



# 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  
July 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 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](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 June 24, 2024 meeting.

### 2. PLATS

- a. P 24-20 Sears-Miller - Replat



## 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 **Spiars Engineering**, requesting approval of a 1) Change in zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to a Planned Development (PD) District for Multi-Family-2 (MF-2) District Uses and 2) a Concept Plan for a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 2200 West Campbell Road. (District 7) (File Z 24-05)
- b. Consideration of the application of **Spiars Engineering**, requesting approval of a Change in Zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to Single-Family Attached (SFA) District. (District 7) (File Z 24-12)
- c. Consideration of the application of **Mojibola Shobande**, requesting approval of 1) a Specific Use Provision (SUP) for an Automobile Sales, New or Used Use and 2) a Plan for an Automobile Sales, New or Used Use. This property is located at 2723 National Place. (District 5) (File Z 24-13) *(The applicant requests postponement of this item to the July 22, 2024 Plan Commission meeting.)*
- d. Consideration of the application of **Triangle Engineering**, requesting approval of 1) an Amendment to Planned Development (PD) District 04-45 for Community Retail Uses, 2) a Specific Use Provision for a Day Care, Youth -- Licensed Child-Care Center Use on a property zoned Planned Development (PD) District 04-45 and 3) a Detail Plan for a Day Care, Youth -- Licensed Child-Care Center Use. This property is located at 4802 North President George Bush Turnpike. (District 1) (File Z 24-19)
- e. Consideration of the application of **ZoneDev on behalf of StoneHawk Capital**, requesting approval of 1) an amendment to Planned Development (PD) District 18-20 for Mixed Uses and 2) a Concept Plan for Multi-Family-2 (MF-2) Uses. This property is located at 121 & 151 East I-30. (District 3) (File Z 24-25)
- f. Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of 1) an Amendment to Planned Development (PD) District 85-62 for Industrial and Community Retail Uses and 2) a Concept Plan for a Lineman Training & Bulk Materials Storage. This property is located at 2701 East Centerville Road. (District 2) (File Z 24-26) *(THIS ITEM HAS BEEN POSTPONED).*

### 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:** 07/08/2024

**Item Title:** Plan Commission Minutes for June 24, 2024

---

**Summary:**

Consider approval of the Plan Commission Minutes for the June 24, 2024 meeting.

---

### Attachments

June 24, 2024 Plan Commission Minutes

---





The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, June 24, 2024, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

**Staff Present:** Angela Self, Interim Planning Director  
Matthew Wolverton, Development Planner  
Trey Lansford, Deputy City Attorney  
Elisa Morales, Recording Secretary

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 Paris to **approve** the Consent Agenda. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 1 Abstain** by Commissioner Jones.

- |    |   |                 |
|----|---|-----------------|
| 1. | <b>MINUTES</b>  | <b>APPROVED</b> |
| a. | Consider approval of the Plan Commission Minutes for the June 10, 2024 meeting. |                 |
| 2. | <b>PLATS</b>  |                 |
| a. | P 24-17 Redbud Subdivision No. 20 -- Final Plat                                 | <b>APPROVED</b> |
| b. | P 24-19 Riverset Phase 3 -- Final Plat  | <b>APPROVED</b> |



## 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 **Hemphill, LLC by Faulk & Foster**, requesting approval of **DENIED**  
1) an Amendment to Planned Development (PD) District 03-52 for Community Retail Uses; 2) a Detail Plan for an Antenna, Commercial Use and 3) a Specific Use Provision (SUP) for an Antenna, Commercial Use. This property is located at 1102 North Country Club Road. (District 1) (File Z 23-43)

The applicant, Ralph Wyngarden, 1428 Trailside Court NW, Grand Rapids, MI 49504, provided an overview of the request and remained available for questions.

Commissioner Dalton asked the applicant what carrier would be on the proposed tower.

The applicant stated the carrier would be AT&T and further added that the tower has space for three additional providers. The applicant clarified that the space is not restricted to only cell providers. They are open to emergency services antennas, wireless internet providers, and any other type of technology involving internet.

Commissioner Dalton stated the reason for his question about the provider was because the towers are capable of multiple users and the tower that is only 600 feet away should be able to handle AT&T as well.

The applicant explained that AT&T needed to have a 75-foot centerline for its antennas to meet its service objective. The SBA Tower is a 65-foot tower and it currently has an occupant on the top slot which would be about a 60-foot centerline. The applicant is unsure if there are other lease spaces below that, but in terms of availability, there are approximately 40 feet available, which is about half of what AT&T needs, so that is the issue with the existing tower. The applicant further explained that in terms of other carriers and other needs, there is enough need to keep two shorter towers both occupied and the additional space that they would also provide would be useful in the future for other providers.

Chair Roberts suggested to the applicant that as he prepares to move his proposal to Council, he may want to provide a propagation map to show where the gaps are and how they will fill in to indicated as to why he is asking to reduce the 5,000 square feet.

The applicant stated that the issue did not come up with staff and that is the reason why that has not been presented.

Chair Roberts asked the applicant if the needs for more towers because of capacity.

The applicant stated the need was for signal strength but it also carves out a capacity piece that is near the neighborhood.

Resident speaking in opposition of the request:

Bebb Francis, III, 112 E Pecan, Suite 550, San Antonio, TX 78205.

The resident speaking in opposition pointed out that the existing tower is an 85-foot tower and not a 65-foot tower and that they would have a 75-foot rad available and that the proposed tower would only be .13 miles from the existing SBA Cell Tower. To date, they have not been contacted about any issues or concerns with the existing cell tower nor has any carrier contacted them about whether the existing cell tower could accommodate the additional



equipment. Additionally, the resident pointed out that from a technical standpoint, the GDC does not authorize an amendment to the PD to disregard the 5,000 foot separation and no information has been brought forward to meet the criteria for approval of an SUP.

Commissioner Dalton asked Mr. Francis what carriers are currently on the existing tower.

Mr. Francis stated that the existing carrier is T-Mobile and that they have a 75-foot rad that is vacant.

Commissioner Dalton asked Mr. Francis to confirm that they have plenty of room available on their existing tower and asked if they have approached AT&T and asked specifically if they need space on their tower.

Mr. Francis stated that AT&T has not reached out to them to ask what available space they have.

Resident in favor of the request but not speaking:

Mitchell Meyers, 1102 & 1130 N Country Club Road, Garland, TX 75040.

The applicant clarified to the Commission that in terms of the process and what has been presented, since working with staff, it was their understanding that as of right, this was an allowed tower under the existing PD. They were further advised by staff that all that was required was a Detail Plan and not an SUP. Regarding Mr. Francis' presentation stating their tower height is 85 feet, the applicant still questions that based on the information he found on the Antenna Structure Registration on the FCC database that basically states the tower is 65 feet. The applicant clarified that staff has been aware for a while that the carrier was AT&T.

Commissioner Jenkins asked the applicant how they determined the existing tower was 65 feet.

The applicant responded the information on the height of the tower was taken from the FCC database.

Commissioner Jenkins noted that the January 24, 2024 letter submitted in opposition indicates that the tower is not 80 feet but that the tower could be supplemented to have an additional height. Mr. Jenkins added that he would be using the information on the letter and the information presented as documented on the FCC to determine that the existing tower is probably 65 feet.

The applicant responded that from his understanding it appears that Mr. Francis needs to remove their client from their tower to justify extending his up to the 80 feet. The applicant stated that there is a federal provision that allows the extension of an already constructed tower if there is a carrier to justify the extension.

Commissioner Jenkins asked the applicant to expand on the unique tower and help him better understand what the top space is.

The applicant clarified that the information should be changed to reflect AT&T as the carrier.

Commissioner Paris stated that it is her understanding that a requirement exists that cell towers have to be within 5,000 feet of each other and the proposed requests is only within 600 feet of each other.

The applicant confirmed that the 5,000 foot requirement is correct but that is in an SUP situation and not in a PD where it provides the use.

Commissioner Cornelius stated her concerns on the understanding of the SUP and its requirements and the PD that was presented and what exactly did the applicant know of the required process.

The applicant stated that their understanding is that when the PD referred to a Type 1 (85 foot or lower) that was allowed by right and with a Type 2 (85 foot or higher) an SUP would be



required and that is where they saw the cutoff. Their understanding was that if the tower was 85 feet or higher, an SUP would be required but if it was 85 feet or lower, then the use would be allowed by right and the only additional requirements would be a Detail Plan to work out the Site Plan details.

Angela asked the Commission to refer to the staff presentation which identified that there was a PD in place for this site and per the PD, an SUP was required for the antenna. The PD refers to a Type 2 which is how it was defined when it was written in 2003 and that is the definition that staff is following for this request.

Matthew did confirm that the PD does require an SUP for a Type 2 antenna. As for the process, if this proposal was a Type 1 antenna or if there was no SUP required for a Type 2 within this PD, the applicant would still be required to go through this process and the same drawings would be submitted because in general in the GDC requirements per the 5,000-foot setback.

Chair Roberts stated that per his understanding, by itself the GDC would not require this but because this is a PD that predates the GDC, that states any tower that goes there would require an SUP regardless of the height of the tower.

**Motion** was made by Commissioner Dalton to close the public hearing. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

Commissioner Dalton stated that every request that has come before the Plan Commission for a cell tower has been attached to a heat map that shows the reason the cell tower is needed. In this day in age, it is not uncommon to see all three cellular providers on one tower. In this situation, we have a case where a tower exists with one provider and a proposal is being made to install a second tower with one provider. Because of this, he cannot support this proposal. Commissioner Dalton believes the Commission should stick with the rules the City implemented years ago, as it is for the visual benefit of the citizens.

Chair Roberts did point out that the Commission has approved similar types of requests with less than 5,000 feet in the past due to dropped calls and the carrier has been asked if there are other options where the antenna could be placed. Chair Roberts does not feel the case has been presented for the need of the additional antenna.

Commissioner Abell pointed out a similar case that was brought before the Commission a few months back near the Bass Pro area where a compelling case was made involving dropped calls and high density. He does not see the same case for this proposal with single family houses in a sparse area.

**Motion** was made by Commissioner Dalton to **deny** the application. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

- b. Consideration of the application of R-Delta Engineers, Inc., requesting approval of 1) an Amendment to Planned Development (PD) District 85-62 for Industrial and Community Retail Uses and 2) a Concept Plan for a Lineman Training & Bulk Materials Storage. This property is located at 2701 East Centerville Road. (District 2) (File Z 24-26) *(The applicant requests postponement of this item to the July 8, 2024 Plan Commission meeting.)* POSTPONED

**Motion** was made by Commissioner Jenkins to **postpone** the application per the applicant's request to the July 8, 2024 Plan Commission Meeting. Seconded by Commissioner Abell. **Motion carried: 9 Ayes, 0 Nays.**

#### 4. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:50 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary





GARLAND

**Plan Commission**

**2. a.**

**Meeting Date:** 07/08/2024

**Item Title:** P 24-20 Sears-Miller - Replat

---

**Summary:**

P 24-20 Sears-Miller - Replat

---

**Attachments**

P 24-20 Sears-Miller - Replat Report & Attachments

---



# ***Planning Report***

**File No: P 24-20 / District 6**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: July 8, 2024**



**GARLAND**

TEXAS MADE HERE

## **REPLAT**

Sears-Miller Replat

## **LOCATION**

1617 & 1619 Kings Road

## **ZONING**

Industrial (IN) District

## **NUMBER OF LOTS**

One (1) Lot

## **ACREAGE**

13.447 acres

## **BACKGROUND**

The purpose of this Replat to develop warehouse buildings.

## **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

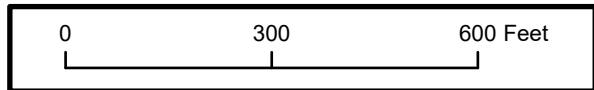
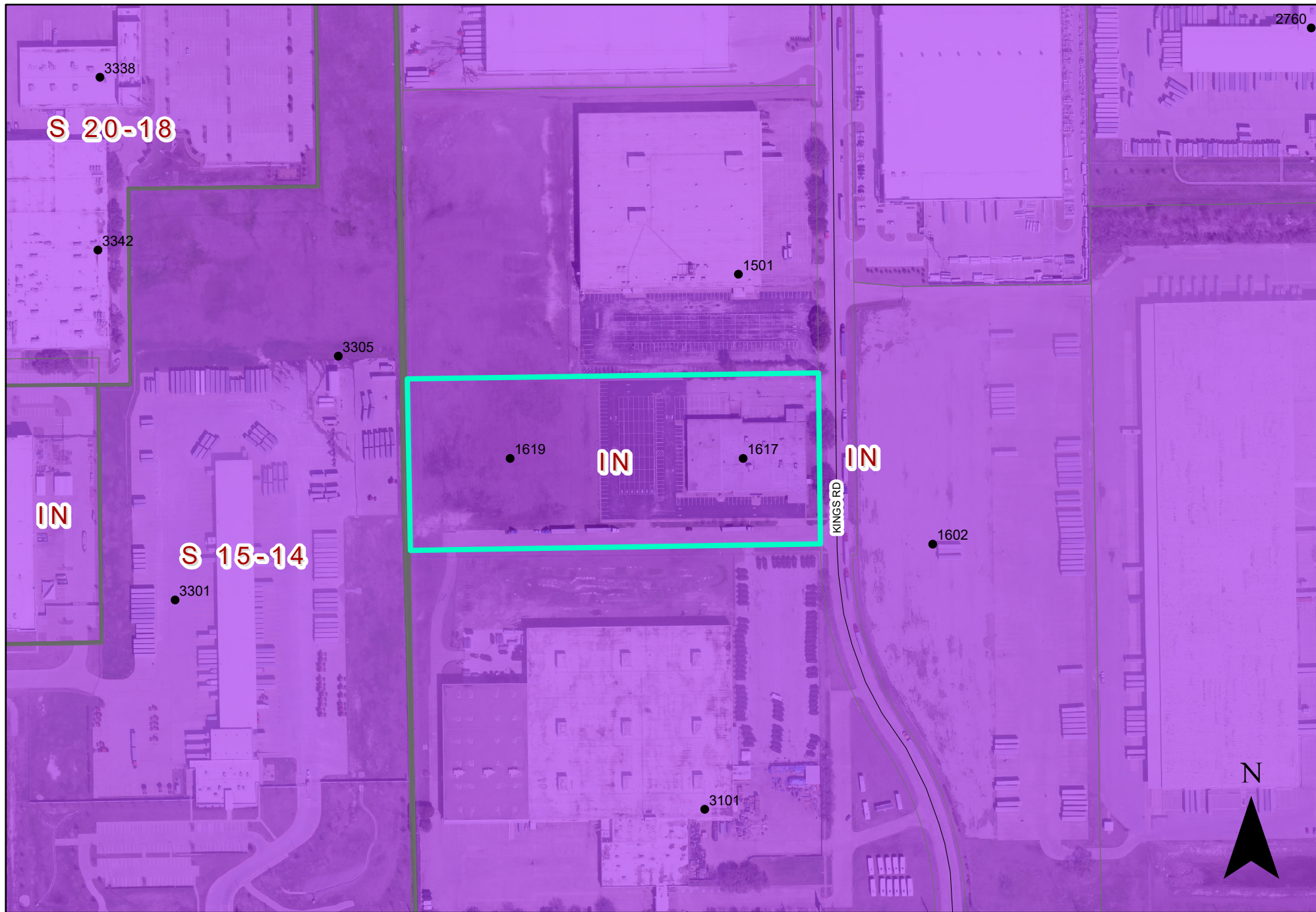
## **PREPARED BY:**

Angela Self, FAICP  
Interim Director of Planning  
Planning and Development  
972-205-2450  
aself@garlandtx.gov

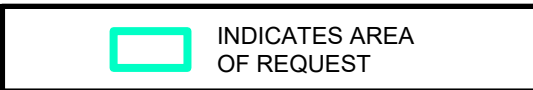
## **REVIEWED BY:**

Angela Self, FAICP  
Interim Director of Planning

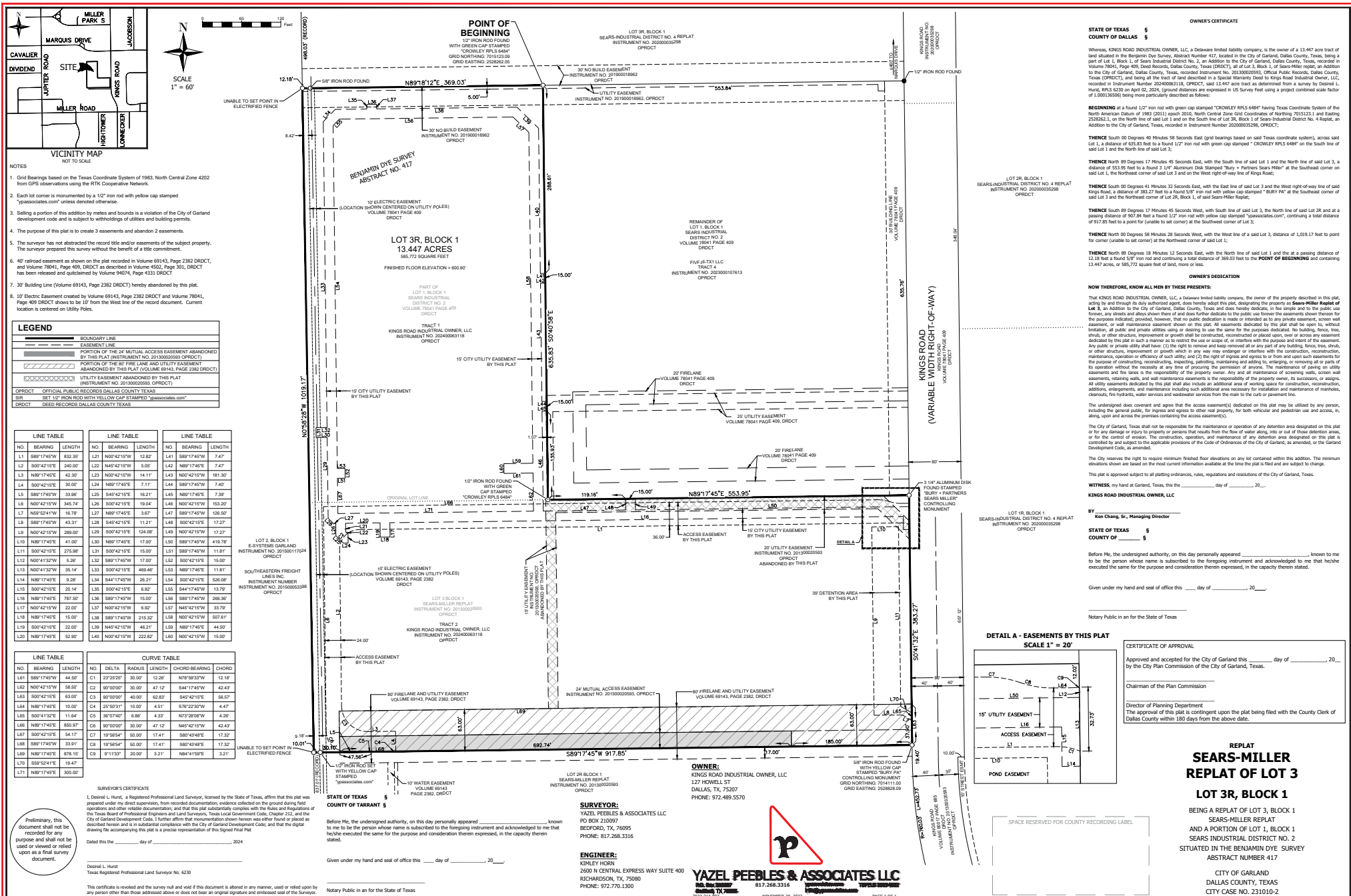




# PLAT MAP P 24-20











## GARLAND

### Plan Commission

3. a.

