



AGENDA

**REGULAR MEETING OF THE CITY COUNCIL
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
November 3, 2015
7:00 p.m.**

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

The Duckworth Building is wheelchair accessible. Special parking is available on the north side of the building on Austin Street and may be accessed by a sloped ramp from the street to the door facing Fifth Street. 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.

CITY COUNCIL GOALS 2020

(Adopted by Resolution No. 9402 on December 20, 2005)

- Sustainable quality development and redevelopment
- Financially stable government with tax base that supports community needs
- Defends rightful powers of municipalities
- Fully informed and engaged citizenry
- Consistent delivery of reliable City services
- Safe, family-friendly neighborhoods
- Embrace diversity

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the October 20, 2015 Regular Meeting.

2. Consider approval of the following bid:

- a. **Digger Derrick Trucks** **Bid No. 5965-16**

Freightliner of Austin **\$848,524.00**

This request is to purchase four Digger Derrick Trucks to be used by Garland Power & Light in their daily operations.

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

- a. **Zoning File No. 15-34, Arapaho Baptist Church**

Consider an ordinance amending the zoning laws of the City of Garland by approving a Specific Use Provision for Licensed Child Care Center on an 8.539-acre tract of land zoned Single Family-7 (SF-7) District and located at 2256 Arapaho Road; providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date.

b. Zoning File No. 15-32, R-Delta Engineers, Inc.

Consider an ordinance amending the zoning laws of the City of Garland by approving a Master Concept Plan, a Detail Plan and a Specific Use Provision for an electrical substation on a property zoned Planned Development (PD) District 15-20 for mixed use on 19.998 acres located northeast of the intersection of Telecom Parkway and Lookout Drive providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date.

- 4. Consider a resolution relating to the power of the City Council to appoint and remove its board and commission appointees; and providing an effective date.**

As discussed at the November 2, 2015 Work Session, a majority of Member Cities in the North Texas Municipal Water District expressed interest in adopting a unified statement to the District regarding the obligation of District Board Members as they serve their respective appointing Member Cities.

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 City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor 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.

- 5. Consider a motion for consideration of a previously denied Specific Use Provision.**

The applicant, Elmer de Jesus Cruz, previously submitted an application for a Specific Use Provision for a reception facility on a property zoned Community Retail (CR) District. This property is located at 2376 Lavon Drive, Suite 106 (File No. Z 15-33, District 1). The Council initially considered and denied this application in a public hearing on October 20, 2015. The applicant requests that Council reconsider the application for a Specific Use Provision.

6. Hold a public hearing on the following zoning case:

- a. Consider the application of Best Storage, LLC requesting approval of 1) an amendment of Planned Development (PD) 08-52 for Community Retail uses, 2) a Detail Plan for a Self-Storage and (indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage. This property is located at 3159 South Garland Avenue (former Hypermart site only). (File No. 15-26, District 5) The applicant has requested a postponement until the November 17, 2015 Regular Meeting.**

The applicant requests approval of a Concept Plan and a Detail Plan as part of an amendment to Planned Development (PD) 08-52 for Community Retail (CR) to redevelop the former "Hypermart" building with indoor athletic events facility, self-storage and retail/office space.

7. Consider appointments to Boards and Commissions.

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

Council Member Jim Cahill

- Ana Maria DeYoung – Community Multicultural Commission

8. Citizen comments.

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

9. Adjourn.

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

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, October 20, 2015, in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:

Mayor	Douglas Athas
Deputy Mayor Pro Tem	Lori Dodson
Council Member	Marvin 'Tim' Campbell
Council Member	Anita Goebel
Council Member	Stephen Stanley
Council Member	Billy Mack Williams
Council Member	Scott LeMay
Council Member	James Cahill

STAFF PRESENT:

City Manager	Bryan L. Bradford
City Attorney	Brad Neighbor
City Secretary	Eloyce René Dowl

ABSENT:

Mayor Pro Tem	B. J. Williams
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CALL TO ORDER:

The meeting was called to order by Mayor Douglas Athas. Mayor Athas led the invocation and Pledge of Allegiance.

CEREMONIALS:

The Mayor presented a proclamation to Loving Garland Green and the North Garland High School Key Club proclaiming October 2015 to be Monarch Butterfly Month.

A Special Recognition was presented to Loving Garland Green for their work in developing community gardens.

The Mayor recognized Boy Scouts from Troops 1033 and 1978.

CONSENT AGENDA:

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member LeMay to approve the consent agenda as presented, seconded by Council Member Goebel, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 2j, and 3. Motion carried, 8 ayes, 0 nays.

1. APPROVED**

Approval of the Minutes of the October 5, 2015 Regular Meeting.

2a. APPROVED**

Bid No. 5562-15 to Tri Con Works, L. P. in the amount of \$168,605.00 for Landfill Gas Collection and Control System upgrades.

This request is to upgrade the existing Landfill Gas Collection and Control System (GCCS) at Castle Drive Landfill to ensure continued regulatory compliance with the requirements of Texas Commission on Environmental Quality (TCEQ).

2b. APPROVED**

Bid No. 5743-15 to City Transformer Service in the amount of \$500,000.00 for Substation Power Transformer Maintenance and Service.

This request is to provide as-needed Substation Power Transformer Maintenance and Service on GP&L and TMPA transformers. This is a Term Contract with four optional renewals.

2c. APPROVED**

Bid No. 5754-15 in the amount of \$500,000.00 to Chapman Construction Co., L. P. for Transmission & Substation Maintenance and Repair.

This request is to provide labor and equipment necessary to perform construction, inspection, repair, and maintenance on electric transmission lines and substation facilities owned by GP&L and TMPA. This is a Term Contract with four optional renewals.

2d. APPROVED**

Bid No. 5791-15 to DFW Materials in the amount of \$116,000.00 for Aggregate materials.

This request is to provide Cushion Sand for water and sanitary sewer pipe embedment, Sandy Foam for preparation of parkways and alleys for sodding, and Grade 6 Rock for winter weather sanding operations. This is a Term Contract with two optional renewals.

2e. APPROVED**

Bid No. 5792-15 to FapCo, LLC in the amount of \$282,833.00 for the GP&L Wylie Switchyard Steel Structures.

This request is to provide steel structures and associated materials for the GP&L Wylie Switchyard project.

2f. APPROVED**

Bid No. 5904-16 to Altec Industries, Inc. in the amount of \$114,405.00 for an Aerial Bucket Truck.

This request is to purchase one Aerial Bucket Truck for GP&L to be used in their daily operations.

2g. APPROVED**

Bid No. 5914-15 to ARC in the amount of \$109,865.28 for Panasonic Toughbook Computers.

This request is to provide replacement laptop computers through the IT Replacement Fund. The current laptops used by Code Compliance Inspectors are at the end of life and need to be replaced.

2h. APPROVED**

Bid No. 5915-15 to SirsiDynix in the amount of \$103,779.83 for Library System Application Software Maintenance.

This request is to provide ongoing maintenance and support services for the SirsiDynix software utilized by the City of Garland Library and branches. This will be a Term Contract with annual renewals for the life of the software or as long as the software is utilized by the Garland Libraries.

2i. APPROVED**

Bid No. 5920-15 to G2 Electric in the amount of \$118,316.25 which includes an optional contingency of \$11,831.63 for a total bid of \$130,147.88 for the GP&L/TMPA Substation Relay Replacement and Scada Upgrade.

This request is to provide protection and control services for GP&L/TMPA McCree and Ben Davis Substations.

2j. APPROVED**

Bid No. 5924-16 to Tri-Con Services, Inc. in the amount of \$600,000.00 for Concrete Finish Work.

This request is to provide miscellaneous placement or repair of concrete paving and structures around the city. This Change Order represents a 24% increase to the original contract amount of \$2,500,000.00. The final renewal for this contract has been executed, and the addition of these funds allows City departments to continue to keep street repair, sidewalk replacement, and other programs functioning until the new contract is put in place.

3. APPROVED**

Resolution No. 10221 supporting Transportation Funding for Texas; and providing an effective date.

Council approved a resolution supporting Transportation Funding for Texas. The City of Garland encourages its citizens to vote in the November 3, 2015 election.

4a. DENIED

Consider the application of Elmer de Jesus Cruz, requesting approval of a Specific Use Provision for Reception Facility on a property zoned Community Retail (CR) District. This property is located at 2376 Lavon Drive, Suite 106. (File No. 15-33, District 1)

The applicant requests approval of a Specific Use Provision to operate a reception facility from Suite 106.

Mayor Athas opened the public hearing at 7:19 p.m. Speakers on this item were Will Guerin, Director of Planning, Elmer de Jesus Cruz, Applicant, and Christopher T. Caton. Elmer de Jesus Cruz spoke again in rebuttal after the public comments were concluded. Motion was made by Council Member Campbell seconded by Council Member Goebel to close the public hearing at 7:42 p.m. and deny the Specific Use Provision application of Elmer de Jesus Cruz. Motion to deny approval carried with 5 ayes (Council Members, Campbell, Goebel, Stanley, Billy Mack Williams and Deputy Mayor Pro Tem Dodson) and 3 nays (Mayor Athas, Council Members LeMay and Cahill).

4b.

Consider the application of R-Delta Engineers, Inc., requesting approval of 1) a Master Concept Plan, 2) a Detail Plan and 3) a Specific Use Provision for an Electrical Substation on a property zoned Planned Development (PD) District 15-20 for Mixed Use. This property is located northeast of the intersection of Telecom Parkway and Lookout Drive (File No. 15-32, District 1)

The applicant requests approval to allow construction of an approximately 20 acre electrical substation for Oncor (approximately 5.55 acres) and Garland Power and Light (approximately 14.44 acres).

Mayor Athas opened the public hearing at 7:43 p.m. Speakers on this item were Will Guerin, Director of Planning, and Frank Polma, R-Delta Engineers. Motion to approve was

made by Council Member Campbell seconded by Council Member Goebel to close the public hearing and approve at 7:52 p.m. Motion to approve carried with 7 ayes and 0 nays.

Council Member Billy Mack Williams recused himself and was not present for the discussion or vote.

4c.

Consider the application of Arapaho Road Baptist Church, requesting approval of a Specific Use Provision for a Day Care, Youth-Licensed Child Care Center on property zoned Single Family (SF-7) District. This property is located at 2256 Arapaho Road. (File No. 15-34, District 7)

The applicant requests approval of a Specific Use Provision to occupy an existing 27,500 square foot building with a year round licensed child care center for approximately 200 children ages 6 weeks to 12 years.

Mayor Athas opened the public hearing at 7:53 p.m. Speakers on this item were Will Guerin, Director of Planning, Pastor David Rogers, Arapaho Road Baptist Church, and Gary Staats, Lion Heart Children's Academy. Motion to approve was made by Council Member LeMay to approve the Special Use Provision based on staff and Plan Commission recommendation, seconded by Deputy Mayor Pro Tem Dodson to close the public hearing and approve at 8:01 p.m. Motion to approve carried with 8 ayes and 0 nays.

5. CITIZEN COMMENTS: None

6. ADJOURN: There being no further business to come before the Council, Mayor Athas adjourned the meeting at 8:02 p.m.

CITY OF GARLAND, TEXAS

APPROVED: _____
Douglas Athas, Mayor

ATTEST: _____
City Secretary



GARLAND
PURCHASING

Bid No.: 5965-16
Agenda Item: 2a
Meeting: Council
Date: 11/03/15

Purchasing Report

DIGGER DERRICK TRUCKS OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase four (4) Digger Derrick Trucks to be used by Garland Power & Light in their daily operations. These trucks are being provided through the BuyBoard Purchasing Cooperative Contract 430-13. Funding was approved in the 2014-15 and 2015-16 Equipment Replacement Fund.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Freightliner of Austin	All	\$848,524.00

TOTAL: \$848,524.00

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

Gary L. Holcomb, CPPO, C.P.M.
Director of Procurement

Reviewed by:

Bryan L. Bradford
City Manager

Date: 10/23/15

Date: 10/27/15

FINANCIAL SUMMARY:

Total Project/Account: \$ 884,332

Expended/Encumbered to Date: -0-

Balance: \$ 884,332

This Item: 848,524

Proposed Balance: \$ 35,808

Trent Schulze 10/26/15

Budget Analyst Date

Ron Young 10/26/15

Budget Director Date

FY 2014-15 &
Operating Budget: ☐ CIP: ☐ Year: FY 2015-16

Document Location: Page C-42

Account #: 444-3226-9009

Fund/Agency/Project – Description:
Equipment Replacement Fund (ERF) – Electric

Comments: One of the four vehicles was approved in FY 2014-15, and funding will be rolled forward in Budget Amendment No. 1. The remaining vehicles were approved in FY 2015-16.



GARLAND

PURCHASING

Executive Summary
Bid 5965-15
Digger Derrick Trucks

Recommended Vendor:

Freightliner of Austin

Total Recommended Award:

\$848,524.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to purchase four (4) Digger Derrick trucks to be used by Garland Power and Light in their daily operations.

Evaluation:

These trucks are being provided through the BuyBoard Purchasing Cooperative contract #430-13.

Recommendation:

Staff recommends awarding the contract for these Digger Derrick trucks to Freightliner of Austin.

Funding Information:

444-3226-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



City Council Item Summary Sheet

☐ Work Session

Date: November 3, 2015

☒ Agenda Item

Item 3a - Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance Z 15-34 Arapaho Baptist Church

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

Will Guerin
Director of Planning

Approved By:

Bryan L. Bradford
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR LICENSED CHILD CARE CENTER ON A 8.539-ACRE TRACT OF LAND ZONED SINGLE FAMILY-7 (SF-7) DISTRICT AND LOCATED AT 2256 ARAPAHO ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 21st day of September, 2015, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Arapaho Road Baptist Church**, and

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

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

Section 1.

Ordinance No. 6773 is hereby amended by approving a Specific Use Provision for a Licensed Child Care Center on a 8.539-acre tract of land zoned Single Family-7 (SF-7) District and located at 2256 Arapaho Road, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

Section 3.

Ordinance No. 6773, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

Section 4.

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

Section 5.

