



## **AGENDA**

**REGULAR MEETING OF THE CITY COUNCIL  
City of Garland  
Duckworth Building, Goldie Locke Room  
217 North Fifth Street  
Garland, Texas  
December 15, 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 December 1, 2015 Regular Meeting.

2. Consider approval of the following bids:

- a. **Water System Improvements** **Bid No. 5925-16**

**SYB Construction Company, Inc.                      \$474,195.55**

*This request is to provide water system improvements at Celeste Drive, Commonwealth Drive, and Mayfield Avenue. The construction will include approximately 3,494 linear feet of 6-inch water line along with pavement removal and all incidentals.*

- b. **Inductively Coupled Plasma Mass Spectroscopy** **Bid No. 6016-16**

**Agilent Technologies, Inc.                      \$180,385.59**

*This request is to replace the dated ICP-MS 7500 equipment. This equipment is at its 10-year life limit and has been experiencing various mechanical failures.*

**c. Professional Engineering and Surveying Services Bid No. 6067-16**

**Grantham & Associates, Inc. \$363,550.00**

*This request is to provide Professional Engineering and Surveying Services associated with the replacement and/or rehabilitation of damaged street and sidewalk pavement on Centerville Road between Broadway Boulevard and S.H. 66.*

**d. Professional Engineering and Design Services Bid No. 6076-16**

**Binkley & Barfield – C&P, Inc. \$203,000.00**

*This request is to provide Professional Engineering and Design Services for drainage, water, and sanitary sewer improvements.*

**e. GP&L Wylie Switchyard Control Building Bid No. 5948-16**

<b>Electrical Power Products, LLC</b>	<b>\$642,964.00</b>
<b>Optional Contingency</b>	<b><u>64,296.40</u></b>
<b>TOTAL</b>	<b><u>\$707,260.40</u></b>

*This request is to provide for the procurement of a Switchyard Control Building with relay panels and landings necessary for the construction of the GP&L Wylie Switchyard. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional materials that may be required.*

**f. GP&L Lookout Substation Civil Site Improvements Bid No. 6026-16**

<b>Larrett, Inc.</b>	<b>\$3,392,351.12</b>
<b>Optional Contingency</b>	<b><u>339,235.11</u></b>
<b>TOTAL</b>	<b><u>\$3,731,586.23</u></b>

*This request is to provide civil site development of the GP&L 138 kV Lookout Substation including earthwork, grading and excavation, flex base subgrade with drainage, driveways, and perimeter fencing and gates. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required.*

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. 15-28, Pop Holdings LP**

*Consider an ordinance amending the zoning laws of the City of Garland by approving a Specific Use Provision for a restaurant with drive-through on a 17,554 square-foot tract of land zoned Community Retail (CR) District and located at 1436 Belt Line Road; providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date.*

- b. **Zoning File No. 15-32, R-Delta**

*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 approving the sale of designated tax foreclosed real property, 504 and 508 Kaiser (the “Properties”) to Lyon Construction Company (the “Buyer”); authorizing a deed conveying the property to the buyer; and providing an effective date.**

*At the November 30, 2015 Work Session, Council considered the sale of a City owned residential properties located at 504 and 508 Kaiser Street to Lyon Construction Company. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.*

5. **Consider a resolution adopting and approving the 2015 Neighborhood Vitality Matching Grant Guidelines.**

*At the November 30, 2015 Work Session, Council considered the proposed updates to the Neighborhood Vitality Matching Grant guidelines.*



## 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.

**6. Hold public hearings on the following zoning cases:**

- 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) (This request was postponed from the November 17, 2015 City Council 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.*

- b. Consider the application of Jerry DeFeo, requesting approval of a Specific Use Provision for Automobile Sales, New or Used on property zoned Industrial (IN) District. This property is located at 923 S. Jupiter Road. (File No. 15-38, District 6)**

*The applicant requests approval to allow the operation of automobile sales from Suite 923 located within an existing multi-tenant building.*

- c. Consider the application of Wilbow Corporation, Inc., requesting approval of a 1) change of zoning from Single-Family-7 (SF-7) District and Planned Development (PD) District 68-63 to a Planned Development (PD) District for Single-Family-5 (Detached) Uses, Single-Family**

**(Attached) Uses, Neighborhood Office (NO) Uses, Neighborhood Services (NS); and 2) a Concept Plan for Single-Family (Detached) Uses, Single-Family (Attached) Uses and Retail. This property is located on the southwest corner of West Buckingham Road and North Shiloh Road. (File No. 15-41, District 6)**

*The applicants request is to establish a Planned Development (PD) District and Concept Plan for the development of a subdivision with Single-Family (Detached) dwelling units, Townhouse dwelling units as well as a commercial tract and a second tract for potential commercial use. A subsequent Detail Plan must be approved prior to any construction.*

- d. Consider the application of Western Rim Investors, requesting approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a Detail Plan for Dwelling, Multi-Family. This property is located east of Shiloh Road, northwest of Holford Road, north of the Spring Creek Greenbelt and south of the future expansion of Naaman Forest Boulevard. (File No. 15-42, District 7)**

*The applicant requests approval of a Detail Plan to develop the subject property with an apartment complex.*

- e. Consider the application of Western Rim Investors, requesting approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a Detail Plan for Mixed-Uses. This property is located southwest of PGBT/SH 190, northwest of Holford Road, north of future expansion of Naaman Forest Boulevard and east of Shiloh Road. (File No. 15-43, District 7)**

*The applicant requests approval of a Detail Plan to develop the subject property with an apartment complex, a restaurant and retail.*

- f. Consider the application of Jacobs Engineering Group, Inc., requesting approval of 1) a zoning change from Agriculture (AG) District to Planned Development (PD) District for Single-Family-5 Uses, Multi-Family Uses and Limited Community Office Uses and 2) a Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant. This property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Avenue to the southeast and Arapaho Road to the southwest. (File No. 15-45, District 7)**

*The applicant requests approval of a zoning change and a Concept Plan, to develop the site with a single family subdivision, apartment complexes, a senior living facility and a restaurant.*

**7. 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.*

**8. 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](http://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, December 1, 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
Mayor Pro Tem	B. J. Williams
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

**CALL TO ORDER:**

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

**CEREMONIALS:**

The Mayor presented Special Recognition to the City of Garland Public & Media Affairs Team, for receiving first place awards in five categories, at the 14<sup>th</sup> Annual Texas Association of Telecommunications Officers & Advisors (TATOA) Programming Awards in October. The recognition was received by: Dorothy White, Public & Media Affairs Director, Dan Bach, Nick Gibson, Bailey Hebert, Pedro Hernandez, and Tralana Pollard.

The Mayor recognized Scouts from Troop 57.

**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, seconded by Deputy Mayor Pro Tem Dodson, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 3a, 3b, 3c, and 4. Motion carried, 9 ayes, 0 nays.

**1. APPROVED\*\***

Approval of the Minutes of the November 17, 2015 Regular Meeting.

2a. APPROVED\*\*

Bid No. 5815-15 to Texas Sterling Construction Co. in the amount of \$24,710,480.78 for the Pleasant Valley Road Bridge and Utility Improvements.

This request is to widen Pleasant Valley Road to a four lane divided thoroughfare. Construction includes 1,500 linear feet of bridge, water and wastewater improvements, a hike/bike trail across the bridge, trail head parking lot, and sidewalks.

2b. APPROVED\*\*

Bid No. 5927-16 to Techline, Inc. in the amount of \$105,501.60, which includes an optional contingency of \$10,209.16, for a total bid of \$115,710.76 for the GP&L Wylie Switchyard Control Cable.

This request is to purchase control cable for the GP&L Wylie Switchyard CIP project. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional materials that may be required. This is an approved CIP project, and expenditures will not exceed appropriated funds.

2c. APPROVED\*\*

Bid No. 6015-16 to TechServ Consulting & Training, LTD in the amount of \$200,000.00 for the GP&L Foreign Pole Attachment Management.

This request is to facilitate a system wide GP&L pole contact audit, a joint use notification system, an update and renewal of GP&L's current foreign contact agreements, and foreign attachment permitting management. This is a term contract with four (4) optional renewals.

2d. APPROVED\*\*

Bid No. 6027-16 to Xylem Water Solutions USA in the amount of \$167,850.35 for the Chaha Lift Station Reliability Enhancement Project.

This request is to purchase replacement Flygt pumps for the Chaha Sewer Lift Station. The current pumps have sustained costly failures and repairs and are at the end of their valuable service life. New pumps will improve reliability, decrease operations and repair costs, and safeguard against potential sanitary sewer overflows.

2e. APPROVED\*\*

Bid No. 6032-16 to Grapevine Dodge Chrysler Jeep in the amount of \$119,662.00 for the purchase of a Jet Sewer Truck.

This request is to purchase a 2016 Dodge Diesel Cab with mounted Pipehunter 7944TM unit to be used by the Water Department in their daily operations

2f. APPROVED\*\*

Bid No. 6038-16 to Critical Start in the amount of \$188,289.40 for Firewall Implementation for Infrastructure Security.

This request is to purchase Next Generation Firewalls to be implemented at GP&L EMS electronic security perimeters and TMPA Gibbons Creek control houses. The Firewalls are necessary to meet upcoming Critical Infrastructure Security v5 Compliance Standards.

2g. APPROVED\*\*

Bid No. 6039-16 to TAS Environmental Services, LP in the amount of \$120,000.00 and \$80,000.00 to SWS Environmental Services, for a total bid of \$200,000.00 for Hazardous Material Emergency Response Remediation.

This request is to provide emergency hazardous material cleanup on an as needed basis. Staff recommends awarding a primary contract to TAS Environmental Services, LP and a secondary contract to SWS Environmental Services. This is a term contract with two (2) optional renewals.

2h. APPROVED\*\*

Bid No. 6052-16 to Holt Caterpillar in the amount \$109,317.00 for a Caterpillar Backhoe Loader.

This request is to purchase a Caterpillar Backhoe Loader to be used by the Water Department in their daily operations.

2i. APPROVED\*\*

Bid No. 6056-16 to Oracle America in the amount of \$291,205.58 for Purchase of Oracle Software Licenses.

This request is to purchase software licenses supporting various City applications, to include: Banner Utility Billing, ePersonality HR and Payroll, Fleet Work Order Management,

Brass Budget, and GIS. The licenses will be renewed annually as long as the City continues to use Oracle.

3a. APPROVED\*\*

Ordinance No. 6809 approving a Detail Plan for Automobile Repair, Minor on a property zoned Planned Development (PD) District 98-28 for Community Retail Uses. This property is located on the north side of Campbell Road, approximately 200 feet east of the intersection of West Campbell Road and North Shiloh Road providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date. (File No. 15-35, District 1 John Thomas Engineering)

3b. APPROVED\*\*

Ordinance No. 6810 approving a Detail Plan for Restaurant on property zoned Planned (PD) District 13-40 for Community Retail Uses. This property is located southeast of the intersection of West Centerville Road and IH-635 providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date. (File 15-39, District 5 The Dimension Group).

3c. APPROVED\*\*

Ordinance No. 6811 approving an amendment to Planned Development (PD) District 12-13 and a concept Plan for Multi-Family Uses on a 50-acre tract of land located south and west of Bunker Hill Road and west of Miles Road providing for conditions, restrictions, and regulations; and providing for a penalty and effective date (File No. 15-40, District 1 JHP Architects for ArchCO Residential, LLC)

4. APPROVED\*\*

Resolution No. 10226 authorizing the City Manager to execute a Recyclable Materials Agreement.

At the December 1, 2014 Work Session, the Council was briefed on the need to execute a new agreement for the processing of recyclable materials gathered through various operations of Environmental Waste Services (EWS).

5. ABSTAINED

Consider a resolution appointing a fourth member to the Board of Directors of the Dallas Central Appraisal District; and providing an effective date.

At the November 30, 2015 Work Session, Council was briefed on selecting a candidate for the Dallas Central Appraisal District Board of Directors. This selection process is conducted in accordance with the Texas Property Tax Code section.

Motion was made by Council Member LeMay to take no position, seconded by Council Member Goebel. It was the consensus of the Council to abstain from voting on this item. The Mayor instructed staff to inform the Dallas County Appraisal District, of the Council decision to abstain.

6. APPROVED

Resolution No. 10227 approving an economic development incentive request from Huntington Industrial Partners for rebate of applicable roadway impact fees required of a proposed new investment project.

The Mayor opened the discussion at 7:13 p.m. The speaker on this item was David Gwin, Economic Development Director. Motion was made by Council Member Cahill to approve the economic development incentive request, seconded by Council Member Campbell. Motion carried 9 ayes, 0 nays.

7a. APPROVED

Consider the application of Pop Holdings, LP requesting approval of a Specific Use Provision for Restaurant with Drive-Through on property zoned Community Retail (CR) District. This property is located at 1436 Belt Line Road. (File No. 15-28, District 7)

The applicant requests a Specific Use Provision for Restaurant with Drive-Through. The applicant will construct an approximately 2,350 square-foot Popeye's.



Mayor Athas opened the public hearing at 7:24 p.m. The speaker on this item was Will Guerin, Director of Planning. Motion was made by Council Member LeMay to approve the

Request based on staff and Plan Commission recommendation, seconded by Deputy Mayor Pro Tem Dodson to close the hearing at 7:27 p.m. Motion carried 9 ayes, 0 nays.

**BREAK**

The Mayor recognized members of the Leadership Garland Class 35.

**7b. POSTPONED**

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). This request was postponed from the November 3, 2015 City Council 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.

Motion was made by Council Member Billy Mack Williams to postpone this item until the December 15 Regular Council Session, seconded by Deputy Mayor Pro Tem Dodson. Motion carried 9 ayes, 0 nays.

**8. APPOINTMENTS:** No appointments

**9. CITIZEN COMMENTS:** Suhail Kausar  
Wayne Martin

10. ADJOURN:                      There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 7:35 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce Rene Dowl, City Secretary



**GARLAND**  
PURCHASING

Bid No.: 5925-16  
Agenda Item: 2a  
Meeting: Council  
Date: 12/15/15

## Purchasing Report

### WATER SYSTEM IMPROVEMENTS OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide water system improvements at Celeste Drive, Commonwealth Drive, and Mayfield Avenue. The construction will include approximately 3,494 linear feet of 6-inch water line along with pavement removal and all incidentals. The quantities are estimated and may be more or less based on actual needs. All work performed will be in accordance with the unit pricing. Funding was approved in the 2014-15 Water Utility Fund.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
SYB Construction Company, Inc.	All	\$474,195.55
<b>TOTAL:</b>		<b>\$474,195.55</b>

#### BASIS FOR AWARD:

##### Lowest Responsible Bid

Submitted by:

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

Reviewed by:

Bryan L. Bradford  
City Manager

Date: 12/04/15

Date: 12/09/15

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 4,700,000

Expended/Encumbered to Date: 192,834

Balance: \$ 4,507,166

This Item: 474,196

Proposed Balance: \$ 4,032,970

Matt Watson 12/07/15

Budget Analyst Date

Ron Young 12/07/15

Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2015

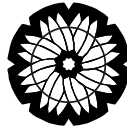
Document Location: Page W03

Account #: 220-4049-3019200-9214

Fund/Agency/Project – Description:  
Water Commercial Paper / Relocation of  
Mains Prior to Paving

Comments:





# **GARLAND**

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## **PURCHASING**

### **Executive Summary Bid 5925-16 Water System Improvements**

**Recommended Vendor:**

SYB Construction Company, Inc.

**Total Recommended Award:**

\$474,195.55

**Basis for Award:**

Lowest Responsible Bidder

**Purpose:**

The purpose of this contract is to construct approximately 3,494 linear feet of 6 inch water line including pavement removal and all incidentals along Celeste Drive, Commonwealth Drive, and Mayfield Avenue.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with SYB Construction Company, Inc. submitting the lowest overall bid.

**Recommendation:**

Staff recommends awarding the contract to SYB Construction Company, Inc.

**Funding Information:**

220-4049-3019200-9214

**Department Director:**

Michael C. Polocek, P.E., Director of Engineering, 972-205-2170



**GARLAND**  
PURCHASING

Bid No.: 6016-16  
Agenda Item: 2b  
Meeting: Council  
Date: 12/15/15

## Purchasing Report

### INDUCTIVELY COUPLED PLASMA MASS SPECTROSCOPY OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to replace the dated ICP-MS 7500 equipment. This equipment is at its 10-year life limit and has been experiencing various mechanical failures. The Texas Commission on Environmental Quality (TCEQ) has also implemented new and revised analytical limits for metals analysis in which various compounds are required to be analyzed at the sub-part per billion level. The current instrument is not capable of analyzing these revised limits.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Agilent Technologies, Inc.	All	\$180,385.59
<b>TOTAL:</b>		<u>\$180,385.59</u>

#### BASIS FOR AWARD:

##### Cooperative Purchase

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
City Manager

Date: 12/03/15

Date: 12/09/15

#### FINANCIAL SUMMARY:

Total Project/Account: \$	180,793	Operating Budget: <input checked="" type="checkbox"/> CIP: <input type="checkbox"/> Year: FY 2015-16
Expended/Encumbered to Date:	-0-	Document Location: Page D-129 (Proposed)
Balance: \$	180,793	Account #: 231-4252-9007
This Item:	180,386	Fund/Agency/Project – Description: Wastewater / Laboratory Operations
Proposed Balance: \$	407	Comments:
Matt Watson	12/04/15	
Budget Analyst	Date	
Ron Young	12/04/15	
Budget Director	Date	





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6016-16** **Inductively Coupled Plasma Mass Spectroscopy** **(ICP-MS) for Metals Analysis**

**Recommended Vendor:**

Agilent Technologies

**Total Recommended Award:**

\$180,793.00

**Basis for Award:**

Texas Multiple Award Schedule Contract (TXMAS)

**Purpose:**

The Purpose of this contract is to replace dated ICP-MS 7500 equipment. This equipment is at its 10 year life limit, and has been experiencing various mechanical failures. The Texas Commission on Environmental Quality has also implemented new and revised analytical limits for metals analysis, in which various compounds are required to be analyzed at the sub-part per billion level. The current instrument is not able to analyze to these new lower levels.

**Evaluation:**

This contract is awarded through Texas Multiple Award Schedule Contract (TXMAS)

**Recommendation:**

Staff recommends awarding to Agilent Technologies, Inc.

**Funding Information:**

231-420-9007

**Department Director:**

Wes Kucera, Wastewater Treatment Administration Director, 972-205-2874





**GARLAND**  
PURCHASING

Bid No.: 6067-16  
Agenda Item: 2c  
Meeting: Council  
Date: 12/15/15

## Purchasing Report

### PROFESSIONAL ENGINEERING AND SURVEYING SERVICES OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide Professional Engineering and Surveying Services associated with the replacement and/or rehabilitation of damaged street and sidewalk pavement on Centerville Road between Broadway Boulevard and S.H. 66.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Grantham & Associates, Inc.	All	\$363,550.00

**TOTAL:** \$363,550.00

#### BASIS FOR AWARD:

##### Most Qualified

Submitted by:

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

Reviewed by:

Bryan L. Bradford  
City Manager

Date: 12/04/15

Date: 12/09/15

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 2,783,000

Expended/Encumbered to Date: 493,808

Balance: \$ 2,289,192

This Item: 363,550

Proposed Balance: \$ 1,925,642

Matt Watson 12/07/15

Budget Analyst Date

Ron Young 12/07/15

Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page ST35

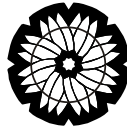
Account #: 692-4699-3981800-7101

Fund/Agency/Project – Description:

CIP Fund / Street/Transportation / Street /  
Street Reconstruction and Improvements

Comments:





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6067-16** **Professional Engineering and Surveying Services**

**Recommended Vendor:**

Grantham & Associates, Inc.

**Total Recommended Award:**

\$363,550.00

**Basis for Award:**

Most Qualified

**Purpose:**

The purpose of this contract is to provide professional engineering and surveying services associated with the replacement and/or rehabilitation of damaged street and sidewalk pavement on Centerville Road between Broadway Boulevard and State Highway 66.

**Evaluation:**

Grantham & Associates, Inc. was selected as the most qualified firm for this project from the short list of consulting engineers evaluated by the published criteria in RFQ 3617-13.

**Recommendation:**

Staff recommends awarding this contract for professional engineering and surveying services to Grantham & Associates, Inc.

**Funding Information:**

692-4699-3981800-7101

**Department Director:**

Steven L. Oliver, P.E., Director of Streets, 972-205-3558



**GARLAND**  
PURCHASING

Bid No.: 6076-16  
Agenda Item: 2d  
Meeting: Council  
Date: 12/15/15

## Purchasing Report

### PROFESSIONAL ENGINEERING AND DESIGN SERVICES OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide Professional Engineering and Design Services for drainage, water, and sanitary sewer improvements. This is an approved Capital Improvement project, and expenditures will not exceed appropriated funds.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Binkley & Barfield - C&P, Inc.	All	\$203,000.00

**TOTAL:** \$203,000.00

#### BASIS FOR AWARD:

##### Most Qualified

Submitted by:

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

Reviewed by:

Bryan L. Bradford  
City Manager

Date: 12/04/15

Date: 12/09/15

#### FINANCIAL SUMMARY:

Total Project/Account: \$	1,372,890
Expended/Encumbered to Date:	1,464
Balance: \$	1,371,426
This Item:	203,000
Proposed Balance: \$	1,168,426

Matt Watson 12/07/15  
Budget Analyst Date

Ron Young 12/07/15  
Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2015

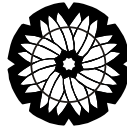
Document Location: Page D08

Account #: 692-1409-1424807-7101  
(CA4248-C7-3-7101)

Fund/Agency/Project – Description:  
CIP Fund / Drainage / Downtown Drainage  
Improvements – Bridge Remediation

Comments:





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6076-16** **Professional Engineering and Design Services**

**Recommended Vendor:**

Binkley & Barfield – C&P, Inc.

**Total Recommended Award:**

\$203,000.00

**Basis for Award:**

Most Qualified

**Purpose:**

The purpose of this contract is to provide professional engineering and design services for drainage, water, and sanitary sewer improvements.

**Evaluation:**

Binkley & Barfield – C&P, Inc. was selected as the most qualified firm for this project from a short list of engineers evaluated and ranked by the published criteria in RFQ 3617-13.

**Recommendation:**

Staff recommends award of contract for Professional Services to Binkley & Barfield – C&P, Inc.

**Funding Information:**

Bridge Remediation: 692-1409-1424807-7101; CA4248-C7-3-7101

**Department Director:**

Michael C. Polocek, Director of Engineering, 972-205-2178



## Purchasing Report

### GP&L WYLIE SWITCHYARD CONTROL BUILDING OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this bid is to provide for the procurement of a Switchyard Control Building with relay panels and landings necessary for the construction of the GP&L Wylie Switchyard. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional materials that may be required. This is an approved Capital Improvement project, and expenditures will not exceed appropriated funds.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Electrical Power Products, LLC	All	\$642,964.00
Optional Contingency		64,296.40
<b>TOTAL:</b>		<b>\$707,260.40</b>

#### BASIS FOR AWARD:

##### Best Value

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
City Manager

Date: 12/03/15

Date: 12/09/15

#### FINANCIAL SUMMARY:

Total Project/Account: \$	5,420,000
Expended/Encumbered to Date:	3,676,672
Balance: \$	1,743,328
This Item:	707,260
Proposed Balance: \$	1,036,068

Trent Schulze 12/04/15  
Budget Analyst Date

Ron Young 12/04/15  
Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page E10

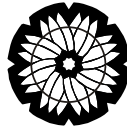
Account #: 210-3799-3174701-6051  
(EC-S0747-003-1-6051)

Fund/Agency/Project – Description:  
Electric CIP Fund / Substations Upgrades

Comments:







# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 5948-16** **GP&L Wylie Switchyard Control Building**

**Recommended Vendor:**

Electrical Power Products, LLC

**Total Recommended Award:**

\$707,260.40

**Basis for Award:**

Best Value

**Purpose:**

The purpose of this bid is to provide for the procurement of a Switchyard Control Building with relay panels and landings necessary for the construction of the GP&L Wylie Switchyard.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria of: price; delivery schedule; reputation of manufacturer; previous experience with the City of Garland. Electrical Power Products, LLC submitted the lowest cost and received the highest evaluated score, offering the best value for the City.

**Recommendation:**

Staff recommends awarding the contract to Electrical Power Products, LLC as the best value provider.

**Funding Information:**

CIP Project 210-3799-3174701-6051 (EC-S0747-003-1-6051)

**Department Director:**

Ross Owen, Transmission & Distribution Director, 972-205-3532



**GARLAND**  
PURCHASING

Bid No.: 6029-16  
Agenda Item: 2f  
Meeting: Council  
Date: 12/15/15

## Purchasing Report

### GP&L LOOKOUT SUBSTATION CIVIL SITE IMPROVEMENTS OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this bid is to provide civil site development of the GP&L 138 kV Lookout Substation including earthwork, grading and excavation, flex base subgrade with drainage, driveways, and perimeter fencing and gates. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required. This is an approved Capital Improvement project, and expenditures will not exceed appropriated funds.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Larrett, Inc.	All	\$3,392,351.12
Optional Contingency		339,235.11
<b>TOTAL:</b>		<b>\$3,731,586.23</b>

#### BASIS FOR AWARD:

##### Best Value

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
City Manager

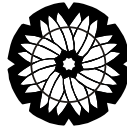
Date: 12/10/15

Date: 12/09/15

#### FINANCIAL SUMMARY:

Total Project/Account: \$	10,324,271	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: 2015 & 2016
Expended/Encumbered to Date:	2,530,869	Document Location: 2015 – Page E10 / 2016 – TBD
Balance: \$	7,793,402	Account #: 210-3799-3171501-7111 (EC-S0715-001-1-7111)
This Item:	3,731,587	Fund/Agency/Project – Description: Electric CIP Fund / Substations Upgrades
Proposed Balance: \$	4,061,815	Comments: Total project amount includes \$2,579,056 of 2016 CIP funding yet to be presented to and approved by City Council.
Trent Schulze	12/09/15	
Budget Analyst	Date	
Ron Young	12/09/15	
Budget Director	Date	





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6029-16** **GP&L Lookout Substation Civil Site Improvements**

**Recommended Vendor:**

Larrett, Inc.

**Total Recommended Award:**

\$3,731,586.23

**Basis for Award:**

Best Value

**Purpose:**

The purpose of this bid is to provide civil site development of the GP&L 138kV Lookout Substation including earthwork, grading and excavation, flex base subgrade with drainage, driveways, and perimeter fencing and gates.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria of: price, experience, qualifications, available equipment, and Safety. Larrett, Inc. submitted the lowest overall cost and received the highest evaluated score, offering the best value for the City.

**Recommendation:**

Staff recommends awarding the bid to Larrett, Inc. as the best value provider.

**Funding Information:**

CIP project 210-3799-31715-01-7111 (EC-S0715-001-1-7111)

**Department Director:**

Ross Owen, Transmission & Distribution Director, 972-205-3532



# City Council Item Summary Sheet

☐ Work Session

Date: December 15, 2015

☒ Agenda Item

## Item 3a - Zoning Ordinance

### Summary of Request/Problem

Zoning Ordinance Z 15-28 Pop Holdings LP

### 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 A RESTAURANT WITH DRIVE-THROUGH ON A 17,554 SQUARE-FOOT TRACT OF LAND ZONED COMMUNITY RETAIL (CR) DISTRICT AND LOCATED AT 1436 BELT LINE ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

**WHEREAS**, at its regular meeting held on the 9th day of November, 2015, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Pop Holdings, LP**, 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 Restaurant with Drive-Through on a 17,554 square-foot tract of land zoned Community Retail (CR) District and located at 1436 Belt Line 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. 15-28

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 15-28**

BEING a tract of land in the Benjamin Frost Survey, Abstract No. 480 said tract being the same as Block 1 Lot 1R, North Star Market Addition, an addition to the City of Garland, recorded in Volume 85145, Page 2739 of the Deed Records of Dallas County, Texas. This property is located at 1436 Belt Line Road.



## SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 15-28

1436 Belt Line Road

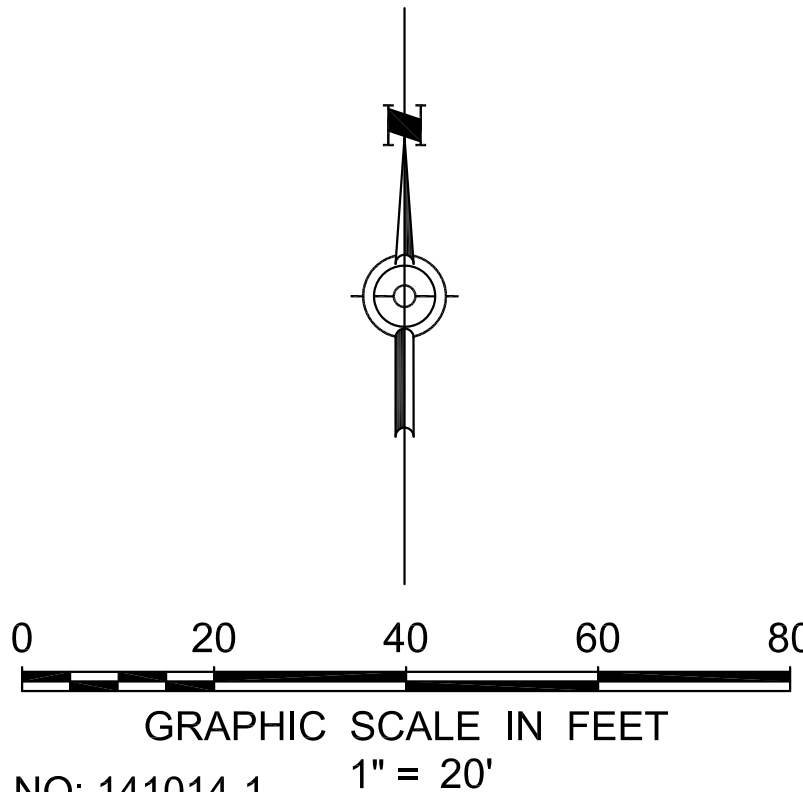
- I. **Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant with Drive-Through subject to conditions.
- II. **Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
  - A. Time Period: The Specific Use Provision shall be in effect for a time period of 40 years.
  - B. Site Plan: Development shall be in conformance with the approved site plan (Exhibit C).
  - C. Parking: The site shall provide 19 parking spaces in conformance with the approved site plan (Exhibit C)
  - D. Landscape Plan: The site shall provide a ten foot wide landscape buffer along Belt Line Road. Tree Plantings within the landscape buffer shall be at the rate of one and one-half times the minimum required. Development shall be in conformance with the approved landscape plan (Exhibit D).
  - E. Elevations: The building materials, articulations and architectural elements shall be in conformance with the approved elevations (Exhibit E).



- |  |   |
|--|---|
|  | PROPERTY LINE   |
|  | ADJOINED PROPERTY                                     |
|  | BUILDING SETBACK LINE                                 |
|  | EASEMENTS   |
|  | EXISTING CURB   |
|  | PROPOSED CURB AND GUTTER                              |
|  | PAINTED STRIPE (TRAFFIC WHITE)                        |
|  | PAINTED WALKWAY (TRAFFIC WHITE)                       |
|  | CONCRETE PAVING (THICKNESS PER DETAIL ON SHEET C-5.0) |
|  | 4" THICK CONCRETE SIDEWALK                            |
|  | INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)        |
|  | SHARED ACCESS EASEMENT & FIRE LANE                    |
|  | PARKING STALL COUNT                                   |
|  | SITE LIGHTING (SEE ELECTRICAL PLANS)                  |

- 1 PROPOSED BUILDING - 3,350 SF BUILDING
- 2 EXISTING DUMPSTER WITH CONC. BLOCK ENCLOSURE. REPAIR TO MATCH COLOR OF BUILDING EXTERIOR.
- 3 HANDICAP ACCESSIBLE PARKING SPACE
- 4 ADA POLE SIGNAGE & WHEELSTOPS (TYP.) - 2 PLACES
- 5 ADA COMPLIANT WALKWAY
- 6 EXISTING FIRE HYDRANT
- 7 EXISTING SIDEWALKS IN CITY ROW
- 8 INSTALL NEW 5' WIDE SIDEWALK TO CONNECT TO EXISTING SIDEWALK
- 9 ADA COMPLIANT BARRIER FREE RAMPS
- 10 INSTALL LANDING AND RAMP WITH HAND RAILS. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- 11 INSTALL LANDING AND RAMP WITH HAND RAILS. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- 12 ORDER CONFIRMATION BOARD AND MENU BOARDS. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION
- 13 REPLACE EXISTING PYLON SIGN WITH 7' TALL MONUMENT SIGN

THE PARKING SPACES PROVIDED DOES NOT SATISFY THE CURRENT CODE REQUIRED MINIMUMS. WE REQUEST A VARIANCE TO THIS REQUIREMENT BASED ON THE FACT THAT APPROX. 71% OF THE BUSINESS FOR THIS LOCATION IS GENERATED THROUGH THE DRIVE THROUGH LANE. WE HAVE SUBMITTED A LETTER FOR POPEYE'S CORPORATE OFFICES STATING THIS DATA.

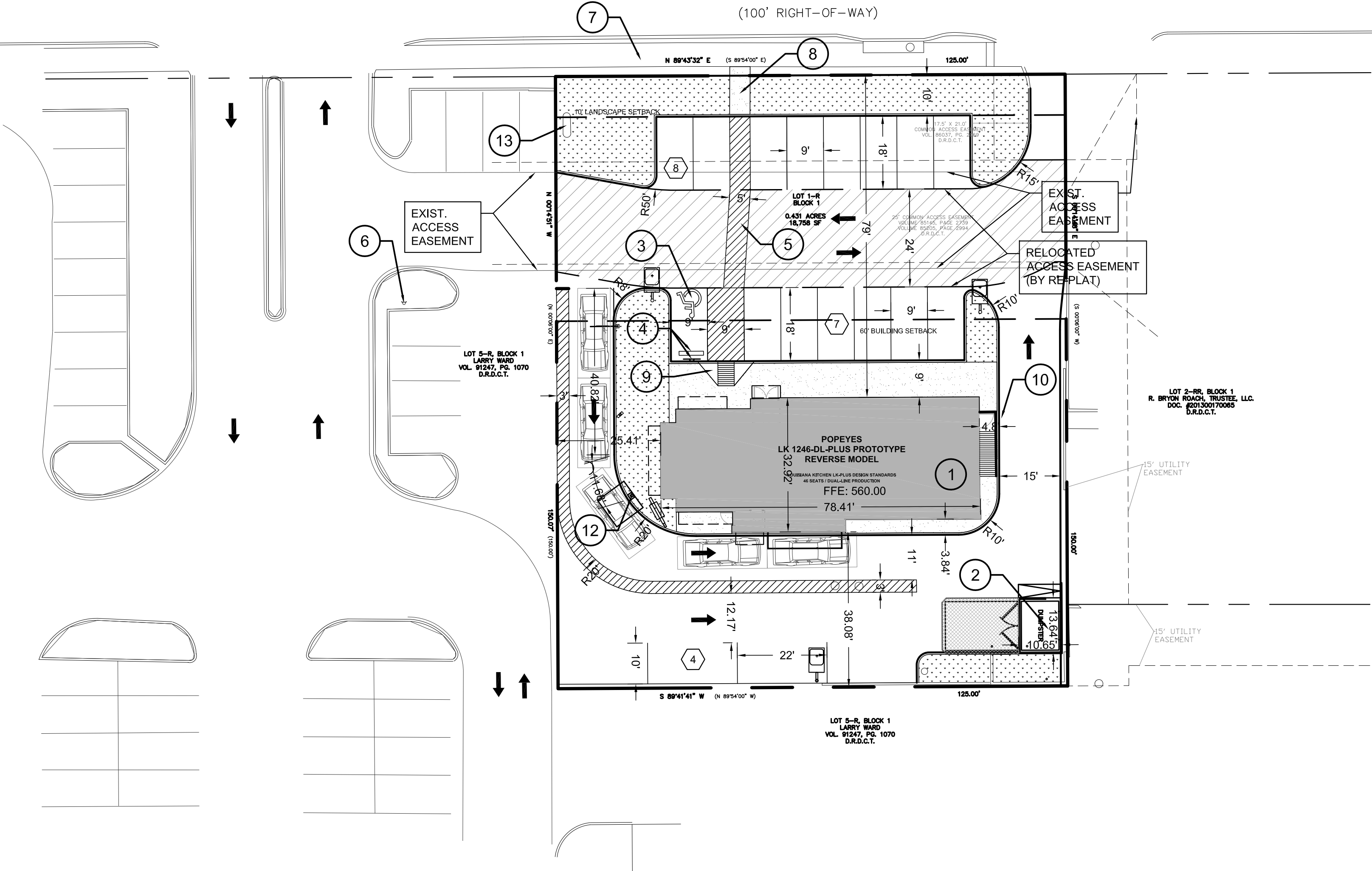


GRAPHIC SCALE  
1" = 20'

NORTH STAR MARKET ADDITION  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER	ENGINEER
POP HOLDINGS, LP 3318 FOREST LANE, STE. 200 DALLAS, TX 75234	THOMAS SITE DEVELOPMENT ENGINEERING INC. 4604 BILL SIMMONS ROAD COLLEYSVILLE, TX 76034
ATTN: ARMANDO PALACIOS PH: (972) 620-2287	ATTN: MATHEW THOMAS, PE PH: (214) 680-2728

(100' RIGHT-OF-WAY)



PROPOSED DEVELOPMENT	POPEYE'S RESTAURANT
EXISTING ZONING	SHOPPING CENTER - (BY SUP ONLY)
PROPOSED USE	DRIVE-THRU RESTAURANT
SITE AREA (Ac.)	0.403 AC. (18, 719 SF)
BUILDING AREA (sf)	2,350
BUILDING HEIGHT (ft) ALLOWED/PROPOSED	30' / 19'-4"
FLOOR AREA RATIO PROPOSED	0.08
FLOOR AREA RATIO ALLOWED	0.75
LOT COVERAGE ALLOWED/PROPOSED	60% / 8%
FRONT SETBACK REQUIRED / PROVIDED	60' / 76" MIN
SIDE/REAR SETBACK REQUIRED / PROVIDED	0' / 15' (MIN.)
PARKING REQUIRED (1 PER 100SF GFA)	24
PARKING PROVIDED	19 SPACES
DRIVE THRU STACKING REQUIRED	50' FROM MENU BOARD
DRIVE THRU STACKING PROVIDED	50'
HANDICAP SPACE PROVIDED	1 SPACES

1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE, ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
3. ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.







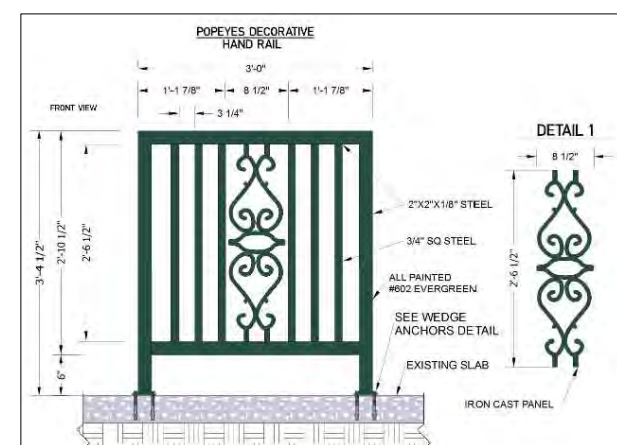


STONE VANNER, LEDGESTONE - COLOR PLUMB CREEK



STUCCO WITH COLOR-INTRINSIC, APPLIED IN A 3-STAGE PROCESS IN ACCORDANCE WITH INDUSTRY STANDARDS.  
DELIGHTFUL GOLDEN COLOR - SWIRL TEXTURE FOR GOLDEN, BROWN COLOR SAND FINISH TEXTURE FOR RED COLOR

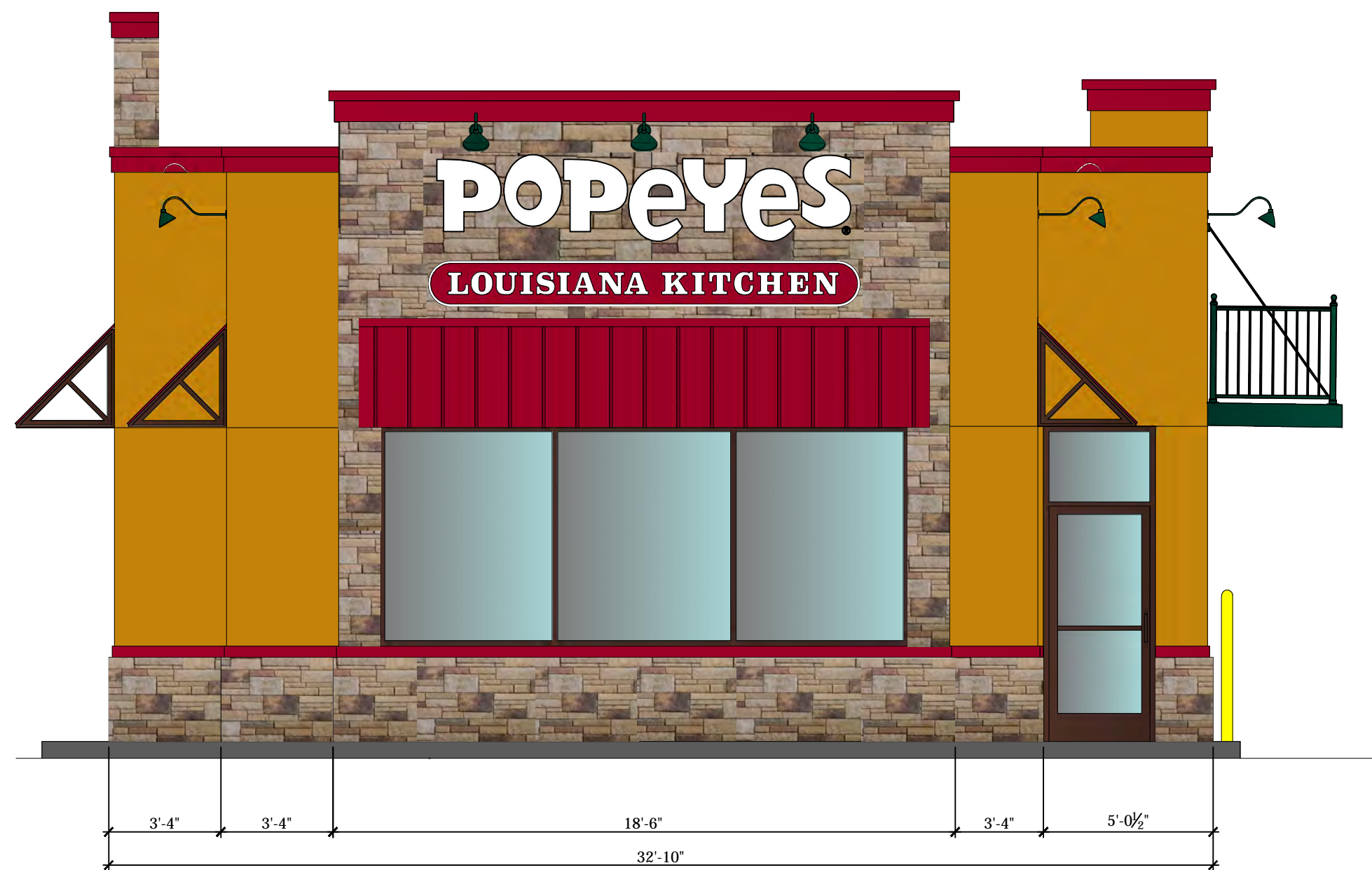
- SECTION 4.83  
(B) ARCHITECTURAL ELEMENTS
- AWNINGS / CANOPIES
  - SHUTTERS
  - LIGHT FIXTURES
  - BENCH
  - PLANTERS
  - VARIED ROOF HEIGHTS
  - ORNAMENTAL FACADE TRIMS
  - DECORATIVE HAND RAIL



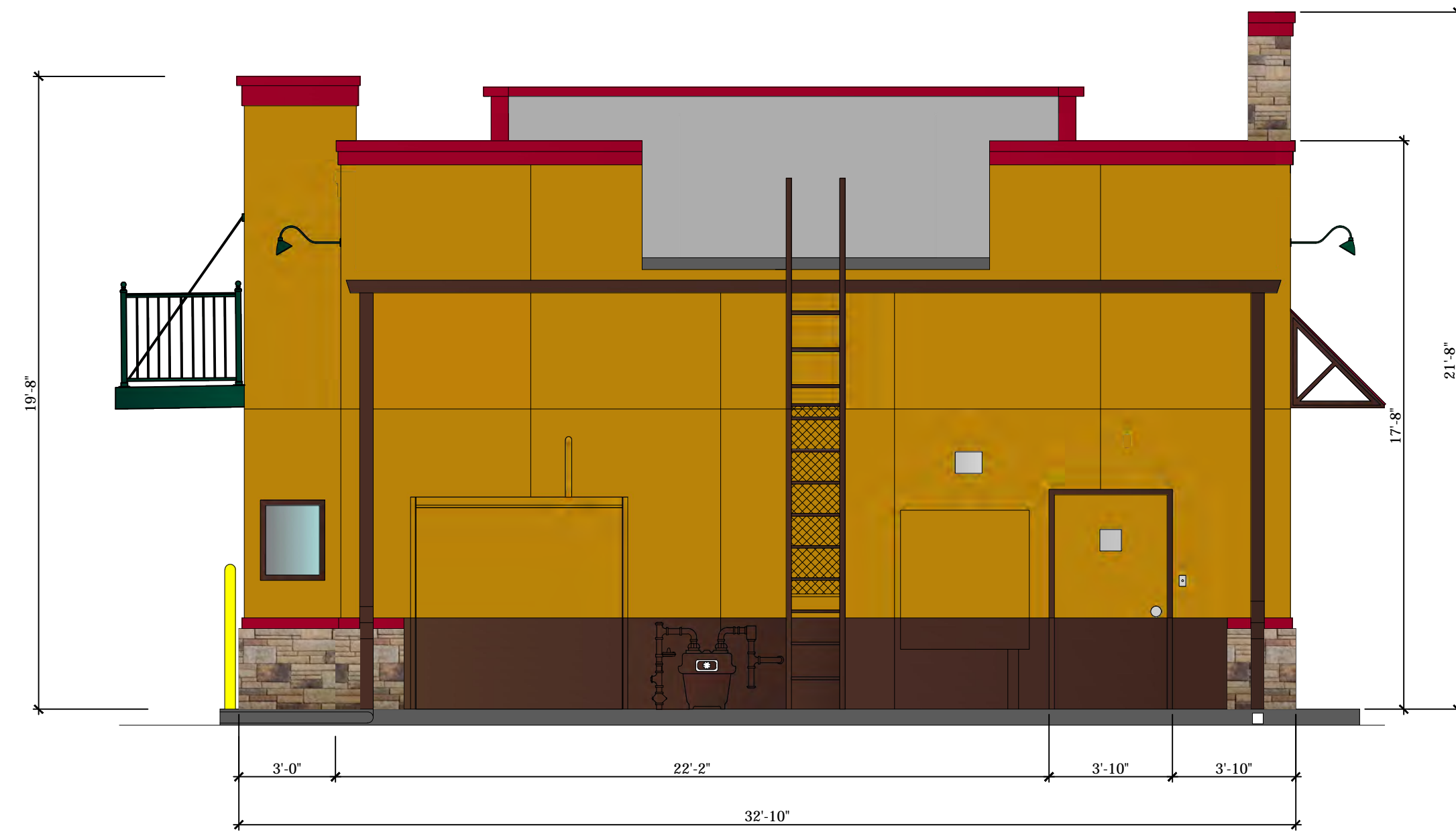
NOTE:  
AWNINGS WILL BE RED FABRIC MATERIAL

- SECTION 4.83  
(B) ARCHITECTURAL ELEMENTS
- AWNINGS / CANOPIES
  - SHUTTERS
  - LIGHT FIXTURES
  - BENCH
  - PLANTERS
  - VARIED ROOF HEIGHTS
  - ORNAMENTAL FACADE TRIMS
  - DECORATIVE HAND RAIL

SECTION 4.83 (A) MASONRY PERCENTAGE AND MATERIALS		S.F.	%
FRONT ELEVATION	STUCCO	551	64
	STONE VANNER	306	36
WEST ELEVATION	STUCCO	101	23
	STONE VANNER	353	77
DRIVE THRU ELEVATION	STUCCO	844	80
	STONE VANNER	208	20
REAR ELEVATION	STUCCO	422	96
	STONE VANNER	19	4



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION (DRIVE THRU)



NORTH ELEVATION (MAIN ENTRANCE)



FAST BUILDERS, LLC  
P.O. BOX 59913  
DALLAS TEXAS - 75229

POPEYES  
LOUISIANA KITCHEN

1436 BELTLINE RD. - GARLAND TEXAS - 75044

EXHIBIT E

CHECKED BY:	DATE

EXTERIOR  
ELEVATIONS

A - 5





# City Council Item Summary Sheet

☐ Work Session

Date: December 15, 2015

☒ Agenda Item

## Item 3b - Zoning Ordinance

### Summary of Request/Problem

Zoning Ordinance Z 15-32 R-Delta

### 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**

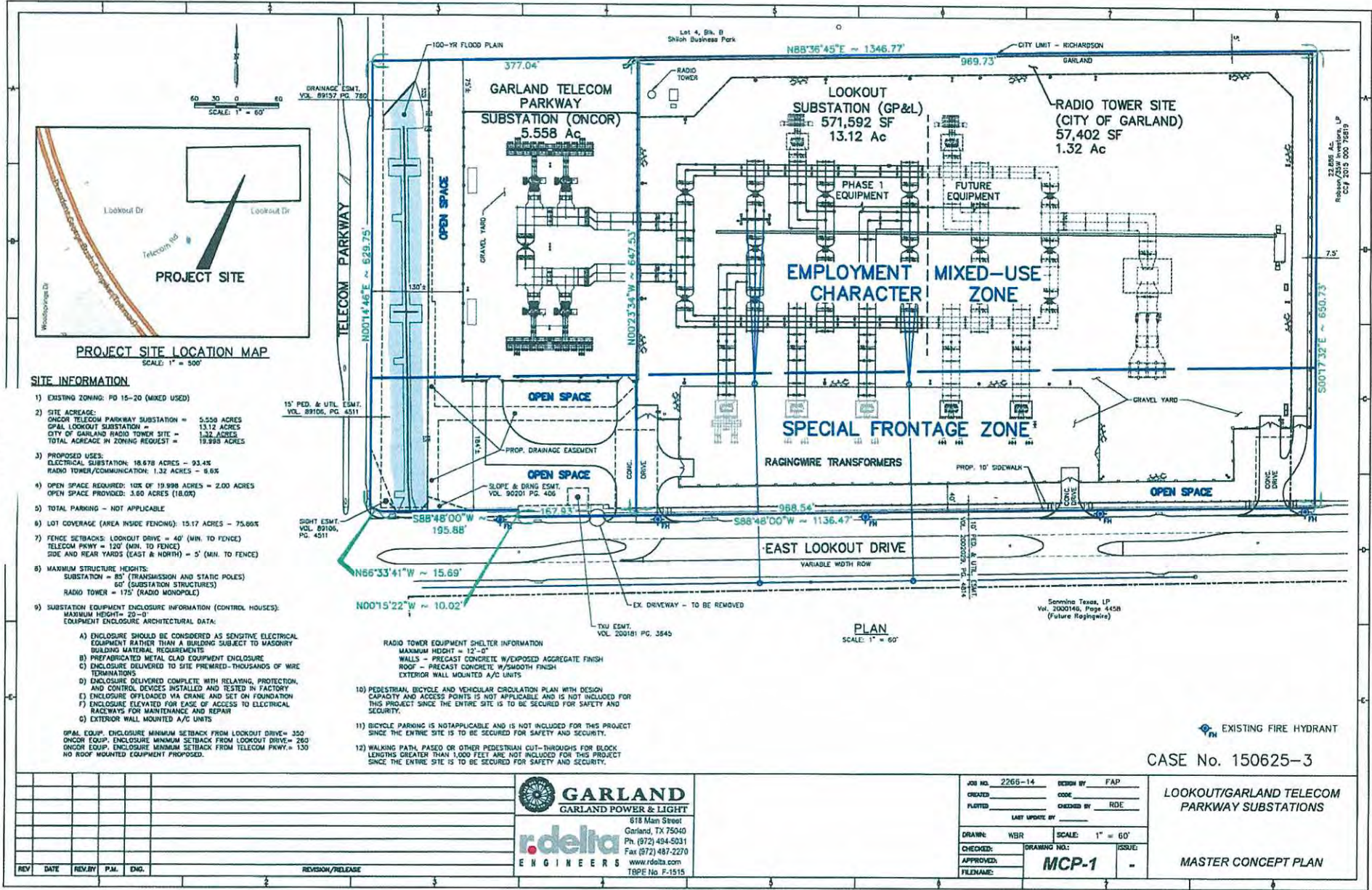
- I. Statement of Purpose:** The purpose of this Planned Development District is to allow for an electrical substation subject to conditions.
- II. Statement of Effect:** This Planned Development District shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, 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.