Meeting Date: 07/08/2024

Item Title: Z 24-05 Spiars Engineering (District 7)

---

#### Summary:

Consideration of the application of **Spiars Engineering**, requesting approval of a 1) Change in zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to a Planned Development (PD) District for Multi-Family-2 (MF-2) District Uses and 2) a Concept Plan for a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 2200 West Campbell Road. (District 7) (File Z 24-05)

---

#### Attachments

Z 24-05 Spiars Engineering Report & Attachments

Z 24-05 Spiars Engineering Responses

---



# ***Planning Report***

**File No: Z 24-05/District 7**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: July 8, 2024**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Approval of a 1) Change in zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to a Planned Development (PD) District for Multi-Family-2 (MF-2) District Uses and 2) a Concept Plan for a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

## **LOCATION**

2200 West Campbell Road

## **APPLICANT**

Spiars Engineering

## **OWNER**

Outer Loop Venture

## **BACKGROUND**

The subject site is currently an undeveloped site at the Southeast corner of West Campbell Road and North Shiloh Road. In 2022, the site was rezoned from Planned Development (PD) District 85-50 for Community Retail (CR) District Uses to Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses. The eastern third of the site is covered in a creek, flood plain, and trees, while the rest is covered in grass.

## **SITE DATA**

The overall site consists of approximately 12.9 acres with approximately 533 lineal feet of frontage along North Shiloh Road and 966 feet along West Campbell Road. The Concept Plan (Exhibit C) shows one access point along each road.

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

The site is zoned Planned Development (PD) District 22-20 for Single-Family Attached (SFA) District and is currently vacant.

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.

## **CONSIDERATIONS**

### **1. Front Yard Setback**

According to the Garland Development Code (GDC) Chapter 2 Table 20-4, West Campbell Road requires a front yard building setback of 20 feet in the Multi-Family-2 (MF-2) District. The applicant proposes a front yard building setback of 16 feet.



Decreasing the setback would allow for a more urban style to the development, being closer to the street, and allow for more room within the site to provide parking and other amenities.

2. Building Height

The GDC allows a maximum height of 50 feet for the Multi-Family-2 zoning. The applicant is requesting a maximum height of 55 feet for building number five (5) per the concept plan.

It should be noted that the building will present itself as a three (3) story structure from the West but will be 55 feet tall due to the grade change the closer the building gets to the creek to the East.

3. Screening and Landscaping

The GDC requires a five (5) foot tall ornamental metal fence or a six (6) foot tall masonry wall to be along the Eastern property line. The applicant proposes no screening be required between the site and the Single-Family Attached (SFA) development to the East. In addition, the applicant is proposing a six (6)-foot ornamental fence without masonry columns to be placed West of the tree line and between buildings four (4) and five (5).

The existing floodplain and heavy tree cover will remain as a natural screen between the proposed development and the existing Single-Family Attached property to the East. The ornamental fence will provide some security for the proposed development, leave an open view of the trees for residents, prevent many trees from being cut down, and not block the neighboring property from their view and access to the wooded area and creek.

4. Building Design

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

5. Signage

No deviations were requested regarding signage.

6. Transportation

A Traffic Impact Analysis (TIA) was by the Transportation Department. The submission was reviewed and approved by the Transportation Department.

The applicant will add a Westbound West Campbell Road left turn lane to aid turns South onto North Shiloh Road. The applicant will also add an Eastbound West Campbell left turn lane to aid turns North onto North Shiloh Road. It should be noted that this turn lane was not required to be added by the Transportation Department, but the applicant chose to better help traffic flow.

Finally, a median opening is proposed Southbound on North Shiloh Road to add a left turn lane into the site. The site entrance on North Shiloh will also feature two exit lanes to allow both left and right turns out of the site.



**COMPREHENSIVE PLAN**

The Envision Garland Plan designates the subject property as Urban Neighborhoods

Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use is compatible with the Comprehensive Plan.

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

The property to the East is Zoned Planned Development (PD) District 05-44 for Single-Family Attached (SFA) Uses and contains a neighborhood of townhomes. The property to the South is zoned Planned Development (PD) District 98-01 for Multi-Family-1 (MF-1) Uses and contains an apartment development. The property to the East is a vacant property zoned Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses. The properties to the North are zoned Planned Development (PD) District 15-35, Planned Development (PD) District 03-49, and Planned Development (PD) District 98-28. These properties contain a bank, grocery store and shopping center, and a minor automobile repair business.

The proposed development is compatible with the surrounding area.

**STAFF RECOMMENDATION**

Approval of a 1) Change in zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to a Planned Development (PD) District for Multi-Family-2 (MF-2) District Uses and 2) a Concept Plan for a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

**ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** July 8, 2024

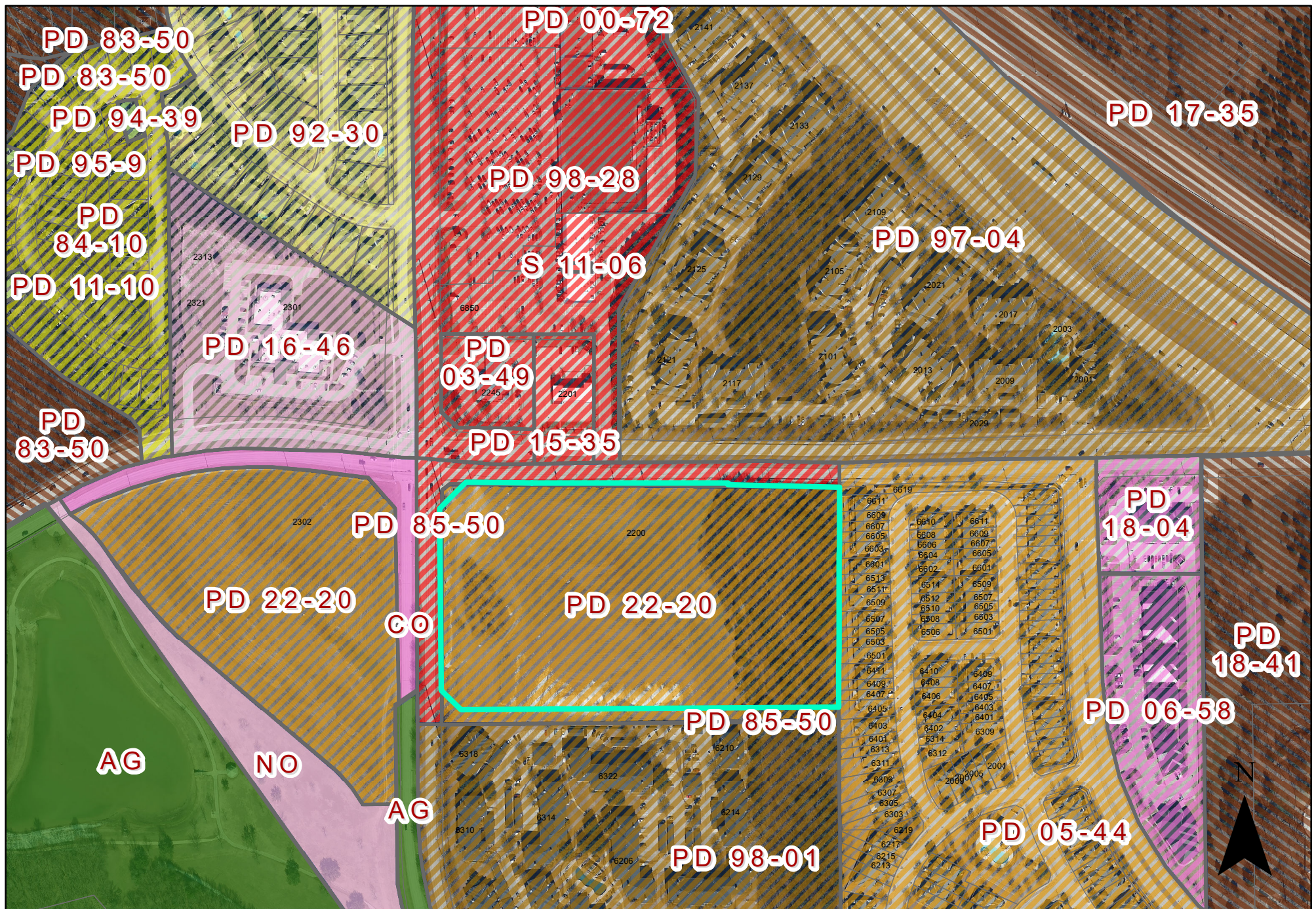
**PREPARED BY:**

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

**REVIEWED BY:**

Angela Self, FAICP  
Interim Director of Planning





0 200 400 Feet  
1 inch = 306 feet

## ZONING MAP Z 24-05

 INDICATES AREA OF REQUEST

2200 West Campbell Road



**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 24-05**

**2200 West Campbell Road**

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family development.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family-2 (MF-2) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses: Land Uses are only permitted as in the Multi-Family-2 (MF-2) District.
- B. Concept Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- C. Setbacks: The front yard setback along West Campbell Road shall be 16 feet.
- D. Building Height: Building number five (5), per the approved Concept Plan labeled Exhibit C, shall be a maximum of 55 feet in height.



E. Landscape Buffer: The landscape buffer along West Campbell Road & North Shiloh Road shall be 10 feet.

F. Screening and Landscaping: No screening shall be required.

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

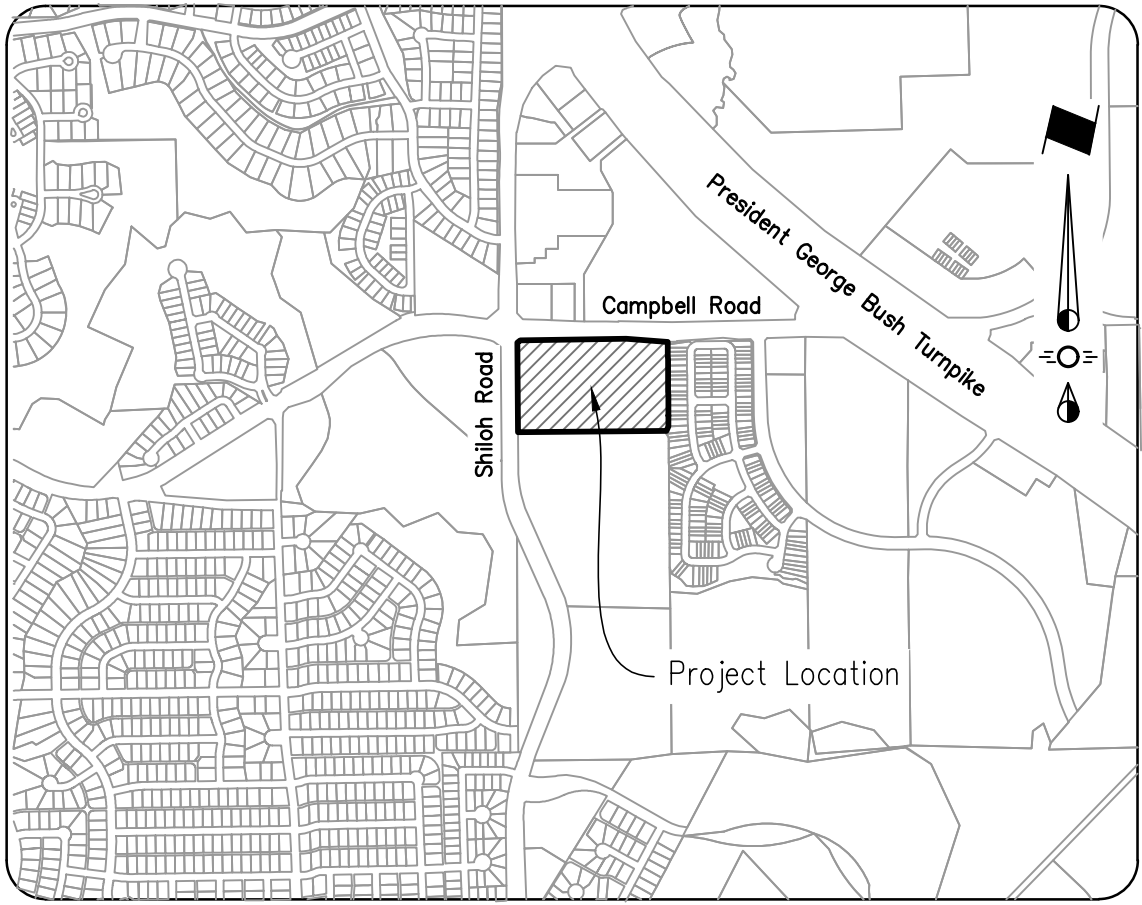
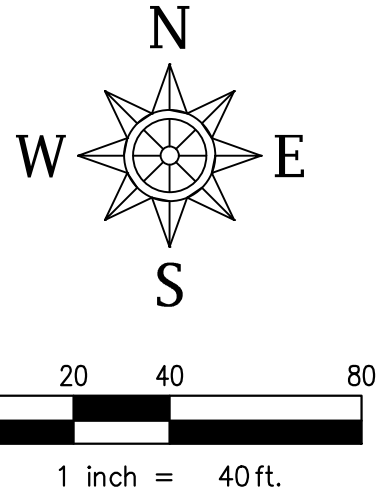
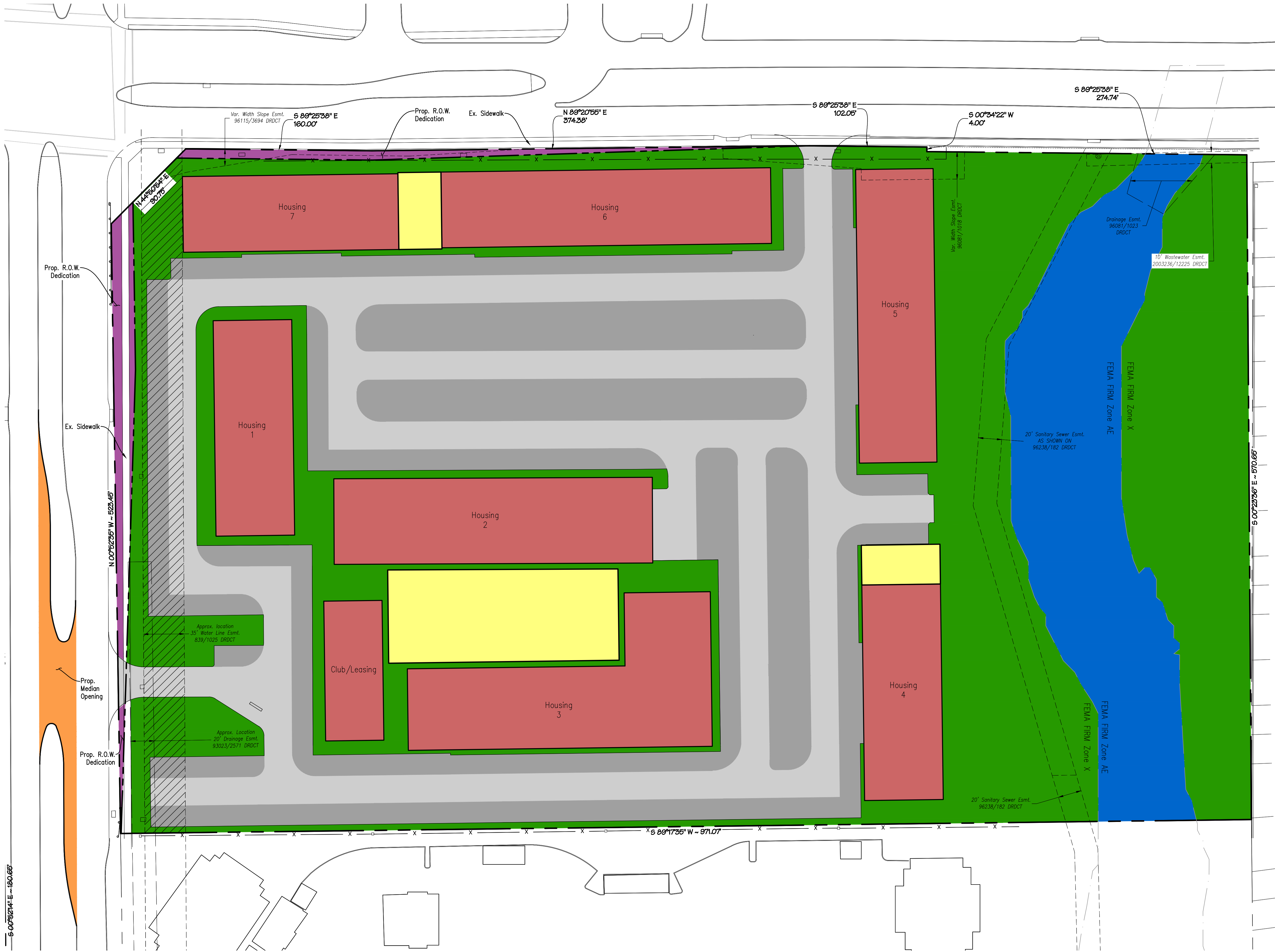


Plotted by: DBoard10, Plot Date: 6/6/2024, 4:05 PM

9:20:15 AM

Drawn: 6/20/23, 10:55:23-143, LCG, Shiloh\CAD\Preparation\Exhibit.dwg, Saved By: DBoard10, Save Time: 6/6/2024

5 00°52'14" E - 180.65'



Vicinity Map  
NTS

SITE DATA SUMMARY TABLE

SYNOPSIS	LOT 1, BLOCK 1
Ex. Zoning	PD - Planned Development
Prop. Zoning	MF-2 Multifamily
Land Use	Multifamily Apartments
Lot Area	12.937 Ac. (563,536 Sq. Ft.)