FILE NO. 15-34

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

Section 6

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

PASSED AND APPROVED this _____ day of _____, 2015.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 15-34

Being described as Lot 1RR, Block 1, Second Replat of Arapaho Baptist Church No. 1, an addition to the City of Garland, TX as recorded in Volume 96092, Page 2974 of the Plat Records of Dallas County, Texas and containing 8.539 acres. This property is located at 2256 Arapaho Road, south of Arapaho Road and east of North Shiloh Road. (District 7)

SPECIFIC USE PROVISION CONDITIONS

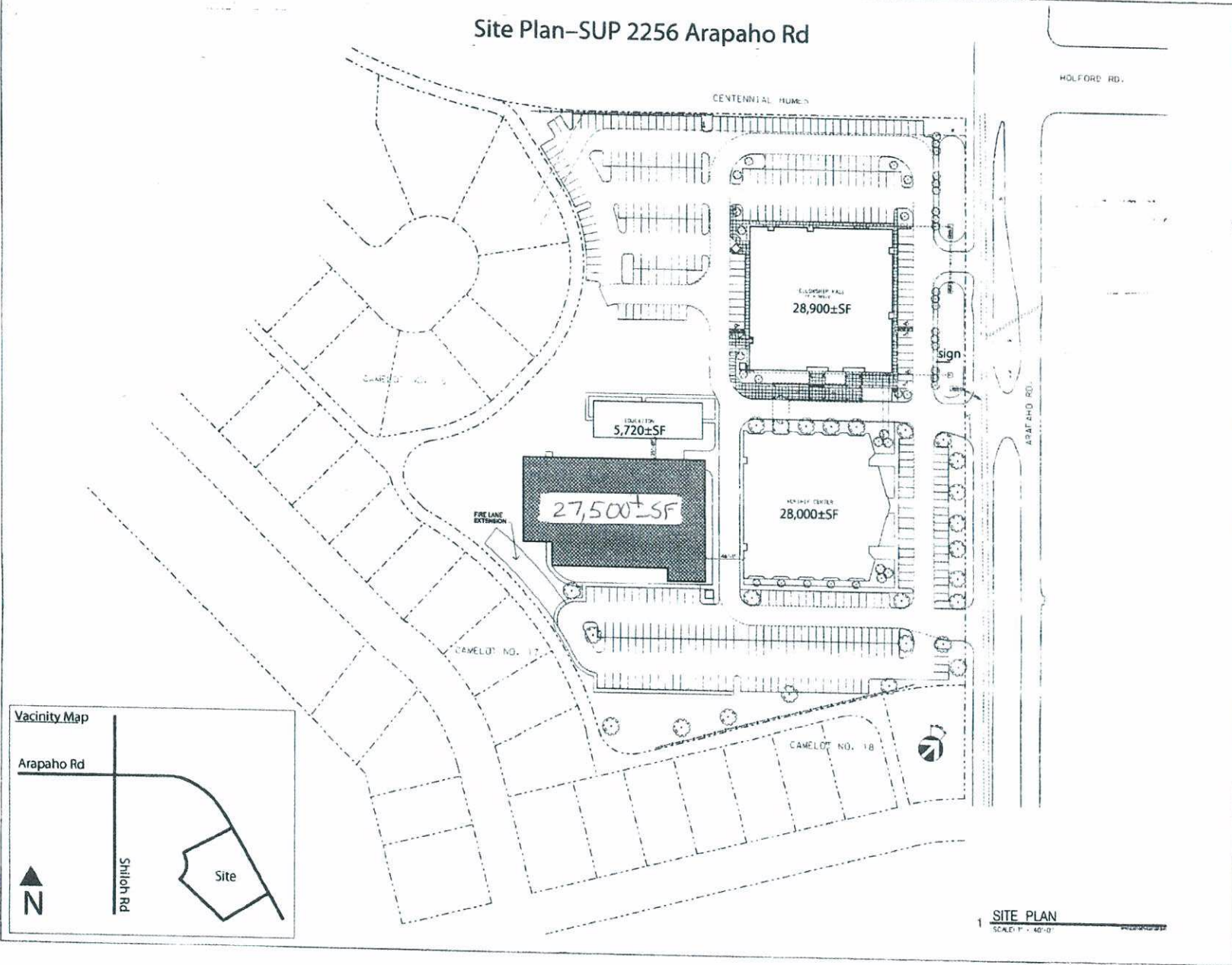
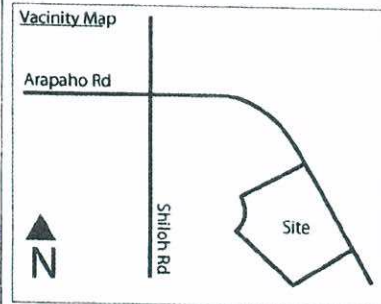
ZONING FILE 15-34

2256 Arapaho Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit a Day Care, Youth-Licensed Child Care Center on the subject property.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single Family-7 (SF-7) District 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. Specific Regulations:**
 - A. Site and Floor Plans:** Development shall be in general conformance with the site and floor plans as reflected in Exhibit C.
 - B. Time Period:** The Specific Use Provision shall be in effect for a period of 25 years.
 - C. Days and Hours of Operation:** The Child Care Center will operate Monday through Friday from 6:30 a.m. to 6:30 p.m.
 - D. Maximum Number of Students:** The maximum allowable number of students is 200.
 - E. Outdoor/Indoor Play Area:** The outdoor play area shall contain a minimum square footage of 12,549. The indoor play area shall contain approximately 4,696 square feet to accommodate a maximum of 200 children. The outdoor play area shall be enclosed with a chain link fence no less than four (4) feet in height with at least two (2) gates for access. The outdoor play area shall not be required any additional screening from adjacent residentially zoned property. The outdoor area shall otherwise be enclosed and shaded according to state licensing regulations.
 - F. Parking Requirement:** A minimum of 45 parking spaces are required for the Child Care Center.

EXHIBIT B

Site Plan-SUP 2256 Arapaho Rd



THIS DRAWING IS RELEASED
UNDER THE AUTHORITY OF
BRUCE S. MCGOUGH
TELE. REGISTRATION
NUMBER: 14418
THIS ORIGINAL DRAWING
ON 8-22-03 AND MAINTAINS
THIS DRAWING IS UNLESS IT
AND MAY NOT BE USED FOR
REGULATORY APPROVAL
FURTHER, OR CONSTRUCTION

Architects
ARCHITECTS
1234 ARAPAHO RD., GLENDALE, IL 60144
TEL: 708.399.1234
FAX: 708.399.1234

ARAPAHO ROAD
BAPTIST CHURCH
CHILDREN'S EDUCATION BUILDING

0810 06-22-04
SCHEMATIC
DESIGN
SITE PLAN

S1

EXHIBIT C

8.539 ACRES

DOCUMENT APPROVAL AND AUTHORIZATION TO PROCEED

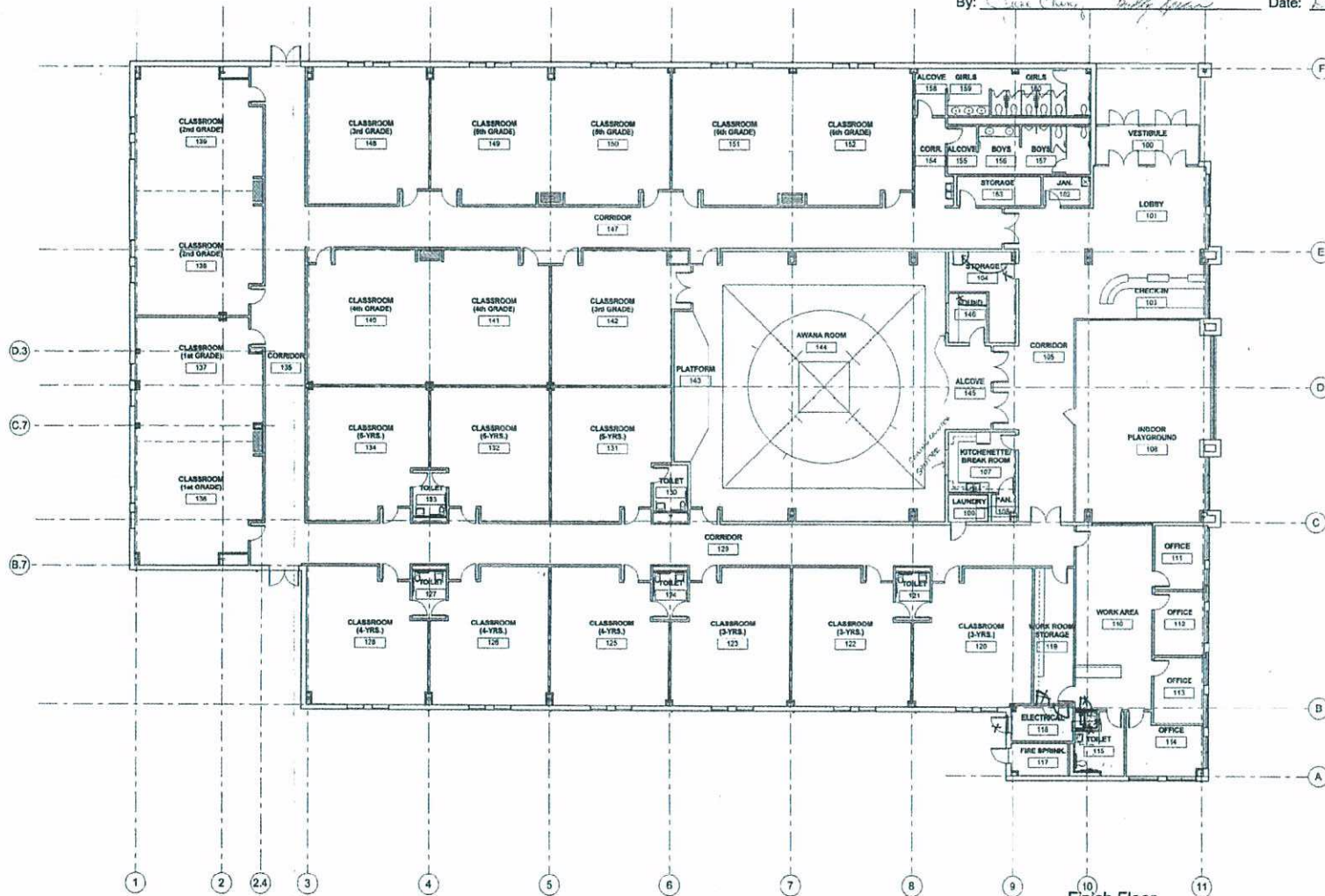
The Design Development Documents for Arapaho Rd. Baptist Church, Garland, Texas, have been reviewed and approved as indicated.

☐ Approved ☒ Approved with the following marked conditions on this sheet

HH Architects is authorized to proceed into the Contract Document Phase.

Arapaho Rd. Baptist Church

By: Chris Chang Jeff Jones Date: Dec 11, 2009



1 Finish Floor
SCALE: 1/8" = 1'-0"

26,678 S.F.

FOR REVIEW ONLY
NOT INTENDED FOR RECORD
PERMIT, OR CONSTRUCTION

HH Architects
2256 Arapaho Rd. Garland, TX 75044
972-261-1111
www.hharchitects.com
EXHIBIT C

Arapaho Rd. Baptist Church
Children's Education Bldg.
2256 Arapaho Rd. Garland, TX 75044

0310 12-11-09

Design Development

Floor Plan

5.10



City Council Item Summary Sheet

☐ Work Session

Date: November 3, 2015

☒ Agenda Item

Item 3b - Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance Z 15-32 R-Delta Engineers, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

Will Guerin
Director of Planning

Approved By:

Bryan L. Bradford
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A MASTER CONCEPT PLAN, A DETAIL PLAN AND A SPECIFIC USE PROVISION FOR AN ELECTRICAL SUBSTATION ON A PROPERTY ZONED PLANNED DEVELOPMENT (PD) DISTRICT 15-20 FOR MIXED USE ON 19.998 ACRES LOCATED NORTHEAST OF THE INTERSECTION OF TELECOM PARKWAY AND LOOKOUT DRIVE PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 21st day of September, 2015, the City Plan Commission did consider and make recommendations on a certain request for approval of a Master Concept Plan, Detail Plan, and Specific Use Provision made by **R-Delta Engineers, Inc.**; and

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

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

Section 1.

Ordinance No. 6773 is hereby amended by approving a Master Concept Plan, a Detail Plan and a Specific Use Provision for an Electrical Substation on a property zoned Planned Development (PD) District 15-20 for Mixed Use on 19.998 acres, being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

Section 3

Ordinance No. 6773, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this _____ day of _____, 2015.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 15-32

BEING a 19.998-acre tract of land situated in the Henry McCullough Survey, Abstract Number 901, Dallas County, in the City of Garland, Texas, and being part of Lots 14 through 23, Pot O' Gold Gardens Addition, an addition the City of Garland according to the plat thereof recorded in Volume 17, at Page 79 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being a portion of Lot 1, Block 2, Shiloh Business Park, according to the plat thereof recorded in Volume 89106, at Page 4511 of the Map Records of Dallas County, Texas , (M.R.D.C.T.) The subject property is located northeast of the intersection of Telecom Parkway and Lookout Drive, Garland, TX.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 15-32

Northeast of the intersection of Telecom Parkway and Lookout Drive

- I. Statement of Purpose:** The purpose of this Planned Development District is to allow for an electrical substation subject to conditions.
- II. Statement of Effect:** This Planned Development District shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations in Ordinance 6773 Garland Development Code (GDC), are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Master Concept Plan: The site shall generally comply with the Master Concept Plan as reflected in Exhibit C.
 - B. Detail Plan: Development shall be in general conformance with the approved Detail Plan set forth in Exhibit D; however, in the event of conflict between the Detail Plan and the conditions, the conditions shall prevail.
- V. Specific Regulations:**
 - A. Regulating Plan: All uses, conditions, processes and standards shall be as provided within Planned Development (PD) District 15-20 unless otherwise specified by this ordinance.
 - B. Specific Use Provision: A Specific Use Provision shall be granted for an electrical substation for an indefinite time period.
 - C. Parking: No vehicular or bicycle parking shall be provided.
 - D. Fencing: An eight (8) foot tall wrought iron style, steel security fence with masonry columns shall be provided along the southern, eastern and western property lines. The wrought iron style, steel

EXHIBIT B

security fence shall be provided along the northern property line without masonry columns as reflected in Exhibit F.

- E. Screening and Landscaping: One (1) tree per thirty (30) linear feet along Lookout Drive shall be provided. The existing trees along the drainage area immediately abutting Telecom Parkway will remain. Additionally, evergreen shrubs that will grow to a minimum height of six (6) feet will be planted along the fencing along both street frontages and the eastern property line as reflected in Exhibit E.
- F. Street Design Standards: No pedestrian cut-through or bisecting walking path shall be provided.
- G. Open Space Standards: Approximately 18 percent of gross area shall be dedicated as open space as reflected in Exhibit E.
- H. Building Design Standards/Architectural Design Standards: The building design/architectural design standards established with Planned Development (PD) District 15-20 will not apply to the equipment enclosures.

