



# 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  
April 8, 2024 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 6:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via [GarlandTX.gov](http://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 March 25, 2024 meeting.

### 2. PLATS

- a. P 24-09 Rick Oden Park - Final Plat

### 3. MISCELLANEOUS

- a. Impact Fee Report

## ITEMS FOR INDIVIDUAL CONSIDERATION

### Speaker Regulations:

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

#### 4. ZONING

- a. Consideration of the application of **Barraza Consulting Group**, requesting approval of 1) an Amendment to Planned Development (PD) District 18-41 for Mixed Uses and 2) a Detail Plan for an Office, General Use. This property is located at 2002 West Campbell Road (District 7) (File Z 24-06)
- b. Consideration of the application of **Zebene Eshete**, requesting approval of a Change in Zoning from Multi-Family-1 (MF-1) District to Multi-Family-2 (MF-2) District. This property is located at 1810 Wynn Joyce Road. (District 3) (File Z 24-14) **(This application has been withdrawn by the applicant.)**

#### 5. ADJOURN

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

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



## GARLAND

### Plan Commission

1. a.

**Meeting Date:** 04/08/2024

**Item Title:** Plan Commission Minutes for March 25, 2024

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**Summary:**

Consider approval of the Plan Commission Minutes for the March 25, 2024 meeting.

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### Attachments

March 25, 2024 Plan Commission Minutes

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# GARLAND

## MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, March 25, 2024, 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  
Julius Jenkins, 1st Vice Chair  
Wayne Dalton, 2nd Vice Chair  
Georgie Cornelius, Commissioner  
Patrick Abell, Commissioner  
Michael Rose, Commissioner
- Absent:** Stephanie Paris, Commissioner  
Rich Aubin, Commissioner
- Staff Present:** Will Guerin, Planning Director  
Angela Self, Planning Administrator  
Nabiha Ahmed, Lead Development Planner  
Matthew Wolverton, Development Planner  
Trey Lansford, Deputy City Attorney  
Elisa Morales, Secretary

### CONSENT AGENDA

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

Motion was made by Commissioner Jenkins to **approve** the Consent Agenda. Seconded by Commissioner Dalton. **Motion carried:** 6 Ayes, 0 Nays.

### 1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the March 11, 2024 meeting. **APPROVED**

### 2. PLATS

- a. P 24-08 Kingsley Road Properties Industrial District - Replat **APPROVED**

### ITEMS FOR INDIVIDUAL CONSIDERATION

#### Speaker Regulations:

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

### 3. ZONING

- a. Consideration of the application of David Gibbons, requesting approval of 1) an Amendment to **APPROVED** Planned Development (PD) District 17-25 for Multi-Family-1 (MF-1) Uses and 2) a Detail Plan for an Elder Care- Assisted Living Use. This property is located at 1922 Castle Drive. (District 2) (File Z 23-28)



The applicant, David Gibbons, 1675 W. Campbell Road, Garland, TX 75044, provided an overview of the request and remained available for questions.

Commissioner Dalton asked the applicant for clarification on why the development is being presented as an assisted living versus an independent living but reiterated that he fully supports this development.

The applicant responded that they decided to go the route of assisted living since under the current PD 17-25, assisted living is in place and would be easier to amend the existing PD versus starting from scratch.

Commissioner Jenkins asked the applicant how the issue of pets and any potential conflicts between residents might be mitigated if there will be no staff on site.

The applicant responded that at the moment, he did not have an answer but that would certainly be something they would address once the property is developed. One option they are considering is partnering with the property next door, Hometown Garland, and outsourcing their management to them to help provide a better on-site experiences for their residents.

Commissioner Jenkins asked the applicant about the fencing and wanted clarification on the different types of fencing between the existing wood fence on the western side of the property and the mixture of metal and wood component on the south side.

The applicant clarified that on the north, east and south side of the property, the fencing would all be wrought iron with masonry pylons with landscaping as the barrier except on the back side where the fence will actually be on the gabion wall. The applicant further explained that they are putting in a substantial amount of creek erosion prevention which will not only benefit the property but also the surrounding homes. As a result, the back fence will not have any landscaping because the fence is going to be right at the edge of the gabion wall. The front and the east side will be the masonry columns with the wrought iron and the existing fence to the west, the wooden fence, will remain as approved in the existing PD 17-25.

Commissioner Cornelius asked the applicant about the amenities besides the courtyard that the residents would be offered and what exactly would be the age limit for this assisted living space.

The applicant clarified that the minimum age would be 55 years of age. He further clarified that the amenities were not necessarily excluded so as to not provide them but to be able to provide the additional five units that would remain in place of having a community center on site to be shared between 15 residents. Again, should they move forward with having the adjacent property do the management for them, they have a clubhouse, pool and other amenities that would be available for the residents of their development to use.

Chair Roberts pointed out that he believes some of the confusion with the development is that it is being advertised as an assisted living when it is essentially an independent living facility, hence why the additional parking spaces. He further clarified that in spite of this, the use is good and not any different concept wise than the use previously for this subject property.

**Motion** was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 6 Ayes, 0 Nays.**

- b. Consideration of the application of **Golden Bee Trove LLC**, requesting approval of 1) a Specific Use Provision for a Used Goods, Retail Sales (Indoors) Use and 2) a Plan on a property zoned Planned Development (PD) District 18-40. This property is located at 5501 Broadway Boulevard, Suite 105. (District 4) (File Z 24-04)

**APPROVED**

**Motion** was made by Commissioner Cornelius to close the public hearing and **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried: 6 Ayes, 0 Nays.**

- c. Consideration of the application of **Kimley Horn**, requesting approval of 1) a Change in Zoning **APPROVED** from Planned Development (PD) District 99-49 for Neighborhood Office Uses to Community Retail (CR) District; 2) a Specific Use Provision for a Restaurant, Drive-Through Use and 3) a Variance to Section 4.39 of the GDC regarding perimeter screening adjacent to residential development. This property is located at 2301 Arapaho Road (District 7) (File Z 24-11)

The applicant, Garrett Johnson, 6901 La Manga Dr., Dallas, TX 75248, provided an overview of the request and remained available for questions.

Commissioner Dalton asked the applicant that since that their proposal is a fairly new concept, are there any other similar venues nearby.

The applicant stated that there is another store in Murphy off of Fairview and Murphy Road.

Commissioner Jenkins asked the applicant to describe the concept of the drinks that would be sold at the establishment.

The applicant explained that the product would be a drink concept that would involve adding different flavors of fountain drinks to make your own. Examples of drinks would be mixing coke with mango slices, adding strawberries to your Coca-Cola, etc. Other additional snacks such as packaged muffins and cookies would also be sold at the establishment.

Commissioner Rose asked the applicant how the entrance and exit would look to get into the establishment. He also asked about the on-site parking and if that would be strictly for the workers of the establishment.

The applicant explained that as of now, both Holford and Arapaho would serve as access points so that traffic could continue to circulate and not spill onto the roadway. In regards to the parking spaces, the applicant confirmed those would be primarily for the employees on site, although he could not say with 100% certainty that at any given point, a customer would not choose to park and finish their drink, though he does not see that happening often.

Commissioner Rose asked the applicant if he believes this concept would be successful as a drive-through only option.

The applicant explained that he has seen a shift in retail, and in the last four years there has been a big push for drive-through-only concepts. Most of these concepts are getting 75 to 80% of their revenue from the drive-through, so they are questioning the need for a 4,500 square foot establishment that no one is sitting in. There will be businesses that will continue to have inside dining such as Chick-fil-A, Raising Cane's, etc., but that is their brand. McDonald's is currently introducing a new concept similar to this with CosMc's.

Commissioner Abell commented that this establishment would be similar to the multiple pop-up coffee stands that are drive-through only.

Residents speaking in opposition of the request:

Rob Garner, 2246 Walnut Grove, Garland, TX 75044  
Marc S. Quinn, 2125 Jasmine Ln., Garland, TX 75044

The residents speaking in opposition expressed concerns on the proposed zoning change use, noise and traffic concerns, hours of operation and the possibility of alcohol being sold in the future.

Chair Roberts did clarify to the residents that the establishment will not have drive-through speaker boxes and will be having employees take the orders at the drive-through, so this should help with any noise concerns.

Resident speaking in favor of the request:

John David Gonzalez, 10135 Rockmore Drive, Dallas, TX

The resident explained that he is the trustee of the Seven Investment Partnership and holds the title to the land and is therefore the seller. The resident explained that he has been trying to sell this property for approximately 10-12 years. Previous prospective buyers have included oil change shops, tire shops, etc. and as the seller, they have tried to be mindful to sell the property to the best buyer that will contribute to the Garland community. Given the length of time they have owned the property, since April 1967, the resident is asking that the Commission give serious consideration to the proposed development, given the time and effort that has been put into this property for the last decade to sell to the best developer.

The applicant explained that the hours of operation would be Monday - Thursday 8 a.m. to 9 p.m., Friday 8 a.m. to 10 p.m., Saturday 9 a.m. to 10 p.m. and Sunday would be closed. There would be no overnight operations. In regards to selling any alcohol in the future, the applicant clarified that selling alcohol would go against the religious background of the company managing the establishment. The applicant also clarified that he made attempts to reach out to the HOA President but was unsuccessful, but would be more than happy to meet with any additional residents to answer their questions.

**Motion** was made by Commissioner Jenkins to close the public hearing. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

Commissioner Jenkins stated that while he was originally in opposition to this development, after hearing from the applicant and other adverse uses that could potentially be developed at this location, he is currently inclined to support this development.

Commissioner Dalton stated that he believes the proposed use is the best alternative and that this use would be no different than a drive-through coffee shop.

**Motion** was made by Commissioner Rose to **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried: 6 Ayes, 0 Nays.**

#### 4. MISCELLANEOUS

- a. Consideration of the application of **Silvano Ramos**, requesting approval of a variance to Section 4.29 (C)(10) of the Garland Development Code requiring compliance of screening and landscaping requirements for an upgraded parking lot. This property is located at 409 and 411 East Walnut Street. (District 2) (File SL 24-01) **APPROVED**

**Motion** was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 6 Ayes, 0 Nays.**

- b. Consideration to amend various Sections of Chapter 1, "General Provisions," Chapter 2, "Zoning Regulations," Chapter 3, "Subdivision Regulations," Chapter 4, "Site Development," Chapter 5, "Relief Procedures & Enforcement," and Chapter 7, "Downtown (DT) District" of the Garland Development Code of the City of Garland, Texas. **APPROVED**

Chair Roberts stated that he would like to have Council consider removing one item from the change in the GDC Amendments and that would pertain to Section 2.05(f)(9) which allows the Commission the ability to postpone hearings. It was also suggested to add "scale" and "scope" to the description of Concept Plans in Section 2.11(B).

