Date: 02/13/2023

Item Title: Z 22-79 Clay Cristy-ClayMoore Engineering - Plan (District 8)

Submitted For: Matthew Wolverton, Development Planner, Planning & Community Development

Summary:

Consideration of the application of **Clay Cristy–ClayMoore Engineering**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Industrial (IN) District. This property is located at 119 East Buckingham Road. (District 8) (File Z 22-79 - Plan)

Attachments

Z 22-79 Clay Cristy-ClayMoore Engineering (Plan) Report and Attachments

Z 22-79 Clay Cristy-ClayMoore Engineering Responses

Planning Report

File No: Z 22-79/District 8

Agenda Item:

Meeting: Plan Commission

Date: February 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for an additional Drive-Through to an existing Restaurant, Drive-Through (McDonald's).

Approval of a Plan on a property zoned Industrial (IN) District.

LOCATION

119 East Buckingham Road

APPLICANT

Clay Cristy – ClayMoore Engineering

OWNER

McDonalds USA LLC

BACKGROUND

The applicant proposes to open a second drive-through lane for an existing McDonald's building. The GDC requires a Specific Use Provision for a Restaurant, Drive-Through use in the Industrial (IN) District. The existing drive-through is considered a legal non-conforming use.

SITE DATA

The 0.875-acre site contains a 5,010 square-foot McDonald's building with a drive-through. The applicant wishes to add another drive-through lane. The site is accessed from two entrance points on East Buckingham Road as well as an access easement on North First Street.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District. It contains a McDonald's restaurant with a drive-through.

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 district also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial 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:

Specific Use Provision:

1. The applicant proposes to add a second drive-through to an existing McDonald's, which is classified as a Restaurant, Drive-Through use in the GDC.

The GDC defines a Restaurant, Drive-Through use as "An establishment at which food and beverages are prepared primarily for service to persons in vehicles, and may include consumption on the premises or curbside service. The term may include a take-out window, walk-up window, drive-through, or drive-in service bays as part of the operation. A Restaurant that includes a drive-through lane for a pick-up window but does not allow ordering at the window and does not include a menu/order board is not considered a Restaurant, Drive-Through."

2. Due to the removal of 10 parking spaces, the applicant is requesting a deviation in parking spaces provided. The site requires 51 spaces, while the applicant is requesting 42. In a parking study submitted, it is noted that a majority of sales come from the drive-through. It is also noted that the majority of their current parking spaces go unused throughout the day.
3. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommend Business Centers for the subject site. 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North, South, East, and West are zoned Industrial (IN). These properties contain minor automobile repair, major automobile repair, restaurants, retail stores, and office space. The adjacent property to the North is vacant, as well as the adjacent property to the Northwest that contains the access easement from North First Street. To the West of North First Street, properties are zoned Community Retail (CR) District for a Walmart and Single-Family-7 (SF-7) District for single-family detached homes.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an additional drive-through for an existing Restaurant, Drive-Through (McDonald's).

Approval of a Plan on a property zoned Industrial (IN) District.

ADDITIONAL INFORMATION

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

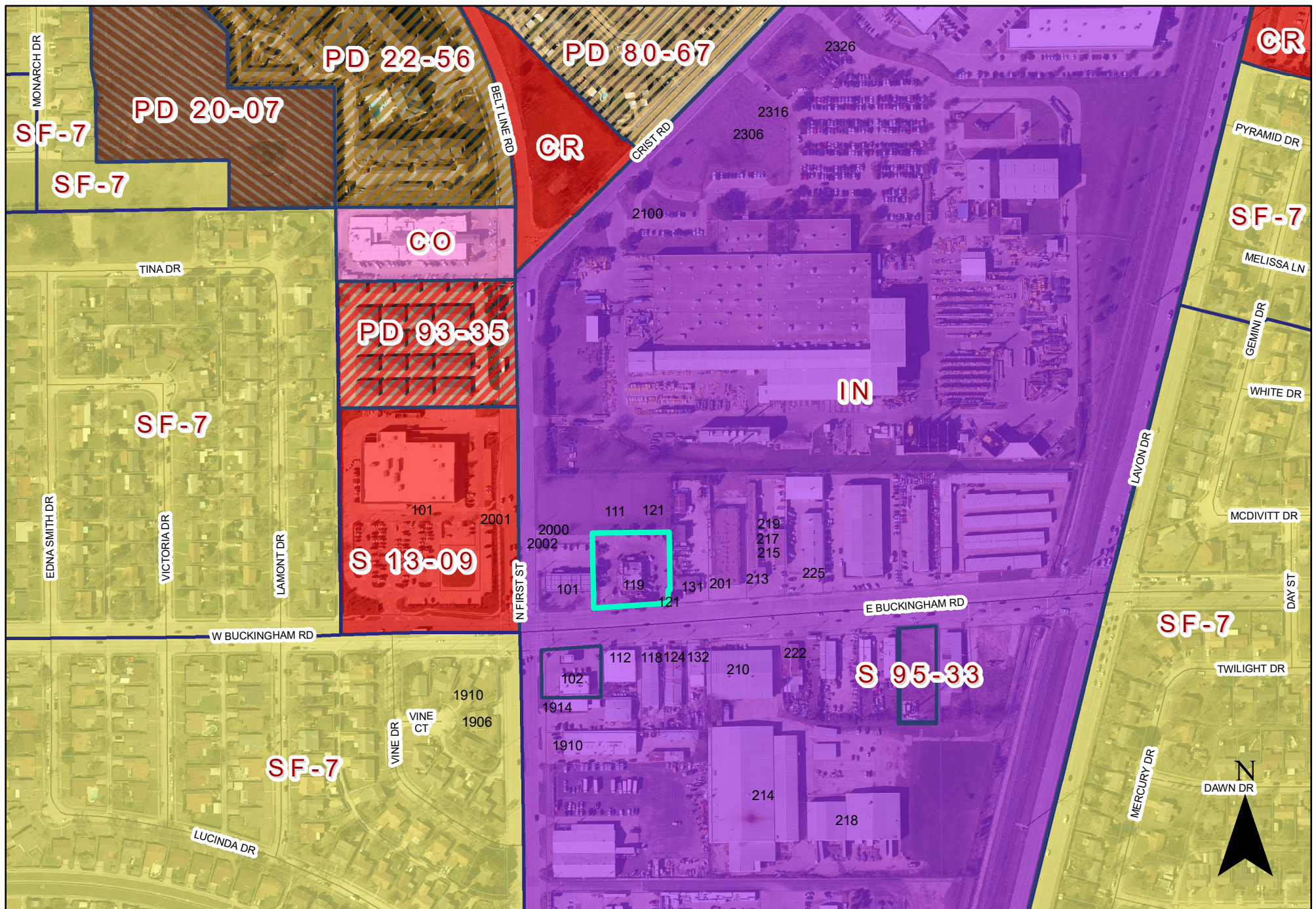
CITY COUNCIL DATE: March 7, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 220 440 Feet
1 inch = 330 feet