SITE INFORMATION

- 1) EXISTING ZONING: PD 15-20 (MIXED USED)
- 2) SITE ACREAGE:
ONCOR TELECOM PARKWAY SUBSTATION = 5.558 ACRES
GP&L LOOKOUT SUBSTATION = 13.12 ACRES
CITY OF GARLAND RADIO TOWER SITE = 1.32 ACRES
TOTAL ACREAGE IN ZONING REQUEST = 19.998 ACRES
- 3) PROPOSED USES:
ELECTRICAL SUBSTATION: 18.678 ACRES - 93.4%
RADIO TOWER/COMMUNICATION: 1.32 ACRES - 6.6%
- 4) OPEN SPACE REQUIRED: 10% OF 19.998 ACRES = 2.00 ACRES
OPEN SPACE PROVIDED: 3.60 ACRES (18.0%)
- 5) TOTAL PARKING - NOT APPLICABLE
- 6) LOT COVERAGE (AREA INSIDE FENCING): 13.17 ACRES - 75.66%
- 7) FENCE SETBACKS: LOOKOUT DRIVE = 4' (MIN. TO FENCE)
TELECOM PKWY = 120' (MIN. TO FENCE)
SIDE AND REAR YARDS (EAST & NORTH) = 5' (MIN. TO FENCE)
- 8) MAXIMUM STRUCTURE HEIGHTS:
SUBSTATION ~ 85' (TRANSMISSION AND STATIC POLES)
60' (SUBSTATION STRUCTURES)
RADIO TOWER = 175' (RADIO MONOPOLE)
- 9) SUBSTATION EQUIPMENT ENCLOSURE INFORMATION (CONTROL HOUSES):
MAXIMUM HEIGHT= 20'-0"
EQUIPMENT ENCLOSURE ARCHITECTURAL DATA:

- A) ENCLOSURE SHOULD BE CONSIDERED AS SENSITIVE ELECTRICAL EQUIPMENT RATHER THAN A BUILDING SUBJECT TO MASONRY BUILDING MATERIAL REQUIREMENTS.
- B) PREFABRICATED METAL CLAD EQUIPMENT ENCLOSURE
- C) ENCLOSURE DELIVERED TO SITE PREMIEM-D THOUSANDS OF WIRE TERMINATIONS
- D) ENCLOSURE DELIVERED COMPLETE WITH RELAYING, PROTECTION, AND CONTROL DEVICES INSTALLED AND TESTED IN FACTORY
- E) ENCLOSURE OFFLOADED VIA CRANE AND SET ON FOUNDATION
- F) ENCLOSURE ELEVATED FOR EASE OF ACCESS TO ELECTRICAL BACKWAYS FOR MAINTENANCE AND REPAIR
- G) EXTERIOR WALL MOUNTED A/C UNITS

RADIO TOWER EQUIPMENT SHUTTER INFORMATION
MAXIMUM HEIGHT = 12'-0"
WALLS - PRECAST CONCRETE w/EXPOSED AGGREGATE FINISH
ROOF - PRECAST CONCRETE w/SMOOTH FINISH
EXTERIOR WALL MOUNTED A/C UNITS

- 10) PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION PLAN WITH DESIGN CAPACITY AND ACCESS POINTS IS NOT APPLICABLE AND IS NOT INCLUDED FOR THIS PROJECT SINCE THE ENTIRE SITE IS TO BE SECURED FOR SAFETY AND SECURITY.
- 11) BICYCLE PARKING IS NOTAPPLICABLE AND IS NOT INCLUDED FOR THIS PROJECT SINCE THE ENTIRE SITE IS TO BE SECURED FOR SAFETY AND SECURITY.
- 12) WALKING PATH, PASSEO OR OTHER PEDESTRIAN CUT-THROUGHES FOR BLOCK LENGTHS GREATER THAN 1,000 FEET ARE NOT INCLUDED FOR THIS PROJECT SINCE THE ENTIRE SITE IS TO BE SECURED FOR SAFETY AND SECURITY.

PLAN
SCALE: 1" = 60'

JOB NO. 2265-14 DESIGNED BY: JAP
DRAWN BY: WBR SCALE: 1" = 60'
CHECKED BY: DRAMANO HCL
FIDELMAN: MCP-1

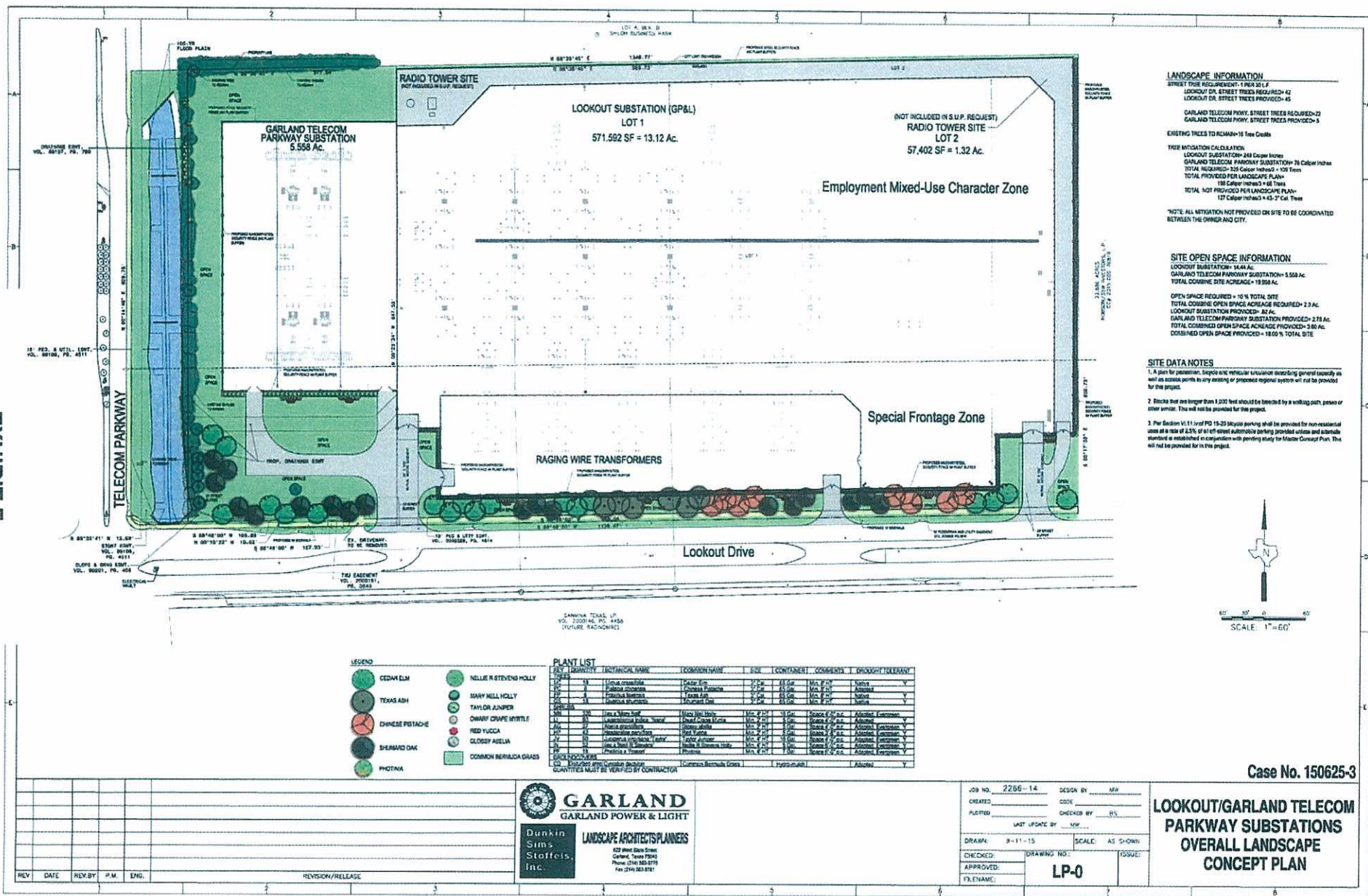
REV	DATE	BY	P.M.	ENG.	REVISION/RELEASE

GARLAND POWER & LIGHT
Garland Power & Light Co.
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031 Fax (972) 487-2270
www.gpl.com TBPE No P-1515

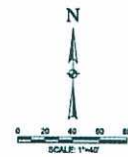
rdelta ENGINEERS








LAYOUT/GARLAND TELECOM PARKWAY SUBSTATIONS
MASTER CONCEPT PLAN

[illegible]



[illegible]



LEGEND	
SYMBOL	DESCRIPTION
	3" CAL. CEDAR ELM <i>Ulmus crassifolia</i>
	3" CAL. RED OAK <i>Quercus shumardii</i>
	7 GAL. PHOTINIA <i>Photinia X Fraseri</i>
	3 GAL. NELLIE R. STEVENS HOLL <i>Ilex x 'Nellie R. Stevens'</i>
	5 GAL. GLOSSY ABELIA <i>Abelia grandifolia</i>
	5 GAL. OWENS CRAPE MYRTLE <i>Laportea indica 'Owens Pink'</i>
	5 GAL. RED YUCCA <i>Yucca repandens</i>

1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL ABOVE GROUND AND UNDERGROUND UTILITIES PRIOR TO LANDSCAPE INSTALLATION. "EXTREME CARE AND CAUTION SHALL BE EXERCISED WHEN EXCAVATING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE AND SUBSEQUENT REPAIR TO ANY EXISTING UTILITIES.
2. ALL ANSAS DISTURBED DURING CONSTRUCTION SHALL RECEIVE BERMUDA GRASS SOIL UNLESS OTHERWISE NOTED.
3. ALL SHALB TREES SHALL BE NO CLOSER THAN 4' FROM THE CENTRALINE OF ALL UNDERGROUND UTILITIES.
4. ALL SHALB TREES SHALL BE NO CLOSER THAN 12' FROM THE CENTRALINE OF ALL ABOVE GROUND UTILITIES.

GARLAND PD LANDSCAPE REQUIREMENTS		
SITE AREA:	231,797 S.F. (5.3 AC)	
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA (10% OF SITE AREA):	23,180 S.F.	121,940 S.F.
5 FT. MIN. EVERGREEN PAD PERIMETER SCREENING	YES	YES
STREETSCAPE		
8" TREE TREES	YES	NO
6" WIDE LANDSCAPE STRIP	YES	YES
10' WIDE SIDEWALK	YES	YES

CITY OF GARLAND LANDSCAPE REQUIREMENTS: CHAPTER 4		
DESCRIPTION	REQUIRED	PROVIDE
BUFFER LANDSCAPE		
LOOKOUT DR		
STREET TREES (1 TREE/30 L.F. OF FRONTAGE)	7	7
STREET SHRUBBORN GRASSES (7 SHRUBS/30 L.F. OF FRONTAGE)	70	40
TELECOM PLOW		
STREET TREES (1 TREE/30 L.F. OF FRONTAGE)	22	2
STREET SHRUBBORN GRASSES (7 SHRUBS/30 L.F. OF FRONTAGE)	154	REF. NOTE
SCREENING OF UTILITIES	YES	YES

1. TREE CREDITS ARE INCORPORATED INTO BUFFER TREES PROVIDED (INCL. 1 TREE ALONG LOOKOUT DR).
2. TREES PROVIDED IN PLAN INCLUDE TREES REQUIRED FOR MITIGATION.
3. EXISTING SCREENING ALONG TELECOM PKWY WILL BE PROTECTED AND SHALL CONTRIBUTE TO BUFFER LANDSCAPE REQUIREMENT.

MITIGATION SUMMARY	TREES	CALIPER
EXISTING TREES ON-SITE	32	371
EXISTING TREES TO REMAIN	13	166
EXISTING TREES TO BE REMOVED	19	227

TOTAL MITIGATION REQUIRED		71
(REPLACE WITH 1" CALIPER TREES)	9	27
TOTAL MITIGATION REMAINING		44

NOTE: ALL MITIGATION NOT PROVIDED ON SITE TO BE COORDINATED BETWEEN THE OWNER AND CITY

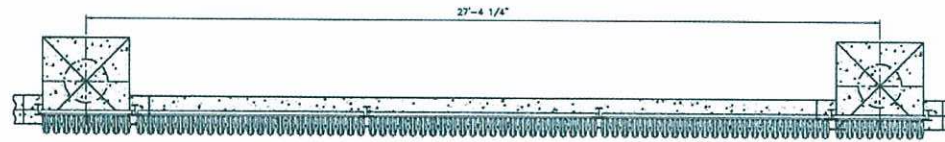
**GARLAND TELECOM
PARKWAY SUBSTATION
ONCOR ELECTRIC DELIVERY COMPANY
GARLAND, TEXAS**

[illegible]

THESE DOCUMENTS ARE FOR INTERNAL
REVIEW AND ARE NOT INTENDED FOR
PUBLIC RELEASE. ANY INFORMATION
ON CONSTRUCTION PURPOSES THEY
WERE PREPARED BY EPA UNDER THE
AUTHORITY OF:

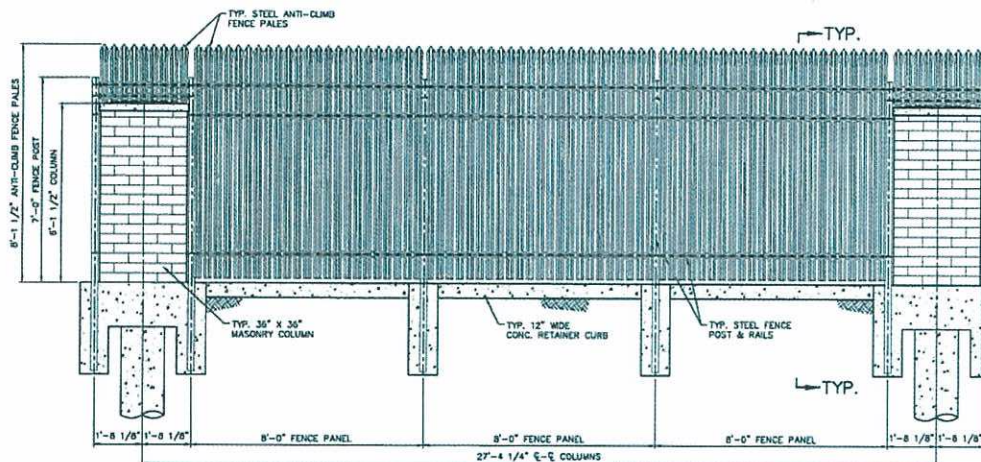
JOE B. BUCHANAN 2570
NAME R.I.A. NO.
DATE 5/15/2015

Case No.: 150625-3
Project No.: 20087
Issued: 09/10/15
Drawn By: JMR
Checked By: JDB
Scale: AS NOTED
Sheet Title
LANDSCAPE PLAN
L1.01
Sheet Number



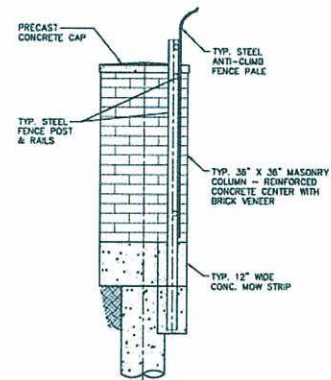
TYPICAL FENCE SECTION - PLAN VIEW

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



TYPICAL FENCE SECTION - FRONT ELEVATION

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



TYPICAL FENCE SECTION - SECTION VIEW

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

NOTE:
SECURITY FENCE WITH MASONRY COLUMNS SHOWN
IN THESE DETAILS, SECURITY FENCE IS SIMILAR
AND CONSISTS OF THE 8-FOOT PANELS SHOWN
BUT WITH THE MASONRY COLUMNS OMITTED.