**Motion** was made by Commissioner Dalton to **approve** the GDC amendments as presented by staff and include Chair Roberts recommendation to remove Section 2.05(f)(9) and amend Section 2.11 (B). Seconded by Commissioner Abell. **Motion carried: 5 Ayes, 1 Nay** by Commissioner Jenkins.

#### 5. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 8:04 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



## GARLAND

### Plan Commission

2. a.

Meeting Date: 04/08/2024

Item Title: P 24-09 Rick Oden Park - Final Plat

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### Summary:

P 24-09 Rick Oden Park - Final Plat

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### Attachments

P 24-09 Rick Oden Park Final Plat Report & Attachments

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# ***Planning Report***

**File No: P 24-09 / District 5**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: April 8, 2024**



**GARLAND**

TEXAS MADE HERE

## **FINAL PLAT**

Rick Oden Park

## **LOCATION**

1010 West Miller Road

## **ZONING**

Single-Family-7 (SF-7) District, Single-Family-10 (SF-10) District and Multi-Family-1 (MF-1) District

## **NUMBER OF LOTS**

One

## **ACREAGE**

41.064 acres

## **BACKGROUND**

The purpose of this Final Plat to create one (1) lot of record for the park.

## **STAFF RECOMMENDATION**

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

## **ADDITIONAL INFORMATION**

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

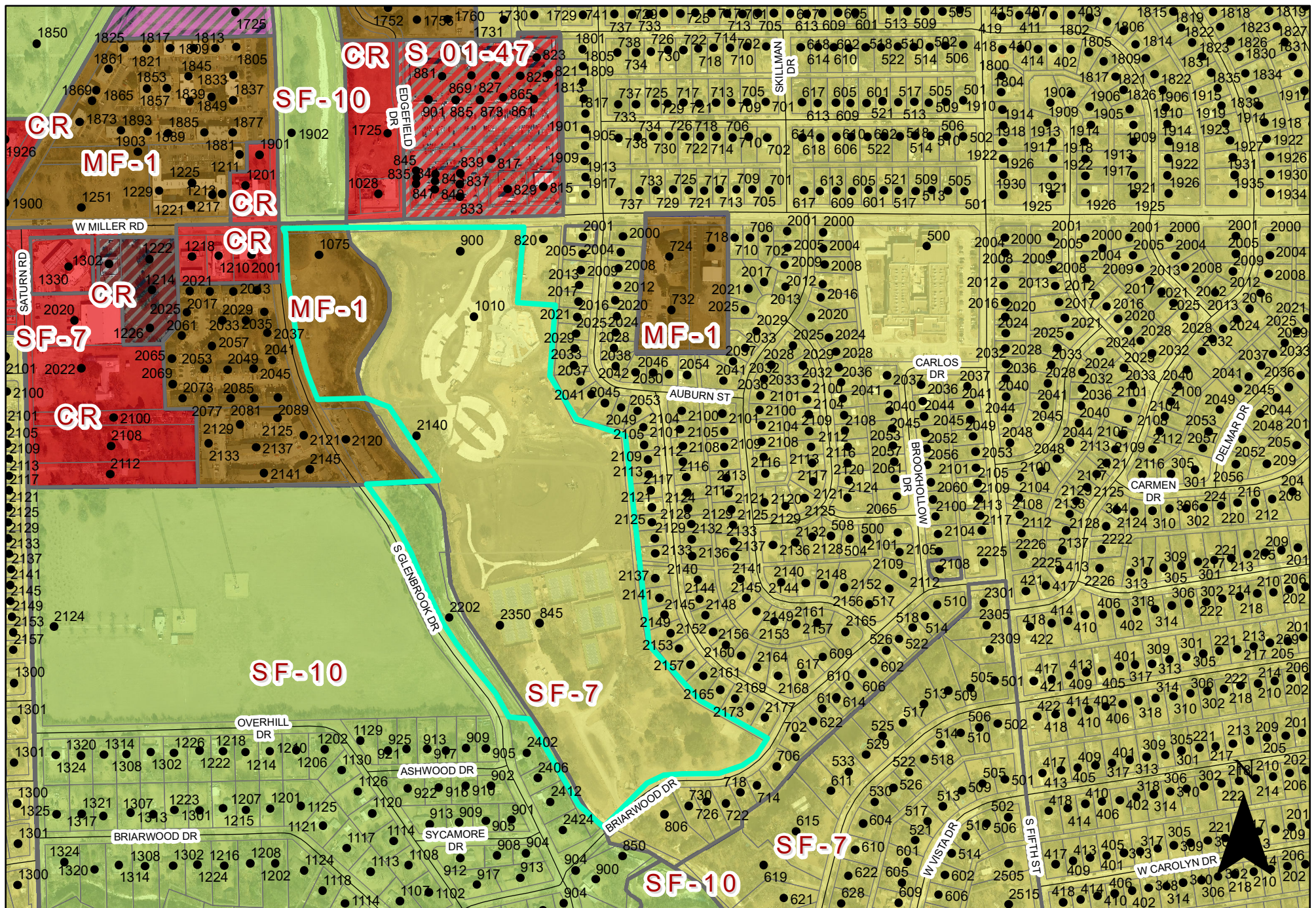
## **PREPARED BY:**

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

## **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning



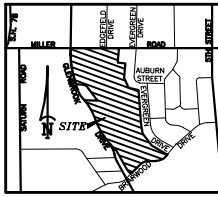


0 310 620 Feet  
1 inch = 478 feet

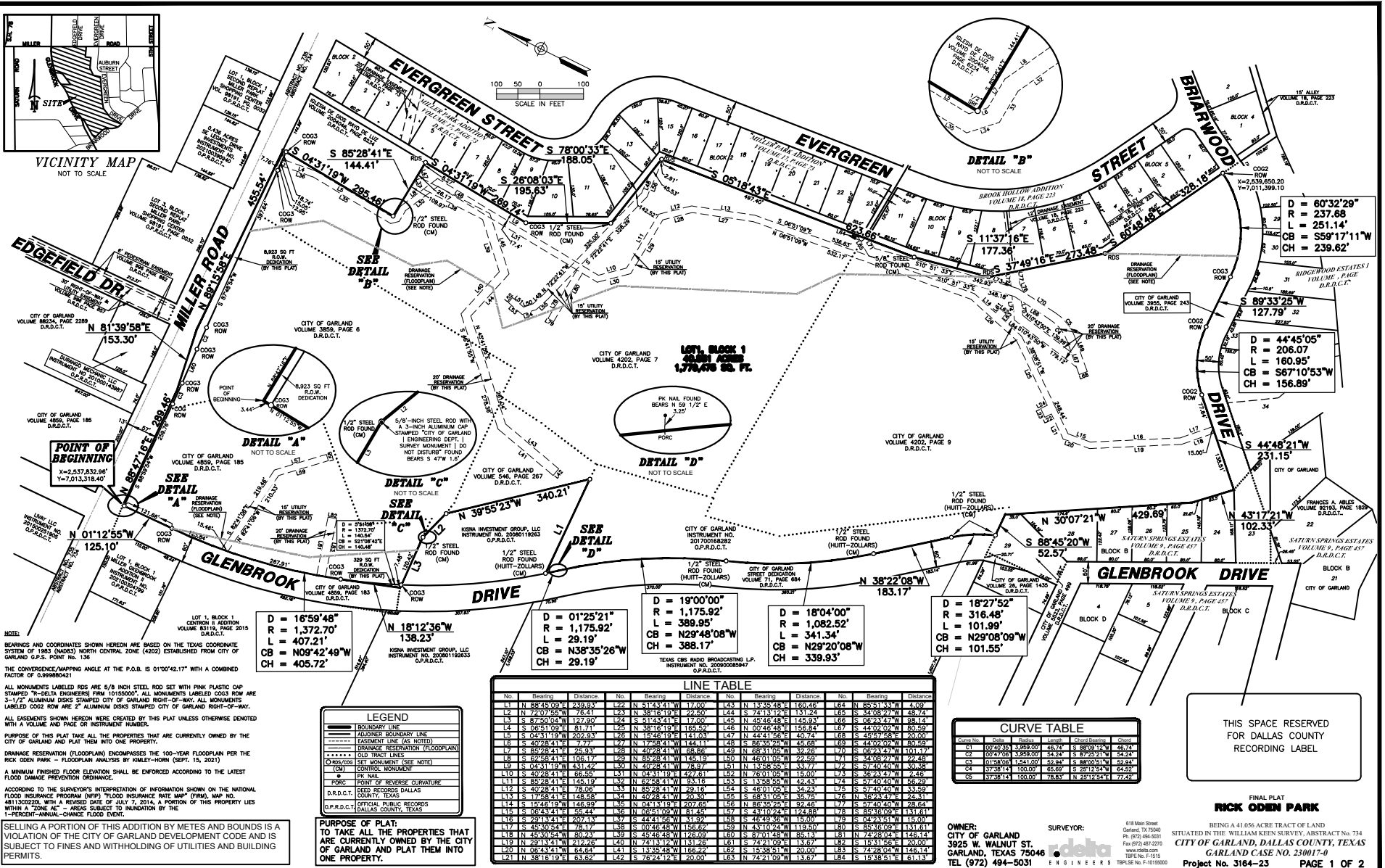
## PLAT MAP P 24-09

 INDICATES AREA OF REQUEST





VICINITY MAP  
NOT TO SCALE



BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) NORTH CENTRAL ZONE (4202) ESTABLISHED FROM CITY OF GARLAND G.P.S. POINT NO. 136.

THE CONVERGENCE/MAPPING ANGLE AT THE P.O.B. IS 01°00'42.17" WITH A COMBINED FACTOR OF 0.998800421

ALL MONUMENTS LABELED ROS ARE 5/8" INCH STEEL ROD SET WITH PINK PLASTIC CAP STAMPED "76-DELTA ENGINEERS" FROM 10/15/2007. ALL MONUMENTS LABELED C003 ROW ARE 3-1/2" ALUMINUM DISKS STAMPED CITY OF GARLAND RIGHT-OF-WAY. ALL MONUMENTS LABELED C002 ROW ARE 2" ALUMINUM DISKS STAMPED CITY OF GARLAND RIGHT-OF-WAY.

ALL EASEMENTS SHOWN HEREON WERE CREATED BY THIS PLAT UNLESS OTHERWISE DENOTED WITH A VOLUME AND PAGE OR INSTRUMENT NUMBER.