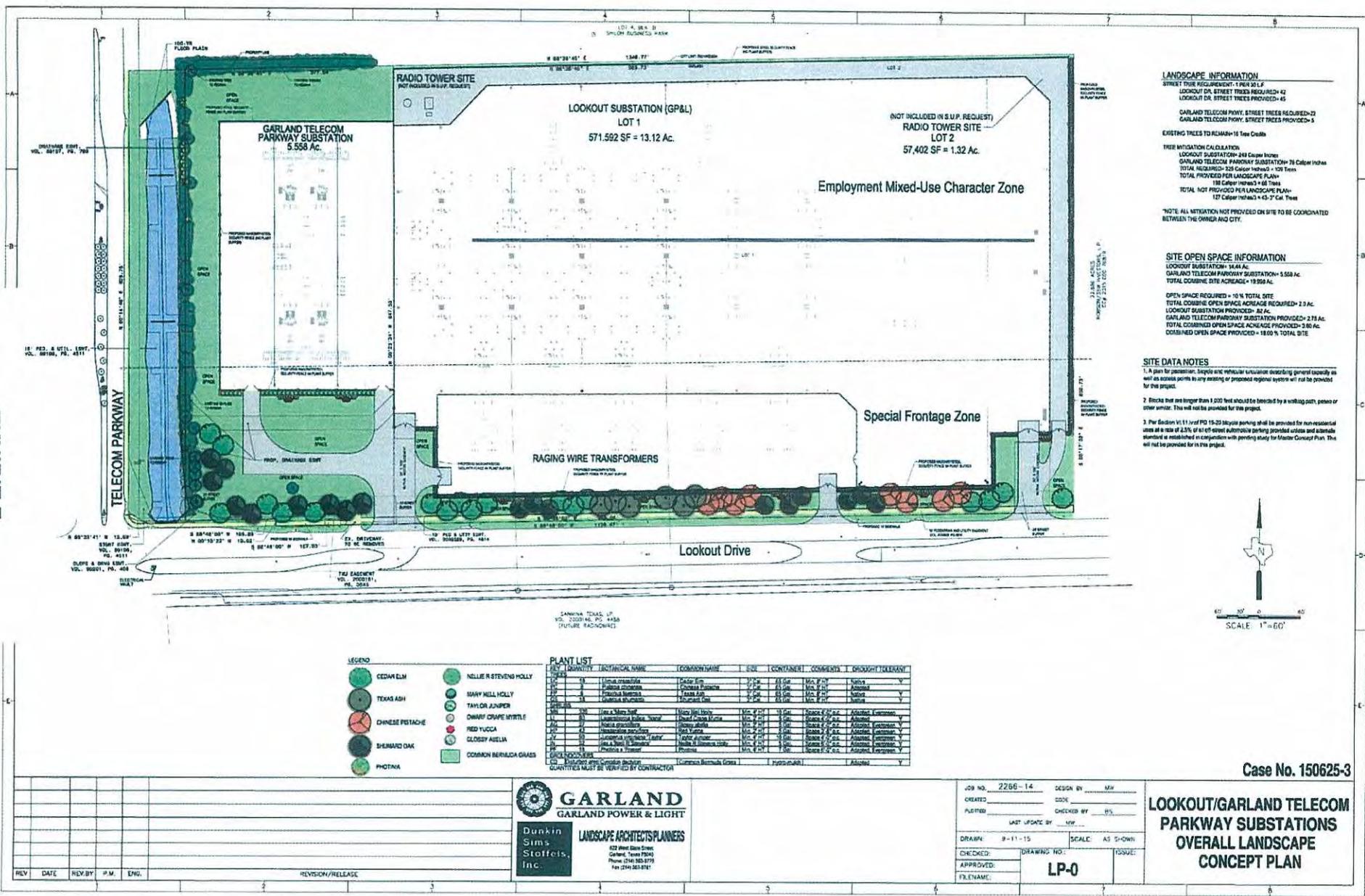
**EXHIBIT C**



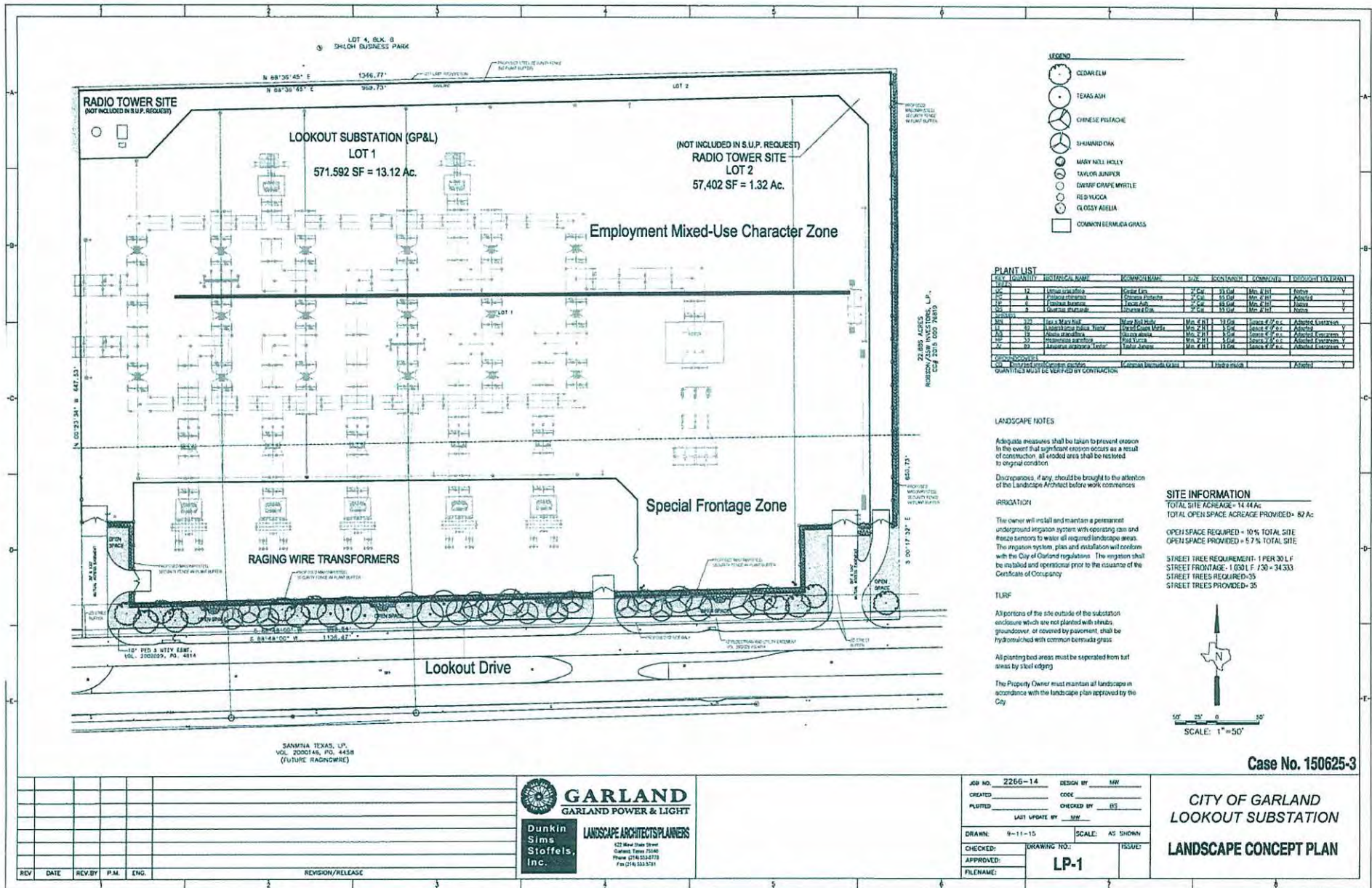


[illegible]




















LEGEND	
SYMBOL	DESCRIPTION
	3" CAL. CEDAR ELM <i>Ulmus crassifolia</i>
	3" CAL. RED OAK <i>Quercus shumardii</i>
	1 GAL. PHOTINIA <i>Photinia X Yerssei</i>
	5 GAL. NELLIE R. STEVENS HOLLER <i>Nellie R. Stevens</i>
	5 GAL. GLOSSY ABELIA <i>Abelia grandifolia</i>
	5 GAL. DWARF CRAPPE MYRTLE <i>Laportea indica 'Dwarf Pink'</i>
	5 GAL. RED YUCCA <i>Hesperaloe parviflora</i>

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL ABOVE-GROUND AND UNDERGROUND UTILITIES PRIOR TO LANDSCAPE INSTALLATION. TREE, TRUNK, CABLE AND CAUTION SHALL BE EXPENDED WHEN EXCAVATING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE AND SUFFICIENT REPAIR TO ANY EXISTING UTILITIES.
2. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL RECEIVE REVEGETATION GRASS SOON UNLESS OTHERWISE NOTED.
3. ALL SHADE TREES SHALL BE NO CLOSER THAN 4' FROM THE CENTERLINE OF ALL UNDERGROUND UTILITIES.
4. ALL SHADE TREES SHALL BE NO CLOSER THAN 12' FROM THE CENTERLINE 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.	121,948 S.F.
5 FT. MIN. EVERGREEN PAD PERIMETER SCREENING	YES	YES
STREETSCAPE		
STREET 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/50 L.F. OF FRONTAGE)	7	7	
STREET SHRUBS/ORN GRASSES (7 SHRUBS/50 L.F. OF FRONTAGE)	70	43	
TELECOM PRIVY			
STREET TREES (1 TREE/50 L.F. OF FRONTAGE)	22	12	
STREET SHRUBS/ORN GRASSES (7 SHRUBS/50 L.F. OF FRONTAGE)	154		REF. NOT
SCREENING OF UTILITIES	YES	YES	

**NOTE:**

1. TREE CREDITS ARE INCORPORATED INTO BUFFER TREES PROVIDED (SCL. 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	144
EXISTING TREES TO BE REMOVED	19	227

TOTAL MITIGATION REQUIRED		71
(REPLACE WITH 3" 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]

**PRELIMINARY**  
FOR INTERIM REVIEW ONLY

<p>THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, RECORD OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF,</p>	
JOE D. BUCHMANN	2570
NAME	P.L.A. NO.
DATE	6/18/2015

Case No: 150625-3

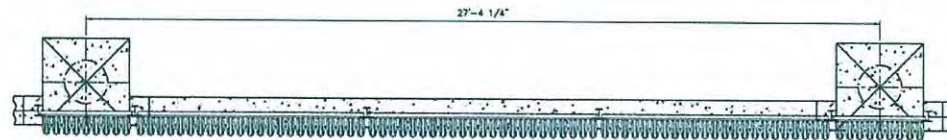
Project No.:	20087
Issued:	09 / 10 / 15
Drawn By:	SMH
Checked By:	JOB
Scale:	AS NOTED

Sheet Title  
**LANDSCAPE  
PLAN**

L1.01

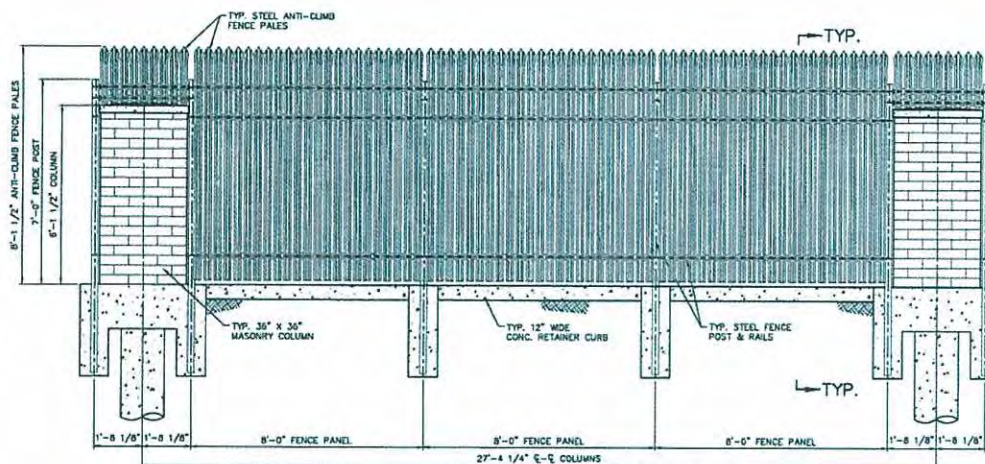
Sheet Number





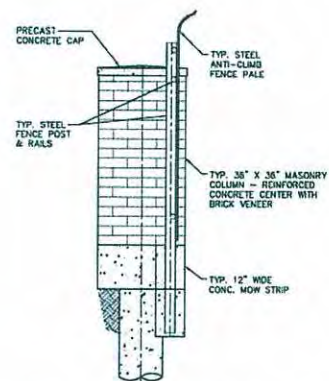
TYPICAL FENCE SECTION - PLAN VIEW

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



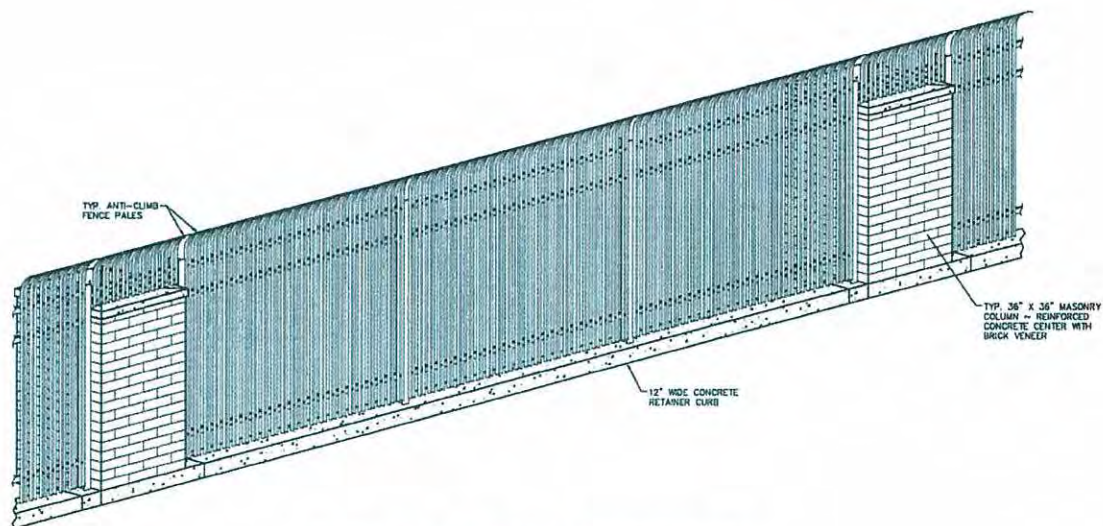
PRELIMINARY  
FOR INFORMATION ONLY  
BY: FRANK A. BOLMA  
P.E. 88274  
R-Delta Engineers, Inc.  
Date: September 9, 2015  
NOT FOR CONSTRUCTION, BIDDING  
OR PERMITTING PURPOSES

JOB NO. 2266-14	DESIGN BY FAP
CREATED	CHECKED BY RDE
PLOTTED	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	 <b>GARLAND</b> GARLAND POWER & LIGHT 616 Main Street Garland, TX 75040 Ph. (972) 454-5031 Fax (972) 487-2270 www.rdelta.com TPEE No. F-1515		<div>PRELIMINARY</div> <div>FOR INFORMATION ONLY</div> <div>BY: <u>FRANK A. POLMA</u></div> <div><u>P.E. #0274</u></div> <div>R-Delta Engineers, Inc.</div> <div>Date: September 9, 2015</div> <div>NOT FOR CONSTRUCTION, BIDDING</div> <div>OR PERMITTING PURPOSES</div>		<div>JOB NO. <u>2766-14</u>      DESIGN BY: <u>FAP</u></div> <div>CREATED: _____      CODE: _____</div> <div>PLOTTED: _____      CHECKED BY: <u>RDE</u></div> <div>LAST UPDATE BY: _____</div> <div>DRAWN: <u>WEIR</u>      SCALE: <u>AS NOTED</u></div> <div>CHECKED: _____      DRAWING NO.: _____      ISSUE: _____</div> <div>APPROVED: _____      <b>FD-2</b>      -</div> <div>FILENAME: _____</div>		LOOKOUT/GARLAND TELECOM PARKWAY SUBSTATIONS	
REV	DATE	REV BY	P.M.	ENG.	REVISION/RELEASE								



# City Council Item Summary Sheet

☐ Work Session

Date: December 15, 2015

☒ Agenda Item

## Item 4 - Sale of City Owned Property – 504 and 508 Kaiser Street

### Summary of Request/Problem

At the November 30, 2015 Work Session, Council considered the sale of a City owned residential properties located at 504 and 508 Kaiser Street to Lyon Construction Company. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.

### Recommendation/Action Requested and Justification

Approve a Resolution authorizing the Mayor to sell the property and execute a deed without warranty conveying the property to Habitat for Humanity of Greater Garland Inc.

**Submitted By:**

**Jason Wilhite**  
**Housing and Community Services**

**Approved By:**

**Bryan L. Bradford**  
**City Manager**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE SALE OF DESIGNATED TAX FORECLOSED REAL PROPERTY, 504 and 508 KAISER (THE "PROPERTIES") TO LYON CONSTRUCTION COMPANY (THE "BUYER"); AUTHORIZING A DEED CONVEYING THE PROPERTY TO THE BUYER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Garland received the property as a result of Sheriff's Deed in September 2010.

**WHEREAS**, Lyon Construction Company, has offered to purchase the property from the City of Garland to use the property in a manner that promotes a public purpose-building and providing affordable housing.

**WHEREAS**, the City has determined that selling the property is in the public's best interest because it allows the buyer to develop the property and provide affordable housing, and it eliminates the City's expenses associated with maintaining the property.

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

**Section 1**

That the sale and conveyance of real property, 504 and 508 Kaiser, by the City of Garland to Lyon Construction Company is hereby approved.

**Section 2**

That the Mayor is hereby authorized to execute a Deed Without Warranty, the form which is hereby attached as Exhibit "A" and incorporated herein by reference, conveying the Properties to the Buyer.

**Section 3**

That this resolution shall be and become effective immediately upon and after it's adoption and approval.

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

THE CITY OF GARLAND, TEXAS

BY: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

## EXHIBIT A – DEED WITHOUT WARRANTY

## DEED WITHOUT WARRANTY

THE STATE OF TEXAS            ,  
   ,          KNOW      ALL      MEN      BY      THESE  
PRESENTS:  
COUNTY OF DALLAS            ,

That the **City of Garland, a Texas home-rule municipality**, hereinafter referred to as “Grantor”, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash, and other good and valuable consideration to Grantor in hand paid by **Lyon Construction Company**, hereinafter referred to as “Grantee”, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all of that property located in Dallas County, Texas, commonly known as 504 and 508 Kaiser Street and more particularly described as,

Being Lots 8 and 9, Block B, Christian Addition, an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2002052, Page 9428, of the Map Records of Dallas County, Texas.

**THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING—WITHOUT LIMITATION—ANY WARRANTIES ARISING UNDER COMMON LAW OR UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE. BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT THE LAND IS CONVEYED “AS IS—WHERE IS, WITH ALL FAULTS”.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be  
EFFECTIVE on the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

**GRANTOR:**

CITY OF GARLAND, TEXAS

By: \_\_\_\_\_

Mayor, City of Garland

THE STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS         §

The foregoing instrument was acknowledged before me on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2015, by Douglas Athas, Mayor of the City of Garland, Texas, on behalf  
of the City of Garland.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

\_\_\_\_\_



## City Council Item Summary Sheet

☐ Work Session

Date: December 15, 2015

☒ Agenda Item

### Item 5 - Neighborhood Vitality Grants

#### Summary of Request/Problem

Council was briefed at the November 30<sup>th</sup> Work Session regarding the proposed updates to the Neighborhood Vitality Matching Grant guidelines.

The Community Services Committee reviewed these guidelines at the December 10 Sub-Committee Meeting and recommended approval. Council directed that a Resolution be brought forward to approve these updates.

#### Recommendation/Action Requested and Justification

Consider adoption of attached resolution.

**Submitted By:**

**Neil Montgomery**  
Senior Managing Director

**Approved By:**

**Bryan L. Bradford**  
City Manager

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ADOPTING AND APPROVING THE 2015 NEIGHBORHOOD VITALITY MATCHING GRANT GUIDELINES.**

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

**Section 1**

That the 2015 Neighborhood Vitality Matching Guidelines for the City of Garland attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and approved.

**Section 2**

That this resolution shall be and become effective immediately upon and after its adoption and approved.

**PASSED AND APPROVED this 15th day of December, 2015.**

**THE CITY OF GARLAND, TEXAS**

BY: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary



## EXHIBIT A

### Neighborhood Vitality Matching Grant Guidelines

#### At a Glance

**For Whom:** Neighborhood Associations (Voluntary or Mandatory)

**For What:** Neighborhood beautification/enhancement projects on public property.

**For....Why?:** To build community as you beautify your neighborhood. Projects, challenges, successes—these bring neighbors together, weaving the social fabric necessary to create and sustain self-sufficient, thriving neighborhoods.

Application deadlines are March 1 and September 1. Carefully review the guidelines below and contact the Office of Neighborhood Vitality (ONV) to get started!

#### Description

The City Council allocated the Neighborhood Vitality Matching Grant (NVMG) funds for Garland neighborhood groups to improve the physical features of their neighborhoods. Projects must provide a public benefit which promotes stronger, safer, and healthier communities. These guidelines present the eligibility requirements, funding match contribution, overview of the application process, and other rules governing the grant.

**The Office of Neighborhood Vitality (ONV) is available to offer assistance through every step of the process. Contact the ONV by phone at 972-205-2445 or at [neighborhoods@garlandtx.gov](mailto:neighborhoods@garlandtx.gov).**

#### Neighborhood Eligibility

As the NVMG is an investment by the City of Garland, only applications from homeowner and neighborhood associations (voluntary and mandatory) that have been registered for at least one year will be considered. Newly-formed associations that have participated in neighborhood capacity activities through the ONV are eligible to apply within six months. **Not organized or registered? Contact the ONV to learn how to get started.**

Individual residents, nonprofits or businesses are not eligible to receive funding. Associations, as the primary applicant, may collaborate with other associations, businesses, and nonprofits. City staff and departments can also partner with associations as co-applicants.

Age of the neighborhood and number of residential units impacted are factors in determining which projects to award matching funds, but all associations are encouraged to apply, or to work with staff to prepare for application.

## Project Eligibility

Physical improvements or additions to the neighborhood, located within city limits on public property or the public right-of-way, that provide a wide public benefit are eligible through the NVMG. Generally, projects cannot involve private property; however, residents are encouraged to work with ONV staff to assist with solutions that may involve private property. Other factors that affect project eligibility include:

### Maintenance projects

Funds that would typically appear in the operating budget of a neighborhood association or individual homeowner's operating budget are not eligible for NVMG funding. This includes groundskeeping, common area and equipment upkeep, and the tools and equipment required for maintaining neighborhood features. Project must not require ongoing maintenance from the City of Garland.

### Inadequate public benefit or neighborhood support

Applications that benefit only a small portion of the residents of a neighborhood or do not demonstrate widespread support among the neighborhood's residents are not eligible for NVMG funding.

### Conflicts with City of Garland

Proposals must comply with applicable City of Garland codes and policies, and applicable federal, state, and local laws. Projects cannot create a public safety hazard or conflict with existing or approved municipal projects.

Not intended to be exhaustive, the following provides examples of project eligibility:

Eligible	Not Eligible
Sign Toppers	Sidewalk Construction/Repairs
Entry Features (new construction)	Irrigation Upgrades
Common Area or Recreational Improvements (new construction)	Repairs or Maintenance of Existing Structures or Facilities
Picnic tables, benches or pavilions	Speed Humps
Neighborhood Park Improvements	Lighting Upgrades
Safety Lighting (new installation)	Projects Incurring Costs Before Grant is Approved
Neighborhood Art Installation	Security Cameras

## Match Requirements and Funding Restrictions

Applicants are eligible to receive up to \$100,000 within a five-year time-frame. The completion date of the applicant's first project will serve as the benchmark for the five-

year timeframe. An association may not apply for additional funding if a previous grant project has not been completed.

Each association will be expected to provide a match based on the size, scope and cost of the project (see table below). The association match may include cash contributions, materials (specific to the project), or unskilled labor ("sweat equity") where applicable at the rate of \$12.00 per hour. Professional services will be rated at the fair market value for the type of service provided.

Project Cost	Match Requirement	Type of Match
\$10,000 or less	10%	May include cash, in-kind donations, labor and/or materials
\$10,000.01-25,000	15%	Same as above
\$25,000.01-50,000	20%	Same as above
\$50,000.01 and above	25%	At least half of the match must be a cash match, the remainder may include in-kind donations, labor, and/or materials
Application Process		

#### Application Deadlines

NVMG applications are accepted twice per year. To be considered for award, applications must be submitted by March 1 and September 1, respectively. Application packets are available from the City of Garland website, [GarlandTx.gov](http://GarlandTx.gov), or can be obtained through the ONV.

The NVMG application packets have all the requirements fully explained. All applicants are highly encouraged to contact ONV for assistance during any part of the application process. Some of the requirements include:

- Contact names for the applicants, project, and association
- Project purpose, description, and benefits
- Project implementation, funding and maintenance plan
- Supporting documentation (photographs, maps, identified donations, estimates)

#### Letter of Intent

The Letter of Intent, also available on the City of Garland website or through the ONV, is a document that assists residents with identifying obstacles or potential issues with their NVMG application. It is encouraged for projects requiring any type of construction, but is required for projects of \$25,000 or more. Letters of Intent are due two months before full NVMG applications, corresponding to July 1 and January 1 to be considered for the spring and fall cycles, respectively.

## Application Review

Applications will be read and evaluated by an internal review board consisting of members from various city departments to ensure that the minimum criteria are met. Any group that does not meet the funding criteria will be notified.

Eligible NVMG applications will be rated using the following criteria:

<b>Criteria</b>	<b>Scoring Weight</b>	<b>Explanation of Criteria</b>
Neighborhood Status/ Maturity	20	The condition and age of the neighborhood demonstrates a need for intervention.
<b>Public Benefit</b>	20	Project helps improve the quality of life in the neighborhood and/or aesthetics of the area, while also providing widespread public benefit
<b>Project Feasibility</b>	20	The project is cost effective, achievable, realistic, sufficiently funded, no ongoing maintenance required from the City of Garland.
<b>Community Involvement</b>	15	Demonstrated and proposed participation by residents in the planning, execution and long-term maintenance of proposed project.
<b>Project Impact</b>	10	What is the impact this project will have both short term and long term? Does it align with your neighborhood goals? How will implementation or completion of the project impact the environment or surrounding area?
<b>Match</b>	10	Match is realistic and appropriate to the project. Letters of intent are provided for in-kind donations or cash.
<b>Other</b>	5	Uniqueness of the project, innovative or groundbreaking.

## Disbursement of Funds

An applicant may not begin to incur costs to be paid by the NVMG before signing a funding agreement with the City of Garland. The applicant will act as the General Contractor for most approved projects. Funds for the project will be disbursed by the city to the neighborhood association after the completion of the project.

**Applicant must expend required match as indicated in the proposal prior to the expenditure of City funds and must formally submit a request in writing to the ONV with all supporting documents.**

## Cancellation of Projects

Failure to meet the terms of the Funding Agreement may result in the cancellation of the project and a one-year application restriction. Applicants must begin implementation within 12 months of City Council approval to avoid termination of the project. Requests for time extensions must be submitted to the Office of Neighborhood Vitality in writing.



# Planning Report

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## 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 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: December 4, 2015

Reviewed By:

Bryan L. Bradford  
City Manager

Date: December 9, 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.



## LEGEND

N. = North	Physically Disabled Parking	TMHQ = Telephone Monohole
S. = South	Electric Box	TRA = Electric Transformer
E. = East	Electric Meter	SN = Sign
W. = West	Electric Manhole	SSMHO = Sanitary Sewer Drain Monohole
Degrees	Flag Pole	SDMH = Storm Drain Monohole
Feet or Minutes	Gas Meter	NM = Meter
Feet or Seconds	Gas Valve	WV = Water Valve
Sq. Ft.	Grease Trap	
Vol. = Volume	Light Pole	Adjoining Boundary
Pg. = Page	Power Pole	Eastment
CAB = Cabinet	Power Pole w/Transformer	Over land Electric
M.R.D.C.T. = Map Records Dallas County Texas	Traffic Signal Pole	1/2" IRF = 1/2 inch iron rod found
A/C = Air Conditioner	Traffic Signal Box	3/8" IRF = 3/8 inch iron rod found
92.0 = 92.0	Telephone Pedestal	IPF = Iron Pipe Found
CO. = Clean Out	Telephone Vault	X = "X" Found
DI = Drain Inlet		S. Set = Parking Stall Count

## VICINITY MAP



## RECORD LEGAL DESCRIPTION

Tract 1  
Lot 118 and Lot 120, in Block 1, of WAL-MART SUPER CENTER 2 ADDITION, an addition to the City of Garland, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 87242, Page 5818, Plat Records, Dallas County, Texas.

## AS-SURVEYED DESCRIPTION

Tract 1  
Lot 118 and Lot 120, in Block 1, of WAL-MART SUPER CENTER 2 ADDITION, an addition to the City of Garland, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 87242, Page 5818, Plat Records, Dallas County, Texas.

BEGINNING at an "X" found for the northwesterly corner of Lot 120 and on the westerly right-of-way line of West Kingsley Road (on 80 feet right-of-way);

THENCE South 89°28'00" East along said West Kingsley Road for a distance of 524.90 feet to an "X" found;

THENCE South 02°27'00" West departing said West Kingsley Road for a distance of 241.11 feet from which a 1/2 inch iron rod found bears North 22°27' East for a distance of 5.43 feet;

THENCE South 27°14'18" West for a distance of 180.00 feet to an "X" set;

THENCE South 58°45'42" East for a distance of 200.00 feet to a 1/2 inch iron rod set with cap stamped "8915 5632" on the northwesterly right-of-way line of South Garland Avenue (a 100 foot right-of-way);

THENCE South 27°14'18" West along said northwesterly right-of-way line of South Garland Avenue for a distance of 115.00 feet from which an "X" found bears North 27°27' East for a distance of 0.27 feet;

THENCE South 27°14'18" West for a distance of 200.00 feet to a 1/2 inch iron rod found;

THENCE South 58°45'42" East for a distance of 200.00 feet from which an "X" found bears North 7°24' for a distance of 0.25 feet on the aforementioned northwesterly right-of-way line of South Garland Avenue;

THENCE South 27°14'18" West along said northwesterly right-of-way line of South Garland Avenue for a distance of 120.75 feet from which an "X" found bears North 48°27' East for a distance of 0.27 feet;

THENCE North 58°45'42" West departing said northwesterly right-of-way line of South Garland Avenue for a distance of 278.88 feet to an "X" set;

THENCE North 02°27'00" East for a distance of 82.42 feet to an "X" set;

THENCE North 89°28'00" West for a distance of 428.12 feet from which an "X" found bears South 77°11' East for a distance of 0.85 feet on the westerly right-of-way line of South Garland Avenue (a 100 foot right-of-way);

THENCE North 02°27'00" East along said westerly right-of-way line of South Garland Avenue for a distance of 463.72 feet from which a 1/2 inch iron rod found bears South 48°28' East for a distance of 0.27 feet;

THENCE North 02°27'00" East for a distance of 385.00 feet to a 1/2 inch iron rod found;

THENCE North 89°28'00" East for a distance of 40.00 feet to a 1/2 inch iron rod found;

THENCE North 02°27'00" East for a distance of 25.83 feet to a 1/2 inch iron rod set with cap stamped "8915 5632";

THENCE North 02°27'00" East for a distance of 215.83 feet to the POINT OF BEGINNING;

Tract 2  
Lot 38, Block 1, of WAL-MART SUPER CENTER 2 ADDITION, an addition to the City of Garland, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 87242, Page 5818, Plat Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the south corner of said Lot 38 and on the northwesterly right-of-way line of South Garland Avenue (a 100 foot right-of-way);

THENCE North 58°45'42" West departing said northwesterly right-of-way line of South Garland Avenue for a distance of 200.00 feet to an "X" set;

THENCE North 27°14'18" East for a distance of 180.00 feet to an "X" set;

THENCE South 58°45'42" East for a distance of 200.00 feet from which a 1/2 inch iron rod found bears North 22°27' East for a distance of 0.45 feet;

THENCE South 27°14'18" West for a distance of 180.00 feet to the POINT OF BEGINNING;

Being the same tract of land described in a Title Report by Stewart Title Guaranty Company, File No. 12714022, dated October 1, 2007 at 8:50 a.m.

## ALTA/ACSM LAND TITLE SURVEY

Wal-Mart Stores, Inc.  
Store No. 1830  
3159 South Garland Ave.  
City of Garland, TX

I hereby certify that Wal-Mart Stores, Inc., through this Surveying Company and M&A Associates, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and include items 1-4, 6, 7(a), 7(b)(1), 7(c), 8-11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the relative positional accuracy of this map does not exceed that which is specified therein.

*Don B. Brown*  
Registration No. 5632

Date of Survey: 10-28-07

Date of Last Revision: 11-20-07

PROJECT NAME: Wal-Mart Stores, Inc. PROJECT No: 1045-07-1437

ADDRESS: 3159 South Garland Avenue CITY: Garland STATE: Texas



**M&A Associates, Inc.**  
A National Land Services Group

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

6888 COMMERCIAL COURT - SUITE 100  
WASHINGTON, VIRGINIA 22007  
PHONE: (540) 428-5650  
FAX: (540) 428-5650



## ZONING NOTES

Zoned: COMMERCIAL DISTRICT 2 (Tracts 1 & 2)  
 Existing site conditions fall within permitted uses as listed in the City of Garland Zoning Regulations.  
 Zoning Regulations are subject to interpretation, for further information contact: Sharon Butler  
 (Contacted in person 10/30/07)  
 City of Garland Zoning Department  
 305 Austin Avenue  
 (254) 750-5600

## TRACT ONE

## 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

## Parking Tabulation:

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

## Observed 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.

## TRACT TWO

## 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

## Parking Tabulation:

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

## Observed Parking:

30 Regular parking  
 0 Disabled parking  
 30 Total parking

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

## GENERAL NOTES

1. BADS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF WEST KINGSLEY ROAD AS SHOWN ON THE PLAT OF WAL-MART SUPER CENTER 2 ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 87242, PAGE 5919, DEED RECORDS OF DALLAS COUNTY.
2. TRACT 1 CONTAINS 1,100,078 SQUARE FEET OR 25.254 ACRES.
3. TRACT 2 CONTAINS 32,000 SQUARE FEET OR 0.735 ACRES.
4. TRACT 1 TAX ID 268306001120000.  
 TRACT 2 TAX ID 268306001030000.
5. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.

## SCHEDULE B TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Stewart Title Guaranty Company, File No. 10714002, dated October 1, 2007 at 8:00 a.m. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- (10) Easements as shown on plat recorded in Volume 87242, Page 5919, Deed Records, Dallas County, Texas. *Affects property as shown on plat.*
- (10) Easement from D.L. Neale to the City of Garland by instrument dated 11/07/1962, filed 12/26/1962, recorded in Volume 5920, Page 583, Real Property Records, Dallas County, Texas, and shown on plat recorded in Volume 87242, Page 5919, Plat Records, Dallas County, Texas. *Affects property as shown on plat.*
- (10) Easement from Wal-Mart Super Centers, Inc. to the City of Garland by instrument dated 08/04/1987, filed 06/24/1987, recorded in Volume 87121, Page 1097, Real Property Records, Dallas County, Texas. *Affects property and is shown hereon.*
- (10) Easement from Garland Texas Associates to Colord Group Franchising and Leasing, Inc. by instrument dated 02/15/1999, filed 05/06/2000, recorded in Volume 922096, Page 3805, Real Property Records, Dallas County, Texas. *Affects property and is shown hereon.*
- (10) Easement from Wal-Mart Stores, Inc. to Pizz Hut of America, Inc. by instrument dated 06/03/1992, filed 09/08/1992, recorded in Volume 92175, Page 6100 as corrected in instrument filed 10/28/1992, recorded in Volume 922096, Page 387, Real Property Records, Dallas County, Texas. *Affects property and is shown hereon.*
- (10) Terms, conditions and provisions of that certain Lease dated 12/28/1986, by and between Garland Tx Associates, as Lessor, and Hypermart USA as Lessee, as evidenced by the instrument filed 01/03/1989, and recorded in Volume 89001, Page 365, Real Property Records, Dallas County, Texas. *Does not affect the subject property, but does not affect the boundaries.*
- (10) Terms, conditions and provisions of that certain Sublease dated 04/22/1991, by and between Hypermart USA, as Lessor, and Conoco, Inc. as Lessee, as evidenced by the instrument filed 01/03/1992, and recorded in Volume 92005, Page 3867, Real Property Records, Dallas County, Texas, and as affected by Assignment and Assumption of Lease filed 02/02/2007, recorded in Clerk's File No. 20070157874, Real Property Records, Dallas County, Texas. *Does not affect the subject property, but does not affect the boundaries.*

## POTENTIAL ENCROACHMENT NOTES

No potential encroachments found.

## FLOOD ZONE NOTES

According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Community Panel No. 4813C 0360 K, dated February 05, 2003, the property appears to be within Zone "X" and no portion of the 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.

## AGL LAND SURVEYING

ACCURATE RELIABLE RESPONSIVE  
 11281 S. HWY. NO. 34  
 SUITE 100, TEXAS 75158  
 PHONE (214) 381-8804  
 FAX (214) 381-8804  
 agl@aglland.com

## DRAWING DATA REVISION DATES

SCALE: 1" = 50'  
 DRAWN BY: GH  
 CHECKED BY: LF  
 DWG. NO.:  
 Rev: 1 11-25-07



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







A National Land Services Group

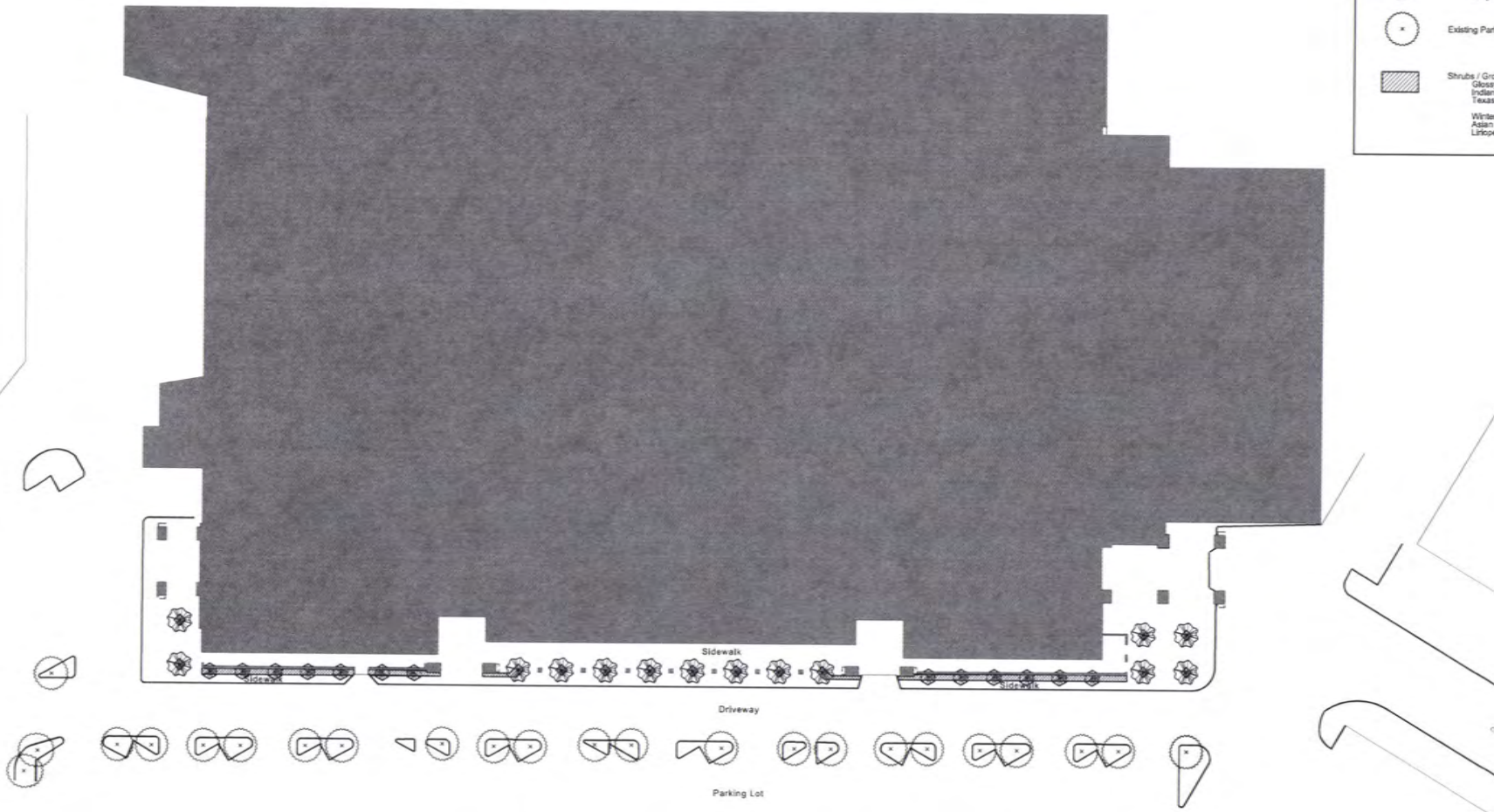
## FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

6699 COMMENCE COURT - SUITE 100  
 WASHINGTON, VIRGINIA 22061  
 PHONE: (540) 438-5550  
 FAX: (540) 438-5550



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 Liriope



**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 LANDSCAPE PLAN**

3159 SOUTH GARLAND AVENUE  
GARLAND, TEXAS 77380

07/07/2015

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





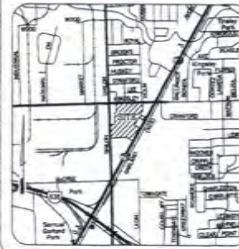
EXHIBIT D

LEGEND

N	North		Physically Disabled Parking	NH0	Telephone Municode
S	South	EB	Electric Box	TRA	Electric Transformer
E	East	EM	Electric Meter	SN	Sign
W	West	EMH	Electric Motor	SS	Sanitary Sewer Drain Manhole
Degrees	Degrees	FH	Fire Hydrant	SDM-H	Storm Drain Manhole
Feet or Inches or Seconds	Feet or Inches or Seconds	FL	Flag Pole	WM	Water Meter
Sq.	Square Feet	PLACD	Pole	WV	Water Valve
Vol.	Voltage	GM	Gas Meter		Adjoining Boundary
Rd.	Road	GT	Gutter Trap		Boundary
CAB	Cabinet	GY	Guy Wire		Easement
Rgs.	Rope	GV	Gas Access Cover		Overhead Electric
		O	Irrigation Control Valve	-1/2"	1/2 inch from Rod End
		UP	Up Light Pole	0 5/8"	5/8 inch from Rod End
N.B.D.C.T.	No Bids, Dollars County Taxes	PP	Power Pole	0 9/16"	9/16 inch from Rod End
A/C □	Air Conditioner	PT	Power Pole w/Transformer	SE	"E" Found
B/O □	Boilers	TSP	Traffic Signal Pole	X Set	"X" Set
C/O □	Clean Out	TSPB	Traffic Signal Box	(P)	Parking Stall Count
DI	Drain Inlet	PD	Telephone Pedestal		
		TLV	Telephone Vault		

## VICINITY MAP

1°-2000



	RECORD	LEGAL DESCRIPTION
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Tract 2  
 Lot 5R and Lot 12R, in Block 1, of WALWART SUPER CENTER 2 ADDITION, an addition to the City of Garland, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 87242, Page 3915, Plat Records, Dallas County, Texas.

Tract 2  
 Lot 2R, in Block 1, of WALWART SUPER CENTER 2 ADDITION, an addition to the City of Garland, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 87242, Page 3915, Plat Records, Dallas County, Texas.

## AS-SURVEYED DESCRIPTION

Tract A

Lot 58 and 128 in Block 1, of Wal-Mart Super Center 2 Addition, on addition to the City of Garland, Dallas County, Texas as recorded in Volume 87242, Page 2818. Deed Records of Dallas County, Texas, and previously been described in deed to Wal-Mart Super Centers, Inc. as recorded in Volume 89021, Page 358 of the Deed Records of Dallas County, Texas and being here particularly described as follows:

BEGINNING at an 80' right-of-way to the northerly corner of Lot 128 and on the southerly right-of-way line of West Kingsley Road for a distance of 100 feet north-to-south;  
 THENCE South 079-00-00 East along said West Kingsley Road for a distance of 834.90 feet to an "X" found;  
 THENCE South 02-21-30 West, then departing said West Kingsley Road for a distance of 243.11 feet from which a 1/2 inch iron nail found bears North 78-24-30 East for a distance of 5.45 feet to an "X" found;  
 THENCE South 37-43-42 West for a distance of 180.00 feet to an 1/2 inch iron nail set with cap stamped "HPLS 85127" on the northerly right-of-way line of South Garland Avenue for a distance of 100 feet right-of-way;  
 THENCE South 37-43-42 West along said northerly right-of-way line of South Garland Avenue for a distance of 115.00 feet from which an "X" found bears North 21-37-30 East for a distance of 5.32 feet;  
 THENCE North 58-43-42 West along said northerly right-of-way line of South Garland Avenue for a distance of 200.00 feet to an "X" set;  
 THENCE South 37-44-12 West for a distance of 300.00 feet to an 1/2 inch iron nail found;  
 THENCE North 58-43-42 East for a distance of 200.00 feet from which an "X" found bears North 78-24-30 East for a distance of 5.25 feet to the aforementioned northerly right-of-way line of South Garland Avenue;  
 THENCE South 37-14-18 West along said northerly right-of-way line of South Garland Avenue for a distance of 463.72 feet from which a 5/8 inch iron nail found bears South 48-22-12 East for a distance of 2.77 feet;  
 THENCE North 58-43-42 East along said northerly right-of-way line of South Garland Avenue for a distance of 278.88 feet to an "X" set;  
 THENCE West 00-00-00 East for a distance of 82.42 feet to an "X" set;  
 THENCE North 90-00-00 West for a distance of 438.12 feet from which an "X" found bears South 77-17-12 East for a distance of 4.50 feet to the southerly right-of-way line of South Shiloh Road (a 100 foot right-of-way);  
 THENCE North 00-00-00 East along said southerly right-of-way line of South Shiloh Road for a distance of 463.72 feet from which a 5/2 inch iron nail found bears North 00-00-00 East for a distance of 5.07 feet;  
 THENCE North 90-00-00 East, then departing said southerly right-of-way line of South Shiloh Road for a distance of 100.00 feet to a 1/2 inch iron nail found;  
 THENCE North 00-00-00 East for a distance of 385.00 feet to a 1/2 inch iron nail found;  
 THENCE South 07-41-20 East for a distance of 42.00 feet to a 1/2 inch iron nail found;  
 THENCE South 38-29-00 East for a distance of 29.62 feet to a 1/2 inch iron nail set with cap stamped "HPLS 85127";  
 THENCE North 00-00-00 East for a distance of 273.83 feet to the POINT OF BEGINNING.

Tract 2  
 Lot 38, Block 1, in a West-Mari Super Center 2 Addition, an addition to the City of Grand, Delta County, Texas as shown on plat No. 87242, Page 188, Deed Records of Dallas County, Texas and being more particularly described as follows:  
 BEGINNING at a 1/2 inch iron nail set for the south corner of said Lot 38 and on the northerly right-of-way line of South Garland Avenue (a 100 feet right-of-way);  
 THENCE North 37-43-42 West, then departing said northerly right-of-way line of South Garland Avenue for a distance of 200.00 feet to an "X" set;  
 THENCE South 37-43-42 West for a distance of 180.00 feet to an "X" set;  
 THENCE South 38-29-00 East for a distance of 29.62 feet from which a 1/2 inch iron nail found bears North 07-41-20 East for a distance of 18.00 feet to the POINT OF BEGINNING.

Being the same tract of land described in a Title Report by Stewart Title Guaranty Company, File No. 10714043, dated October 1, 2007 at 8:00 AM.

## ALTA/ACSM LAND TITLE SURVEY

Walmart Stores, Inc.  
Store No. 1800  
3159 South Garland Ave.  
City of Garland, TX

I hereby certify that the map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2003, and includes Items 1-4, 6, 7(a), 7(b), 7(c), 8(a), 8(b)-(e), and 9 of Table A-Hereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect at the time of the undertaking, the undersigned further certifies that in my professional opinion, as a result of the survey, registered in the State of Texas, the relative positional accuracy of this survey does not exceed that which is specified therein.

*Larry G. Ferguson*  
Larry G. Ferguson  
Registration No. 5632  
State of Texas

Date of Survey: 10-28-07  
Date of Last Revision: 11-20-07

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

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:  
6505 COMMERCE COURT - SUITE 100  
WARRENTON, VIRGINIA 20187  
PHONE: (540) 428-3550  
FAX: (540) 428-3560

SHEET 1 OF 2

**AGL LAND SURVEYING**  
ACCURATE RELIABLE RESPONSIVE  
11281 S. HWY. NO. 34  
DALLAS, TEXAS 75158  
PHONE (214) 289-5804  
FAX (972) 212-7294  
www.agl-landsurveying.net

DRAWING DATA		REVISION DATES	
SCALE: 1" = 60'	Rev-t	10-20-07	
DRAWN BY: GM			
CHECKED BY: LF			
DWG. No:			

GRAPHIC SCALE - 1" = 60'

## EXISTING LANDSCAPING & LIGHTING



## ZONING NOTES

Zoned: COMMERCIAL DISTRICT 2 (Tracts 1 & 2)  
 Existing site conditions fall within permitted uses as listed in the City of Garland Zoning Regulations.  
 Zoning Regulations are subject to interpretation, for further clarification contact:  
 Sharon Siler  
 City of Garland Zoning Department  
 305 Austin Avenue  
 (254) 750-5800

## TRACT ONE

## 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

## Parking Tabulation:

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

## Observed 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.

## TRACT TWO

## 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

## Parking Tabulation:

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

## Observed Parking:

- 30 Regular parking
- 0 Disabled parking
- 30 Total parking

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

## GENERAL NOTES

1. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF WEST KINGSLEY ROAD, AS SHOWN ON THE PLAT OF WAL-MART SUPER CENTER 2 ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 87242, PAGE 5919, DEED RECORDS OF DALLAS COUNTY.
2. TRACT 1 CONTAINS 1,100.078 SQUARE FEET OR 0.2534 ACRES.
3. TRACT 2 CONTAINS 32,000 SQUARE FEET OR 0.735 ACRES.
4. TRACT 1 TAX ID: 286306001120000.  
 TRACT 2 TAX ID: 286306001030000.
5. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.