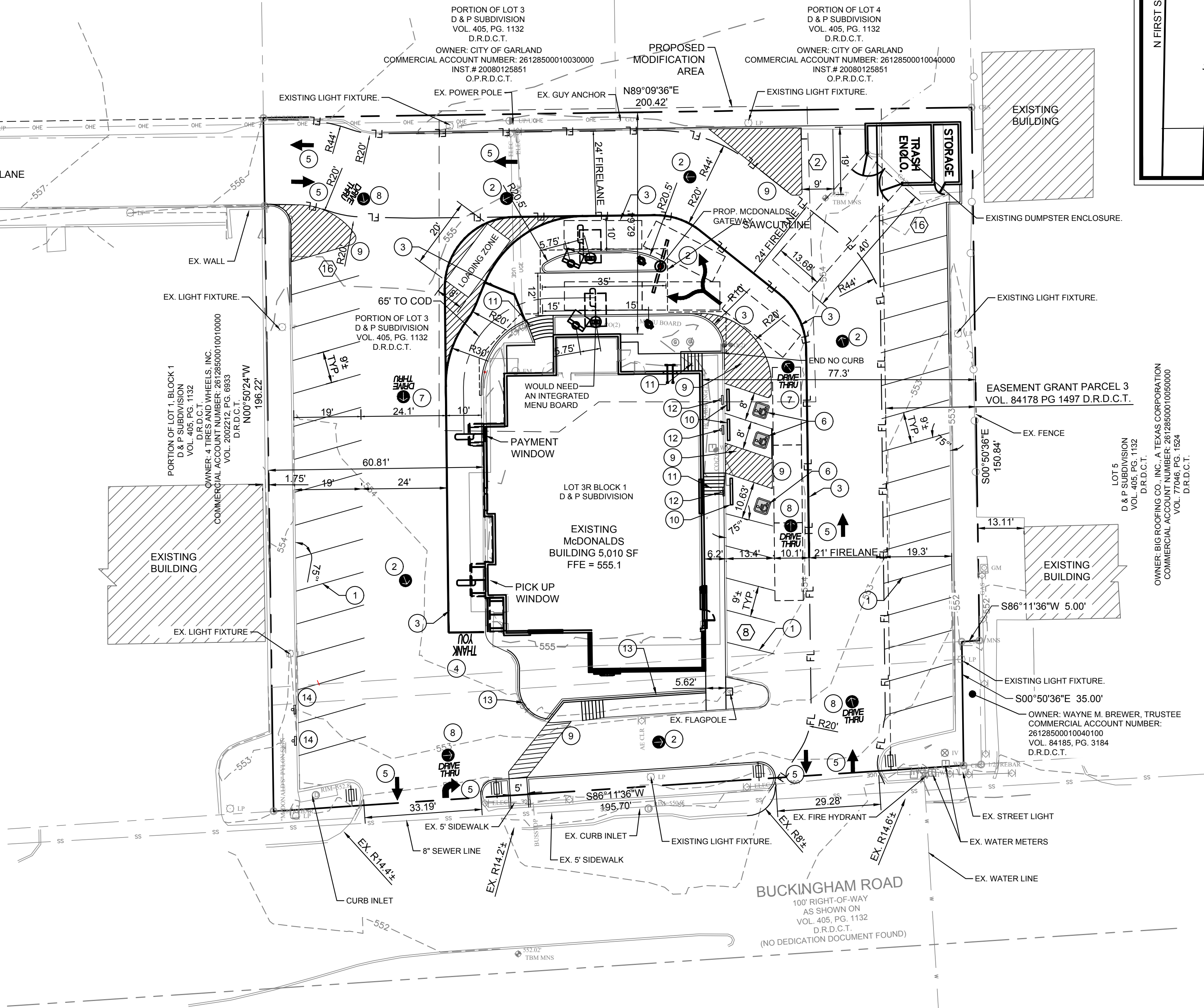
ZONING MAP Z 22-79

 INDICATES AREA OF REQUEST

119 East Buckingham Road

PLOTTED BY: ccsby PLOT DATE: Jan 27, 2023, 3:09pm
 LOCATION: Z:\Marketing\McDonalds\Garland - Buckingham\CADD\SHEETS\SP-1 Site Plan.dwg
 LAST SAVED: 1/27/2023 2:57 PM

SITE DATA TABLE	
SITE AREA	0.875 AC - 38,113 SF
BUILDING AREA	5,010 SF (EXISTING)
BUILDING HEIGHT	21' (EXISTING)
FLOOR AREA RATIO	1 : 0.13
TOTAL FLOOR AREA RATIO	1 : 0.13
TOTAL IMPERVIOUS COVERAGE	33,840 SF (88.8%)
BUILDING COVERAGE	5,010 SF (EXISTING)