PURPOSE OF THIS PLAT TAKE ALL THE PROPERTIES THAT ARE CURRENTLY OWNED BY THE CITY OF GARLAND AND PLAT THEM INTO ONE PROPERTY.

DRAINAGE RESERVATION (FLOODPLAIN) ENCOMPASSES THE 100-YEAR FLOODPLAIN PER THE RICK ODEN PARK - FLOODPLAIN ANALYSIS BY KINLEY-HORN (SEPT. 15, 2011)

A MINIMUM FINISHED FLOOR ELEVATION SHALL BE ENFORCED ACCORDING TO THE LATEST FLOOD DAMAGE PREVENTION ORDINANCE.

ACCORDING TO THE SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48130222N, WITH A REVISED DATE OF JULY 7, 2014, A PORTION OF THIS PROPERTY LIES WITHIN A "ZONE AE" - AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT.

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PURPOSE OF PLAT:  
TO TAKE ALL THE PROPERTIES THAT ARE CURRENTLY OWNED BY THE CITY OF GARLAND AND PLAT THEM INTO ONE PROPERTY.

LINE TABLE				CURVE TABLE			
No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing
1	S 85°28'41"E	144.41'	1	S 85°28'41"E	144.41'	1	S 85°28'41"E
2	S 04°31'19"W	205.46'	2	S 04°31'19"W	205.46'	2	S 04°31'19"W
3	S 85°28'41"E	144.41'	3	S 85°28'41"E	144.41'	3	S 85°28'41"E
4	S 04°31'19"W	205.46'	4	S 04°31'19"W	205.46'	4	S 04°31'19"W
5	S 85°28'41"E	144.41'	5	S 85°28'41"E	144.41'	5	S 85°28'41"E
6	S 04°31'19"W	205.46'	6	S 04°31'19"W	205.46'	6	S 04°31'19"W
7	S 85°28'41"E	144.41'	7	S 85°28'41"E	144.41'	7	S 85°28'41"E
8	S 04°31'19"W	205.46'	8	S 04°31'19"W	205.46'	8	S 04°31'19"W
9	S 85°28'41"E	144.41'	9	S 85°28'41"E	144.41'	9	S 85°28'41"E
10	S 04°31'19"W	205.46'	10	S 04°31'19"W	205.46'	10	S 04°31'19"W
11	S 85°28'41"E	144.41'	11	S 85°28'41"E	144.41'	11	S 85°28'41"E
12	S 04°31'19"W	205.46'	12	S 04°31'19"W	205.46'	12	S 04°31'19"W
13	S 85°28'41"E	144.41'	13	S 85°28'41"E	144.41'	13	S 85°28'41"E
14	S 04°31'19"W	205.46'	14	S 04°31'19"W	205.46'	14	S 04°31'19"W
15	S 85°28'41"E	144.41'	15	S 85°28'41"E	144.41'	15	S 85°28'41"E
16	S 04°31'19"W	205.46'	16	S 04°31'19"W	205.46'	16	S 04°31'19"W
17	S 85°28'41"E	144.41'	17	S 85°28'41"E	144.41'	17	S 85°28'41"E
18	S 04°31'19"W	205.46'	18	S 04°31'19"W	205.46'	18	S 04°31'19"W
19	S 85°28'41"E	144.41'	19	S 85°28'41"E	144.41'	19	S 85°28'41"E
20	S 04°31'19"W	205.46'	20	S 04°31'19"W	205.46'	20	S 04°31'19"W
21	S 85°28'41"E	144.41'	21	S 85°28'41"E	144.41'	21	S 85°28'41"E
22	S 04°31'19"W	205.46'	22	S 04°31'19"W	205.46'	22	S 04°31'19"W
23	S 85°28'41"E	144.41'	23	S 85°28'41"E	144.41'	23	S 85°28'41"E
24	S 04°31'19"W	205.46'	24	S 04°31'19"W	205.46'	24	S 04°31'19"W
25	S 85°28'41"E	144.41'	25	S 85°28'41"E	144.41'	25	S 85°28'41"E
26	S 04°31'19"W	205.46'	26	S 04°31'19"W	205.46'	26	S 04°31'19"W
27	S 85°28'41"E	144.41'	27	S 85°28'41"E	144.41'	27	S 85°28'41"E
28	S 04°31'19"W	205.46'	28	S 04°31'19"W	205.46'	28	S 04°31'19"W
29	S 85°28'41"E	144.41'	29	S 85°28'41"E	144.41'	29	S 85°28'41"E
30	S 04°31'19"W	205.46'	30	S 04°31'19"W	205.46'	30	S 04°31'19"W
31	S 85°28'41"E	144.41'	31	S 85°28'41"E	144.41'	31	S 85°28'41"E
32	S 04°31'19"W	205.46'	32	S 04°31'19"W	205.46'	32	S 04°31'19"W
33	S 85°28'41"E	144.41'	33	S 85°28'41"E	144.41'	33	S 85°28'41"E
34	S 04°31'19"W	205.46'	34	S 04°31'19"W	205.46'	34	S 04°31'19"W
35	S 85°28'41"E	144.41'	35	S 85°28'41"E	144.41'	35	S 85°28'41"E
36	S 04°31'19"W	205.46'	36	S 04°31'19"W	205.46'	36	S 04°31'19"W
37	S 85°28'41"E	144.41'	37	S 85°28'41"E	144.41'	37	S 85°28'41"E
38	S 04°31'19"W	205.46'	38	S 04°31'19"W	205.46'	38	S 04°31'19"W
39	S 85°28'41"E	144.41'	39	S 85°28'41"E	144.41'	39	S 85°28'41"E
40	S 04°31'19"W	205.46'	40	S 04°31'19"W	205.46'	40	S 04°31'19"W
41	S 85°28'41"E	144.41'	41	S 85°28'41"E	144.41'	41	S 85°28'41"E
42	S 04°31'19"W	205.46'	42	S 04°31'19"W	205.46'	42	S 04°31'19"W
43	S 85°28'41"E	144.41'	43	S 85°28'41"E	144.41'	43	S 85°28'41"E
44	S 04°31'19"W	205.46'	44	S 04°31'19"W	205.46'	44	S 04°31'19"W
45	S 85°28'41"E	144.41'	45	S 85°28'41"E	144.41'	45	S 85°28'41"E
46	S 04°31'19"W	205.46'	46	S 04°31'19"W	205.46'	46	S 04°31'19"W
47	S 85°28'41"E	144.41'	47	S 85°28'41"E	144.41'	47	S 85°28'41"E
48	S 04°31'19"W	205.46'	48	S 04°31'19"W	205.46'	48	S 04°31'19"W
49	S 85°28'41"E	144.41'	49	S 85°28'41"E	144.41'	49	S 85°28'41"E
50	S 04°31'19"W	205.46'	50	S 04°31'19"W	205.46'	50	S 04°31'19"W
51	S 85°28'41"E	144.41'	51	S 85°28'41"E	144.41'	51	S 85°28'41"E
52	S 04°31'19"W	205.46'	52	S 04°31'19"W	205.46'	52	S 04°31'19"W
53	S 85°28'41"E	144.41'	53	S 85°28'41"E	144.41'	53	S 85°28'41"E
54	S 04°31'19"W	205.46'	54	S 04°31'19"W	205.46'	54	S 04°31'19"W
55	S 85°28'41"E	144.41'	55	S 85°28'41"E	144.41'	55	S 85°28'41"E
56	S 04°31'19"W	205.46'	56	S 04°31'19"W	205.46'	56	S 04°31'19"W
57	S 85°28'41"E	144.41'	57	S 85°28'41"E	144.41'	57	S 85°28'41"E
58	S 04°31'19"W	205.46'	58	S 04°31'19"W	205.46'	58	S 04°31'19"W
59	S 85°28'41"E	144.41'	59	S 85°28'41"E	144.41'	59	S 85°28'41"E
60	S 04°31'19"W	205.46'	60	S 04°31'19"W	205.46'	60	S 04°31'19"W
61	S 85°28'41"E	144.41'	61	S 85°28'41"E	144.41'	61	S 85°28'41"E
62	S 04°31'19"W	205.46'	62	S 04°31'19"W	205.46'	62	S 04°31'19"W
63	S 85°28'41"E	144.41'	63	S 85°28'41"E	144.41'	63	S 85°28'41"E
64	S 04°31'19"W	205.46'	64	S 04°31'19"W	205.46'	64	S 04°31'19"W
65	S 85°28'41"E	144.41'	65	S 85°28'41"E	144.41'	65	S 85°28'41"E
66	S 04°31'19"W	205.46'	66	S 04°31'19"W	205.46'	66	S 04°31'19"W
67	S 85°28'41"E	144.41'	67	S 85°28'41"E	144.41'	67	S 85°28'41"E
68	S 04°31'19"W	205.46'	68	S 04°31'19"W	205.46'	68	S 04°31'19"W
69	S 85°28'41"E	144.41'	69	S 85°28'41"E	144.41'	69	S 85°28'41"E
70	S 04°31'19"W	205.46'	70	S 04°31'19"W	205.46'	70	S 04°31'19"W
71	S 85°28'41"E	144.41'	71	S 85°28'41"E	144.41'	71	S 85°28'41"E
72	S 04°31'19"W	205.46'	72	S 04°31'19"W	205.46'	72	S 04°31'19"W
73	S 85°28'41"E	144.41'	73	S 85°28'41"E	144.41'	73	S 85°28'41"E
74	S 04°31'19"W	205.46'	74	S 04°31'19"W	205.46'	74	S 04°31'19"W
75	S 85°28'41"E	144.41'	75	S 85°28'41"E	144.41'	75	S 85°28'41"E
76	S 04°31'19"W	205.46'	76	S 04°31'19"W	205.46'	76	S 04°31'19"W
77	S 85°28'41"E	144.41'	77	S 85°28'41"E	144.41'	77	S 85°28'41"E
78	S 04°31'19"W	205.46'	78	S 04°31'19"W	205.46'	78	S 04°31'19"W
79	S 85°28'41"E	144.41'	79	S 85°28'41"E	144.41'	79	S 85°28'41"E
80	S 04°31'19"W	205.46'	80	S 04°31'19"W	205.46'	80	S 04°31'19"W
81	S 85°28'41"E	144.41'	81	S 85°28'41"E	144.41'	81	S 85°28'41"E
82	S 04°31'19"W	205.46'	82	S 04°31'19"W	205.46'	82	S 04°31'19"W
83	S 85°28'41"E	144.41'	83	S 85°28'41"E	144.41'	83	S 85°28'41"E
84	S 04°31'19"W	205.46'	84	S 04°31'19"W	205.46'	84	S 04°31'19"W
85	S 85°28'41"E	144.41'	85	S 85°28'41"E	144.41'	85	S 85°28'41"E
86	S 04°31'19"W	205.46'	86	S 04°31'19"W	205.46'	86	S 04°31'19"W
87	S 85°28'41"E	144.41'	87	S 85°28'41"E	144.41'	87	S 85°28'41"E
88	S 04°31'19"W	205.46'	88	S 04°31'19"W	205.46'	88	S 04°31'19"W
89	S 85°28'41"E	144.41'	89	S 85°28'41"E	144.41'	89	S 85°28'41"E
90	S 04°31'19"W	205.46'	90	S 04°31'19"W	205.46'	90	S 04°31'19"W
91	S 85°28'41"E	144.41'	91	S 85°28'41"E	144.41'	91	S 85°28'41"E
92	S 04°31'19"W	205.46'	92	S 04°31'19"W	205.46'	92	S 04°31'19"W
93	S 85°28'41"E	144.41'	93	S 85°28'41"E	144.41'	93	S 85°28'41"E
94	S 04°31'19"W	205.46'	94	S 04°31'19"W	205.46'	94	S 04°31'19"W
95	S 85°28'41"E	144.41'	95	S 85°28'41"E	144.41'	95	S 85°28'41"E
96	S 04°31'19"W	205.46'	96	S 04°31'19"W	205.46'	96	S 04°31'19"W
97	S 85°28'41"E	144.41'	97	S 85°28'41"E	144.41'	97	S 85°28'41"E
98	S 04°31'19"W	205.46'	98	S 04°31'19"W	205.46'	98	S 04°31'19"W
99	S 85°28'41"E	144.41'	99	S 85°28'41"E	144.41'	99	S 85°28'41"E
100	S 04°31'19"W	205.46'	100	S 04°31'19"W	205.46'	100	S 04°31'19"W
101	S 85°28'41"E	144.41'	101	S 85°28'41"E	144.41'	101	S 85°28'41"E
102	S 04°31'19"W	205.46'	102	S 04°31'19"W	205.46'	102	S 04°31'19"W
103	S 85°28'41"E	144.41'	103	S 85°28'41"E	144.41'	103	S 85°28'41"E
104	S 04°31'19"W	205.46'	104	S 04°31'19"W	205.46'	104	S 04°31'19"W
105	S 85°28'41"E	144.41'	105	S 85°28'41"E	144.41'	105	S 85°28'41"E
106	S 04°31'19"W	205.46'	106	S 04°31'19"W	205.46'	106	S 04°31'19"W
107	S 85°28'41"E	144.41'	107	S 85°28'41"E	144.41'	107	S 85°28'41"E
108	S 04°31'19"W	205.46'	108	S 04°31'19"W	205.46'	108	S 04°31'19"W
109	S 85°28'41"E	144.41'	109	S 85°28'41"E	144.41'	109	S 85°28'41"E
110	S 04°31'19"W	205.46'	110	S 04°31'19"W	205.46'	110	S 04°31'19"W
111	S 85°28'41"E	144.41'	111	S 85°28'41"E	144.41'	111	S 85°28'41"E
112	S 04°31'19"W	205.46'	112	S 04°31'19"W	205.46'	112	S 04°31'19"W
113	S 85°28'41"E	144.41'	113	S 85°28'41"E	144.41'	113	S 85°28'41"E
114	S 04°31'19"W	205.46'	114	S 04°31'19"W	205.46'	114	S 04°31'19"W
115	S 85°28'41"E	144.41'	115	S 85°28'41"E	144.41'	115	S 85°28'41"E
116	S 04°31'19"W	205.46'	116	S 04°31'19"W	205.46'	116	S 04°31'19"W
117	S 85°28'41"E	144.41'	117	S 85°28'41"E	144.41'	117	S 85°28'41"E
118	S 04°31'19"W	205.46'	118	S 04°31'19"W	205.46'	118	S 04°31'19"W
119	S 85°28'41"E	144.41'	119	S 85°28'41"E	144.41'	119	S 85°28'41"E
120	S 04°31'19"W	205.46'	120	S 04°31'19"W	205.46'	120	S 04°31'19"W
121	S 85°28'41"E	144.41'	121	S 85°28'41"E	144.41'	121	S 85°28'41"E
122	S 04°31'19"W	205.46'	122	S 04°31'19"W	205.46'	122	S 04°31