## SCHEDULE B TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Stewart Title Guaranty Company, File No. 10714002, dated October 1, 2007 at 8:00 a.m. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

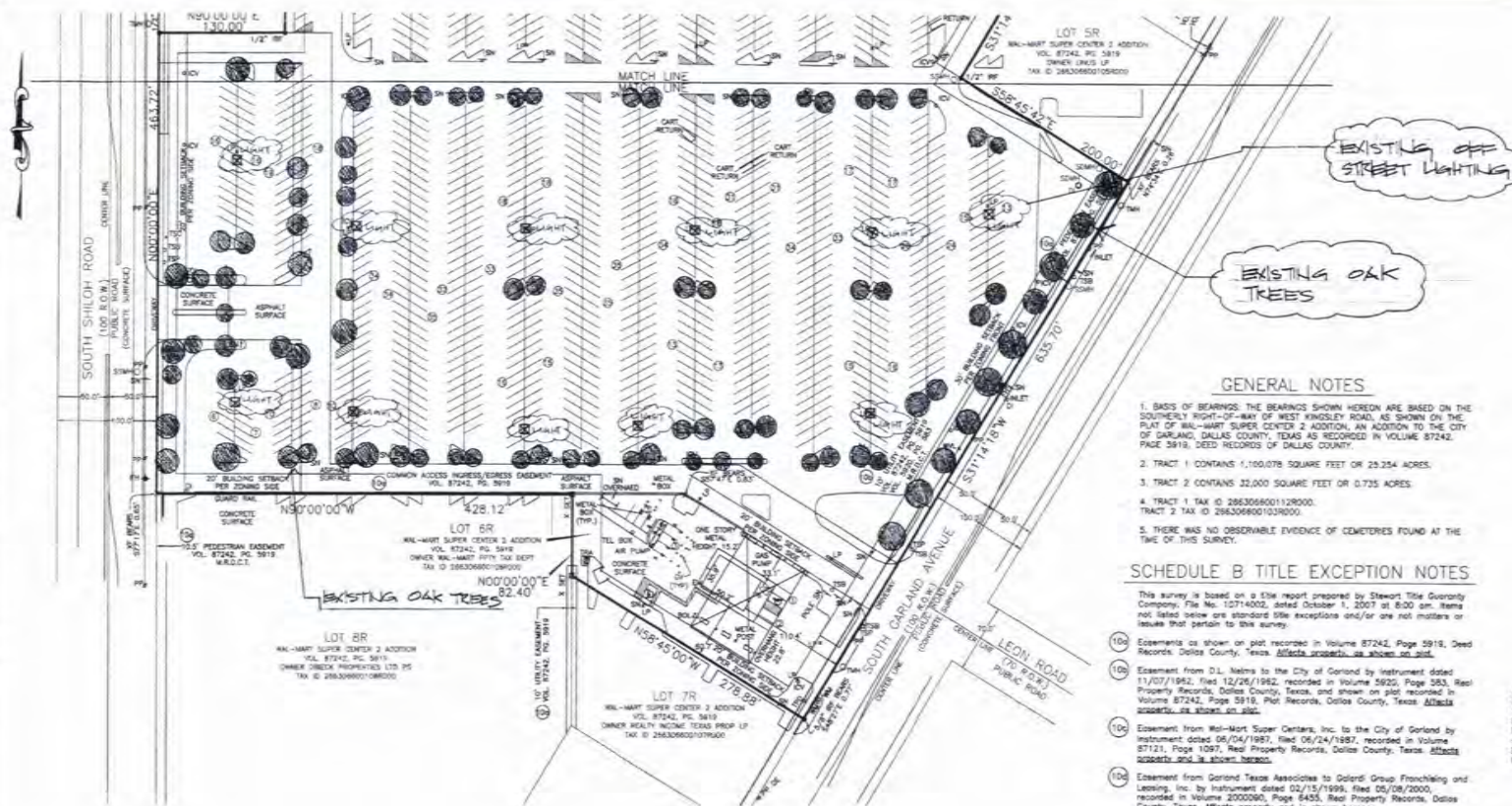
- (100) Easements as shown on plat recorded in Volume 87242, Page 5919, Deed Records, Dallas County, Texas. *Affects property as shown on plat.*
- (100) Easement from D.L. Adams to the City of Garland by instrument dated 11/07/1992, filed 12/26/1992, recorded in Volume 5925, Page 563, Real Property Records, Dallas County, Texas, and shown on plat recorded in Volume 87242, Page 5919, Plat Records, Dallas County, Texas. *Affects property as shown on plat.*
- (100) Easement from Wal-Mart Super Centers, Inc. to the City of Garland by instrument dated 08/04/1987, filed 08/24/1987, recorded in Volume 87121, Page 1087, Real Property Records, Dallas County, Texas. *Affects property and is shown hereon.*
- (100) Easement from Garland Texas Associates to Colardi Group Franchising and Lending, Inc. by instrument dated 02/15/1999, filed 05/08/2000, recorded in Volume 2005090, Page 6453, Real Property Records, Dallas County, Texas. *Affects property and is shown hereon.*
- (100) Easement from Wal-Mart Stores, Inc. to Pizza Hut of America, Inc. by instrument dated 09/03/1992, filed 09/08/1992, recorded in Volume 82175, Page 6102 as corrected in instrument filed 10/28/1992, recorded in Volume 92209, Page 387, Real Property Records, Dallas County, Texas. *Affects property and is shown hereon.*
- (100) Terms, conditions and provisions of that certain Lease dated 12/29/1988, by and between Garland Tx Associates, as Lessor, and Hypermart USA, as Lessee, as evidenced by the instrument filed 01/03/1989, and recorded in Volume 59001, Page 565, Real Property Records, Dallas County, Texas. *Does apply and affect the subject property, but does not affect the boundary.*
- (100) Terms, conditions and provisions of that certain Sublease dated 04/22/1991, by and between Hypermart USA, as Lessor, and Conoco, Inc. as Lessee, as evidenced by the instrument filed 01/07/1992, and recorded in Volume 92005, Page 3967, Real Property Records, Dallas County, Texas, and as affected by Assignment and Assumption of Lease filed 05/03/2007, recorded in Clerk's File No. 20070137574, Real Property Records, Dallas County, Texas. *Does apply and affect the subject property, but does not affect the boundary.*

## POTENTIAL ENCROACHMENT NOTES

No potential encroachments found.

## FLOOD ZONE NOTES

According to Surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48113C 0360 K, dated February 05, 2003, the property appears to lie within Zone "X" and no portion of the 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.



EXISTING LANDSCAPING &amp; LIGHTING

## AGI LAND SURVEYING

ACCURATE RELIABLE RESPONSE  
 1121 S. HWY. NO. 24  
 P.O. BOX 70188  
 PHOENIX, AZ 85071-0188  
 PHONE: (602) 381-3800  
 FAX: (602) 381-3800  
 WWW.AGILANDSURVEYING.COM

## DRAWING DATA

SCALE: 1" = 50'  
 DRAWN BY: CM  
 CHECKED BY: LP  
 DWG. NO.:

## REVISION DATES

REV. NO. DATE  
 1 11-22-07



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

**MKA associates, Inc.**  
 A National Land Services Group  
 FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:  
 8598 COMMERCIAL COURT - SUITE 100  
 WASHINGTON, VIRGINIA 22017  
 PHONE: (540) 428-3500  
 FAX: (540) 428-3500





PARTIAL SOUTH ELEVATION : BEST STORAGE

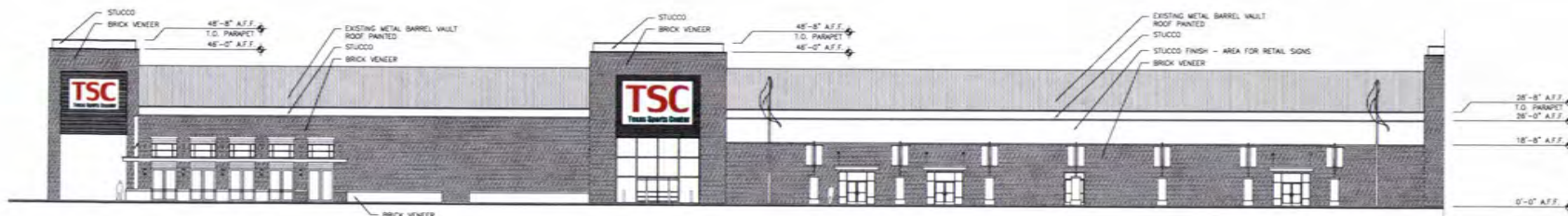


EAST ELEVATION : BEST STORAGE

## BEST STORAGE-GARLAND CENTER PROPOSED ELEVATIONS

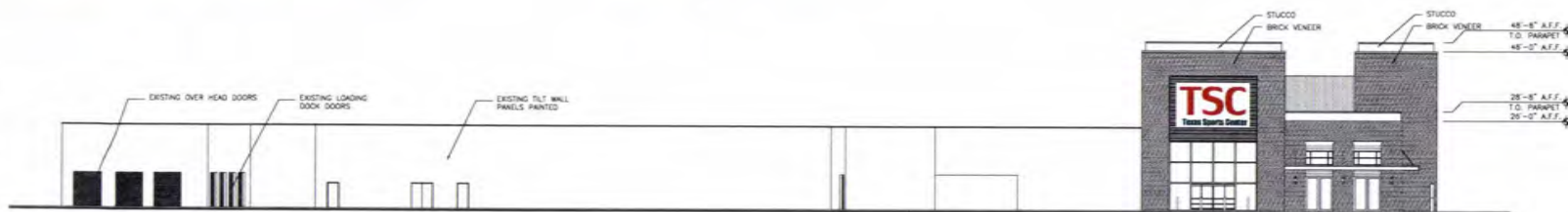
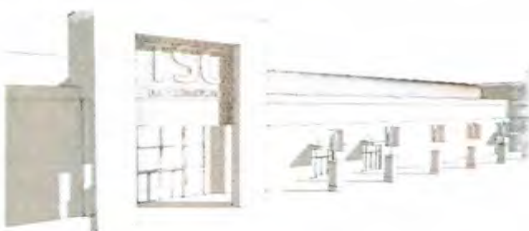
3159 SOUTH GARLAND AVENUE  
GARLAND, TEXAS 77380  
07/23/2015





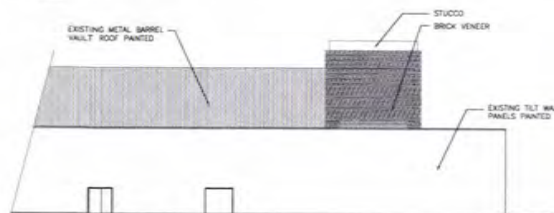
3 SOUTH ELEVATION

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



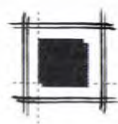
2 WEST ELEVATION

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



1 NORTH ELEVATION

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



LEVINSON + ALCOSER  
ASSOCIATES, L.P.

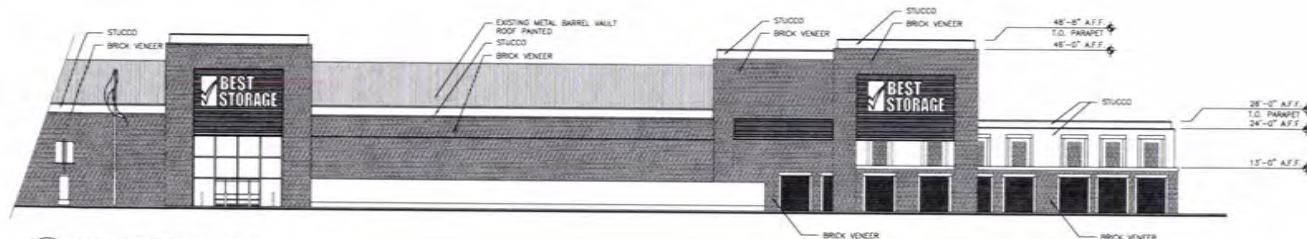
1177 W. Loop South, Suite 900 Houston, Texas 77027  
tel 713.787.0000 fax 713.850.8250

Architecture • Planning • Engineering  
Interior Design • Landscape Architecture

BEST STORAGE - GARLAND CENTER  
PROPOSED TEXAS SPORTS CENTER ELEVATIONS

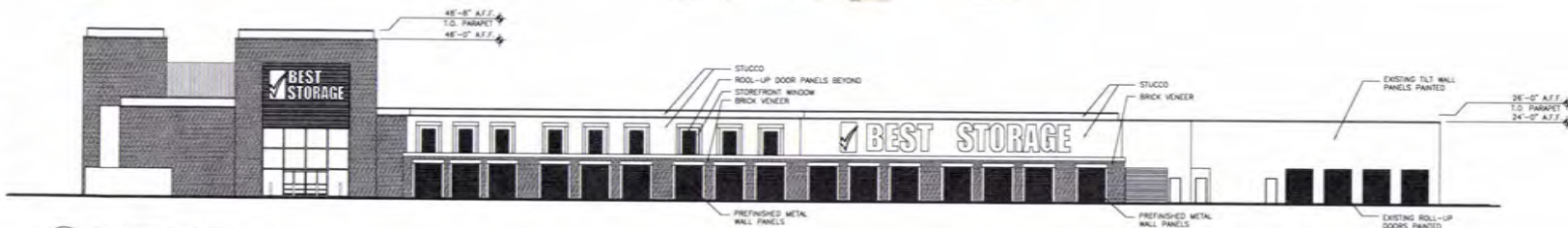
3159 SOUTH GARLAND AVENUE  
GARLAND, TEXAS 77380  
07 / 21 / 2015





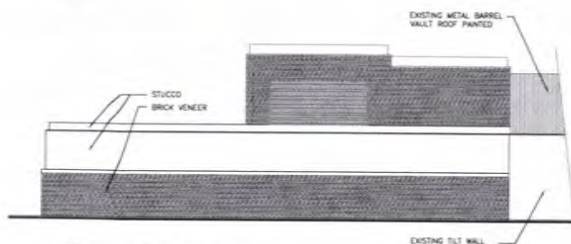
3 SOUTH ELEVATION

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



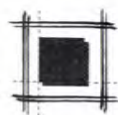
2 EAST ELEVATION

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





Architectural floor plan of the first floor of a building. The plan shows a large central hall with a grid of rooms. On the left, there is a 'RESTAURANT' and a 'KITCHEN'. In the center, there are several 'OFFICE' spaces. On the right, there are 'CLASSROOMS' and a 'LIBRARY'. The plan includes dimensions for various rooms and a detailed section line A-A on the right side.

01 FIRST FLOOR PLAN-AREA A



2201 PRIMROSE AVE. / FORT WORTH, TX 76111 / 214.465.9613 / [sdsbarcollab.com](http://sdsbarcollab.com)  
© SDSBAR COLLABORATIVE P.L.L.C.

NOT FOR CONSTRUCTION  
DRAWING FOR PRELIMINARY REVIEW ONLY  
NOT FOR PERMITTING, FINAL BIDDING, OR CONSTRUCTION

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

△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
No.	Date	Term

(REVISOR)

FLOOR PLAN  
AREA A

Project No.	
Date	07.08.15
Last Revision	

A1.11a

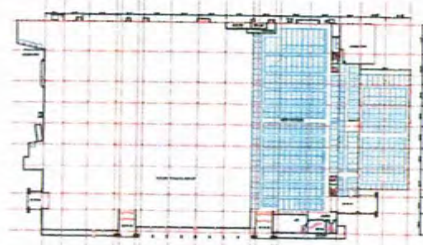
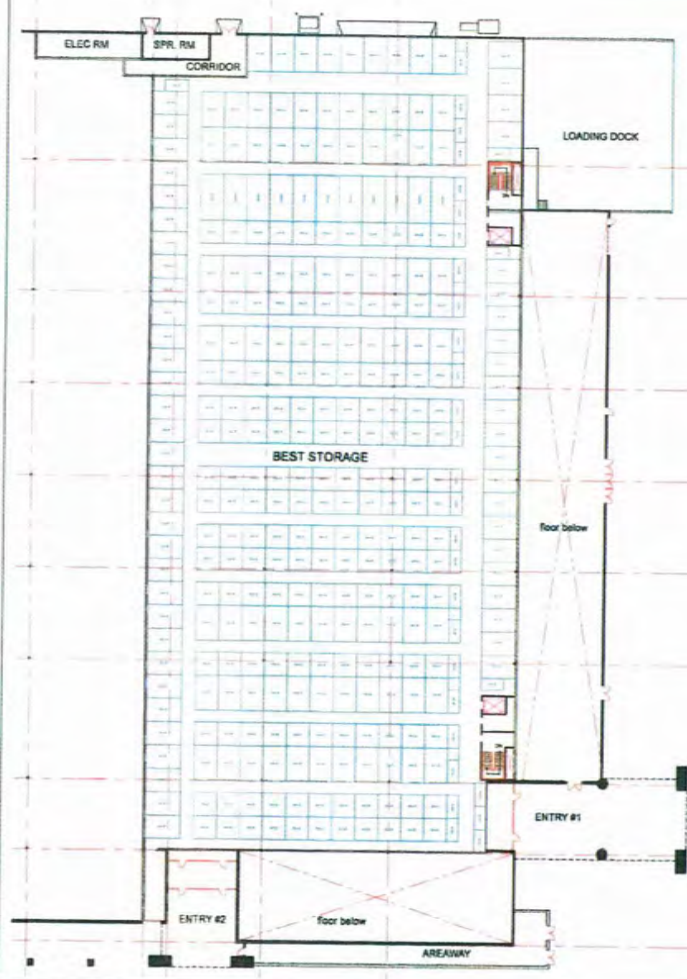
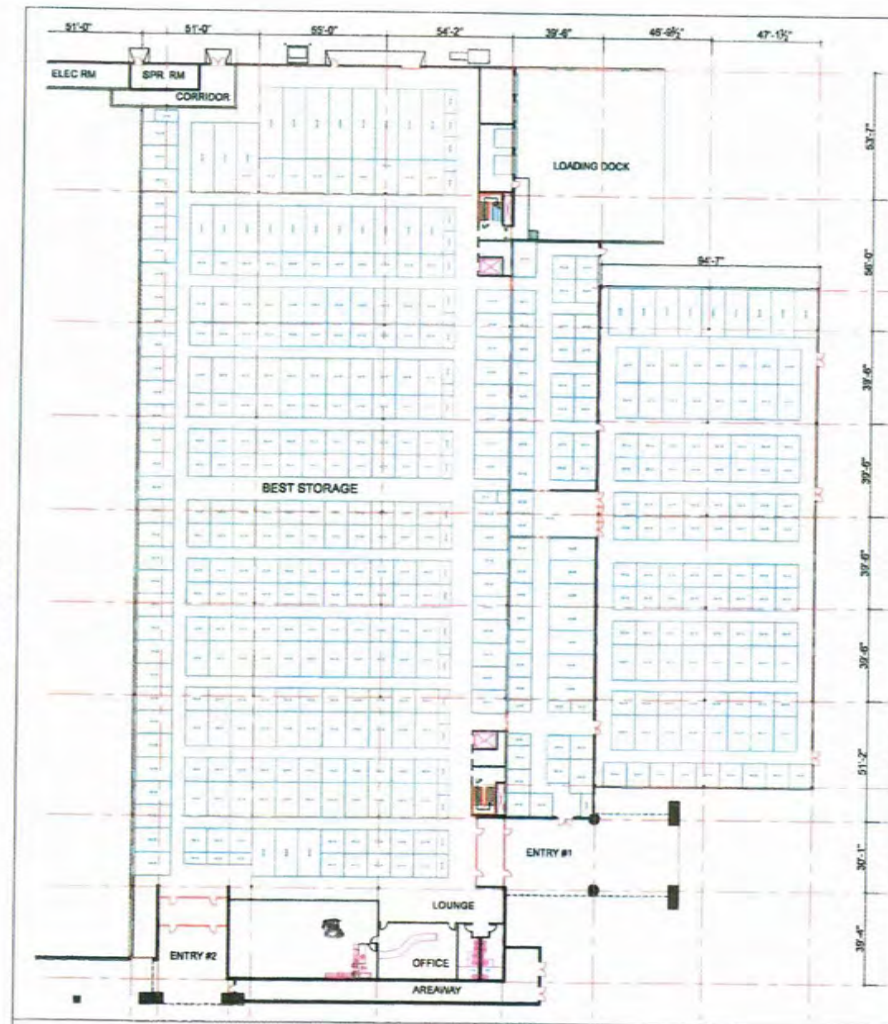
Architectural floor plan of the first floor of a building. The plan shows a large central area with multiple basketball courts and gymnasiums. To the left is a loading dock area. To the right are administrative offices, a reception area, and a cafeteria. The plan includes dimensions for various rooms and overall building footprint. A north arrow is located in the bottom right corner.

01 FIRST FLOOR PLAN-AREA B

01 FIRST FLOOR PLAN-AREA B

A1.11b





# 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 MANNER WITHOUT PREVIOUS WRITTEN PERMISSION.

SEAL



ROCKWELL AE, LLC  
JOHN PASSALUNIS, RA  
TEXAS REGISTRATION #22342

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

Plan Name and Address

**BEST STORAGE  
DESIGN & DEVELOPMENT**  
3718 GULF FREEWAY  
DICKINSON, TX 77538

Project Name and Address

**BEST STORAGE  
Garland Ctr**  
GARLAND AVE  
DALLAS, TX

Sheet Title

**FLOOR PLAN**

Project	SS-001	Sheet	<b>SK2</b> SHEET 1 of 1
Drawn By	JP		
Date	02-24-15		
Scale	NTS		

TEXAS SPORTS CENTER  
(125,925 SF GROSS)

MEZZANINE  
(6,850 SF GROSS)

LEASABLE TENANT SPACE  
(15,365 SF GROSS)



EXHIBIT F

# PRELIMINARY FLOOR PLAN

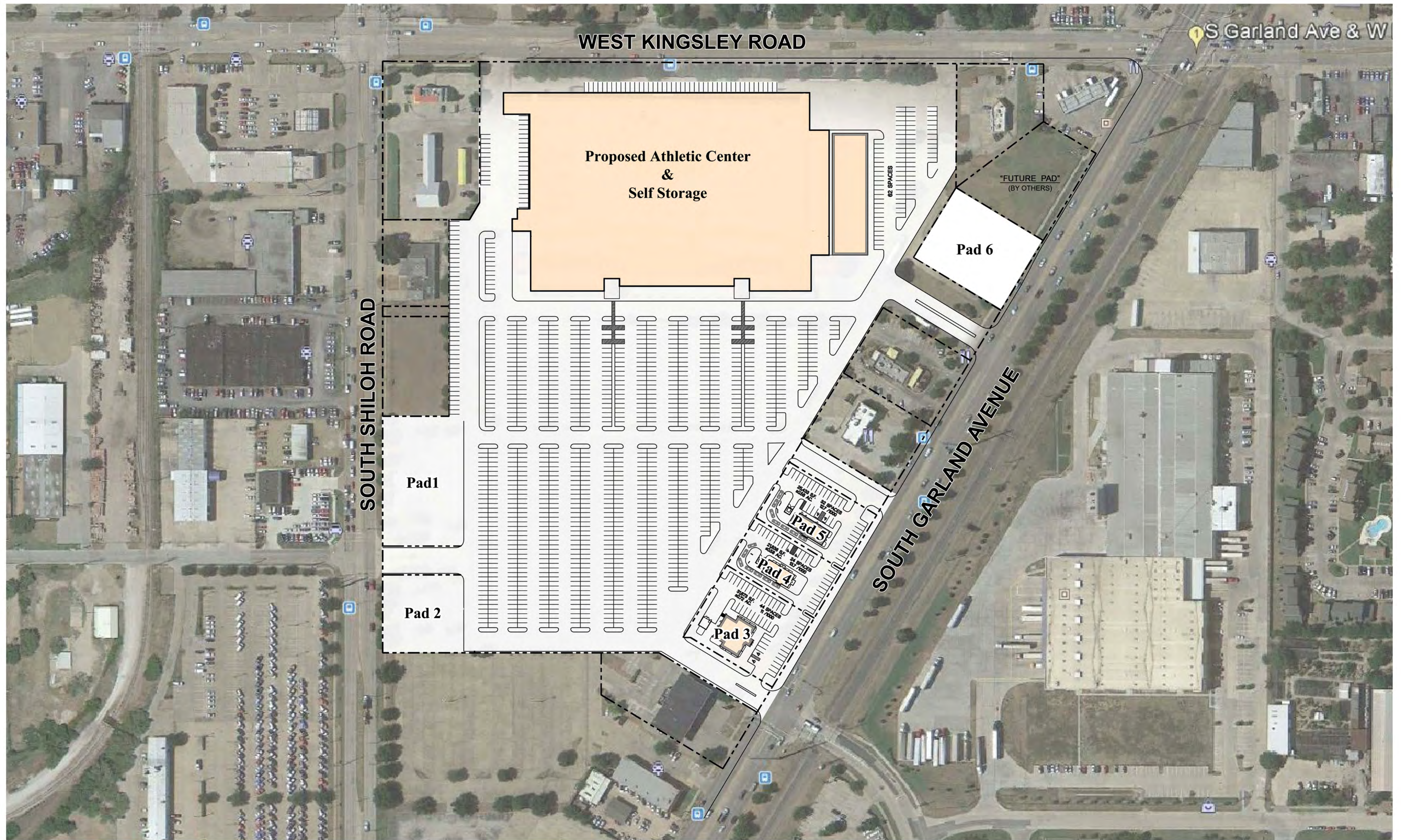
Texas Sports Center  
Garland, TX

\*\*\* ALL SQUARE FOOTAGES ARE APPROXIMATE \*\*\*



Date: 04.28.15

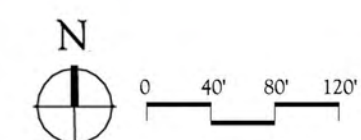




## PROPOSED MIXED-USE DEVELOPMENT

SOUTH GARLAND AVENUE & WEST KINGSLEY ROAD  
CITY OF GARLAND, TEXAS

FOR CONCEPTUAL AND INFORMATIONAL  
PURPOSES ONLY





## 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 carried:** 5 Ayes, 4 Nays from Chairman Roberts and Commissioners Vera, Fisher, Ott.





**ZONING Z 15-26**

INDICATES AREA OF REQUEST

O = IN FAVOR  
X = AGAINST

0 200 400 Feet  
1 inch = 400 feet



# 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+I 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).

*Debra 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

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

APPLICANT: Best Storage, John Passalaris

File: Z 15-26

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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 PRESHEN

Address

GARLAND TX  
City, State

75041  
Zip

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



# 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

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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. Please complete the following information: that area would be*

Your Property Address

*Azizallah-Reza Khani*

Printed Name

*3401 South Garland Rd Garland TX 75041*

Address

*Post # 3103*

City, State

*Consider as South Gate of our city (Garland)*

Business

*Best is going to hurt other*

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

*-To Build self storage-*

*Thane*

All responses from this point on are outside of the notification area.

November 6, 2015

Mayor Doug Athas  
Garland City Hall  
200 N. 5th Street  
Garland, Texas 75040

Dear Mayor Athas,

I am writing on RaceTrac's behalf to express our support for the rezoning of the vacant property located at the southwest corner of South Garland Avenue and Kingsley Road.

The redevelopment of this property into a storage facility and sports center will encourage continued economic development in the area, driving increased business growth and making it more attractive to future investors.

We at RaceTrac are excited about the potential impact of this project and look forward to working alongside the Texas Sports Complex as part of the Garland community. We hope you and your colleagues on the council will consider the business benefits of this opportunity and approve the rezoning of this property.

Cordially,

A handwritten signature in blue ink, appearing to read 'Steve Rittle', with a stylized flourish at the end.

Steve Rittle  
RaceTrac

## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Wednesday, November 04, 2015 8:14 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Do NOT want storage facility.

**From:** Lyle Medford [<mailto:lylemedford@yahoo.com>]  
**Sent:** Tuesday, November 03, 2015 8:40 PM  
**To:** Guerin, Will  
**Subject:** Do NOT want storage facility.

My name is Lyle Medford, I live at 2337 Mockingbird Ln, Garland 75042. I strongly do NOT want the old hypermart to become a storage/athletic facility. This part of Garland already has enough storage facilities. Between all the storage facilities and used car lots it gonna be hard for this part of Garland to be attractive for more prospering buisness. So I feel the best bet is to wait for something better for the community and city to come and use that space. Allowing another storage place is not going to help the city in the long run.

Thank you  
Lyle Medford

*Outside notification*

[Sent from Yahoo Mail on Android](#)

## Allmendinger, Tracy

---

**From:** Samantha Jackson <rahayne@verizon.net>  
**Sent:** Tuesday, November 03, 2015 12:35 PM  
**To:** Allmendinger, Tracy  
**Subject:** Public Storage Facility at Old Hypermart Site

To whom it may concern,

I do **not** want a public storage facility at the old hypermart site. I do not see how this type of business will create jobs or generate any significant tax revenue for the City, and for that matter, have a positive effect on my property value. Envision Garland & the Centerville Marketplace Study set forth some very good guidelines for the development of the area. This use does not comply with the guidelines and suggestions set forth in either one of these and, I feel, should not even be considered.

Sincerely,

Samantha Jackson  
1208 Briarwood  
Garland, TX 75041

*Outside notification area*



## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Thursday, November 05, 2015 7:33 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Please don't drown South Garland! DENY mini-warehouses @ Hypermart!

**From:** Donna Baird [<mailto:donnabaird8@gmail.com>]  
**Sent:** Wednesday, November 04, 2015 5:14 PM  
**To:** Council5; Guerin, Will  
**Subject:** Please don't drown South Garland! DENY mini-warehouses @ Hypermart!

Mr. Billy Mack Williams,

I respectfully request that you please vote to DENY the applicant's request to rezone that property to allow mini-warehouses. I don't want 20% storage, 33% storage, or ANY% mini-warehouse in that site. South Garland has immense potential! It's beautiful! Please don't destroy this entrance to our city! Help us build something beautiful. I know progress will take decades for us to achieve, but if you approve this mini-warehouse, it will drown us immediately and forever.

Donna Baird  
3109 Medina Drive  
Garland, TX 75041

*Outside notification area*

## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Wednesday, November 04, 2015 4:45 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Hypermart

---

**From:** Mike Baker [<mailto:DMBaker@garlandisd.net>]  
**Sent:** Wednesday, November 04, 2015 2:01 PM  
**To:** Guerin, Will  
**Subject:** Hypermart

Sir, this is regarding the proposed miniwarehouses on this site. This is a prime piece of real estate, 3 blocks off the busiest 8 lane highway in the county. I feel the theory of it's better occupied by something than waiting, is getting no better clientele. This is exactly why we have a head shop on 3 of the 4 major thoroughfares coming into Garland. Something is not necessarily better than working to get a better tenant. Send the economic dev team out and call Mary Kay, they are looking for a home. Follow the lead of other suburburbs that are flourishing not floundering. Don't approve MINIWAREHOUSES On this site.

D M Baker LAT M Ed HOG GES  
Garland HS  
310 S Garland  
Garland, tTx 75040  
O-9724948492X60097  
C-2143823074  
F-9724948515  
[EM-Dmbaker@garlandisd.net](mailto:EM-Dmbaker@garlandisd.net)

*Outside notification area*

## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Thursday, November 05, 2015 7:34 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Please Deny warehouses at hypermart

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

**From:** Claire [<mailto:clairewrenjackson@gmail.com>]  
**Sent:** Thursday, November 05, 2015 6:48 AM  
**To:** Council5; Guerin, Will  
**Subject:** Please Deny warehouses at hypermart

I respectfully request that you please vote to DENY the applicant's request to rezone that property to allow mini-warhouses. Please help up to grow Garland into a beautiful place and an attractive place for families to move into. Thanks for all the work you put in! We appreciate you.

Claire Jackson  
3113 ridgedale drive  
Garland tx 75041

*Outside notification area.*

## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Thursday, November 05, 2015 7:34 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Hypermart

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

**From:** Kemp Derrick [<mailto:kderr91@icloud.com>]  
**Sent:** Wednesday, November 04, 2015 4:22 PM  
**To:** Guerin, Will  
**Subject:** Hypermart

I am totally against the proposed self storage and any other facility going in this location. Why can Garland not attract some quality businesses here. Even if the current facility has to be torn down!!!

Sent from my iPad

*no address listed*

## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Wednesday, November 04, 2015 12:21 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Please oppose the redevelopment plan for the former 'Hypermart' location

Another one..

**From:** [kristin@lucidos.com](mailto:kristin@lucidos.com) [<mailto:kristin@lucidos.com>]  
**Sent:** Wednesday, November 04, 2015 12:19 PM  
**To:** Council4  
**Cc:** Guerin, Will  
**Subject:** Please oppose the redevelopment plan for the former 'Hypermart' location

Councilman Williams,

As a neighbor across Duck Creek from you and 14-year Ridgewood residents, my husband and I care deeply about positive development and growth in our immediate neighborhood and in South Garland in general. Please oppose the plan to develop a massive, lasting, and unappealing multi-unit storage facility on our doorstep, as it will result in neither of these.

This is the exact opposite of the kind of first impression that we want visitors to have as they enter our city from the West on Kingsley and from 635. It will also deter other reputable, established businesses from locating in the area, continuing to set South Garland back from the growth we so badly need.

Simply put, please be patient and work for a better solution for the sake of our area. This is not a 'fix' at all, and will not serve Garland in the long run.

Sincerely,  
Kristin Lucido

*no address listed*



## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Tuesday, November 03, 2015 3:13 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Hypermart

FYI, another response.

---

**From:** Council5  
**Sent:** Tuesday, November 03, 2015 3:12 PM  
**To:** Williams, Councilman Billy Mack  
**Cc:** Guerin, Will  
**Subject:** FW: Hypermart

FYI  
Rosalinda

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

From: Kemp Derrick [<mailto:kderr91@icloud.com>]  
Sent: Tuesday, November 03, 2015 3:04 PM  
To: Council5  
Subject: Hypermart

I vote a big fat NO to the proposed use of the site for self storage. Totally gross!! No more used car lots or self storage units!!

Sent from my iPad

*no address listed*



## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Wednesday, November 04, 2015 8:14 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Hypermart

---

**From:** Stephanie Davis [[mailto:stephanie\\_davis006@yahoo.com](mailto:stephanie_davis006@yahoo.com)]  
**Sent:** Tuesday, November 03, 2015 8:12 PM  
**To:** Guerin, Will  
**Subject:**

SAY NO TO THE STORAGE IN THE OLD HYPERMART !!!!!

Stephanie A. Davis LVN  
75041 since 1981....a homeowner & TAX PAYER !!!!!

*no address listed*

## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Wednesday, November 04, 2015 8:14 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: HYPERMART STORAGE

Here is another one; I'm about to send you two more..I believe the next two have their addresses on them so I assume if they're within the 400' we would mark that on the map?

Will

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

**From:** Susan Shelby [<mailto:sshelby3126@yahoo.com>]  
**Sent:** Tuesday, November 03, 2015 7:20 PM  
**To:** Guerin, Will  
**Subject:** HYPERMART STORAGE

Mr. Guerin:

Say NO to this! This is right off LBJ after welcoming to Garland and the new signs pointing to our HISTORIC Downtown??

It was a big day when  
HYPERMART put in but I seriously doubt this would be met with the same FANFARE☐

Really☐☐

*no address listed*

Thank You,

Susan Shelby

Sent from my iPhone

## 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



## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Monday, November 09, 2015 7:58 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Let's help South Garland grow!

Regarding Hypermart case..

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

**From:** Lauren Bradley [<mailto:laurenb92@gmail.com>]  
**Sent:** Sunday, November 08, 2015 9:50 PM  
**To:** Guerin, Will; Council4  
**Subject:** Let's help South Garland grow!

I am writing you today because I am concerned with possible storage building going into the old hypermart building. My husband and I bought a house on Ranch Dr in South Garland almost 2 years ago now but I am no stranger to Garland. I graduated high school at Naaman and now my step daughter is about to graduate there in 2016. As a young mother with 3 children in GISD I would hope to see more family friendly community areas, restaurants and businesses come to the South Garland area. Currently we have to drive to Mesquite, Dallas, Rowlett and North Garland for dining, entertainment, shopping and more. As a young family in such an established and mature neighborhood like Pecan Grove, I feel like families like mine aren't taken into consideration. We plan on staying here until the youngest (a kindergartener next year) graduates high school. I can see this part of Garland growing into what white rock lake & Lakewood neighborhoods have become. I just think families like mine need to be heard. I don't shop at businesses that are all in Spanish, I don't spend my money at pawn shops, the laundromat or resale stores and I certainly don't use the cash loan or rent to own furniture stores either. Something has to give and start changing or South Garland will be even more trashy and run down than it has become currently. Please help and listen to the people in the community.

Sincerely,

A very concerned resident, mother, businesswoman and homeowner in Pecan Grove South Garland.

Lauren Parrish  
972-400-2929  
3109 Ranch Dr  
Garland, TX 75041

*outside notification area*

Sent from my iPhone

## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Thursday, November 05, 2015 8:57 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Hypermart

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

**From:** Council4  
**Sent:** Thursday, November 05, 2015 8:54 AM  
**To:** Williams, Councilman BJ  
**Cc:** Guerin, Will; Gwin, David  
**Subject:** FW: Hypermart

FYI  
Rosalinda

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

**From:** Linda Weir [<mailto:weirsky@yahoo.com>]  
**Sent:** Thursday, November 05, 2015 8:12 AM  
**To:** Council4  
**Subject:** Hypermart

Not a storage facility please! We want to improve our South Garland neighborhood and that would not help.  
Lead us to something better please Sir.

Linda Weir  
3918 Dartmouth  
75043  
Sent from my iPhone

*Outside notification area*

## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Monday, November 16, 2015 8:12 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Hypermart Site

Do we still forward these or would I typically just mention the additional ones received during the meeting?

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

**From:** David Johnson [mailto:dbjprof@yahoo.com]  
**Sent:** Saturday, November 14, 2015 4:15 PM  
**To:** Council2; Council3; Council4; Council5; Guerin, Will  
**Subject:** Hypermart Site

Council Members Goebel, Stanley, Williams, and Williams and Director of Planning Guerin,

Please do not approve mini-warehouses for the Hypermart site. Something better for this critical site must be found to begin the improvement of the entrance to Garland along Garland Rd. from the south.

Garland Rd. and Broadway both are major entrances into Garland that are long overdue for planning and improvement. All of Garland will benefit as Garland Rd. and Broadway become attractive entrances into Garland.

Thank you,

David Johnson  
Colleen Dr.

*NE address given*



## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Monday, November 16, 2015 2:58 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Old Hypermart

**From:** Council5  
**Sent:** Monday, November 16, 2015 2:20 PM  
**To:** Williams, Councilman Billy Mack  
**Cc:** Guerin, Will  
**Subject:** FW: Old Hypermart

FYI  
Rosalinda

---

**From:** Donna Nichols [<mailto:donna@donnanichols.com>]  
**Sent:** Monday, November 16, 2015 2:09 PM  
**To:** Council5  
**Subject:** Old Hypermart

Mr Williams

I am not in favor of the proposed storage facility for this location, think there is a higher and best use for the property, please do not vote in favor of on November 17<sup>th</sup>.

Thank you



*Donna Nichols*

*Ebby Halliday Realtors*

*190@Jupiter*

*Richardson, Tx 75082*

*469-330-1049*

*[donnanichols@ebby.com](mailto:donnanichols@ebby.com)*

Outside  
notification  
area

## Allmendinger, Tracy

---

**From:** Guerin, Will  
**Sent:** Tuesday, November 17, 2015 8:17 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Hypermart

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

**From:** Robert Compton [mailto:rdcompton@aol.com]  
**Sent:** Monday, November 16, 2015 7:07 PM  
**To:** Council5  
**Cc:** Guerin, Will  
**Subject:** Hypermart

I am strongly against any city council approval of zoning that would allow mini storage warehouses to allowed on the vacated Hypermart property on South Garland Avenue. Such use would be a violation of the city's own long range development plan to restore sites along the city's southern entryway to attractive retail use. Warehouses would only serve to add to the unsightly lines of used car lots along the thoroughfare.

Robert Compton  
3205 S. Glenbrook Dr.  
Garland 75041  
Member Pecan Grove Neighborhood Assn

*outside notification  
area*

Sent from my iPad

# Best Center

Garland City Council

December 15, 2015







S Shiloh Rd

S Garland Ave

W Kingsley Rd

SITE

**RaceTrac**

Greenstar

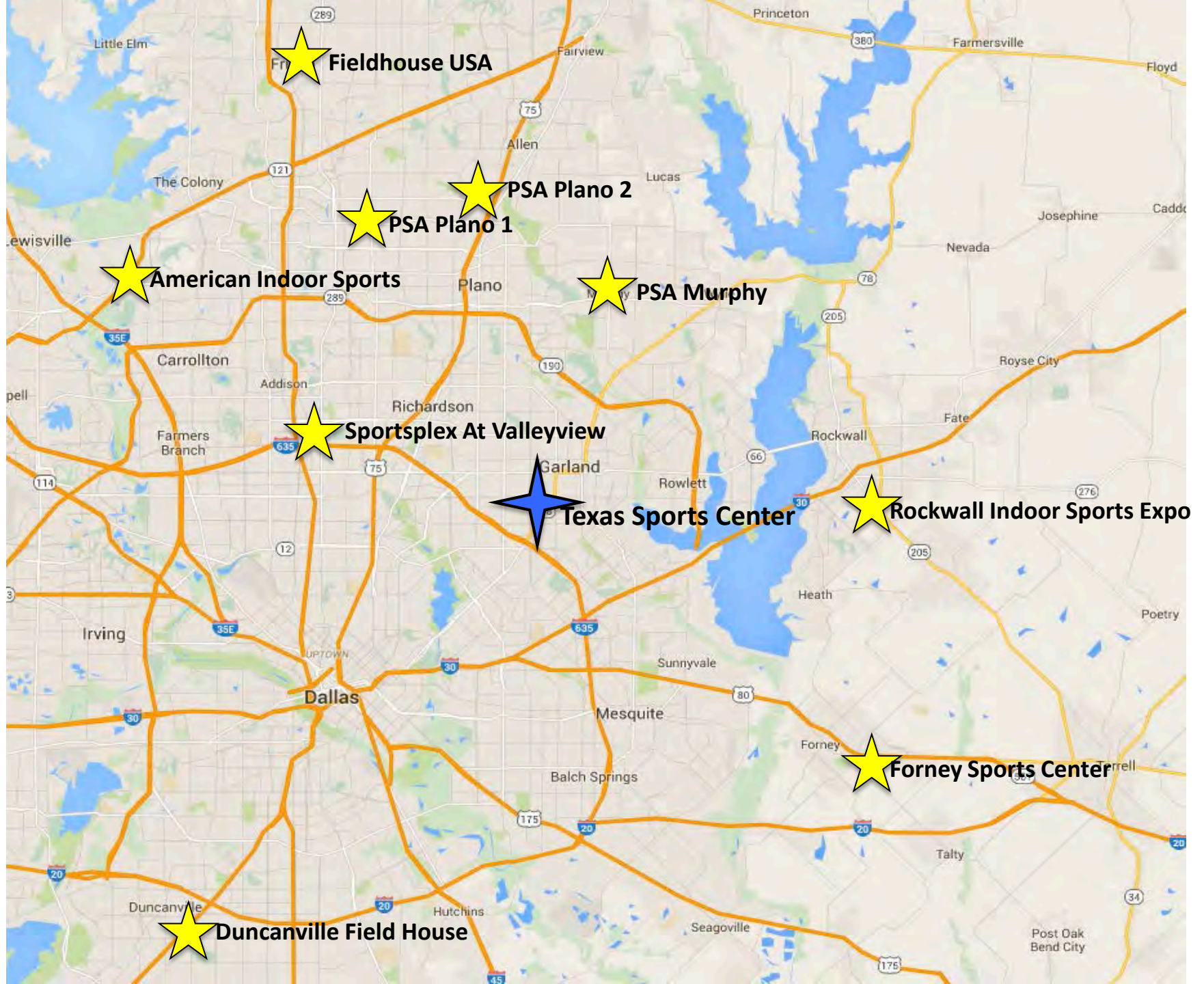
Randall Reed's  
Prestige Ford

Daisy Brand

McCree Rd

	Value	Taxes
Current Market Value	3.016 M	\$79,073
TSC & Best Storage Initial Remodel Improvements	13.5 M	\$353,700
TSC & Best Storage Stabilization	\$20.1 M	\$526,620
Pad Sites & Improvements	\$12.63 M	\$330,900
<b>TOTAL</b>	<b>\$32.73 M</b>	<b>\$857,520</b>





**Fieldhouse USA**

**PSA Plano 2**

**PSA Plano 1**

**American Indoor Sports**

**PSA Murphy**

**Sportsplex At Valleyview**

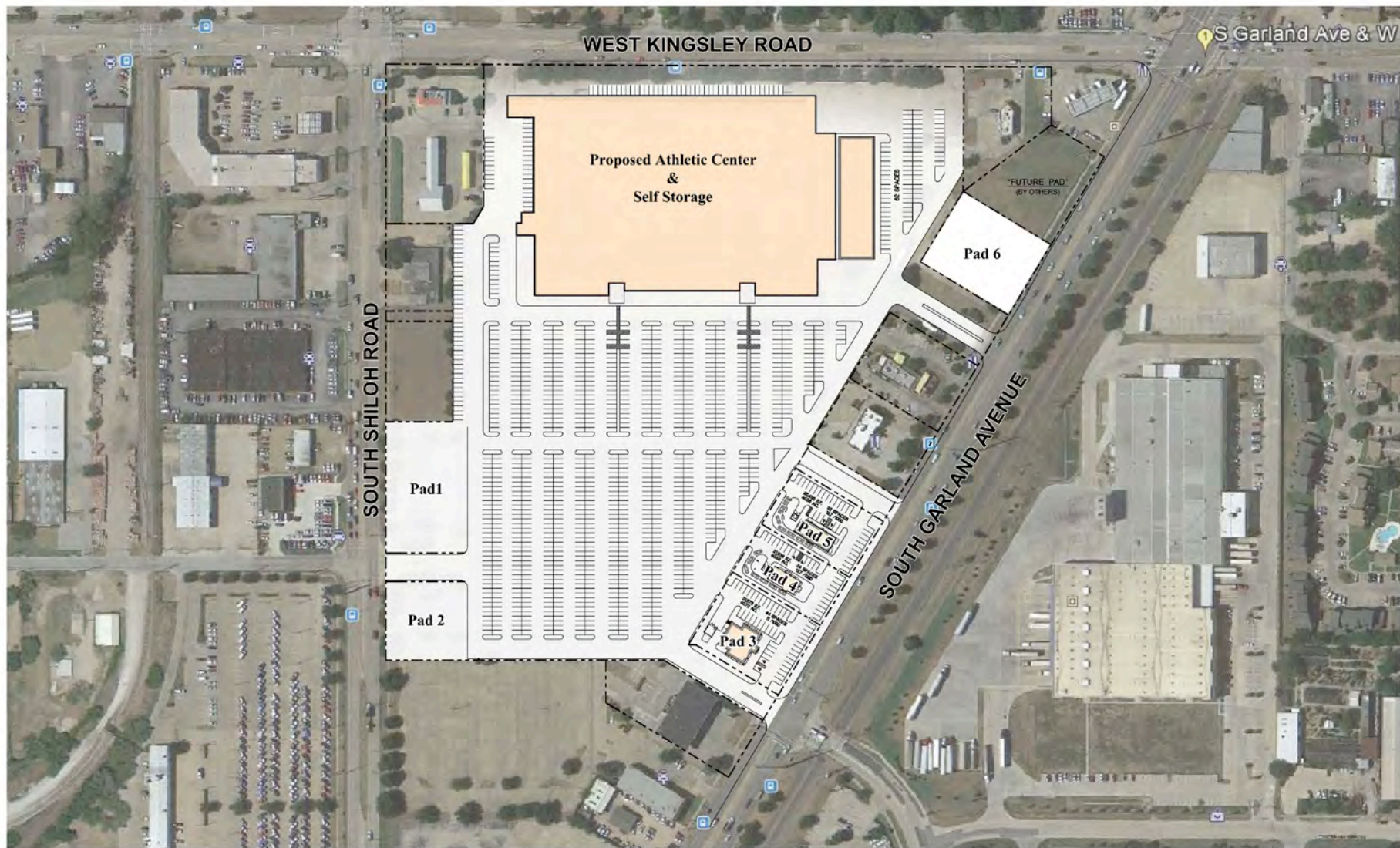
**Texas Sports Center**

**Rockwall Indoor Sports Expo**

**Forney Sports Center**

**Duncanville Field House**



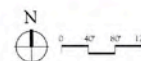


**TSC**  
Texas Sports Center



**PROPOSED MIXED-USE DEVELOPMENT**

SOUTH GARLAND AVENUE & WEST KINGSLEY ROAD  
CITY OF GARLAND, TEXAS







PARTIAL SOUTH ELEVATION : BEST STORAGE



EAST ELEVATION : BEST STORAGE

**BEST STORAGE-GARLAND CENTER**  
**PROPOSED ELEVATIONS**

3159 SOUTH GARLAND AVENUE  
 GARLAND, TEXAS 77380  
 07/23/2015

November 6, 2015

Mayor Doug Athas  
Garland City Hall  
200 N. 5th Street  
Garland, Texas 75040

Dear Mayor Athas,

I am writing on RaceTrac's behalf to express our support for the rezoning of the vacant property located at the southwest corner of South Garland Avenue and Kingsley Road.

The redevelopment of this property into a storage facility and sports center will encourage continued economic development in the area, driving increased business growth and making it more attractive to future investors.

We at RaceTrac are excited about the potential impact of this project and look forward to working alongside the Texas Sports Complex as part of the Garland community. We hope you and your colleagues on the council will consider the business benefits of this opportunity and approve the rezoning of this property.

Cordially,

A handwritten signature in dark ink, appearing to read 'Steve Rittle', is positioned above the printed name.

Steve Rittle  
RaceTrac



“the goal was to begin a destination unto themselves.”

“Redevelopment plans such as this one encourage uses and product types That are not necessarily present in the market today.”

“It was considered important that a future program in this area not Include retail uses. A second guiding principle was that future uses generate Sufficient revenue to assist with financing the necessary public improvements.”

“A business park program was identified.”

All except the church could arguably be considered consistent – or At least not inconsistent or counterproductive to the vision. The sports and training facility is clearly the most unique and Accomplishes the community’s desire that uses be destinations.”

- Ricker/Cunningham



150,000 SF of existing shell



73,000 SF of existing shell  
= 146,000 SF from 2 additional stories

# Top Activities

- Basketball
- Volleyball
- Gymnastics
- Baseball/Softball





# Non-Team Sport Activities

- Cheerleading
- Adult Fitness
- Martial Arts
- Home School Recreation Destination



# Video Capture & Analysis

For the first time ever, you can now capture and analyze the "cause and effect" of a swing - all within one system!

HitTrax Video Capture and Analysis Module (VCAM) is an add-on to the standard HitTrax system that delivers powerful video capture capabilities synchronized with HitTrax measured metrics.