BUILDING AREA 5,010 SF (1/ 100 SF)	51 SPACES
PARKING PROVIDED	42 SPACES (3 ADA)
OPEN SPACE	4,273 SF (11.2%)
ZONING DATA TABLE	
PROPOSED USE	RESTAURANT W/ DRIVE THRU
BUILDING SF	5,010 SF (EXISTING)
HEIGHT	21' (EXISTING)
FINISHED FLOOR	555.1



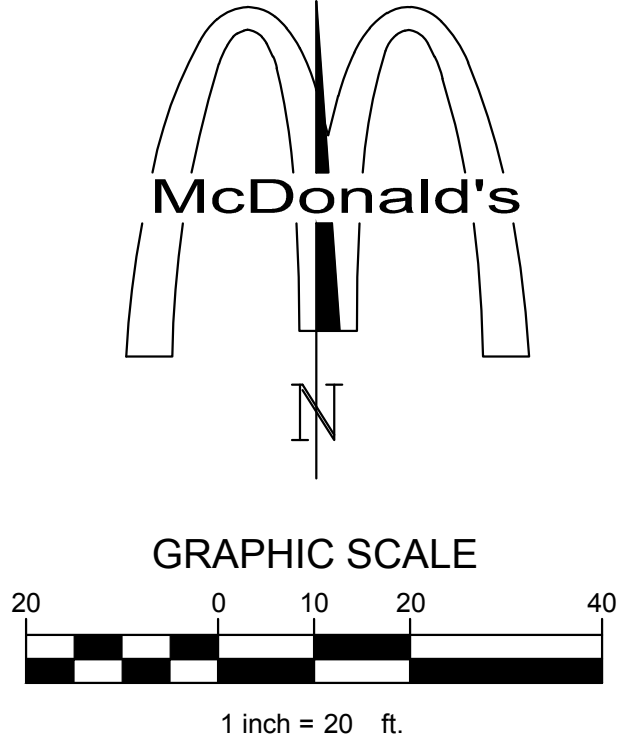
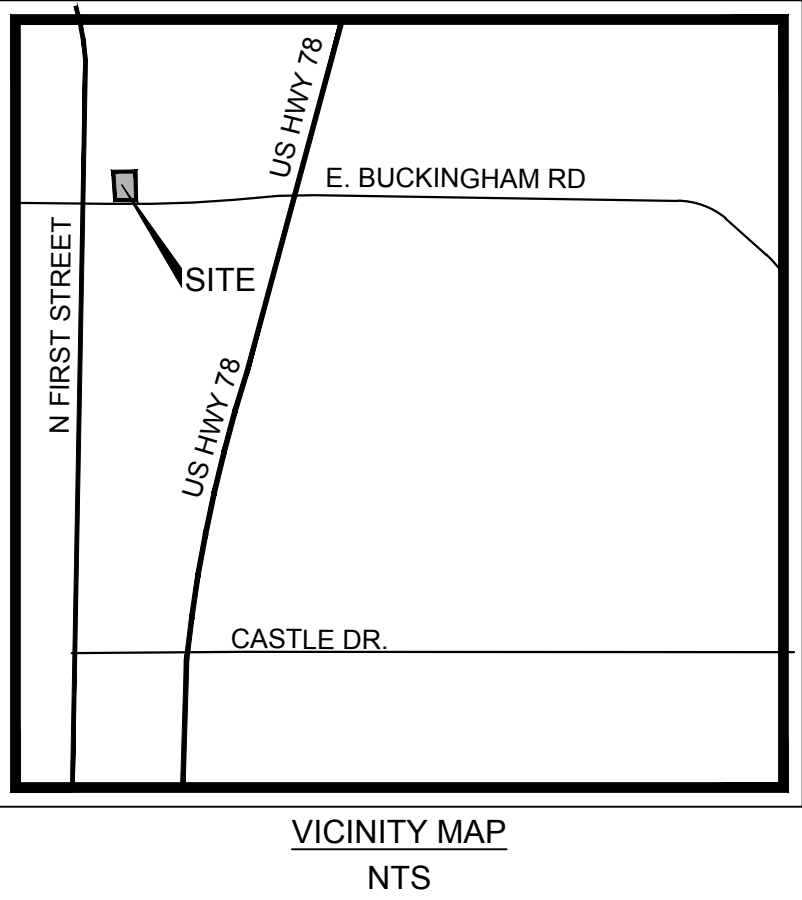
- NOTES:**
- THIS PROJECT WILL COMPLY WITH ALL THE SIGN REQUIREMENTS SET FORTH IN THE GARLAND DEVELOPMENT CODE (GDC).
 - ALL SIGNAGE WILL REQUIRE A SEPARATE PERMITTING THROUGH THE BUILDING DEPARTMENT.