N:\PROJECTS\JURVEY\Delaware0316+23 COG Risk Oden Pak Rating\submitals2024 03 21\FINAL PLAT SUBMITTAL.dwg LEGAL\_3/22/2024 12:14:27 PM Cameron B. Whitten





GARLAND

**Plan Commission**

**3. a.**

**Meeting Date:** 04/08/2024

**Item Title:** Impact Fee Report

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**Summary:**

Impact Fee Report

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**Attachments**

Impact Fee Report

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TO: Chairman Roberts and Members of the Plan Commission

FROM: Will Guerin, Director of Planning

DATE: April 2, 2024

SUBJECT: Impact Fee Report

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

Attached is a draft report to City Council from the Capital Improvements Advisory Committee for the period covering September 22, 2023 through March 21, 2024. There is an item on the April 8, 2024 meeting agenda to consider this report and forward to the City Council in compliance with the ordinance requirements.

Should you have questions regarding the report please contact me at 972-205-2449 or by email at [wguerin@garlandtx.gov](mailto:wguerin@garlandtx.gov).

Sincerely,

Will Guerin, AICP  
Director of Planning

**TO:** Mayor LeMay and the City Council

**FROM:** Chairman Scott Roberts and Members of the Plan Commission

**DATE:** April 8, 2024

**SUBJECT:** Impact Fee Report

Garland's Impact Fee Ordinance outlined in Chapter 1, Article 3, Division 3 of the Garland Development Code (GDC) requires that the Capital Improvements Advisory Committee file reports with the City Council regarding implementation of the capital improvements plan and administration of impact fees. Acting in the capacity of the Capital Improvements Advisory Committee, following is the Plan Commission's report for September 22, 2023 through March 21, 2024.

### **COLLECTION OF IMPACT FEES**

During the period covering September 22, 2023 through March 21, 2024 impact fees were collected for 102 developments. Of these, 86 are single-family homes (including ancillary irrigation systems), 3 are multi-family developments, and 13 are commercial/industrial/church/school developments. These include the addition of water meters to existing developments. Amounts collected are as follows:

#### ***Single-Family Development***

<b># Of Lots</b>	<b>Service Area</b>	<b>Water</b>	<b>Roadway</b>	<b>Total</b>
10	A	\$1,730.50	\$5,371.00	\$7,101.50
50	B	\$5,983.50	\$41,934.00	\$47,917.50
1	C	\$27.50	\$1,260.00	\$1,287.50
25	D	\$5,739.50	\$57,342.00	\$63,081.50
<b>Total: 86</b>		<b>\$13,481.00</b>	<b>\$105,907.00</b>	<b>\$119,388.00</b>

#### ***Multi-Family Development***

<b>Location</b>	<b>Service Area</b>	<b>Water</b>	<b>Roadway</b>	<b>Total</b>
2059 ARAPAHO RD	A	\$4,744.00	\$89,870.00	\$94,614.00
6868 N GEORGE BUSH HWY	A	\$27,601.00	\$0	\$27,601.00
5026 ZION RD	D	\$74,720.00	\$714,756.00	\$789,476.00
<b>Total: 3</b>		<b>\$107,065.00</b>	<b>\$804,626.00</b>	<b>\$911,691.00</b>

### ***Commercial/Churches/Schools Development***

[illegible]

Impact fees totaling \$1,322,927.00 were collected during this period. Of this, \$165,319.00 was collected for water facilities and \$1,167,608.00 was collected for roadway facilities.

## CAPITAL IMPROVEMENTS PLAN

### Roadways

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

#### Status/Roadway Segment

#### Service Area

##### **Under Design:**

Naaman School, Brand to SH 78	A Anticipated bid Q3 2024
Holford Road Segment B, Naaman Forest to PGBT	A On Hold
Holford Road Segment C, Arapaho to Naaman Forest	A On Hold
Brand Road, SH 190 to Murfield	A
Shiloh Road (Kingsley to Miller)	B

##### **Under Construction:**

Holford Road Segment A, SH 190 to City Limits	A
Chaha, Lake Hubbard to Bass Pro	D
Callejo, Botello to Big Spring	A
Crist Road Widening	C

##### **Completed:**

Bobtown, Rowlett to Rosehill	D
Bobtown, Rosehill to Waterhouse	D
Waterhouse, Bobtown to Hayman	D

##### **Deferred for next 5+ years:**

Lyons Road, IH-30 to Guthrie	D
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### Water Facilities

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

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

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Scott Roberts, Chairman  
City of Garland Plan Commission



## GARLAND

### Plan Commission

4. a.

Meeting Date: 04/08/2024

Item Title: Z 24-06 Barraza Consulting Group (District 7)

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#### Summary:

Consideration of the application of **Barraza Consulting Group**, requesting approval of 1) an Amendment to Planned Development (PD) District 18-41 for Mixed Uses and 2) a Detail Plan for an Office, General Use. This property is located at 2002 West Campbell Road (District 7) (File Z 24-06)

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#### Attachments

Z 24-06 Barraza Consulting Group Report & Attachments (District 7)

Z 24-06 Barraza Consulting Group Responses

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# ***Planning Report***

**File No: Z 24-06/District 7**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: April 8, 2024**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Approval of 1) an Amendment to Planned Development (PD) District 18-41 for Mixed Uses and 2) a Detail Plan for an Office, General Use.

## **LOCATION**

2002 West Campbell Road

## **APPLICANT**

Barraza Consulting Group

## **OWNER**

2004 Campbell 190, LLC

## **BACKGROUND**

The subject site is currently undeveloped. In 2018, a concept plan was approved for the overall site bounded by West Campbell Road, Naaman Forest Boulevard, Mansions Drive and North President George Bush Turnpike. The purpose of the concept plan was to establish the land uses on the tracts, open space location, key access points and general streets. Tract 1 was approved for a multi-family development. The subject property is in Tract 2 which allows retail, office and hotel uses, and a Detail Plan is required.

## **SITE DATA**

The overall site consists of approximately 5.769 acres with 251 lineal feet of frontage along West Campbell Road, 157 lineal feet of frontage along North President George Bush Turnpike frontage Road and 155 lineal feet of frontage along Naaman Forest Boulevard. The site plan (Exhibit C) shows one (1) access point from West Campbell Road and two (2) access point from the western property through mutual access easements.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The site is zoned Planned Development (PD) District 18-41. The purpose of this Planned Development is to create a mixed-use district defined by a grid of public and private streets, pedestrian-oriented streetscape amenities, a diverse open space system, and a range of building types and uses that all combine to promote activity from daytime through the evening.