## Features:

- High-speed video synchronized with corresponding HitTrax data
- Automatic recording of each swing
- Frame-by-frame playback
- Illustration tools
- Side by side video comparison
- Bookmark swings for easy reference
- Embed voice memos and instruction notes
- Print and email analysis right from your cage

Pitch 56.1 Hit 77.0 LA 17  
SINGLE, Line Drive to Center Fielder

197

5/18/2015 3:07 PM

P	AB	H	EBH	HR	AVG	SLG	LD %	HHA	AvgVel	75	AvgPitch	56
22	19	9	0	0	.474	.474	26	.158	MaxVel	82	MaxDist	255

Training Session w/ VCAM enabled

# Adult Options



- Typical Adult Fitness Classes  
(Spin, yoga, Zumba, etc.)
- Team sport “coach” led workouts
- Adult sports (late hours)





# Other Sources

- Corporate events
- Adult leagues
- Summer camps (500 plus children per day)
- Retail opportunities:
  - Food truck court
  - Retail sales
  - Medical tenant
  - Food and beverage service

TEXAS SPORTS CENTER  
(125,925 SF GROSS)

MEZZANINE  
(6,850 SF GROSS)

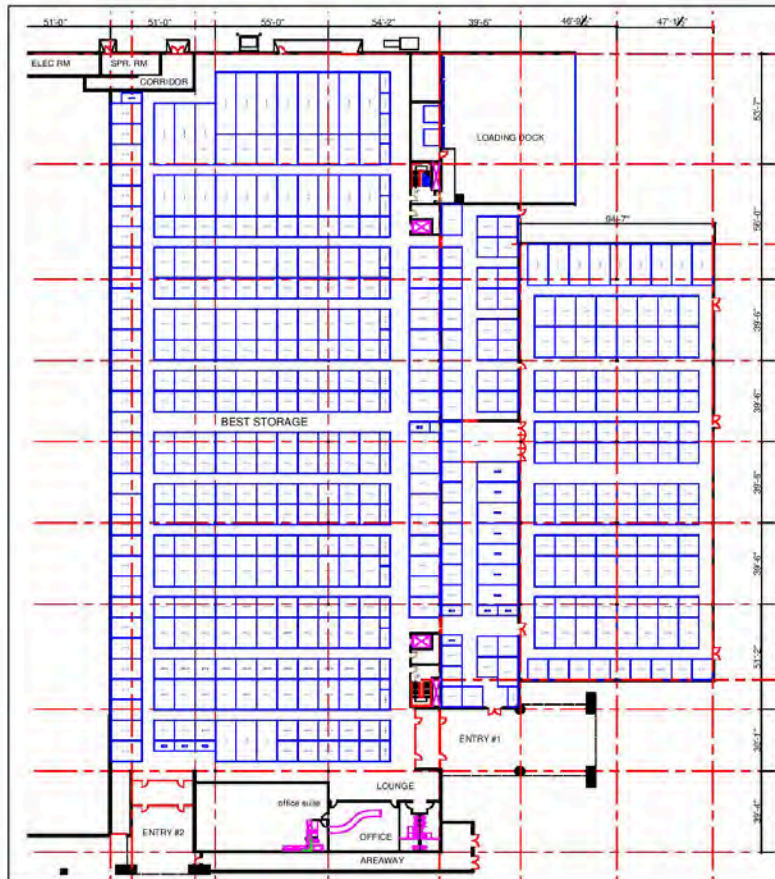
LEASABLE TENANT SPACE  
(15,365 SF GROSS)





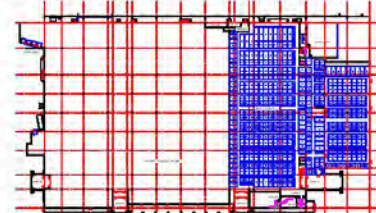
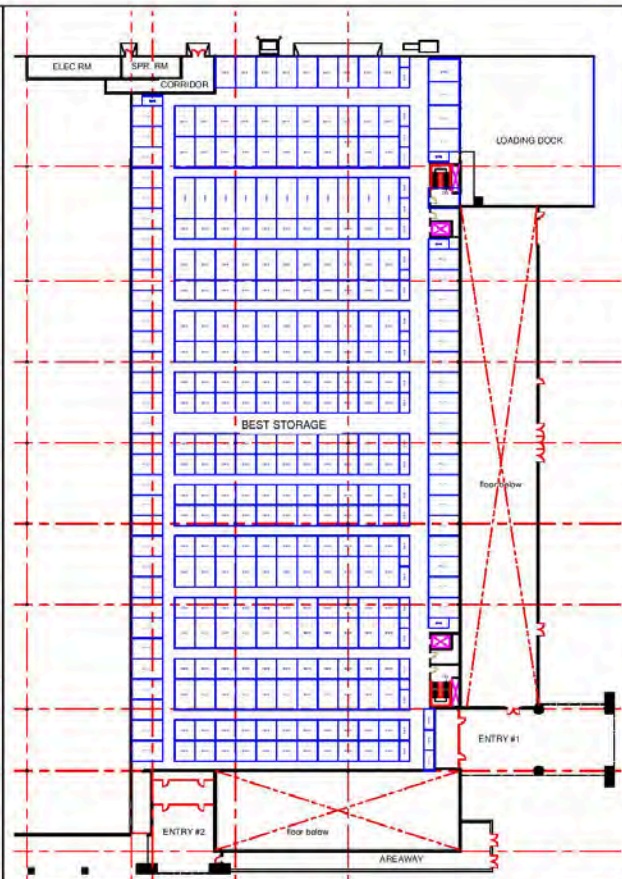
**Masterplan**





STORAGE CLIMATE CONTROL UNITS

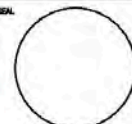
FLOOR	STANDARD UNITS						# OF UNITS	# OF DOORS	UNITS AREA SQ.FT.
	5X10	10X10	10X15	10X20	10X30	10X40			
1	35	257	147	30	13	0	482	482	59,400
2	32	154	140	11	0	0	337	337	40,200
TOTAL	67	411	287	41	13	0	819	819	99,600



# BEST STORAGE Garland, TX

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SEAL



ROCKWALL, AE, LLC  
JOHN PASSALUNGI, RA  
TEXAS REGISTRATION #22842

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

For Use on all sheets

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

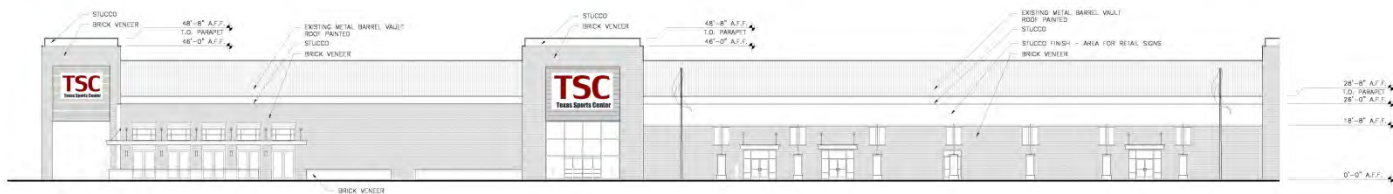
For Use on all sheets

BEST STORAGE  
Garland Ctr  
GARLAND AVE  
DALLAS, TX

ARCH. PLAN

FLOOR PLAN

Project	BS-001	Sheet	SK2
Drawn by	JP		
Date	02-24-15		
Rev.	NTS	SHEET 3 of 1	



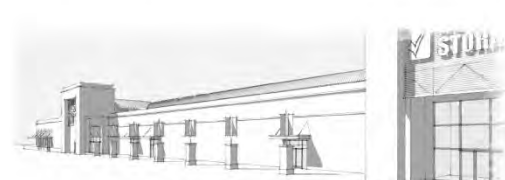
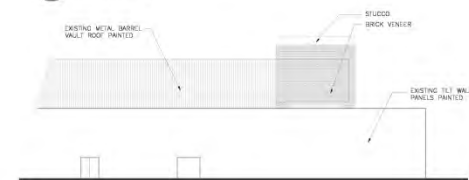
3 SOUTH ELEVATION

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



2 WEST 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

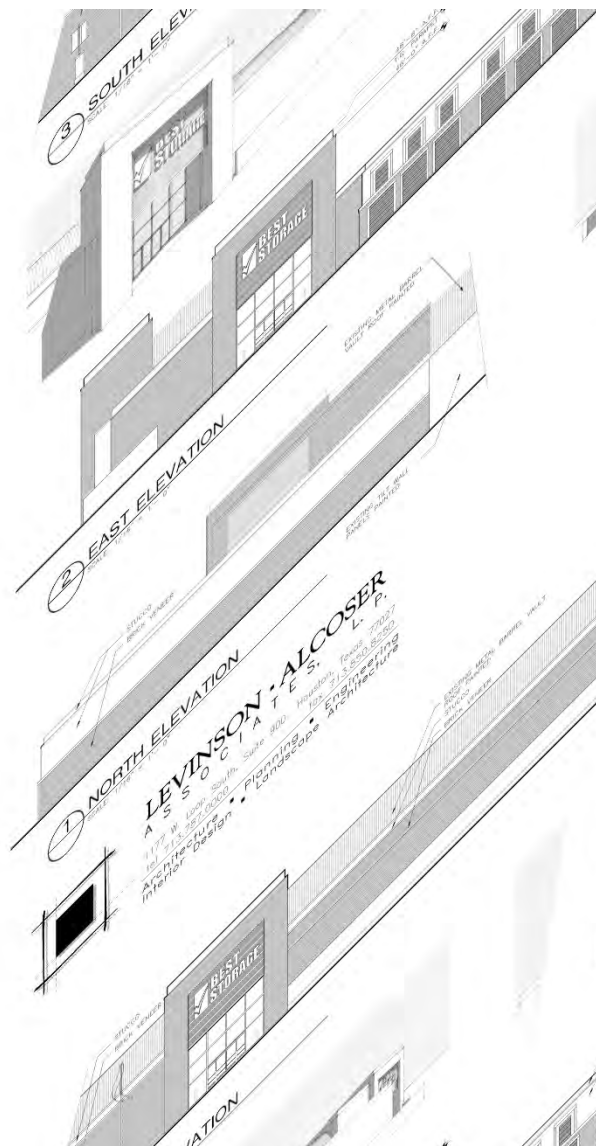
# BEST STORAGE - GARLAND CENTER PROPOSED TEXAS SPORTS CENTER ELEVATIONS

3159 SOUTH GARLAND AVENUE  
GARLAND, TEXAS 77380

07 / 21 / 2015







**LEVINSON ASSOCIATES, L.P.**  
1177 W. Loop South, Suite 400, Houston, Texas 77027  
Phone: 713.620.0020  
Fax: 713.620.0020  
Architecture • Planning • Engineering  
Interior Design • Landscape Architecture

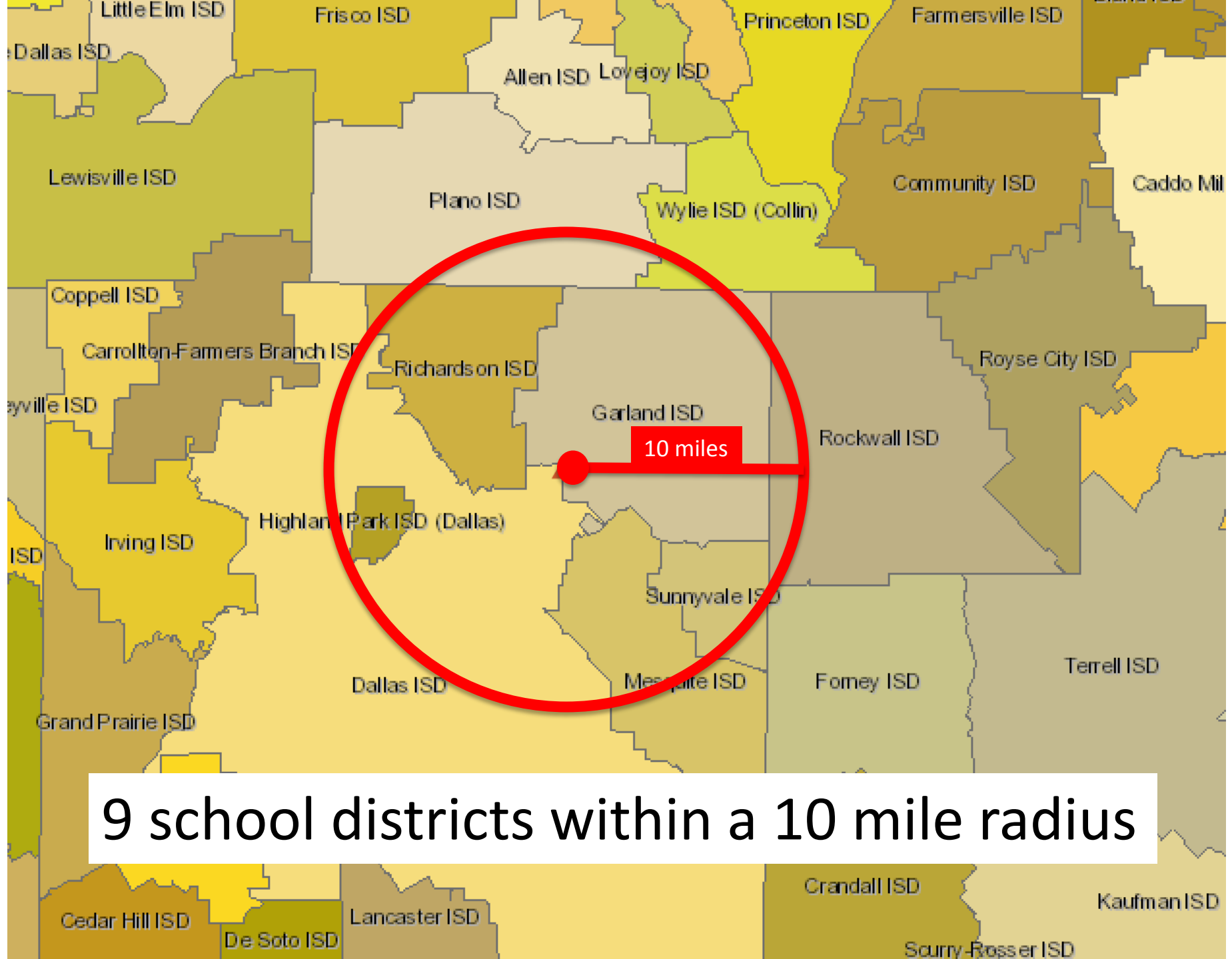
**BEST STORAGE - GARLAND CAMPUS**  
PROPOSED SOUTH GARLAND AVENUE ELEVATION  
3159 GARLAND, TEXAS 77380  
07/21/2013



ENTRANCE





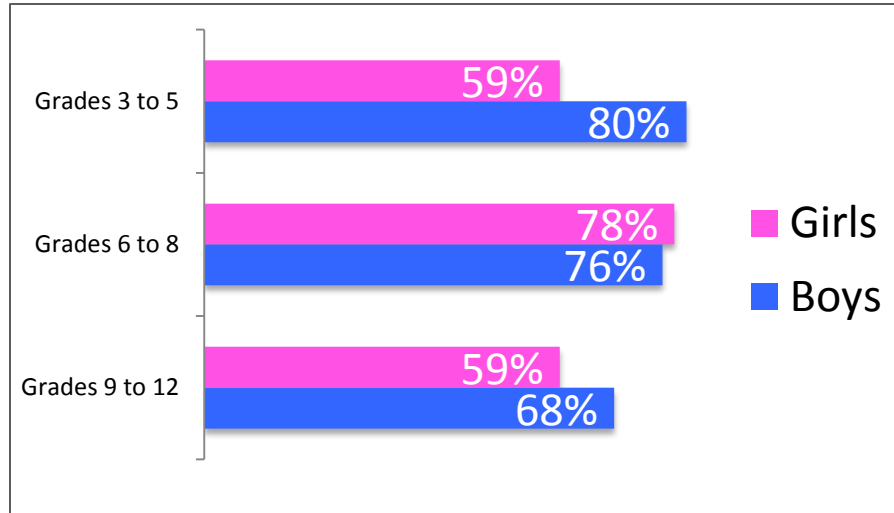


# Texas Sports Complex

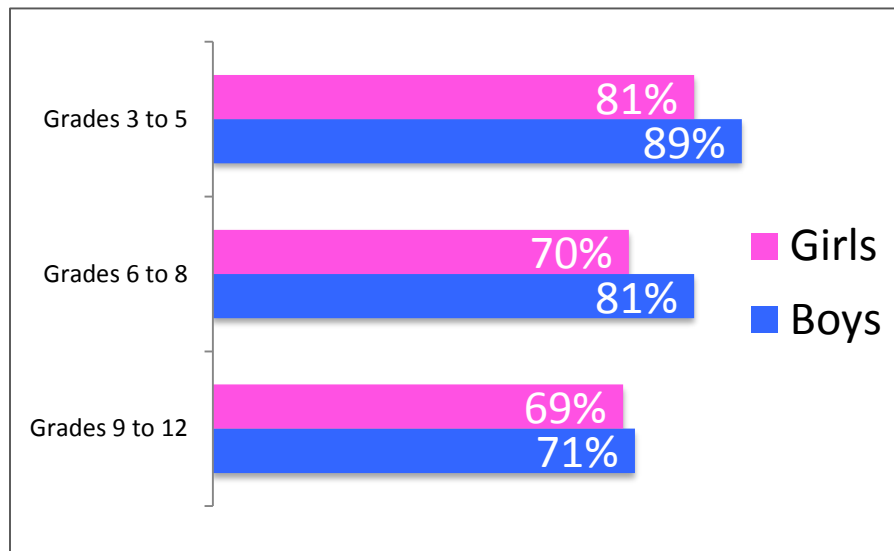
- Over 2 million visits per year expected
- 30,000 youth league participants

# STUDENTS WHO ARE INVOLVED IN AT LEAST ONE ORGANIZED SPORT

URBAN



SUBURBAN



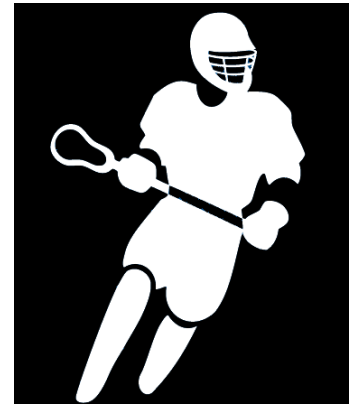
60% of Boys  
&  
47% of Girls  
are already on  
teams by age 6.

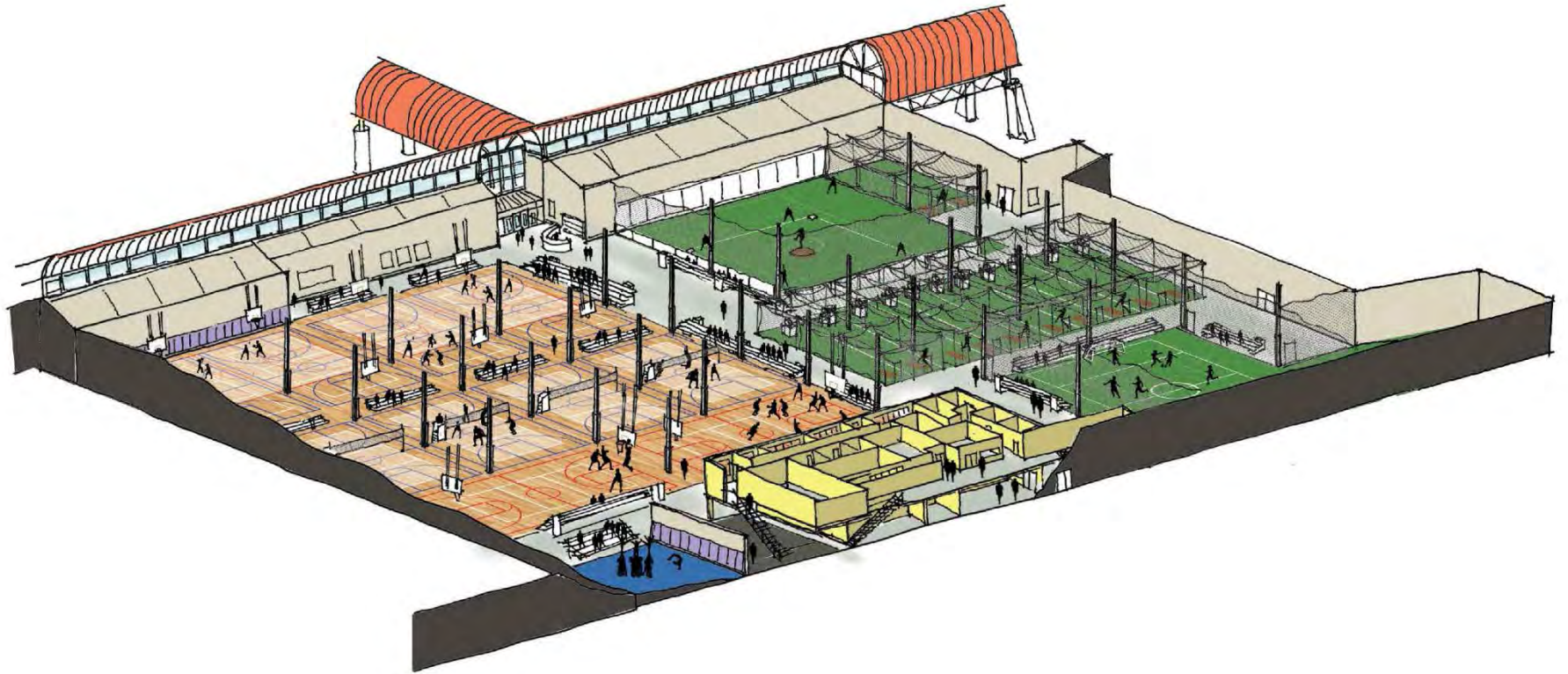
Source: ESPN The Magazine, July 2013



# Other Team Sports

- Lacrosse/Field Hockey
- Soccer
- Football







# Planning Report

File No. 15-38/District 6

Agenda Item: 6b

Meeting: City Council

Date: December 15, 2015

Jerry DeFeo

923 S. Jupiter Road

## REQUEST

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

## OWNER

Paul Udoma

## PLAN COMMISSION RECOMMENDATION

On November 23, 2015, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for Automobile Sales, New or Used on property zoned Industrial (IN) District for a period of 10 years.

The Plan Commission recommended the outside display of vehicles for sale be limited to four (4) vehicles located in front of the business.

## STAFF RECOMMENDATION

Approval of a Specific Use Provision for Automobile Sales, New or Used on property zoned Industrial (IN) District. Additionally, staff recommends the planting of additional shrubs along the façade of the building and parking lot signs to identify the location of display vehicles for sale.

## BACKGROUND

The applicant requests a Specific Use Provision for the sale of “previously owned auto sales.” The subject site is developed with an approximately 14,500 square-foot multi-tenant building containing an auto repair facility, a bible study group space, carpet and tile retail, and a general office primarily used as the site’s leasing office.

## SITE DATA

The subject property is approximately 1.425 acres with approximately 225 feet of frontage along S. Jupiter Road and 275 feet of frontage along Miller Park. Primary access to the site is from Jupiter Road and Miller Park. Secondary access to the site may be provided through an adjacent multi-tenant site.



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

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities.

## **CONSIDERATIONS**

1. The applicant is requesting a Specific Use Provision for New and Used Auto Sales within a suite of an existing multi-tenant building. The site plan reflects that four (4) vehicles for sale will be displayed in front of the suite; a warehouse area will provide an indoor display of six (6) vehicles. Currently there are no plans for expansion or improvement to the site.
2. Chapter 2 Section 2.52 of the Garland Development Code (GDC) requires one (1) parking space for every 400 square feet of gross floor area plus one (1) space for each employee at any given time. There are currently 53 parking spaces on the subject property; the Auto Sales use will contain 3,383 square feet of the multi-tenant building's approximately 14,500 square feet and require a minimum of eleven (11) spaces. The four (4) parking spaces in front of the suite for outdoor display cannot reduce the parking requirements of the other uses utilizing the site. The site plan reflects that each current use on site will be able to maintain the minimum parking requirements with the addition of the Auto Sales use. The applicant indicated the owner has provided a permanent parking allowance for the Auto Sales use. Consequently, this permanent parking allowance may preclude any future use in an adjacent suite that requires parking beyond what is currently available.
3. Additional landscape and screening standards will not be triggered by the proposal. However, staff recommends treating the site with additional shrub plantings to mitigate the appearance of a car lot and enhance the aesthetics of the site.
4. The applicant has not proposed any signage at this time. Staff recommends the placement of parking lot signage to identify the vehicles for sale. Parking lot signage should provide an opportunity to fully display the vehicles in the front parking lot without adversely affecting the appearance of the site. Any signage will be subject to the regulations set forth in Chapter 4 Article 5 of the GDC.
5. The applicant requests approval of the Specific Use Provision for a period of twenty-five (25) years.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and

industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

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

The land use pattern within the area surrounding the subject property is primarily industrial with intermittent ancillary office uses. The proposed scale of Auto Sales is compatible with the surrounding zoning and existing land uses. The number of vehicles for display will be limited in part to site size constraints and parking requirements.

Prepared By:

Isaac Williams  
Development Planner

Date: December 6, 2015

Reviewed By:

Will Guerin, AICP  
Director of Planning

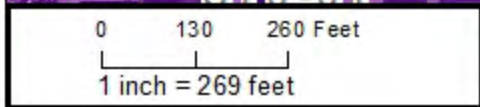
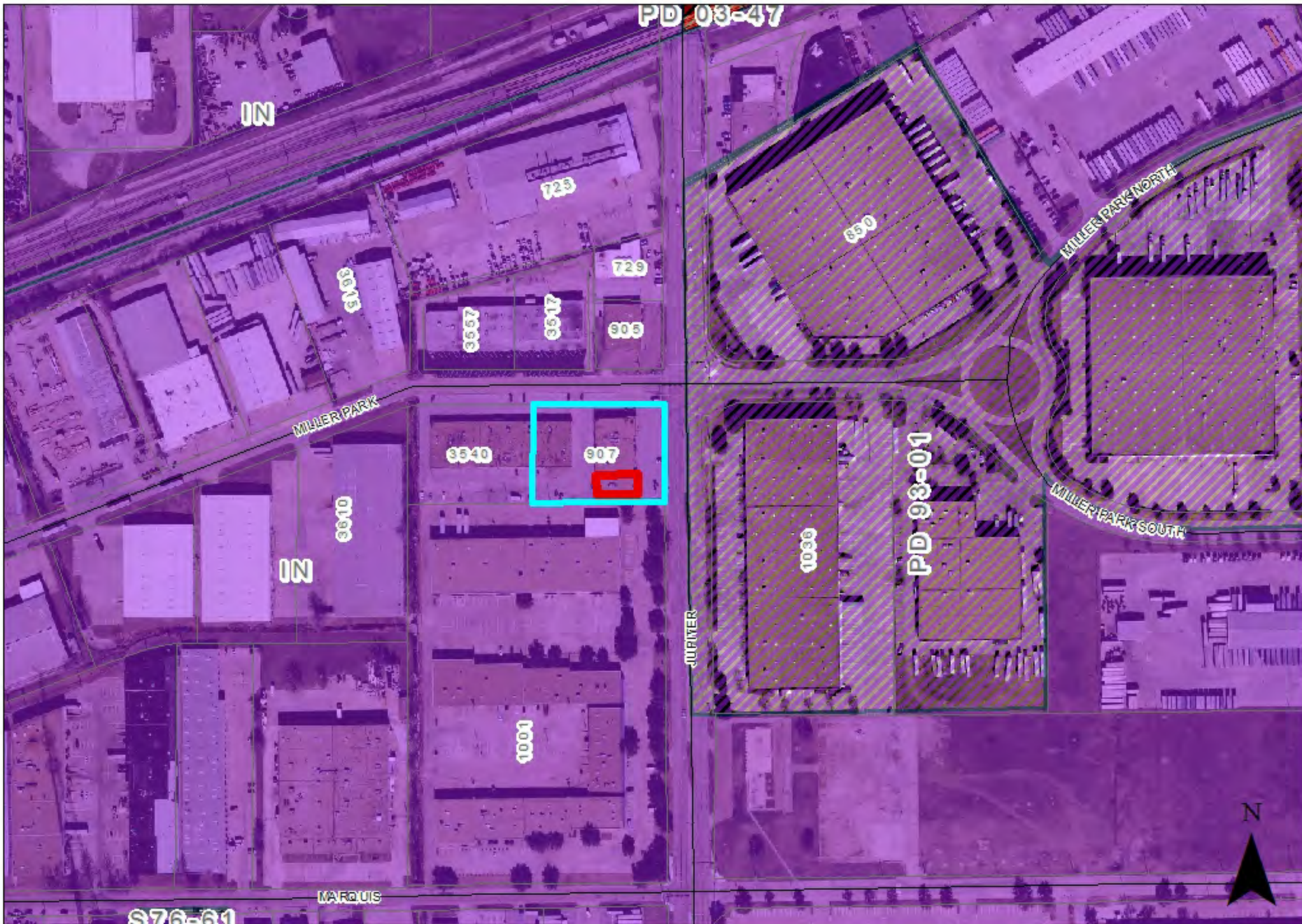
Date: December 7, 2015

Reviewed By:


Bryan L. Bradford  
City Manager

Date: December 9, 2015





**ZONING Z 15-38**

 INDICATES AREA OF REQUEST



## **SPECIFIC USE PROVISION CONDITIONS**

### **ZONING FILE 15-38**

#### **923 S. Jupiter Road**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit an Auto Sales, New or Used subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
  - A. Time Period:** The Specific Use Provision shall be in effect for a period of 25 years.
  - B. Applicability:** The Specific Use Provision shall only apply to Suite 923.
  - C. Site Plan and Floor Plan:** Development shall be in general conformance with the Site Plan labeled Exhibit C and the Floor Plan labeled Exhibit D.
  - D. Parking:** Outside display of vehicles for sale must be in an identifiable location as reflected by the Site Plan labeled Exhibit C and no more than four vehicles shall be displayed in front of the tenant space along Jupiter Road. Display of vehicles for sale must not prevent the ability of the other existing tenants from meeting their minimum required parking.







**Adam Shawish**  
**919 S Jupiter Road**  
**Garland, Texas 75042**  
**214/708-0344 Cell**

## **RECOMMENDATION FOR SPECIAL USE PERMIT**

November 13, 2015

City of Garland Planning Dept  
800 Main Street  
Garland, Texas 75040

To Whom It May Concern,

This is a Recommendation as the Leasing Agent so as to secure an SUP for the Office Space located at 923 S Jupiter Road in Garland.

Our company owns the Strip Center which is comprised of 5 separate Suites of Offices, Retail Sales, Auto Repair, and a Meeting Hall. We have looked at all the Tenants with their usage and Parking requirements and feel that all can be served with this additional use.

Their Proposed Hours would be from 9:00am until 6:00pm Monday through Friday; then from 9:00am until 2:00pm on Saturday, and by State Law would be closed on Sundays

The current building is made up of 5 separate addresses and already houses an Auto Repair Facility at 907 at the North end of the complex. Next to it at 911 is a Bible Study group so their Parking requirements would not interfere due to the Auto Sales being closed on Sundays. At 915 there is a Retail Store selling Carpet and Tile currently somewhat matching their hours of operation. At 919 is our Leasing Office for the complex along with managing other properties; and we have virtually no traffic nor Visitors, and only two employees. And next door to us would be the Auto Sales at 923 at the South end of the building.

Upon approval of this SUP, we are committed to allocating the Parking in such a way that if a current Tenant leaves and has to be replaced, we will make sure that the Parking dedicated for Auto Sales does not interfere with the New Tenant's needs. The aspect that they also have Parking for 6 Cars inside helps.

We have taken many steps to upgrade the Appearance of our Complex and sincerely feel we have one of the nicest looking buildings in this stretch of Jupiter Road. However, if the SUP is granted we would be willing to also upgrade the Landscaping directly in front of the individual Suites.

Respectfully submitted,

Adam Shawish

**Paul Uduma**  
**2726 Prairie Creek Drive**  
**McKinney, Texas 75071**  
**972/302-1656 Cell**

## **REQUEST FOR SPECIAL USE PERMIT**

November 11, 2015

City of Garland Planning Dept  
800 Main Street  
Garland, Texas 75040

To Whom It May Concern,

This is a Request to secure an SUP for the Office/Warehouse Space located at 923 S Jupiter Road in Garland. The area is already zoned for Auto Repair, so we feel an Auto Sales would fit in nicely.

We propose to have Previously Owned Auto Sales at this location. It is in an Industrial Area and would be well suited for our purposes while also being a destination point within the City of Garland.

The Proposed Hours would be from 9:00am until 6:00pm Monday through Friday; then from 9:00am until 2:00pm on Saturday. We would be closed on Sundays.

The current building is made up of 5 separate addresses and already houses an Auto Repair Facility at 907 at the North end of the complex. Next to it at 911 is a Bible Study group so our Parking requirements would not interfere with each other due to our being closed on Sundays. Then at 915 there is a Retail Store selling Carpet and Tile probably matching our hours of operation. At 919 is the leasing office for the complex along with managing other properties which would have virtually no traffic. And then there would be us at 923 at the South end of the building.

We have Warehouse room inside our Suite to park 6 cars so as to be viewed regardless of weather. There are currently 48 Parking Spaces for the complex, and exactly 48 Spaces are required based on the City's Parking requirements. We anticipate no more than 4 to 5 Vehicles outside in the front of which can all fit in front of our Suite. There is also space for an additional 5 spaces behind the building if necessary at a later date.

We are currently operating in Dallas at 10709 N Plano Road; and look forward to our move to Garland so as to serve the needs of the Driving Public in Garland and surrounding areas.

We respectfully request a 25 Year SUP.

Respectfully submitted,

Paul Uduma

## REPORT & MINUTES

### P.C. Meeting, November 23, 2015 (8 Members Present)

**Consideration of the application of Jerry DeFeo, requesting approval of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District. (District 6) (File Z 15-38) (This request was postponed from the October 26, 2015 Plan Commission Meeting)**

The applicant Jerry DeFeo, 1806 Eastern Hills Drive, Garland, provided additional information of the request, security measures,

Commissioner Fisher discussed limiting of the auto display area.

**Motion** was made by Commissioner Vera, seconded by Commissioner Luckie to close the Public Hearing and open discussion. **Motion carried: 8 Ayes, 0 Nays.**

Commissioners Vera, Ott, O'Hara raised concerns regarding the requested use in the current zoning district, the length of the request and the potential of limiting the businesses growth in the requested location.

**Motion** was made by Commissioner Vera to deny the request; motion fails due to lack of second.

**Motion** was made by Commissioner Vera, seconded by Commissioner Luckie, to approve the request with the limit of a ten (10) year Special Use Provision. Motion carried **8 Ayes, 0 Nays**



0 100 200 Feet  
1 inch = 200 feet

# ZONING Z 15-38

 INDICATES AREA  
OF REQUEST



1001

3610

3540

**IN 907**

MILLER-PARK

~~3567~~

3615

725

~~3517~~

905

729

JUPITER

1036

PD 93-01

~~850~~

MILLER-PARK SOUTH

MILLER

O = IN FAVOR  
X = AGAINST



GARLAND

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

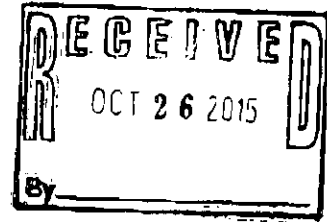
October 14, 2015

HEARING DATE/TIME Plan Commission, October 26, 2015 - 7:00 PM

APPLICANT: Jerry DeFeo

File Z 15-38

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, October 26, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of Jerry DeFeo requesting approval of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District. The property is shown on the enclosed sketch and is described as follows:

Being a 1.4255-acre tract of land and identified as Lot 1, Block 1, Garland West Industrial Park, an addition to the City of Garland according to the final plat recorded in Volume 91248, Page 3952, Plat Records of Dallas County, Texas. The subject property is located at 923 Jupiter Road, Garland, TX (District 6) 927

**Note:** Approval of the request will allow the applicant to operate an automobile sales from suite 923 located within an existing multi-tenant building.

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 Josue De La Vega 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

We object - this devalues our property and  
is unsightly.

(Please complete the following information)

Your Property Address

Printed Name G&W LEASING

Address 3517-3557 MILLER PARK DR City, State Garland, TX Zip 75042

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

Signature

Lillie Goodrich

Executive Property Dir.

Title

Date

10/26/15



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

October 14, 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

850 JUPITER RD BUILDING  
Printed Name  
850 S JUPITER RD, GARLAND, TX 75042  
Address City, State Zip

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

H. Michael Heine VICE PRESIDENT  
Signature Title

Date: 11/10/15  
16479 N. DALLAS PKWY  
STE 360  
ADDISON, TX 75001  
LIBERTY PROPERTY TRUST AS  
SOLE GENERAL PARTNER FOR  
LIBERTY PROPERTY LIMITED  
PARTNERSHIP



# **Planning Report**

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**Wilbow Corporation, Inc.**

**Southwest Corner of West Buckingham Road and North Shiloh Road**

## **REQUEST**

Approval of a 1) change of zoning from Single-Family-7 (SF-7) District and Planned Development (PD) District 68-63 to a Planned Development (PD) District for Single-Family-5 (Detached) Uses, Single-Family (Attached) Uses, Neighborhood Office (NO) Uses, Neighborhood Services (NS); and 2) a Concept Plan for Single-Family (Detached) Uses, Single-Family (Attached) Uses and Retail.

## **OWNER**

Marilyn Wyrick Ingram and Phyllis Wyrick Patterson

## **PLAN COMMISSION RECOMMENDATION**

On November 23, 2015, the Plan Commission by a vote of eight (8) to Zero (0) recommended approval of a 1) change of zoning from Single-Family-7 (SF-7) District and Planned Development (PD) District 68-63 to a Planned Development (PD) District for Single-Family-5 (Detached) Uses, Single-Family (Attached) Uses, Neighborhood Office (NO) Uses, Neighborhood Services (NS); and 2) a Concept Plan for Single-Family (Detached) Uses, Single-Family (Attached) Uses and Retail.

## **STAFF RECOMMENDATION**

Staff recommends approval of a 1) change of zoning from Single-Family-7 (SF-7) District and Planned Development District (PD) 68-63 to a Planned Development (PD) District for Single-Family-5 (Detached) Uses, Single-Family (Attached) Uses, Neighborhood Office (NO) Uses, Neighborhood Services (NS); and 2) a Concept Plan for Single-Family (Detached) Uses, Single-Family (Attached) Uses and Retail. Given the Envision Garland Plan's general guidance on this particular tract for higher density single-family development, such as townhomes and smaller lot single-family detached products, as well as the proposal to create a neighborhood that provides walkable street patterns and convenient neighborhood commercial services, the proposal at this regulatory and conceptual phase is generally compatible with the surrounding area. Further opportunity for review to ensure the built environment is provided per the PD's intent will be granted during the Detail Plan process.



## **BACKGROUND**

The majority of the subject site is currently zoned Single Family-7 (SF-7), with a Planned Development (PD) 68-63 zoning designation on the northeast side of the property. The overall property remains undeveloped former farmland as well as areas of floodplain. The applicant requests to re-zone the property to a Planned Development (PD) to allow for single-family detached, single-family attached (townhomes), and commercial Uses. The intent of the applicant is to provide a primarily residential neighborhood that encompasses a pedestrian-friendly environment, walkable to proposed adjacent neighborhood commercial and office areas. The Concept Plan proposal shows a mostly alley-loaded street configuration although it should be noted that the street and lot layouts shown are for conceptual and informational purposes only; all considerations listed in this report pertaining to street and lot layout are conceptual only at this stage and subject to changes during the Detail Plan process. The Regulating Plan, outlined in Exhibit C, details the development standards for this proposal that vary from those in the Garland Development Code (GDC). The proposal includes a variety of single-family housing types with mostly shorter setbacks than those outlined in the GDC. The Concept Plan, though it does not necessarily reflect a final lot count or layout of the development at this stage, shows 578 residential lots. The considerations listed in this report highlight many of the applicant's proposals.

## **SITE DATA**

The subject site contains approximately 103.017 acres with frontage on West Buckingham Road (approximately 1,800 feet) and North Shiloh Road (approximately 2,500 feet). The site will be accessed from both Buckingham Road and Shiloh Road.

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

The subject site is currently primarily zoned SF-7 and only allows uses within that zoning district, which allows mostly single-family residential uses. The portion near the northeast side of the property, near the intersection of Shiloh and Buckingham and entirely within the Duck Creek floodplain, is a remnant of a PD for light industrial uses from 1968. This portion of land was previously located on the east side of Shiloh Road before it was realigned during the 1970's, and subsequently split a portion of the property zoned under the industrial PD. The proposal to develop the property for more dense residential uses, including townhomes, and for commercial uses requires a zoning change.

## **CONSIDERATIONS**

### Land Use

1. The proposed PD establishes uses in general conformance with the SF-A, SF-5, Neighborhood Services (NS) and Neighborhood Office (NO) zoning districts, as outlined in the Garland Development Code (GDC), with conditions. The uses listed in each commercial district below are generally allowed in each GDC zoning district. Grocery/Supermarket over 5,000 square feet is a classification provided in the GDC Land Use Matrix; however, the applicant proposes to allow Grocery/Supermarkets under 15,000 square feet

by Specific Use Provision in NS. Coffee shops, as proposed to be permitted in NS below, would be considered Restaurants in the GDC.

The following uses are permitted on a maximum of five (5) acres within the property for community retail/civic uses per the Neighborhood Services District (NS) generally in the location shown on Exhibit "D-1". Allowable uses by right shall be:

Automated Teller Machine (ATM) - Walk-Up  
Church or Place of Worship  
Day Care, Youth-Licensed Child-Care Center  
Bakery, Retail  
Financial Institution  
Laundry, Drop-Off (with drive-through or window)  
Office, General  
Studio, Fitness or Performing Arts  
Business and Media Service  
Bus Stop  
Coffee Shop, with or without a drive-through window  
Farmer's Market/Seasonal Produce Sales

Allowable uses by Specific Use Provision shall be:

Cultural Facility  
Convenience Store (1,000-5,000sf)  
School, Private, Religious or Charter  
Grocery or Supermarket under 15,000sf.

The following uses are permitted on a maximum of ten (10) acres within the property for limited business, service and medical uses per the Neighborhood Office District (NO) generally in the location shown on Exhibit "D-1". Allowable uses by right shall be:

Automated Teller Machine (ATM) - Walk-Up  
Church or Place of Worship  
Day Care, Adult  
Day Care, Youth- Licensed Child-Care Center  
Post Office  
Medical and Dental Office/Clinic  
Business and Media Service  
Financial Institution  
Office-General  
Bus Stop

Allowable uses by Specific Use Provision shall be:

School, Private, Religious or Charter  
Veterinary Clinic-Small Animal (indoors only)  
Pharmacy (with drive-through or window)  
Pharmacy (without drive-through or window)  
Studio-Fitness or Performing Arts

2. As mentioned above, the applicant requests maximum lot sizes within the NS and NO areas of five (5) and ten (10) acres, respectively. The standard maximum lot size outlined in the GDC for these two zoning districts is three (3) acres. The applicant wishes to accommodate potential non-residential uses that may require more acreage, such as a grocery store/supermarket up to 15,000 square feet, or a school (private, religious, or charter); both uses are allowed only by Specific Use Provision per the Regulating Plan and as mentioned above.
3. Single-family attached residences, single-family detached residences, and accessory uses are permitted by right, in accordance with the Concept Plan layout. In addition, the following ancillary uses and structures are permitted by right within the proposed PD: private community swimming pools; splash parks; indoor and outdoor recreational and athletic facilities and events; social clubhouses and their related facilities; community gardens, outdoor amphitheater, and dog parks. One or more of these ancillary uses and structures may be incorporated to satisfy the amenity requirements for townhouses in Section 2.37(K)(4) of the GDC. Each single-family attached and detached residence shall have a minimum of two (2) enclosed parking spaces. A diagram of each Lot Type is illustrated on Exhibits "F" and shown on the Concept Plan, Exhibit "D-2".
4. The area identified in Exhibit D-1 as "Potential Neighborhood Office" may be developed as single-family residential or as commercial/non-residential uses as allowed per this PD.
5. The applicant proposes various housing types with subsequent standards outlined within the Regulating Plan. The housing types include single-family attached products (townhomes and villas) and single-family detached products (manor homes and cottage/garden homes). Specific standards for lot dimensions, setbacks, dwelling size, etc. are outlined in the Regulating Plan in Exhibit C. As mentioned earlier and described below, the standards generally call for various lot sizes, some shorter setbacks, and overall more flexibility in housing types.
6. The applicant proposes a thirty-five (35) foot height limit on pitched-roof buildings within the Neighborhood Services and Neighborhood Office areas, as shown in the Concept Plan layout. The GDC defines a maximum height within these two zoning districts as one story with a maximum of sixteen (16) feet, except pitched roofs which may be up to twenty (20) feet in height.
7. The applicant proposes up to forty (40) feet in height for the "SF-5" housing products, whereas the GDC ordinarily calls for a 35-foot maximum. It should be noted, however, that the SF-A standards in the GDC allow up to 40 feet in height. Height limitations not identified in the PD are subject to GDC height standards.
8. The minimum lot size proposed for townhomes and "villas" is 2,000 and 2,250 square feet, respectively. This is in line with the GDC which requires a minimum of 2,000 square feet for Single-Family Attached dwellings. Townhomes and "villas" also call for a 90% and 80% lot coverage maximum, respectively, in the PD, whereas the GDC ordinarily sets a 75% maximum for SF-A development. The minimum lot size proposed for "manor homes" is

5,000 square feet which is in line with the GDC standards for the SF-5 zoning district. The minimum lot size proposed for “cottage” and “garden” homes is 4,100 square feet which falls between the minimum density levels of the SF-A and SF-5 zoning districts.

9. The minimum front and rear yard setbacks for “manor homes” is 15 feet, whereas the GDC has a minimum front and rear yard setback of 20 feet in the SF-5 zoning district. The side setback requirements outlined in the PD for townhomes and “villas” appear to be in line with the GDC’s standards for SF-A development. The minimum front yard setback for “cottage” or “garden” homes is 10 feet and 12 feet, respectively. It should be noted that in the GDC’s standards for SF-A development, the minimum front and rear setback is 10 feet. The minimum side yard setback for “cottage or garden homes” will be either five (5) feet on each side, or these lots will have a designated “zero” setback line on the Detail Plan of one to three feet in width and a corresponding side yard setback of nine to seven feet in width such that houses have a minimum of ten feet of separation. The “zero side” elevation of any house will be limited to clerestory windows above six feet from the floor or glass block. A side yard adjacent to a street on a corner lot will have a minimum ten-foot side yard setback.
10. The minimum lot widths for SF-A development (townhomes and villas) are in general conformance with the GDC. The manor home and cottage/garden homes are identified with minimum lot widths of 50 feet and 36 feet, respectively. The GDC ordinarily calls for a minimum of 55 feet in width for SF-5 non-corner lots, whereas SF-A requires a minimum of 20 feet for a non-corner lot.
11. The minimum lot depth for townhomes and villas in the PD is 90 feet and 75 feet, respectively. The GDC identifies a minimum lot depth of 90 feet for SF-A development. The lot depths identified for manor and cottage/garden homes meet GDC standards.
12. The minimum dwelling unit areas identified in the PD are generally in line with the GDC standards, with the exception of the “granny flats”, as described below and in Exhibit C.
13. While the Regulating Plan gives specific standards for the proposed development, and while the Concept Plan as shown in Exhibit D-2 shows a particular street and lot layout, the applicant seeks to maintain flexibility in the Concept Plan in terms of the percentages of housing types that will be built; further details will be provided during the Detail Plan process. It should be noted that the proposed Regulating Plan sets a gross maximum density level of six (6) units per acre, including the open space areas. The average density level outlined in the Single-Family (Attached) District in the GDC is twelve (12) units per acre.
14. Within the manor house standards within the Regulating Plan, the applicant proposes “granny flats” in the Regulating Plan which are small, 600 square foot maximum dwelling units located within a detached structure. The purpose of the “granny flat” is to accommodate multi-generational housing which is a growing trend in the housing industry. “Granny flats” are subject to the same masonry standards as those required for primary structures.



15. The proposed single-family development will utilize Craftsman style architecture and American colonial style architecture which may incorporate non-masonry HardiPlank lap siding or cementitious shake shingle to achieve the overall 80 percent masonry requirement in the GDC. Other architectural styles may incorporate non-masonry HardiPlank lap siding or cementitious shake shingles to achieve the overall 80 percent masonry requirement if approved by the Director of Planning. The side elevation of any end unit shall have 100 percent masonry on the ground floor except for architectural features and areas under a porch. It should be noted that the GDC allows for administrative Alternative Compliance consideration for the use of such materials as HardiPlank for single-family development. Where not addressed by this Regulating Plan, all applicable GDC architectural regulations shall apply.

#### Fencing

16. Per the proposed PD, the developer shall install a perimeter brick or stone screening wall along Shiloh Road and Buckingham Road in phases at the time of platting the adjacent phase of the property. Where interior streets or common areas front Shiloh Road or Buckingham Road, in lieu of masonry screening, a landscape border improved with a minimum six-foot wide public trail will be provided. The landscape border will include a combination of shade trees, understory trees, shrubs, grasses, and irrigation. Floodplain, parks, open spaces, right-of-way, and NS or NO sites will be exempt from these screening requirements; however, tubular steel fencing may be installed in these areas at the developer's option.
17. Homebuilder fencing on lots will be six (6) feet in height and setback a minimum of five (5) feet from the front building line. On street side corner residential lots, fences will be constructed of cedar butt joint stained pickets in a uniform color stain with a flat top rail or tubular steel painted black.
18. To promote transparent views to and from open space areas, fencing on all residential lots abutting an open space lot, greenbelt, or paseo will be restricted to: 1) tubular steel painted black; 2) decorative cattle wire not to exceed five (5) feet in height; 3) picket fences; or 4) a courtyard masonry wall not to exceed 3.5 feet in height. No solid fencing will be permitted abutting an open space lot, greenbelt, or paseo; however, landscape borders, included trimmed hedges, may be permitted.

#### Landscaping

19. Each manor home and garden home lot will have a minimum of one (1) shade tree that is at least three (3") inches in caliper planted in the front yard or the parkway in front of the home as shown on Exhibit "E-2", and every corner lot with a manor home or garden home will have at least two (2) shade trees that are a minimum of three (3") inches in caliper in the side street parkway. If the lot fronts or sides a common area lot, the front yard and side yard tree requirements may be satisfied with the trees located in the adjacent greenspace. Each manor home will have at least one (1) understory tree or shade tree planted in the back yard. This is in generally in line with the GDC, which requires at least one large canopy ("shade") tree of at least three (3") inches in caliper in the front yard and one in the back yard for single-family detached lots.

20. Each attached single-family villa will have a minimum of one (1) shade tree that is at least three (3") inches in caliper planted in the parkway in front of the home, and every corner lot with a villa will have at least one (1) shade tree that is a minimum of three (3") inches in caliper planted in the street side yard. If the lot fronts or sides a common area lot, the front yard or side yard tree requirements may be satisfied with the trees located in the adjacent greenspace. Each attached single-family townhome will have one understory tree that is a minimum of two (2") inches in caliper planted in the front yard or parkway in front of the home. If the lot fronts a common area lot, the tree requirement may be satisfied with the trees located in the adjacent greenspace. The GDC has similar requirements for townhomes but does not require street trees outside of the downtown area.
21. Street trees will be planted within the areas between the sidewalk and back of curb, often referred to as a "parkway" in the Regulating Plan. Tree species shall be selected from the City-approved tree list. Tree maintenance shall be the responsibility of the homeowner's association, and a minimum six-foot clearance shall be maintained between the sidewalk and overhanging tree limbs at maturity. The applicant requests that street trees shall count as mitigation trees.
22. All required trees will be selected from the City-approved tree list.

Parkland Dedication and Pedestrian Mobility

23. No public parkland dedication is proposed. In lieu of public parkland dedication, a minimum of ten percent of the property at the time of full build-out will be reserved as a common area that will be owned by the homeowners association and improved with publicly accessible trails as shown in Exhibit "G". Common areas may include floodplain, detention areas, and mini-parks as shown on the Concept Plan. Mini-parks and paseos will be connected with sidewalks to be a comprehensive pedestrian system. Common areas will abut a public street right-of-way in at least one location with a sidewalk connection. A minimum of seven (7) acres within the Duck Creek floodplain will be reserved as a common area; this area will be considered part of the ten percent common area requirement, as mentioned above.
24. A pedestrian circulation system will be provided that affords connectivity to the NS or NO sites, private open spaces, the neighborhood amenity center, and the perimeter of the overall property. The pedestrian circulation system will include concrete trails that are a minimum of six (6) feet in width. Minor trails in greenbelts and paseos may be constructed of decomposed granite, pea gravel, or mulch, will be a minimum of six feet in width, and will connect with the wider system of concrete trails. The pedestrian circulation system may be located on private property with a public access easement or within the right-of-way. The pedestrian circulation system may include benches, landscaping, signage, lighting, bike racks, water fountains, trash cans, and dog waste stations.
25. A mandatory homeowners association will be established to own and maintain the open spaces, common areas, greenbelts, and paseos; all landscape improvements; perimeter masonry and tubular steel fencing; and an amenity center/clubhouse and swimming pool(s).

26. All residential street rights-of-way will be constructed with sidewalks that are a minimum of four (4) feet in width. All sidewalks along Shiloh and Buckingham are to be six (6) feet in width.
27. The minimum size of any common area will be 2,000 square feet with no dimension that is less than 20 feet in width. All common areas will connect to a public right-of-way to create the envisioned network of pedestrian paseos. Common areas may abut rights-of-way to further make use of the parkways as "attached greens."