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY EXISTING HANDICAP SIGNAGES FOR ADA COMPLIANCE. REPLACE IF NECESSARY.

STOP!
CALL BEFORE YOU DIG
 DIG TESS
 1-800-DIG-TESS
 (@ least 72 hours prior to digging)

OWNER/DEVELOPER:
 MCDONALDS USA
 PO BOX 182571
 COLUMBUS, OH 43218
 CONTACT: EDDIE NUNEZ
 PH: 972.869.1888

APPLICANT/ENGINEER:
 CLAYMOORE ENGINEERING
 1903 CENTRAL DR. STE. 406
 BEDFORD, TX 76021
 CONTACT: CLAY CRISTY
 PH: 817.281.0572



- CONSTRUCTION SCHEDULE**
- 4" PARKING STALL STRIPING
COLOR: WHITE (TYP)
 - CIRCLE / ARROW
COLOR: YELLOW
 - 6" DRIVE THRU STRIPING
COLOR: YELLOW
 - THANK YOU AT END OF PATH
COLOR: YELLOW
 - ARROW PATH DIRECTION
COLOR: WHITE
 - HANDICAP ACCESSIBLE SPACES/SYMBOLS/ACCESS AISLES
COLOR: PER STATE/CITY REQUIREMENTS
 - DRIVE THRU LEADING TO PATH ENTRANCE
COLOR: YELLOW
 - DRIVE THRU WITH ARROW TYPICAL AT ALL ENTRIES
COLOR: YELLOW
 - CROSS WALK STRIPING PER DETAIL SHEET C-6
 - EXISTING WHEEL STOPS
 - EXISTING ADA RAMP
 - EXISTING ADA SIGN
 - EXISTING HANDRAIL
 - EXISTING PULL UP STATION

LEGEND	
---	PROPERTY LINE
XX	PARKING COUNT

BENCHMARK DESCRIPTION
 T.B.M. NO. 1 - "X" CUT SET ON TOP OF CURB AT SOUTHEAST CORNER OF SITE.
 POSTED ELEVATION = 552.24
 T.B.M. NO. 2 - "X" CUT SET ON TOP OF CURB INLET AT NORTHERN PROPERTY LINE. POSTED ELEVATION = 554.82

CITY PROJECT NUMBER: 220623-3	
SURVEY INFORMATION:	
PREPARED BY: EAGLE SURVEYING 210 SOUTH ELM STREET SUITE 104 DENTON, TX 76201	LEGAL DESCRIPTION: LOT 3R BLOCK 1 OF THE D&P SUBDIVISION
ADDITION:	
DRIVE THRU REMODEL	
ADDRESS:	
119 EAST BUCKINGHAM ROAD	
CITY: GARLAND	STATE: TX
COUNTY DALLAS	SURVEY: D&P SUBDIVISION
	ABSTRACT NO. VOL. 84176, PG. 3469
L/C NUMBER: 042-0436	SHEET NAME: SITE PLAN

REV	DATE	DESCRIPTION	BY	ISSUE REF.
<div> <div> <div>STATE OF TEXAS</div> <div>CLAY CRISTY</div> <div>109800</div> <div>1/27/2023</div> </div> <div> <div>CLAYMOORE</div> <div>ENGINEERING</div> </div> </div>				
<div> <div>McDONALD'S</div> <div> THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT. </div> </div>			<div> <div>1903 CENTRAL DR.</div> <div>PHONE: 817.281.0572</div> <div>BEDFORD, TX 76021</div> <div>WWW.CLAYMOOREENGINE.COM</div> </div>	
<div> <div>OFFICE</div> <div>GREATER SOUTHWEST REGION</div> </div>			<div> <div>119 EAST BUCKINGHAM ROAD</div> <div>GARLAND, TEXAS</div> </div>	
<div> <div>PLAN APPROVALS</div> <div> <div>SIGNATURE (2 REQUIRED)</div> <div>DATE</div> </div> </div>			<div> <div>STATUS</div> <div>DATE</div> <div>BY</div> </div>	
<div> <div>REGIONAL MGR.</div> <div>CONST. MGR.</div> <div>OPERATIONS DEPT.</div> <div>REAL ESTATE DEPT.</div> </div>			<div> <div>1/23/2023</div> <div>CLC</div> </div>	
<div> <div>CO-SIGN SIGNATURE</div> <div>CONTRACTOR</div> <div>OWNER</div> </div>			<div> <div>1/23/2023</div> <div>CLC</div> </div>	
<div> <div>ASBUILT</div> </div>			<div> <div>SHEET NO.</div> <div>SP-1</div> </div>	