CASE No. 150625-3

0	9/3/2015	RDE	FAP	CJR	ISSUE FOR CONSTRUCTION

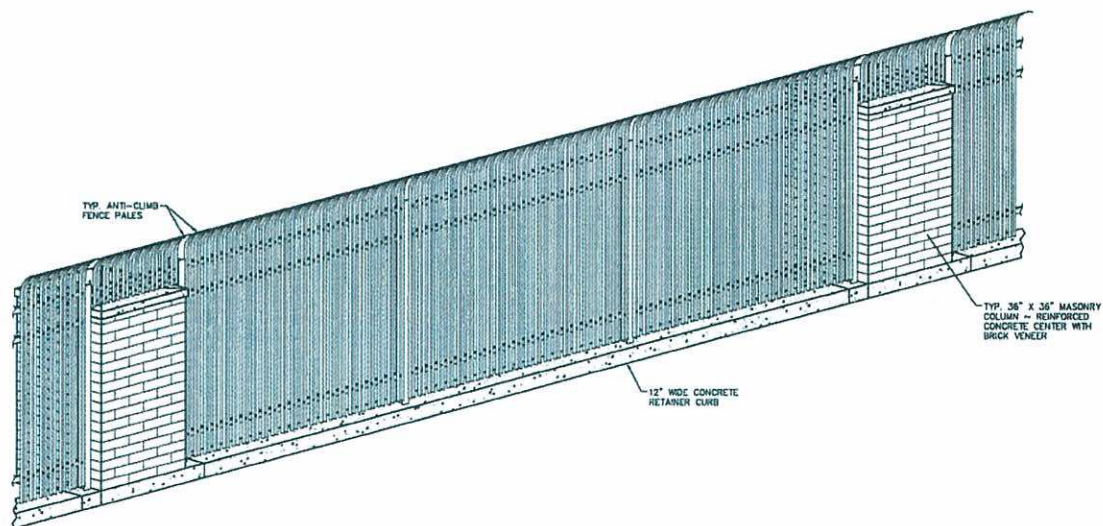


PRELIMINARY
FOR INFORMATION ONLY
BY: FRANK A. BOLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: September 9, 2015
NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

JOB NO. 2266-14	DESIGN BY FAP
CREATED	CODE
PLOTTED	CHECKED BY RDE
LAST UPDATE BY	
DRAWN: WBR	SCALE: AS NOTED
CHECKED:	DRAWING NO. FD-1
APPROVED:	ISSUED:
FILENAME:	

LOOKOUT/GARLAND TELECOM
PARKWAY SUBSTATIONSSTEEL/MASONRY SECURITY
FENCE DETAILS
SHEET 1 OF 2

EXHIBIT F



TYPICAL FENCE SECTION - ORTHOGRAPHIC VIEW
SCALE: 1/2" = 1'-0"

NOTE:
SECURITY FENCE WITH MASONRY COLUMNS SHOWN
IN THESE DETAILS, SECURITY FENCE IS SIMILAR
AND CONSISTS OF THE 8-FOOT PANELS SHOWN
BUT WITH THE MASONRY COLUMNS OMITTED.

CASE No. 150625-3

0	9/3/2015	RDE	FAP	CJR	ISSUE FOR CONSTRUCTION
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REV	DATE	REV.BY	P.M.	ENG.
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REVISION/RELEASE



GARLAND
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Garland, TX 75040
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www.rdelta.com
TPE No. F-1515

PRELIMINARY
FOR INFORMATION ONLY
BY: <u>FRANK A. POLMA</u>
<u>P.E. 80274</u>
R-Delta Engineers, Inc.
Date: September 9, 2015
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 2766-14	DESIGN BY FAP
CREATED	CODE
PLOTTED	CHECKED BY RDE
LAST UPDATE BY	
DRAWN: WBR	SCALE: AS NOTED
CHECKED:	DRAWING NO. 153
APPROVED:	FD-2
FIELDNAME:	

**LOOKOUT/GARLAND TELECOM
PARKWAY SUBSTATIONS**

STEEL/MASONRY SECURITY
FENCE DETAILS
SHEET 2 OF 2



City Council Item Summary Sheet

☐ Work Session

Date: November 3, 2015

☒ Agenda Item

Item 4 - Board Appointee Resolution - North Texas Municipal Water District

Summary of Request/Problem

As discussed at the November 2, 2015 Work Session, a majority of Member Cities in the North Texas Municipal Water District expressed interest in adopting a unified statement to the District regarding the obligation of District Board Members as they serve their respective appointing Member Cities.

Recommendation/Action Requested and Justification

Adopt the proposed Resolution.

Submitted By:

John Baker, PE
Assistant City Manager

Approved By:

Bryan L. Bradford
City Manager

RESOLUTION NO.

A RESOLUTION RELATING TO THE POWER OF THE CITY COUNCIL TO APPOINT AND REMOVE ITS BOARD AND COMMISSION APPOINTEES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council has the right and obligation, by law and under the Garland City Charter, to appoint community representatives to serve on boards and commissions, both internal and external to the City, to represent the interests of the City of Garland; and

WHEREAS, the power to appoint representatives assists the City Council in its ability to effectively govern; and

WHEREAS, the power to appoint and remove board or commission members appointed by the City Council is specifically provided in Article IV, Section 2 of the Garland City Charter; and

WHEREAS, the City is commendably represented on the North Texas Municipal Water District (NTMWD) board of directors by two excellent representatives, Mr. Don Gordon and Mr. Jack May, whose service to the people of Garland is to be applauded; and

WHEREAS, it is in the best interest of the City, as a Member City of the NTMWD, to make clear its position regarding the governance of NTMWD by and between Garland, the NTMWD, and other NTMWD Member Cities;

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

Section 1

The City Council of the City of Garland, Texas proclaims that all board and commission appointees of the City Council, including its appointees to the North Texas Municipal Water District Board of Directors, serve at the will of the City Council.

Section 2

The City Council of the City of Garland, Texas requests that the NTMWD Board place an item on its agenda for consideration and approval at the Board's December 2015 regular meeting acknowledging that the NTMWD Board Members serve at the will of their respective appointing Member Cities.

Section 3

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

PASSED AND APPROVED this the _____ day of November, 2015.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: November 3, 2015

☒ Agenda Item

Item 5 - Reconsideration Request of Z 15-33

Summary of Request/Problem

The applicant, Elmer de Jesus Cruz, previously submitted an application for a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located on 2376 Lavon Drive, Suite 106 (File No. Z 15-33, District 1). The Council initially considered, and denied, this application in a public hearing on October 20, 2015. The applicant requests that the Council reconsider the application for a Specific Use Provision.

A motion to grant reconsideration may only be made by a Council member who voted to deny the original request. If the request for reconsideration is approved, notifications will be mailed and the hearing will be placed on the agenda of the next appropriate Council meeting.

Recommendation/Action Requested and Justification

Consider a motion for consideration of a previously denied Specific Use Provision.

Submitted By:

Will Guerin
Planning Director

Approved By:

Bryan L. Bradford
City Manager



Planning Report

Best Storage, LLC

3159 South Garland Avenue (former Hypermart site only)

REQUEST

Approval of 1) an amendment of Planned Development (PD) 08-52 for Community Retail uses, 2) a Detail Plan for a Self-Storage and (Indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage.

OWNER

Best Storage, LLC

PLAN COMMISSION RECOMMENDATION

On October 13, 2015 the Plan Commission by a vote of five (5) to four (4), recommended denial of a Detail Plan for 1) an amendment of Planned Development (PD) 08-52 for Community Retail uses, 2) a Detail Plan for a Self-Storage and (Indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage.

STAFF RECOMMENDATION

Denial of 1) an amendment of Planned Development (PD) 08-52 for Community Retail Uses [formerly Shopping Center (SC) Uses] 2) a Detail Plan for a Self-Storage and (Indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage Facility.

While the proposed elevation changes to the building provide an improvement as well as a step towards adaptive reuse for future appropriate uses, and while staff would be supportive of a similar Detail Plan submitted in conjunction with just the athletic complex use, it may be premature to approve a self-storage use in lieu of a proposal that is consistent with the Envision Garland Plan and Centerville Marketplace Revitalization Strategy report.

If the Specific Use Provision is approved, staff recommends a time period of no longer than ten (10) years in order to reevaluate the use in relation to the site and the overall catalyst area.

Additionally, if approved, staff recommends the west elevation, adjacent to South Shiloh, be refaced with the same materials and percentages as found on the south and east. Staff also recommends that the north elevation adjacent to Kingsley Road be refaced consistently with the other elevations.

Finally, it should be noted that staff has worked with the City Attorney's Office to draft within the PD Conditions that the sports complex use must be issued a Certificate of Occupancy prior to that of the storage use, and be in full and continued operation, among other conditions.

BACKGROUND

The subject site is currently zoned Planned Development (PD) 08-52 for Community Retail Uses (formerly Shopping Center Uses) and contains the former Hypermart building. Prior to approval of the City-initiated rezoning in 2008, the City carried out an evaluation of the site and surrounding properties to determine the appropriate zoning of the subject area given its size, existing development patterns and proximity to thoroughfares. The evaluation recommended greater consideration be given towards future development to encourage revitalization of the area upon the vacancy of the Hypermart. City Council approved the rezoning of the subject property from Commercial-2 (C-2) District and Shopping Center (SC) District to a Planned Development based in the Shopping Center District. The PD limited the allowable uses and required a Concept Plan and Detail Plan for new development.

The applicant requests to amend Planned Development (PD) 08-52, approval of a Detail Plan which reflects façade renovations of the existing building, and interior alterations to accommodate indoor athletic events and a self-storage facility. The applicant also requests approval of a Specific Use Provision for a self-storage facility. Although the Planned Development encompasses the entire area, the request is limited to the Hypermart site; existing uses on outparcels would remain as is.

SITE DATA

Planned Development 08-52 contains approximately 40.3 acres with frontage on West Kingsley Road (approximately 1,600 feet), South Garland Avenue (approximately 1,900 feet) and South Shiloh Road (approximately 1,535 feet). However, the request for the Detail Plan and Specific Use Provision is specific to a defined area, approximately 25.254 acres, which contains the former Hypermart building.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development 08-52 was established under Ordinance #4647 regulations for limited Shopping Center Uses. The Shopping Center District accommodates shopping center development having a neighborhood or community service area. Planned Development 08-52 limits uses to more community serving-scale retail/personal service uses and eliminates auto-related uses. The PD also allows for Hotels and Community Amusement, Indoor.

Upon the adoption of the Garland Development Code (Ordinance #6773), the Shopping Center District was converted to the Community Retail (CR) District, thus the Planned Development is now based in the Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be

designed in a shopping center configuration. The Community Retail District requires approval of a Specific Use Provision for a Self-Storage Facility. The PD District requires approval of both a Concept and Detail Plan prior to any redevelopment on the property.

CONSIDERATIONS

Land Use

1. The property was developed in 1987 with a 226,408 square-foot building which was formerly occupied by the Hypermart and contains several small suites designed for retail occupancy. The site is located less than one-half mile north of Interstate Highway 635 at its intersections with Shiloh Road and South Garland Avenue. As such, this location is a primary entry into Garland from Dallas and other communities along the IH 635 corridor. Access and visibility is provided to the site from all three adjacent arterial thoroughfares (Kingsley, South Garland and Shiloh).
2. The Hypermart site is surrounded by outparcels along South Garland Avenue, West Kingsley Road and South Shiloh Road. These outparcels contain a bus transit company, fast food restaurants, retail sales with gasoline pumps, a vacant fire station building and various other retail sales/personal service establishments. The southernmost remainder of the triangle formed by the bounding thoroughfares is the former site of Prestige Ford and will be redeveloped as a Racetrac gas station. The total area contained within the area bound by South Shiloh Road, South Garland Avenue and Kingsley Road, is approximately fifty (50) acres.
3. As previously stated, City Council approved a City-initiated rezoning of the subject property from Commerical-2 (C-2) District and Shopping Center District (SC) District to a Planned Development based in the Shopping Center District. At the time the Planned Development was approved, the City was in the process of updating the Comprehensive Plan, and the rezoning was an effort to guide the reuse and redevelopment potential of the subject site until more appropriate comprehensive plan recommendations and development regulations could be applied.
4. Accordingly, the site received further focus during the formation of the Catalyst Areas as a component of Envision Garland adopted in 2012. Catalyst areas are contingents of properties planned for revitalization--areas where the maximization of fiscal investments will provide opportunities for positive economic "ripple effects" in surrounding neighborhoods, corridors, and areas of influence. The catalyst areas, identified for strategic reinvestment, highlight key redevelopment opportunities to revitalize and modernize the City's development pattern. Each area's unique character highlights the importance of area-specific redevelopment strategies. The Envision Garland Plan recognizes the subject area, the South Garland Avenue Catalyst Area, as one of seven such strategic areas within the City.
5. The South Garland Avenue Catalyst Area represents one of the City's key commercial corridors, a gateway into the City from IH-635 and a historical arterial connection to downtown Dallas. The subject property is at the forefront of this particular redevelopment opportunity and any re-development would set the tone for future efforts. The particular advantage of the

contingent of properties within PD 08-52 is its sheer size, its access to IH-635, as well as its significant visibility provided by the adjacency of two major thoroughfares.

6. As a Catalyst Area, the approach should be to remain attentive to opportunities yielding the greatest positive economic impact to the surrounding area. It is important to maintain the broader vision of a significant redevelopment opportunity. Storage facilities often tend to be a permanent, rather than an interim use. Its presence within the property may hinder other opportunities such as a business park concept suggested in the Centerville Marketplace Repositioning Strategy in 2014.
7. As mentioned above, the subject site was further analyzed as a part of the Centerville Marketplace Repositioning Strategy in 2014. At that time, the site was considered as having potential for redevelopment into a business park and retail area that could be compatible with possible redevelopment along Interstate Highway 635. No regulatory mechanism has yet been put into place to formally guide redevelopment efforts in the area toward those uses.

Detail Plan

8. The applicant proposes a Detail Plan to redevelop the existing 226,408 square foot building with 150,000 square feet of indoor athletic events facility space operated by Texas Sports Center. Approximately 75,000 square feet of the remaining area will be dedicated to self-storage operated by Best Storage; however, it should be noted that with the installation of a second floor for the storage use, the ultimate total floor area of the storage use will be approximately 150,000 square feet. The applicant has indicated that Texas Sports Center will provide indoor space for multiple sports including basketball, volleyball, soccer, and cheerleading activities. Texas Sports Center will remodel the existing building to accommodate 9 full size high school-size basketball/volleyball courts, 10 indoor batting cages/pitching tunnels, 4 multipurpose fields, 2 indoor cheer floors, vending and concessions areas, a pro-shop, and 7 multi-purpose rooms that will be used for birthday parties, corporate events, coaches meetings and training consultations. Best Storage proposes to develop the remainder of the building to accommodate approximately 819 self-storage units provided on two levels. Each of the spaces will be divided with a demising wall the entire length of the building, no interior access is provided between the two. Best Storage will provide open access while the sales office is open and key pad access between 6am to 10pm for customers only. The storage units will only be accessed internally; the "storage doors" shown on the elevations are for architectural/decorative purposes only.
9. The applicant proposes to modify the south (front) and east elevations by re-facing the existing building with primarily brick veneer finish with stucco accents. The west elevation (facing South Shiloh Road) and the north elevation (facing W. Kingsley Road) will primarily remain as is. However, staff recommends a re-facing of the west elevation similar to that of the south and east to establish a more coherent appearance. Staff also recommends a compatible treatment of the north wall. Although the visibility of this elevation is limited by vegetation and a masonry wall, the absence of façade treatment on this elevation would be more noticeable against the re-facing proposed for the rest of the building. The existing structure contains a large metal barrel

roof element that runs the length of the building. This element will remain in place.