#### Streets

28. The proposed Concept Plan shows one access point from Buckingham Road and two access points from Shiloh Road. Several connections to the adjacent residential neighborhoods to the west and south are shown as well, including those to Potomac Drive, Shenandoah Drive, O'Henry Drive, and Fruitwood Drive. Perpendicular alleyway access is also provided to an existing adjacent alleyway to the west; the applicant intends to utilize the existing alleyway to the west for the rear entries of the proposed lots.
29. With the intention to foster a sense of place and create safe streets with low traffic speeds for residents of the proposed community, the applicant has provided a hierarchy of residential street and alley types as shown in Exhibits "D-1 and "D-2". Maximum block lengths will be 1,000 linear feet as measured from intersection to intersection or to a common area lot. The applicant intends to include an alley waiver request with the Detail Plan for a portion of the manor home lots.
30. A Detail Plan will be required prior to any permit issuance for construction.

### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increase in residential density, including townhomes and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

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

The subject site is adjacent to existing single-family detached neighborhoods, also zoned SF-7, to the west and south. The site is adjacent to West Buckingham Road to the north and North Shiloh Road to the east. Also to the north of the property boundaries but remaining south of Buckingham Road is an existing freestanding antenna. Immediately north of Buckingham is a single-family detached neighborhood as well as an area of floodplain and open space.

Immediately east of Shiloh Road are various existing uses including commercial, multi-family, a single-family detached residence, and a wooded creek/floodplain area.

The proposed single-family development, both attached and detached, contains lots primarily at a higher density level than the SF-7 zoning district allows. The proposed density level is also primarily higher than the adjacent single-family neighborhoods which are also zoned SF-7. However, the Future Land Use Map of the Envision Garland Plan supports higher residential densities on this particular tract of land which is designated as Compact Neighborhoods. Light non-residential uses may also be appropriate along Buckingham and Shiloh Roads and are also generally supported in the Compact Neighborhoods designation.

Prepared By:

Will Guerin, AICP  
Director of Planning

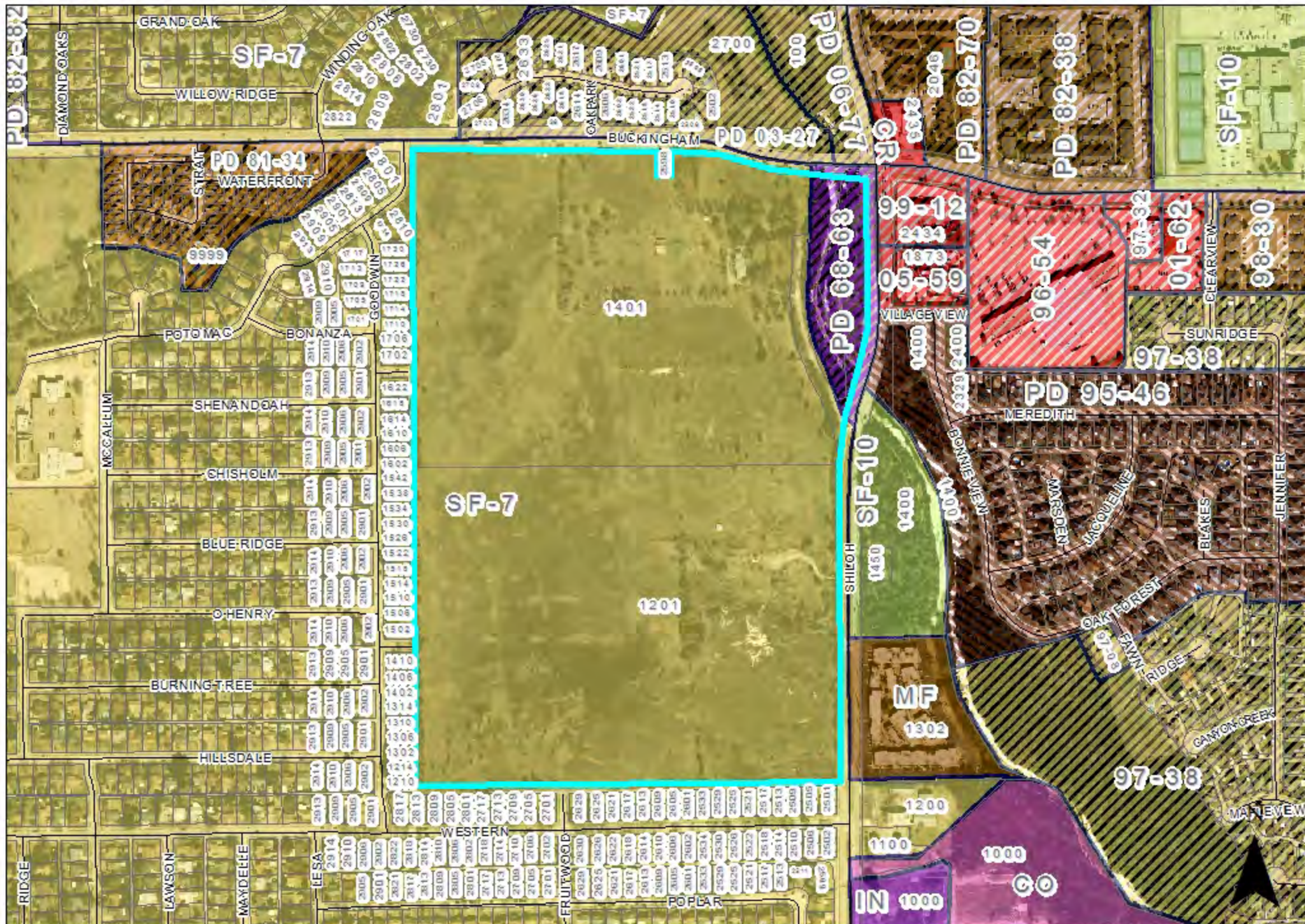
Date: December 4, 2015

Reviewed By:

Bryan L. Bradford  
City Manager


Date: December 9, 2015





**ZONING**

**Z 15-41**

 INDICATES AREA OF REQUEST



## **PLANNED DEVELOPMENT CONDITIONS**

### **ZONING FILE 15-41**

#### **Southwest Corner of West Buckingham Road and North Shiloh Road**

- I. Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a subdivision with Single-Family (Detached) dwelling units, Single-Family (Attached) dwelling units as well as commercial tract and a second tract for potential commercial, 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 Single-Family Attached District, Single-Family-5 (Detached) District, Neighborhood Office (NO) District, and Neighborhood Services (NS) 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. Concept Plan: All development shall be in general conformance with the Concept Plan as provided within Exhibits D1 and D2.
  - B. Detail Plan: Approval of a Detail Plan is required for all development, prior to issuance of a permit for construction.
- V. Specific Regulations:**
  - A. Regulating Plan: All uses, conditions, and standards shall be as provided within Exhibit C. Where not provided in Exhibit C, all applicable standards in the Garland Development Code, Ordinance 6773, shall apply.

Z 15-41  
*Central Park at Garland*  
**(Wyrick tract)**

A Master-Planned Community  
Garland, Texas  
November 23, 2015

## Proposed Planned Development Standards / Regulating Plan

### **I. Purpose Statement; Applicable Regulations.**

To establish a quality master planned multi-phase and multiple product residential community for the property described by metes and bounds on Exhibit “A” (the “Property”) of this PD Ordinance with a strong “Sense of Place” consisting of a diverse collection of detached and attached homes arranged in “districts” within walkable distance to open spaces. The Planned Development will have a conscientious street typology with short blocks and meandering grid to discourage traffic speeds and calm traffic. The range of housing choices is to appeal to a broad range of people of different ages and life stages with a consistent level of quality, architectural embellishments, landscape standards, and an extensive system of private and public open spaces. These open spaces will feature “paseos” which are promenades of open green space where homeowners may stroll leisurely to central and dispersed recreational amenities. These paseos can anticipate future connections to a city wide trail system along thoroughfares and Duck Creek. Allowances for the inclusion of a small neighborhood retail area at the community’s main entrance may attract a daycare and/or a café/coffee shop. This area is envisioned for the community to supplement household needs for socialization and support. A private community amenity center is planned as well as a neighborhood gathering place. Public trails and meandering landscaped greenbelts will buffer the community along the road perimeters.

Development and use of the Property shall comply with the Garland Development Code as it existed on the date of its adoption on May 19, 2015 (the “Development Code”) and this PD ordinance. In the event of a conflict between the Development Code and this PD Ordinance, this PD ordinance shall control.

### **II. Community Features.**

The hardscape within the community shall include entry monuments, community signage and a way-finding program which shall be of uniform materials and permitted within medians and rights of way at the discretion of the Director of Engineering and with an executed License Agreement for any signs located within the right of way. Signs shall not be within the sight visibility triangles.

A mandatory homeowners association shall be established to own and maintain the open spaces, common areas, greenbelts, and paseos; all landscape improvements; perimeter masonry and

tubular steel fencing; entry monuments and signage; and an amenity center/clubhouse and swimming pool(s).

Trails and sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the HOA.

Duck Creek 100 year floodplain shall be designated as a public drainage easement within a HOA common area lot. Maintenance responsibility shall be identified on the plat using the City of Garland Standard drainage easement inscription.

### **III. Street Trees.**

To beautify the community's streets, to promote traffic calming, lower summer temperatures over sidewalks and to create attractive pedestrian environment to encourage walking, street trees will be planted in the parkways, the area between the sidewalk and back of curb. Tree species and planting specifications shall be approved during the detail plan stage. Tree maintenance shall be the responsibility of the homeowner's association, and a minimum eight-foot clearance shall be maintained between the sidewalk and overhanging tree limbs at maturity. Street trees shall count as mitigation trees.

### **IV. Non-Residential Land Uses.**

The following uses are permitted on a maximum of five acres within the Property for community retail/civic uses per the Neighborhood Services District (NS) generally in the location shown on Exhibit "D-1". Allowable uses by right shall be:

- Automated Teller Machine (ATM) - Walk-Up
- Church or Place of Worship
- Day Care, Youth-Licensed Child-Care Center
- Bakery, Retail
- Financial Institution
- Laundry, Drop-Off (with drive-through or window)
- Laundry, Drop-Off (without drive-through or window)
- Office, General
- Studio, Fitness or Performing Arts
- Business and Media Service
- Bus Stop
- Coffee Shop, with or without a drive-through window
- Farmer's Market/Seasonal Produce Sales

Allowable uses by a Specific Use Provision shall be:

- Cultural Facility
- Convenience Store (1,000-5,000sf)
- School, Private, Religious or Charter
- Grocery or Supermarket under 15,000sf.

Such uses shall be:



1. Located adjacent to a perimeter thoroughfare, however, the uses may also be accessible to the main entrance street off Buckingham Rd. as well as pathways within the development to facilitate community access.
2. A continuous landscape buffer shall be provided between NS and residential uses in lieu of masonry screening and shall provide pedestrian access points.

The following shall apply to the Neighborhood Services District:

1. The building height for a pitched roof building shall be a maximum of 35 feet.
2. The front, rear and side building setbacks adjacent to any internal street shall be a minimum of 15 feet.
3. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping or rooftop screening as applicable.

The following uses are permitted on a maximum of ten acres within the Property for limited business, service and medical uses per the Neighborhood Office District (NO) generally in the location shown on Exhibit "D-1". Allowable uses by right shall be:

Automated Teller Machine (ATM) - Walk-Up  
Church or Place of Worship  
Day Car, Adult  
Day Care, Youth- Licensed Child-Care Center  
Post Office  
Medical and Dental Office/Clinic  
Business and Media Service  
Financial Institution  
Office-General  
Bus Stop

Allowable uses by a Specific Use Provision shall be:

School, Private, Religious or Charter  
Veterinary Clinic-Small Animal (indoors only)  
Pharmacy (with drive-through or window)  
Pharmacy (without drive-through or window)  
Studio-Fitness or Performing Arts

Such uses shall have:

1. The building height for a pitched roof building shall be a maximum of 35 feet.
2. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping or rooftop screening as applicable.

The following shall apply to the Neighborhood Offices District:

3. Landscaping and screening shall otherwise comply with the requirements for non-residential development in Chapter 4, Article 3 of the Development Code.
4. The building height for a pitched roof building shall be a maximum of 35 feet.
5. The front, rear and side building setbacks adjacent to any internal street shall be a minimum of 20 feet.

6. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping or rooftop screening as applicable.

## **V. Residential Land Uses.**

Single family attached residences, single family detached residences, and accessory uses are permitted by right, in accordance with the Detail Plan layout. In addition, the following ancillary uses and structures are permitted by right within the PD: private community swimming pools; splash parks; indoor and outdoor recreational and athletic facilities and events; social clubhouses and their related facilities; community gardens; outdoor amphitheater; and dog parks. One or more of these ancillary uses and structures may be incorporated to satisfy the amenity requirements for townhouses in Section 2.37(K)(4) of the Development Code. Each single family attached and detached residence shall have a minimum of two enclosed parking spaces. A diagram of each Lot Type is illustrated on Exhibits “F” and shown on Exhibit “D-2”.

### **A. SFA, Single Family Attached (Townhouses):**

#### **1. Generally**

Temporary marketing and sales offices shall be permitted in connection with attached single family development so long as units are owned by a builder.

The architectural style and scale of the proposed attached single family residential units for all four proposed facade elevations shall be included with the detail plan application. Craftsman style architecture and American colonial style architecture may incorporate non-masonry HardiPlank lap siding or cementitious shake shingle to achieve the overall 80 percent masonry requirement. Other architectural styles may incorporate non-masonry HardiPlank lap siding or cementitious shake shingles to achieve the overall 80 percent masonry requirement if approved by the Director of Planning. The side elevation of any end unit shall have 100 percent masonry on the ground floor except for architectural features and areas under a porch. The architecture for the townhouses will be representative of the elevations included in this PD as Exhibit “F”.

The requirement for a minimum aggregate common area of at least ten percent of the gross platted area for an attached single family development shall be satisfied at the time of full build out of all attached single family development within the Property, and is not required to be met with each individual phase of attached single family development.

Development of attached single family residences shall comply with the SFA Single Family Attached (Townhouse) base zoning district in Section 2.37 of the Development Code, subject to the changes noted above and the following changes:

Except as otherwise provided below for villas, attached single family residences shall comply with Table 2-4 of the Development Code for all SFA lot types, subject to the following changes:

#### **Special Side Setbacks.**

For end dwelling units that abut a common area lot rather than an alley or street right of way, the minimum side yard setback adjacent to the common area lot shall be five feet. The minimum side yard setback for an end dwelling unit that abuts an alley or street right of way shall be ten feet.

Driveway Depth.

Driveway depth shall either be 18 feet or greater in length or five feet in depth (driveway apron) as measured from the alley or mews lane right of way to the face of the garage door. No garages shall enter from the fronting street.

Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 22 feet. The minimum lot depth shall be 90 feet. The minimum lot size shall be 2,000 square feet.

Minimum House Size.

The minimum air conditioned area within each residence shall be 1,400 square feet.

Maximum Lot Coverage.

The maximum lot coverage shall be 90 percent for the building footprint that is under roof.

Rear Yard Setback.

The minimum rear yard setback shall be five feet from the rear facade of the residence to the alley right-of-way.

## **2. Villas**

The PD envisions a single story attached townhouse or “villa”. These houses have specific criteria. They are rear entry, and generally have front yard semi-private courtyards or covered porches and are oriented to the front for their outdoor living area. Being one story, they are wider than two story townhouses. For the villa houses the following shall apply:

Driveway Depth.

Driveway depth shall be five feet in depth (driveway apron) as measured from the alley or mews lane right of way to the face of the garage door. No garages shall enter from the fronting street.

Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 30 feet, the minimum lot depth shall be 75 feet, and the minimum lot size shall be 2,250 square feet.

Minimum House Size.

The minimum air conditioned area within each residence shall be 1,300 square feet.

Maximum Lot Coverage.

The maximum lot coverage shall be 80 percent for the building footprint that is under roof.

Rear Yard Setback.

The minimum rear yard setback shall be five feet from the façade of the residence to the alley right of way.

## **B. SF-5, Single-Family Detached District:**

### **1. Generally**

Development of detached single family residences (including zero lot line residences) shall comply with the SF-5 base zoning district in Sections 2.34 and 2.36 of the Development Code, subject to the following changes:

#### Driveways.

Driveway depth shall be 18 feet or greater as measured from the street or alley right of way to the face of the garage door. Refer to Exhibit “F”.

#### Masonry Construction.

Craftsman style architecture and American colonial style architecture may incorporate non-masonry HardiPlank lap siding or cementitious shake shingle to achieve the overall 80 percent masonry requirement. Other architectural styles may incorporate non-masonry HardiPlank lap siding or cementitious shake shingles to achieve the overall 80 percent masonry requirement if approved by the Director of Planning.

#### Garages.

The face of a garage door must be located at least 18 feet from the street or alley right-of-way line that the garage door faces, and at least 24 feet from any interior property line that the garage door faces.

### **2. Manor Homes**

The PD envisions a limited number of family oriented traditional homes with back yards. These are called “manor homes.” These residences are based on SF-5 but with larger required home size and allowances for architectural enhancements to the street realm. They are shown on Exhibit “D-2”.

For manor houses the following provisions shall apply in addition to those noted above in this Section V.B.1:

#### Minimum Lot Width, Depth, and Size

The minimum lot width shall be 50 feet. The minimum lot depth shall be 100 feet. The minimum lot size shall be 5,100 square feet.

#### Minimum House Size.

The minimum air conditioned area within each residence shall be 2,000 square feet.

#### Front Yard Setback.



The minimum front yard building setback shall be 15 feet. Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet. For front entry garages, the minimum distance between a garage door and the right-of-way line shall be 18 feet.

#### Side Yard Setback.

The minimum side yard building setback shall be five feet. A side yard adjacent to a street on a corner lot shall be a minimum of ten feet; however, any garage door accessed from the side street shall be a minimum of 18 feet from the right of way.

#### Rear Yard Setback.

The minimum rear yard building setback shall be 15 feet (excluding any porches or projecting architectural features). If a rear entry garage is provided, there shall be a minimum of 18 feet from the garage door to the alley right-of-way. The minimum rear yard building setback for a detached front entry garage, granny flat, or other accessory structure shall be five feet. A front entry detached garage may be connected to the main structure with a canopy roof breezeway, in which case the minimum rear yard building setback for the detached garage shall remain five feet.

#### Maximum Height.

The maximum building height shall be 2.5 stories or 40 feet. For any detached garage, granny flat or ancillary structure, the maximum building height shall be 30 feet.

#### Garages.

Detached garages are permitted. Houses may have front, side, or rear entry garages. Front entry garages located on lots that are 55 feet or greater in width shall (1) be located on the front of the residence with a “j-swing” entry such that garage doors are perpendicular to the fronting street; (2) be street-facing front entry garages, or (3) be located in the rear of the lot and accessed with a drive that enters from the front of the lot. All front entry garages are required to have a garage door that is set back at least three feet behind the front facade of the house, excluding porches or other architectural projections. All garage doors facing a street shall be clad in stained wood or be dimensional steel embossed panel with decorative hardware.

#### Alley Waiver.

It is the intention of the PD that alleys are permitted, but not required for the manor house only. If an alley abuts a lot with a manor home, the builder may elect to construct either a front entry or rear entry house however; all houses on a particular block shall be consistently front or rear entry. An alley waiver will be submitted to the Director of Planning during the Detail Plan stage.

#### Granny Flats.

A maximum 600 square foot air-conditioned space in a detached structure for “granny flats” is permitted to be used as a multi-generational living space, guest quarters, or home office space so long as the business does not draw commercial traffic to the property. Such space shall be metered on the same water, sewer and utility meters as the main residence and shall meet the same masonry requirement as the main structure.

### **3. Cottage or Garden Homes**

The PD envisions “Cottage or Garden Homes” to appeal to homeowners who desire less yard and lower maintenance living. These homes may be constructed in the center of the lot or along one side, commonly referred to as a “zero-lot line” house in Section 2.36(c) of the Development Code. These homes shall be rear entry. Refer to Exhibit “D-2”.

For cottage or garden homes, the following provisions shall apply in addition to those noted above in this Section V.B.1:

Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 36 feet. The minimum lot depth shall be 100 feet. The minimum lot size shall be 4,100 square feet.

Minimum House Size.

The minimum air conditioned area within each residence shall be 1,700 square feet.

Maximum Height.

The maximum building height shall be 2 stories or 40 feet.

Front Yard Setback.

The minimum front yard building setback shall be ten feet. Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet.

Side Yard Setback.

The minimum side yard building setback shall be either five feet on each side or these lots shall have a designated “zero” setback line on the Detail Plan of one to three feet in width and a corresponding side yard setback of nine to seven feet in width such that houses have a minimum of ten feet of separation. On zero lot line lots, the plat shall designate a three-foot wide maintenance easement on each lot to the benefit of the adjacent lot. The “zero side” elevation of any house shall be limited to clerestory windows above six feet from the floor or glass block. A side yard adjacent to a street on a corner lot shall always have a minimum ten-foot side yard building setback.

Rear Yard Setback.

The minimum rear yard building setback shall be 12 feet from the rear facade of the residence (excluding porches and projecting architectural features) to the alley right-of-way, and 18 feet from the garage door to the alley right-of-way.

**VI. General Conditions.**

- A. The community is envisioned to be developed in two or more phases to deliver a staged offering of different housing types over time. Additionally, the goal is to adjust to market tastes and preferences. Lot types are envisioned to ensure a diverse housing mix based upon Exhibit “D-2”. Final lot counts for each type will be determined by the Detail Plan. No individual phase is required to encompass all lot types. Individual phases will be *generally consistent* with the overall Concept Plan, but are permitted flexibility for lot type

allocations. Maximum density for residential development within the Property shall not exceed six units per gross acre within the Property. As development will occur in phases, changes in the Concept Plan are permitted without need for additional city approval to accommodate changes in market conditions, subject to compliance with these PD regulations.

- B. For the purposes of determining compliance with the lot width requirements, lot widths shall be measured at the rear of the required front yard as shown on the Detail Plan.
- C. The PD envisions a street typology necessary to create safe streets conducive to a pedestrian environment. The street typology identifies a specific alley section to different lot types and conditions. For example, if a lot fronts onto a common area rather than a street, the alley type is a mews lane which provides fire lane access. Please refer to Exhibits “E-1” and “E-2” for the street typology.
- D. Certain streets such as those that front common areas may be designed to accommodate parking. As such, designated on-street parking spaces shall count towards guest parking requirements for attached single family residences. Guest parking may also be located in common area lots at the ends of blocks or alley returns onto streets, provided they do not hinder visibility.
- E. Any lot type may front onto a common area in lieu of a public street, in which the common lot line shall serve as the front property line for purposes of minimum front yard building setbacks and the lot shall be alley-served with a mews type alley as shown on Exhibits “E-1” and “E-2.” Each residence or building shall satisfy the requirement to be within 150 feet of hose length from a street or fire lane and 400 feet to a fire hydrant.
- F. Sidewalks may be located outside of the public right-of-way if located within an adjacent open space lot with a pedestrian access easement to provide for meandering sidewalks and trails that may be located within adjacent common area lots or to preserve existing trees along perimeter roads.

## **VII. Residential Landscape Requirements.**

The following requirements apply to residential development:

- A. Each attached and detached single family residence shall have an irrigation system in the front yard and street corner side yard with a freeze sensor regulator shut off.
- B. Each manor home and garden home lot shall have a minimum of one shade tree that is at least three inches in caliper planted in the front yard or the parkway in front of the home as shown on Exhibit “E-2”, and every corner lot with a manor home or garden home shall have at least two shade trees that are a minimum of three inches in caliper in the side street parkway. If the lot fronts or sides onto a common area lot, the front yard and side yard tree requirements may be satisfied with the trees located in the adjacent greenspace. No other front yard or side yard tree planting requirement shall apply to a manor home or garden home.

- C. Each manor home shall have at least one understory tree or shade tree planted in the back yard. No other back yard tree planting requirement shall apply to a manor home.
- D. Each attached single family villa shall have a minimum of one shade tree that is at least three inches in caliper planted in the parkway in front of the home, and every corner lot with a villa shall have at least one shade tree that is a minimum of three inches in caliper planted in the street side yard. If the lot fronts or sides onto a common area lot, the front yard or side yard tree requirements may be satisfied with the trees located in the adjacent greenspace. No other front yard or side yard tree planting requirement shall apply to a villa.
- E. With the exception of villas, each attached single family residence shall have one understory tree that is a minimum of two inches in caliper planted in the front yard or parkway in front of the home. If the lot fronts onto a common area lot, the tree requirement may be satisfied with the trees located in the adjacent greenspace. No other front yard tree planting requirement shall apply to attached single family residences described by this paragraph.
- F. All required trees shall be selected from a tree list approved during the Detail Plan stage.

#### **VIII. Parkland Dedication.**

- A. No public park land dedication shall be required. In lieu of public park land dedication, a minimum of ten percent of the Property at the time of full build out shall be reserved as a common area that will be owned by the homeowners association and improved with publicly accessible trails as shown in Exhibit "D". Individual plats are not required to demonstrate compliance with the requirement for ten percent of the Property to be reserved as a common area. Common areas may include floodplain, detention areas, and mini-parks as shown on the Concept Plan. Mini-parks and paseos shall be connected with sidewalks to be a comprehensive pedestrian system. Common areas will abut a public street right-of-way in at least one location with a sidewalk connections.
- B. A minimum of seven acres within the Duck Creek floodplain will be reserved as a common area with the filing of the Phase 1 Final Plat. This area shall be included as part of the ten percent common area required by Section VIII.A
- C. A pedestrian circulation system shall be provided that affords connectivity to the NS or NO sites, private open spaces, the neighborhood amenity center, and the perimeter of the Property. The pedestrian circulation system shall include concrete trails that are a minimum of six feet in width. Minor trails in greenbelts and paseos may be constructed of decomposed granite, pea gravel, or mulch, shall be a minimum of six feet in width, and shall connect with the wider system of concrete trails. The pedestrian circulation system may be located on private property with a pedestrian access easement or within the right-of-way. The pedestrian circulation system may include benches, landscaping, signage, lighting, bike racks, water fountains, trash cans, and doggie waste stations.
- D. All street right-of-way shall be improved with sidewalks that are a minimum of four feet in width and (1) constructed by the homebuilders at the time of adjacent house construction; or (2) constructed by the developer for all non-buildable lots. All sidewalks along Shiloh and Buckingham and along NS and NO uses are to be six feet in width.



- E. The minimum size of any common area shall be two thousand square feet with no dimension that is less than 20 feet in width. All common areas shall connect to a public right-of-way to create the envisioned network of pedestrian paseos. Common areas may abut rights-of-way to further make use of the parkways as “attached greens.”

**IX. Fencing Requirements.**

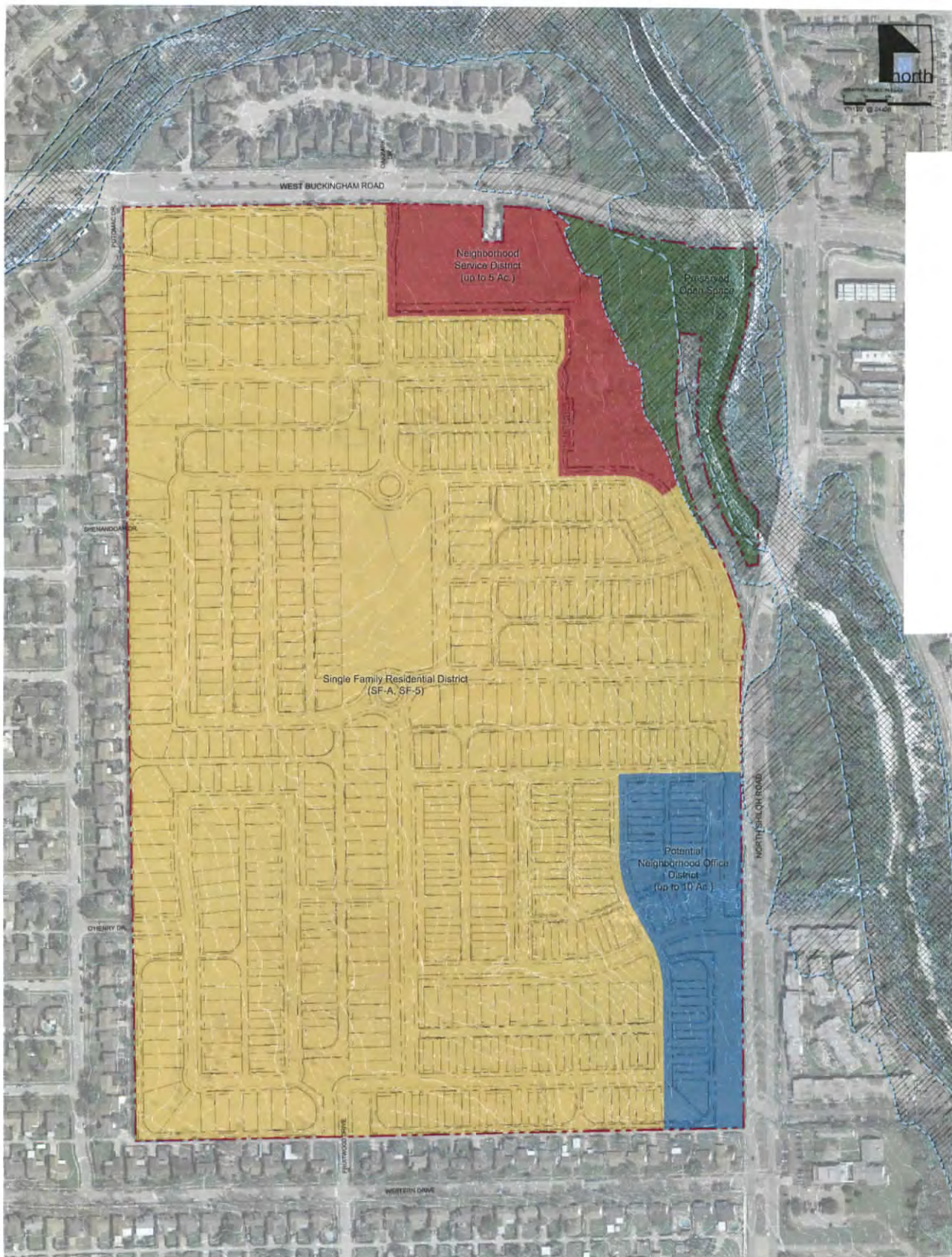
- A. The developer shall install a perimeter brick or stone screening wall along Shiloh Road and Buckingham Road in phases at the time of platting the adjacent phase of the Property. Where interior streets or common areas front Shiloh road or Buckingham Road, in lieu of masonry screening, a landscape border improved with a minimum six-foot wide public trail shall be provided. The landscape border shall include a combination of shade trees, understory trees, shrubs, grasses, and irrigation. Floodplain, parks, open spaces, right-of-way, and NS or NO sites shall be exempt from the screening requirements in this Section IX.A; however, tubular steel fencing may be installed in these areas at the developer's option.
- B. Homebuilder fencing on lots shall be six feet in height, and shall be setback a minimum of five feet from the front building line shown on the Detail Plan. On street side corner residential lots, fences shall be constructed of cedar butt joint stained pickets in a uniform color stain with a flat top rail or tubular steel painted black.
- C. Fencing on all residential lots abutting an open space lot, greenbelt, or paseo shall be restricted to (1) tubular steel painted black; (2) decorative cattle wire not to exceed five feet in height; (3) picket fences; or (4) a courtyard masonry wall not to exceed three and a half feet in height. No solid fencing shall be permitted abutting an open space lot, greenbelt, or paseo; however, landscape borders, included trimmed hedges, are permitted.

**X. Street Typology.**

- A. To foster a sense of place and create safe streets with low traffic speeds for residents of the community, development of the Property shall employ a hierarchy of residential street and alley types as shown in Exhibits “E-1 and “E-2”.
- B. For divided streets with landscaped medians, a 70 foot right of way will be provided with an entrance of 14 feet and an exit of 24 feet with a maximum 8 foot landscape median and 12 feet of parkway along both sides of the divided street.
- C. Mountable curbs in conformance with the City of Garland Standard Details are permitted on front entry manor home lots. Standard curbs will be required adjacent to streets abutting all other residential lot types.
- D. Streets fronting open space lots may either have no curb or standard curbs adjacent to the common area lot. Streets adjacent to common area lots may provide for on-street parking. In addition, the street faces adjacent to open spaces are not required to have a curb if an

integral part of the landscape design and the street face is lined with bollards to prevent vehicle entry.

- E. Streets abutting medians and retail/commercial and business tracts shall have a standard curb. Intersections shall be designed at 90 degrees +/- 5 degrees. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan stage.
- F. Developer shall work with City to determine the location and number of stop signs within the subdivision and speed limits to facilitate traffic calming and maximum benefit the pedestrian system.
- G. Alley radius shall be per the City of Garland's Technical Standards. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan stage.
- H. All alley and mews lane intersections with streets shall be perpendicular or radial, within a +/- 5 degree tolerance, at the intersection of right-of-way lines provided that a 200-foot stopping sight distance (SSD) is maintained. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan stage.
- I. Alleys and mews lanes may align with existing or future streets/alleys on the opposite side of a street. The offset between mews lanes and alleys on opposite sides of a residential street shall be per the City of Garland's Technical Standards. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan Stage.
- J. Any lot type that fronts onto a common area lot in lieu of fronting onto a street shall be served with a mews lane consisting of 30 feet of right-of-way. The mews lane shall serve as a fire lane, have a 24-foot wide pavement, and have a 30-foot radius at intersections.
- K. The minimum horizontal radius for an interior street shall be per the City of Garland's Technical Standards. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan stage.
- L. Dead-end fire lanes shall not be allowed.



#### Land Use Acreage Summary

Open Space	11.6
Neighborhood Service	5.0
Residential Lots / Residential Street ROW	84.5
<b>Total</b>	<b>101.1</b>

POTENTIAL NEIGHBORHOOD OFFICE: 10 AC. MAX.

Street and lot layout are conceptual only.

#### CONCEPT PLAN PLANNED DEVELOPMENT EXHIBIT D-1 **Wyrick Tract**

101.1 ACRES IN THE LEVI TURNER SURVEY, ABSTRACT #1487  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
NOVEMBER, 2015

**APPLICANT:**  
Wilbow Corporation  
Chad Fitzgerald  
4111 W. Central Expressway  
Suite 900, Lockbox 13  
Dallas, TX 75204  
Phone: 972.479.0807

**OWNER:**  
Marilyn Wyrick Ingram  
Phyllis Wyrick Patterson  
Contact Name:  
Jim Norman  
13373 Broadway Suite 104  
San Antonio, TX 78209  
Phone: 210.822.8972 ext.25

**PLANNER:**  
TBC Partners, Inc.  
1801 Green Street  
Suite 1400  
Dallas, TX 75206  
P: 214.345.1445  
Contact: Mark Meyer

**ENGINEER / SURVEYOR:**  
Kimley-Horn and Associates  
State of Texas Registration  
No. 1-328  
5750 Generals Court, Suite 200  
Frisco, TX 75034  
P: 972.335.3540  
F: 972.335.3779  
Contact: Mark E. Harris, P.E.

**EXHIBIT D**



**Kimley-Horn**

NOTES: THIS PLAN IS CONSIDERED AN OFFICIAL AND HAS BEEN DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF A PLANNED DEVELOPMENT EXHIBIT D-1. THE PLANNED DEVELOPMENT EXHIBIT D-1 IS A CONCEPT PLAN AND DOES NOT CONSTITUTE A FINAL PLANNED DEVELOPMENT EXHIBIT D-1.





#### Lot Type Summary

Manor (50'x115')	56
Garden (40'x115')	136
Villa (1 Story Townhome - 35'x75')	93
Townhome (2-Story - 22'x100')	293
<b>Total</b>	<b>578</b>

#### Density Summary (Units per Acre)

Gross	5.7
Net of Commercial	6.0

#### PLANNED DEVELOPMENT EXHIBIT D-2

### Wyrick Tract

101.1 ACRES IN THE LEVI TURNER SURVEY, ABSTRACT #1487  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
NOVEMBER, 2015

**APPLICANT:**  
Wilbow Corporation  
Chris McFarland  
4151 N. Central Expressway  
Suite 800, Lockbox 13  
Dallas, TX 75204  
Phone: 972.479.0697

**OWNER:**  
Marlyn Wyrick Ingram  
Phyllis Wyrick Patterson  
Contact Name:  
Jim Norman  
13173 Broadway Suite 304  
San Antonio, TX 78209  
Phone: 210.622.8912 ext. 25

**PLANNER:**  
180 Partners, Inc.  
2002 Bryan Street  
Suite 1400  
Dallas, TX 75201  
P (214) 344-5757  
Contact: Mark Meyer

**ENGINEER / SURVEYOR:**  
Kimley-Horn and Associates  
State of Texas Registration:  
No. 1-928  
3750 Geneva Court, Suite 200  
Frisco, TX 75034  
P (972) 335-8340  
F (972) 335-3179  
Contact: Mark L. Harris, PE

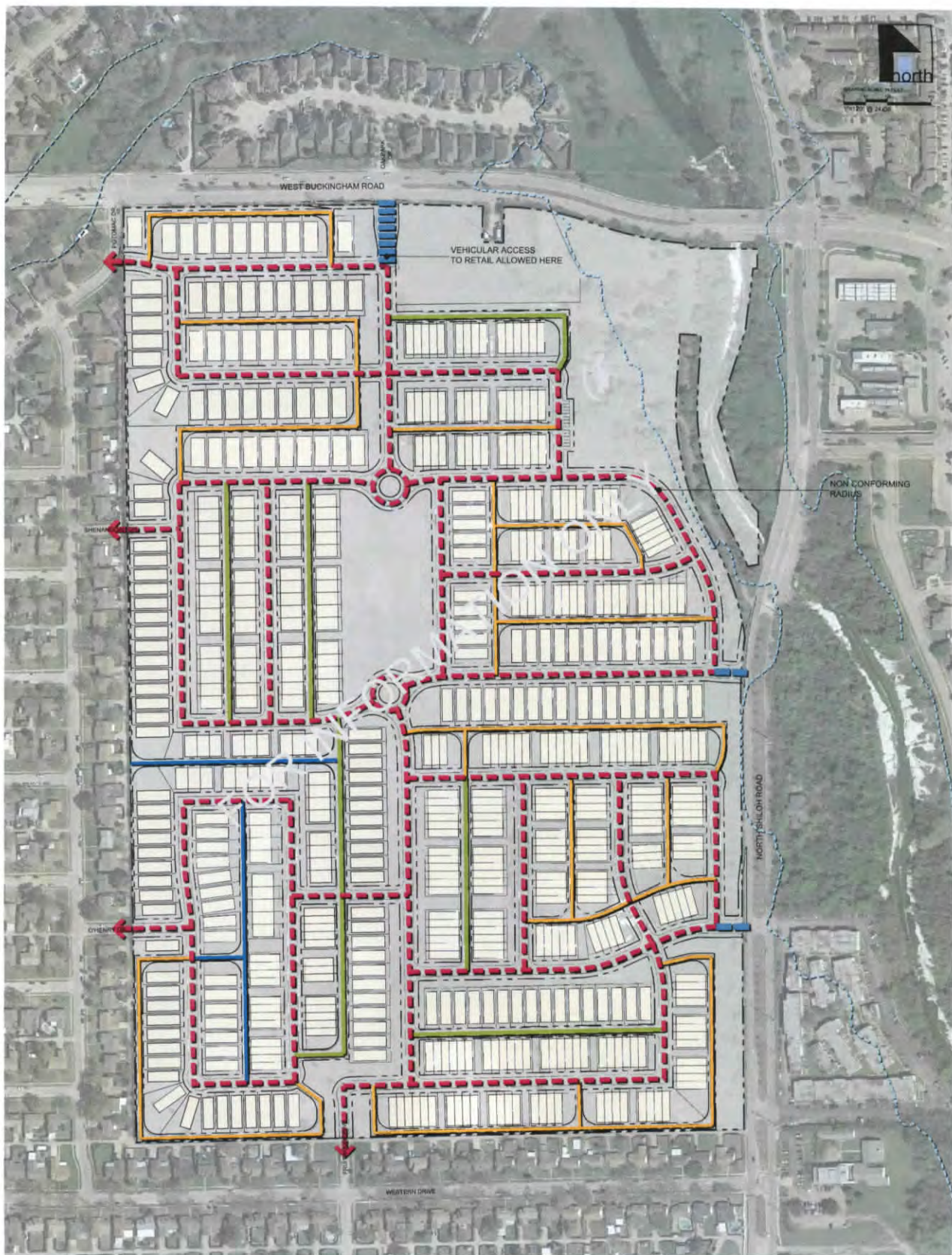


Kimley-Horn







## EXHIBIT D

NOTE: THIS PLAN IS CONSIDERED A PRELIMINARY AND HAS BEEN PREPARED BY THE ENGINEER OR SURVEYOR FOR THE EXHIBIT D-2. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR SURVEYOR.





#### Street Types

-  70' DIVIDED ENTRY STREET
-  60' RESIDENTIAL COLLECTOR (37' PAVEMENT) - NO PARKING
-  50' TWO WAY RESIDENTIAL STREET WITH PARKING
-  20' RESIDENTIAL ALLEY (10' PAVEMENT)
-  20' VILLA ALLEY (18' PAVEMENT)
-  30' MEWS ALLEY (24' PAVEMENT)

#### STREET TYPE PLAN PLANNED DEVELOPMENT EXHIBIT E-1

### Wyrick Tract

101.1 ACRES IN THE LEVI TURNER SURVEY, ABSTRACT #1487  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
NOVEMBER, 2015

**APPLICANT:**  
Wilbur Corporation  
Chris Hagedorn  
4131 N. Central Expressway  
Suite 800, Lockbox 13  
Dallas, TX 75204  
Phone: 972.479.0807

**OWNER:**  
Marlyn Wyrick Ingram  
Phyllis Wyrick Patterson  
Contact Name:  
Jim Morrison  
7337 Broadway Suite 504  
San Antonio, TX 78208  
Phone: 210.822.8912 ext. 25

**PLANNER:**  
TBC Partners, Inc.  
2001 Bryan Street  
Suite 1400  
Dallas, TX 75201  
P (214) 444-0757  
Contact: Mark Meyer

**ENGINEER / SURVEYOR:**  
Kimley-Horn and Associates  
State of Texas Registration  
No. 1-928  
3150 Elmwood Court, Suite 200  
Frisco, TX 75034  
P (972) 315-2480  
F (972) 315-3179  
Contact: Mark L. Harris, PE

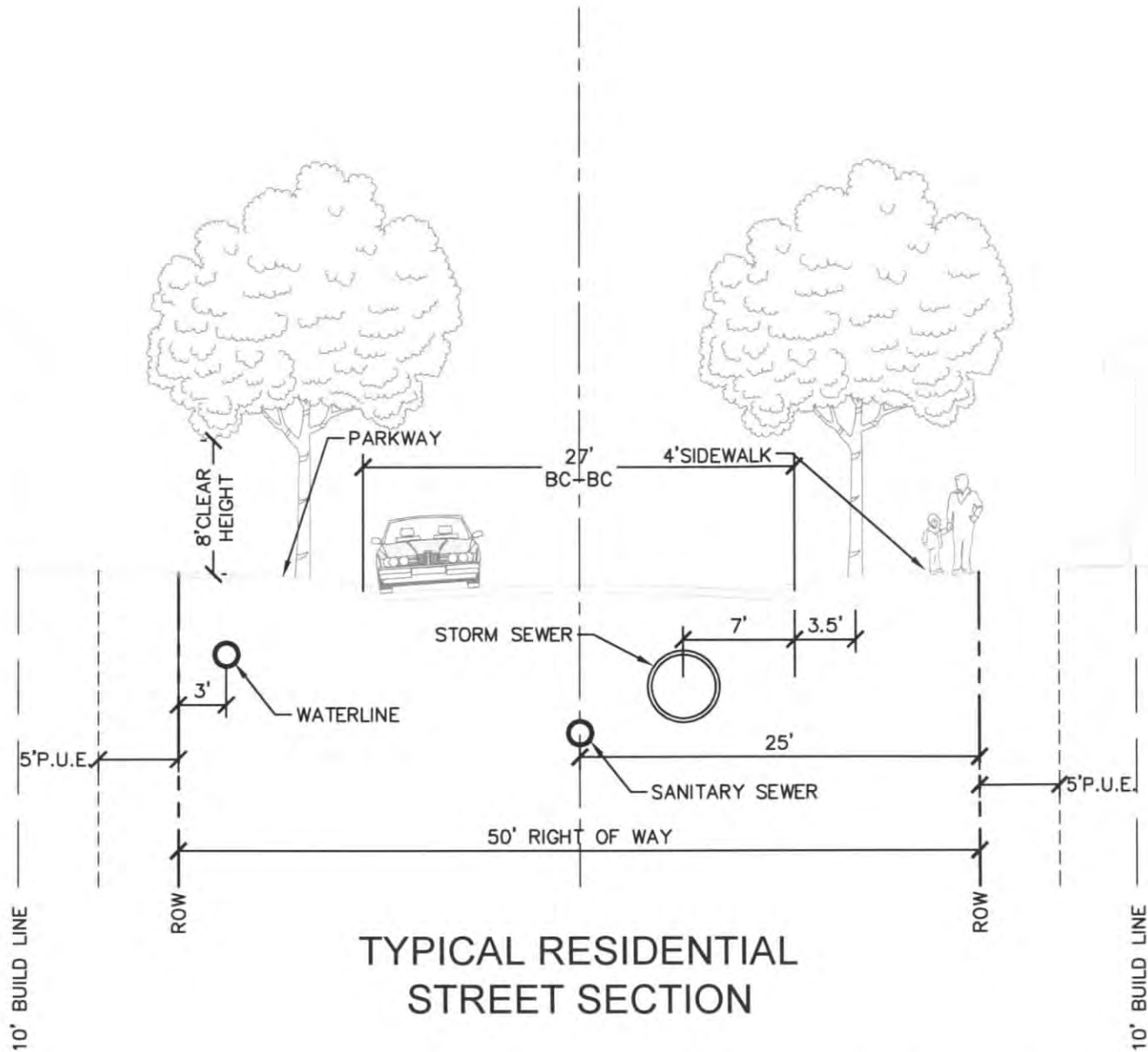


Kimley-Horn

EXHIBIT E

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY. FOR INFORMATION PURPOSES, CONTACT WITH THE CITY, ETC.

FOR INFORMATIONAL PURPOSES ONLY



TYPICAL RESIDENTIAL  
STREET SECTION

STREET SECTIONS

**Wyrick**  
GARLAND

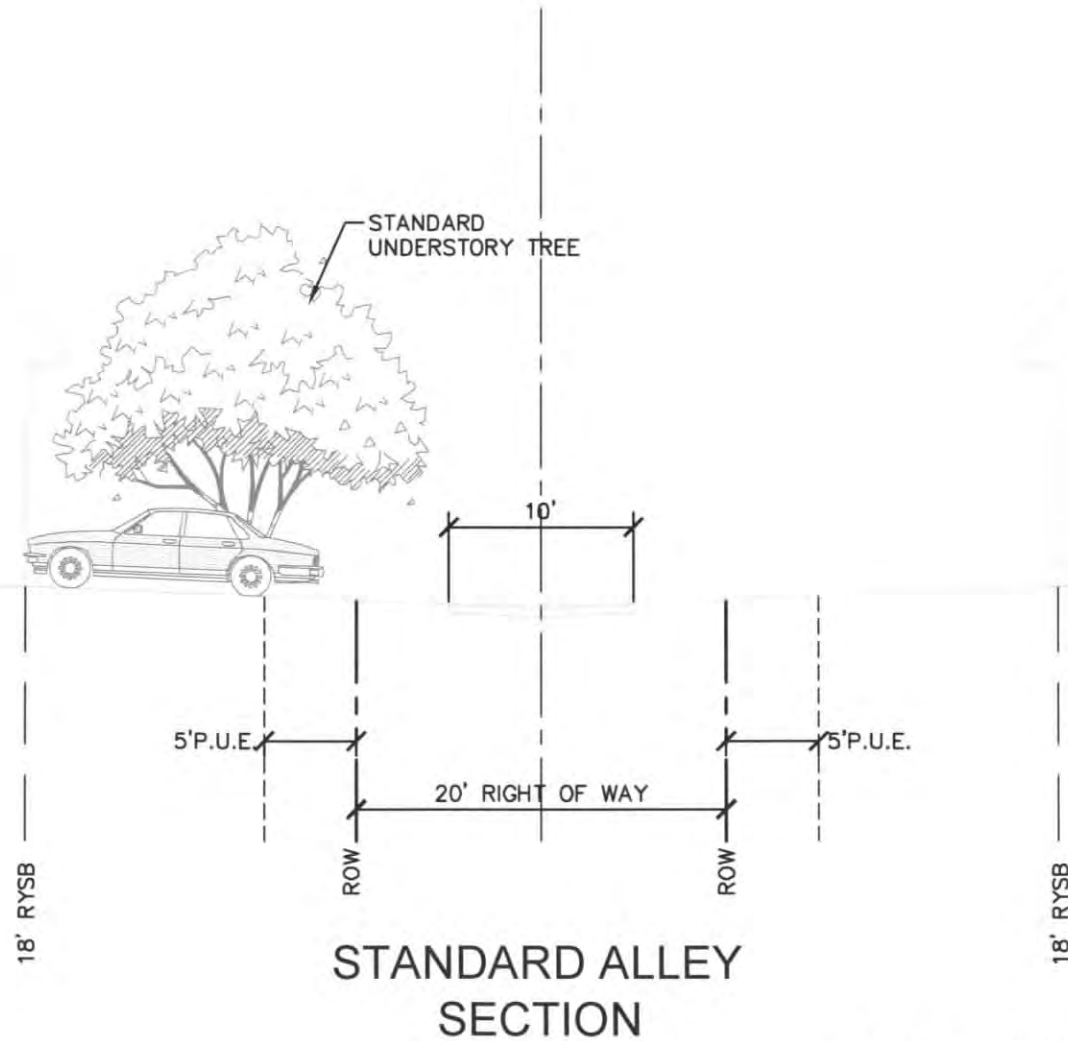
Note: Exact utility placement will be determined during the Detail Plan stage and as per the approval of the Director of Engineering.

**Kimley»Horn**

FOR INFORMATIONAL PURPOSES ONLY



FOR INFORMATIONAL PURPOSES ONLY



Note: Exact utility placement will be determined during the Detail Plan stage and as per the approval of the Director of Engineering.

STREET SECTIONS

**Wyrick**  
GARLAND

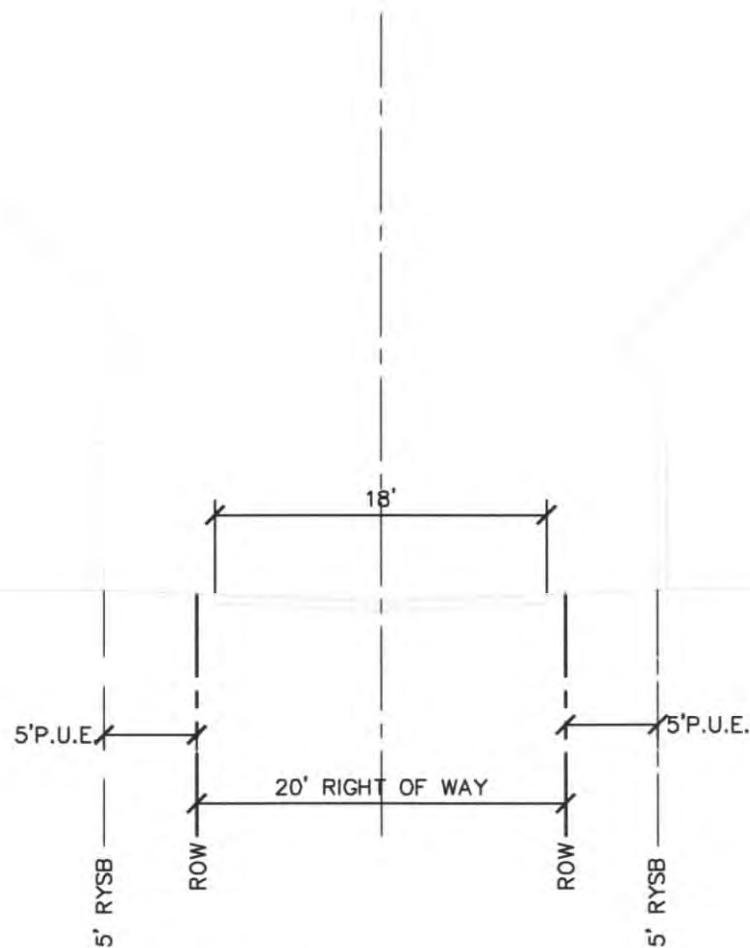
**Kimley»Horn**

FOR INFORMATIONAL PURPOSES ONLY

FOR INFORMATIONAL PURPOSES ONLY

FOR INFORMATIONAL PURPOSES ONLY

EXHIBIT E



### 1-STORY TOWNHOME ALLEY SECTION

#### STREET SECTIONS

**Wyrick**  
GARLAND

Note: Exact utility placement will be determined during the Detail Plan stage and as per the approval of the Director of Engineering.