- T/ ENTRY BRAND WALL
ELEV. + 19'-4"
- T/ PARAPET BLOCKING
ELEV. + 18'-0"
- B/ CORRUGATED METAL
ELEV. + 15'-4"
- B/ DRIVE THRU TRELLIS
ELEV. + 10'-11"
- B/ DRIVE THRU TRELLIS
(UNDERSOFT)
ELEV. + 10'-8"
- B/ CANOPY
ELEV. + 9'-4"

- T/ SLAB
ELEV. + 0'-0"

1 EXTERIOR ELEVATION SCALE 3/16" = 1'-0"

- T/ ENTRY BRAND WALL
ELEV. + 19'-4"
- T/ PARAPET BLOCKING
ELEV. + 18'-0"
- B/ CORRUGATED METAL
ELEV. + 15'-4"
- B/ CANOPY
ELEV. + 9'-4"
- B/ ENTRY CANOPY
(UNDERSOFT)
ELEV. + 9'-1"

- T/ SLAB
ELEV. + 0'-0"

2 EXTERIOR ELEVATION SCALE 3/16" = 1'-0"

- T/ ENTRY BRAND WALL
ELEV. + 19'-4"
- T/ PARAPET BLOCKING
ELEV. + 18'-0"
- B/ CORRUGATED METAL
ELEV. + 15'-4"
- B/ DRIVE THRU TRELLIS
ELEV. + 10'-11"
- B/ DRIVE THRU TRELLIS
(UNDERSOFT)
ELEV. + 10'-8"
- B/ CANOPY
ELEV. + 9'-4"
- B/ ENTRY CANOPY
(UNDERSOFT)
ELEV. + 9'-1"

- T/ SLAB
ELEV. + 0'-0"

3 EXTERIOR ELEVATION SCALE 3/16" = 1'-0"

- T/ ENTRY BRAND WALL
ELEV. + 19'-4"
- T/ PARAPET BLOCKING
ELEV. + 18'-0"
- B/ CORRUGATED METAL
ELEV. + 15'-4"
- B/ DRIVE THRU TRELLIS
ELEV. + 10'-11"
- B/ DRIVE THRU TRELLIS
(UNDERSOFT)
ELEV. + 10'-8"
- B/ CANOPY
ELEV. + 9'-4"

- T/ SLAB
ELEV. + 0'-0"

4 EXTERIOR ELEVATION SCALE 3/16" = 1'-0"

BASE BUILDING PAINT
BM FAIRVIEW TAUPE
HC - 85



ACCENT PAINT
(DRIVE-THRU)
BM IRON MOUNTAIN
BM 2134-30



CORRUGATED METAL BANDING
METAL ERA S-PANELS
CITYSCAPE 7/8" PROFILE 24
GAUGE



ARCADES
TILE BY EUROWEST
E-WOOD COLLECTION-R9
BLACK



DATE	CITY COMMENTS	CLIENT COMMENTS
01/08/2019		
02/07/2019		
03/03/2019		
04/03/2019		
05/04/2019		
06/05/2019		
07/06/2019		
08/07/2019		
09/08/2019		