Planned Development (PD) District 18-41 consists of two (2) tracts. Tract 1 is developed with a multi-family development. Tract 2 allows retail, office and hotel uses.

## **CONSIDERATIONS**

### **1. Development and Site Plan**

The subject property is considered to be Tract 2 of Planned Development (PD) District 18-41. The applicant is proposing to subdivide "Tract 2" into two (2) lots, which will then also be known as Tract 1 and Tract 2 in the proposed PD 24-06. The Office, General use is proposed in the new Tract 1. Tract 2 will remain unimproved at this time.

The site plan (Exhibit C) reflects an 18,380 square-foot building to use as a Civil Engineering and Surveying Office [Barraza Consulting Group] .There is an existing office in Richardson and the applicant intends to re-locate to the subject property in Garland.

Per the applicant's narrative, "The intent of the placement of the building and parking is to save as many existing trees as possible. This site is filled with beautiful, mature, and elegant trees that we did not want to remove. We designed the site to accommodate the existing trees and use them for visual interest."

## 2. Parking

This development complies with the parking requirements per the GDC. There are three (3) garage doors proposed to store company trucks and materials for the Surveyors. The garages will not be accessible to the public and will be located in the interior of the property, not facing any public street.

## 3. Amenities

Planned Development (PD) District 18-41 requires street benches, trash receptacles, street lights and bicycle racks. The site plan (Exhibit C) reflects a bench, trash receptacle and a bicycle rack are located along West Campbell Road. The street light is located closer to the entrance of the property along West Campbell Road due to an Oncor easement.

Additionally, the applicant is proposing a covered patio in the southeast corner to encourage employees to enjoy the natural landscape of the property due to the preservation of several of the existing trees.

## 4. Screening and Landscaping

Per the GDC, a fifteen (15) – foot wide landscape buffer is required along West Campbell Road. The landscape plan (Exhibit D) reflects a twenty-five (25)-foot utility easement along the property line of West Campbell Road. The GDC allows the landscape buffer to overlap the utility easement as long as a minimum of six (6) feet is outside of the easement to allow large canopy trees and shrubs. The landscape buffer is required to be thirty-one (31) feet. The applicant is requesting to plant small ornamental trees within the twenty-five (25)-foot utility easements in lieu of large canopy trees, rather than widen the landscape buffer to thirty-one (31) feet.

The GDC allows up to twenty-five percent of the required number of large canopy trees within buffers may be replaced by small ornamental trees, at a rate of three small ornamental trees for each large canopy tree. The landscape buffer requires eight (8) large canopy trees and only two large canopy trees are allowed to be substituted with six (6) small ornamental trees. The applicant proposes twenty-four (24) small ornamental trees.

The landscape plan (Exhibit D) complies with all other applicable screening and landscaping standards.

## 5. Building Design



The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 18-41.

6. Signage

No deviations were requested regarding signage.

7. Transportation

A Traffic Impact Analysis (TIA) was not required by the Transportation Department. The submission was reviewed and approved by the Transportation Department.

8. Planned Development Standards

The applicant is requesting flexibility on the landscape buffer along West Campbell Road. However, the site otherwise complies with Planned Development (PD) 18-41 and the applicant has designed the layout with the intention of preserving as many trees as possible. In addition, the development provides an outdoor patio for employees to enjoy the natural landscape of the property.

**ECONOMIC DEVELOPMENT STRATEGIC PLAN**

The proposal is considered "Office" per the Economic Development Strategic Plan; this category represents a property tax revenue per acre at \$4,088. In addition, the proposal brings new employment to Garland.

**COMPREHENSIVE PLAN**

The Envision Garland Plan designates the subject property as Business Centers

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.

The proposed use is compatible with the Comprehensive Plan.

**COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the northwest, across West Campbell Road, are zoned Planned Development (PD) District 97-04; it is developed with an apartment complex. The property to the east is zoned Planned Development (PD) District 18-41; it is undeveloped. The property to the southeast is zoned Planned Development (PD) District 18-41; it is developed with an apartment complex. The properties to the west are zoned Planned Development (PD) District 18-04 and Planned Development (PD) District 06-58 for Neighborhood Office Use; these properties are developed with office buildings.

**STAFF RECOMMENDATION**

Approval of 1) an Amendment to Planned Development (PD) District 18-41 for Mixed Uses and 2) a Detail Plan for an Office, General Use.

**ADDITIONAL INFORMATION**

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

iv. Photos

**CITY COUNCIL DATE:** May 7, 2024

**PREPARED BY:**

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

**REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





0 200 400 Feet  
1 inch = 305 feet

## ZONING MAP Z 24-06

 INDICATES AREA OF REQUEST

2002 West Campbell Road



**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 24-06**

**2002 West Campbell Road**

**I. Statement of Purpose:** The purpose of this Planned Development is to approve an Office, General Use.

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

**III. General Regulations:** All regulations as set forth in Planned Development (PD) District 12-41, Planned Development (PD) District 18-41, Division 4 in Chapter 2 and Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

**IV. Development Plans:**

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

**V. Specific Conditions:**

A. Permitted Uses: An Office, General Use shall be permitted.

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

C. Amenities: Bench, litter container, street light and bicycle rack shall be provided as reflected in Exhibit C.

D. Outside Storage: No outside storage shall be permitted.

E. Company Trucks: All company trucks shall be stored inside the garage overnight.

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

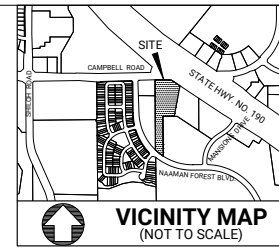
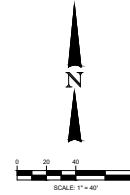
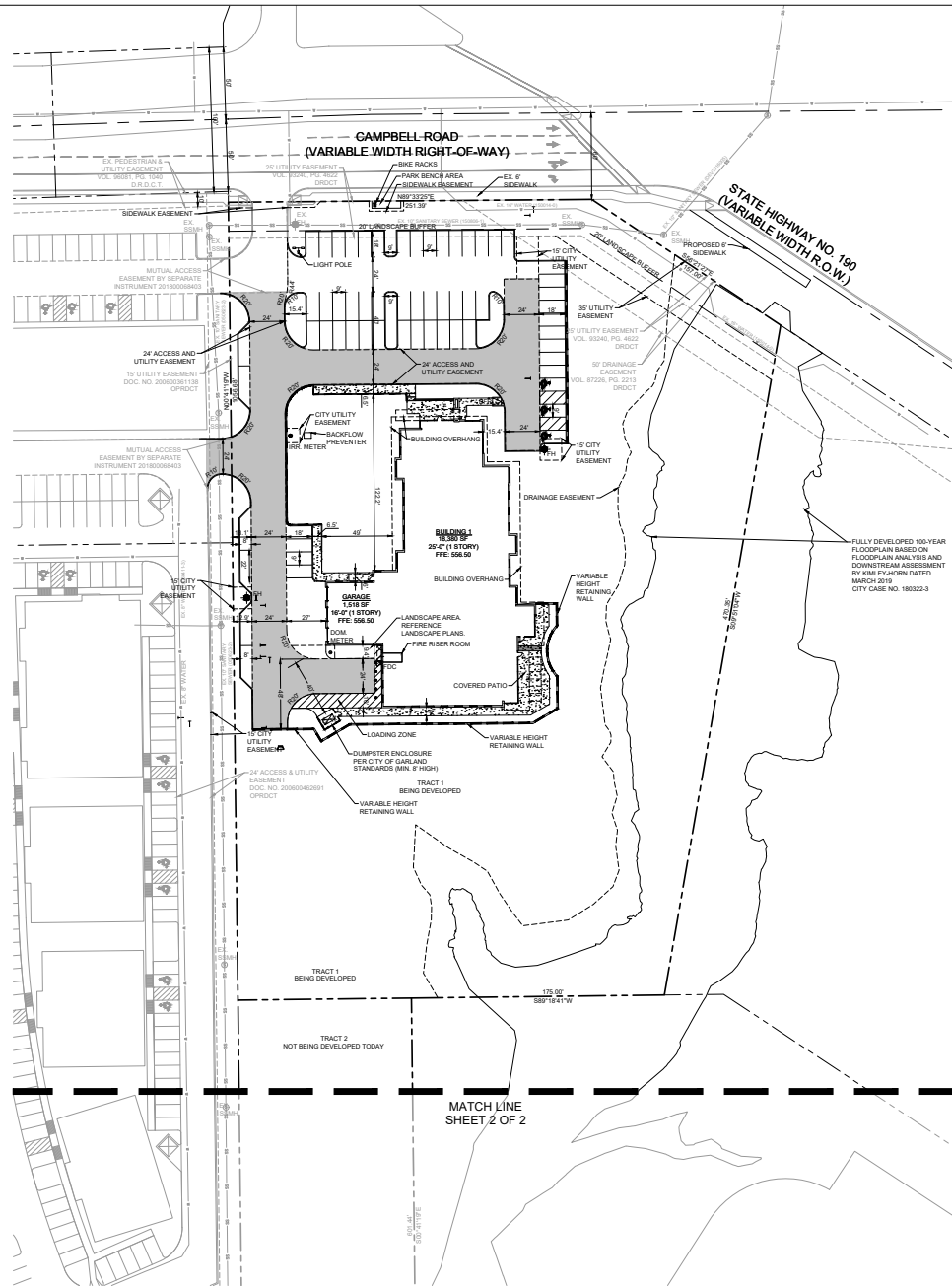
1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written

notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

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

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

# EXHIBIT C



## LEGEND

	PROPERTY LINE
	EASEMENT LINE
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING WATER AND FIRE HYDRANT
	EXISTING STORM LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED MANHOLE
	PROPOSED IRRIGATION METER
	PROPOSED DOMESTIC METER
	PROPOSED GATE VALVE
	FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED FIRE LANE
	PROPOSED RETAINING WALL

## NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
- ALL RADII ARE 3' UNLESS SHOWN OTHERWISE
- ALL SIDEWALKS, BFR'S, AND DRIVE APPROACHES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF GARLAND STANDARD DETAILS
- MINIMUM FIRE LANE WIDTH IS 24' AND A MINIMUM RADIIUS OF 20'
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO CONSTRUCTION
- CONTRACTOR TO CONTROL EROSION ALONGS PROPERTY LINE DURING CONSTRUCTION