LEGEND

- Proposed Building
- Proposed Drives
- Proposed Parking
- Proposed Open Space/Landscape Area
- Proposed Amenity Space
- Floodplain
- Proposed R.O.W. Dedication
- Existing NTMWD Easement
- Proposed Median Opening

Note:  
Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standards Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supercede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City Code, or the approved PD.

CASE NUMBER - 231102-02

CONCEPT PLAN  
**LCG SILOH**  
IN THE CITY OF GARLAND, DALLAS COUTNY, TEXAS  
P.H. RICE SURVEY ABSTRACT NO. 1131241  
563,536 Sq. Ft./12.937 Acres (Gross)  
554,388 Sq. Ft./12.725 Acres (Net)

DEVELOPER  
Leon Capital Group  
3500 Maple Ave, Suite 1600  
Dallas, TX 75219  
Telephone: (214) 270-1952  
Contact: Felix Saenz

ENGINEER / SURVEYOR / APPLICANT  
Spiars Engineering, Inc.  
501 W. President George Bush Hwy, Suite 200  
Richardson, TX 75080  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: David Bond

OWNER  
Outer Loop Venture  
8150 N. Central Expy Ste 725  
Dallas, TX 75206  
Telephone: (972) 369-1265  
Contact: George Baldwin



## **Z 24-05**



View from the subject site looking East down West Campbell Road.



View from the subject site looking North across West Campbell Road showing the bank and retail.



View from the subject site looking West across North Shiloh Road.



View of the subject site looking South from West Campbell Road.



**2200 West Campbell Road**



# Comment Form

## Case Z 24-05

Z 24-05 Spiars Engineering. The applicant proposes a Multi-Family Development. The site is located at 2200 West Campbell Road. (District 7)

Z 24-05 Spiars Engineering. El solicitante propone un Desarrollo Multifamiliar. El sitio está ubicado en 2200 West Campbell Road. (Distrito 7)

Z 24-05 Spiars Engineering. Người nộp đơn đề xuất Phát triển nhiều gia đình. Địa điểm này nằm ở số 2200 West Campbell 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](mailto: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](mailto: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](mailto: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.

DEAN KENYON 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.)

6505 EAGLE NEST DRIVE

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

Dean Kenyon

Signature / Firma / Chữ ký

(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.)

Date / Fecha / Ngày



From: John Crews  
To: Planning Group  
Subject: Case Z 24-05  
Date: Tuesday, July 2, 2024 10:25:38 AM

[Some people who received this message don't often get email from johncrews@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email. If you are unsure about the message, please contact the Help Desk at x7240 for assistance.

## Comment Form Case Z 24-05

Z 24-05 Spiars Engineering. The applicant proposes a Multi-Family Development. The site is located at 2200 West Campbell Road. (District 7)

Z 24-05 Spiars Engineering. El solicitante propone un Desarrollo Multifamiliar. El sitio está ubicado en 2200 West Campbell Road. (Distrito 7)

Z 24-05 Spiars Engineering. Người nộp đơn đề xuất Phát triển nhiều gia đình. Địa điểm này nằm ở số 2200 West Campbell 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](mailto: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](mailto: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](mailto: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.

MR. JOHN CREWS

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.)

6509 EAGLE NEST DR.

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

GARLAND TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu chính

John Crews

Signature / Firma / Chữ ký

(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.)

7/2/2024

Date / Fecha / Ngày



# Comment Form

## Case Z 24-05

Z 24-05 Spiars Engineering. The applicant proposes a Multi-Family Development. The site is located at 2200 West Campbell Road. (District 7)

Z 24-05 Spiars Engineering. El solicitante propone un Desarrollo Multifamiliar. El sitio está ubicado en 2200 West Campbell Road. (Distrito 7)

Z 24-05 Spiars Engineering. Người nộp đơn đề xuất Phát triển nhiều gia đình. Địa điểm này nằm ở số 2200 West Campbell Road. (Quận 7)

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



Against / En Contra / Không

Please complete the following information and email the form to [Planning@garlandtx.gov](mailto: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](mailto: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](mailto: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.

Roger Parsons

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.)

6404 Wildlife Trl.

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Roger Parsons

Signature / Firma / Chữ ký

(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.)

7/3/2024

Date / Fecha / Ngày



## Comment Form Continued – Case Z 24-05

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

N. Shiloh Rd. and W. Campbell traffic congestion  
is too high to support additional multifamily housing  
in this area.



# Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-05</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

Spiars Engineering. The applicant proposes a Multi-Family Development. The site is located at 2200 West Campbell Road. (District 7)

**Khoa Nguyen**

**Against**

7/3/2024  
1:12:21 PM

2406 Mapleridge Dr

Garland  
Texas  
United States  
75044

**Outside the Notification Area**

**Ryan Hickey**

**Against**

7/1/2024  
11:10:23 PM

5426 Glen Vista Dr

ryan.k.hickey@gmail.com

Garland  
Texas  
United States  
75044

214-725-1587

**Outside the Notification Area**

**Ryan Hickey**

**Against**

7/1/2024  
11:10:11 PM

5426 Glen Vista Dr

ryan.k.hickey@gmail.com

Garland  
Texas  
United States  
75044

214-725-1587

**Outside the Notification Area**

None

**Ryan Hickey**

**Against**



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-12</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

7/1/2024  
11:10:02 PM

5426 Glen Vista Dr  
Garland  
Texas  
United States  
75044

ryan.k.hickey@gmail.com  
214-725-1587

Outside the Notification Area

**Katherine  
Lucero**

7/1/2024  
1:38:51 AM

**Against**

2414 whispering cove  
circle  
Garland  
Texas  
United States  
<null>

Outside the Notification Area

**Antonio Lucero**

7/1/2024  
1:34:34 AM

**Against**

2414 Whispering Cove  
Cir  
Garland  
Texas  
United States  
<null>

Outside the Notification Area

**Juan Correa**

7/1/2024  
12:20:05 AM

**Against**

2717 collins blvd  
Garland  
Texas  
United States  
75044

jcorreatx@yahoo.com  
2146428579

Outside the Notification Area

The map shows a red area that includes the trees of the preserve. If the trees are going to be cut down, I am against the proposal. Trees stay I'm ok



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-12</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

**Juan Correa**

**Against**

7/1/2024  
12:19:45 AM

2717 collins blvd

jcorreatx@yahoo.com

Garland

2146428579

Texas

United States

**Outside the Notification Area**

75044

The map shows a red area that includes the trees of the preserve. If the trees are going to be cut down, I am against the proposal. Trees stay I'm ok

**Nicholas  
Gomez**

**Aganist**

6/29/2024  
12:07:09 PM

6309 N. President  
George Bush Hwy

addictinggamer728@gmail.com

Garland

7146003497

Texas

United States

**Outside the Notification Area**

75044

This zone would be better utilized as low-density commercial/retail. This area of Garland already has higher density due to the large apartment complexes near by with little retail to support the community. With the proposed zoning change across the street (24-12) there will be significant density increase without the addition of services or retail. I am not against developing this parcel, I just believe the proposed change is not the best option.

Spiars Engineering. The applicant proposes a change in zoning to the Single-Family Attached (SFA) District. The site is located at 2302 West Campbell Road. (District 7)

**Khoa Nguyen**

**Against**

7/3/2024  
1:11:38 PM

2406 Mapleridge Dr

khoadangnguyen25@gmail.com

Garland

Texas

United States

**Outside the Notification Area**

75044

**David Tatman**

**Against**



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-12</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

7/2/2024  
8:44:12 PM

3103 Fernhurst

Richardson  
Texas  
United States  
<null>

Outside the Notification Area

Converting property from current zoning to a residential use will impact spring creek flood water retention control. Many time I've seen this property flooded to help manage heavy rainfall events.

**Daniel Phillips**

**Against**

7/1/2024  
3:52:52 PM

2105 W Campbell Rd,  
Apt 621  
Garland  
Texas  
United States  
75044

drphillips1212@gmail.com

2146750250

Against

**Katherine  
lucero**

**Against**

7/1/2024  
1:37:31 AM

2414 whispering cove  
circle  
Garland  
Texas  
United States  
<null>

Outside the Notification Area

**Antonio Lucero**

**Against**

7/1/2024  
1:35:41 AM

2414 Whispering Cove  
Cir  
Garland  
Texas  
United States  
<null>

Outside the Notification Area



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-12</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

**Jake Keller**

**Against**

6/30/2024  
7:25:50 PM

5410 Remington Drive

Garland

Texas

United States

<null>

**Outside the Notification Area**

That piece of land is beautiful as it is. It's unnecessary to build any more homes in the area. There is already plenty of construction occurring.





## GARLAND

### Plan Commission

3. b.

**Meeting Date:** 07/08/2024

**Item Title:** Z 24-12 Spiars Engineering (District 7)

---

#### Summary:

Consideration of the application of **Spiars Engineering**, requesting approval of a Change in Zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to Single-Family Attached (SFA) District. (District 7) (File Z 24-12)

---

#### Attachments

Z 24-12 Spiars Engineering Report & Attachments

Z 24-12 Spiars Engineering Responses

---



# ***Planning Report***

**File No: Z 24-12/District 7**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: July 8, 2024**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Approval of a Change in Zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to Single-Family Attached (SFA) District.

## **LOCATION**

2302 West Campbell Road

## **APPLICANT**

Spiars Engineering

## **OWNER**

Outer Loop Venture

## **BACKGROUND**

The subject site is currently an undeveloped site at the Southwest corner of West Campbell Road and North Shiloh Road. In 2022, the site was rezoned from Community Office (CO) District to Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses.

It should be noted that the Single-Family Attached (SFA) Use is allowed here, but the rezoning is to replace the existing Planned Development (PD) District 22-20 conditions that do not align with the applicant's vision for the site.

## **SITE DATA**

The site is approximately 8.18 acres and will be accessed from West Campbell Road and North Shiloh Road.

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

The site is zoned Planned Development (PD) District 22-20 for Single-Family Attached (SFA) District and is currently vacant.

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.

## **CONSIDERATIONS**

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require 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 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.
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 designates this property as Compact Neighborhoods.

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

The proposed zoning is generally compatible with the Comprehensive Plan.

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

The property to the South is zoned Agricultural (AG) District and is a public park owned by the City of Garland. The property to the East is also zoned Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses. The properties to the North are zoned Planned Development (PD) District 16-46 for Neighborhood Office (NO) Uses, Planned Development (PD) 84-10 for Single-Family-5 (SF-5) Uses, and Planned Development (PD) District 83-50 for Mixed Uses. These properties contain a rehabilitation center and single-family detached houses.

### **STAFF RECOMMENDATION**

Approval of a Change in Zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to Single-Family Attached (SFA) District.

### **ADDITIONAL INFORMATION**

- i. Location Map
- ii. Photos

**CITY COUNCIL DATE:** July 8, 2024



**PREPARED BY:**

Matthew Wolverton  
Planner II  
Planning & Development  
972-205-2454  
[mwolverton@garlandtx.gov](mailto:mwolverton@garlandtx.gov)

**REVIEWED BY:**

Angela Self, FAICP  
Interim Director of Planning





0 210 420 Feet  
1 inch = 318 feet

## ZONING MAP Z 24-12

 INDICATES AREA OF REQUEST

2302 West Campbell Road



## Z 24-12



View of the proposed site looking West from N Shiloh Road.



Looking East from the site across N Shiloh Road.

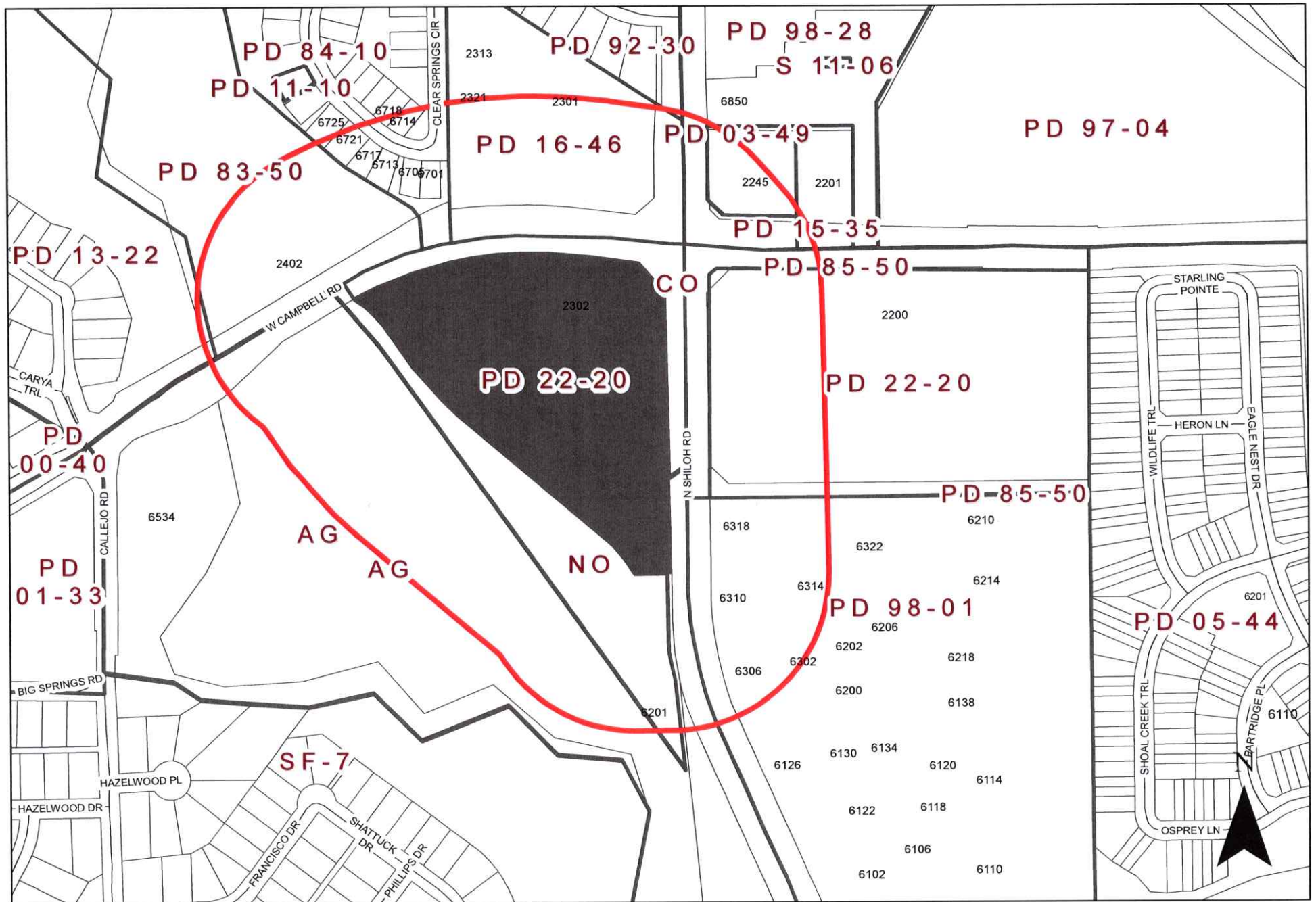


View looking North and East from W Campbell Road



Looking South down N Shiloh Road.





0 210 420 Feet  
1 inch = 318 feet

## ZONING MAP Z 24-12

INDICATES AREA OF REQUEST  
INDICATES NOTIFICATION AREA

2302 West Campbell Road



# Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-12</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

Spiars Engineering. The applicant proposes a change in zoning to the Single-Family Attached (SFA) District. The site is located at 2302 West Campbell Road. (District 7)

**Khoa Nguyen**

**Against**

7/3/2024  
1:11:38 PM

2406 Mapleridge Dr  
  
Garland  
Texas  
United States  
75044

khoadangnguyen25@gmail.com

Outside the Notification Area

**David Tatman**

**Against**

7/2/2024  
8:44:12 PM

3103 Fernhurst  
  
Richardson  
Texas  
United States  
<null>

Outside the Notification Area

Converting property from current zoning to a residential use will impact spring creek flood water retention control. Many time I've seen this property flooded to help manage heavy rainfall events.

**Daniel Phillips**

**Against**

7/1/2024  
3:52:52 PM

2105 W Campbell Rd,  
Apt 621  
Garland  
Texas  
United States  
75044  
  
Against

drphillips1212@gmail.com  
  
2146750250

Outside the Notification Area

**Katherine**

**Against**



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-12</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

**Lucero**

7/1/2024  
1:37:31 AM

2414 whispering cove  
circle  
Garland  
Texas  
United States  
<null>

Outside the Notification Area

**Antonio Lucero**

**Against**

7/1/2024  
1:35:41 AM

2414 Whispering Cove  
Cir  
Garland  
Texas  
United States  
<null>

Outside the Notification Area

**Jake Keller**

**Against**

6/30/2024  
7:25:50 PM

5410 Remington Drive  
  
Garland  
Texas  
United States  
<null>

Outside the Notification Area

That piece of land is beautiful as it is. It's unnecessary to build any more homes in the area. There is already plenty of construction occurring.





## GARLAND

### Plan Commission

3. d.

Meeting Date: 07/08/2024

Item Title: Z 24-19 Triangle Engineering (District 1)

---

#### Summary:

Consideration of the application of **Triangle Engineering**, requesting approval of 1) an Amendment to Planned Development (PD) District 04-45 for Community Retail Uses, 2) a Specific Use Provision for a Day Care, Youth -- Licensed Child-Care Center Use on a property zoned Planned Development (PD) District 04-45 and 3) a Detail Plan for a Day Care, Youth -- Licensed Child-Care Center Use. This property is located at 4802 North President George Bush Turnpike. (District 1) (File Z 24-19)

---

#### Attachments

Z 24-19 Triangle Engineering Report & Attachments

Z 24-19 Triangle Engineering Responses

---



# ***Planning Report***



**GARLAND**  
TEXAS MADE HERE

**File No: Z 24-19/District 1**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: July 8, 2024**

## **REQUEST**

Approval of 1) an Amendment to Planned Development (PD) District 04-45 for Community Retail Uses, 2) a Specific Use Provision for a Day Care, Youth – Licensed Child-Care Center Use on a property zoned Planned Development (PD) District 04-45 and 3) a Detail Plan for a Day Care, Youth – Licensed Child-Care Center Use.