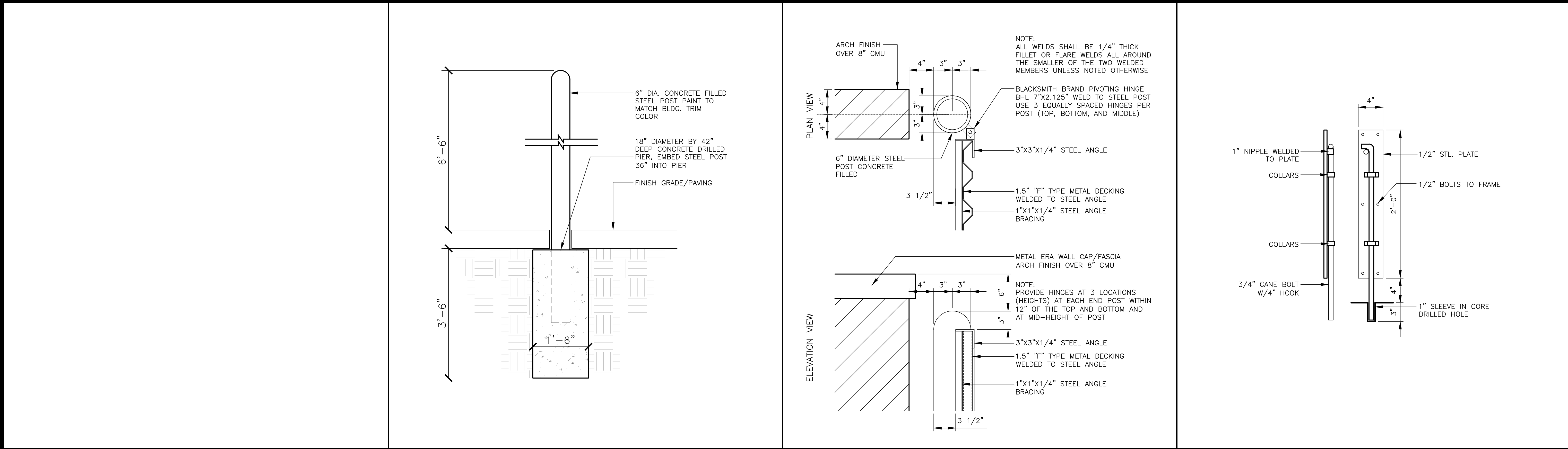


513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

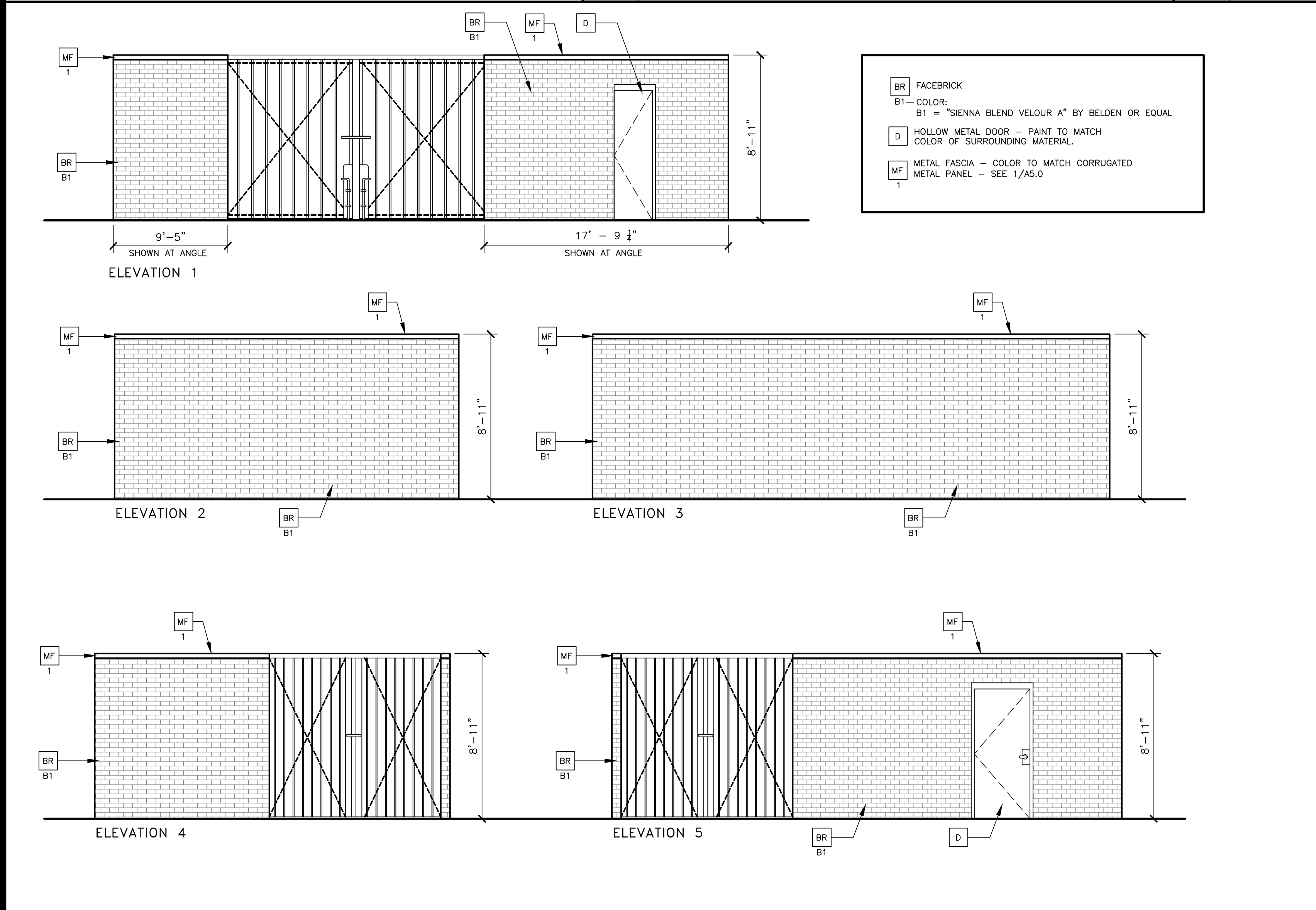
McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced in any form without the prior written consent of McDonald's USA, LLC. Use of these drawings and specifications for any other project is strictly prohibited. The services of properly licensed architects and engineers are required for the production of these documents for reuse on another project is not authorized.