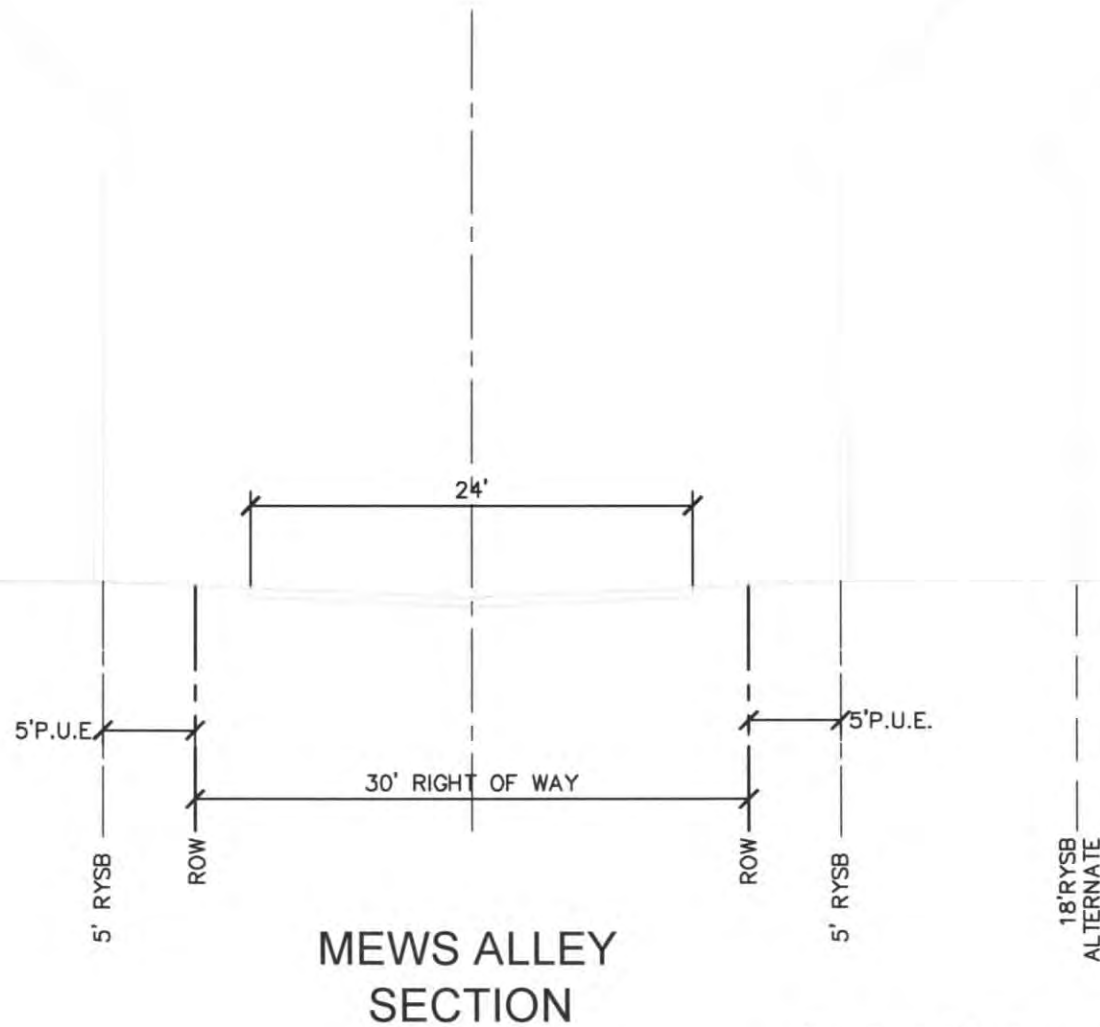
**Kimley»Horn**



FOR INFORMATIONAL PURPOSES ONLY

FOR INFORMATIONAL PURPOSES ONLY

EXHIBIT E



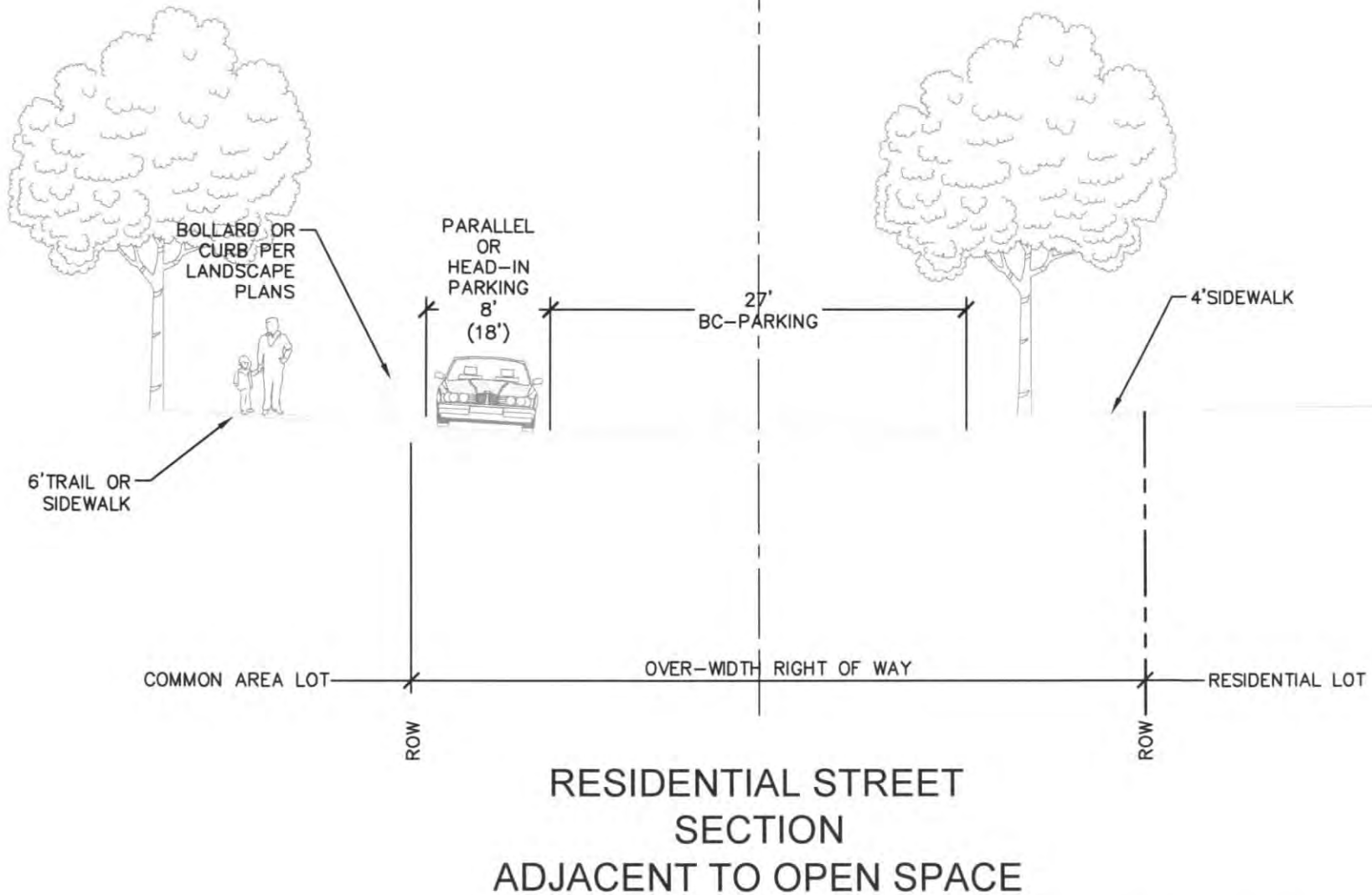
STREET SECTIONS

**Wyrick**  
GARLAND

Note: Exact utility placement will be determined during the Detail Plan stage and as per the approval of the Director of Engineering.

**Kimley»Horn**

FOR INFORMATIONAL PURPOSES ONLY



FOR INFORMATIONAL PURPOSES ONLY

EXHIBIT E

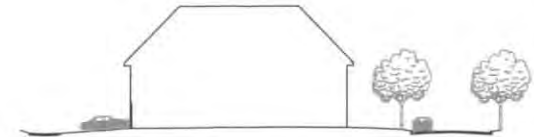
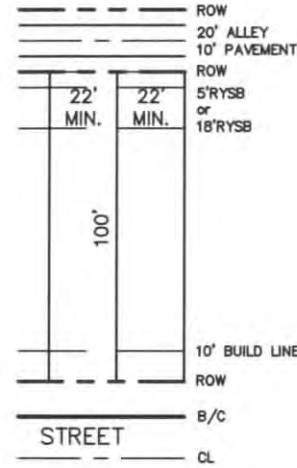
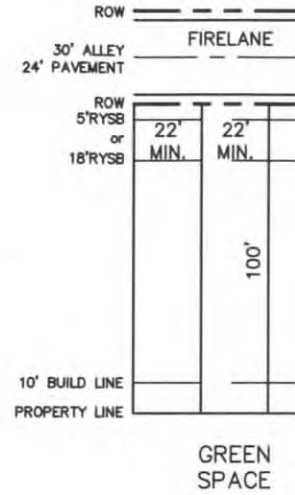
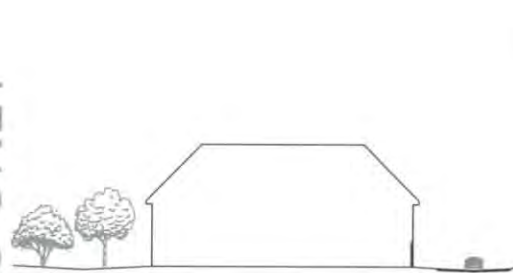
## STREET SECTIONS

**Wyrick**  
GARLAND

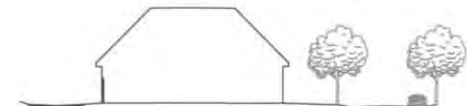
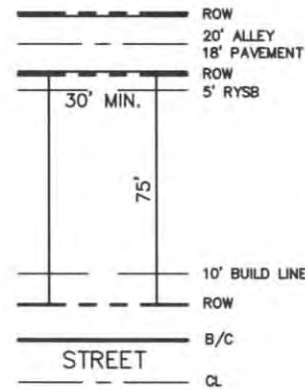
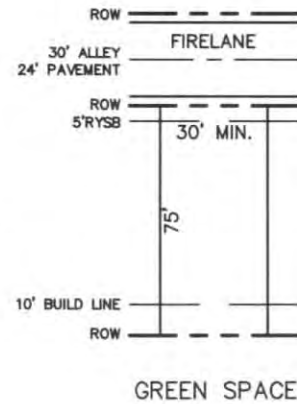
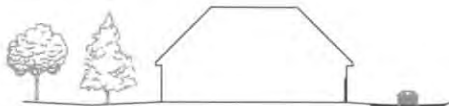
Note: Exact utility placement will be determined during the Detail Plan stage and as per the approval of the Director of Engineering.

**Kimley»Horn**

FOR INFORMATIONAL PURPOSES ONLY



## 2-STORY TOWNHOME



VILLA  
(1-STORY TOWNHOME)

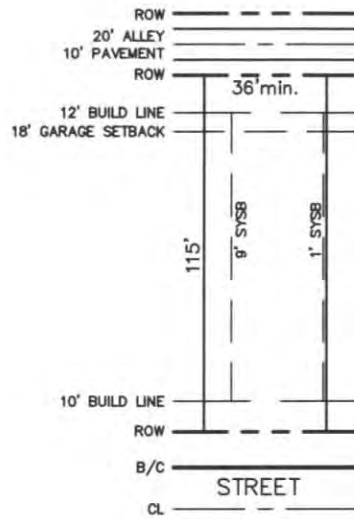
## LOT DIAGRAMS

**Wyrick**  
GARLAND

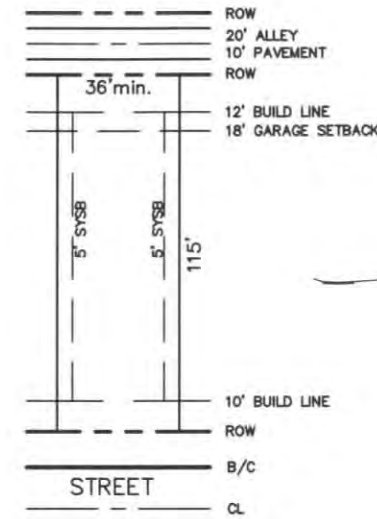
FOR INFORMATIONAL PURPOSES ONLY

EXHIBIT F

**Kimley»Horn**

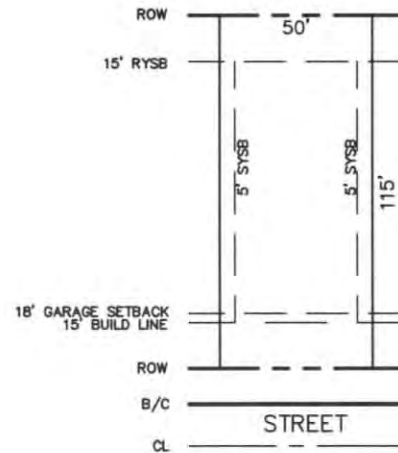
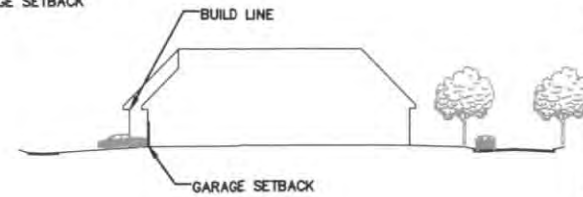


ZERO

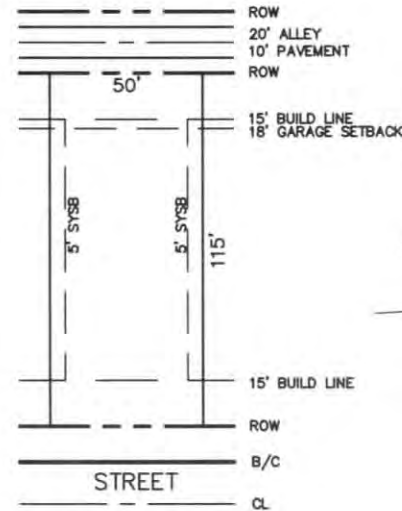


CENTER-LOAD

GARDEN HOME

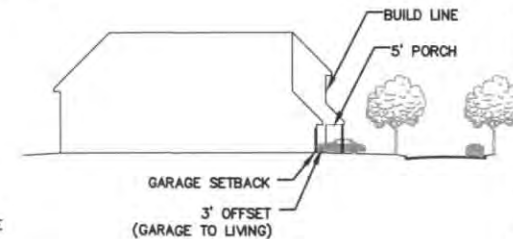


FRONT ENTRY



REAR ENTRY

MANOR HOME



LOT DIAGRAMS

**Wyrick**  
GARLAND

**Kimley»Horn**





#### Open Space Acreage Summary

Open Space	6.8
Open Space in Floodplain	4.8
Total Open Space	11.6
Total Percent Open Space	11.5%

- PROPOSED 6' WIDE COMMUNITY TRAIL  
--- 5-MINUTE WALK BOUNDARY

#### OPEN SPACE DIAGRAM PLANNED DEVELOPMENT EXHIBIT G

### Wyrick Tract

101.1 ACRES IN THE LEVI TURNER SURVEY, ABSTRACT #1487  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
NOVEMBER, 2015

**APPLICANT:**  
Willow Corporation  
Chief Financial Officer  
4111 N. Central Expressway  
Suite 1900, Lockbox 13  
Dallas, TX 75204  
Phone: 972.479.0607

**OWNER:**  
Marlyn Wyrick Ingram  
Phyllis Wyrick Patterson  
Contact Name:  
Jim Norman  
73373 Broadway Suite 104  
San Antonio, TX 78209  
Phone: 210.822.8972 and 25

**PLANNER:**  
TBC Partners, Inc.  
2800 Bryan Street  
Suite 1450  
Dallas, TX 75206  
P (214) 744-0757  
Contact: Mark Meyer

**ENGINEER / SURVEYOR:**  
Kimley-Horn and Associates  
State of Texas Registration  
No. T-928  
3700 Seneca Court, Suite 200  
Frisco, TX 75034  
P (972) 355-2380  
P (972) 355-3179  
Contact: Mark E. Harris, PE



Kimley-Horn

EXHIBIT G

NOTE: THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER OR SURVEYOR.

## REPORT & MINUTES

**P.C. Meeting, November 23, 2015 (8 Members Present)**

**Consideration of the application of Wilbow Corporation, requesting the approval of a 1) change of zoning from Single-Family-7 (SF-7) District and Planned Development (PD) District 68-63 to a Planned Development (PD) District for Single-Family-5 (Detached) Uses, Single-Family (Attached) Uses, Neighborhood Office (NO) Uses, Neighborhood Services (NS); and 2) a Concept Plan for Single-Family (Detached) Uses, Single-Family (Attached) Uses and Retail. This property is located at the southwest corner of West Buckingham Road and North Shiloh Road. (District 6) (File Z 15-41) (This item was postponed from the October 26, 2015 Plan Commission meeting)**

The applicant Chas Fitzgerald and Dustin Burke, 4131 N. Central Expressway, Dallas, TX, gave an overview of the request and provided additional information regarding the proposed retail area and alley right-of-ways.

Commissioners expressed concerns regarding the naming of the neighborhood in relation to the existing public park and traffic congestion on Shiloh Road.

Speaking in opposition of the request:

Jane Duren, 1542 Goodwin Drive, Garland, TX 75042  
John Snyder, 1450 N. Shiloh, Garland, TX

Registering their position as opposed but not speaking Patsy McGowan, 1538 Goodwin, Garland, TX 75042

**Motion** was made by Commissioner Vera, seconded by Commissioner Moore to close the Public Hearing per staff recommendation. **Motion carried: 8 Ayes, 0 Nays.**







# GARLAND

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

October 14, 2015

**HEARING DATE/TIME:** Plan Commission: October 26, 2015 – 7:00 PM

**APPLICANT:** Wilbow Corporation Inc.

**File: Z 15-41**

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, October 26, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Wilbow Corporation Inc.**, requesting approval of a 1) change of zoning from Single-Family-7 District to a Planned Development District for Single-Family-5 (Detached) Uses, Single-Family (Attached) Uses, Neighborhood Office (NO) Uses, Neighborhood Services (NS) and 2) a Concept Plan for Single-Family (Detached) Uses, Single-Family (Attached) Uses and Retail. The property is shown on the enclosed sketch and is described as follows:

**BEING** All that certain tract or parcel of land being situated in the Levi Turner Survey, Abstract No. 1487, City of Garland, Dallas County, Texas, and being:

All of the remainder of a called 49.862 acre tract conveyed to Marilyn Wyrick Ingram (an undivided 1/2 interest) and Phyllis Wyrick Patterson (an undivided 1/2 interest) as evidenced by Executor's Deed recorded in Volume 2001152, Page 1851, Deed Records of Dallas County, Texas, and being the same as the remainder of a called 53-5/12 acre tract described as "FIRST TRACT" in the Warranty Deed to Maydell C. Wyrick recorded in Volume 4208, Page 281, said Deed Records,

And all of the remainder of a called 50 acre tract conveyed to Marilyn Wyrick Ingram (an undivided 1/2 interest) and Phyllis Wyrick Patterson (an undivided 1/2 interest) as evidenced by Gift Deeds recorded in Volume 90169, Page 3886, and in Volume 91039, Page 1335, said Deed Records, and being the same as the remainder of a called 53-2/3 acre tract described as "SECOND TRACT" in the Warranty Deed to Maydell C. Wyrick recorded in Volume 4208, Page 281, said Deed Records,

And all of the portion of the 60 foot wide Old Shiloh Road right-of-way abandoned by City of Garland Ordinance No. 2294 (District 6)

**Note: Request is to establish a Planned Development (PD) District and Concept Plan for the development of a subdivision with Single-Family (Detached) dwelling units, Townhouse dwelling units as well as commercial tract and a second tract for potential commercial. A subsequent Detail Plan must be approved prior to any construction.**

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. X I am opposed to the request.

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

The single family dev would be okay but I am  
opposed to the townhouses & commercial that  
corner is busy enough w/o more traffic by commercial  
dev  
(Please complete the following information)

Your Property Address

SANPRA D'ORAZIO

Printed Name

2601 Poplar TX

Address

City, State

Garland TX 75042

Zip

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

Signature

Title

Date:

10/22/15





# GARLAND

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

October 14, 2015

HEARING DATE/TIME: Plan Commission: October 26, 2015 – 7:00 PM

APPLICANT: Wilbow Corporation Inc.

File: Z 15-41

Dear Property Owner:

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All of the remainder of a called 49.862 acre tract conveyed to Marilyn Wyrick Ingram (an undivided 1/2 interest) and Phyllis Wyrick Patterson (an undivided 1/2 interest) as evidenced by Executor's Deed recorded in Volume 2001152, Page 1851, Deed Records of Dallas County, Texas, and being the same as the remainder of a called 53-5/12 acre tract described as "FIRST TRACT" in the Warranty Deed to Maydell C. Wyrick recorded in Volume 4208, Page 281, said Deed Records,

And all of the remainder of a called 50 acre tract conveyed to Marilyn Wyrick Ingram (an undivided 1/2 interest) and Phyllis Wyrick Patterson (an undivided 1/2 interest) as evidenced by Gift Deeds recorded in Volume 90169, Page 3886, and in Volume 91039, Page 1335, said Deed Records, and being the same as the remainder of a called 53-2/3 acre tract described as "SECOND TRACT" in the Warranty Deed to Maydell C. Wyrick recorded in Volume 4208, Page 281, said Deed Records,

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**Note: Request is to establish a Planned Development (PD) District and Concept Plan for the development of a subdivision with Single-Family (Detached) dwelling units, Townhouse dwelling units as well as commercial tract and a second tract for potential commercial. A subsequent Detail Plan must be approved prior to any construction.**

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.

*There is NO alley between our properties and retail/commercial property tends to increase neighborhood crime and decrease property value; therefore, I am NOT in favor of the zoning change.*  
(Please complete the following information)

Your Property Address

*2810 POTOMAC Drive, Garland, TX 75042-4849*

Printed Name

*LINDA CAROL FERNICOLA*

Address

*2810 POTOMAC Drive*

City, State

*Garland, TX*

Zip

*75042-4849*

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

Signature

*Linda Carol Fernicola*

Title

*Retired Homeowner*

Date:

*October 22, 2015*

972-205-2445

E1541

(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.

NO, I do not wish for this land to be built on - No way please. We are crowded enough already.   
 (Please complete the following information)   
 This idea de-values home no. 2521 Western Dr.   
 property.   
 2521 Western Dr.   
 (Please complete the following information)   
 2521 Western Dr.   
 750430

Printed Name

Address

City, State

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

Signature

Title

Date:

10-21-15

972-205-2445.

(Please Check One Below)

215-41 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

DeDeRA J. Donohue

Printed Name

2909 Blue Ridge Ln. Garland, TX 75042

Address

City, State

Zip

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

DeDeRA J. Donohue Homeowner

Signature

Title

Date: 10-22-15





# GARLAND

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

October 14, 2015

**HEARING DATE/TIME:** Plan Commission: October 26, 2015 – 7:00 PM

**APPLICANT:** Wilbow Corporation Inc.

**File: Z 15-41**

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, October 26, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Wilbow Corporation Inc.**, requesting approval of a 1) change of zoning from Single-Family-7 District to a Planned Development District for Single-Family-5 (Detached) Uses, Single-Family (Attached) Uses, Neighborhood Office (NO) Uses, Neighborhood Services (NS) and 2) a Concept Plan for Single-Family (Detached) Uses, Single-Family (Attached) Uses and Retail. The property is shown on the enclosed sketch and is described as follows:

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And all of the portion of the 60 foot wide Old Shiloh Road right-of-way abandoned by City of Garland Ordinance No. 2294 (District 6)

**Note: Request is to establish a Planned Development (PD) District and Concept Plan for the development of a subdivision with Single-Family (Detached) dwelling units, Townhouse dwelling units as well as commercial tract and a second tract for potential commercial. A subsequent Detail Plan must be approved prior to any construction.**

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.

*We have crime in our residential area, this would increase crime, overcrowding of H.R. Davis Elem School, Jackson Technical, Junior High School. Traffic congestion, reduced quality of life. No more houses, offices or retail.*

Your Property Address

*2902 Blue Ridge Lane*

Printed Name

*EDITH AND ROBERT E. WILSON*

Address

City, State

*Garland TX. enough!*

*75042-4813*

Zip

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

Signature

Title

Date: *10-23-2015*





# GARLAND

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

October 14, 2015

HEARING DATE/TIME: Plan Commission: October 26, 2015 – 7:00 PM

APPLICANT: Wilbow Corporation Inc.

File: Z 15-41

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(Please Check One Below)

\_\_\_\_ I am in favor of the request. X 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

Charmayne King

Printed Name

2621 Poplar Tr

Address

Garland TX 75042

City, State

Zip

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

Charmayne King

Signature

owner

Title

Date: 10-27-15





# GARLAND

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

October 14, 2015

**HEARING DATE/TIME:** Plan Commission: October 26, 2015 – 7:00 PM

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**File: Z 15-41**

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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.

*Increases traffic (if commercial) → increases crime potential Section 8 → lowers property values*  
(Please complete the following information)

Your Property Address

*Anthony & Erlina Perrone*

Printed Name

*2518 Woodpark DR Garland TX 75044*

Address

City, State

Zip

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

*Anthony & Erlina Perrone*

Signature

Title

*Home owners*

Date: *10-28-15*





# GARLAND

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

October 14, 2015

**HEARING DATE/TIME:** Plan Commission: October 26, 2015 – 7:00 PM

**APPLICANT:** Wilbow Corporation Inc.

**File: Z 15-41**

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(Please Check One Below)

\_\_\_\_\_ I am in favor of the request. X 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

3009 Burning Tree Ln, Garland

Printed Name

Hilton Bautsch

Address

City, State

Zip

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

Hilton Bautsch  
Signature

resident  
Title

Date: 10-23-15

Outside notification area



# GARLAND

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

October 14, 2015

**HEARING DATE/TIME:** Plan Commission: October 26, 2015 – 7:00 PM

**APPLICANT:** Wilbow Corporation Inc.

**File: Z 15-41**

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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

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:

JOHN FERR

2701 Woodpark Dr Garland TX 75044

*[Signature]*  
10/25/15

*outside notification area*





# GARLAND

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

October 14, 2015

HEARING DATE/TIME: Plan Commission: October 26, 2015 – 7:00 PM

APPLICANT: Wilbow Corporation Inc.

File: **Z 15-41**

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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

Donner Holmes  
Printed Name

2530 Western Dr Garland TX 75042  
Address City, State Zip

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

Signature

Title

Date:

10-23-15



# GARLAND

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

October 14, 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

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:





# GARLAND

October 14, 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.

**MICHAEL ARCHER** (Please complete the following information)  
Your Property Address

**2637 WOODPARK DRIVE**  
Printed Name

**GARLAND, TX. 75044**  
Address

City, State

Zip

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

Signature

**OWNER**  
Title

Date:

**10/27/15**

December 11, 2015


Dear Garland City Council,

The property at the corner of Shiloh Road and Buckingham has been in our family for over 100 years. Our decision to sell was not made quickly nor hastily; years of thought, discussion and prayer went into it.

As we began to realize that the time had come to do something different with the property, we carefully looked for a way to use the property to benefit Garland and honor the heritage of the land. We feel that we have found that with Wilbow Corporation. Their vision to preserve some of the beauty and history of the land in their development impressed us from the start.

We give our support to the project and vision that Wilbow has put before you. We hope that the planning & zoning commission and the City Council will do the same.

Sincerely,



Marilyn Wyrick Ingram



Phyllis Wyrick Patterson



# Central Park at Garland

Proposal for a master  
planned, walkable  
community





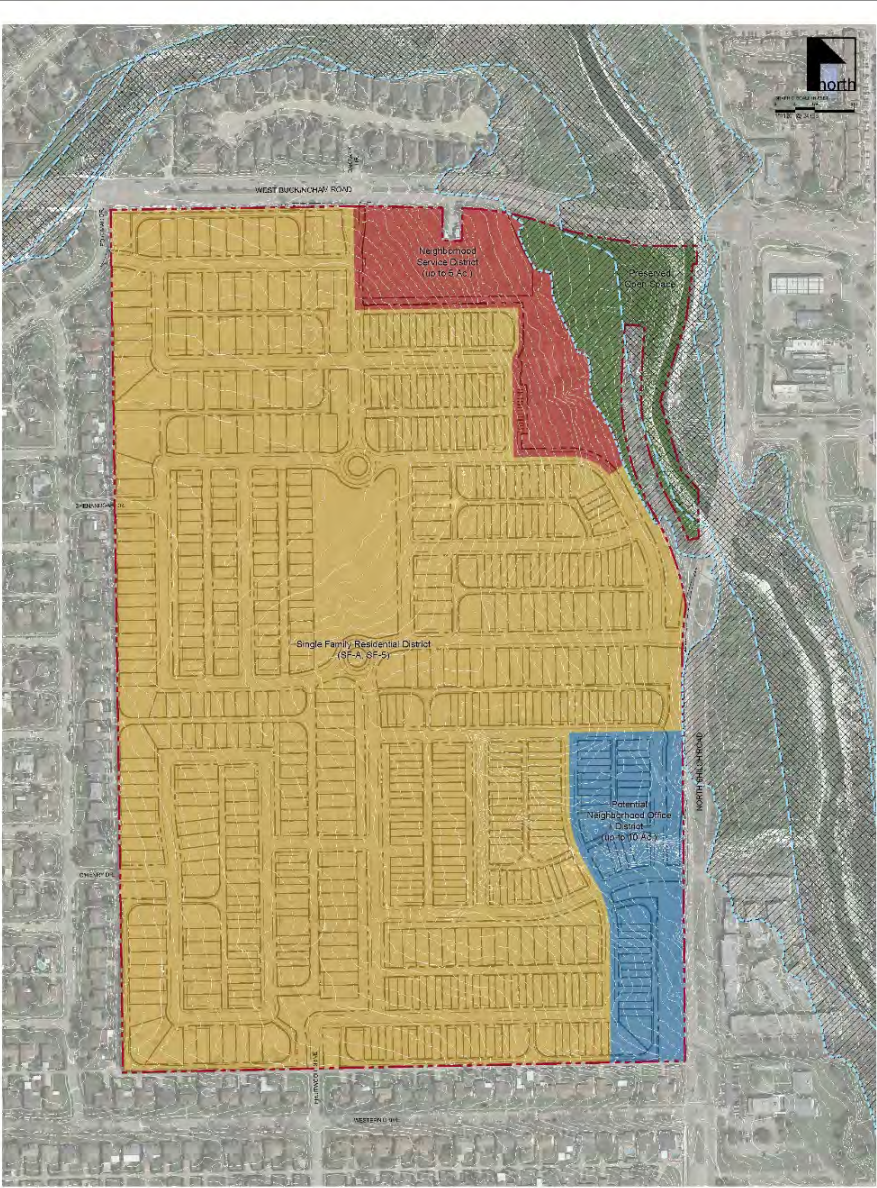
# Central Park at Garland

Compliant Zoning Concept Plan SF-7 (7,000 sf lots):



# Central Park at Garland

## Concept Plan



**Land Use Acreage Summary**

Client Site	11.4
Neighborhood Service	5.0
Residential Lots / Residential Street ROW	86.3
<b>Total</b>	<b>102.1</b>

POTENTIAL NEIGHBORHOOD OFFICE 1.14 ACRE

### CONCEPT PLAN PLANNED DEVELOPMENT EXHIBIT D-1 Wyrick Tract

10.1 ACRES IN THE LEVITT-BROOK SUPPLY ABSTRACT #4887  
21TH OF 24TH JUDS 1941 AS LOTS 101, 101A2  
B. 101A2 MAP 2415

APPLICANT: Allison Properties 2000 10th St Garland, TX 75042 Phone: 972.429.8927	OWNER: 1000 10th St Garland, TX 75042 Phone: 972.429.8927	PLANNER: T.B.G. Inc. 1000 10th St Garland, TX 75042 Phone: 972.429.8927	ENGINEER / SURVEYOR: Kimley-Horn 1000 10th St Garland, TX 75042 Phone: 972.429.8927
--	--	---	---



Kimley-Horn



## Land Use Diagram



Mance (50 x 115)	56
Garden (40 x 115)	136
Villa (1-Story Tuxedohome - 35'x75')	93
Townhome (2-Story - 22'x100')	293
<b>Total</b>	<b>578</b>

Gross	5.7
Net of Commercial	6.0

PLANNED DEVELOPMENT EXHIBIT D-2

## Wyrick Tract

NOT AGRICULTURE IN THE LEVITTOWN SURVEY, ABSTRACT 21087  
CITY OF LEAVITT AND DALLAS COUNTY, TEXAS  
NOVEMBER, 2015

**APPLICANT:**  
Williams Corporation  
2100 Ringwood  
4710 N. Central Expressway  
Suite 600, Auburn, AL  
Orlando, FL 32806  
Phone: 502-429-0997

0995.212  
 Marilyn Wright, Director  
 Project 995.212  
 Contact Name:  
 Jan Van der  
 3333 Broadway, Suite  
 San Antonio, TX 78202  
 Phone: 214.372.8122

**PLANNER:**  
The Partnership, c/o  
ZMS of Jan M. Hall  
Suite 2402  
Dallas, TX 75220  
P 214/424-0032  
Contact: Vicki Sawyer

**ENGINEER / SUPERVISOR**  
City of Denver and Junior, also  
State of Texas Engineering  
No. 1-222  
2700 University City, Suite 200  
Denver, CO 80202  
719/721-2222 ext. 2000  
719/721-2222  
Carmichael / Nelson / E. Boring, Inc.



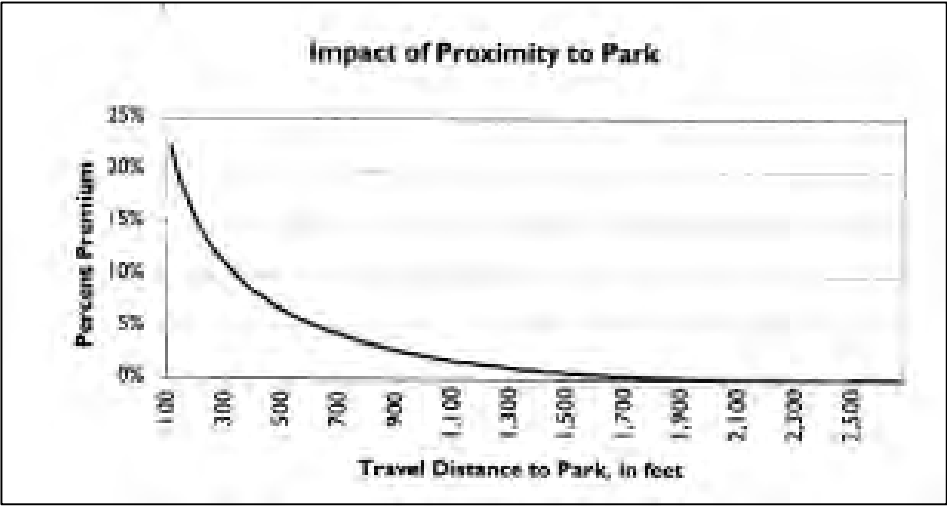
Kimley»Horn



# Central Park at Garland

## The Need for Quality Single Family Development

In 2001, as an MIT researcher, Andrew Miller investigated land values in suburban communities in north Texas. He found that homes immediately adjacent to parks were worth **22 percent more** than homes 2,600 feet away from a park. About 75 percent of that increased value lay within 600 feet of the park. Miller also found that residents valued large parks more than small ones, but **proximity had a greater effect on a home's value than a park's size**. In addition, people living on small lots were willing to pay higher premiums to live near parks than people living on larger lots.



“Walkable neighborhoods (in DFW) are in short supply and high demand”

Texas Monthly  
Vol. 43 Issue 11

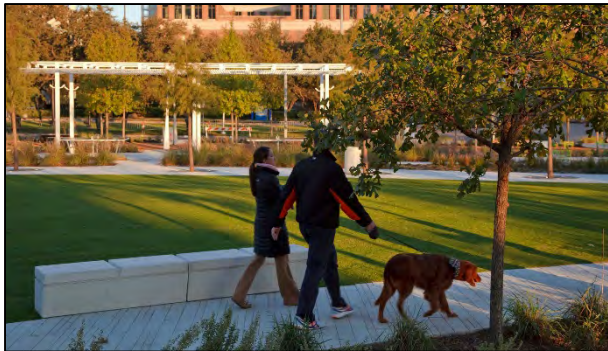


- 13% of Millennials are true downtown residents
- 28% of Millennials choose to live in suburban areas
- 24% of Millennials live in small towns or counties
- 35% of Millennials choose to live in “other urban neighborhoods”

# Central Park at Garland

## The Need for Quality Single Family Development

- **Over 45%** of the local population is either mature singles, mature couples or retirees. We anticipate lower maintenance Garden homes and one story Villa product will be ideally suited to these potential move down homebuyers.
- We anticipate first home sales beginning **1Q 2017** and final build out in **2021**.
- The majority of Baylor Scott White Hospital workforce at all income levels commute from outside of Garland.
- Baylor Board of Directors desirous of providing attractive workforce housing to serve the Hospital.
- Major new announcements of corporations, data centers and relocations to North Texas including Garland and within short commutes from Central Park at Garland.
- Comparable inner ring suburbs such as Carrollton and Richardson are embracing new housing choices to meet **changing populations** and reinvent under utilized or vacant land.
- Homebuyer surveys indicate **walking trails** are the number one request in a community and **open space** with nature is another highly desirable amenity.
- Central Park at Garland's location allows **easy access** to historic downtown as well as George Bush Tollway.
- Proposed housing types offer a wide range of options to appeal to both young and mature households as well as new and existing residents.





# Central Park at Garland

## Neighborhood Features and Benefits

- Location is proximate to Baylor Scott White Hospital to provide multiple housing options for workforce professionals.
- Plan design provides over **10% open space** for all 100+ acres.
- Vision is for a **healthy community**. Multiple studies show the health benefits of walking.
- Open spaces and active HOAs build **strong sense of community** and **strong sense of place**.
- Wide array of recreational and social opportunities: clubhouse, pool, parks, trails and attached greens.
- PID allows residents to bear cost of higher quality neighborhood at **no cost to City or existing citizens**.



- Multiple homebuilders provide **choice** in housing type, price and size to appeal to a wide population. This will allow for more **stable values** in real estate cycles.
- **Public access** to common areas, trails and parks.
- Planned for neighborhood conveniences such as day care, café and medical offices.

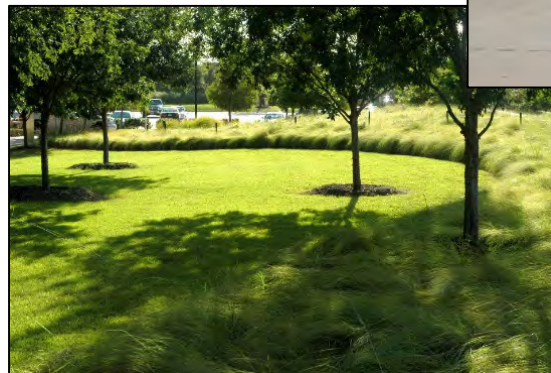
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# Central Park at Garland

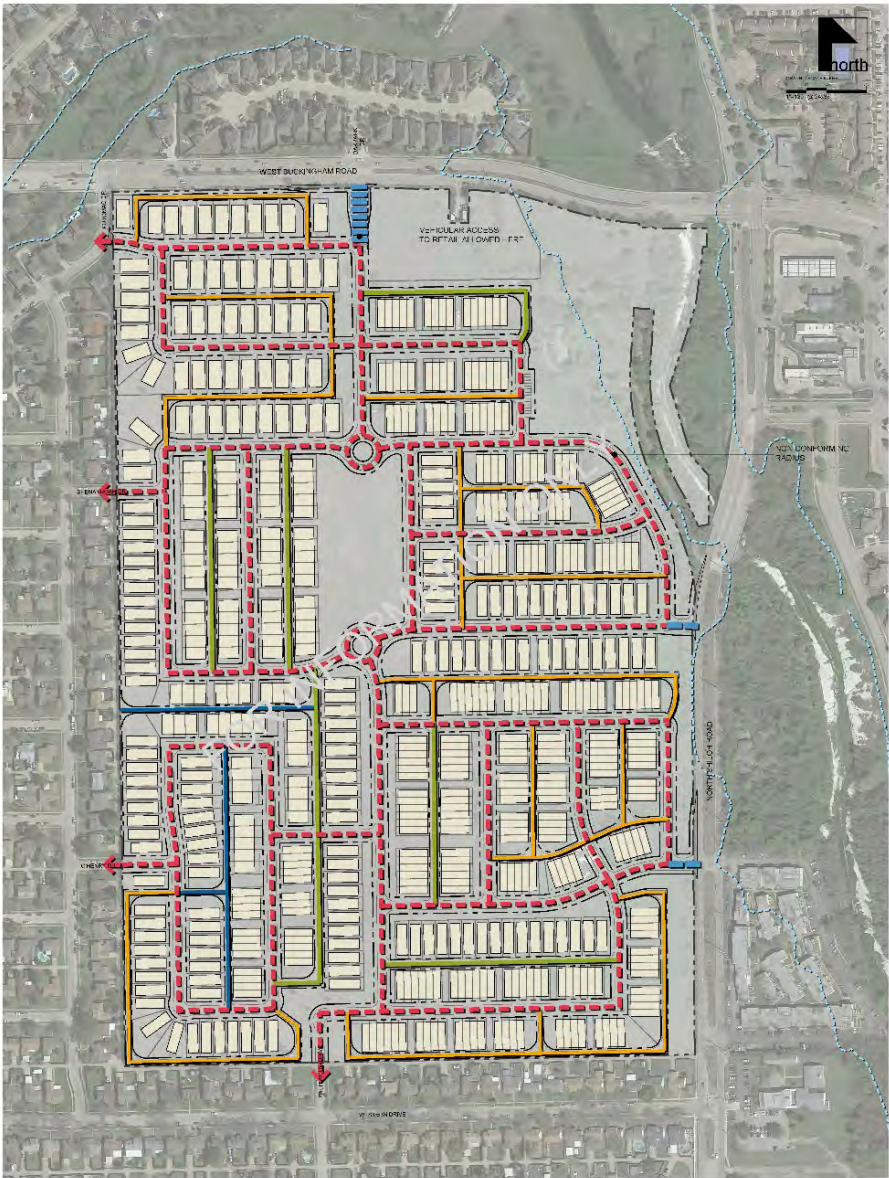
## Master Planned from the Curbs to the Trees

- The streets must be considered as a whole environment where **neighbor meets neighbor** and is the public realm.
- **Street trees** shade sidewalks and reduce summertime temperatures up to 7 degrees and provide shade to pedestrians.
- **Short blocks** create a more inviting walking experience and are more likely to encourage walking as compared to long monotonous blocks.
- Short blocks, street trees and on street parking create “friction”, discourage cut through traffic and slow down traffic speeds, all creating a **safer streetscape**.
- High frequency of open spaces create an **attractive oasis** for pedestrians and pets and allow opportunities for neighbors to meet neighbors.
- Street furniture allows for a cohesive sense of place.



# Central Park at Garland

## Street Typology



Street Types

	70' DIVIDED ENTRY STREET
	60' RESIDENTIAL COLLECTOR (ST PAVEMENT - NO PARKING)
	60' TWO WAY RESIDENTIAL STREET (W/ PARKING)
	20' RESIDENTIAL ALLEY (NO PAVEMENT)
	20' UTILITY ALLEY (NO PAVEMENT)
	20' MEWS ALLEY (ST PAVEMENT)

STREET TYPE PLAN  
PLANNED DEVELOPMENT EXHIBIT E-1  
**Wyrick Tract**

101.1 ACROSS IN THE JON TURNER BURNHAM, ABSTRACT 11487  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
NOVEMBER, 2019

APPLICANT:	OWNER:	PLANNER:	ENGINEER/SURVEYOR:
City of Garland	Wyrick Tract, LLC	Kimley-Horn	Kimley-Horn
City Engineer	101.1 ACROSS IN THE JON TURNER BURNHAM, ABSTRACT 11487	101.1 ACROSS IN THE JON TURNER BURNHAM, ABSTRACT 11487	101.1 ACROSS IN THE JON TURNER BURNHAM, ABSTRACT 11487
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# Central Park at Garland

Representative Amenities



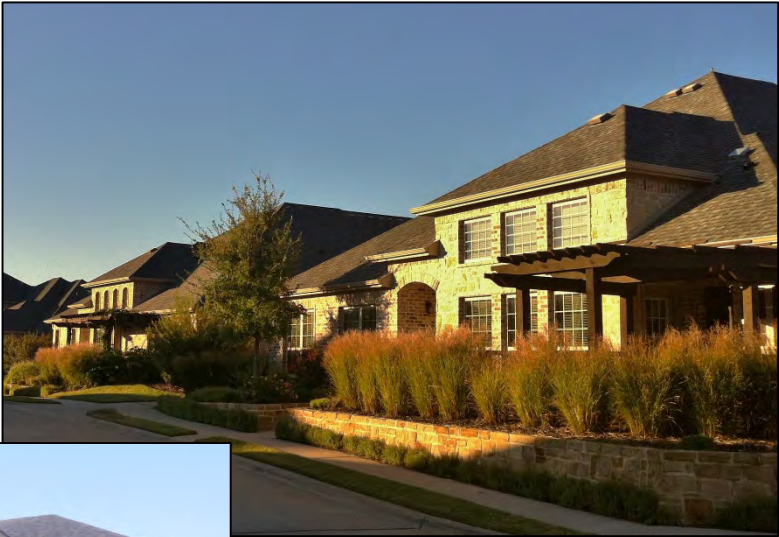


# Central Park at Garland

## Representative Housing Options

Housing Type	Lot Size	Lot Count	Description
Townhouse	22'x100'	293	A two-story attached for sale home, fronting onto a street or green, served by an alley or mews alley. Homes are 1,800 SF minimum with a minimum lot size of 2,000 SF.
Villas	35'x75'	93	A one-story attached for sale home, fronting onto a street or green, served by an alley or mews alley and typically have a front courtyard. Homes are 1,400 SF minimum with a minimum lot size of 2,250 SF.
Garden	40'x115'	136	A one or two story detached for sale home fronting onto a street or green, served by an alley and generally with a side oriented private outdoor patio/garden. Homes are 1,700 SF minimum with a minimum lot size of 4,100 SF.
Manor	50'x115'	56	A one or two story detached for sale home fronting onto a street or green, with or without an alley. Centered on a lot at least 50' in width and 115' in depth. Homes are 2,000 SF minimum with a minimum lot size of 5,100 SF.

**Central Park at Garland**  
Representative Housing Options





# Central Park at Garland

## Taxable Value Impact

	# of Homes	Average Value	Total AV	Garland Tax Rate	City Tax Revenue	Garland ISD Tax Rate	School Tax Revenue
Current Use	0		\$4,000	0.007046	\$28	0.013533	\$54
Zoning Compliant Plan	399	\$272,500	\$108,727,500	0.007046	\$766,094	0.013533	\$1,471,409
Wilbow Concept Plan	578	\$272,500	\$157,505,000	0.007046	\$1,109,780	0.013533	\$2,131,515
		Additional AV created by Wilbow Concept Plan		Additional Tax Revenue created by Wilbow Concept Plan		Additional Tax Revenue created by Wilbow Concept Plan	
		\$48,777,500		\$343,686		\$660,106	





# Central Park at Garland

## Summary

- Consistent with Future Land Use Plan
- High quality development envisioned by new GDC
- Addresses need of existing citizens who desire multiple housing choices
- Provides workforce housing for Baylor, State Farm, Ragingwire and multiple other employees relocating to the area
- Plan design provides over 10% open space for all 100+ acres.
- PID allows residents to bear cost of higher quality neighborhood at no cost to City or existing citizens.





# Planning Report

**File No. 15-42/District 7**

**Agenda Item: 6d**

**Meeting: City Council**

**Date: December 15, 2015**

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## **Western Rim Investors**

**The property is located east of Shiloh Road, northwest of Holford Road, north of the Spring Creek Greenbelt and south of the future expansion of Naaman Forest Boulevard**

### **REQUEST**

Approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a Detail Plan for Dwelling, Multi-Family.

### **OWNER**

Garland Partners, LTD and Weaver Development Company, LTD

### **PLAN COMMISSION RECOMMENDATION**

On November 23, 2015 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a Detail Plan for Dwelling, Multi-Family.

### **STAFF RECOMMENDATION**

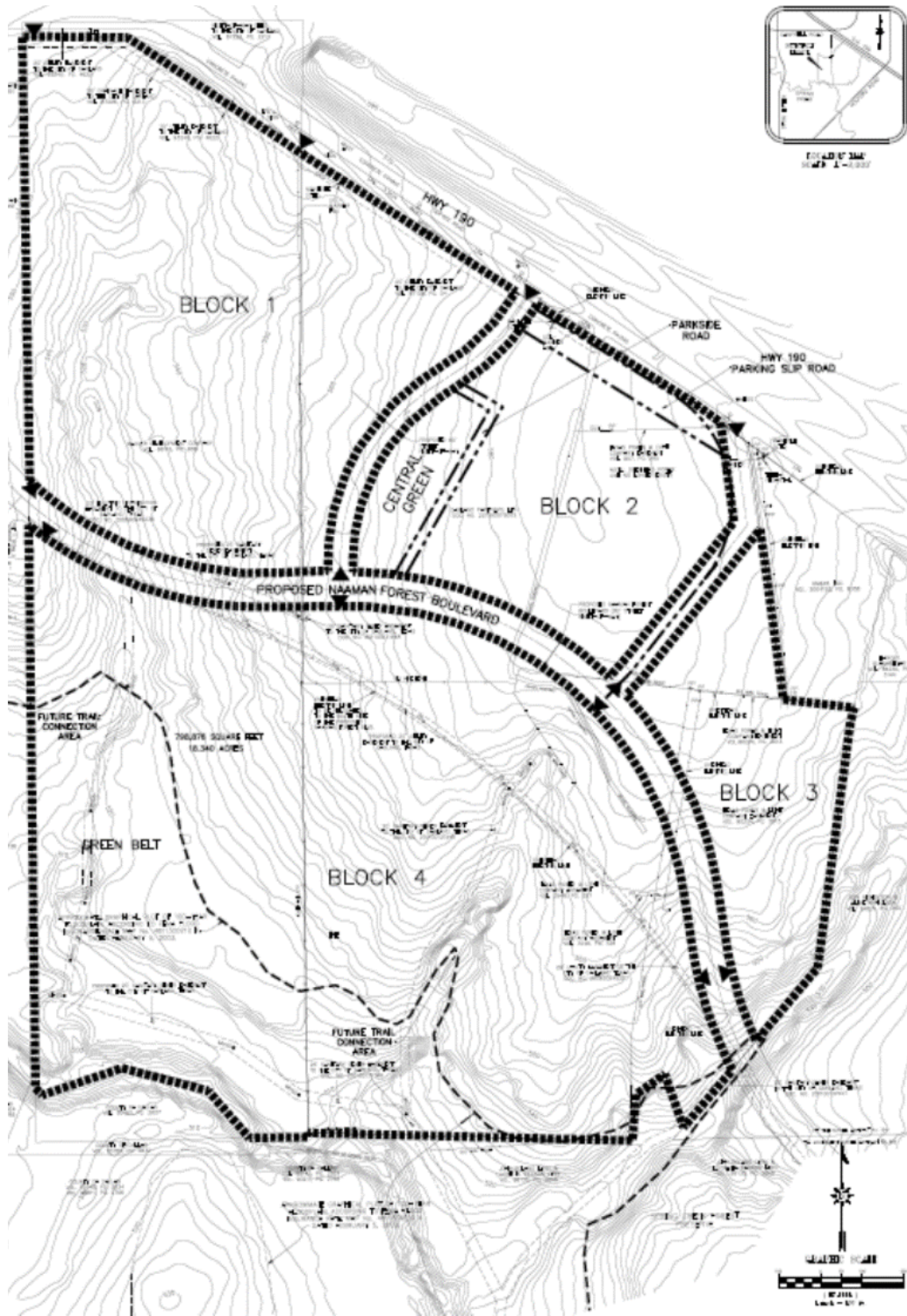
Approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a Detail Plan for Dwelling, Multi-Family. The proposed Detail Plan is in general conformance with the approved Concept Plan and specific regulations in Planned Development (PD) District 12-41.