SITE DATA TABLE	
SITE INFORMATION	
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE
CURRENT ZONING:	PD 12-41(OFFICE
PROPOSED ZONING:	OFFICE
SITE AREA (SF):	5,769 AC. (251,297 SF)
BUILDING INFORMATION	
BUILDING SF:	16,380 SF
GARAGE SF:	1,518 SF
BUILDING HEIGHT (STORY):	25'-0" (1 STORY)
GARAGE HEIGHT (STORY):	16'-0" (1 STORY)
BUILDING LOT COVERAGE:	7.82%
FLOOR AREA RATIO:	10.07
PARKING INFORMATION	
PARKING RATIO:	1/50 SF OF SANCTUARY INCLUDING BALCONIES
PARKING REQUIRED:	62
ADA REQUIRED:	3
PARKING PROVIDED:	59
ADA PROVIDED:	3
TOTAL PROVIDED:	62
IMPERVIOUS SURFACE	
IMPERVIOUS AREA (%):	95,204 SF (22.41%)
OPEN SPACE:	195,093 SF (77.6%)
*ADA PARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS	

## DETAIL SITE PLAN

CITY CASE #: 240109-1  
5.769 ACRES SITUATED IN THE  
P.H. RICE SURVEY, ABSTRACT NO. 1241  
CITY OF GARLAND  
DALLAS COUNTY, TEXAS

ARCHITECT  
ALLIANCE ARCHITECTS  
1600 N. COLLINS BLVD., SUITE 1000  
RICHARDSON, TX 75080  
CONTACT: ZACH WELDY  
PHONE: (972) 233 - 0400

OWNER / APPLICANT  
BARRAZA CONSULTING GROUP  
801 E. CAMPBELL ROAD, SUITE 650  
RICHARDSON, TX 75081  
CONTACT: JOHN HALE  
PHONE: (469) 498 - 9931

## DETAIL SITE PLAN

CAMPBELL 190

CITY OF GARLAND, COLLIN COUNTY, TEXAS

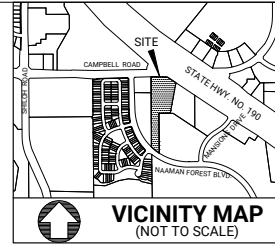
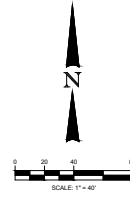
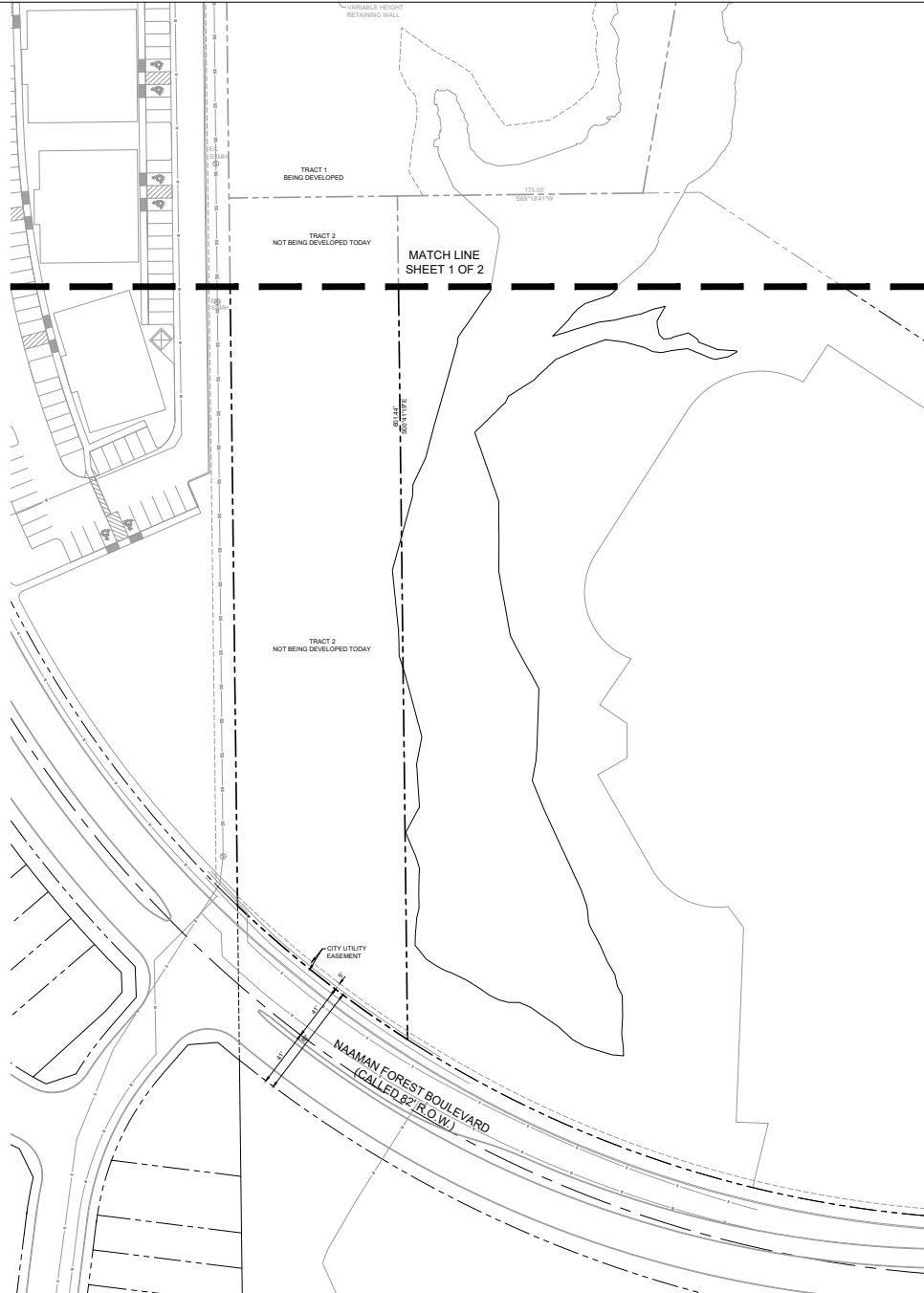
BARRAZA  
CONSULTING GROUP, LLC  
PLANNING • ARCHITECTURE • ENGINEERING

801 East Campbell Road  
Suite 650  
Richardson, TX 75081  
Tel. No. 214-488-7055  
TDD/Fax No. 214-488-7083



DATE	
3/15/2024	
DESIGN	CHECKED
JTH	JTH

# EXHIBIT C



## LEGEND

---	PROPERTY LINE
- - -	EASEMENT LINE
SS	EXISTING SANITARY SEWER AND MANHOLE
+	EXISTING WATER AND FIRE HYDRANT
---	EXISTING STORM LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS LINE
---	EXISTING UNDERGROUND ELECTRIC
●	PROPOSED MANHOLE
○	PROPOSED IRRIGATION METER
○	PROPOSED DOMESTIC METER
+	PROPOSED GATE VALVE
+	FIRE DEPARTMENT CONNECTION
+	PROPOSED FIRE HYDRANT ASSEMBLY
---	PROPOSED FIRE LANE
---	PROPOSED RETAINING WALL

## NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
2. ALL RADII ARE 3' UNLESS SHOWN OTHERWISE.
3. ALL SIDEWALKS, BFR'S, AND DRIVE APPROACHES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF GARLAND STANDARD DETAILS.
4. MINIMUM FIRE LANE WIDTH IS 24' AND A MINIMUM RADIIUS OF 20'.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO CONTROL EROSION ALONG PROPERTY LINE DURING CONSTRUCTION.

SITE DATA TABLE	
SITE INFORMATION	
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE
CURRENT ZONING:	PD 12-41(OFFICE
PROPOSED ZONING:	OFFICE
SITE AREA (SF):	5,769 AC. (251,297 SF)
BUILDING INFORMATION	
BUILDING SF:	16,380 SF
GARAGE SF:	1,518 SF
BUILDING HEIGHT (STORY):	25'-0" (1 STORY)
GARAGE HEIGHT (STORY):	16'-0" (1 STORY)
BUILDING LOT COVERAGE:	7.82%
FLOOR AREA RATIO:	10.07
PARKING INFORMATION	
PARKING RATIO:	1/50 SF OF SANCTUARY INCLUDING BALCONIES
PARKING REQUIRED:	62
ADA REQUIRED:	3
PARKING PROVIDED:	59
ADA PROVIDED:	3
TOTAL PROVIDED:	62
IMPERVIOUS SURFACE	
IMPERVIOUS AREA (%):	95,204 SF (22.41%)
OPEN SPACE:	195,093 SF (77.6%)
*ADA PARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS	

## DETAIL SITE PLAN

CITY CASE #: 240109-1  
5.769 ACRES SITUATED IN THE  
P.H. RICE SURVEY, ABSTRACT NO. 1241  
CITY OF GARLAND  
DALLAS COUNTY, TEXAS

ARCHITECT	OWNER / APPLICANT
ALLIANCE ARCHITECTS 1600 N. COLLINS BLVD., SUITE 1000 RICHARDSON, TX 75080 CONTACT: ZACH WELDY PHONE: (972) 233 - 0400	BARRAZA CONSULTING GROUP 801 E. CAMPBELL ROAD, SUITE 650 RICHARDSON, TX 75081 CONTACT: JOHN HALE PHONE: (469) 498 - 9931