PROJECT NAME	PROJECT TYPE	ISSUE DATE
McDONALD'S MAJOR REMODEL	PROTOTYPE	2018
DESCRIPTION	REVIEWED	DATE
EXISTING CMU WALL FRAMING EXISTING WOOD ROOF FRAMING MEMBERS	JAM	08/31/2018
SITE ADDRESS	SITE ADDRESS	SITE ADDRESS
042-0438	119 E BUCKINGHAM, GARLAND, TX 75040	

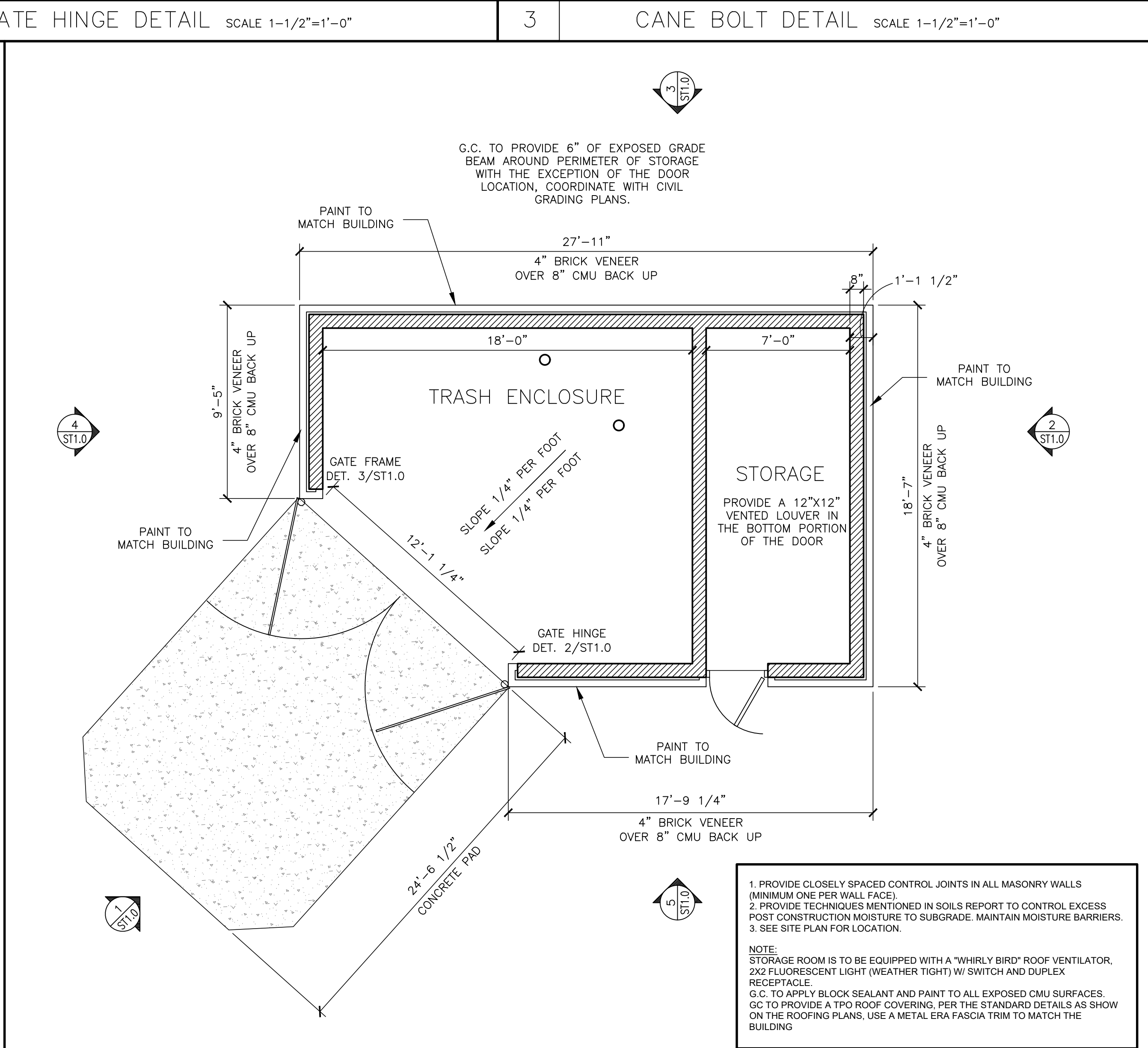
A2.1



4 GATE POST DETAIL SCALE 3/4"=1'-0"



5 TRASH ENCLOSURE ELEVATIONS SCALE 1/4"=1'-0"



6 TRASH ENCLOSURE PLAN SCALE 1/4"=1'-0"

PROJECT NAME		JEREMY WILLIAMS ARCHITECT	
McDONALD'S MAJOR REMODEL		PROTOTYPE	ISSUE DATE
		2016	
DESCRIPTION		REVIEWED	JAW
EXISTING CMU WALL FRAMING		FIRST ISSUE DATE	06/31/2018
EXISTING WOOD ROOF FRAMING MEMBERS			
SITE ADDRESS		119 E BUCKINGHAM, GARLAND, TX 75040	
SITE ID		042-0436	

10/08/19/19 CLIENT COMMENTS

01 01/24/2019 CITY COMMENTS

02 01/31/2019 CLIENT COMMENTS

03 03/01/2019 CLIENT COMMENTS

04 03/01/2019 GENERAL COMMENTS - ADDED SITE DETAILS

05 04/01/2019 GENERAL COMMENTS - SECURITY LIGHTING

06 05/13/2019 CLIENT COMMENTS

07 06/27/2019 CLIENT COMMENTS

08 07/29/2019 CLIENT COMMENTS

09 08/09/2019 CLIENT COMMENTS

REGISTERED ARCHITECT
JEREMY WILLIAMS
STATE OF TEXAS
1926

McDonald's USA, LLC

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

ST1.0
TRASH ENCLOSURE

Z 22-79



View of the subject site looking North from East Buckingham Road.