## **LOCATION**

4802 North President George Bush Turnpike

## **APPLICANT**

Triangle Engineering

## **OWNER**

C&M Villarreal FLP

## **BACKGROUND**

The subject property is currently unimproved. The applicant proposes to open a Day Care, Youth – Licensed Child-Care Center. While the GDC does not require a Specific Use Provision for a Day Care, Youth - Licensed Child-Care Center in the Community Retail (CR) District, the Planned Development (PD) District 04-45 states that a "Kindergarten, Preschool or Child Care Center" is only allowed by Specific Use Provision (SUP).

## **SITE DATA**

The subject property contains approximately 1.50 acres and has approximately 164.50 linear feet of frontage along North President George Bush Turnpike. The site can be accessed from a mutual access drive along North President George Bush Turnpike only. There will be no direct access from the neighborhood to the North.

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

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 Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.



## **CONSIDERATIONS**

### **Specific Use Provision:**

1. The applicant proposes to construct a 10,778 square foot day care.
2. The applicant is requesting the SUP to be indefinite, while the day care is in operation. The request being due to this use being allowed by right in straight zoned Community Retail (CR) District.
3. The site plan (Exhibit C) complies with the parking requirements per the GDC.
4. The landscape layout (Exhibit D) complies with the screening and landscaping standards per the GDC.
5. The building elevations (Exhibit E) complies with the building design standards per the Garland Development Code (GDC).
6. The applicant is not requesting any signage deviations with this request.

### **Traffic:**

1. The transportation department concluded, through a Traffic Impact Analysis (TIA), that the day care will "generate some traffic" that will use the residential streets, River Cove Drive & River Oaks Parkway.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The proposed use is compatible with the Comprehensive Plan.

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

The properties to the North are zoned Planned Development (PD) District 94-12 & Planned Development (PD) District 86-83/87-43. These districts being for Single-Family Detached housing and a golf course. The properties to the West are zoned Planned Development (PD) District 15-09, Planned Development (PD) District 03-39, & Planned Development (PD) District 06-80, all for Community Retail (CR) Uses. These districts contain a dental clinic and multiple restaurants. The property to the East is Planned Development (PD) District 00-39, which lies vacant and is for Community Retail uses. To the South lies the President George Bush Turnpike.

## **STAFF RECOMMENDATION**

Approval of 1) an Amendment to Planned Development (PD) District 04-45 for Community Retail Uses, 2) a Specific Use Provision for a Day Care, Youth – Licensed Child-Care Center Use on a property zoned Planned Development (PD) District 04-45 and 3) a Detail Plan for a Day Care, Youth – Licensed Child-Care Center Use.

However, the Planning Department also recommends that a shorter Specific use Provision (SUP) be given, due to concerns about traffic.



**ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** August 6, 2024

**PREPARED BY:**

Matthew Wolverton  
Planner II  
Planning & Development  
972-205-2454  
[mwolverton@garlandtx.gov](mailto:mwolverton@garlandtx.gov)

**REVIEWED BY:**

Angela Self, FAICP  
Interim Director of Planning





**4802 North President George Bush Turnpike**



## **PLANNED DEVELOPMENT CONDITIONS**

### **ZONING FILE Z 24-19**

#### **4802 North President George Bush Turnpike**

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Day Care, Youth - Licensed Child-Care Center 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 of the Community Retail (CR) District and Planned Development (PD) District 04-45 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.



**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 24-19**

**4802 North President George Bush Turnpike**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Day Care, Youth - Licensed Child-Care Center 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 as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. 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.

**V. Specific Regulations:**

Time Period: The Specific Use Provision shall have an indefinite time period.



PROJECT CONTACT LIST	
<b>ENGINEER</b> TRIANGLE ENGINEERING LLC 1782 W. WYOMING DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 408-331-8566	<b>OWNER/DEVELOPER</b> CHLD HAVEN HOLDINGS, LLC 8079 SUNFLOWER LANE DALLAS, TX 75252 CONTACT: HAMZA KHANNO PHONE: 708-488-1670
<b>SURVEYOR</b> TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 408-784-0321	<b>ARCHITECT</b> MODULUS ARCHITECTS & LAND USE PLANNING LLC 8220 SAN PEDRO DRIVE, STE 820 ALBUQUERQUE, NEW MEXICO 87131 CONTACT: CRAIG CALVERT PHONE: 505-338-1699

OWNER/DEVELOPER  
CHILD HAVEN HOLDINGS, LLC  
8079 SUNFLOWER LANE  
DALLAS, TX 75252  
CONTACT: HAMZA KHANANE  
PHONE: 706-888-1670

**ARCHITECT**  
**MODULUS ARCHITECTS & LAND USE**  
**PLANNING, INC**  
8220 SAN PEDRO DRIVE, STE 520  
ALBUQUERQUE, NEW MEXICO 87113  
CONTACT: CRAIG CALVERT  
PHONE: 505-338-1499

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE BUFFER	L.B.
MUTUAL ACCESS EASEMENT	M.A.E.
ACCESS EASEMENT	P.E.
PEDESTRIAN EASEMENT	A.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
CITY UTILITY EASEMENT	C.U.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

BUILDING SETBACK  
LANDSCAPE BUFFER  
MUTUAL ACCESS EASEMENT  
ACCESS EASEMENT  
PEDESTRIAN EASEMENT  
SANITARY SEWER EASEMENT  
WATER EASEMENT  
ELECTRICAL EASEMENT  
CITY UTILITY EASEMENT  
DRAINAGE EASEMENT  
DRAINAGE & DETENTION EASEMENT

[illegible]

10" R FOUND	IRIGATION VALVE		<input checked="" type="checkbox"/>
10" R SET	WATER VALVE		<input checked="" type="checkbox"/>
50" R FOUND	FIRE HYDRANT		<input checked="" type="checkbox"/>
30" R FOUND	UTILITY POLE		<input checked="" type="checkbox"/>
60-0 NAL FOUND	WATER METER		<input checked="" type="checkbox"/>
PK NAL SET	GAS METER		<input checked="" type="checkbox"/>
1/2" R FOUND	A/C PAD		<input checked="" type="checkbox"/>
X FOUND	TRANS. BOX		<input checked="" type="checkbox"/>
X SET	GAS MARKER		<input checked="" type="checkbox"/>
1" R FOUND	OVERHEAD UTILITY LINE		<input checked="" type="checkbox"/>
1" R FOUND	GUY WIRE ANCHOR		<input checked="" type="checkbox"/>
POINT FOR CORNER			<input checked="" type="checkbox"/>

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.50 ACRES (65,340 S.F.)
ZONING:	PD 04-45
PROPOSED USE:	DAYCARE
BUILDING AREA:	10,778 S.F.
NUMBER OF STORES:	1
BUILDING HEIGHT:	24'-3"
BUILDING COVERAGE:	16.50%
FLOOR AREA RATIO:	0.03
IMPERVIOUS AREA:	39,520 S.F. (46.7%)
PERVIOUS/LANDSCAPE AREA:	34,820 S.F. (63.3%)
TOTAL PARKING REQUIRED:	40 SPACES
2 SPACE PER 10 KIDS AND 1 SPACE PER EMPLOYEE	WIDE ACADAMY ACCOMMODATES 103 CHILDREN & 22 EMPLOYEES
REGULAR PARKING PROVIDED:	41 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	43 SPACES

SITE ACREAGE:	15.00 ACRES (65,340 S.F.)
ZONING:	PD-40A
PROPOSED USE:	DAYCARE
BUILDING AREA:	10,778 S.F.
NUMBER OF STORES:	1
BUILDING HEIGHT:	24'-3"
BUILDING COVERAGE:	16.50%
FLOOR AREA RATIO:	0.17
IMPERVIOUS AREA:	30,520 S.F. (46.7%)
PERVIOUS/LANDSCAPE AREA:	34,820 S.F. (63.3%)
TOTAL PARKING REQUIRED:	40 SPACES
1 SPACE PER 10 KIDS AND 1 SPACE PER EMPLOYEE	KIDDE ACADEMY ACCOMMODATES 103 CHILDREN & 22 EMPLOYEES
REGULAR PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	43 SPACES

### SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PIVOT SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	

CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	

LINE #	DISTANCE	BEARING
L1	159.70'	S53°23'22"E
L2	401.86'	N44°40'05"E
L3	164.43'	N61°13'16"W
L4	424.50'	N44°39'59"E

LINE #	DISTANCE	BEARING
L1	159.70'	S53°23'22"W
L2	401.86'	N44°40'05"W
L3	164.43'	N61°13'16"W
L4	424.50'	N44°39'59"W

**NOTE:**

ALL ELECTRONICALLY ACTIVATED GATES SHALL BE EQUIPPED WITH A KNOX KEY SWITCH.

BENCHMARKS	
THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE ALLTERRA RTK NETWORK.	
BENCHMARK NO. 1	
FROM THE MOST NORTHERLY CORNER SOUTH 37.65 FEET THENCE WEST 38.36 FEET TO A "SQUARE CUT X" IN A CONCRETE CURB	
ELEVATION: 526.32'	
BENCHMARK NO. 2	
FROM THE MOST SOUTHERLY CORNER EAST 300.88 FEET THENCE SOUTH 294.38 FEET TO A "SQUARE CUT X" IN CONCRETE	
ELEVATION: 518.26'	

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE ALLTERRA RTK NETWORK.

BENCHMARK NO. 1  
FROM THE MOST NORTHERLY CORNER SOUTH 37.65 FEET THENCE WEST  
38.39 FEET TO A "SQUARE CUT X" IN A CONCRETE CURB  
ELEVATION: 526.32'

BENCHMARK NO. 2  
FROM THE MOST SOUTHERLY CORNER EAST 300.88 FEET THENCE SOUTH  
294.38 FEET TO A "SQUARE CUT X" IN CONCRETE  
ELEVATION: 518.24'

<b>SITE PLAN</b>
<b>KIDDIE ACADEMY AT GARLAND</b>
NWC PGBT AND E BRAND ROAD
CITY CASE NO. 231128-1
CITY OF GARLAND, DALLAS COUNTY, TEXAS 75044
BRAND/190 ADDITION, BLOCK 1, LOT 5

<b>KIDDIE ACADEMY AT GARLAND</b>
<b>NWC PGBT AND E BRAND ROAD</b>
<b>CITY CASE NO. 231128-1</b>
<b>CITY OF GARLAND, DALLAS COUNTY, TEXAS 75044</b>
<b>BRAND/190 ADDITION, BLOCK 1, LOT 5</b>

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
------	------	------	-------	-------------	-----------

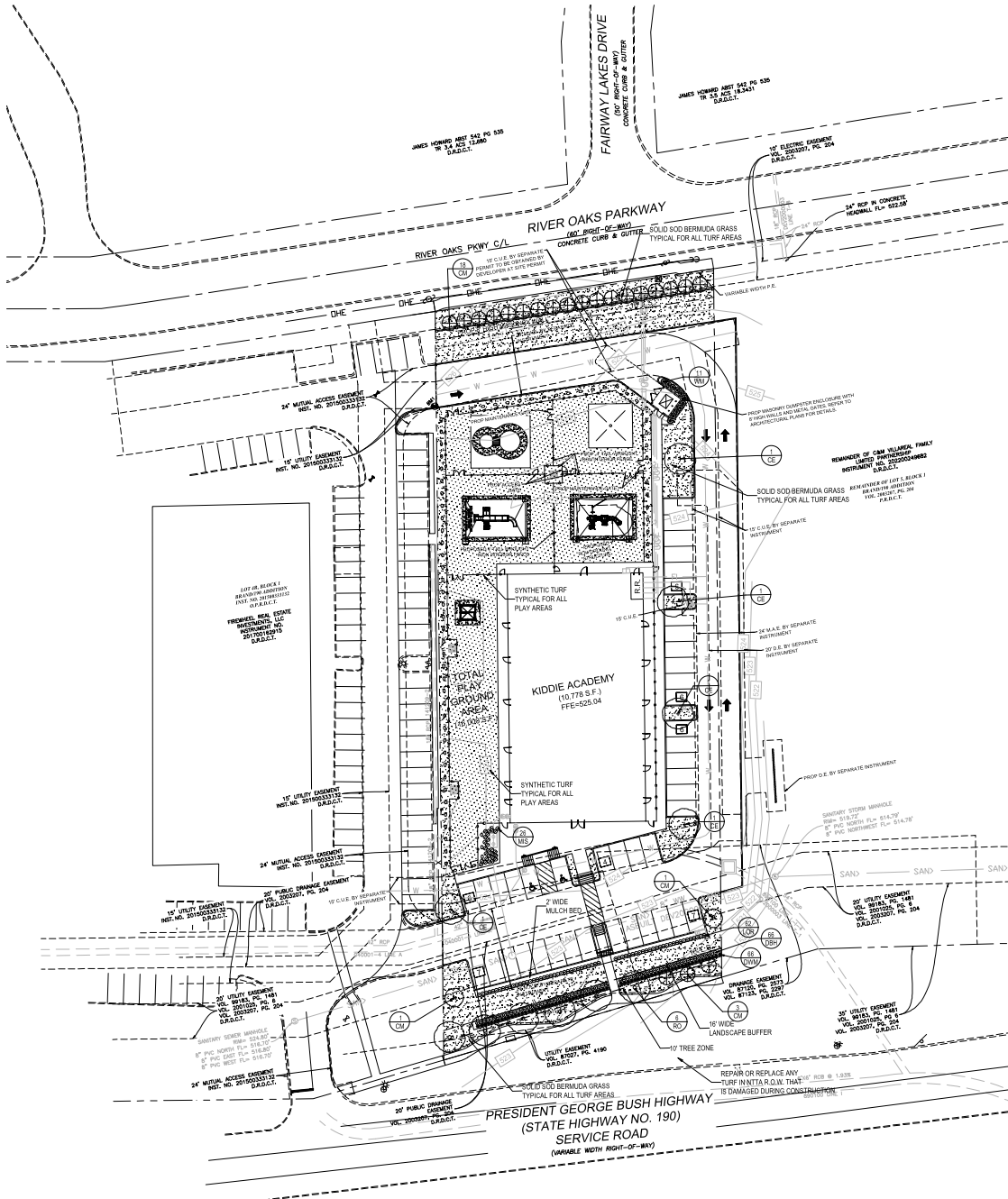
KP	EB	05/08/24	SCALE BAR	017-24	C-3.0

TX. P.E. FIRM #11525



Know what's below.  
Call before you dig.





SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED; LEAVE AREAS TO RECEIVE TOPSOIL 2" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. 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.
3. 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.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. 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.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM ANNUAL FLUXULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOVER, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR DAMN AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

Site Area	65,346.74 S.F.
Total Parking Provided	42 Total Spaces
Total Site Landscaping Required	6,534.88 S.F. (10%)
Total Site Landscaping Provided	25,255.74 S.F. (39%)
<b>190 STATE HWY REQUIREMENTS</b>	
Landscape Backset Required	30' L.F. (30' L.F., provided)
34" Shumard Oaks per 30' L.F.	164.5 L.F./30' L.F. = 6 Trees Provided
Parking Lot Screen	Double Staggered Shrub Row Provided
<b>RIVER OAKS PARKWAY REQUIREMENTS</b>	
Landscape Backset Required	10' L.F. (16' L.F., provided)
160' L.F./30' L.F. = 18 Small Trees Provided	
Parking Lot Screen	Masonry Wall Provided
<b>INTERIOR PARKING LOT</b>	
Parking Lot Area	18,278.50 S.F.
Parking Lot Landscape Required	913.93 S.F. (5%)
Parking Lot Landscape Provided	2,158.38 S.F. (12%)
1 Large Tree Required for 10 spots	4 Trees Required
Parking Lot Trees Provided	5 Trees Provided

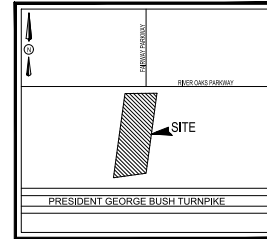
PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES	CE 5	Cedar Elm	Ulmus crassifolia	3" cal.	
	NO 6	Red Oak	Quercus shumardii	3" cal.	
	CM 23	Crape Myrtle	Lagerstroemia	3" cal.	
<b>SHRUBS</b>					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH 66	66	Dwarf Burford Holly	Ner carolina Burfordi 'Nana'	7 gal.	container: 30" H, 20" spread
DBH 66	66	Dwarf Nana Myrtle	Myrica carolinensis	5 gal.	container: 24" H, 20" spread
LOR 62	62	Lonicera chinensis	Lonicera chinensis	5 gal.	container: 20" H, 20" spread
WES 28	28	Wax Myrtle	Myrica carolinensis	5 gal.	container: 24" H, 20" spread
WES 11	11	Wax Myrtle	Myrica carolinensis	10 gal.	container: 36" H, 30" spread
<b>GROUNDCOVERS</b>					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		4"19 Bermuda Grass	Cynodon dactylon 419		Solid Sod refer to notes

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

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

OWNER/DEVELOPER  
CHILD HAVEN HOLDINGS, LLC  
8079 SUNFLOWER LANE  
DALLAS, TX 75225  
CONTACT: HAMZA KHANANE  
PHONE: 706-888-1670



VICINITY MAP  
N.T.S.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. 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.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FINISHABLE 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.
5. ALL LAWN AREAS TO BE FINE GRADED, WIGGON TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. 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.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE FAN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL SHRUBS SCREENING PARKING SPACES WILL REACH A MINIMUM HEIGHT OF 3 FEET WITHIN 2 YEARS OF PLANTING.



LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1782 W. MADRID AVENUE, DR.  
ALLEN, TEXAS 75013  
(409) 389-4448  
CHRS@STUDIOGREENSPOT.COM



KIDDIE ACADEMY  
STATE HWY 190  
CITY OF GARYLAND  
DALLAS COUNTY, TEXAS

ISSUE:  
FOR APPROVAL 03.22.2024  
CITY COMMENTS 04.25.2024  
CITY COMMENTS 05.09.2024  
CITY COMMENTS 05.31.2024

DATE:  
05.31.2024

SHEET NAME:  
LANDSCAPE PLAN

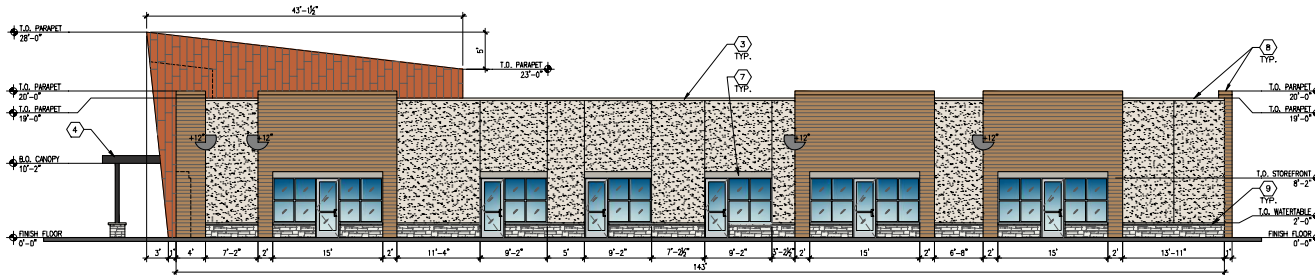
SHEET NUMBER:

L.2

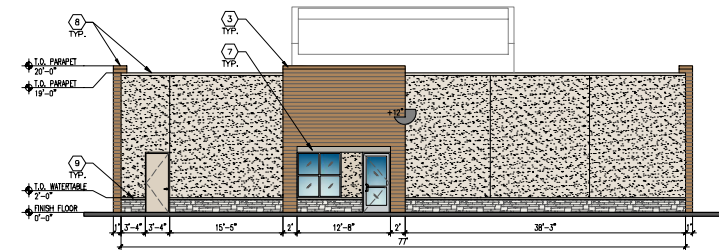




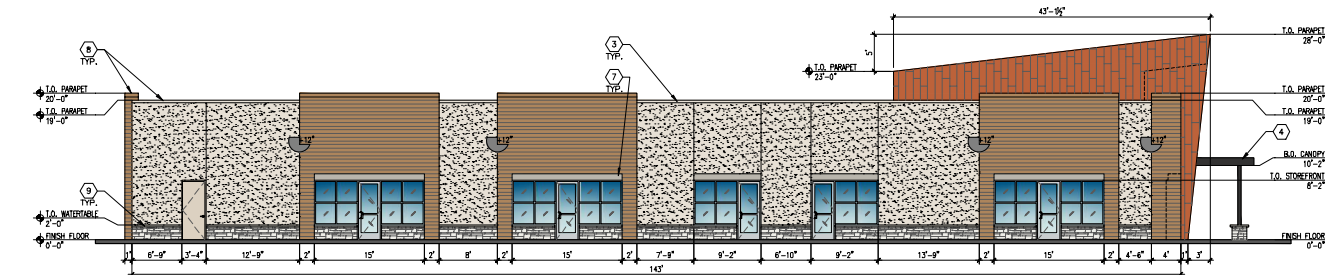
1 SOUTH ELEVATION (FRONT)  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (RIGHT SIDE)  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION (REAR)  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (LEFT SIDE)  
SCALE: 1/8" = 1'-0"

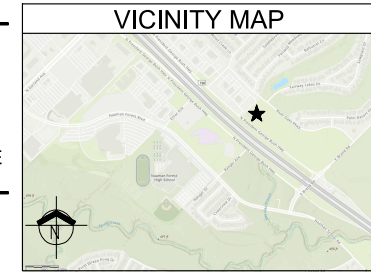
KEYED NOTES:

1. BUILDING MOUNTED SIGNAGE TO BE PERMITTED SEPARATELY.
2. MONUMENT SIGN TO BE PERMITTED SEPARATELY.
3. METAL PARAPET CORING/PASSA - PAINTED TO MATCH ADJACENT WALL FINISH
4. ENTRY CANOPY
5. TRANSOMS
6. RECESSED ENTRY
7. CAST STONE WINDOW LINTEL
8. VARED ROOF HEIGHTS
9. CAST STONE WATERTABLE

STREET FACING (FRONT) FACADE ARTICULATION:

HORIZONTAL ARTICULATION:  
20% OF BUILDING'S TOTAL STREET FACING FACADE LENGTH  
79 FT. x 0.20 = 15.8 FT. REQUIRED  
(2) 2 FT. DEEP PROJECTIONS @ 20'-2 1/2" = 40'-5" (51% TOTAL)

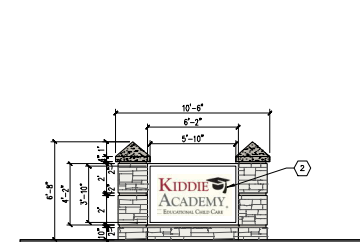
VERTICAL ARTICULATION:  
20% OF BUILDING'S TOTAL STREET FACING FACADE LENGTH  
79 FT. x 0.20 = 15.8 FT. REQUIRED  
(1) 9' HIGH PROJECTION @ 22'-1" (37% TOTAL)



ARCH. ELEMENTS		
MARK	ELEMENT	DESCRIPTION
4	ENTRY CANOPY	ENTRY CANOPY
5	TRANSOMS	TRANSOM WINDOW
6	RECESSED ENTRY	RECESSED MAIN ENTRY
7	WINDOW LINELS	CAST STONE LINELS
8	VARED ROOF HEIGHTS	VARED ROOF HEIGHTS
9	ORNAMENTAL FACADE TRIM	CAST STONE WATERTABLE

EXTERIOR FINISHES		
MARK	MATERIAL	COLOR
1	CAST STONE VENEER	WHITE
2	CAST STONE WATERTABLE	WHITE
3	STUCCO SYSTEM WITH ACRYLIC FINISH	CREAM
4	FIBER CEMENT WALL PANELS	LIGHT BROWN
5	NEXGEN MOSAIC+ METAL PANELS	TERRA COTTA
6	PAINTED METAL	BLACK
7	ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLASS	SILVER

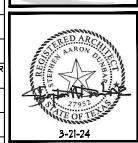
PROJECT CONTACTS	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	OWNER/DEVELOPER CHILD HAVEN HOLDINGS, LLC 8079 SUNFLOWER LANE DALLAS, TX 75252 CONTACT: HANNA KHANANE PHONE: 706-888-1670
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT MODULUS ARCHITECTS & LAND USE PLANNING, INC. 8220 SAN PEDRO DRIVE, STE 520 ALBUQUERQUE, NEW MEXICO 87113 CONTACT: CRAIG CALVERT PHONE: 505-338-1499



5 MONUMENT SIGN  
SCALE: 1/4" = 1'-0"

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			

**MODULUS ARCHITECTS & LAND USE PLANNING**  
8220 SAN PEDRO DRIVE NE, SUITE 520  
ALBUQUERQUE, NEW MEXICO 87113  
PHONE (505) 338-1499



PROJECT: KIDDE ACADEMY AT GARLAND BRAND NEW ADDITION BLOCK 1 LOT 5 GARLAND, TEXAS	DATE: 03/21/2024	SCALE: AS NOTED	DRAWN BY: CDC
PROJECT NUMBER: 017601	SHEET NO.: 1	CITY CASE NO.: 231128-1	



## Z 24-19



View from the subject site looking North from the PGBT.



View from the subject site looking West down the PGBT.

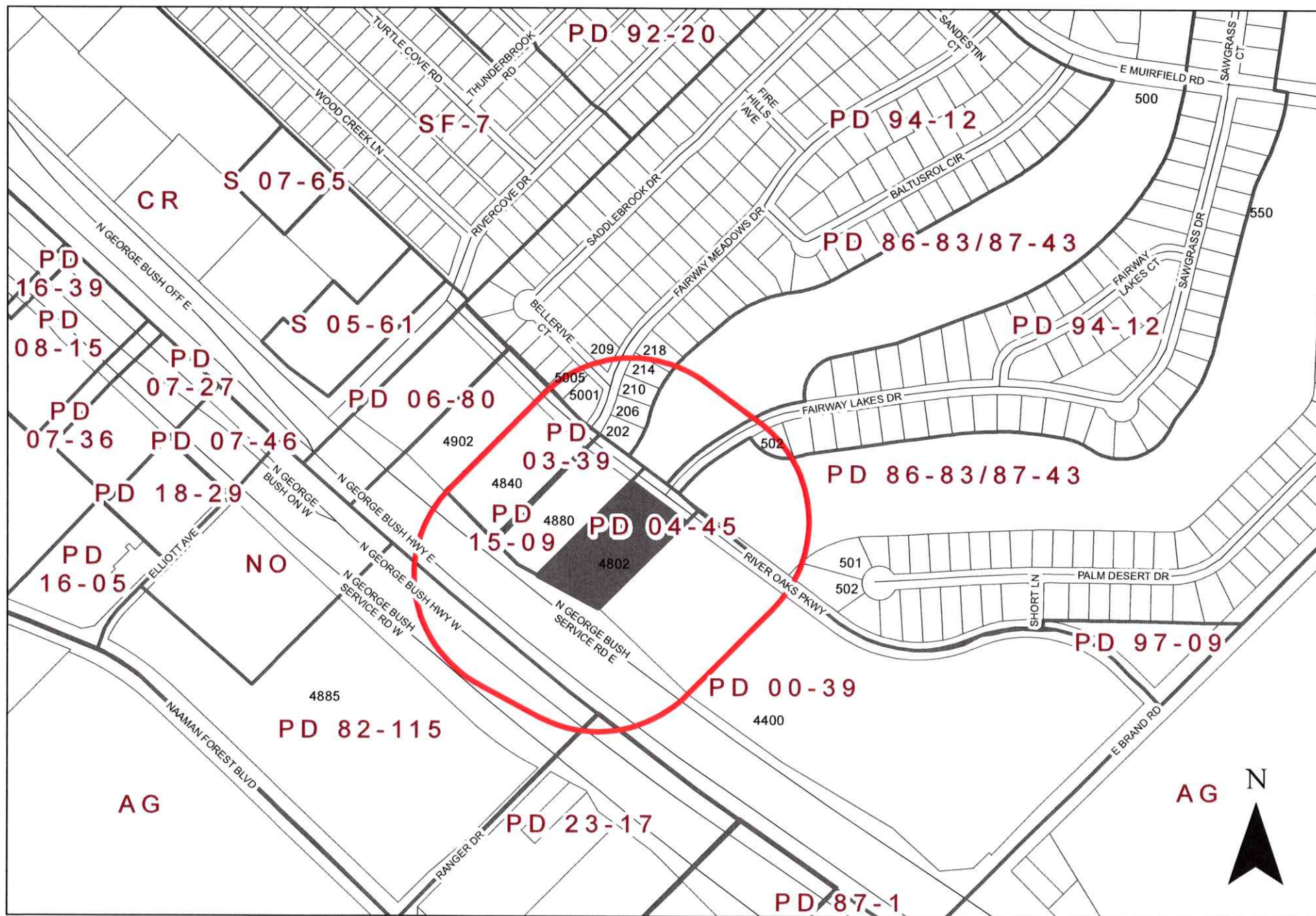


View from the subject site looking East down River Oaks Parkway.



View of the subject site looking East from the site.





**4802 North President George Bush Turnpike**



# Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-19	July 8, 2024	August 6, 2024	Matthew Wolverton

Triangle Engineering, LLC. The applicant proposes a Day Care, Youth - Licensed Child-Care Center Use on the subject property. The site is located at 4802 North George Bush Highway (District 1)

Antonio Lucero

For

7/1/2024  
1:36:57 AM

2414 Whispering Cove  
Cir  
Garland  
Texas  
United States  
<null>

Outside the Notification Area





## GARLAND

### Plan Commission

3. e.

**Meeting Date:** 07/08/2024

**Item Title:** Z 24-25 ZoneDev on behalf of StoneHawk Capital (District 3)

---

#### Summary:

Consideration of the application of **ZoneDev on behalf of StoneHawk Capital**, requesting approval of 1) an amendment to Planned Development (PD) District 18-20 for Mixed Uses and 2) a Concept Plan for Multi-Family-2 (MF-2) Uses. This property is located at 121 & 151 East I-30. (District 3) (File Z 24-25)

---

#### Attachments

Z 24-25 ZoneDev on behalf of StoneHawk Capital Report & Attachments

Z 24-25 ZoneDev on behalf of StoneHawk Capital Responses

---



# ***Planning Report***



**GARLAND**  
TEXAS MADE HERE

**File No: Z 24-25/District 3**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: July 8, 2024**

## **REQUEST**

Approval of a 1) An amendment to Planned Development (PD) District 18-20 for Mixed Uses and 2) a Concept Plan for Multi-Family-2 (MF-2) Uses.

## **LOCATION**

121 & 151 East I-30

## **APPLICANT**

ZoneDev on behalf of StoneHawk Capital

## **OWNER**

Archworkx Holdings LLC

## **BACKGROUND**

The subject site is currently an undeveloped site at the Southeast corner of Rosehill Road and Bobtown Road, adjacent to I-30 to the South. In 2018, the site was rezoned from Urban Business (UB) District to Planned Development (PD) District 18-20 for a mix of Single-Family and Urban-style Multi-Family residential along with supportive commercial uses. Within the PD 18-20, four (4) sub-districts were created. 121 & 151 East I-30 Road falls within sub-districts two (2) and three (3). While sub-district three (3) allows the "Dwelling, Urban-Style Multi-Family" Use, sub-district two (2) does not. In order to allow the property to develop multi-family, sub-district three (3) will be expanded. All parts of the subject property that lie within sub-district two (2) shall become sub-district (3). All regulations from sub-district (3) will apply to the subject property.

The applicant is also proposing a new public road through the North portion of the subject property. The new thoroughfare, Thackery Road, shall be a 50-foot Right-of-Way. Extended from the currently dedicated area by the proposed development to the Northwest of the subject property, Thackery Road will curve to the North and go straight East allowing the property to the East to easily develop and be tied in with the subject property and overall development.

## **SITE DATA**

The overall site consists of approximately 8.5 acres with approximately 415 lineal feet of frontage along East I-30 and 530 feet along the proposed Thackery Road. The Concept Plan (Exhibit C) shows the main entry to the site being along Thackery Road, with an additional exit onto Thackery Road. While the subject property does have frontage along East I-30, a proposed detention pond and landscaping will front it as opposed to multi-family development.

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

The site is zoned Planned Development (PD) District 18-20 for Mixed Uses and is currently vacant.

Sub-District three (3) has a mix of permitted land uses that are intended to focus on a mixture of residential and nonresidential uses in a pedestrian-friendly environment. This



sub-district shall incorporate high density residential and mixed-use projects along with office, retail, and other uses. The core area of this district shall serve those living in the community as well as for the convenience of those traveling along the freeway.

## **CONSIDERATIONS**

### **1. Density**

According to Planned Development (PD) District 18-20 Sub-District three (3), the maximum units per acre allowed is 30. The applicant is requesting 36 units per acre in order to make the development more urban, per the ordinance's intent. The applicant also noted that the addition of a detention pond lowers the amount of land to build on.

The Garland Development Code (GDC) Chapter 2 Table 2-4, states that the Multi-Family-2 (MF-2) District allows a maximum unit density of 32 units per acre. This number is higher than the current zoning allows, though the intent was to be more urban. At the time of the passing of Planned Development (PD) District 18-20, the maximum units per acre allowed was 18 for the existing Multi-Family (MF) District.

The proposal requests an additional four (4) units per acre more than the GDC allows; however, allowing a higher density would better promote an urban style development, per the existing ordinance's intent.

### **2. Minimum Dwelling Unit Area**

According to Planned Development (PD) District 18-20 Sub-District three (3), the minimum dwelling unit size for a one-bedroom is 700 square feet. The applicant is requesting thirty-five (35) units have a minimum dwelling unit size of 627 square feet.

The GDC requires a minimum dwelling unit size of 650 square feet, which is lower than the existing ordinance on the subject property.

The decrease to 627 square feet offers affordability and expands options for those who may prefer a smaller home.

### **3. Carports**

According to Planned Development (PD) District 18-20 "Nonresidential and Urban-style Multi-Family Development" section, carports must generally match the roof of the main structure and be supported with decorative columns or columns encased in a masonry material at the base, to at least three feet above grade. Above the masonry base, a durable material must coat to match the color of the main structure.

While carports are no longer required per the GDC, nor by the existing ordinance, the applicant requests that the requirement of a masonry base and all decorative design be removed. The adding of a masonry base and other additional design elements conflict with space to park and can cause damage to automobiles.

### **4. Carport Location**

According to the Garland Development Code (GDC), carports may not encroach into the side setbacks. The applicant requests allowing carports to encroach into side yards that are not adjacent to a public street.



## 5. Parking

On-street parking is currently not allowed along a public road. The applicant is requesting parking in the Thackery Right-Of-Way to align more with the desired urban design.

According to the Garland Development Code (GDC), a parking ratio of 1.5 spaces for every one (1) bed unit and 2 spaces per every two (2) bed unit is required. The applicant is requesting a parking ratio of 1.4 spaces/1-bed and 1.9 spaces/2-bed with on-street parking being allowed to count toward the requirement. The applicant states that the allowed parking regulations will align more with demand and promote urban design.

## 6. Screening and Landscaping

The GDC requires 40% of the site to be devoted to landscaping, open space, pools, and other outdoor recreational activity areas. The applicant is requesting 32% of the site be devoted to such use.

A privately-owned, publicly accessible pocket park is being proposed on the other side of Thackery Road, to give residents an urban park to use to their desire. While this kind of amenity is a more useful allocation of greenspace, it does not meet the intent of the GDC landscaping requirement. Due to this, the pocket park does not contribute to the overall percentage of landscaping, but if it were included in the calculation the site would meet the minimum with 42% of the land being devoted to landscaping, open space, pools, and other outdoor recreational activity.

According to the GDC, a 15-foot landscape buffer is required along the proposed Thackery Road. Large canopy trees are required for every 30 lineal feet of frontage. The applicant is requesting one large canopy tree for every 45 lineal feet of on-street parking frontage. This will be commensurate with an urban streetscape.

## 7. Signage

According to GDC, Article 5 blade signs are allotted a maximum of four (4) square feet when suspended beneath a ground-level canopy or awning or attached to a building on the ground-level facade. In addition, the blade sign may be no larger than eight (8) square feet when attached to the building's second or higher story. The applicant is requesting a maximum of forty (40) square feet for a projecting blade sign. The explanation being that it will be commensurate with the urban development.

## **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. 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 property is within the city initiated Planned Development (PD) District 18-20, where the Rosehill Road and Bobtown Road intersection was rezoned to promote the development of diverse housing stock and commercial use. Townhomes are also proposed to the North and Northwest. Much of the property was already within a sub-district within the Planned development (PD) District which allowed apartment development by right.

The proposed development is compatible with the surrounding area.

**STAFF RECOMMENDATION**

Approval of a 1) An amendment to Planned Development (PD) District 18-20 for Mixed Uses and 2) a Concept Plan for Multi-Family-2 (MF-2) Uses.

**ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** July 8, 2024

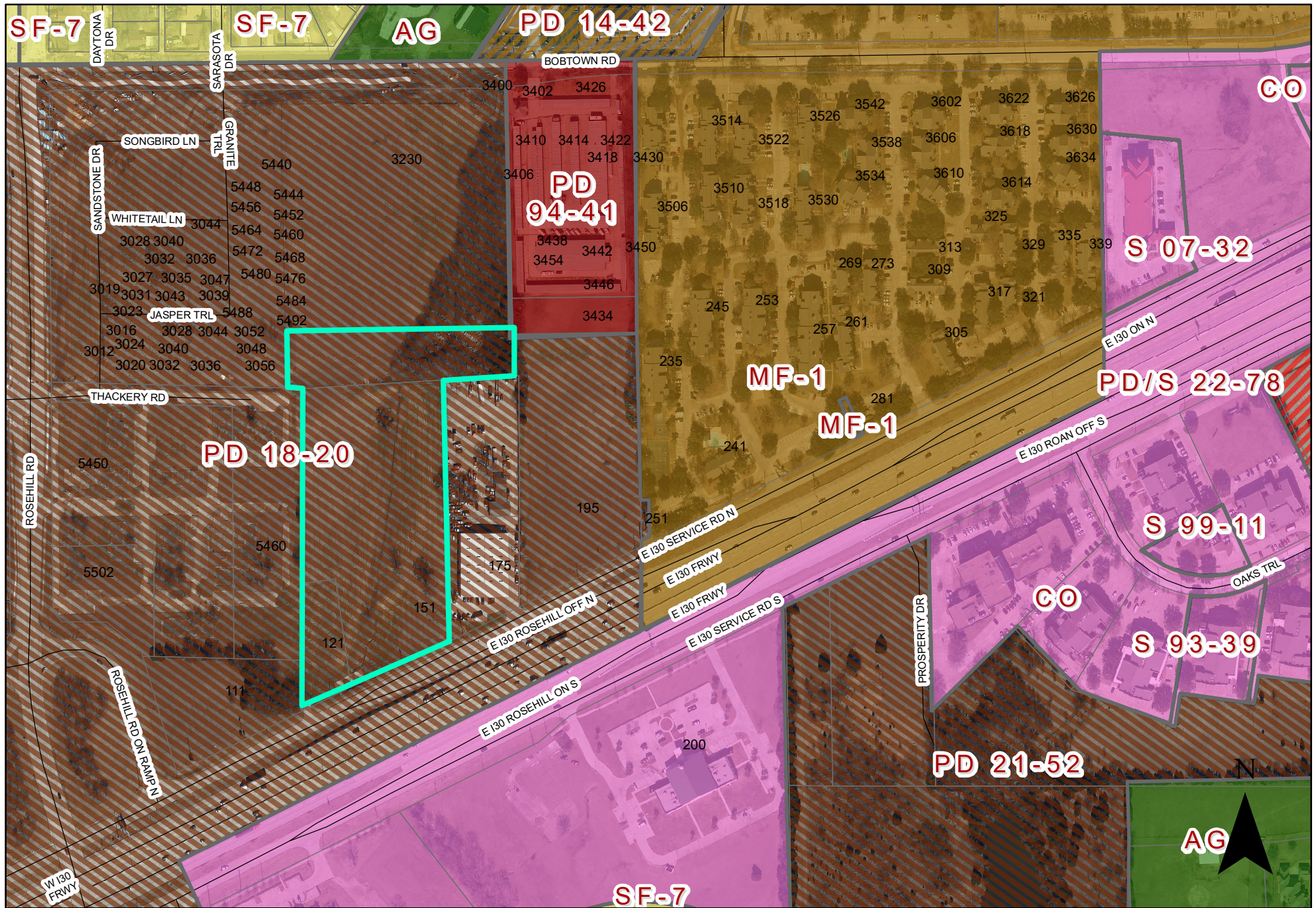
**PREPARED BY:**

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

**REVIEWED BY:**

Angela Self, FAICP  
Interim Director of Planning





0 210 420 Feet  
1 inch = 318 feet

## ZONING MAP Z 24-25

 INDICATES AREA OF REQUEST

121 and 151 East Interstate 30 Freeway



**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 24-25**

**121 & 151 East I-30**

**I. Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family development.

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

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

**IV. Development Plans:**

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

**V. Specific Conditions:**

A. Permitted Uses: Land Uses are only permitted as in the Multi-Family-2 (MF-2) District.

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

C. Density: The maximum permitted density shall be approximately thirty-six (36) units per acre.

D. Parking: The parking ratio will be 1.4 spaces/1-bed and 1.9 spaces/2-bed, including on-street parking.



- E. Carports: No carport requirements from Planned Development (PD) 18-20 shall apply to this development.
- F. Setbacks: Carports may encroach into side yard setbacks that are not adjacent to a public street.
- G. Dwelling Units: Thirty-five (35) dwelling units shall have a minimum dwelling unit size of 627 square feet.
- H. Landscape Buffer: A large canopy tree shall be required every 45 lineal feet.
- I. Screening and Landscaping: Thirty-two (32) percent of the site shall be devoted to landscaping, open space, pools, and other outdoor recreational activities. In addition, a privately-owned, publicly accessible pocket park will be provided, per the approved Concept Plan.
  - 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

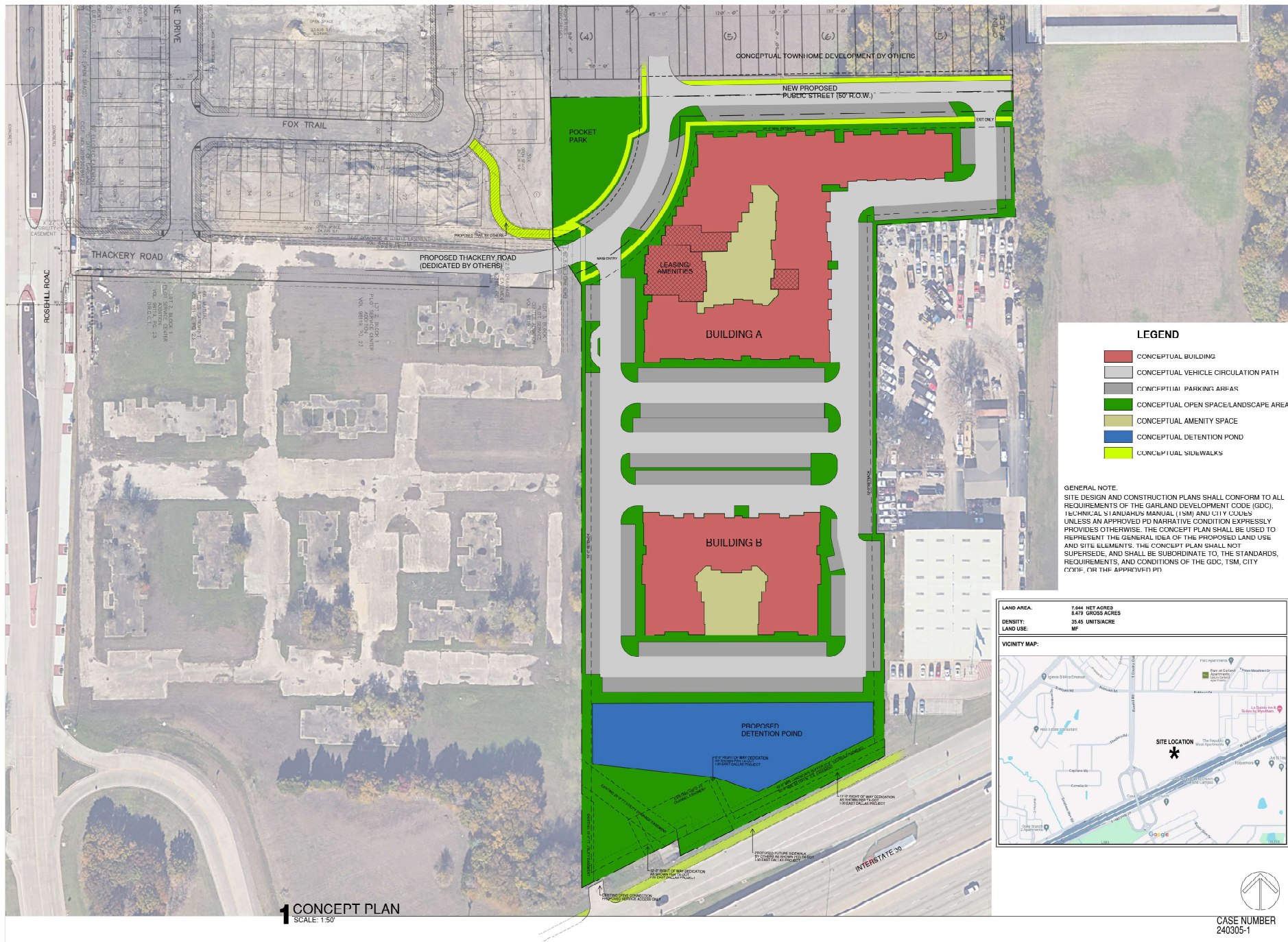


requested by the property owner for the premises to which such violation applies.

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.

J. Signage: Blade signs shall be allowed a maximum of forty (40) square feet.







## Z 24-25



View of the subject site looking North from East I-30.



View from the subject site looking West down the East I-30 Service Road.

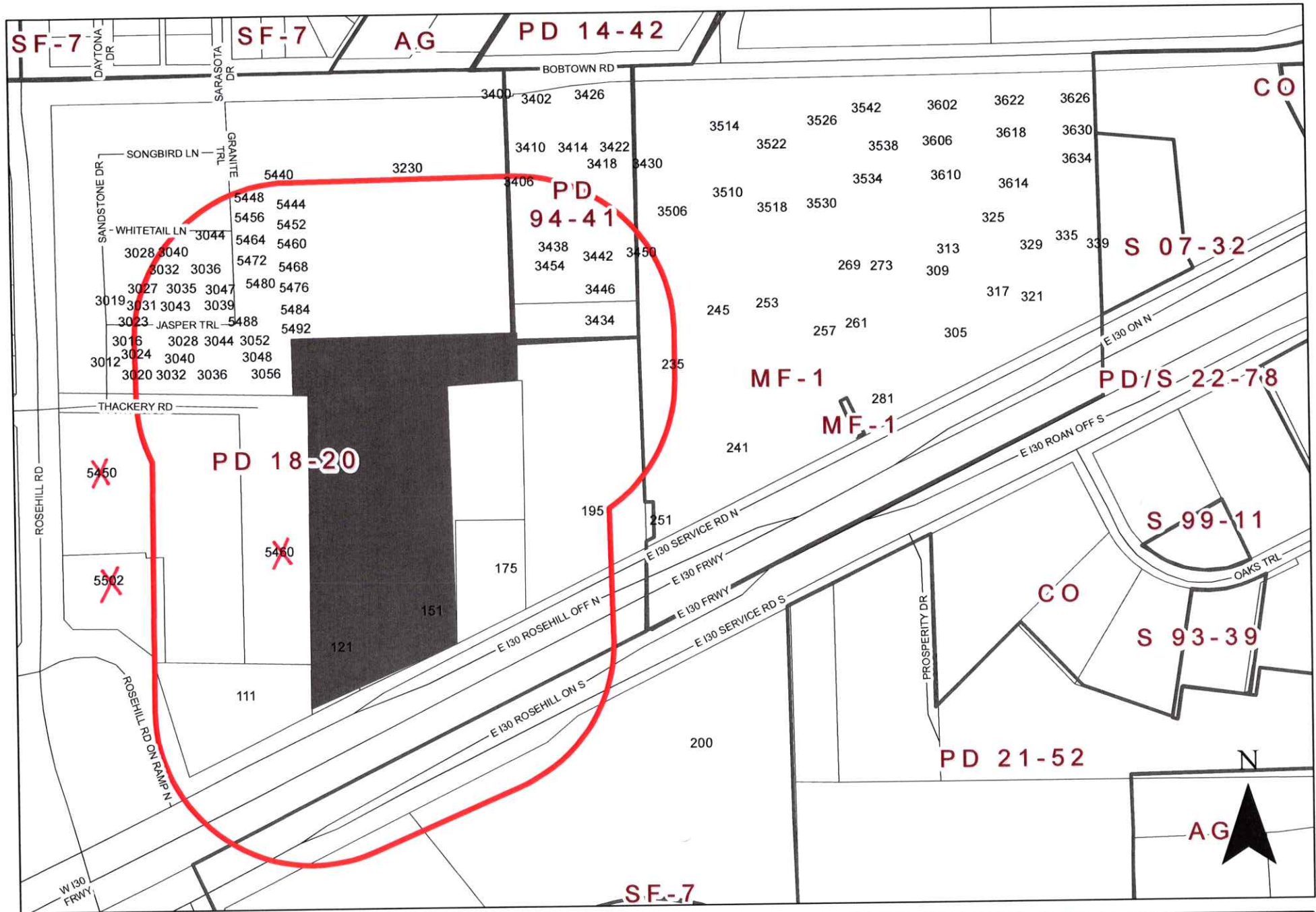


View from the adjacent site looking South down Rosehill Road toward I-30.



View of the subject site, zoomed in, looking East from Rosehill Road.





0 210 420 Feet  
1 inch = 318 feet

## ZONING MAP Z 24-25

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

121 and 151 East Interstate 30 Freeway



# Comment Form

## Case Z 24-25

Z 24-25 ZoneDev & Stonehawk Capital. The applicant proposes a change in zoning to allow a Multi-Family development on the subject property. The site is located at 121 & 151 East I-30. (District 3)

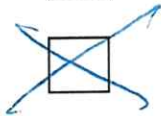
Z 24-25 ZoneDev y Stonehawk Capital. El solicitante propone un cambio en la zonificación para permitir un desarrollo multifamiliar en la propiedad en cuestión. El sitio está ubicado en 121 y 151 East I-30. (Distrito 3)

Z 24-25 ZoneDev & Stonehawk Capital. Người nộp đơn đề xuất thay đổi quy hoạch để cho phép phát triển nhiều gia đình trên khu đất chủ đề. Địa điểm tọa lạc tại 121 & 151 East I-30. (Quận 3)

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](mailto: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](mailto: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](mailto: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.

MARK A. NARDIZZI

Authorized Representative

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.)

5450, 5460, 5502 Rose Hill road

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã Bưu Chính

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 24-25

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

Our plan is to build apartments on our property.



# Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-25	July 8, 2024	August 6, 2024	Matthew Wolverton

ZoneDev & Stonehawk Capital. The applicant proposes a change in zoning to allow a Multi-Family development on the subject property. The site is located at 121 & 151 East I-30. (District 3)

<b>Katherine Phariss</b> 7/3/2024 3:56:05 AM	<b>Against</b>  3510 Clover Meadow Drive Garland Texas United States 75043	Kdphariss@gmail.com  9723223326
		Outside the Notification Area





## GARLAND

### Plan Commission

3. f.

Meeting Date: 07/08/2024

Item Title: Z 24-26 R-Delta Engineers, Inc. (District 2)

---

#### Summary:

Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of 1) an Amendment to Planned Development (PD) District 85-62 for Industrial and Community Retail Uses and 2) a Concept Plan for a Lineman Training & Bulk Materials Storage. This property is located at 2701 East Centerville Road. (District 2) (File Z 24-26) *(THIS ITEM HAS BEEN POSTPONED)*.

---

#### Attachments

Z 24-26 R-Delta Engineers, Inc. Report & Attachments

Z 24-26 R-Delta Engineers, Inc. Responses

---



# ***Planning Report***

**File No: Z 24-26/District 2**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: July 8, 2024**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Approval of 1) an Amendment to Planned Development (PD) District 85-62 for Industrial and Community Retail Uses and 2) a Concept Plan for a Lineman Training & Bulk Materials Storage.

## **LOCATION**

2701 East Centerville Road

## **APPLICANT**

R-Delta Engineers, Inc.

## **OWNER**

City of Garland

## **BACKGROUND**

The subject property is currently a vacant lot largely covered by trees, flood plain, and containing GP&L power line infrastructure. The applicant intends to utilize 1.57 acres for a lineman training site, running an access road from Davidson Drive into the interior of the site. Also planned is a hydrovac spoils & material storage area, accessed from East Centerville Road. A Planned Development (PD) Amendment is needed because the Lineman Training Use does not exist in the Garland Development Code (GDC) nor Planned Development (PD) District 85-62. In addition, "Bulk Materials Storage" is proposed as the closest definition, "Bulk Materials Sales & Storage" includes the sale of materials, which will not be taking place. In addition, "Outside Storage, Used/New Materials" do not properly define what will be stored on the site (sand, dirt, and temporarily hydrovac spoils).

## **SITE DATA**

The subject property contains approximately 54.9877 acres in area. The site will be accessed from Davidson Drive and East Centerville Road. Of the total acreage, 1.57 acres will be used for the lineman training area and 1.2 acres will be used for the hydrovac spoils & material storage area.

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

The purpose of Planned Development (PD) District 85-62 for Industrial & Community Retail Uses is to allow a large range of specific industrial and commercial uses.

The GDC does not have a defined land use for lineman training nor just a site for storing bulk/raw materials. Typically, stored bulk materials are either sold, part of a contractor's site, or seen as an accessory use to a larger business/site. Since GP&L plans on using the site simply to store bulk materials, a new use was made within Planned Development (PD) District 85-62.



## **CONSIDERATIONS**

### **1. Site & Land Use**

The site will be used to create a 1.57-acre lineman training area, as well as a separate 1.2-acre hydrovac spoils & material storage area. No structures are proposed on the site.

### **2. Landscaping & Screening**

A 10-foot-wide landscape buffer is proposed along East Centerville Road and will comply with Garland Development Code (GDC) standards. In addition, a five (5)-foot tall, coated chain link fence with a six (6)-foot minimum tall, continuous, and opaque living screen of evergreen shrubs from the Garland Development Code (GDC) will be implemented.

### **3. Floodplain**

All proposed improvements lie outside of the floodplain, despite most of the site falling within the 1-percent exceedance floodplain.

### **4. Signage**

No freestanding signage is proposed. Signage will be mounted on the gates at the two access roads.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Parks and Open Space in this General Area. Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains. Provision for transportation options encourages residents to move throughout their neighborhood for mobility, recreational, social, and health purposes. This should include a network of interconnected roads, sidewalks, pathways, and transit connections to neighborhoods, schools, retail centers, and other area destinations.

Development of GP&L training and storage facilities on the subject property does not preclude future parks and open space opportunities in this general area.