10. Per the proposal, the overall layout of the site will remain largely unchanged. The former Hypermart site required one (1) parking space for every 200 square feet of gross floor area; the site contains approximately 1,400 parking spaces. An Athletic Events Facility (Indoor) requires one (1) parking space for every 125 square feet of gross floor area. Based on the size of the facility 1,200 parking spaces are required. The parking requirement for a Self-Storage Facility is one (1) parking space for every 25 units, plus one space for every 300 square feet of gross floor area of office space plus one space for the manager's apartment. Based on this ratio, 36 parking spaces are required. The existing parking spaces are sufficient to accommodate the proposed uses.
11. Per the proposal, the existing parking area and site landscaping and screening including a screening wall and adjacent tree plantings along West Kingsley Road will be maintained and remain as is. However, the applicant intends to provide complimentary updates to the landscaping adjacent to the south façade (front) of the building with trees planted within three wells along the sidewalk adjacent to the building.
12. Self-storage uses in the Community Retail district require a Specific Use Provision prior to development. The applicant requests a Specific Use Provision for a period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type developments 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.

Catalyst Area South Garland

The Envision Garland Plan recognizes the subject area, the South Garland Avenue Catalyst Area, as one of seven strategic areas within the City. The South Garland Avenue Catalyst Area is considered to be a key commercial corridor, a gateway into the City from I-635 and an historic arterial connection to downtown Dallas.

Target Investment Area

The larger area and specifically the subject site are identified as a target investment area for the City. As a target investment area, the City's overall strategy is to diversify large infill sites (e.g., Hypermart) to transform the area into a viable employment and training center taking advantage of regional transit access. New opportunities along this corridor should focus on redevelopment and revitalization.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by outparcels along South Garland Avenue, West Kingsley Road and South Shiloh Road. These outparcels contain a bus transit company, fast food restaurants, retail sales with gasoline pumps, used auto sales, car wash, vacant fire station and various other retail sales/personal service establishments. The southernmost remainder of the triangle formed by the bounding thoroughfares will be redeveloped as a Racetrac gas station.

Properties to the east across South Garland Avenue and the Kansas City Southern Railroad are zoned Industrial District and are developed with motels (S96-8, S99-30) and an electric substation. Property to the south across McCree Road is zoned Industrial District and is developed with J.L. Parker Plumbing. Property to the west across South Shiloh Road, is zoned Industrial District and is developed with the Prestige Ford auto dealership (S95-15). As previously mentioned, the site immediately south of the subject site will be developed with a Race Trac Retail Sales with Gas Pumps use. (PD 13-31).

Prepared By:

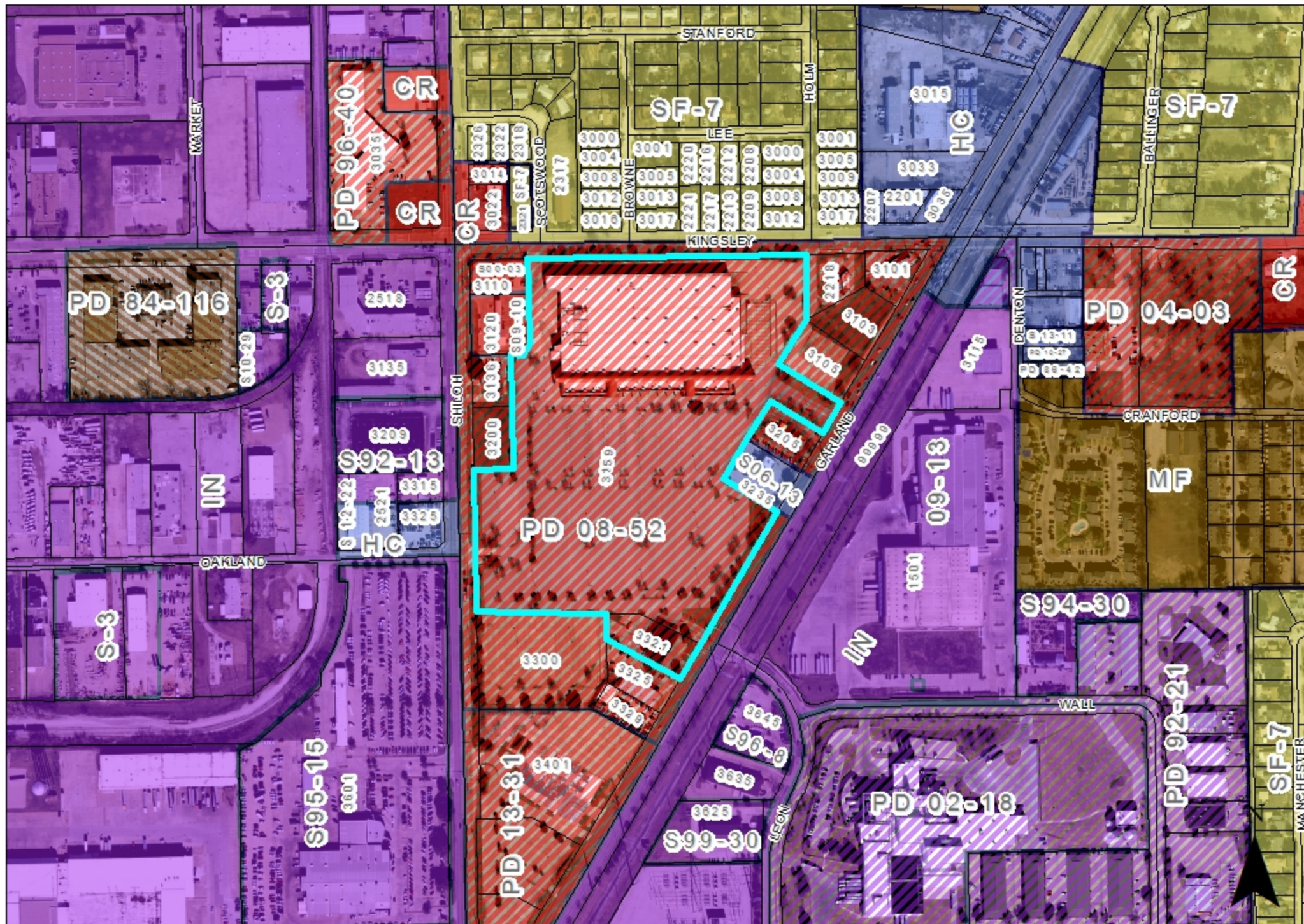
Will Guerin, AICP
Director of Planning

Date: October 23, 2015

Reviewed By:

Bryan L. Bradford
City Manager

Date: October 28, 2015



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 15-26

3159 South Garland Avenue

- I. Statement of Purpose:** The purpose of this Planned Development District is to permit the development a Self-Storage and (Indoor) Athletic Events Facility on the subject property subject to conditions.
- 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 set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan:** Development shall be in general conformance with the Detail Plan set forth in Exhibit C. In the event of conflict between the Detail Plan and the conditions, the conditions shall prevail.
- V. Specific Regulations:**
- A. Permitted Uses:** Uses shall be as permitted within the Community Retail (CR) District.
- B. Specific Use Provision:** The Specific Use Provision for Self-Storage Facility shall be granted for a period of thirty (30) years. The self-storage use may not be issued a Certificate of Occupancy until the athletic events facility has been issued a Certificate of Occupancy and is conditioned on 150,000 square feet of the facility being occupied, maintained, and continuously and regularly used as an indoor athletic facility. For the purposes of this PD, "continuously and regularly used" means the indoor athletic event facility is open to the public, a minimum of 6 hours per day, 5 days per week, without interruption for more than 300 calendar days, and is being used for indoor athletic events.

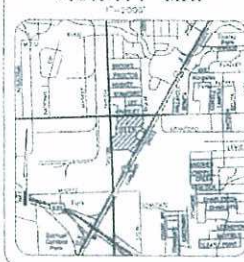
- C. Site Plan: Development shall be in general conformance with the site plan labeled Exhibit C.
- D. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit D. The existing masonry screening wall with tree plantings along Kingsley Road shall remain. Parking lot landscaping shall be as reflected in Exhibit D.
- E. Building Elevations: The building elevations shall be in general conformance with Exhibit E. All attached signage shall be located as reflected in Exhibit E, and in conformance with Chapter 4 Article 5 of the Garland Development Code.
- F. Floor Plan: The floor plan of the (indoor) athletic events facility and footprint of the self-storage facility shall be generally as reflected in Exhibit F.
- G. Time Period: The Specific Use Provision shall be in effect for a period of 30 years.

EXHIBIT C

LEGEND

[illegible]

VICINITY MAP



RECORD LEGAL DESCRIPTION

Page 1
let. 84 and let. 129, in Block 1, of WAL-MART SUPER CENTER 2 ADDITION, an addition to the City of Corsicana,
Dallas County, Texas, according to the Map of Plot thereof recorded in Volume 87242, Page 5219, Plat Records,
Dallas County, Texas.

Page 2
let. 54, in Block 1, of WAL-MART SUPER CENTER 2 ADDITION, is addition to the City of Corsicana, Dallas County,
Texas, according to the Map of Plot thereof recorded in Volume 87242, Page 5219, Plat Records, Dallas County,

AS-SURVEYED DESCRIPTION

1st ST and 125th St. at Mid-Mont Super Center 2 Addition, on addition to the City of Garland, Dallas County, Texas as recorded in Volume 07742, Page 539, Book Records of Dallas County, Texas, 1st properly being

[illegible]

ALTA/ACSM LAND TITLE SURVEY

Walt Mart Street, Inc.
Store No. 1600
3151 South Congress Ave.
City of Cincinnati, OH

I solemnly certify for Walt Mart Street, Inc., Walt Mart Store Company and Mackalanda, Inc.

I do hereby certify that this map or plan and the survey on which it is based were made in accordance with the Michigan Standard Map Requirements for ALTA/NSIS land title surveys. Such standards are contained in the Professional Surveyors Act of 1978, and include items 1 to 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 8

PROJECT NAME: Wal-Mart Stores, Inc	PROJECT No: 1045-07-1437
ADDRESS: 3159 South Garland Avenue	CITY: Garland STATE: Texa

MKA associates, Inc.
A National Land Services Company

SHEET 1 OF 1

AGL LAND SURVEYING
ACCURATE RELIABLE RESPONSIVE
11281 C. HWY. NO. 34
SCURRY, TEXAS 75158
PHONE (214) 289-6506
FAX (972) 12-7304
agl@surveyland.com

DRAWING DATA		REVISION DATES	
SCALE: 1" = 60'		Rev#1	11-29-07
DRAWN BY: CM			
CHECKED BY: LC			
DWG. No:			

GRAPHIC SCALE - 1" = 50'



1. BASIC OF DEEDS: THE DEEDS OWNED HEREIN ARE BASED ON THE
SOUTHERLY RIGHT-OF-WAY OF WEST HUNTERD ROAD, AS SHOWN ON THE
PLAN OF ARL-MART CUDEN CENTER 2. ADDITION, AS ADDITION TO THE CITY
OF PLAZA OF THE CITY OF DALLAS, TEXAS, RECORDS IN VOLUME 12242,
PAGE 5015. BEING RECORDS OF DALLAS COUNTY.
2. PLOT 1 CONTAINS 1,100,879 SQUARE FEET OR 25.234 ACRES.
3. PLOT 2 CONTAINS 32,000 SQUARE FEET OR 0.735 ACRES.
4. PLOT 1 TAX ID: 2683260001120000
PLOT 2 TAX ID: 2683260001120000
5. THERE ARE NO DISQUALIFYING ENCUMBRANCES OR EASEMENTS FOUND ON THE
PLOTS.

This survey is based on a 1998 report prepared by Stewart Title Guaranty Company, File No. 56714002, dated October 1, 2007 at 8:00 am. Rights not listed price are standard title exceptions and/or are not matters of fact in that section of this survey.

- [illegible]

for polymerase chain reaction (PCR) amplification.

Zone: COMMERCIAL DISTRICT 2 (Tracts 1 & 2)
Existing use conditions for which permitted uses are listed on the City of Garland Zoning Regulations
Zoning Regulations are subject to interpretation, for further zoning information contact:
Shenna Olson
(Contacted in person 10/20/07)
City of Garland Zoning Department
500 Austin Avenue
(254) 750-5000

Bulk Regulation:

1. Maximum building height: EXEMPT
2. Wind-Burden Coverage: 50 %
3. Minimum yard requirements:
 - Front restriction: 30 feet
 - Side restriction: 20 feet
 - Rear restriction: 20 feet

Parking Information:

Regular parking spaces per Zoning 1 Per 200 sq. ft. of building,
none allotted for Disabled parking per Zoning Department

Greened Parking

- 1,321 Regular parking
27 Disabled parking
1,348 Total parking

NOTE: Parking is dependent on both zoning and City approval of parking spaces.

TRACE TWO

Base Regulation.

1. Maximum building height: EXCEPT
2. MAX. BUILDING COVERAGE: 50 %
3. Minimum yard requirements:
 - Front restriction: 30 feet
 - Side restriction: 20 feet
 - Rear restriction: 20 feet

Parking tabulation.

Regular parking spaces per Zoning 1 Per ZCO sq. ft. of building
none sighted for Disabled parking per Zoning Department

General Purpose

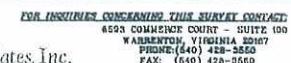
- 20 Hospital parking
0 Disabled parking
20 Total parking

NOTE: Parking is dependent on both zoning and City approval of parking spaces.

According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) Flood Insurance Rate Map³ (FIRM), Community Plan No. 40155C 0500 K, dated January 25, 1983, the property shown to be within Zone "X" and not within Zone "A" is the property site within a "Special Flood Hazard Area" (SFHA) designated by FEMA as "Flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Emergency Administration, or the Federal Emergency Management Agency.