## DETAIL SITE PLAN

CAMPBELL 190

CITY OF GARLAND, COLLIN COUNTY, TEXAS

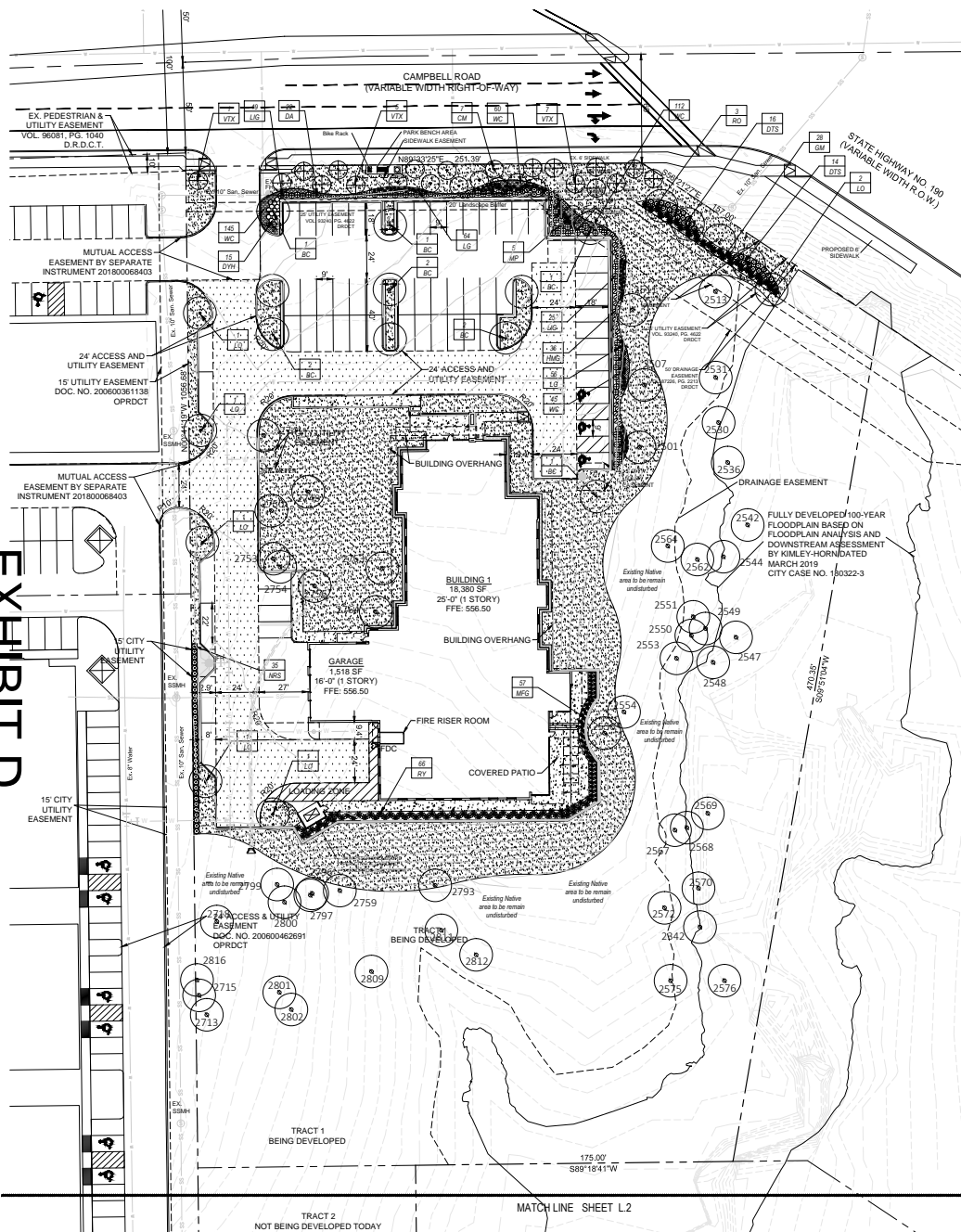


801 East Campbell Road  
Suite 650  
Richardson, TX 75081  
Tel. No. 214-488-7053  
TBE Firm Lic. 20083

DATE	
3/15/2024	
DESIGN	CHECKED
JTH	JTH



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 Demogras, unless otherwise noted on the drawings.

## 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 of 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, loose substances, roots, debris, vegetation, stones, containing no soil and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and final grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spalls, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (7") one inch of imported topsoil on all areas to receive lawn.

## PLANT LIST

CITY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
10	BC	Bald Cypress	Taxodium distichum	3" cal.	container grown, 12" Ht., 4"-6" spread min.
7	LO	Live Oak	Quercus virginiana	3" cal.	container grown, 12" Ht., 4"-6" spread min.
3	RO	Red Oak Shumard	Quercus shumardii	3" cal.	container grown, 12" Ht., 4"-6" spread min.
7	OM	Crape Myrtle Dallas Red	Lagerströmia indica 'Natchez'	8" Ht.	container grown, 3" cane, no cross corm, 2" cal. min.
5	OP	Mexican Palm	Phoenix roebelenii	7" Ht.	BBB, single trunk, 2" cal. min.
13	VIX	Vine	Vitis agnes-croce	8" Ht.	container or BBB, 3" cane, two form, 2" cal. min.

## SHRUBS

CITY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
22	DA	Dwarf Abies Rose Creek	Abies sp. 'Rose Creek'	5 gal.	container grown, full plant specimen, 30" o.c.
30	DTS	Dwarf Texas Sage Compact	Leucophyllum sp. 'Compact'	5 gal.	container grown, full plant specimen, 30" o.c.
15	DWH	Dwarf Yucca Holly	Yucca hibernica	5 gal.	container grown, full plant specimen, 30" o.c.
28	GM	Gulf Muhly	Muhlenbergia capillaris	5 gal.	container grown, full plant specimen, 30" o.c.
24	HMG	Dwarf Hensley Grass	Pennisetum sp. 'Dwarf Hensley'	5 gal.	container grown, full plant specimen, 30" o.c.
74	LIG	Sunshine Ligustrum	Ligustrum sinensis 'Sunshine'	5 gal.	container grown, full plant specimen, 30" o.c.
67	MFG	Mexican Feathergrass	Heliotropium peruvianum	5 gal.	container grown, full plant specimen, 30" o.c.
66	RY	Red Yucca 'Wavelength'	Hebe x 'Wavelength'	5 gal.	container grown, full plant specimen, 30" o.c.
35	NR	Nellee R. Stevens Holly	Nellee R. Stevens Holly	5 gal.	container grown, full plant specimen, 30" o.c.

## GROUNDCOVERS

CITY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
120	LIG	Gulf Ligustrum	Ligustrum sinensis	3 gal.	container, full top of container, 24" o.c.
362	WC	Wintercreeper	Euonymus alatus 'Alatus'	4 pots	container, (3) 12" min. min., 12" o.c.
		Bermudagrass 'Tiffany 419'	Cynodon dactylon 'Tiffany 419'	rod sod	rod 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 located. All trees to have straight trunks and be matching within varieties.

## TRASH RECEPTACLE NOTES

- Trash Receptacles shall be:
  - BILSON OUTDOORS
  - Model 91C-SB / 6"
  - Surface Material / Powder Coat: Silver
  - TOTAL OF (1)
- Contractor shall provide turn-key installation of all benches including, but not limited to, shipment, handling, placement, etc.



## BENCHES

- Benches shall be:
  - BILSON OUTDOORS
  - Hamble Collection Steel Style
  - Model 91C-SB / 6"
  - Surface Material / Powder Coat: Silver
  - TOTAL OF (1)

## BIKE RACK

- Bike Rack shall be:
  - BILSON OUTDOORS
  - Steel Bike Rack
  - Model 91C-SB / 6"
  - In-ground Mount / Powder Coat: Silver
  - TOTAL OF (1)
- Contractor shall provide turn-key installation of all bike racks including, but not limited to, shipment, handling, placement, etc.

## GRAPHIC PLANT LEGEND

- EXISTING TREES TO REMAIN
- BALD CYPRESS
- RED OAK
- LIVE OAK
- DWARF TEXAS SAGE
- GULF MUHLY
- RED YUCCA
- DWARF YUCCA HOLLY
- SUNSHINE LIGUSTRUM
- DWARF HAMLEY GRASS
- DWARF ABIES
- MEXICAN FEATHERGRASS
- NELLE R. STEVENS HOLLY
- MEXICAN FLUW
- CREPE MYRTLE
- VITEK
- WINTERCREEPER
- LAWN, BERMUDAGRASS
- Colorado River Rock, 3/4" - 1 1/2", 18" width, 4" depth with steel edging border and weed barrier fabric.
- Decorative Granite, 18" width, 2" depth with steel edging border and weed barrier fabric, 24" width along parking
- Concrete sidewalks per Civil

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, shrubs and underground structures shall be located within existing or proposed utility easements and right of way without approved City's Real Property Improvement Authorization form or City's License Agreement.

**SMR**  
landscape architects, inc.  
1000 N. COLLINS BLVD., SUITE 1000  
RICHARDSON, TX 75081  
CONTACT: ZACH WELDY  
PHONE: (972) 233-0400



## 01 LANDSCAPE PLAN

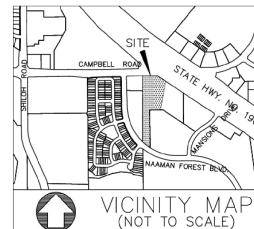
SCALE: 1" = 30'-0"

## SITE PLAN

CITY CASE #: 240109-1  
5.769 ACRES SITUATED IN THE  
P.H. RICE SURVEY, ABSTRACT NO. 1241  
CITY OF GARLAND  
DALLAS COUNTY, TEXAS

**ARCHITECT**  
ALLIANCE ARCHITECTS  
1600 N. COLLINS BLVD., SUITE 1000  
RICHARDSON, TX 75081  
CONTACT: ZACH WELDY  
PHONE: (972) 233-0400

**OWNER / APPLICANT**  
BARRAZA CONSULTING GROUP  
801 E. CAMPBELL ROAD, SUITE 650  
RICHARDSON, TX 75081  
CONTACT: JOHN HALE  
PHONE: (469) 488-9931



SITE DATA TABLE	
SITE INFORMATION	
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE
CURRENT ZONING:	PD 12-41 OFFICE
PROPOSED ZONING:	OFFICE
SITE AREA (A):	5.769 AC. (251,297 SF)
BUILDING INFORMATION	
BUILDING SF:	18,380 SF
GARAGE SF:	1,518 SF
BUILDING HEIGHT (STORY):	25'-0" (1 STORY)
GARAGE HEIGHT (STORY):	16'-0" (1 STORY)
BUILDING LOT COVERAGE:	2.95%
FLOOR AREA RATIO:	1.0:07
PARKING INFORMATION	
PARKING RATIO:	150.00 SF OF SANITARY INCLUDING BALCONIES
PARKING REQUIRED:	62
ADA REQUIRED:	59
PARKING PROVIDED:	62
ADA PROVIDED:	3
TOTAL PROVIDED:	62
IMPERVIOUS SURFACE	
IMPERVIOUS AREA (%):	56.204 SF (22.41%)
OPEN SPACE:	195,093 SF (77.6%)
*ADA PARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS	

## LANDSCAPE TABULATIONS

**SITE LANDSCAPING**  
Requirement: A minimum 10% of the Site Area must be landscaped.

Site Area: 53,733 s.f.  
Landscaped: 5,373 s.f. (10%)

**LANDSCAPE BUFFERS - MAJOR THOROUGHFARE**  
Requirements: A landscape buffer with a minimum width of 20' in depth from the property line. For every 30' level of required landscape buffer one large canopy tree is required and 7 shrubs or ornamental grasses.