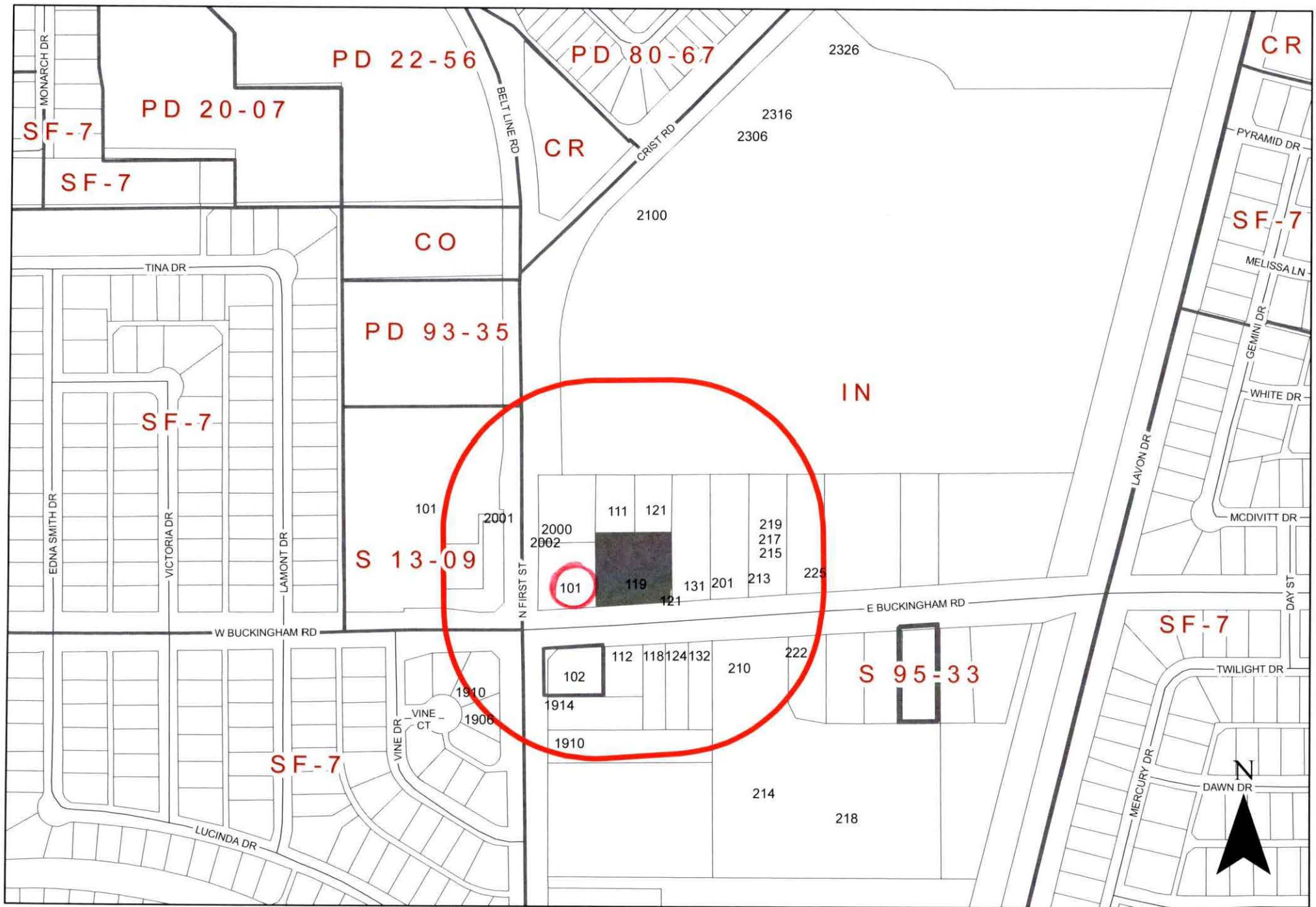
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0 220 440 Feet
1 inch = 330 feet

ZONING MAP Z 22-79

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119 East Buckingham Road

Comment Form

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Z 22-79 Clay Cristy – ClayMoore Engineering. Người nộp đơn yêu cầu thêm lần lái xe thứ hai vào cửa hàng McDonald's hiện có. Địa điểm tọa lạc tại 119 East Buckingham Road. (Quận 8)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Adnan Selim

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

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

101 E. Buckingham Rd.

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Adnan Selim

Signature / Firma / Ch ữ ký

2/6/23

Date / Fecha / Ngày

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