GRAPHIC SCALE: 1" = 60'

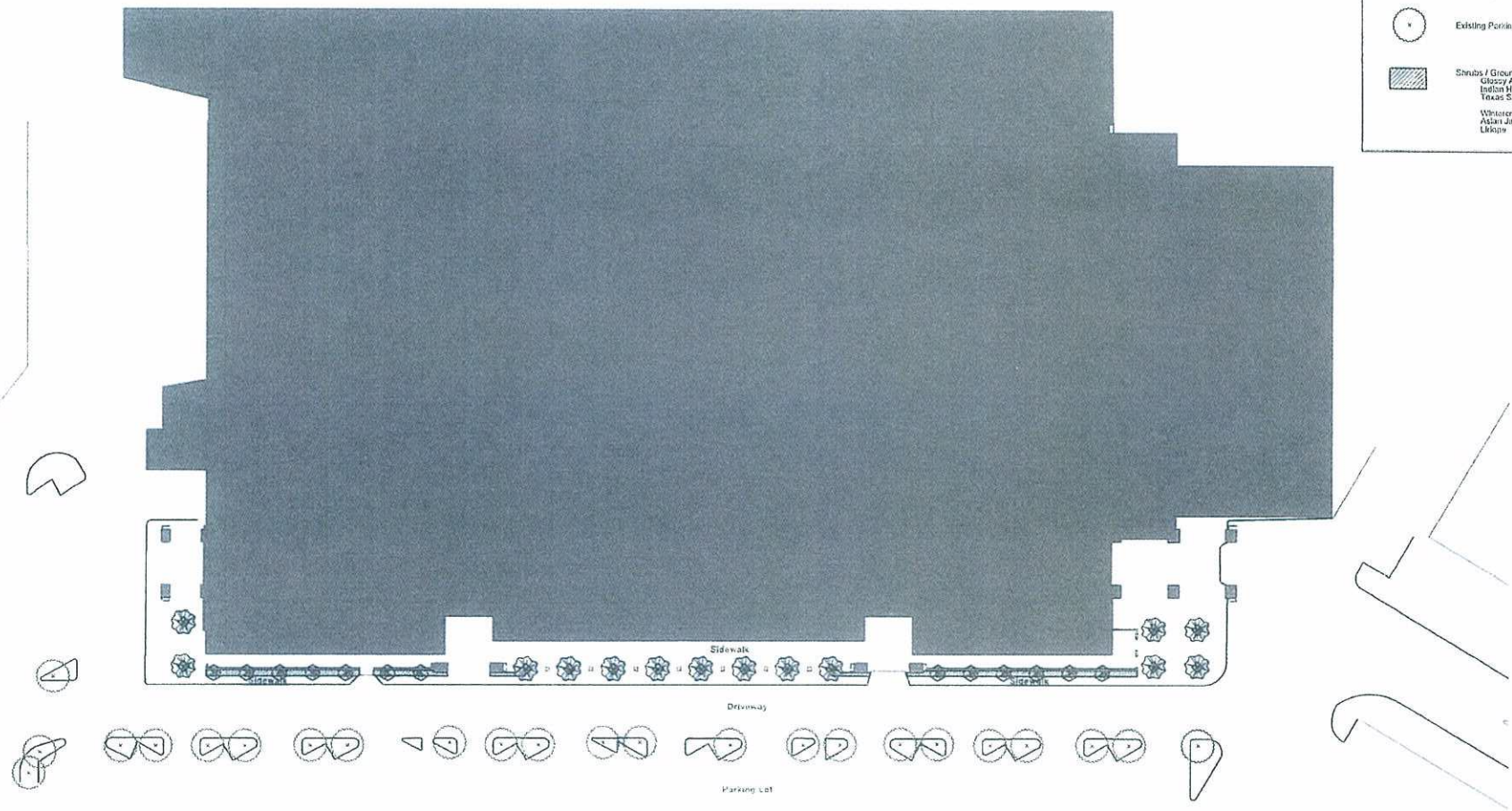
GRAPHIC SCALE - 1" = 60'



A. J. National L.S. 2017/2018

EXHIBIT D

Plant Palette	
	Small Ornamental Flowering Tree Mexican Plum Chaste Tree
	Medium Ornamental Trees Texas Redbud Crape Myrtle
	Existing Parking Lot Trees
	Shrubs / Groundcover Glossy Abelia Indian Hawthorn Texas Sage Wintercreeper Asian Jasmine Lilac



LEVINSON • ALCOSER
ASSOCIATES, L.P.
1177 W. Loop South, Suite 900 Houston, Texas 77027
Tel. 713.787.8000 Fax 713.860.8290
Architecture • Planning • Engineering
Interior Design • Landscape Architecture

BEST STORAGE - GARLAND CENTER
PROPOSED LANDSCAPE PLAN
3159 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75380
07/07/2015

0' 10' 20' 30'
the original scale is 1"=30'-0"
north



LEGEND

[illegible]

VICINITY MAP



RECORD LEGAL DESCRIPTION

Tract 1
Lot 14 and Lot 129, in Block 1, of WALKMART SUPER CENTER 2 ADDITION, an addition to the City of Gonzales, Bexar County, Texas, according to the Map or Plat thereof recorded in Volume 87542, Page 5310, Plat Records, Bexar County, Texas.

Tract 2
Lot 34, in Block 1, of WALKMART SUPER CENTER 2 ADDITION, an addition to the City of Gonzales, Bexar County, Texas, according to the Map or Plat thereof recorded in Volume 87542, Page 5318, Plat Records, Bexar County, Texas.

AS-SURVEYED DESCRIPTION

Tract 1

Lot 64 and 129 in Block 1, of Wal-Mart Super Center 2, ADDEN, an addition to the City of Guster, Bitter County, Texas as recorded in Volume 87242, Page 8219, Deed Records of Bitter County, Texas, and more fully, Lot 64, described in deed to Wal-Mart Super Centers, Inc. as recorded in Volume 88051, Page 308 of the Deed Records of Bitter County, Texas and being more particularly described as follows:

[illegible]

ALTA/ACSM LAND TITLE SURVEY

Wal-Mart Stores, Inc.
Store No. 1820
3152 South Garland Ave.
City of Garland, TX


I hereby certify to: Wal-Mart Store Company, Store# 012 Company Company and WMAStores, Inc.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standards and Requirements for Aerial/Global Positioning System" jointly established and adopted by ALTA and NSPS in 2005, i.e., 2nd, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412,

Harry C. Ferguson
 Library, Fort Worth
 Registration No. 5532
 State of Texas
 Date of Survey: 10-28-07
 Date of Last Revision: 11-20-07



PROJECT NAME: Val-Mart Stores, Inc.	PROJECT No: 1045-07-1437
ADDRESS: 3159 South Garland Avenue	CITY: Garland STATE: Texas

 **FOR INQUIRIES CONCERNING THIS SURVEY CONTACT**
8608 COMMERCE COURT -- SUITE 10
WASHINGTON, VIRGINIA 20187
PHONE: (540) 428-8550
FAX: (540) 428-8680

SHEET 1 OF 1

AGL LAND SURVEYING

ACCURATE	RELIABLE	RESPONSIVE
11281 S. HYP. RD. 34		
BOHMER, 2000-73158		
PH-ONE (314) 209-6004		
FAX (877) 242-7204		

DRAWING DATA	REVISION DATA
PROJECT NO. 11-000	REVISION NO. 11-00-03

STATION: 1+00	290-	1-10-07
DRAWN BY: CH		
CHECKED BY: LF		
DWG. NO:		

GRAPHIC SCALE - 1" = 60'

EXISTING LANDSCAPING & LIGHTING

Zoned: COMMERCIAL DISTRICT 2 (Tracts 1 & 2)
Existing use conditions fall within permitted uses as listed in the City of Garland Zoning Regulations.
Zoning Regulations are subject to interpretation, for further zoning information contact:
Shonna Deen
(Contacted in person 10/30/07)
City of Garland Zoning Department
300 Austin Avenue
(254) 750-5500

Bulk Regulations:

1. Maximum building height: EXEMPT
2. MAX. BUILDING COVERAGE: 50 %
3. Minimum yard requirements:
 - Front restriction: 30 feet
 - Side restriction: 20 feet
 - Rear restriction: 20 feet

Regular parking spaces per Zoning : Per 200 sq. ft. of building
none sighted for Disabled parking per Zoning Department.

NOTE: Parking is dependent on both zoning and City approval of parking spaces.

Bulk Regulations:

1. Maximum building height: EXEMPT
2. MAX. BUILDING COVERAGE: 50 %
3. Minimum yard requirements:
 - Front restriction: 30 feet
 - Side restriction: 20 feet
 - Rear restriction: 20 feet

Regular parking spaces per Zoning 1 Per 200 sq. ft. of building,
none sighted for Disabled parking per Zoning Department.

NOTE: Parking is dependent on both zoning and City approval of parking spaces.

According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 45110C 0360 K, dated February 05, 2003, the property appears to lie within Zone "X" and no portion of this property lies within a Special Flood Hazard Area (SFHA) inundated by 100-year flood zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

1. BASES OF EIGHTH OF THE WARNERS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUND-OF-WAY OF WEST KINLEY RAILROAD AS SHOWN ON THE PLAT OF ALLIANT MINE SUPERIOR CREDIT 2 ADDITION, AN ADDITION TO THE CITY OF DENVER, COLORADO, AS RECORDED AS HEREIN IN VOLUME 37242, PAGE 2519, BUREAU RECORDS OF DALLAS COUNTY.

2. TRACT 1 CONTAINS 1,00,007 SQUARE FEET OR 25.254 ACRES.

3. TRACT 2 CONTAINS 30,000 SQUARE FEET OR 0.726 ACRES

4. TRACT 1 TAX ID 2060300000112800.

5. TRACT 2 TAX ID 2060300000100000.

6. THERE WAS NO OBSERVABLE EVIDENCE OF DEMETERIES FOUND AT THE PLACE OF THE SURVEY.

This survey is based on a title report prepared by Stewart Title Guaranty Company, File No. 10714002, dated October 1, 2007 at 3:00 am. Items not listed below are standard title exceptions and/or are not matters of

104. Examiners of show-up and field records in Volume 2742, Page 5210, Dora Roberts, Dallas County, Texas. Exhibit 100020, 100021, 100022, 100023, 100024, 100025, 100026, 100027, 100028, 100029, 100030, 100031, 100032, 100033, 100034, 100035, 100036, 100037, 100038, 100039, 100040, 100041, 100042, 100043, 100044, 100045, 100046, 100047, 100048, 100049, 100050, 100051, 100052, 100053, 100054, 100055, 100056, 100057, 100058, 100059, 100060, 100061, 100062, 100063, 100064, 100065, 100066, 100067, 100068, 100069, 100070, 100071, 100072, 100073, 100074, 100075, 100076, 100077, 100078, 100079, 100080, 100081, 100082, 100083, 100084, 100085, 100086, 100087, 100088, 100089, 100090, 100091, 100092, 100093, 100094, 100095, 100096, 100097, 100098, 100099, 100100, 100101, 100102, 100103, 100104, 100105, 100106, 100107, 100108, 100109, 100110, 100111, 100112, 100113, 100114, 100115, 100116, 100117, 100118, 100119, 100120, 100121, 100122, 100123, 100124, 100125, 100126, 100127, 100128, 100129, 100130, 100131, 100132, 100133, 100134, 100135, 100136, 100137, 100138, 100139, 100140, 100141, 100142, 100143, 100144, 100145, 100146, 100147, 100148, 100149, 100150, 100151, 100152, 100153, 100154, 100155, 100156, 100157, 100158, 100159, 100160, 100161, 100162, 100163, 100164, 100165, 100166, 100167, 100168, 100169, 100170, 100171, 100172, 100173, 100174, 100175, 100176, 100177, 100178, 100179, 100180, 100181, 100182, 100183, 100184, 100185, 100186, 100187, 100188, 100189, 100190, 100191, 100192, 100193, 100194, 100195, 100196, 100197, 100198, 100199, 100200, 100201, 100202, 100203, 100204, 100205, 100206, 100207, 100208, 100209, 100210, 100211, 100212, 100213, 100214, 100215, 100216, 100217, 100218, 100219, 100220, 100221, 100222, 100223, 100224, 100225, 100226, 100227, 100228, 100229, 100230, 100231, 100232, 100233, 100234, 100235, 100236, 100237, 100238, 100239, 100240, 100241, 100242, 100243, 100244, 100245, 100246, 100247, 100248, 100249, 100250, 100251, 100252, 100253, 100254, 100255, 100256, 100257, 100258, 100259, 100260, 100261, 100262, 100263, 100264, 100265, 100266, 100267, 100268, 100269, 100270, 100271, 100272, 100273, 100274, 100275, 100276, 100277, 100278, 100279, 100280, 100281, 100282, 100283, 100284, 100285, 100286, 100287, 100288, 100289, 100290, 100291, 100292, 100293, 100294, 100295, 100296, 100297, 100298, 100299, 100300, 100301, 100302, 100303, 100304, 100305, 100306, 100307, 100308, 100309, 100310, 100311, 100312, 100313, 100314, 100315, 100316, 100317, 100318, 100319, 100320, 100321, 100322, 100323, 100324, 100325, 100326, 100327, 100328, 100329, 100330, 100331, 100332, 100333, 100334, 100335, 100336, 100337, 100338, 100339, 100340, 100341, 100342, 100343, 100344, 100345, 100346, 100347, 100348, 100349, 100350, 100351, 100352, 100353, 100354, 100355, 100356, 100357, 100358, 100359, 100360, 100361, 100362, 100363, 100364, 100365, 100366, 100367, 100368, 100369, 100370, 100371, 100372, 100373, 100374, 100375, 100376, 100377, 100378, 100379, 100380, 100381, 100382, 100383, 100384, 100385, 100386, 100387, 100388, 100389, 100390, 100391, 100392, 100393, 100394, 100395, 100396, 100397, 100398, 100399, 100400, 100401, 100402, 100403, 100404, 100405, 100406, 100407, 100408, 100409, 100410, 100411, 100412, 100413, 100414, 100415, 100416, 100417, 100418, 100419, 100420, 100421, 100422, 100423, 100424, 100425, 100426, 100427, 100428, 100429, 100430, 100431, 100432, 100433, 100434, 100435, 100436, 100437, 100438, 100439, 100440, 100441, 100442, 100443, 100444, 100445, 100446, 100447, 100448, 100449, 100450, 100451, 100452, 100453, 100454, 100455, 100456, 100457, 100458, 100459, 100460, 100461, 100462, 100463, 100464, 100465, 100466, 100467, 100468, 100469, 100470, 100471, 100472, 100473, 100474, 100475, 100476, 100477, 100478, 100479, 100480, 100481, 100482, 100483, 100484, 100485, 100486, 100487, 100488, 100489, 100490, 100491, 100492, 100493, 100494, 100495, 100496, 100497, 100498, 100499, 100500, 100501, 100502, 100503, 100504, 100505, 100506, 100507, 100508, 100509, 100510, 100511, 100512, 100513, 100514, 100515, 100516, 100517, 100518, 100519, 100520, 100521, 100522, 100523, 100524, 100525, 100

No potential encroachments found.