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

The subject property is entirely within Planned Development (PD) District 85-62, which is vacant outside of heavy tree, floodplain, and GP&L electric transmission line coverage. The property is bordered to the North by a railroad which separates it from other City of Garland facilities zoned Industrial (IN) District. To the south lies Planned Development (PD) District 86-5, as well as Planned Development (PD) District 00-19. The former being for similar uses being a floodplain property, and the latter being for single-family homes. Though it should be noted that woods and floodplain separate the actual development from the property line of the subject site. To the West, the property is zoned Single-Family-7 (SF-7) District with a Specific Use Provision 09-30 for a Child Care Center tied to New Safe Haven Church. However, the church was not constructed, and the lot is vacant. To the East and across East Centerville Road, the site is zoned Agricultural (AG) District and contains a water treatment plant as well as vacant land.

## **STAFF RECOMMENDATION**

Approval of 1) an Amendment to Planned Development (PD) District 85-62 for Industrial & Community Retail Uses and 2) a Concept Plan for a Lineman Training & Bulk Materials Storage.



**ADDITIONAL INFORMATION**

Location Map  
PD Conditions  
Location Map  
Photos

**CITY COUNCIL DATE:** August 6, 2024

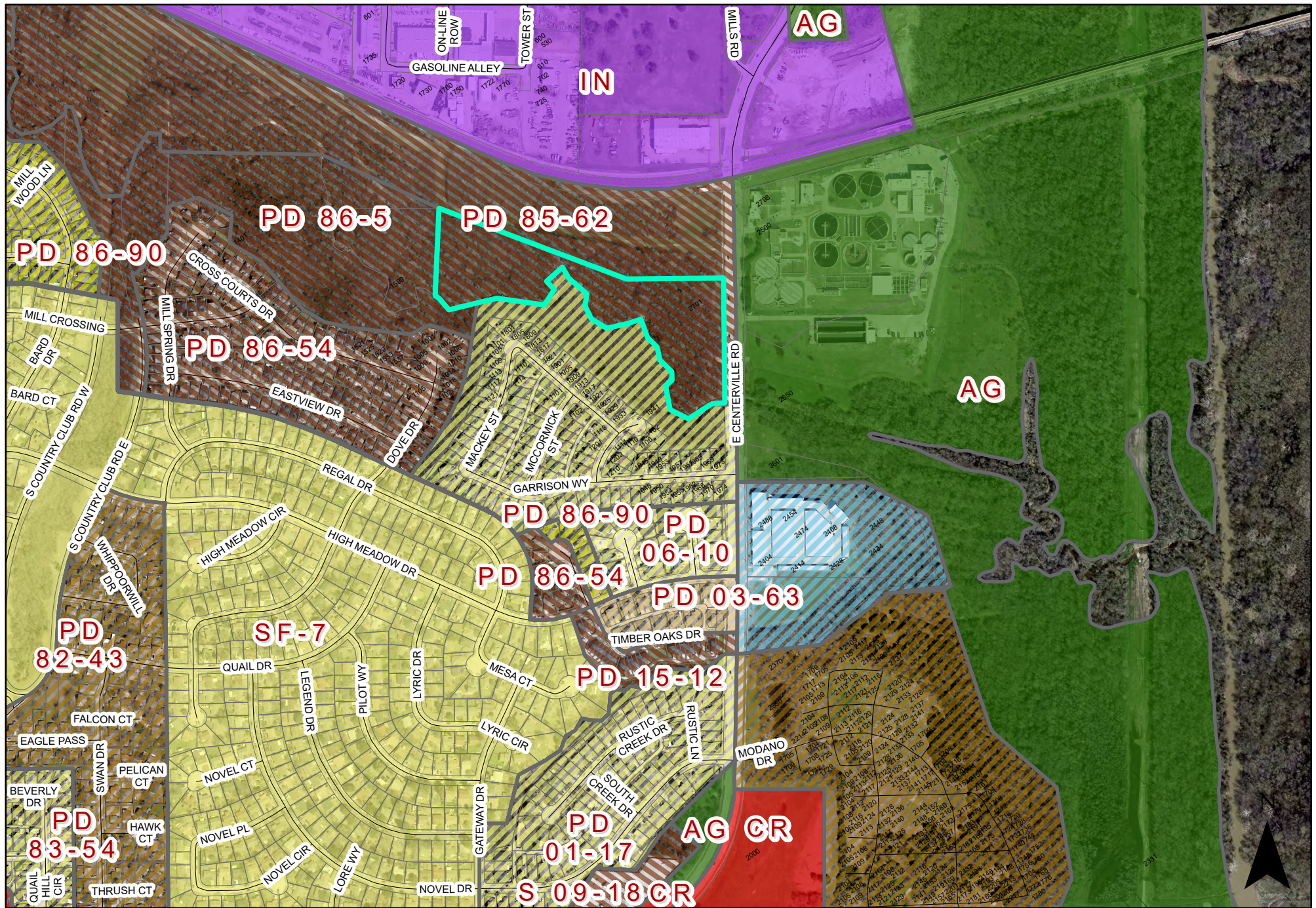
**PREPARED BY:**

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

**REVIEWED BY:**

Angela Self, FAICP  
Interim Director of Planning





05001,000 Feet

# ZONING MAP Z 24-26

INDICATES AREA OF REQUEST

2701 East Centerville Road



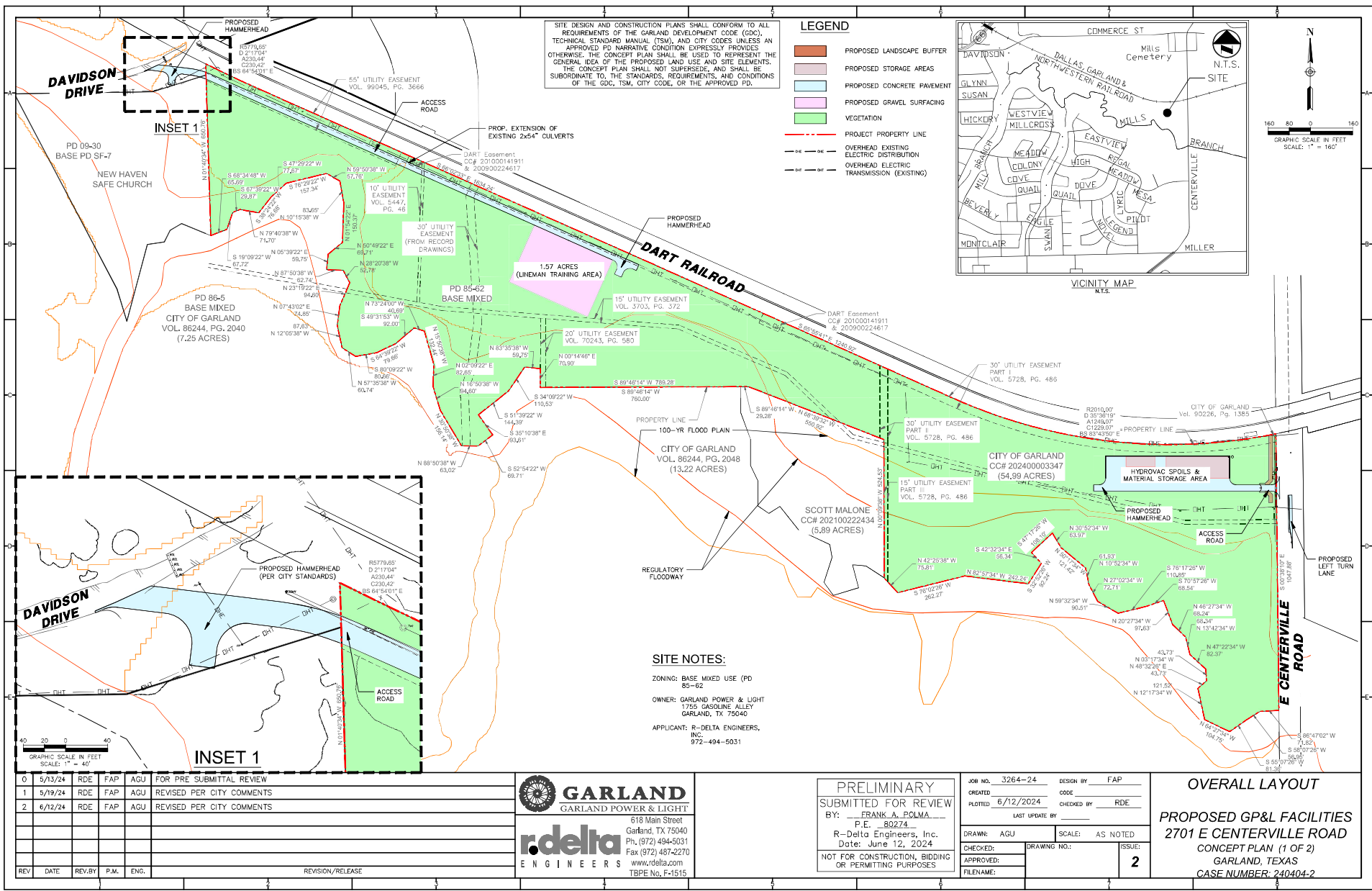
**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 24-26**

**2701 East Centerville Road**

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Lineman Training and Bulk Materials Storage 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 of Industrial (IN) District and Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 85-62, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses:**  
In addition to Lineman Training and Bulk Materials Storage, land uses are permitted as in Planned Development (PD) District 85-62.
- B. Concept Plan:** The site layout shall be in general conformance with the approved Concept Plan labeled Exhibit C.





REV	DATE	REV-BY	P.M.	ENC.	REVISION/RELEASE
0	5/13/24	RDE	FAP	AGU	FOR PRE SUBMITTAL REVIEW
1	5/19/24	RDE	FAP	AGU	REVISED PER CITY COMMENTS
2	6/12/24	RDE	FAP	AGU	REVISED PER CITY COMMENTS

**GARLAND**  
GARLAND POWER & LIGHT  
618 Main Street  
Garland, TX 75040  
Ph. (972) 494-5031  
Fax (972) 487-2270  
www.rdelta.com  
TBPE No. F-1515

**rdelta**  
ENGINEERS

**PRELIMINARY**

SUBMITTED FOR REVIEW

BY: FRANK A. POLMA

P.E. 80274

R-Delta Engineers, Inc.

Date: June 12, 2024

NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3264-24	DESIGN BY	FAP
CREATED		CODE	
PLOTTED	6/12/2024	CHECKED BY	RDE
		LAST UPDATE BY	
DRAWN:	AGU	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:			
FILENAME:			

**OVERALL LAYOUT**

**PROPOSED GP&L FACILITIES**

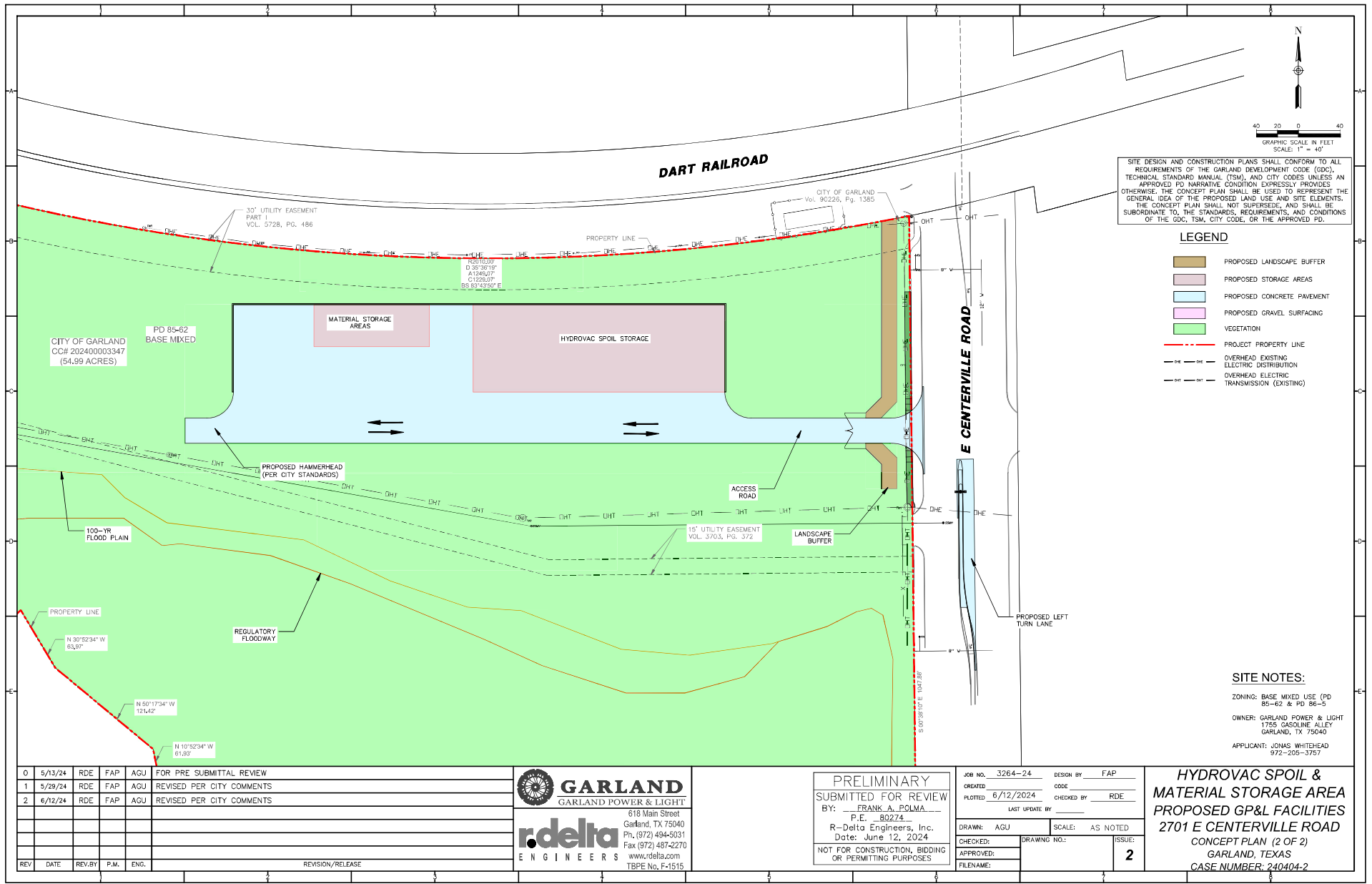
**2701 E CENTERVILLE ROAD**

**CONCEPT PLAN (1 OF 2)**

**GARLAND, TEXAS**

**CASE NUMBER: 240404-2**







## **Z 24-26**



View of the proposed site looking West.



Looking East from the site across East Centerville Road.



View looking North up East Centerville Road.



Looking South down East Centerville Road.







## Comment Form

### Case Z 24-26

Z 24-26 R-Delta Engineers, Inc. The applicant proposes a Lineman Training and Storage site. The site is located at 2701 East Centerville Road (District 2)

Z 24-26 R-Delta Engineers, Inc. El solicitante propone un sitio de almacenamiento y capacitación para linieros. El sitio está ubicado en 2701 East Centerville Road. (Distrito 2)

Z 24-26 R-Delta Engineers, Inc. Người nộp đơn đề xuất một địa điểm Lưu trữ và Đào tạo Nhân viên Trục. Địa điểm tọa lạc tại 2701 East Centerville Road (Quận 2)

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](mailto: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](mailto: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](mailto: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.

Jacob Worley - 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.)

1525 Cross Courts Dr.

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 Bưu Chính

Signature / Firma / Chữ ký

(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.)

6.23.24

Date / Fecha / Ngày



## Comment Form Continued – Case Z 24-26

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

As property owners, we value the trees, creek and wildlife that are behind our house. We also enjoy the privacy of **NOT** having anyone or any business behind us. We also feel that this area has already been industrialized enough. ~~The natural~~ Nature should be preserved as much as possible within the city.



# Comment Form

## Case Z 24-26

Z 24-26 R-Delta Engineers, Inc. The applicant proposes a Lineman Training and Storage site. The site is located at 2701 East Centerville Road (District 2)

Z 24-26 R-Delta Engineers, Inc. El solicitante propone un sitio de almacenamiento y capacitación para linieros. El sitio está ubicado en 2701 East Centerville Road. (Distrito 2)

Z 24-26 R-Delta Engineers, Inc. Người nộp đơn đề xuất một địa điểm Lưu trữ và Đào tạo Nhân viên Trục. Địa điểm tọa lạc tại 2701 East Centerville Road (Quận 2)

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](mailto: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](mailto: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](mailto: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.

Maria Argueta

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.)

1521 Cross Courts Dr

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Maria Argueta

Signature / Firma / Ch ữ ký

6/23/24

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

## Case Z 24-26

**Z 24-26 R-Delta Engineers, Inc.** The applicant proposes a Lineman Training and Storage site. The site is located at 2701 East Centerville Road (District 2)

**Z 24-26 R-Delta Engineers, Inc.** El solicitante propone un sitio de almacenamiento y capacitación para linieros. El sitio está ubicado en 2701 East Centerville Road. (Distrito 2)

**Z 24-26 R-Delta Engineers, Inc.** Người nộp đơn đề xuất một địa điểm Lưu trữ và Đào tạo Nhân viên Trục. Địa điểm tọa lạc tại 2701 East Centerville Road (Quận 2)

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](mailto: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](mailto: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](mailto: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.

Kamil Delekta

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.)

1113 McCormick st

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

06/18/2024

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 24-26

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

Environmental Concerns

~~More pressing, however, are the environmental implications of~~  
this development. The site in question is not merely vacant  
land; it is a thriving forest that serves as a crucial green space  
for our region. The loss of this forest would mean:

~~Prevent soil erosion: is crucial for maintaining the health of~~  
~~the environment and the stability of the community.~~

~~Reduction in Air Quality: Trees are natural air purifiers, and the~~  
~~destruction of the forest would significantly reduce the air~~  
quality in our vicinity, contributing to health issues among  
residents.

~~Disturbance of Ecosystems: The diverse flora and fauna that~~  
~~call our forest home would be displaced or worse, leading to a~~  
loss of biodiversity.

~~Increased Carbon Footprint: The carbon sequestration~~  
~~capabilities of the forest are invaluable in combating climate~~  
change. Removing this natural asset would hinder our  
collective efforts to reduce carbon emissions.



# Comment Form

## Case Z 24-26

Z 24-26 R-Delta Engineers, Inc. The applicant proposes a Lineman Training and Storage site. The site is located at 2701 East Centerville Road (District 2)

Z 24-26 R-Delta Engineers, Inc. El solicitante propone un sitio de almacenamiento y capacitación para linieros. El sitio está ubicado en 2701 East Centerville Road. (Distrito 2)

Z 24-26 R-Delta Engineers, Inc. Người nộp đơn đề xuất một địa điểm Lưu trữ và Đào tạo Nhân viên Trục. Địa điểm tọa lạc tại 2701 East Centerville Road (Quận 2)

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](mailto: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](mailto: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](mailto: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.