### **BACKGROUND**

In 2012 City Council approved a change in zoning from Planned Development (PD) Districts 00-63 and 87-28 for Freeway Uses and Agriculture (AG) District to Planned Development (PD) District 12-41 for Mixed-Uses. Planned Development (PD) District 12-41 establishes a wide-range of detailed regulations including a Concept Plan for a mixed-use development defined by a grid of public and private streets, pedestrian-oriented streetscape amenities, a diverse open space system, and a range of building types and uses that all combine to promote activity from the daytime through the evening. The approved Concept Plan divides an area of approximately 53 acres into 4 blocks (see image below). At the intersection of Campbell Road and the Highway 190 service road, Block 1

has prime opportunities for more active retail and mixed-use development. As such, the allowable uses on Block 1 include Community Retail, Senior Living, Multi-Family, Hotel and Health Care Uses. Adjacent to Block 1 and in a mid-block condition along the Highway 190 service road, Block 2 has opportunities for office, neighborhood service and mixed-use development. Therefore, the allowable uses on Block 2 include those as permitted in the Neighborhood Service (NS) and Community Office (CO) Districts, as well as Health Care, Hotel, Multi-Family and Senior Living Uses so long as Multi-Family is part of a mixed-use development in which 2 or more uses are present within Block 2 (Multi-Family combined with commercial, health care, hotel, and/or retail uses). In a mid-block condition along the Highway 190 service road but with less visibility than Block 2, Block 3 offers opportunities for housing. The allowable uses on Block 3 include Multi-Family and Senior Living Uses. Block 4, located south of Naaman Forest Boulevard and having its development area adjacent to the Spring Creek green belt, has opportunities to create a residential community; hence, the allowable uses in Block 4 include Multi-Family, Senior Living and Health Care Uses. The applicant seeks approval of a proposed Detail Plan for Block 4.





## **SITE DATA**

Block 4 will have an area of 42 acres and approximately 2,100 feet of frontage along Naaman Forest Boulevard. Access will be from Naaman Forest Boulevard.

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

Planned Development (PD) District 12-41 allows mixed-uses that include Neighborhood Service, Community Office, Community Retail Uses as well as Multi-Family, Senior Living and Health Care Uses. Planned Development (PD) District 12-41 requires approval of a Detail Plan prior to any development on the areas that comprise the approved Concept Plan.

## **CONSIDERATIONS**

### Detail Plan

1. The applicant proposes to develop Block 4 with fourteen multi-family buildings and one clubhouse. Planned Development (PD) District 12-41 limits the multi-family development on Block 4 to 600 dwelling units at a minimum density of 22 dwelling units per net acre. Block 4 will provide 560 dwelling units at a density of 24.2 dwelling units per net acre. With the exception of the clubhouse, which is 1 story in height, all buildings on Block 4 will have 4 stories.

2. With the exception of the proposed amendment below, the proposed Detail Plan for Block 4 is in conformance with the specific regulations established with Planned Development (PD) District 12-41 which include but are not limited to building setbacks, building design, façade materials and colors, parking areas, and site landscaping.

### Amendment to Planned Development (PD) District 12-41

3. Planned Development (PD) District 12-41 stipulates a parking ratio of 1 parking space for every bedroom for Multi-Family Use and 1 parking space for every 300 square feet of office (clubhouse). The applicant proposes the following parking ratios for Multi-Family Use:

- 1.33 spaces per 1-bedroom unit (392 units)
- 2 spaces per 2-bedroom unit (112 units)
- 2.5 spaces per 3-bedroom unit (28 units)
- 3 spaces per 4-bedroom unit (28 units)
- 0.15 spaces per unit for guests (560 units)
- 1 space for every 300 square feet of office (clubhouse)

The parking ratios established by Planned Development (PD) District 12-41 yield a minimum parking requirement of 831 parking spaces. The proposed parking

ratios yield a parking requirement of 1,004 parking spaces. The Detail Plan provides 1,004 parking spaces.

The applicant has provided a parking study which summarizes the parking demand analysis for the proposed development. It should be noted that at least 50 percent of the proposed parking will be provided as attached enclosed garages or detached multi-car covered parking structures.

## **COMPREHENSIVE PLAN**

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban neighborhoods are higher density residential developments, characterized by moderate to high density single-family attached and multi-family residential units, greater than 12 units per acre. Developments within this category are predominantly residential, but may include compatible non-residential uses.

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

The property to the north is part of Planned Development (PD) District 12-41 which allows an array of mixed-uses including Community Retail, Neighborhood Service, Multi-Family and Senior Living Uses. Property to the east is zoned Agriculture District and PD 84-96 for Office Uses. Both tracts remain undeveloped. Property to the south is zoned Agriculture (AG) District and is undeveloped. Much of this property is located within the floodplain of Spring Creek. Property to the west is zoned PD 05-44 for Single Family, Attached Uses. PD 05-44 is partially developed with Shoal Creek Townhomes. The southern portion of PD 05-44 is within the Spring Creek floodplain and remains undeveloped.

The surrounding properties are primarily undeveloped or lie within the floodplain. The property abutting the subject property to the south is within the Spring Creek Greenbelt. The site must be developed in a manner that is sensitive to the surrounding natural area as well as protecting the future investment in the area. By maximizing the use of the land through higher densities, the Detail Plan is compatible with the surrounding area and will influence the prospective developments along the SH 190 corridor. As part of a larger development that includes a Detail Plan for Mixed-Uses (Z 15-43), the development potential of the subject property has been evaluated from an economic perspective as well as a land use view point. By creating a distinctive community design, range of building types and uses, pedestrian oriented streetscapes and open space the proposed development will be consistent with the vision for this area. With the controls that are already place with Planned Development (PD) District 12-41, the goals for the eventual development along the SH 190 corridor can be achieved.



Prepared By:

Josue De La Vega  
Development Planner

Date: December 3, 2015

Reviewed By:

Will Guerin, AICP  
Director of Planning

Date: December 4, 2015

Reviewed By:

Bryan L. Bradford  
City Manager

Date: December 8, 2015







## **PLANNED DEVELOPMENT CONDITIONS**

### **ZONING FILE 15-42**

**East of Shiloh Road, northwest of Holford Road, north of the Spring Creek Greenbelt and south of Naaman Forest Boulevard**

**I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Multi-Family Uses.

**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 Planned Development (PD) District 12-41 for Mixed-Uses are included by reference and shall apply, except as otherwise specified by this ordinance.

**IV. Development Plans:**

Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the written conditions in Planned Development (PD) District 12-41 or in this Ordinance, the written conditions shall apply.

**V. Specific Regulations:**

A. Permitted Uses: Dwelling, Multi-Family.

B. Screening and Landscaping: Screening and landscaping shall be in general conformance with the approved landscape plan labeled Exhibit D.

C. Exterior Elevations: The exterior elevations of the building shall be provided as generally shown on the exterior elevation plans labeled Exhibit E.

D. Parking Ratios:

- 1.33 spaces per 1-bedroom unit (392 units)
- 2 spaces per 2-bedroom unit (112 units)
- 2.5 spaces per 3-bedroom unit (28 units)
- 3 spaces per 4-bedroom unit (28 units)
- 0.15 spaces per unit for guests (560 units)
- 1 space for every 300 square feet of office (clubhouse)

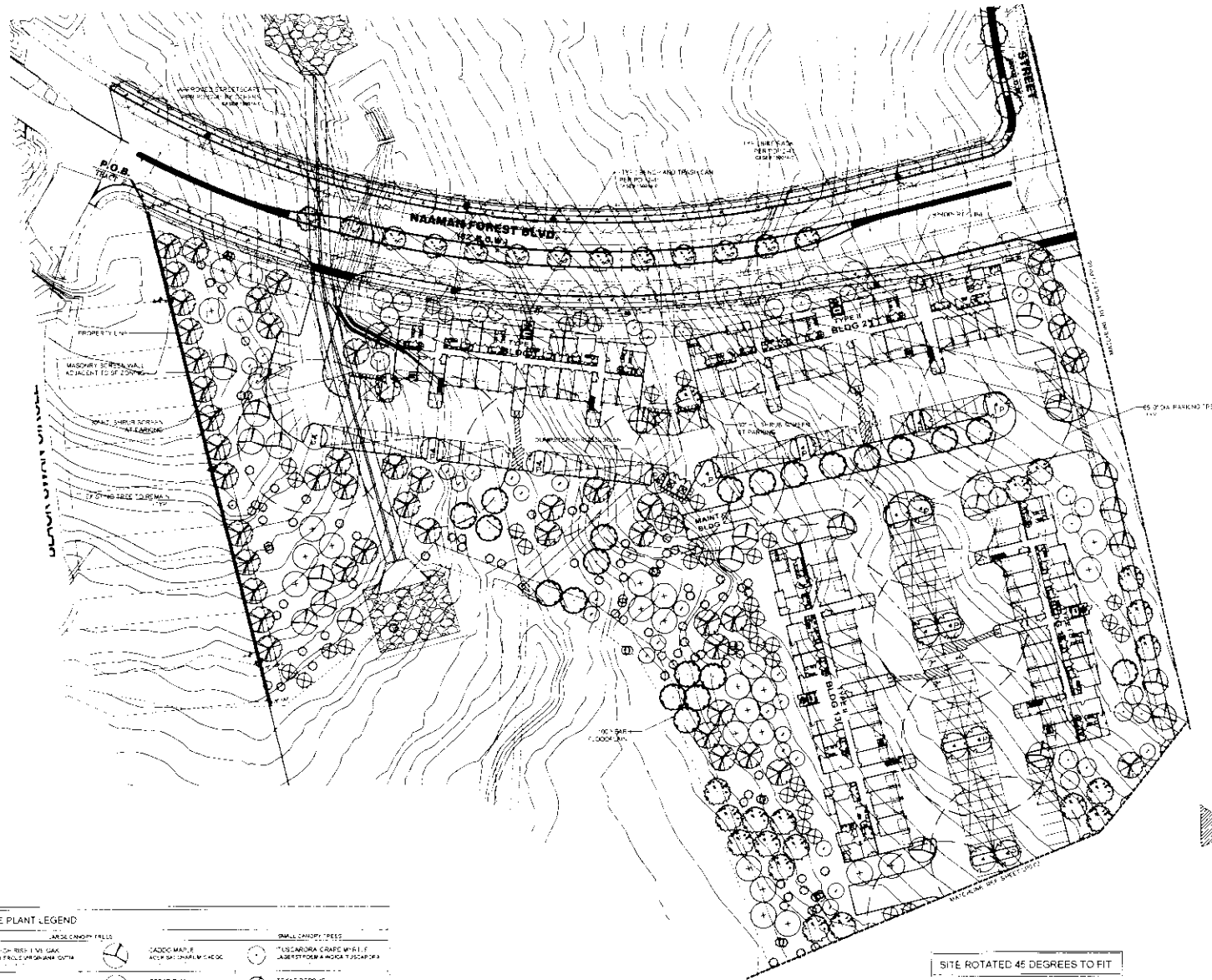




IN:026 - WESTERN RV EASTMENT5\026-02' MANSONS GARLAND\026-02 Site Photos - Photos of 1/12/2015 - 08:44 am







#### LANDSCAPE PLANT LEGEND

LARGE CANOPY TREES		SMALL CANOPY TREES	
10" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	CADDO MAPLE ACOR SH. JASMINE SHOE	1" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	TEXAS REDBUD OR TEX. LINDSEY
10" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	CEDEAR 10' H LINDSEY CRASS 10' H	1" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	TEXAS REDBUD OR TEX. LINDSEY
10" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	CEDEAR 10' H LINDSEY CRASS 10' H	1" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	TEXAS REDBUD OR TEX. LINDSEY
10" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	CEDEAR 10' H LINDSEY CRASS 10' H	1" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	TEXAS REDBUD OR TEX. LINDSEY
10" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	CEDEAR 10' H LINDSEY CRASS 10' H	1" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	TEXAS REDBUD OR TEX. LINDSEY
10" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	CEDEAR 10' H LINDSEY CRASS 10' H	1" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	TEXAS REDBUD OR TEX. LINDSEY
10" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	CEDEAR 10' H LINDSEY CRASS 10' H	1" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	TEXAS REDBUD OR TEX. LINDSEY
10" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	CEDEAR 10' H LINDSEY CRASS 10' H	1" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	TEXAS REDBUD OR TEX. LINDSEY
10" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	CEDEAR 10' H LINDSEY CRASS 10' H	1" DB HEBB 1 1/2" DIA. OR PAULOWNIA 10' H	TEXAS REDBUD OR TEX. LINDSEY

#### NOTES

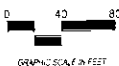
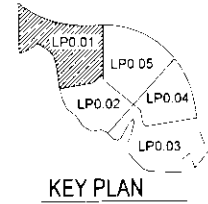
COLUMNS NOT ALLOWED IN BASEMENT. BRAN WATER LINE  
FOR INFORMATIONAL PURPOSES ONLY. BUILDING HOISTING REQUIRED.  
NO TREES ALLOWED IN UTILITY BASEMENTS OR IN THAT OF WAY

SITE ROTATED 45 DEGREES TO FIT

CITY CASE # 150602-1

### 1 LANDSCAPE PLAN

SCALE 1"=40'



ISSUES
1. REVIEWED BY: [Signature]
2. REVIEWED BY: [Signature]
3. REVIEWED BY: [Signature]
4. REVIEWED BY: [Signature]
5. REVIEWED BY: [Signature]
6. REVIEWED BY: [Signature]
7. REVIEWED BY: [Signature]
8. REVIEWED BY: [Signature]
9. REVIEWED BY: [Signature]
10. REVIEWED BY: [Signature]

CLIENT:  
WESTERN REALTY GROUP  
SERVICES  
2000 W. 15TH STREET - SUITE 100  
DALLAS, TEXAS 75201  
PHONE: 214-741-1111  
FAX: 214-741-1112

## MANIONS AT SPRING CREEK GARLAND, TEXAS

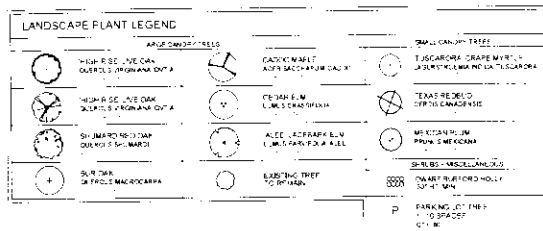
landscape  
architects  
10000 DALLAS AVENUE, SUITE 100  
DALLAS, TEXAS 75243  
PHONE: 214-741-1111  
FAX: 214-741-1112  
WWW.MANSIONSATSPRINGCREEK.COM



ISSUE FOR  
PERMIT

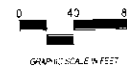
MANIONS AT SPRING CREEK  
Landscape Plan  
LP0.01





KEY PLAN

SCA. 1 1 4 1 1 1

[illegible]

**CLIENT:**  
WESTERN RAILROAD CO.  
SERVICES  
2500 N. 5TH AVE. CHICAGO, ILL. 60616  
CHAS. W. CO.  
CHAS. W. CO. 111 N. 5TH AVE.  
(312) 467-1970

**MANSIONS AT  
SPRING CREEK  
GARLAND, TEXAS**

**EXHIBIT D**



**ISSUE FOR  
PERMIT**

MANGLANS DI SPANING DITTA

SAR, AND TEXAS  
CORP NUMBER AND INC.

LANDSCAPE PLAN

LANDSCAPE PLAN

\_\_\_\_\_

LP0.03







BUILDING ELEVATION ORIENTATIONS
SOUTH ELEV. AT BLDG NO. 8
NORTH ELEV. AT BLDG NO. 10
SOUTH ELEV. AT BLDG NO. 14

ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA =	2,124 SF (INCLUDING STEPS & WINDOWS)
STUCCO AREA =	80%
BRICK MASONRY AREA =	15%



RIGHT ELEVATION - BUILDING TYPE 1 - BLDG. NO'S.: 8, 10, 14

BUILDING ELEVATION ORIENTATIONS
EAST ELEV. AT BLDG NO. 8
WEST ELEV. AT BLDG NO. 10
EAST ELEV. AT BLDG NO. 14

ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA =	6,487 SF
(EXCLUDING DOORS & WINDOWS)	
STUCCO AREA =	85%
BRICK MASONRY AREA =	15%



FRONT ELEVATION - BUILDING TYPE 1 - BLDG. NO'S.: 8, 10, 14



1250 Wood Branch Park Dr.  
Ste 215, Houston, TX 77078  
Office phone: 713 674-0775

THESE DRAWINGS ARE NOT  
TO BE USED FOR  
CONSTRUCTION

[illegible]

NEWPORT CLASSIC HOMES, LP

THE MANSIONS  
AT  
SPRING CREEK

GARLAND, TEXAS

BLDG. TYPE 1  
EXTERIOR  
ELEVATIONS

Project Number	14063 - B
Date	11/13/2015

A215

1. Describe



BUILDING ELEVATION ORIENTATIONS
NORTH ELEV. AT BLOC NO. 8
SOUTH ELEV. AT BLOC NO. 10
NORTH ELEV. AT BLOC NO. 14

ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA =	2,124 SF (EXCLUDING DOORS & WINDOWS)
STUCCO AREA =	63%
BRICK MASONRY AREA =	17%



LEFT ELEVATION - BUILDING TYPE 1 - BLDG. NO'S.: 8, 10, 14

BUILDING ELEVATION ORIENTATIONS
WEST ELEV. AT BLDG NO. 8
EAST ELEV. AT BLDG NO. 10
WEST ELEV. AT BLDG NO. 14

ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA = 7,388 SF (EXCLUDING DRIVE & WALKWAYS)	
STUCCO AREA =	84%
BRICK, MARBLE, ETC. AREA =	16%



REAR ELEVATION - BUILDING TYPE 1 - BLDG. NO'S.: 8, 10, 14



1250 Wood Marsh Park Dr.  
Ste 212, Houston TX 77059  
Office phone: 281.874.8875

THESE DRAWINGS ARE NOT  
TO BE USED FOR  
CONSTRUCTION

[illegible]

NEWPORT CLASSIC HOMES, LP

THE MANSIONS  
AT  
SPRING CREEK

GARLAND, TEXAS

BLDG. TYPE 1  
EXTERIOR  
ELEVATIONS

Project Number	14063 - B
Date	11/13/2015

A216

	Score
--	-------

BUILDING ELEVATION ORIENTATIONS
EAST ELEV. AT BLDG NO. 3
EAST ELEV. AT BLDG NO. 4
SOUTH ELEV. AT BLDG NO. 5

ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA =	2,124 SF (EXCLUDING ROOFS & WINDOWS)
STUCCO AREA =	83%
BRICK MASONRY AREA =	17%



RIGHT ELEVATION - BUILDING TYPE 1a - BLDG. NO'S.: 3, 4, 5 SCALE: 1/8" = 1'-0" 2

BUILDING ELEVATION ORIENTATIONS
NORTH ELEV. AT BLDG NO. 3
NORTH ELEV. AT BLDG NO. 4
EAST ELEV. AT BLDG NO. 5

ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA =	8,487 SF (EXCLUDING TOWER & WINGS)
STUCCO AREA =	85%
BRICK MASONRY AREA =	15%



FRONT ELEVATION - BUILDING TYPE 1a - BLDG. NO'S.: 3, 4, 5



1250 Wood Branch Park Dr.  
Ste 215 Houston TX 77078  
Office phone 713 674 0710

THESE DRAWINGS ARE NOT  
TO BE USED FOR  
CONSTRUCTION

[illegible]

NEWPORT CLASSIC HOMES, LP

THE MANSIONS  
AT  
SPRING CREEK

GARLAND, TEXAS

BLDG. TYPE 1a  
EXTERIOR  
ELEVATIONS

Project Number	14063 - B
Date	11/13/2015

A215a

Scale	
-------	--



BUILDING ELEVATION ORIENTATIONS	
WEST ELEV. AT BLDG. NO. 3	
WEST ELEV. AT BLDG. NO. 4	
NORTH ELEV. AT BLDG. NO. 5	

ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA = 2,124 SF	
(CALCULATED EXCLUDING PORCHES)	
STUCCO AREA = 83%	
BRICK MASONRY AREA = 17%	



LEFT ELEVATION - BUILDING TYPE 1a - BLDG. NO'S: 3, 4, 5 SCALE: 1/8" = 1'-0" 2

BUILDING ELEVATION ORIENTATIONS	
SOUTH ELEV. AT BLDG. NO. 3	
SOUTH ELEV. AT BLDG. NO. 4	
WEST ELEV. AT BLDG. NO. 5	

ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA = 7,388 SF	
(CALCULATED EXCLUDING PORCHES)	
STUCCO AREA = 75%	
BRICK MASONRY AREA = 25%	



REAR ELEVATION - BUILDING TYPE 1a - BLDG. NO'S: 3, 4, 5 SCALE: 1/8" = 1'-0" 1



1200 Wood Branch Park Dr.  
Ste 215 Houston, TX 77059  
Office phone 713.874.1775

THESE DRAWINGS ARE NOT  
TO BE USED FOR  
CONSTRUCTION

No.	Description	Date
1	PROGRESS PRINT	2/5/2016
2	ZONE RE-REVIEW	2/5/2016
3	ZONE RE-REVIEW	1/19/16

NEWPORT CLASSIC HOMES, LP

THE MANSIONS  
AT  
SPRING CREEK

GARLAND, TEXAS

BLDG. TYPE 1a  
EXTERIOR  
ELEVATIONS

PROJECT NUMBER:	14063 - B
DATE:	11/13/2015

A216a

EXHIBIT E





ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA = 8,874 SF	
BRICK MASONRY AREA = 88%	
GLASS AREA = 12%	
BUILDING ELEVATION ORIENTATIONS	
NORTH ELEV. AT BLDG NO. 9	
SOUTH ELEV. AT BLDG NO. 13	

BUILDING TYPE 2 - REAR ELEVATION - BLDG. NO'S.: 9, 13 SCALE: 1" = 10'-0" 4



ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA = 3,378 SF	
BRICK MASONRY AREA = 88%	
GLASS AREA = 12%	
BUILDING ELEVATION ORIENTATIONS	
NORTH ELEV. AT BLDG NO. 9	
SOUTH ELEV. AT BLDG NO. 13	

BUILDING TYPE 2 - LEFT ELEVATION - BLDG. NO'S.: 9, 13 SCALE: 1" = 10'-0" 3



ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA = 3,378 SF	
BRICK MASONRY AREA = 88%	
GLASS AREA = 12%	
BUILDING ELEVATION ORIENTATIONS	
NORTH ELEV. AT BLDG NO. 9	
SOUTH ELEV. AT BLDG NO. 13	

BUILDING TYPE 2 - RIGHT ELEVATION - BLDG. NO'S.: 9, 13 SCALE: 1" = 10'-0" 2



ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA = 8,214 SF	
BRICK MASONRY AREA = 88%	
GLASS AREA = 12%	
BUILDING ELEVATION ORIENTATIONS	
NORTH ELEV. AT BLDG NO. 9	
SOUTH ELEV. AT BLDG NO. 13	

BUILDING TYPE 2 - FRONT ELEVATION - BLDG. NO'S.: 9, 13 SCALE: 1" = 10'-0" 1



1730 Wood Branch Park Dr.  
Ste 210 Houston TX 77078  
Office phone: 713.874.0775

THESE DRAWINGS ARE NOT  
TO BE USED FOR  
CONSTRUCTION

No	Description	Date
1	TRACER POINT	25/9/15
2	TRACER POINT	25/9/15
3	TRACER POINT	25/9/15
4	TRACER POINT	25/9/15
5	TRACER POINT	25/9/15
6	TRACER POINT	25/9/15
7	TRACER POINT	25/9/15
8	TRACER POINT	25/9/15
9	TRACER POINT	25/9/15
10	TRACER POINT	25/9/15
11	TRACER POINT	25/9/15
12	TRACER POINT	25/9/15
13	TRACER POINT	25/9/15
14	TRACER POINT	25/9/15
15	TRACER POINT	25/9/15
16	TRACER POINT	25/9/15
17	TRACER POINT	25/9/15
18	TRACER POINT	25/9/15
19	TRACER POINT	25/9/15
20	TRACER POINT	25/9/15

NEWPORT CLASSIC HOMES, LP

THE MANSIONS  
AT  
SPRING CREEK

GARLAND, TEXAS

BLDG. TYPE 2  
EXTERIOR  
ELEVATIONS

Project Number: 14063 - B  
Date: 11/13/2015

A225, A226

Scale

EXHIBIT E







Ea  
architects

THESE DRAWINGS ARE NOT  
TO BE USED FOR  
CONSTRUCTION



NAME: _____	DATE: _____
AGE: _____	TIME: _____
SEX: _____	LOCATION: _____
_____	_____
_____	_____

[illegible]

BUILDING TYPE 3 - FRONT ELEVATION - BLDG. NO'S.: 11, 12



BUILDING ELEVATION ORIENTATIONS	ELEVATION MATERIALS PERCENTAGES
SOUTH ELEV. AT BLDG. NO. 6	TOTAL SURFACE AREA = 2,177 SF
SOUTH ELEV. AT BLDG. NO. 7	STUCCO AREA = 84%
	BRICK MASONRY AREA = 16%



RIGHT ELEVATION - BUILDING TYPE 4a - BLDG. NO'S.: 6, 7 SCALE: 1/8" = 1'-0" 2

BUILDING ELEVATION ORIENTATIONS	ELEVATION MATERIALS PERCENTAGES
WEST ELEV. AT BLDG. NO. 6	TOTAL SURFACE AREA = 3,440 SF
WEST ELEV. AT BLDG. NO. 7	STUCCO AREA = 80%
	BRICK MASONRY AREA = 20%



FRONT ELEVATION - BUILDING TYPE 4a - BLDG. NO'S.: 6, 7 SCALE: 1/8" = 1'-0" 1



1250 Wood Branch Park Dr  
Box 215 Houston TX 77079  
Office phone: 713.874.2775

THESE DRAWINGS ARE NOT  
TO BE USED FOR  
CONSTRUCTION

No.	Description	Date
	PROGRESS PRINT	05/14/15
	PLANNING SUBMITTAL	05/15/15
	PLANNING RE-SUBMITTAL	1/29/16

NEWPORT CLASSIC HOMES, LP

THE MANSIONS  
AT  
SPRING CREEK

GARLAND, TEXAS

BLDG. TYPE 4a  
EXTERIOR  
ELEVATIONS

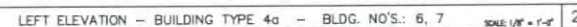
Project Number	14063 - B
Date	11/13/2015

A245a

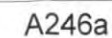
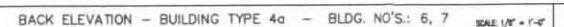
Scale

EXHIBIT E

ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA =	2,177 SF
(EXCLUDING DOORS & WINDOWS)	
STUCCO AREA =	84%
ROUGH MASONRY AREA =	16%



ELEVATION MATERIALS PERCENTAGE	
TOTAL SURFACE AREA =	6,305 SF
(INCLUDING DOORS & WINDOWS)	
STUCCO AREA =	25%
BRICK, MARBLE, GLASS =	75%











SCALE 1/16" = 1'-0" 2



FRONT ELEVATION:	92% STONE / 8% STUCCO
RIGHT ELEVATION:	74% STONE / 26% STUCCO
LEFT ELEVATION:	85% STONE / 15% STUCCO
REAR ELEVATION:	32% STONE / 68% STUCCO
OVERALL BUILDING:	74% STONE / 26% STUCCO

1. ALL EXTERIOR METALS AND PLASTIC ON THE CLUBHOUSE WILL BE PAINTED TO MATCH THE COLOR OF THE ADJACENT EXTERIOR FINISH MATERIAL.
2. THE METAL ROOF WILL BE PRE-PAINTED, NON-REFLECTIVE FINISH.

1250 Wood Branch Park Dr.  
 Ste 245, Houston TX 77079  
 Office phone: 713.874.0775

[illegible]

Score	
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SCALE: 1/16" = 1'-0"	1
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## REPORT & MINUTES

### P.C. Meeting, November 23, 2015 (8 Members Present)

Consideration of the application of Western Rim Investors, requesting approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a Detail Plan for Dwelling, Multi-Family. This property is located east of Shiloh Road, northwest of Holford Road, north of the Spring Creek Greenbelt and south of the future expansion of Naaman Forest Boulevard (District 7) (File Z 15-42)

Representing applicant Robert Manaois, 1700 Alma Drive, Plano, TX, gave a brief overview of the presentation.

The applicant Robert Hiles, 2505 N. State Highway 360, Suite 800, provided additional information regarding the design of the proposed development and addressed traffic concerns.

Speaking in opposition of the request:

Joyce Spisak, 6109 Eagle Nest Drive, Garland, TX 75044  
Michelle Butler, 6106 Black Swan Circle, Garland, TX 75044  
Cheryl Crimmins, 6112 Black Swan, Garland, TX 75044

Lucretia L. Lynn, 1851 Holford, Garland, TX questioned the preservation of the immediate area in relation to the request.

Barbara Baynham, 5806 Firecrest Dr., Garland, TX, spoke of concerns regarding the wildlife, plant life and requested permission to initiate a plant rescue.

Registering his position as opposed but not speaking Brandon Holloway, 6106 Eagle Nest Drive, Garland, TX.

**Motion** was made by Commissioner Fisher, seconded by Commissioner Vera to close the Public Hearing and open discussion. **Motion carried: 8 Ayes, 0 Nays.**

Commissioners Fisher and Luckie spoke in support of the proposed request.

**Motion** was made by Commissioner Fisher, seconded by Commissioner Vera to approve the request per staff recommendation. **Motion carried: 8 Ayes, 0 Nays.**





**GARLAND**

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

**November 12, 2015****HEARING DATE/TIME:** Plan Commission: November 23, 2015 – 7:00 PM**APPLICANT:** Western Rim Investors**File 15-42**

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, November 23, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Western Rim Investors**, requesting approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a Concept Plan and Detail Plan for Dwelling, Multi-Family. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 42-acre tract of land located in the City of Garland, Dallas County, Texas, part of the P.H. Rice Survey, Abstract No. 1241, being part of a 40.43 acre tract of land described in deed to Weaver Development Company, Ltd. as recorded as Instrument No. 201400043481, Official Public Records, Dallas County, Texas, also being part of a 52.418 acre tract of land described in deed to Garland Partners, Ltd. as recorded as Instrument No. 201200079372, Official Public Records, Dallas County, Texas. The property is located southwest of PGBT/SH 190, northwest of Holford Road, north of the Spring Creek Greenbelt and east of Naaman Forest Boulevard. (COUNCIL DISTRICT 1)

**Note: The applicant seeks approval of a Concept Plan and Detail Plan to develop the subject property with an apartment complex.**

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 Josue De La Vega 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

Full Speed Ahead

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:



# GARLAND

November 12, 2015

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

**HEARING DATE/TIME:** Plan Commission: November 23, 2015 – 7:00 PM

**APPLICANT:** Western Rim Investors

**File 15-42**

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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

6209 N. President George Bush Hwy, Garland, TX

Printed Name

Fatenah Ghanbari

Address

1431 Chipmunk Dr

City, State

Richardson, TX Zip 75080

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

Signature

Date: 11-22-15

Title

Officer



# GARLAND

November 12, 2015

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

**HEARING DATE/TIME:** Plan Commission: November 23, 2015 – 7:00 PM

**APPLICANT:** Western Rim Investors

**File 15-42**

Dear Property Owner:

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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.

Noise level will increase and decrease  
the quality of our neighborhood. The density  
of population will significantly increase the traffic.

(Please complete the following information)

Your Property Address

Joyce Spisak

Printed Name

6109 Eagle Nest Drive Garland TX 75044

Address

City, State

Zip

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

Signature

Title



Outside  
notification





# GARLAND

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

November 12, 2015

HEARING DATE/TIME: Plan Commission: November 23, 2015 – 7:00 PM

APPLICANT: Western Rim Investors

File 15-42

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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 Josue De La Vega 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.

We need more stores, including grocery, in our area.  
Thinking this may help develop the area &  
attract more business.

(Please complete the following information)

Your Property Address

6202 Eagle Nwt Dr. Garland, TX 75044.

Printed Name

William Villegas

Address

City, State

Zip

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

Signature

Date: 11-25-2015

Title

outside  
notification  
will be



# GARLAND

November 12, 2015

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

**HEARING DATE/TIME:** Plan Commission: November 23, 2015 – 7:00 PM

**APPLICANT:** Western Rim Investors

**File 15-42**

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**Note: The applicant seeks approval of a Concept Plan and Detail Plan to develop the subject property with an apartment complex.**

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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.

Apartment complexes drag down  
the neighborhood quality.

(Please complete the following information)

Your Property Address

6113 Eagle Nest Dr.

Printed Name

Garland, TX 75044

Address

City, State

Zip

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

Signature

Title

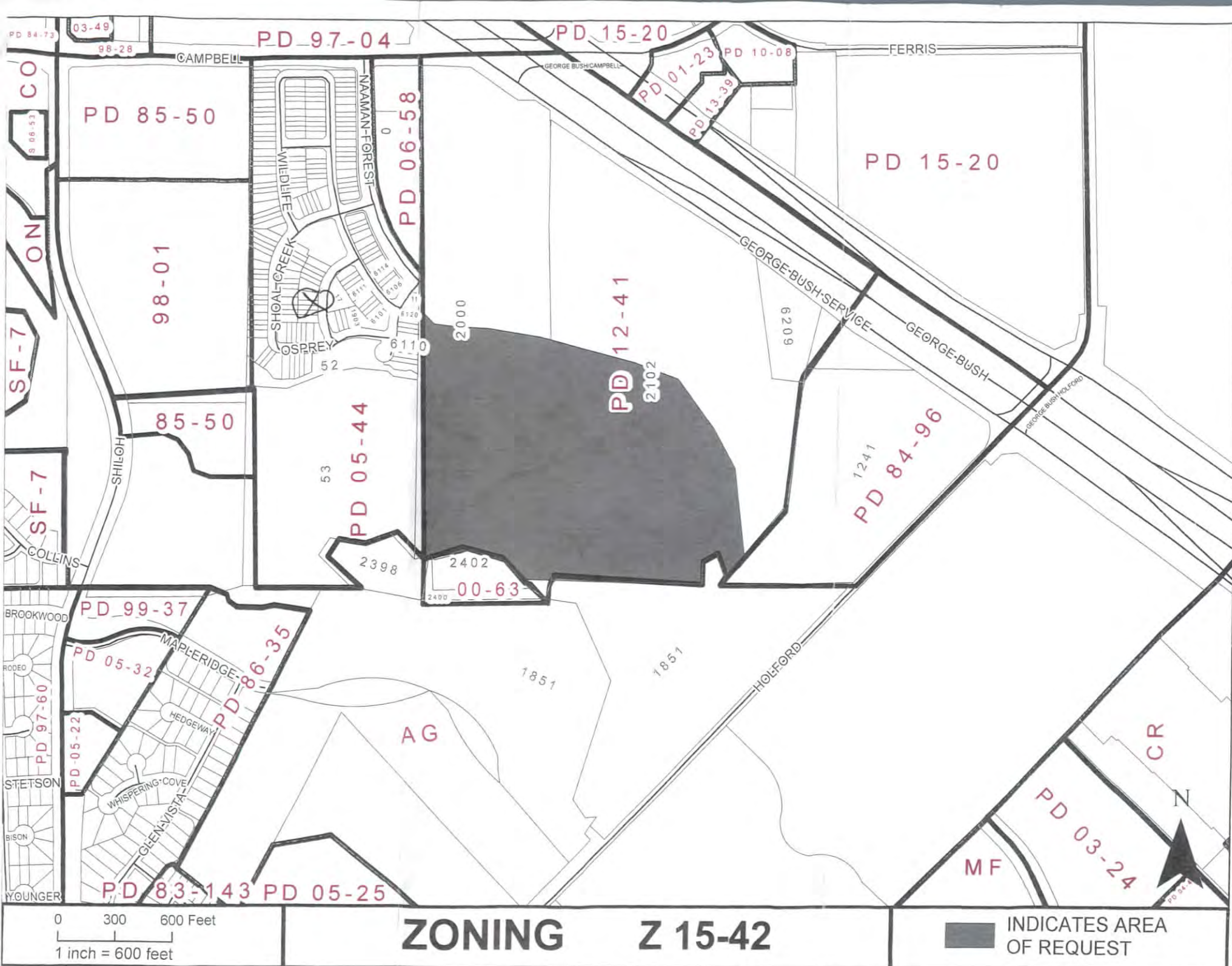
Date:

11/19/15

Brittany & Jason Morgan

Outside Notification Area









# GARLAND

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

November 12, 2015

**HEARING DATE/TIME:** Plan Commission: November 23, 2015 – 7:00 PM

**APPLICANT:** Western Rim Investors

**File 15-42**

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**Note: The applicant seeks approval of a Concept Plan and Detail Plan to develop the subject property with an apartment complex.**

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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.

MY MAIN CONCERN IS SECURITY. WILL THE TARGETED TENANTS BE LOWER INCOME?

WILL IT BE GATED? I'D LOVE TO KNOW WHAT ROADS ARE PLANNED AND WHAT KIND OF INCREASED

TRAFFIC CAN BE EXPECTED. WILL THERE BE SEPARATION (OR PROTECTION) OF THE NATURE PRESERVE? WILL

(Please complete the following information)

Your Property Address

PAMELA SCHMITT

Printed Name

1907 OSPREY

GARLAND, TX 75044

Address

City, State

Zip

THEY SHARE IN RESPONSIBILITY FOR  
CLEAN UP & MAINTENANCE OF  
ADJOINING PROPERTY TO THE PRESERVE!

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

Pam Schmitt

Signature

Title

Date: 11/21/15

Outside the  
notification area







# Planning Report

File No. 15-43/District 7

Agenda Item: 6e

Meeting: City Council

Date: December 15, 2015

---

## Western Rim Investors

The property is located southwest of PGBT/SH 190, northwest of Holford Road, north of future expansion of Naaman Forest Boulevard and east of Shiloh Road

### REQUEST

Approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a Detail Plan for Mixed-Uses.

### OWNER

Garland Partners, LTD and Weaver Development Company, LTD

### PLAN COMMISSION RECOMMENDATION

On November 23, 2015 the Plan Commission, by a vote of five (5) to three (3), recommended approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a Detail Plan for Mixed-Uses.

### STAFF RECOMMENDATION

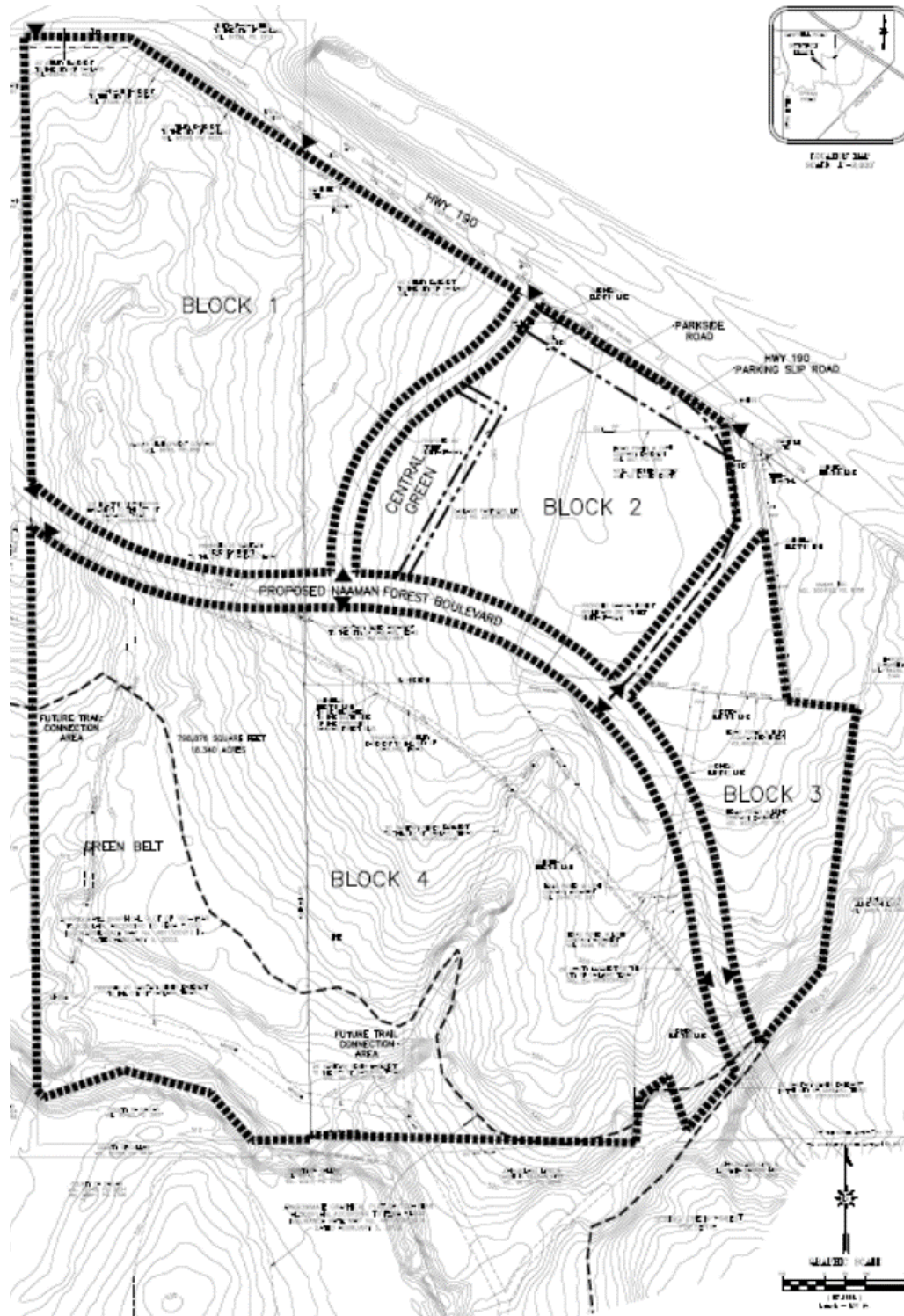
Approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a Detail Plan for Mixed-Uses. The proposed Detail Plan is in general conformance with the approved Concept Plan and specific regulations in Planned Development (PD) District 12-41.

### BACKGROUND

In 2012 City Council approved a change in zoning from Planned Development (PD) Districts 00-63 and 87-28 for Freeway Uses and Agriculture (AG) District to Planned Development (PD) District 12-41 for Mixed-Uses. Planned Development (PD) District 12-41 establishes a wide-range of detailed regulations including a Concept Plan for a mixed-use development defined by a grid of public and private streets, pedestrian-oriented streetscape amenities, a diverse open space system, and a range of building types and uses that all combine to promote activity from the daytime through the evening. The approved Concept Plan divides an area of approximately 53 acres into 4 blocks (see image below). At the intersection of Campbell Road and the Highway 190 service road, Block 1



has prime opportunities for more active retail and mixed-use development. As such, the allowable uses on Block 1 include Community Retail, Senior Living, Multi-Family, Hotel and Health Care Uses. Adjacent to Block 1 and in a mid-block condition along the Highway 190 service road, Block 2 has opportunities for office, neighborhood service and mixed-use development. Therefore, the allowable uses on Block 2 include those as permitted in the Neighborhood Service (NS) and Community Office (CO) Districts, as well as Health Care, Hotel, Multi-Family and Senior Living Uses so long as Multi-Family is part of a mixed-use development in which two or more uses are present within Block 2 (Multi-Family combined with commercial, health care, hotel, and/or retail uses). In a mid-block condition along the Highway 190 service road but with less visibility than Block 2, Block 3 offers opportunities for housing. The allowable uses on Block 3 include Multi-Family and Senior Living Uses. Block 4, located south of Naaman Forest Boulevard and having its development area adjacent to the Spring Creek green belt, is intended to create a residential community; hence, the allowable uses in Block 4 include Multi-Family, Senior Living and Health Care Uses. The applicant seeks approval of a Detail Plan for Block 2 and Block 3.



## **SITE DATA**

Block 2 and 3 will have a combined area of approximately 19 acres. Block 2 will have frontage of approximately 585 feet along the service road of SH 190 and 649 feet along the proposed Collector Street. Block 2 and Block 3 will have a combined frontage of approximately 1,500 feet along Naaman Forest Boulevard. Block 2 will be directly accessed from the three thoroughfares it fronts whereas Block 3 will be directly accessed from Naaman Forest Boulevard only.

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

Planned Development (PD) District 12-41 allows mixed uses that include Neighborhood Service, Community Office, Community Retail Uses as well as Multi-Family, Senior Living and Health Care Uses. Planned Development (PD) District 12-41 requires approval of a Detail Plan prior to any development on the areas within the approved Concept Plan.

## **CONSIDERATIONS**

### Detail Plan

1. The applicant proposes to develop Block 2 with six buildings labeled on the Detail Plan as retail building, Building 1, Building 5, clubhouse, restaurant and garage.

- The retail building will be a 1-story structure with an area of 16,800 square feet and will be dedicated to non-residential uses. The building can be occupied by a single tenant or converted into a multi-tenant building.
- Building 1 will be a 3-story structure with a footprint area of 19,667 square feet. The ground level will be utilized as a parking garage and the two levels above will be occupied by 24 dwelling units. The ground level elevation facing the service road of SH 190 will be designed to have the appearance of a commercial/retail building in the event the ground level is eventually converted from parking garage to commercial/retail.
- Building 5 will have 4 levels and a footprint of approximately 79,947 square feet. Building 5 will house 226 dwelling units.
- The clubhouse will have 1 story and an area of 7,064 square feet.
- The restaurant will have one level and an area of 6,124 square feet. A drive-through to serve the restaurant use will be added to the site pending approval of a Specific Use Provision. The



Restaurant will be architecturally and physically integrated to Building 5.

- The 4-story parking structure will be enclosed by Building 5; therefore, it will not be visible from the public right-of-way.

2. The applicant proposes to develop Block 3 with three buildings labeled on the Detail Plan as Buildings 2, 3 and 4. Each building has 4 levels and a footprint area of 22,096 square feet. The three buildings will provide 126 dwelling units.

3. With the exception of the proposed amendments below, the proposed Detail Plan for Block 2 and Block 3 is in conformance with the specific regulations established with Planned Development (PD) District 12-41, including but not limited to building setbacks, building design, façade materials and colors, parking areas, and site landscaping.

#### Amendments to Planned Development (PD) District 12-41

4. Planned Development (PD) District 12-41 limits the multi-family development on Block 2 and 3 combined to 375 dwelling units at a minimum density of 27 dwelling units per net acre. The applicant proposes an amendment to the aforementioned regulation to allow 376 dwelling units at a density of 28.5 dwelling units per net acre on Block 2 and Block 3 combined.

5. Planned Development (PD) District 12-41 stipulates the following parking ratios:

- 1 space per bedroom (Residential)
- 1 space per 250 square feet (Retail)
- 1 space per 75 square feet (Restaurant)
- 1 space per 300 square feet (Office/Clubhouse)

The applicant proposes the following parking ratios:

- 1.33 spaces per 1-bedroom unit (272 units)
- 2 spaces per 2-bedroom unit (72 units)
- 2.5 spaces per 3-bedroom unit (16 units)
- 3 spaces per 4-bedroom unit (16 units)
- 0.15 spaces per unit for guests (376 units)
- 1 space per 300 square feet of office (clubhouse)
- 1 space per 75 square feet (Restaurant)
- 1 space per 250 square feet (Retail)

The parking ratios established by Planned Development (PD) District 12-41 yield a minimum parking requirement of 702 parking spaces. The proposed parking ratios yield a parking requirement of 825 parking spaces. The Detail Plan provides 825 parking spaces on Block 2 and Block 3 combined.

The applicant has provided a parking study which summarizes the parking demand analysis for the proposed development. It should be noted that the proposed parking structure will provide 549 parking spaces of the 825 parking spaces being proposed.

6. Given the curvilinear shape of the proposed collector street's on-street parking, which is explicitly permitted by Planned Development (PD) District 12-41, it can potentially obstruct the visibility of drivers existing Block 2 on the collector street. The applicant proposes an amendment to prohibit on-street parking along the proposed collector street per the recommendation from the Transportation Department staff.

## **COMPREHENSIVE PLAN**

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type developments, which cumulatively employ large numbers of people.

Business centers are generally located at intersections of major streets or significant transit areas. Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods. This development type includes a variety of primary and secondary uses, including compatible residential uses that support the business employment sector.

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

Properties to the east are zoned Agriculture District and PD 84-96 for Office Uses. Both tracts remain undeveloped. Property to the south is part of Planned Development (PD) District 12-41 which allows Multi-Family and Senior Living Uses. Property to the west is part of Planned Development (PD) District 12-41 which allows an array of mixed-uses including Community Retail, Senior Living, Multi-Family, Hotel and Health Care Uses. Properties further west are zoned PD 06-58 for Freeway Uses and PD 05-44 for Single Family, Attached Uses. PD 06-58 is partially developed with offices. PD 05-44 is partially developed with Shoal Creek Townhomes. The southern portion of PD 05-44 is within the Spring Creek floodplain and remains undeveloped.

The surrounding properties are primarily undeveloped or lie within the floodplain. By maximizing the use of the land through higher densities, mixes of uses and urban forms, the Detail Plan is compatible with the surrounding area and will

influence the prospective developments along the SH 190 corridor. The development potential of the subject property has been evaluated from an economic perspective as well as a land use view point. By creating an activity center that has a distinctive community design, range of building types and uses, pedestrian oriented streetscapes and open space the proposed development will be consistent with the vision for this area. With the controls that are already in place with Planned Development (PD) District 12-41, the goals for the eventual development along the SH 190 corridor can be achieved.