EXISTING LANDSCAPING & LIGHTING

AGL LAND SURVEYING
ACCURATE RELIABLE RESPONSIVE
11281 S. HWY. NO. 24
SOUNDY, TEXAS 79155
PHONE (214) 283-0004
FAX (972) 212-7284
csls@aglsurveying.net

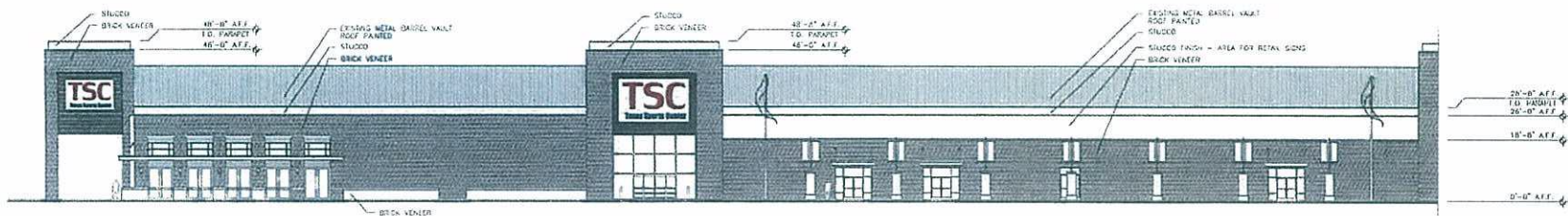
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SCALE: 1" = 50'	Rev:	11-20-07
DRAWN BY: JH		
CHECKED BY: LF		
DWG No:		



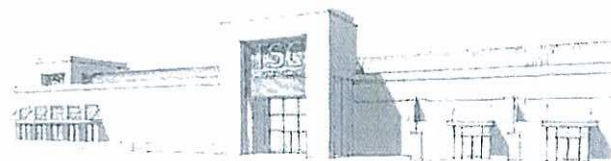
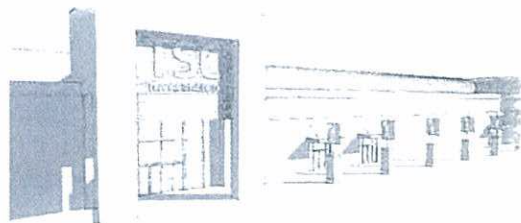
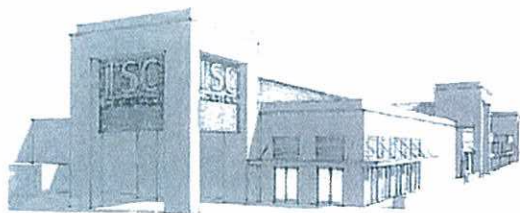
PROJECT NAME: Val-Mart Stores, Inc.	PROJECT No: 1045-07-1437
ADDRESS: 3159 South Garland Avenue	CITY: Garland STATE: Texas



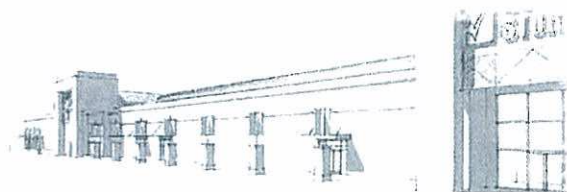
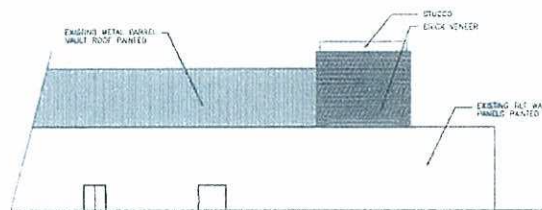
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
6083 COMMERCE COURT - SUITE 100
WARRENTON, VIRGINIA 20187
PHONE: (840) 428-3550
FAX: (840) 428-3559



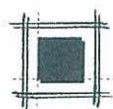
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SCALE: 1/8" = 1'-0"



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



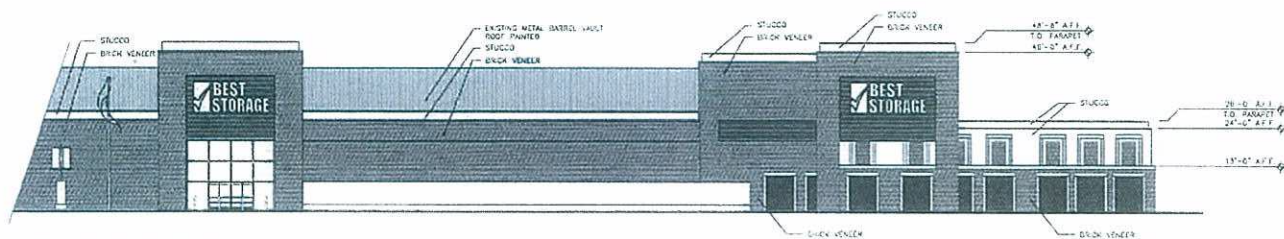
1 NORTH ELEVATION
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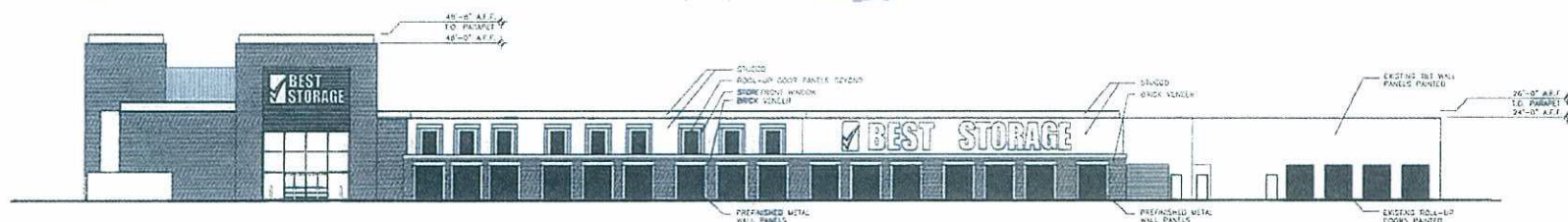
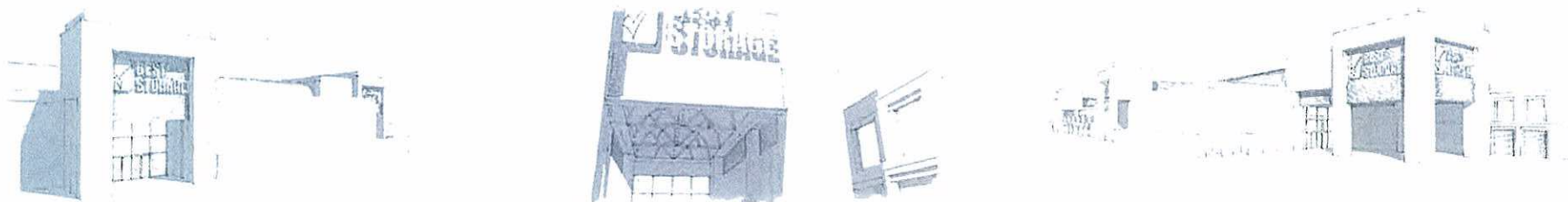
LEVINSON + ALCOSER
ASSOCIATES, L. P.
1177 W. Loop South, Suite 900 Houston, Texas 77027
tel 713.787.0000 fax 713.850.8250
Architecture • Planning • Engineering
Interior Design • Landscape Architecture

BEST STORAGE - GARLAND CENTER
PROPOSED TEXAS SPORTS CENTER ELEVATIONS
3159 SOUTH GARLAND AVENUE
GARLAND, TEXAS 77380
07 / 21 / 2015

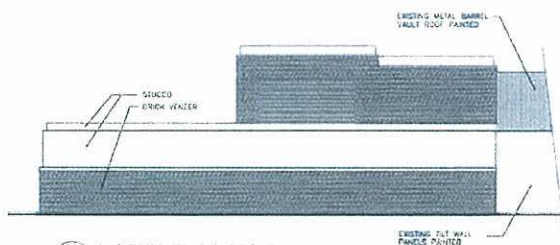




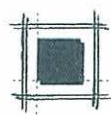
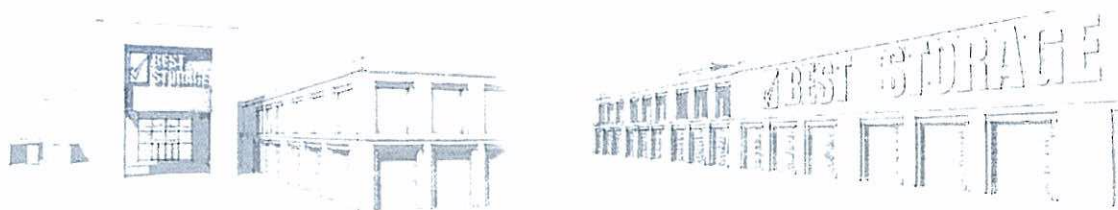
3 SOUTH ELEVATION
SCALE: 1/16" = 1' - 0"



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



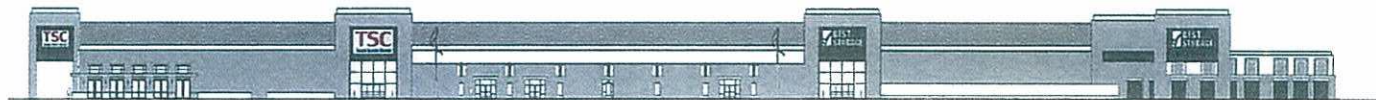
1 NORTH ELEVATION
SCALE: 1/16" = 1' - 0"



LEVINSON + ALCOSER
ASSOCIATES, L. P.
1177 W. Loop South, Suite 900 Houston, Texas 77027
tel 713.787.0000 fax 713.850.8250
Architecture • Planning • Engineering
Interior Design • Landscape Architecture

BEST STORAGE - GARLAND CENTER
PROPOSED BEST STORAGE ELEVATIONS
3159 SOUTH GARLAND AVENUE
GARLAND, TEXAS 77380
07 / 21 / 2015





4 SOUTH ELEVATION

SCALE: 1" = 30'-0"



3 EAST ELEVATION

SCALE: 1" = 30'-0"



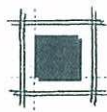
2 WEST ELEVATION

SCALE: 1" = 30'-0"



1 NORTH ELEVATION

SCALE: 1" = 30'-0"



LEVINSON + ALCOSER
ASSOCIATES, L.P.

1177 W. Loop South, Suite 900 Houston, Texas 77027
tel. 713.787.0800 fax. 713.859.8250

Architecture • Planning • Engineering
Interior Design • Landscape Architecture

BEST STORAGE - GARLAND CENTER

PROPOSED ELEVATIONS

3159 SOUTH GARLAND AVENUE

GARLAND, TEXAS 77380

07 / 21 / 2015







Architectural floor plan of a large industrial or commercial building. The plan shows a complex layout with multiple rooms, corridors, and service areas. Key features include a large central hall, several smaller rooms, and a series of rooms along the right side. The plan is oriented with a north arrow pointing towards the top right. The drawing is a detailed technical drawing with dimensions and labels.

01 FIRST FLOOR PLAN-AREA A

2517 WILSON AVE / UNIT 407A TX 76111 214-255-5613 info@bbsb.com
© 2006 BBSB LLC ALL RIGHTS RESERVED

TEXAS SPORTS CENTER
3159 S GARLAND AVE
GARLAND, TX 75041

PRELIMINARY REVIEW

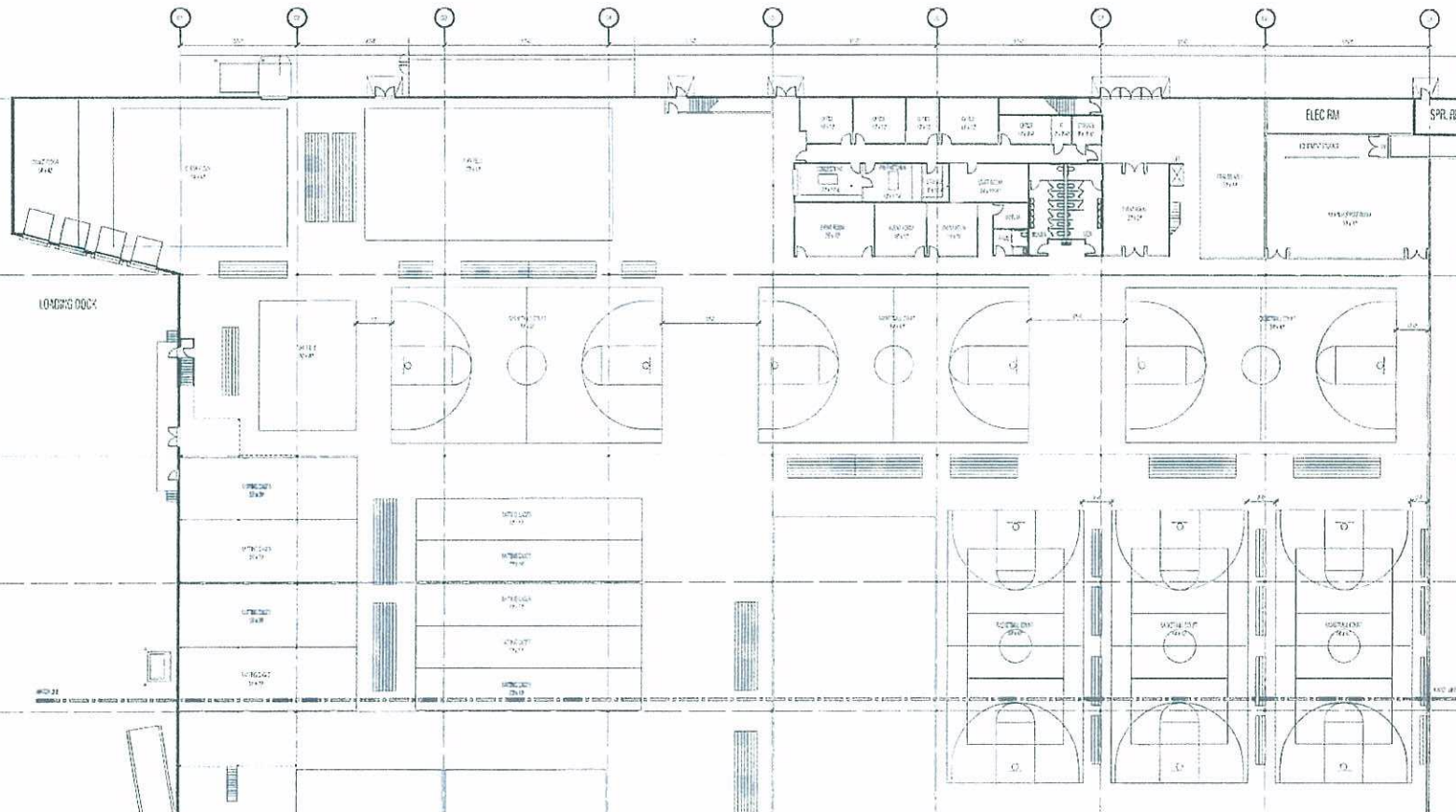
 _____
 _____
 _____
 _____
 for Day _____

FLOOR PLAN
AREA A

Project No.	
Date	07.04.15
Last Revision	

A1.11a

EXHIBIT F



TOTAL AREA: 151,490 SF (GROSS)
ESTIMATED OCCUPANCY: 2,818

01 FIRST FLOOR PLAN-AREA B



2021 PRINTING DATE / CITY SOUTH IN 2021 / 2024/2025 / 2026/2027
© TEXAS SPORTS CENTER, INC.

NOT FOR CONSTRUCTION
THIS DRAWING IS FOR PRELIMINARY REVIEW ONLY
AND IS NOT TO BE USED FOR CONSTRUCTION.