SERGIO & RACHEL MELARA

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.)

19169 Garrison Way

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Sergio Melara

& Rachel Melara

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 24-26

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

6/15/2024

We are opposed to the development being proposed for 2701 E. Centerville Rd., Garland.

As a homeowner, we have enjoyed the Greenbelt behind our home. Adding a warehouse and storage site would decrease the value of our homes. There are FIVE storage buildings within a .75 mile radius. There are enough buildings and storage units. As this is a community with many homes within the area, the greenbelt space (≠ our taxes) would be better utilized by creating a park, or walking / biking trail within that space. This would allow the mature trees to remain in place to produce oxygen, homes for birds / animals, and allow families to be active in a shaded place. Having a trail behind our homes would keep the trees, which is important, and create a recreational space. With more families moving to the Garland area, a recreational space would be beneficial, immensely beneficial. Creating yet another storage / concrete building that does NOT add value to the community is absurd. The Rowlett Creek Bike Trail is crowded, ≠ adding a bike / walk trail would be utilized by the surrounding homes near the greenbelt. Thank you for your time.



## Comment Form Case Z 24-26

Z 24-26 R-Delta Engineers, Inc. The applicant proposes a Lineman Training and Storage site. The site is located at 2701 East Centerville Road (District 2)

Z 24-26 R-Delta Engineers, Inc. El solicitante propone un sitio de almacenamiento y capacitación para linieros. El sitio está ubicado en 2701 East Centerville Road. (Distrito 2)

Z 24-26 R-Delta Engineers, Inc. Người nộp đơn đề xuất một địa điểm Lưu trữ và Đào tạo Nhân viên Trục. Địa điểm tọa lạc tại 2701 East Centerville Road (Quận 2)

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](mailto: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](mailto: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](mailto: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.

Eloy Arizmendi/ 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.)

1210 McCormick St

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

Garland texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Eloy Arizmendi (214)557-0542 June 24th, 2024

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 24-26

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 am not in favor of a storage site and a lineman training facility close to our neighborhood.

Here are a few reasons why I am not for rezoning our community.

### Interruptions to Community Life

The construction and operation of the proposed facility would disrupt the daily lives of our community members.

The soil erosion hazards, increase in traffic, and noise pollution are matters that cannot be overlooked. Our peaceful and cohesive neighborhood, which has been a safe haven for families and wildlife alike, stripping away the essence of what makes our community unique and desirable.

### Environmental Concerns

More pressing, however, are the environmental implications of this development. The site in question is not merely vacant land; it is a thriving forest that serves as a crucial green space for our region. The loss of this forest would mean:

Prevent soil erosion: is crucial for maintaining the health of the environment and the stability of the community.

Reduction in Air Quality: Trees are natural air purifiers, and the destruction of the forest would significantly reduce the air quality in our vicinity, contributing to health issues among residents.

Disturbance of Ecosystems: The diverse flora and fauna that call our forest home would be displaced or worse, leading to a loss of biodiversity.

Increased Carbon Footprint: The carbon sequestration capabilities of the forest are invaluable in combating climate change. Removing this natural asset would hinder our collective efforts to reduce carbon emissions.

### Benefits of Preserving the Forest

On the other hand, maintaining the forest would continue to provide numerous benefits, including:

Enhanced Community Health: The forest offers a natural space for recreation and relaxation, contributing to the physical and mental well-being of our residents.

Biodiversity Conservation: It serves as a sanctuary for wildlife, promoting ecological balance and diversity.

Climate Change Mitigation: The forest plays a vital role in carbon capture, helping to mitigate the effects of global warming.



## Morales, Elisa

---

**From:** One Trip Mobile Notary <onetrip.mobilenotary@icloud.com>  
**Sent:** Monday, June 24, 2024 7:38 PM  
**To:** Planning Group  
**Subject:** 1961 Garrison way

[Some people who received this message don't often get email from onetrip.mobilenotary@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I am against development of. Engineering project. 2701 Centerville.

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email. If you are unsure about the message, please contact the Help Desk at x7240 for assistance.



# Comment Form

## Case Z 24-26

Z 24-26 R-Delta Engineers, Inc. The applicant proposes a Lineman Training and Storage site. The site is located at 2701 East Centerville Road (District 2)

Z 24-26 R-Delta Engineers, Inc. El solicitante propone un sitio de almacenamiento y capacitación para linieros. El sitio está ubicado en 2701 East Centerville Road. (Distrito 2)

Z 24-26 R-Delta Engineers, Inc. Người nộp đơn đề xuất một địa điểm Lưu trữ và Đào tạo Nhân viên Trục. Địa điểm tọa lạc tại 2701 East Centerville Road (Quận 2)

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](mailto: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](mailto: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](mailto: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.

SKELLY/QUISH FAMILY 2013 REVOCABLE TRUST

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.)

1001 DOVE DRIVE

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

GARLAND TX 75040-7539

City, State / Estado de la Ciudad / Thành bang

75040-7539

Zip Code / Código postal / Mã B u Định



Signature / Firma / Chữ ký

6/17/2024

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 24-26

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

① PLEASE STOP KILLING WOUNDED ANIMALS TO BUILD

② THERE IS PLENTY OF OPEN SPACE WITHOUT HAVING  
TO TAKE THIS PROPERTY

③ THIS IS OUR ONLY BUFFER TO DART + MILITARY  
AREA OF CARLAND PUBLIC OPS LIGHT +  
SOUND POLLUTION - PLEASE DON'T REMOVE THAT



# Comment Form

## Case Z 24-26

Z 24-26 R-Delta Engineers, Inc. The applicant proposes a Lineman Training and Storage site. The site is located at 2701 East Centerville Road (District 2)

Z 24-26 R-Delta Engineers, Inc. El solicitante propone un sitio de almacenamiento y capacitación para linieros. El sitio está ubicado en 2701 East Centerville Road. (Distrito 2)

Z 24-26 R-Delta Engineers, Inc. Người nộp đơn đề xuất một địa điểm Lưu trữ và Đào tạo Nhân viên Trục. Địa điểm tọa lạc tại 2701 East Centerville Road (Quận 2)

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](mailto: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](mailto: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](mailto: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.

MOHAMMED MIAH

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.)

901 Mill Spring DR

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 Bưu Chính

Mohammed Miah

7/1/24

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.)



# Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-26</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

R-Delta Engineers, Inc. The applicant proposes a Lineman Training and Storage site. The site is located at 2701 East Centerville Road (District 2)

**Gregory Spera**

**Against**

7/3/2024  
2:07:52 PM

2009 Merrimac Trail

Garland  
Texas  
United States  
75043

**Outside the Notification Area**

**Barbara Burnett**

**Against**

7/3/2024  
1:59:29 PM

1413 Peaceway Drive

Babbscb@hmail.com

Garland  
Texas  
United States  
75043

6468128052

**Outside the Notification Area**

**Jennifer Spera**

**Against**

7/3/2024  
1:52:59 PM

2009 Merrimac Trl

jnmartin@gmail.com

Garland  
Texas  
United States  
75043

4692356161

**Outside the Notification Area**

Don't tear down trees, build somewhere else

**Abby  
Kassebaum**

**Against**



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-26</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

7/3/2024  
1:42:01 PM

1542 cross courts drive  
Garland  
Texas  
United States  
<null>

**Jahn Morales**

**Againts**

7/3/2024  
1:32:35 PM

5522 JESTER DR

Garland  
Texas  
United States  
75044

9726749303

**Outside the Notification Area**

**Daniel Vasquez**

**Against**

7/3/2024  
1:20:37 PM

310 Birchwood Dr

daniel.vasquez1794@gmail.com

Garland  
Texas  
United States  
75043

**Outside the Notification Area**

**Khoa Nguyen**

**Against**

7/3/2024  
1:13:29 PM

2406 Mapleridge Dr

Garland  
Texas  
United States  
75044

**Outside the Notification Area**



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-26</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

**Monica Diaz**

**Against**

7/3/2024  
1:10:38 PM

5501 Laredo Lane  
  
Garland  
Texas  
United States  
75043

**Outside the Notification Area**

**Glendale Slider**

**Against**

7/3/2024  
1:10:22 PM

1921 cartman rd  
  
Garland  
Texas  
United States  
75040

Gslider35@aol.com

9726708329

No new business should be placed at this site. No

**Eric Ross**

**Against**

7/3/2024  
1:09:24 PM

5501 Laredo Ln  
  
Garland  
Texas  
United States  
<null>

**Outside the Notification Area**

**Brenna Boatwright**

**Against**

7/3/2024  
12:57:26 PM

1542 Cross Courts Dr.  
  
Garland  
Texas  
United States  
75040

brenna.boatwright@gmail.com

8173081724

We already have the water treatment plant, can you go out this somewhere



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-26</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

else?

**Rosy**

**For**

7/3/2024  
12:05:46 PM

814 BARD DR

GARLAND

9728217691

Texas

United States

75040

Against

**Wilfredo H  
Membreno**

**For**

7/3/2024  
12:03:56 PM

814 BARD DR

Garland

4694387392

Texas

United States

75040

En contra (against)

**John Leonard**

**Against**

7/3/2024  
12:00:34 PM

325 Country View Ln

jleonarddev@gmail.com

Garland

4696677270

Texas

United States

75043

**Outside the Notification Area**

**Diane Thiebaud**

**Against**

7/3/2024  
11:41:52 AM

938 Bard Drive

Dthiebaud@msn.com

Garland

214-621-0758

Texas

United States

75040



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-26</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

**Misti Patton**

**Against**

7/3/2024  
10:26:13 AM

3405 Aries Dr  
  
Garland  
Texas  
United States  
<null>

**Outside the Notification Area**

**Jaclyn &  
Anthony Perez**

**Against**

7/3/2024  
4:29:37 AM

717 Mill Branch Dr  
  
Garland  
Texas  
United States  
75040

Jackie\_slayden@yahoo.com

2144175582

Absolutely not! The greenbelt provides a habitat for wildlife, if we take the trees away, it will eradicate the animals!

SAVE OUR TREES! SAVE OUR WILDLIFE!

**Annie van Zyl**

**Against**

7/3/2024  
4:24:04 AM

902 Mill Spring Drive  
  
Garland  
Texas  
United States  
<null>

jvanzyl@tx.rr.com

2143851507

**Rochelle Ran**

**Against**

7/3/2024  
4:18:10 AM

2918 Teakwood Drive  
  
Garland

**Outside the Notification Area**



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-26</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

Texas  
United States  
75044

**Katherine  
Phariss**  
7/3/2024  
3:52:37 AM

**Against**

3510 Clover Meadow  
Drive  
Garland  
Texas  
United States  
75043

Kdphariss@gmail.com  
9723223326

**Outside the Notification Area**

**Eric Jones**

**Against**

7/3/2024  
3:34:48 AM

220 W Rio Grande St  
Garland  
Texas  
United States  
75051

Threespy5@gmail.com  
9403687830

**Outside the Notification Area**

The more trees the better. We do not need another eye sore building such as a storage unit. There's a large open field area on 66 just before reaching Centerville. Have them build there. It's wide open! There's already a storage unit building there, and across the street is where firefighters train. Seems like a better fit there instead of knocking down trees to make room for this.

**Johanna Jones**

**Against**

7/3/2024  
3:33:47 AM

220 W Rio Grande St  
Garland  
Texas  
United States  
75041

fernjohanna@gmail.com  
4698555833

**Outside the Notification Area**



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-26</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

There are alternate locations this could be built and it wouldn't require removal of trees.

**Troy A  
Ledbetter**  
7/3/2024  
3:12:44 AM

**Against**

1330 Forbes Dr  
  
Garland  
Texas  
United States  
74040

F4phantom1964@msn.com  
  
4693601937

Why has this been so hush hush? Everything that was sent was very vague. The map was horrible. What is actually going to go on there? Concerns are hazardous chemicals, ruining our green area, lowering of our house value, smells...we already deal with the poop factory on Centerville. We tax payers need more info to make an informed decision. You have given us nothing which is a red flag indicating you are hiding something.

**Laura Hood  
Ledbetter**  
7/3/2024  
3:07:04 AM

**Against**

1330 Forbes Dr  
  
Garland  
Texas  
United States  
75040

Houla98@msn.com  
  
4693601934

Not sure what kind of wool someone is trying to pull over our eyes but I am super concerned about the natural green area being ruined, our house values going down as well as chemical runoff.

**Nathan  
Pettigrew**  
7/3/2024  
2:46:25 AM

**Against**

610 Glen Hollow Dr  
  
Garland  
Texas  
United States  
75044

**Outside the Notification Area**

**Alyssa  
sandefur**

**Against**



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-26</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

7/3/2024  
2:30:27 AM

3017 esquire lane

Garland

Texas

United States

75044

**Outside the Notification Area**

**Maureen Foster**

**Against**

7/3/2024  
2:22:04 AM

1321 Mill Wood Lane

mkhughes87@gmail.com

GARLAND

5124976387

Texas

United States

75040

I live in the neighborhood by this greenbelt and don't want to see it destroyed.

**Dallas Hanger**

**Against**

7/3/2024  
2:06:02 AM

2906 Canis Cir

Hdallas55@gmail.com

Garland

Texas

United States

75044

**Outside the Notification Area**

**Gabriel**

**Against**

7/3/2024  
1:50:46 AM

1001 Susan Dr

Garland

Texas

United States

75040

**Outside the Notification Area**



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-26</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

**Nancy Castillo**

**AGAINST**

7/3/2024  
1:00:58 AM

933 Bard Dr  
  
Garland  
Texas  
United States  
<null>

**Nancy**

**For**

7/3/2024  
1:00:12 AM

933 Bard Dr  
  
Garland  
Texas  
United States  
75040  
  
AGAINST

**Matthew Skelly**

**For**

7/3/2024  
12:44:07 AM

1001 Dove Drive  
  
Garland  
Texas  
United States  
75040

MaSkelly@gmail.com

972-489-7775

Garland did itself a HUGE disservice by mailing out a very misleading letter and map that has now been distributed door to door by someone telling everyone to vote no without having any context. The Monday night (July1) Zoom meeting provided very detailed info that GPL is only developing 3 of the 51 acres in this plot of land. And those 3 acres are right next to the DART rail. Although this can always change in the future, I would rather have 2 small areas totaling 3 acres scattered within the 51 total acres making the entire property being sold by the county to a developer even less likely once it is partially developed. We say no to this and we can easily be staring up at 51 acres of 5-story apartments and ZERO trees. The devil you know is always better than the devil you don't.

**Matthew Skelly**

**For**



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-26</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

7/3/2024  
12:43:25 AM

1001 Dove Drive  
  
Garland  
Texas  
United States  
75040

MaSkelly@gmail.com

972-489-7775

Garland did itself a HUGE disservice by mailing out a very misleading letter and map that has now been distributed door to door by someone telling everyone to vote no without having any context. The Monday night (July1) Zoom meeting provided very detailed info that GPL is only developing 3 of the 51 acres in this plot of land. And those 3 acres are right next to the DART rail. Although this can always change in the future, I would rather have 2 small areas totaling 3 acres scattered within the 51 total acres making the entire property being sold by the county to a developer even less likely once it is partially developed. We say no to this and we can easily be staring up at 51 acres of 5-story apartments and ZERO trees. The devil you know is always better than the devil you don't.

**Jacob Limas**

**Against**

7/2/2024  
11:57:41 PM

6313 Alta Oaks Dr  
  
Garland  
Texas  
United States  
<null>

**Outside the Notification Area**

This area of garland is already industrialized enough with the water treatment facility in that neighborhood already and there's already a storage facility by high meadow and Centerville

**Vicente Puentes**

**Against**

7/2/2024  
11:53:29 PM

1006 Dove Dr  
  
Garland  
Texas  
United States  
75043

Reina20@gmail.com

2144038783

I am against this zoning Z24-26

**Steve Cox and  
Laura Perkins  
Cox**

**Against**



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-26</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

7/2/2024 8:41:03 PM	718 Bard Drive	perkycox.navy@gmail.com
	Garland	469-853-2190
	Texas	
	United States	
	75040	

**Dorina Horvath**

**Against**

7/2/2024 7:30:40 PM	1829 Novel Drive	dorinahorvath333@gmail.com
	GARLAND	4693247551
	Texas	
	United States	
	75040	
	Against	

**Outside the Notification Area**

**Dawn Bonner**

**Against**

7/2/2024 5:16:23 PM	1950 Rustic creek drive	Dwagle42@gmail.com
	Garland	2144023834
	Texas	
	United States	
	75040	

**Outside the Notification Area**

**Ana Figueroa**

**Against**

7/2/2024 3:49:40 PM	1341 Belinda Ct	Anapaufig@gmail.com
	Garland	4693059053
	Texas	
	United States	
	75040	

**Outside the Notification Area**

**Johan van Zyl**

**Against**



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-26</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

7/2/2024  
1:49:41 PM

902 Mill Spring drive

Jvanzyl@tx.rr.com

Garland

972 740 6317

Texas

United States

75040

This is a terrible idea. We can't allow this.

**Charlene van  
Zyl**

7/2/2024  
6:00:10 AM

**Against**

902 Mill Spring Dr

charartport@gmail.com

Garland

9728768947

Texas

United States

75040

The greenbelt is something very treasured by myself and my family. We love having this beautiful piece of nature just behind our home. I've lived here since I was born and the forest is something that I've always cherished so deeply, and I and many others would be absolutely devastated if such a large stretch of the forest and all of its wildlife would be put in jeopardy. I vote AGAINST this proposal to save this beautiful piece of nature.

**Daphne Dean**

6/24/2024  
10:08:13 PM

**Against**

1957 Garrison Way  
Garland, Texas 75040  
Garland

Texas

United States

75040

My family is against the proposed rezoning. The development would destroy the vegetation in our area. We live extremely close to a water waste management plant (less than a 5 minute walk). The vegetation has acted as a natural biofilter, absorbing and trapping odor causing particles and gases. The odor from the waste mangement facility can be terrible at times. The odor without vegetation would be unimaginable.

While progress is essential for any community, it is crucial to consider the environmental impact of developing this area. Mills Creek serves as a natural floodplain, absorbing excess water during heavy rains. Developing this area can increase the risk of flooding in our neighborhood and cause



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 24-26</b>	July 8, 2024	August 6, 2024	Matthew Wolverton

potential property damage and loss of life.

The diverse flora and fauna of Mills Creek would be at risks if this area is developed. The construction would lead to habitat destruction.

I urge you to consider the historic and environmental importance of Mills Creek.