S.H. 190 Frontage Road (157.00 L.) (Classification A-F)  
Required: 22 Minimum Buffer  
Provided: Existing 20' Min. Buffer  
(5) Large Canopy Trees  
(5) Large Canopy Trees  
(5) Shrubs

Campbell Road (251.36 L.) (Classification A-F)  
Required: 22 Minimum Buffer  
Provided: Existing 20' Min. Buffer  
(5) Large Canopy Trees  
(5) Large Canopy Trees  
(5) Shrubs

**PARKING LOT LANDSCAPING (62 spaces)**  
Requirements: There must be a parking lot island at the terminus of each parking row. A parking space shall be no more than 65' away from a large canopy tree. (1) Large Canopy Tree shall be provided for every (15) provided parking spaces. 5% of total parking lot to be landscaped.

Required: (1) Large Canopy Trees  
Provided: (15) Large Canopy Trees

**PARKING LOT SCREENING TO ADJACENT PUBLIC R.O.W.**  
Requirements: A continuous ornamental shrub screen shall be integrated into any landscape buffer that is required along an adjacent public R.O.W. Shrub planting height must be a minimum of 5' at time of installation.

Required: 24" min. Height Ornamental Hedge  
Provided: Provided as required

DATE: 03/19/2024  
DESIGN: BDA  
CHECKED: BDA  
DATE: 03/19/2024  
DESIGN: BDA  
CHECKED: BDA

**BARRAZA**  
CONSULTING GROUP, LLC  
PLANNING AND ARCHITECTURE  
801 East Campbell Road  
Suite 650  
Richardson, TX 75081  
Tel. No. 214-488-7055  
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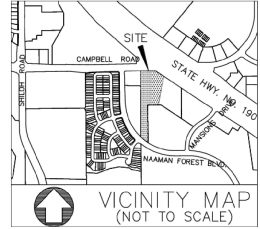
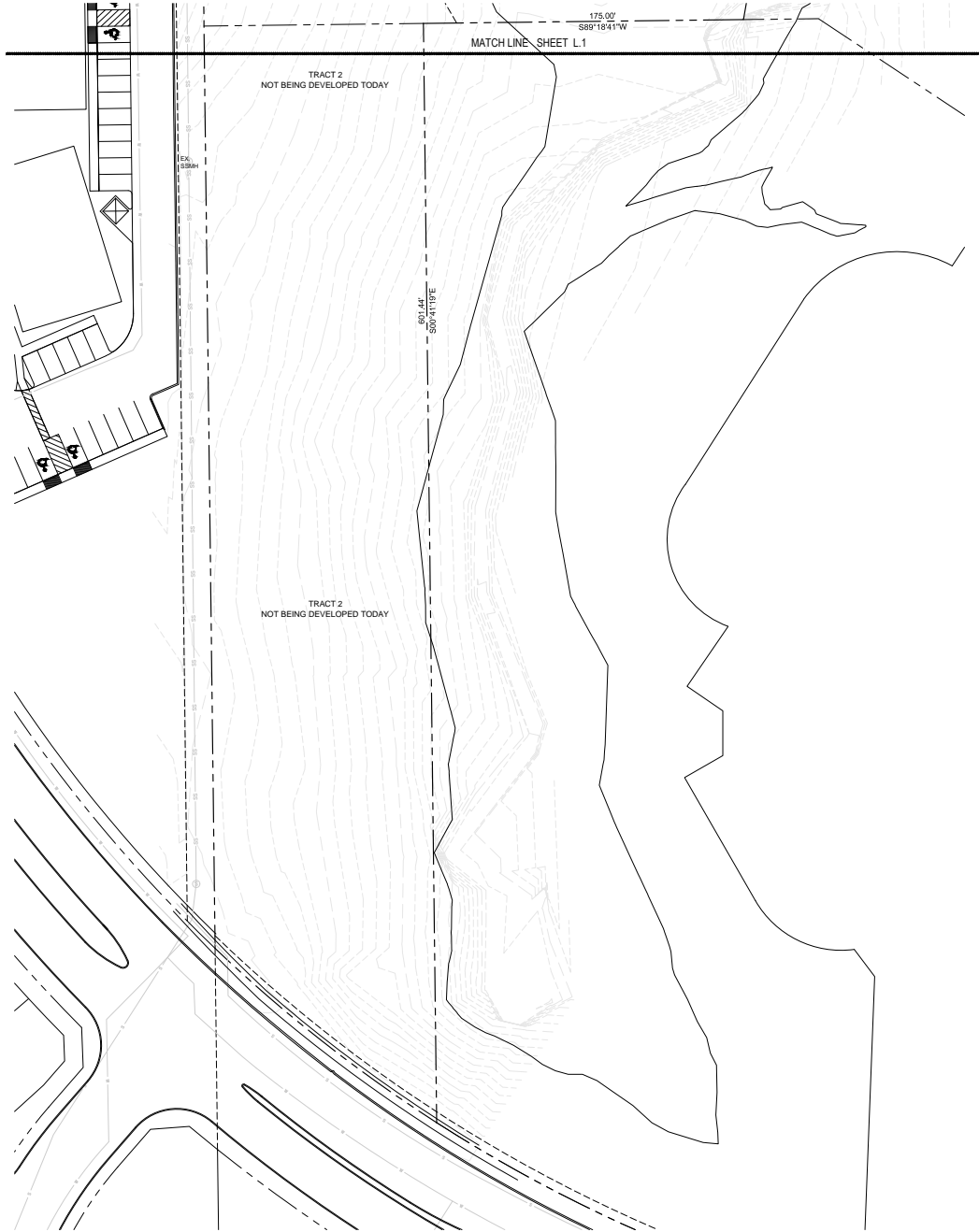
CITY OF GARLAND, COLLIN COUNTY, TEXAS

CAMPBELL 190

LANDSCAPE PLAN

L.1

# EXHIBIT D



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

**SITE PLAN**  
CITY CASE #: 240109-1  
5.769 ACRES SITUATED IN THE  
P.H. RICE SURVEY, ABSTRACT NO. 1241  
CITY OF GARLAND  
DALLAS COUNTY, TEXAS

**smr**  
landscape architects, inc.  
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Tel: 214.871.8822  
Fax: 214.871.8545  
Email: smr@smr-tx.com

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CONTACT: ZACH WELDY  
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RICHARDSON, TX 75081  
CONTACT: JOHN HALE  
PHONE: (469) 498 - 9931

DATE	03/18/2024
DESIGN	CHECKED
BDA	BDA

L.2



**LANDSCAPE PLAN**

CAMPBELL 190  
CITY OF GARLAND, COLLIN COUNTY, TEXAS

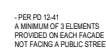
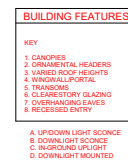
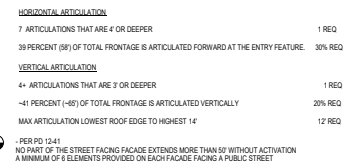
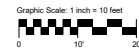
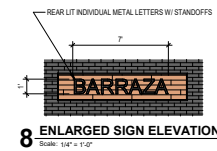
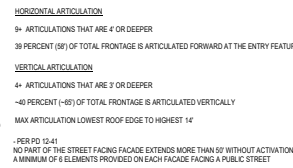




801 East Campbell Road  
Suite 650  
Richardson, TX 75081  
Tel: 469-498-9931  
TXBPE Firm Lic. 20683



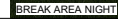


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 <b>BARRAZA</b> CONSULTING ARCHITECTS, LLC 801 East Campbell Road Suite 650, Richardson, TX 75081 Tel. No. 214-484-7265 TBE# Fm Lc 20983	<b>ALLIANCE</b> <b>ARCHITECTS</b> 1609 N COLLINS BLVD ST 1500, DALLAS, TX 75201 Tel. No. 972-231-5400	CASE NUMBER 240109-1	NO. DATE 1 03/2024	REVISION FIRST SUBMITTAL
	2002 W CAMPBELL RD CITY OF GARLAND, COLLIN COUNTY, TEXAS			
 DATE 02/28/2024	DESIGN	20	ELEVATION PLAN	
<b>EL1</b>				

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<div>EL2</div>	RENDERINGS	<div>DW</div>	DESIGN	DATE	02/28/2024	
<div>BARRAZA CONSULTING GROUP, LLC <small>A PROFESSIONAL CORPORATION</small></div> <div>801 East Campbell Road Suite 650 Richardson, TX 75081 Tel No. 972-231-0000 TXPE Perm Lic. 240683</div>				<div>ALLIANCE ARCHITECTS</div> <div>1609 N. COLLINS BLVD. ST 1020 Richardson, TX 75080 Tel No. 972-231-0400</div>		
				CASE NUMBER 240109-1		
				2002 W CAMPBELL RD		
				CITY OF GARLAND, COLLIN COUNTY, TEXAS		
NO.		DATE		REVISION		
1		02/29/24		FIRST SUBMITTAL		



**Z 24-06**



View of the subject property



Looking west of the subject property



Looking west of the subject property



Looking north of the subject property





# Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-06</b>	April 8, 2024	May 7, 2024	Nabiha Ahmed

Z 24-06 Barraza Consulting Group. The applicant proposes to construct a general office use. The site is located at 2002 West Campbell Road. (District 7)

**George Mones**

**For**

4/2/2024  
4:15:02 PM

6208 Eagle Nest Dr

georgemones@gmail.com

Garland

214-729-0146

Texas

United States

75044

My approval is contingent on the provision that every tree removed will be replaced. I would hope that council would always include the tree replacement provision in all projects

**Jennifer Morgan**

3/30/2024  
4:17:31 AM

**Against**

6113 Eagle Nest Dr

Garland

Texas

United States

75044

Small offices similar to what exist to the west of this plot could be fine. But down that strip is awfully small and near the creek. Not much usable space. Please no gas stations. 7-11 failed literally across the street as we have enough in the area already. Does demand analysis show office space would succeed? The ones to the west sat mostly empty for a long time. Lots of remote work. Would hate to bulldoze green space and end up with an empty parking lot.

**Jennifer Morgan**

3/30/2024  
4:17:31 AM

**Against**

6113 Eagle Nest Dr

Garland

Texas

United States



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-06</b>	April 8, 2024	May 7, 2024	Nabiha Ahmed

75044

Small offices similar to what exist to the west of this plot could be fine. But down that strip is awfully small and near the creek. Not much usable space. Please no gas stations. 7-11 failed literally across the street as we have enough in the area already. Does demand analysis show office space would succeed? The ones to the west sat mostly empty for a long time. Lots of remote work. Would hate to bulldoze green space and end up with an empty parking lot.