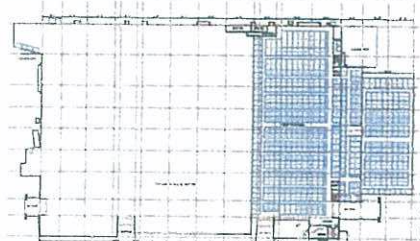
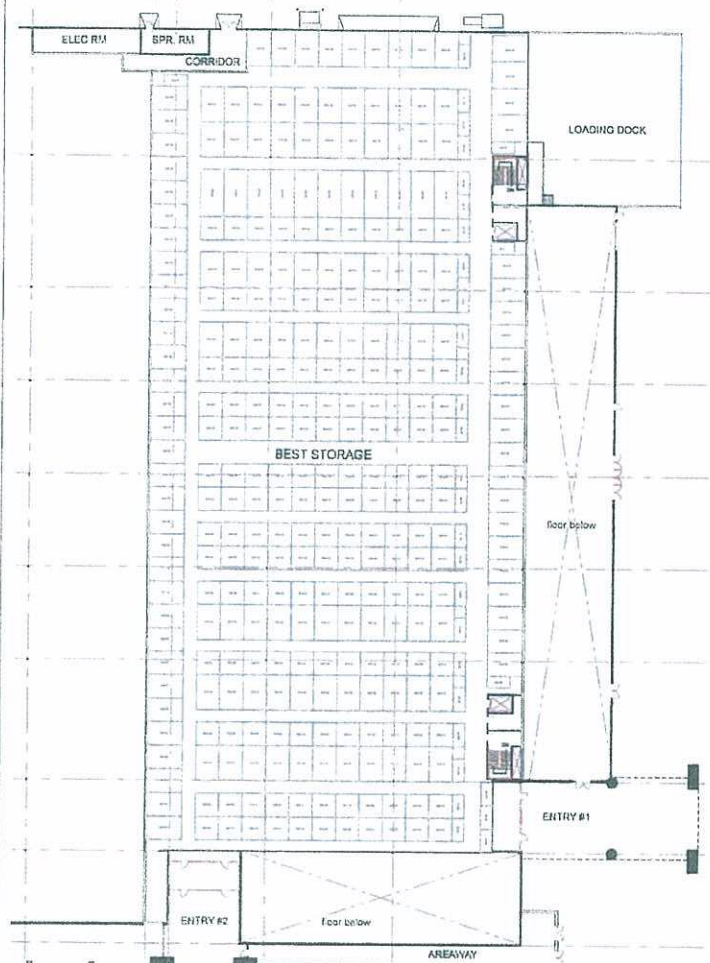
TEXAS SPORTS CENTER
3159 S GARLAND AVE
GARLAND, TX 75041
PRELIMINARY REVIEW



FLOOR PLAN
AREA B

Project No. 0725-15
Date 07/25/15
Last Revision

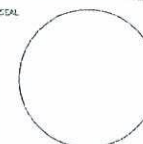
A1.11b

[illegible]

**BEST
STORAGE**
Garland, TX

ALL RIGHTS RESERVED. THESE DESIGN
DRAWINGS ARE THE SOLE PROPERTY OF
BEST STORAGE DESIGN & DEVELOPMENT
AND MAY NOT BE REPRODUCED IN ANY
FORM OR MEDIUM WITHOUT PREVIOUS
WRITTEN PERMISSION.

SEAL



ROCKWALL AE, LLC
JOHN PASSALARIS, RA
TEXAS REGISTRATION #22942

2		
1	BUILDING DEPT SET	IN
No.	Revision/Issue	Date

One Year and Afters

**BEST STORAGE
DESIGN & DEVELOPMENT**
3718 GULF FREEWAY
DICKINSON, TX 77539

Project Name and Address

BEST STORAGE
Garland Ctr
GARLAND AVE
DALLAS, TX

1278

FLOOR PLAN

Project	BS-901	23 and SK2 SHEET 1 of 1
Owner	JP	
Date	02-24-15	
Base	NTS	

2008 12:20:15 on 2/5/2008

PRELIMINARY FLOOR PLAN

Date: 04.28.15



... ALL SQUARE FOOTAGES ARE APPROXIMATE ...

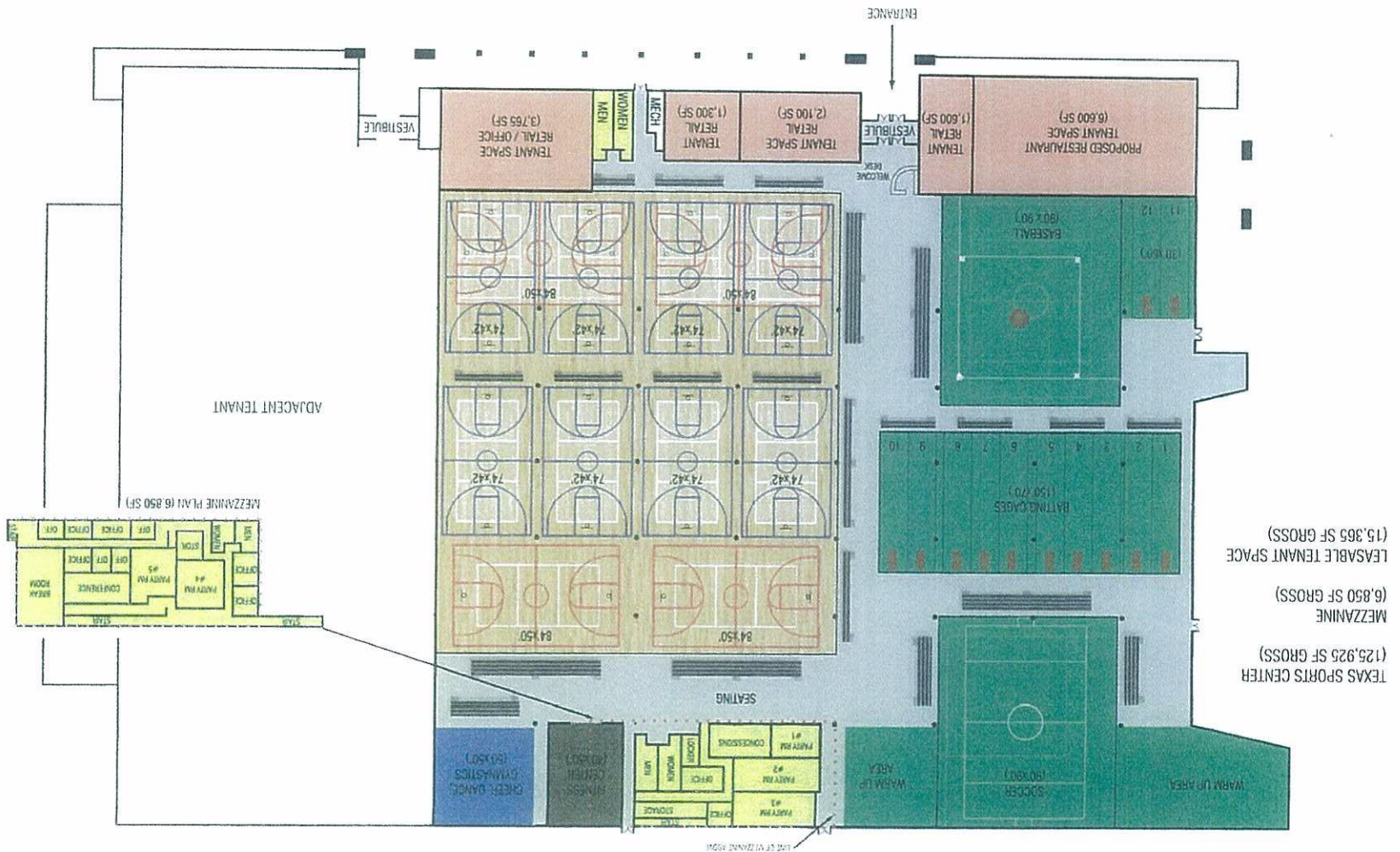


EXHIBIT F

Z 15-26

Approval of an amendment to (PD 08-52) for Community Retail uses,
a Detail Plan for a Self-Storage and (indoor) Athletic Events Facility,
and a Specific Use Provision for Self-Storage.
3159 South Garland Avenue



Looking northeast at rear access of subject site.
Planned Development (PD) 08-52 Community Retail
(CR) District.



Looking northeast at west elevation
Planned Development (PD) 08-52 Community Retail (CR)
District.



Looking at south elevation (front) Planned
Development (PD) 08-52 Community Retail (CR)
District.



Facing southeast looking at South Garland and adjacent
location of RaceTrac. Planned Development (PD) 08-52
Community Retail (CR) District.. v

REPORT & MINUTES

P.C. Meeting, October 12, 2015 (9 Members Present)

Consideration of the application of Best Storage, LLC, requesting approval of 1) an amendment of Planned Development (PD) 08-52 for Community Retail uses, 2) a Detail Plan for a Self-Storage and (indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage. This property is located at 2159 South Garland Avenue. (District 5) (File Z 15-26)(This item was postponed from the September 21, 2015 Plan Commission Meeting)

Representing the applicant, Robin Parsley, 56 Lazy Lane, provided an overview of the request and elaborated on previous conversions, security measures, accessibility, care taker quarters and hours of operation.

Commissioner Fisher raised questions regarding security concerns, building aesthetics, the length of the SUP requested, and the Market Analysis.

Commissioner Vera requested additional information regarding what would happen if the athletic facility business closes its door.

The applicant, Jason Crispin, 6859 Tokalon Dr, Dallas, TX provided additional information regarding the Texas Sports Center and the sports, competitions and leagues that will be offered.

Commissioner Vera requested the applicant to elaborate on the receptions that will be offered.

Speaking in opposition Stephen Yearout, 2135 Stonehenge Drive, Garland, TX 75041, John Willis, 2116 Patricia Lane, Garland, TX, and Wayne Martin, 210 Ridgecrest Drive, Garland, TX expressed concerns regarding the request, length of the SUP and the non-conformity with the Envision Garland Comprehensive Plan.

Speaking in support of the sports facility request, but in opposition of the storage facility, Oscar Esparza, 2020 Morningside Drive, Garland, TX, has concerns with the stigma of a self-storage facility.

Registering his position as opposed, but not speaking, Steve Johnson, 1218 Marion, Garland, TX.

The applicant Mr. Parsley followed up with supplementary information regarding the stigma of self-storage facilities; they have no intention of

expanding the storage facility and reiterated the funding is contingent on only the approval of a 30 year SUP.

Motion was made by Commissioner Welborn, second by Commissioner O'Hara to deny the application and open for discussion.

Commissioner Luckie requested from Staff if the option was available to stipulate conditions of the SUP.

There was discussion among the Commissioners regarding the aesthetics of the building, over-saturation of self-storage facilities, the Envision Garland Comprehensive Plan and Catalyst Area.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara. **Motion carried:** 5 Ayes, 4 Nays from Chairman Roberts and Commissioners Vera, Fisher, Ott.

.



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

August 13, 2015

HEARING DATE/TIME: Plan Commission: August 24, 2015 – 7:00 PM

APPLICANT: Best Storage, John Passalaris

File: Z 15-26

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, August 24, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Best Storage**, requesting approval of 1) an amendment of Planned Development (PD) 08-52 for Shopping Center (SC) Uses [Community Retail uses under Ordinance 6773] 2) a Concept Plan and Detail Plan for a Self-Storage and (indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage.

Being Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, 9R, 10R1, 11R1, and 12R, Block 1, Wal-Mart Super Center 2 Addition, City of Garland, Dallas County, Texas, containing 34.598 acres; Tract 1, Garland Kingsley Addition, City of Garland, Dallas County, Texas, containing 0.574 acres; Lot 1, Block 1, Thirty-Two Hundred Shiloh Addition, City of Garland, Dallas County, Texas, containing 0.507 acres; Lot 1, Block A, Wysong Addition, City of Garland, Dallas County, Texas, containing 0.459 acres; and Lots 1, 1.1 and 1.2, Myers Addition, City of Garland, Dallas County, Texas, containing 6.594 acres. These properties are bound by West Kingsley Road, South Garland Avenue and South Shiloh Road, and are known as 2218 West Kingsley Road; 3101, 3103, 3105, 3107, 3109, 3159, 3321, 3325, 3329, and 3401 South Garland Avenue; and 3110, 3120, 3200 and 3300 South Shiloh Road. Together these properties contain a total of 42.732 acres. This property is located at 3159 Garland Avenue (District 5).

Note: The applicant requests approval of a Concept Plan and a Detail Plan as part of an amendment to Planned Development (PD) 08-52 for Community Retail (CR) to redevelop the former "Hypermart" building with indoor athletic events facility, self-storage and retail/office space.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474. Should you have any questions, please contact Isaac Williams at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

The development of this 42.732 acres is monumental in the desired revitalization of Garland. This multi and mixed business uses will attract a variety of income sources and will expose current businesses to new clientele.

Debra Langdon

(Please complete the following information)

Your Property Address

3135 South Shiloh, Garland, Tx

Printed Name

D+J Legacy, LLC - Debra Langdon + Jill Ann Witte

Address

3643 Valverde Cr., Jacksonville, FL 32224

City, State

Zip

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

Selma Langdon

Signature

Date:

8-20-2014

President

Title



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

August 13, 2015

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)
Your Property Address 3004 BROWNE DR

Printed Name

MARJORIE PRESHET
Address

GARLAND TX
City, State

75041
Zip

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



GARLAND

August 13, 2015

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

I am opposed to self storage 1) If self storage is going to be in dead ground crowd and retail office extremely bad idea as far as security would be considered 2) outdoor storage is going to create bad image for our city specially that area would be

Your Property Address

Azizollah-Reza Khani

Printed Name

3401 South Garland Rd Garland TX 75041

Address

Box # 3103

City, State

Best is going to hunt

Zip

other Business

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

To Build self storage

Thank you

Allmendinger, Tracy

From: Guerin, Will
Sent: Monday, September 21, 2015 3:39 PM
To: Allmendinger, Tracy
Cc: Allen, Chasidy; Frazier, Kelley; Williams, Isaac
Subject: FW: NO to storage @ Hypermart site

FYI. Here is one response on the Hypermart.

-----Original Message-----

From: Council5
Sent: Monday, September 21, 2015 3:37 PM
To: Williams, Councilman Billy Mack
Cc: Martinez, Rosalinda; Guerin, Will; Montgomery, Neil
Subject: FW: NO to storage @ Hypermart site

-----Original Message-----

From: Lee Ann [<mailto:gabledaugherty@yahoo.com>]
Sent: Monday, September 21, 2015 11:26 AM
To: Council5
Subject: NO to storage @ Hypermart site

I am a retired GISD teacher living in the Orchard Hills neighborhood. My home is paid for and I live on a fixed income. I am asking you to PLEASE vote against any storage units being built at the old Hypermart site!!! Garland Road does nothing to improve our South Garland neighborhoods as it is. Please don't settle for more storage units. Help bring in something more positive for Garland. Thank you.

Lee Ann Daugherty
Sent from my iPhone

no address listed

erd



City Council Item Summary Sheet

☐ Work Session

Date: November 3, 2015

☒ Agenda Item

Item 7 - Boards and Commissions

Summary of Request/Problem

Council is requested to consider appointments to Boards and Commission.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Approved By:

Bryan L. Bradford
City Manager