Prepared By:

Josue De La Vega  
Development Planner

Date: December 3, 2015

Reviewed By:

Will Guerin, AICP  
Director of Planning

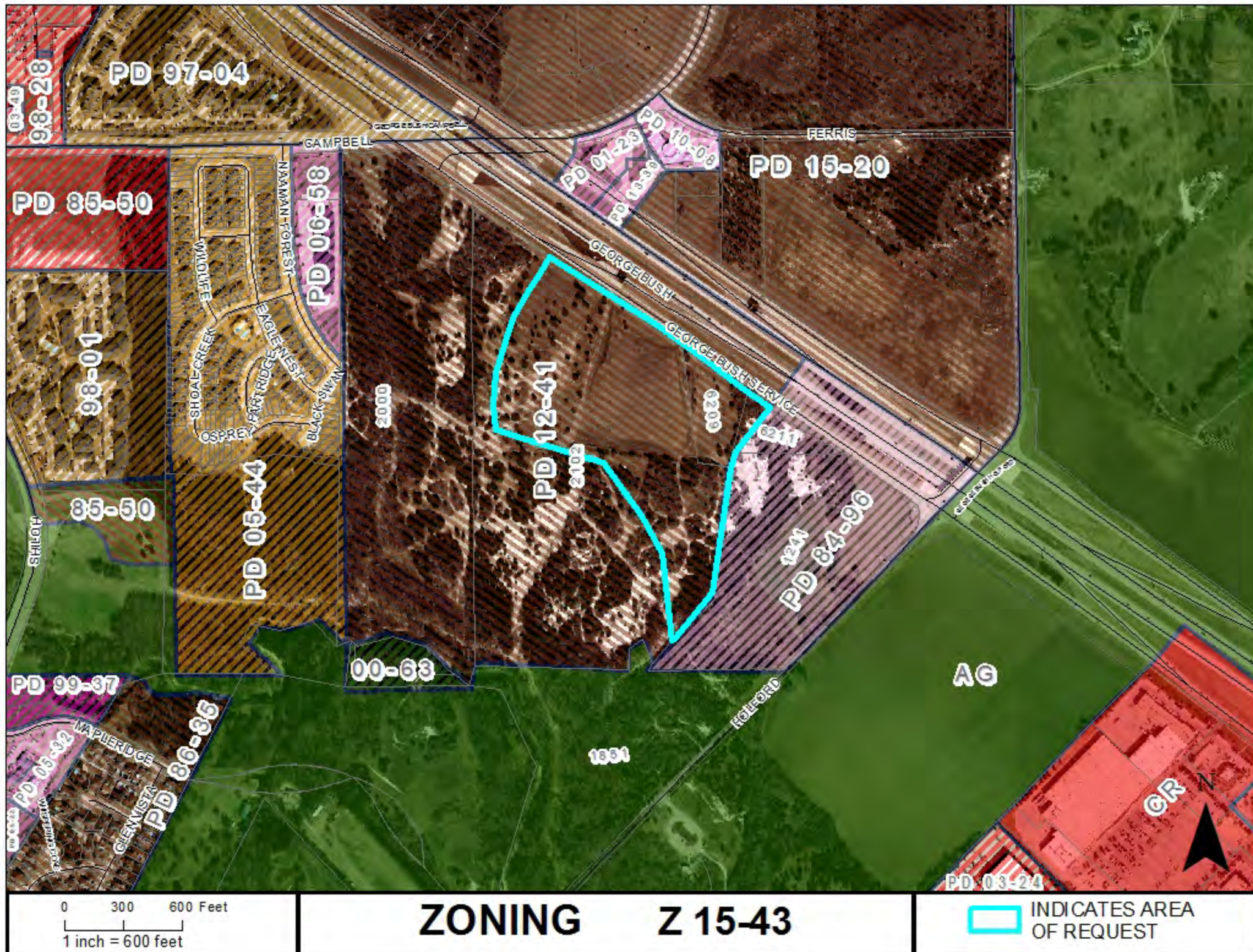
Date: December 4, 2015

Reviewed By:

Bryan L. Bradford  
City Manager

Date: December 8, 2015







## **PLANNED DEVELOPMENT CONDITIONS**

### **ZONING FILE 15-43**

**Southwest of PGBT/SH 190, northwest of Holford Road, north of the future expansion of Naaman Forest Boulevard and east of Shiloh Road**

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Mixed-Uses.
- 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 Planned Development (PD) District 12-41 for Mixed-Uses are included by reference and shall apply, except as otherwise specified by this ordinance.

#### **IV. Development Plans:**

Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the written conditions in Planned Development (PD) District 12-41 or in this Ordinance, the written conditions shall apply.

#### **V. Specific Regulations:**

- A. Permitted Uses:** Uses are as permitted on Block 2 and Block 3 by Planned Development (PD) District 12-41.
- B. Screening and Landscaping:** Screening and landscaping shall be in general conformance with the approved landscape plan labeled Exhibit D.
- C. Exterior Elevations:** The exterior elevations of the building shall be provided as generally shown on the exterior elevations plans labeled Exhibit E.
- D. Number of Dwelling Units:** The number of dwelling units is limited to 376 at a minimum density of 27 dwelling units per net acre.
- E. On-Street Parking:** On-street parking is prohibited along the proposed collector street which will connect the service road of SH 190 and Naaman Forest Boulevard.

F. Parking Ratios:

- 1.33 spaces per 1-bedroom unit (392 units)
- 2 spaces per 2-bedroom unit (112 units)
- 2.5 spaces per 3-bedroom unit (28 units)
- 3 spaces per 4-bedroom unit (28 units)
- 0.15 spaces per unit for guests (560 units)
- 1 space for every 300 square feet of office (clubhouse)
- 1 space per 75 square feet (Restaurant)
- 1 space per 250 square feet (Retail)











# CITY OF GARLAND LANDSCAPE REQUIREMENTS

## LANDSCAPE

**REQUIRE:** 10% MINIMUM PERCENT OF TOTAL GROUND AREA TO BE DEDICATED TO LANDSCAPING  
**PROVIDE:** 10% MINIMUM PERCENT OF TOTAL GROUND AREA TO BE DEDICATED TO LANDSCAPING

## LANDSCAPE BUFFER AND STREET TREES

**REQUIRE:** 10% MINIMUM PERCENT OF TOTAL GROUND AREA TO BE DEDICATED TO LANDSCAPING  
**PROVIDE:** 10% MINIMUM PERCENT OF TOTAL GROUND AREA TO BE DEDICATED TO LANDSCAPING

## LANDSCAPE AREA WITHIN PARKING LOTS

**REQUIRE:** 10% MINIMUM PERCENT OF TOTAL GROUND AREA TO BE DEDICATED TO LANDSCAPING  
**PROVIDE:** 10% MINIMUM PERCENT OF TOTAL GROUND AREA TO BE DEDICATED TO LANDSCAPING

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**PROVIDE:** 10% MINIMUM PERCENT OF TOTAL GROUND AREA TO BE DEDICATED TO LANDSCAPING

## LANDSCAPE PLANT LEGEND

**REQUIRE:** 10% MINIMUM PERCENT OF TOTAL GROUND AREA TO BE DEDICATED TO LANDSCAPING

**PROVIDE:** 10% MINIMUM PERCENT OF TOTAL GROUND AREA TO BE DEDICATED TO LANDSCAPING

## LARGE CANOPY TREES

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**NOTES**

1. MAINTAIN 10% MINIMUM PERCENT OF TOTAL GROUND AREA TO BE DEDICATED TO LANDSCAPING

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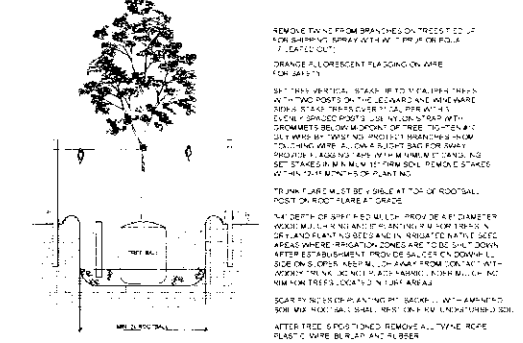
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1 TREE PLANTING DETAIL  
3' CAL. MINIMUM

**IRRIGATION NOTES:**

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH PUMP AND PRESSURE CONTROLS AND END OF TRANSMISSION (EOT) WEATHER-BASED CONTROLLER. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

A FULL SET OF IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL. PERMITS PRIOR TO INSTALLATION.

**NOTES**

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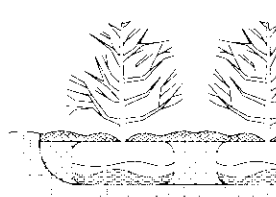
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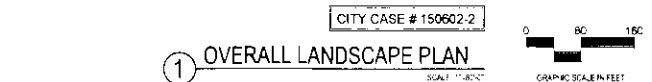
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10. MAINTAIN 10% MINIMUM PERCENT OF TOTAL GROUND AREA TO BE DEDICATED TO LANDSCAPING



2 SHRUB PLANTING DETAIL



3 OVERALL LANDSCAPE PLAN  
SCALE: 1"=20'



DATE	DESCRIPTION

**CLIENT:**

WESTERN AEROSPACE SERVICES  
2000 N. STATE HIGHWAY 350  
SUITE 800  
GARLAND, TEXAS 75042

**TOWERS AT  
SPRING CREEK  
GARLAND, TEXAS**

**mg**  
landscape architects

15000 N. STATE HIGHWAY 350  
SUITE 800  
GARLAND, TEXAS 75042  
PHONE: 972.261.1111  
FAX: 972.261.1112  
WWW.MGLA.COM



**ISSUE FOR PERMIT**

DATE: 11/15/23  
BY: [Signature]  
FOR: [Signature]

OVERALL LANDSCAPE PLAN

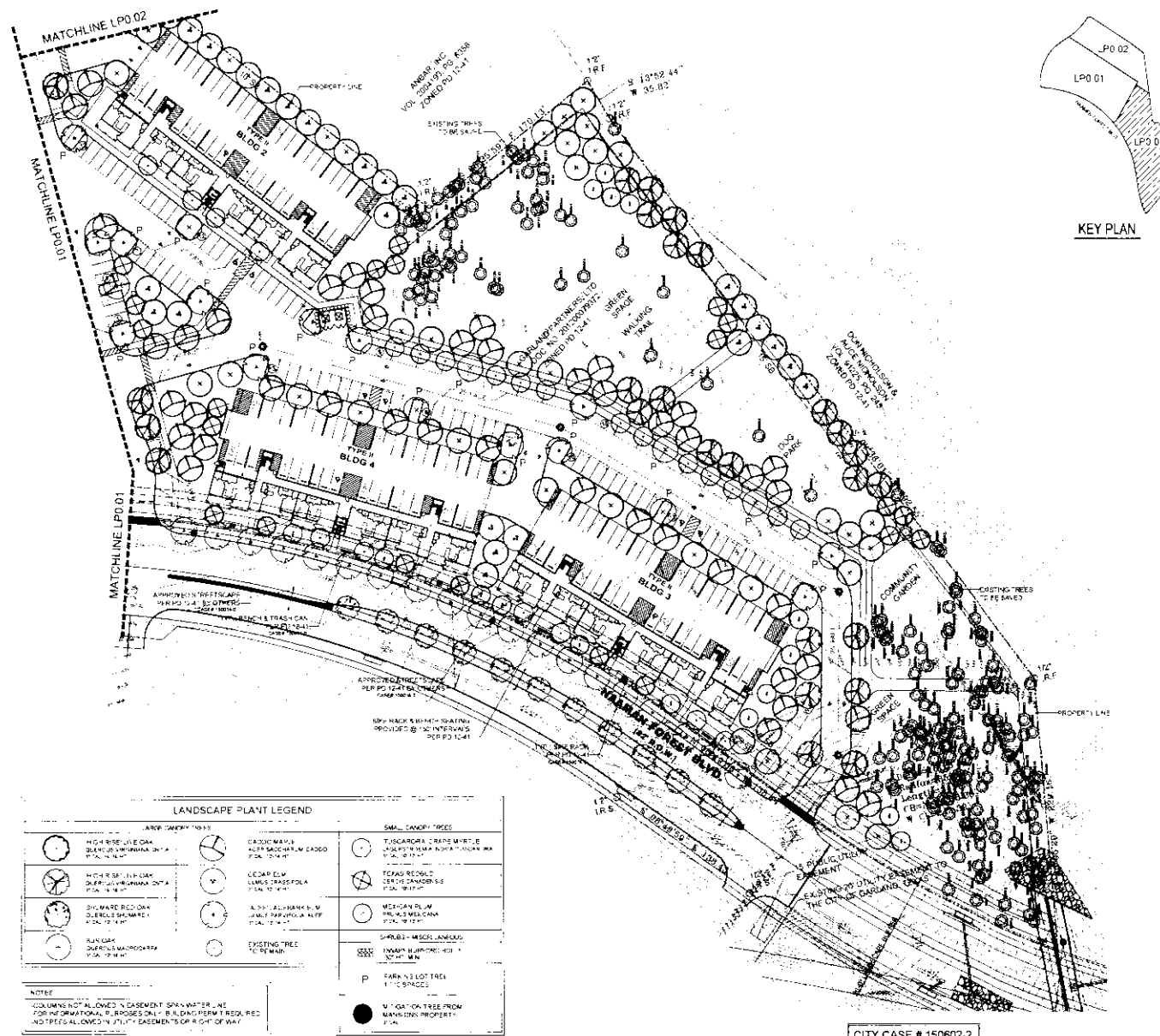
LP0.00

EXHIBIT D





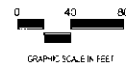




NOTE: SITE ROTATED TO FIT ON SHEET

1 LANDSCAPE PLAN

SCALE: 1"=40'



NO.	DATE	BY	CHKD.	DESCRIPTION

**CLIENT:**  
V&S REAL ESTATE GROUP, INC.  
500 N. STATE HIGHWAY 104  
SUITE 100  
GARLAND, TEXAS 75042  
TEL: 409.475.1111

**TOWERS AT  
SPRING CREEK  
GARLAND, TEXAS**

**mgd**  
landscape  
architects  
10000 TEXAS HIGHWAY 104  
SUITE 100  
GARLAND, TEXAS 75042  
TEL: 409.475.1111  
WWW.MGDARCH.COM



**ISSUE FOR  
PERMIT**  
Landscape Plan  
DATE: 10/15/2014  
DRAWN BY: J. S. JONES  
LANDSCAPE PLAN  
LP0.03

EXHIBIT D



BUILDING ELEVATION ORIENTATIONS	ELEVATION MATERIALS PERCENTAGES
WEST ELEV. AT BLDG. NO. 1	TOTAL SURFACE AREA = 5,975 SF
	BRICK MAINTENANCE AREA = 13%
	BRICK MAINTENANCE AREA = 13%



1250 Wood Branch Park, Dr  
Ste 215, Houston TX 77079  
Office phone 713.874.0775

THESE DRAWINGS ARE NOT  
TO BE USED FOR  
CONSTRUCTION

BUILDING TYPE 1 - REAR ELEVATION SCALE: 1" = 10'-0" 4



BUILDING ELEVATION ORIENTATIONS	ELEVATION MATERIALS PERCENTAGES
EAST ELEV. AT BLDG. NO. 1	TOTAL SURFACE AREA = 1,900 SF
	BRICK MAINTENANCE AREA = 13%
	BRICK MAINTENANCE AREA = 13%

BUILDING TYPE 1 - LEFT ELEVATION SCALE: 1" = 10'-0" 3



BUILDING ELEVATION ORIENTATIONS	ELEVATION MATERIALS PERCENTAGES
WEST ELEV. AT BLDG. NO. 1	TOTAL SURFACE AREA = 1,900 SF
	BRICK MAINTENANCE AREA = 13%
	BRICK MAINTENANCE AREA = 13%

BUILDING TYPE 1 - RIGHT ELEVATION SCALE: 1" = 10'-0" 2



BUILDING ELEVATION ORIENTATIONS	ELEVATION MATERIALS PERCENTAGES
NORTH ELEV. AT BLDG. NO. 1	TOTAL SURFACE AREA = 5,975 SF
	BRICK MAINTENANCE AREA = 13%
	BRICK MAINTENANCE AREA = 13%

BUILDING TYPE 1 - FRONT ELEVATION SCALE: 1" = 10'-0" 1

No	Description	Date
1	PROGRESS PRINT	01/14/15
2	PLANNING PERMITS	01/14/15
3	PLANNING PERMITS	01/14/15
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NEWPORT CLASSIC HOMES, LP

THE TOWERS  
AT  
SPRING CREEK

GARLAND, TEXAS

BLDG. TYPE 1  
EXTERIOR  
ELEVATIONS

Project Number 14063 - A  
Date 11/13/2015

A215, A216

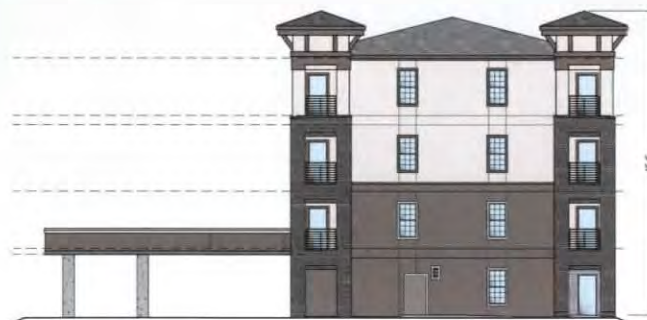
EXHIBIT E





BUILDING ELEVATION ORIENTATIONS	ELEVATION MATERIALS PERCENTAGES
EAST ELEV. AT BLDG. NO. 2	TOTAL SURFACE AREA = 8,762 SF
NORTH ELEV. AT BLDG. NO. 2	BRICK - 40%
SOUTH ELEV. AT BLDG. NO. 2	BRICK - 40%
WEST ELEV. AT BLDG. NO. 2	BRICK - 40%

BUILDING TYPE 2 - REAR ELEVATION SCALE: 1" = 10'-0" 4



BUILDING ELEVATION ORIENTATIONS	ELEVATION MATERIALS PERCENTAGES
EAST ELEV. AT BLDG. NO. 2	TOTAL SURFACE AREA = 2,227 SF
NORTH ELEV. AT BLDG. NO. 2	BRICK - 40%
SOUTH ELEV. AT BLDG. NO. 2	BRICK - 40%
WEST ELEV. AT BLDG. NO. 2	BRICK - 40%

BUILDING TYPE 2 - LEFT ELEVATION SCALE: 1" = 10'-0" 3



BUILDING ELEVATION ORIENTATIONS	ELEVATION MATERIALS PERCENTAGES
EAST ELEV. AT BLDG. NO. 2	TOTAL SURFACE AREA = 2,227 SF
NORTH ELEV. AT BLDG. NO. 2	BRICK - 40%
SOUTH ELEV. AT BLDG. NO. 2	BRICK - 40%
WEST ELEV. AT BLDG. NO. 2	BRICK - 40%

BUILDING TYPE 2 - RIGHT ELEVATION SCALE: 1" = 10'-0" 2



BUILDING ELEVATION ORIENTATIONS	ELEVATION MATERIALS PERCENTAGES
EAST ELEV. AT BLDG. NO. 2	TOTAL SURFACE AREA = 7,897 SF
NORTH ELEV. AT BLDG. NO. 2	BRICK - 40%
SOUTH ELEV. AT BLDG. NO. 2	BRICK - 40%
WEST ELEV. AT BLDG. NO. 2	BRICK - 40%

BUILDING TYPE 2 - FRONT ELEVATION SCALE: 1" = 10'-0" 1



1250 Wood Branch Park Dr  
Ste 215 Houston TX 77079  
Office phone 713.874.0775

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CONSTRUCTION

No.	Description	Date
1	PLANNING FRONT	05/18/15
2	PLANNING ELEVATIONS	05/18/15
3	PLANNING RE-ELEVATIONS	11/13/15

NEWPORT CLASSIC HOMES, LP

THE TOWERS  
AT  
SPRING CREEK

GARLAND, TEXAS

BLDG. TYPE 2  
EXTERIOR  
ELEVATIONS

Project Number 14063 - A  
Date 11/13/2015

A225, A226

Scale

EXHIBIT E





ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA = 18,104 SF	(INCLUDING ROOF & WINDOWS)
STUCCO AREA = 80%	
BRICK MASONRY AREA = 10%	

BUILDING TYPE 3 - NORTH ELEVATION SCALE: 1" = 20'-0" 1



ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA = 8,812 SF	(INCLUDING ROOF & WINDOWS)
STUCCO AREA = 80%	
BRICK MASONRY AREA = 10%	

BUILDING TYPE 3 - EAST ELEVATION SCALE: 1" = 20'-0" 2



ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA = 18,036 SF	(INCLUDING ROOF & WINDOWS)
STUCCO AREA = 80%	
BRICK MASONRY AREA = 10%	

BUILDING TYPE 3 - SOUTH ELEVATION SCALE: 1" = 20'-0" 3



ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA = 12,677 SF	(INCLUDING ROOF & WINDOWS)
STUCCO AREA = 80%	
BRICK MASONRY AREA = 10%	

BUILDING TYPE 3 - WEST ELEVATION SCALE: 1" = 20'-0" 4

**Ea**  
architects

1250 Wood Branch Park Dr  
Ste 215 Houston TX 77079  
Office phone 713.874.0775

THESE DRAWINGS ARE NOT  
TO BE USED FOR  
CONSTRUCTION

No	Description	Date
	PROGRESS PRINT	2/2/15
	PLANNING SUBMITTA	2/2/15
	PLANNING RE-SUBMITTA	1/15/16

NEWPORT CLASSIC HOMES, LP

THE TOWERS  
AT  
SPRING CREEK

GARLAND, TEXAS

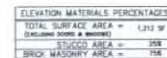
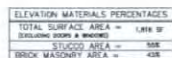
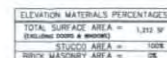
BLDG. TYPE 3  
EXTERIOR  
ELEVATIONS

Project Number 14063 - A  
Date 11/13/2015

A235

Scale

EXHIBIT E



2



1	2	3	4	5	6	7	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
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A101





THESE DRAWINGS ARE NOT  
TO BE USED FOR  
CONSTRUCTION

[illegible]

## GARAGE BUILDING ELEVATIONS

A706

4	Scale
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GARAGE - ELEVATION	SCALE 1/8" = 1'-0"	2
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A707

GARAGE - BUILDING SECTION SCALE: 1/8" = 1'-0"

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## REPORT & MINUTES

**P.C. Meeting, November 23, 2015 (8 Members Present)**

**Consideration of the application of Western Rim Investors, requesting approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a Detail Plan for Mixed-Uses. This property is southwest of PGBT/SH 190, northwest of Holford Road, north of future expansion of Naaman Forest Boulevard and east of Shiloh Road. (District 7) (File Z 15-43)**

Representing applicant Robert Manaois, 1700 Alma Drive, Plano, TX, gave an overview of the presentation and provided additional information regarding the parking request.

The applicant Robert Hiles, 2505 N. State Highway 360, Suite 800, provided additional information regarding the design of the proposed development.

Registering their position as opposed but not speaking:

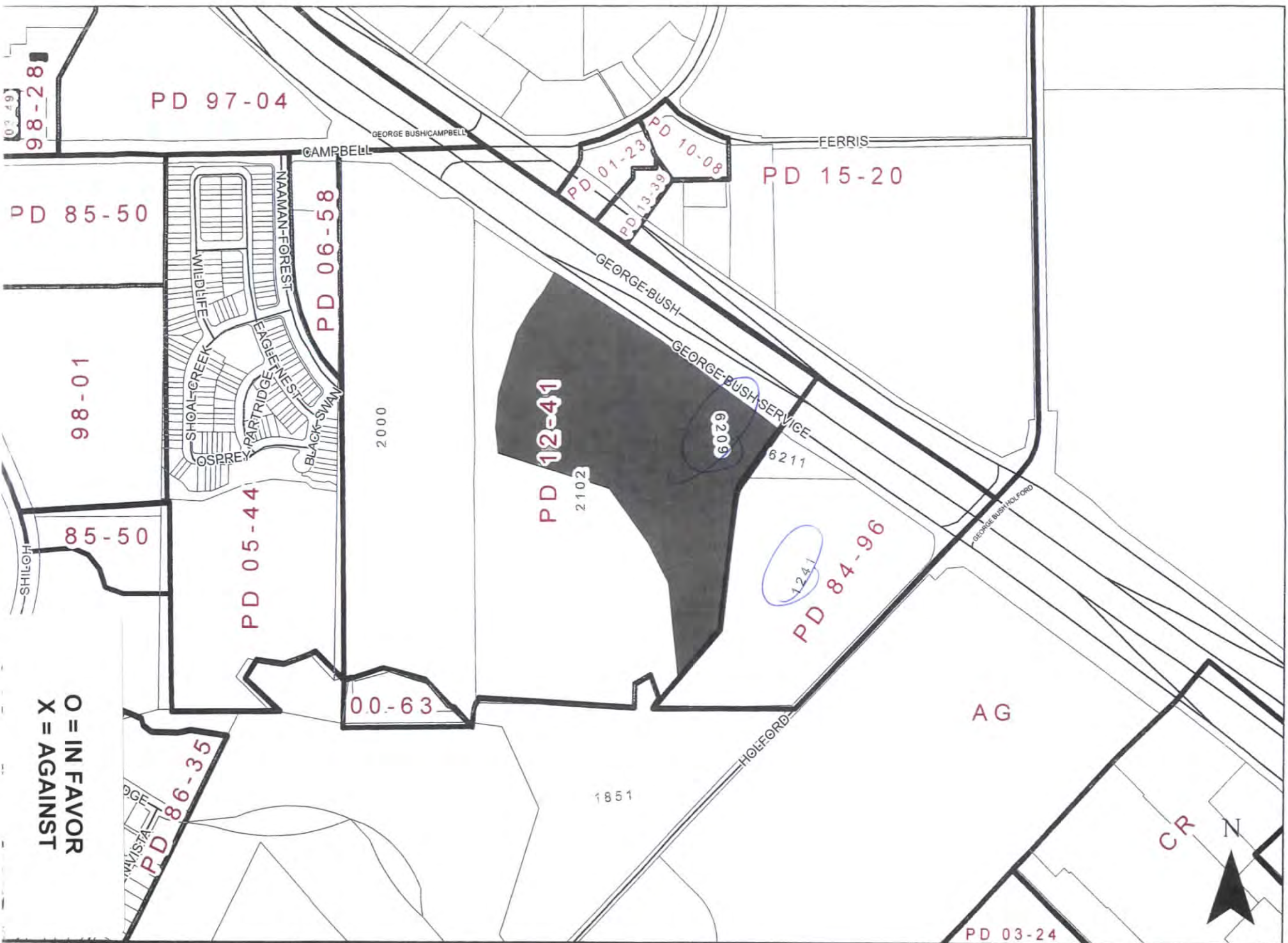
Joyce Spisak, 6109 Eagle Nest Drive, Garland, TX 75044  
Brandon Holloway, 6106 Eagle Nest Drive, Garland, TX.  
Michelle Butler, 6106 Black Swan Circle, Garland, TX 75044  
Cheryl Crimmins, 6112 Black Swan, Garland, TX 75044  
Lucretia L. Lynn, 1851 Holford, Garland, TX

Barbara Baynham, 5806 Firecrest Dr., Garland, TX, requested permission to initiate a plant rescue.

Commissioner Roberts expressed concern with the proposed design from the original request that was presented in 2012.

Commissioner Luckie spoke in favor of the request.

**Motion** was made by Commissioner Fisher, seconded by Commissioner Dalton to close the Public Hearing and approve the request per staff recommendation. **Motion carried: 5 Ayes, 3 Nays** from Chairman Roberts, Commissioner Moore and O'Hara.



O = IN FAVOR  
X = AGAINST

0 300 600 Feet  
1 inch = 600 feet

# ZONING Z 15-43

INDICATES AREA OF REQUEST





# GARLAND

November 12, 2015

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

HEARING DATE/TIME: Plan Commission: November 23, 2015 – 7:00 PM

APPLICANT: Western Rim Investors

## File 15-43

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, November 23, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Western Rim Investors**, requesting approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a Concept Plan and Detail Plan for Mixed-Uses. The property is shown on the enclosed sketch and is described as follows

BEING an approximate 19-acre tract of land located in the City of Garland, Dallas County, Texas, part of the P.H. Rice Survey, Abstract No. 1241, being part of a 52.418 acre tract of land described in deed to Garland Partners, Ltd. as recorded as Instrument No. 201200079372, Official Public Records, Dallas County, Texas. The property is located southwest of PGBT/SH 190, northwest of Holford Road, north of the Spring Creek Greenbelt and east of Naaman Forest Boulevard. (COUNCIL DISTRICT 1)

**Note: The applicant seeks approval of a Concept Plan and Detail Plan to develop the subject property with an apartment complex, a restaurant and retail.**

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 Josue De La Vega 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.

(Please complete the following information)

Your Property Address

6209 N. President George Bush Hwy, Garland, TX

Printed Name

Fatemeh Ghanbari

Address 1431 Chippewa Dr

City, State Richardson, TX Zip 75080

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

Signature

Fatemeh Ghanbari

Title

Officer

Date:

11-22-15

**GARLAND**

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

**November 12, 2015****HEARING DATE/TIME** Plan Commission: November 23, 2015 – 7:00 PM**APPLICANT:** Western Rim Investors**File 15-43**

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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.

*Full speed Ahead*

(Please complete the following information)

Your Property Address

*1241 Holford Rd*

Printed Name

*Don Nicholson 10 Winding Ck TR Garland 75043*

Address

City, State

Zip

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

Signature

Title

Date: \_\_\_\_\_



# Planning Report

File No. 15-45/District 7

Agenda Item: 6f

Meeting: City Council

Date: December 15, 2015

---

Jacobs Engineering Group Inc.

**This property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Avenue to the southeast and Arapaho Road to the southwest**

## **REQUEST**

Approval of 1) a zoning change from Agriculture (AG) District to Planned Development (PD) District for Single-Family-5 Uses, Multi-Family Uses and Limited Community Office Uses and 2) a Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant.

## **OWNER**

Althec Partnership, Ltd.

## **PLAN COMMISSION RECOMMENDATION**

On November 23, 2015 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) a zoning change from Agriculture (AG) District to Planned Development (PD) District for Single-Family-5 Uses, Multi-Family Uses and Limited Community Office Uses and 2) a Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant provided that the Detail Plan for Tract 1 includes Single Family-5 (SF-5) residential lots and Single Family-7 (SF-7) residential lots, pedestrian lighting and any other pedestrian amenities along the interior collector road, and an adequately sized common/open space area closer to Arapaho Road.

## **STAFF RECOMMENDATION**

Approval of 1) a zoning change from Agriculture (AG) District to Planned Development (PD) District for Single-Family-5 Uses, Multi-Family Uses and Limited Community Office Uses and 2) a Concept Plan for Dwelling, Single-Family Detached, Dwelling, Multi-Family, Elder Care-Independent Living and Restaurant.



## **BACKGROUND**

The subject property is currently undeveloped and zoned Agriculture (AG) District. Previously a portion of the subject property had served as a quarry. However, the quarry is no longer operational and the pit has been filled. The applicant seeks approval of a zoning change and a Concept Plan.

## **SITE DATA**

The site has an area of 141.653 acres. It has approximately 2,250 feet of frontage along Holford Road, 2,500 feet of frontage along Arapaho Road and 2,300 feet of frontage along North Garland Road. Along its northeastern boundary, the site is contiguous to the Spring Creek Forest Preserve.

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

The Agriculture (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense uses. The proposed land uses reflected on the Concept Plan are not permitted by right in the Agriculture (AG) District; therefore, a zoning change is required to a Planned Development (PD) District for the proposed uses.

## **CONSIDERATIONS**

1. The applicant proposes a zoning change and a Concept Plan. The Concept Plan divides the subject property into 5 tracts and would allow single family detached dwellings on 5,000-square foot lots on Tract 1 (90.2 acres), multi-family on Tract 2 (17.9 acres) and Tract 3 (11.9 acres), elder care-independent living on Tract 4 (8.1 acres) and a restaurant on Tract 5 (13.5 acres).
2. Approval of a Detail Plan will be required prior to any development occurring on any of the tracts reflected on the Concept Plan. An attached "land plan" shows the applicant's conceptual idea of the street and lot layout; however, it should be noted that it is for conceptual and illustrative purposes only. Further review will be necessary during the Detail Plan process.
3. Careful consideration should be given to the compatibility of the uses reflected on the Concept Plan with the surrounding developed land. Most of the properties located to the north and east of the subject property are developed as single family residences with a few pockets of multi-family and non-residential development. The properties to the northeast, along North Garland Avenue, have developed mostly with Community Retail Uses with the exception of the

multi-family complex located on the west corner of North Garland Avenue and Naaman Forest Boulevard. Some of the residential lots in the surrounding area are approximately 5,000 square feet; however, most of the residential development surrounding the subject property consist of lots with a minimum area of 7,000 square feet.

With single family detached dwellings located on the western half of the subject property, multi-family with higher density comprising of most the south corner, elder care independent living located at mid-block, and a restaurant near the Community Retail (CR) zoned properties, the land uses reflected on the Concept Plan have the potential of maximizing the transitional character of the site linking residential development to the west and the Community Retail Uses to the east along North Garland Avenue.

4. The architectural character, density, streets and site layout of each development will be reviewed and evaluated with the submittal of a Detail Plan for each tract. It will be important to give special attention to the site layout as it relates to the adjacency of the Spring Creek Preserve.

5. The tracts bordering Spring Creek Forest Preserve have prime opportunities to develop a connecting system to Spring Creek Forest Preserve through walking trails, open spaces and amenities. These opportunities should be explored and evaluated during the Detail Plan review and approval process.

6. As mentioned above, the previous use of the land was a quarry which has now been filled. However, there are concerns regarding the quality of the fill as well as the amount of potential construction debris and other materials that may have been deposited into the quarry. Further geotechnical studies will be necessary as the applicant moves forward with a detail plan.

## **COMPREHENSIVE PLAN**

The Envision Garland Plan designates Tracts 1 and 2 as Compact Neighborhoods and Parks and Open Spaces, Tracts 3 and 4 as Urban Neighborhoods and Parks and Open Spaces, and Tract 5 as Parks and Open Spaces. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. The Compact neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

Urban neighborhoods are higher density residential developments, characterized by moderate to high density single-family attached and multi-family residential units, greater than 12 units per acre. Developments within this category are predominantly residential, but may include compatible non-residential uses.

Parks and Open Spaces consist of a variety of public/private parks, plazas, and natural areas for passive and active recreation, as well as informal gathering places, including development that contributes to their desirability. Parks and Open Spaces should be interconnected by a network of roads, sidewalks, pathways and transit to encourage residents and visitors to move about for mobility, recreational, social, and health purposes.

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

The properties to the northwest, west and southwest are mostly zoned Single-Family (SF) District and developed with single family dwelling units with a few pockets developed with multi-family complexes and non-residential uses. The property to the north and immediately to the east is zoned Agriculture (AG) District and is part of the Spring Creek Park/Forest Preserve. With the exception of the multi-family complex located on the west corner of North Garland Avenue and Naaman Forest Boulevard, the properties further east and along North Garland Avenue are zoned for Community Retail Uses and are developed with restaurants, personal services and retail. The properties to the southeast are zoned Agriculture (AG) and are developed with W. Cecil Winters Park, Webb Middle School, Spring Creek Elementary School and Hawaiian Falls.

The proposed uses on the Concept Plan are compatible with the surrounding development. However, the most appropriate controls and guidelines need to be put in place with the subsequent Detail Plan to ensure the subject property is developed in a manner that is sensitive to the surrounding natural areas and land uses.

Prepared By:

Josue De La Vega  
Development Planner

Date: December 3, 2015

Reviewed By:

Will Guerin, AICP  
Director of Planning

Date: December 4, 2015

Reviewed By:

Bryan L. Bradford  
City Manager

Date: December 8, 2015







## **PLANNED DEVELOPMENT CONDITIONS**

### **ZONING FILE 15-45**

**The property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Avenue to the southeast and Arapaho Road to the southwest**

**I. Statement of Purpose:** The purpose of this Planned Development is to approve a zoning change and a Concept Plan.

**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 Single-Family-5 (SF-5) District, Multi-Family (MF) District and Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

**IV. Development Plans:**

Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C; however, in the event of conflict between the Concept Plan and the written conditions, the written conditions shall apply.

Detail Plan: Approval of a Detail Plan is required prior to any development on any of the tracts reflected on the Concept Plan.

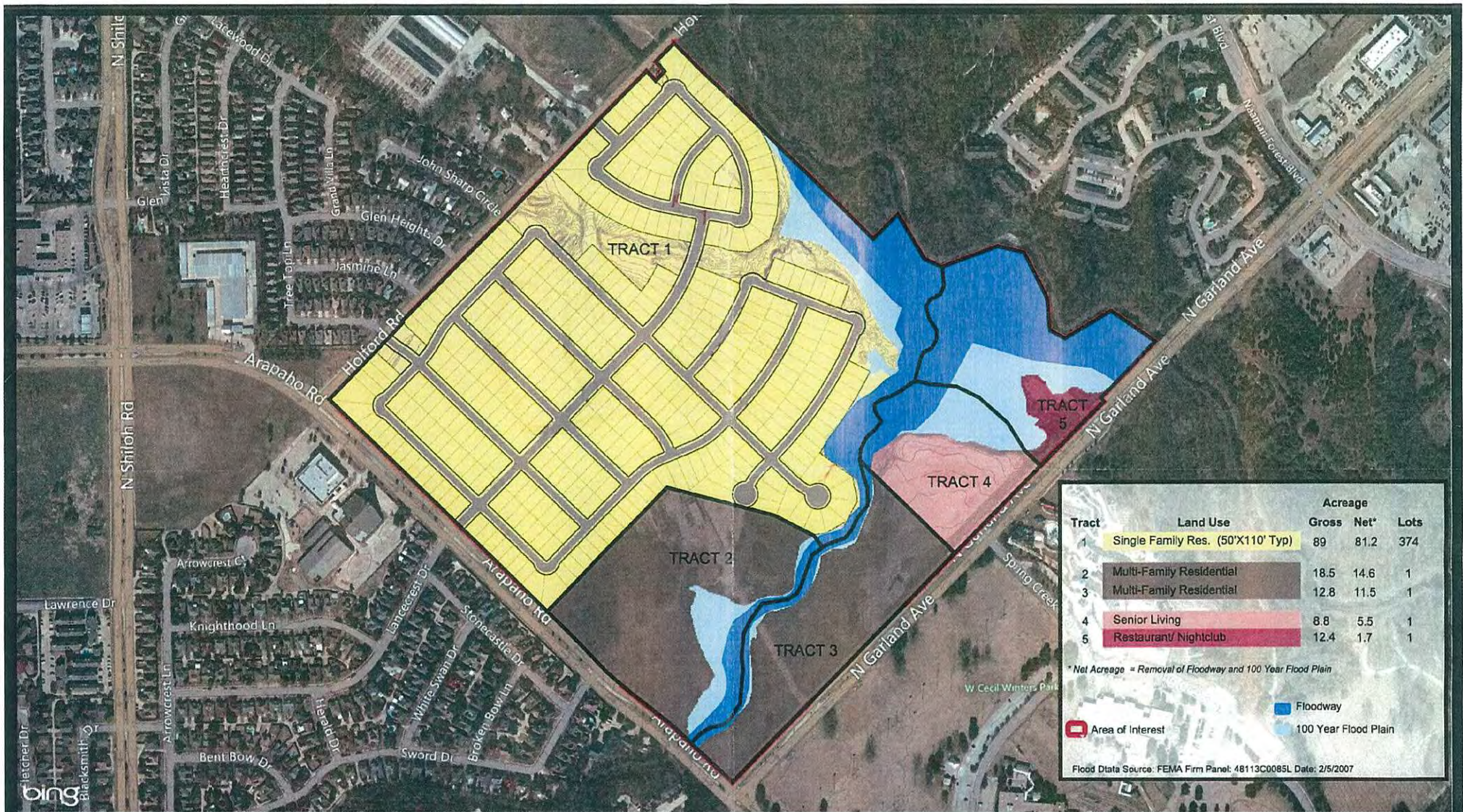
**V. Specific Regulations:**

A. Permitted Uses: All uses are prohibited except as follows:

- Dwelling, Single-Family Detached on Tract 1
- Dwelling, Multi-Family on Tract 2 and Tract 3
- Elder Care-Independent Living on Tract 4
- Restaurant on Tract 5







## LAND PLAN

THE WOODLANDS ON SPRING CREEK  
City of Garland, Dallas County, Texas

June 17, 2015



## REPORT & MINUTES

### P.C. Meeting, November 23, 2015 (8 Members Present)

**Consideration of the application of Jacobs Engineering Group Inc, requesting approval of 1) a zoning change from Agriculture (AG) District to Planned Development (PD) District for Single-Family-5 Uses, Multi-Family Uses and Limited Community Office Uses and 2) a Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant. This property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Avenue to the southeast and Arapaho Road to the southwest. (District 7) (File Z 15-45)**

The applicant Michael Holigan, 2837 Creekway Drive, Carrollton, TX gave a brief presentation of the request and provided information regarding additional improvements for Holford Road and amendments for the proposed development.

Residents that spoke in opposition were:

Peter Madrully, 4116 White Swan Dr, Garland, TX  
Cindy Madrully, 4116 White Swan Dr, Garland, TX  
June Presser, 5113 Grand Villa Lane, Garland, TX  
Marilyn Franklin, Grand Villa Lane, Garland, TX

Barbara Baynham, 5806 Firecrest Dr., Garland, TX, spoke of concerns regarding the wildlife, plant life and requested permission to initiate a plant rescue.

**Motion** was made by Commissioner Fisher, seconded by Commissioner Ott to close the Public Hearing and open discussion. **Motion carried: 8 Ayes, 0 Nays.**

Commissioners spoke in favor of the request, but also had concerns regarding traffic on Arapaho Road.

**Motion** was made by Commissioner Fisher, seconded by Commissioner Vera to approve the request with the provision SF-7 lots are included along with SF-5, requirement be made to pedestrian amenities and lighting in the Tract 1 area and that a common area(s) is provided near Arapaho Road. **Motion carried: 8 Ayes, 0 Nays.**



(Please complete the following information)

Your Property Address

4105 Broken Bow Lane Garland TX 75044

Printed Name

NHAN TRAN

75044

Address

City, State

Zip

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

Signature

Nhan Tran

Title

Date:

11/17/15



**GARLAND**

November 12, 2015

**HEARING DATE/TIME:** Plan Commission: November 23, 2015 – 7:00 PM**APPLICANT:** Jacobs Engineering Group Inc.**File 15-45**

Dear Property Owner:

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**Note: The applicant seeks approval of a zoning change and a Concept Plan, to develop the site with a single family subdivision, apartment complexes, a senior living facility and a restaurant.**

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 Josue De La Vega 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.

This property is a very good location for a Plan Development District as presented by Jacobs Engineering Group, Inc. It will enhance the North Garland Corridor and bring in more tax dollars for the City of Garland.

It is a nice piece of property. It has 3 streets and a creek around it with lots of trees around the creek. I think this enhances the property for the Plan Development being presented.

(Please complete the following information)

Your Property Address

Thomas E. Chambers

Printed Name

4217 N. Garland Ave., Garland, TX 75040

Address 4221

City, State

Zip

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

Signature *Thomas Chambers*

Date: 11-19-15

PARTNER  
Title

**GARLAND**

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.

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It is a nice piece of property. It has 3 streets and a creek around it with lots of trees around the creek. I think this enhances the property for the Plan Development being presented.

(Please complete the following information)

Your Property Address

**ALTHEA PARTNERSHIP-LTD**  
Printed Name **4217 N. Garland Ave.** **Garland, TX** **75040**  
Address **4221** City, State Zip

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

Signature

Date:

**11-19-15**

Title

**PARTNER**

(2)

EXPANSION IN GARLAND, I WOULD LIKE TO  
PROPOSE A COMPROMISE. IF THE OWNERS COULD  
DONATE A CORNER TO THE CITY FOR A NICE, SIMPLE,  
LITTLE PARK, WITH MAYBE A DOG RUN AREA.





# GARLAND

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

November 12, 2015

**HEARING DATE/TIME:** Plan Commission; November 23, 2015 – 7:00 PM

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**File 15-45**

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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 CONCERNED FOR THE QUALITY OF LIFE FOR THE RESIDENTS IN MY AREA. I LOVE HOLFORD RD. AND ITS NATURAL COUNTRY FEEL. PEOPLE NEED NATURAL, PEACEFUL, GREEN SPACES. THIS BEING THE ALMOST THE NORTHERN LIMIT FOR

(Please complete the following information) (CONT. ON PG 2)

Your Property Address

LINDA SUE JAMES

Printed Name

2202 GLEN HEIGHTS DR.

GARLAND TX

75044

Address

City, State

Zip

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

Linda S. James

Signature

Title

Date: Nov. 23, 2015



# GARLAND

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

November 12, 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.

*Would be a great addition to this Area.*

(Please complete the following information)

Your Property Address

*JANE PARKER*

Printed Name

*2225 WALNUT GROVE - GARLAND, TX 75044*

Address

City, State

Zip

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

Signature

Date:

*Jane Parker*

*11-20-15*

Title

NOV 25 2015 10:07





# GARLAND

November 12, 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 think a single family subdivision or a senior living facility is fine. But apartments will bring crimes*  
(Please complete the following information)

Your Property Address *4006 Stonecastle Dr. Garland, TX 75044*  
*Rick Woo*  
Printed Name

Address City, State Zip

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

*Rick K. Woo* *Home owner*  
Signature Title

Date: *11/19/15*





# GARLAND

November 12, 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.

---

---

(Please complete the following information)

Your Property Address

2002 Sword Dr. Garland Tx. 75080

Printed Name

H. MORREL

Address

City, State

Zip

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

Signature

Date:

*H. Morrel* 11-19-2015

Title

NOV 25 2015



# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
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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.

The traffic on Holford Rd is excessive As is.

This development would be too much population density for the size of the land.

(Please complete the following information)

Your Property Address

Deborah Lewis

Printed Name

2105 Jasmine Lane, Garland 75044

Address

City, State

Zip

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

Signature

Title

Date:

11-19-2015





# GARLAND

November 12, 2015

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
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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

2109 JOHN SHARP CIR.

Printed Name

DOROTHY JEAN CLARK

Address

GARLAND City, State TX

Zip 75044

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

Signature

Date:

Dorothy Jean Clark

Trustee of Dorothy Clark Living Trust

11/25/15





# GARLAND

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 this zoning change... it will dramatically increase traffic in my area - ~~we~~ we already have too much traffic - it will increase crime and devalue my property.*

(Please complete the following information)

Your Property Address

2009 Lancercroft Dr. 75044  
Printed Name *Ricky Allford* *Garland* *75044*  
Address City, State Zip

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

Signature *Ricky Allford* *Homeowner* Title  
Date: \_\_\_\_\_

**GARLAND**

November 12, 2015

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002**HEARING DATE/TIME:** Plan Commission: November 23, 2015 – 7:00 PM**APPLICANT:** Jacobs Engineering Group Inc.**File 15-45**

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, November 23, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Jacobs Engineering Group Inc.**, requesting approval of 1) a zoning change from Agriculture (AG) District to Planned Development (PD) District for Single-Family-5 Uses, Multi-Family Uses and Limited Community Office Uses and 2) a Concept Plan for Dwelling, Single-Family Detached, Dwelling, Multi-Family, Elder Care-Independent Living and Restaurant. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 141.653 acre tract of land, situated in the Onefre Alvarado Survey, Abstract No. 2, Garland, Dallas County, Texas, and being part of Tract No.1, Tract No. 2 and Tract No. 3 in deed to Althec Partnership, Ltd. as recorded in Volume 2002049, Page 2378, Deed Records of Dallas County, Texas. This property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Road to the southeast and Arapaho Road to the southwest. (District 7)

**Note:** The applicant seeks approval of a zoning change and a Concept Plan, to develop the site with a single family subdivision, apartment complexes, a senior living facility and a restaurant.

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 Josue De La Vega 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.

To my knowledge, I or my spouse have seen no  
evidence of decontamination of property when it  
was in use as a manufacturing plant for asphalt.  
(Please complete the following information)

Your Property Address

4116 White Swan Dr. Garland, TX 75044  
Printed Name  
Cynthia Madrulli Garland, TX 75044  
Address City, State Zip

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

Cynthia Madrulli  
Signature Title  
Date: 11/23/2015





# GARLAND

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

November 12, 2015

**HEARING DATE/TIME:** Plan Commission: November 23, 2015 – 7:00 PM

**APPLICANT:** Jacobs Engineering Group Inc.

**File 15-45**

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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.

TRAFFIC CONGESTION, CONSTRUCTION NOISE, DIRTY POLLUTION. DAMAGE TO ENVIRONMENT & PARK

Your Property Address

Printed Name

Mr. Jerome W. Brock  
2222 Jasmine Ln.  
Garland, TX 75044

Address

City, State

Zip

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

Signature

Date:

Title

11/24/2015

CAPT, USN, RET.





# GARLAND

November 12, 2015

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

**HEARING DATE/TIME:** Plan Commission: November 23, 2015 – 7:00 PM

**APPLICANT:** Jacobs Engineering Group Inc.

**File 15-45**

Dear Property Owner:

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(Please Check One Below)

☐ I am in favor of the request. **7**  
☐ I am opposed to the request. **0**

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

*Houses on west side of Holford need protection from Traffic, noise, lights, etc. Holford needs major widening.*

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:

# THE WOODLANDS ON SPRING CREEK GARLAND, TEXAS

THE WOODLANDS ON SPRING CREEK, LP



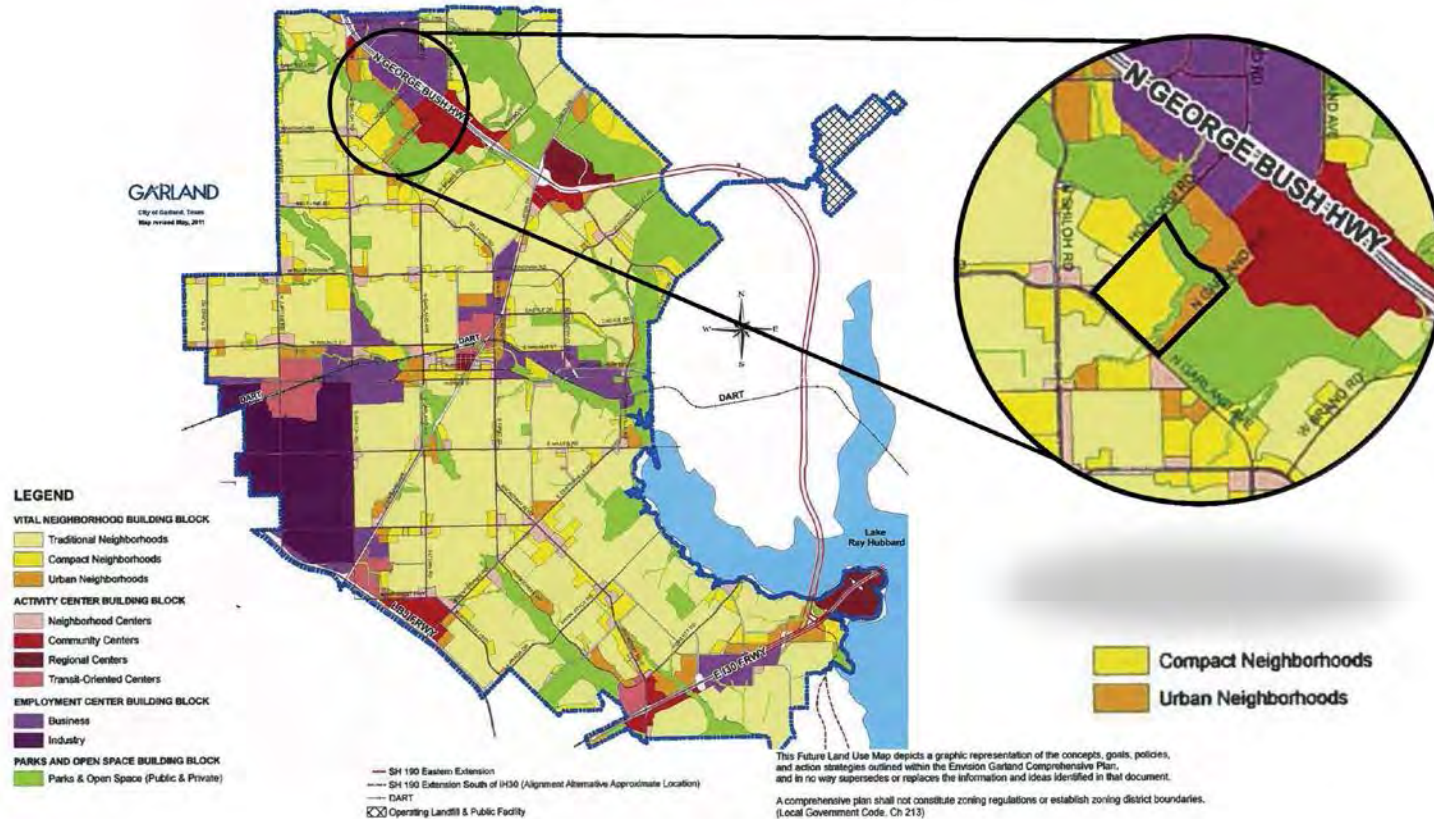


EXISTING SITE (141.6 ACRES)

CURRENT ZONING: AGRICULTURAL (AG)



## FUTURE LAND USE



## FUTURE LAND USE MAP

ENVISION GARLAND – 2030 COMPREHENSIVE PLAN

# FUTURE LAND USE MAP

- Comprehensive Plan shows property to be **Compact Neighborhoods** and **Urban Neighborhoods**
- Compact Neighborhood density is between 6 and 12 dwelling units per acre.
- Urban Neighborhood density is greater than 12 dwelling units per acre.





## PROPOSED CONCEPT PLAN

THE WOODLANDS ON SPRING CREEK



# PROPOSED CONCEPT PLAN

- Tract 1- Single Family Residential (365 Lots)
- Tract 2 - Multi Family Residential (+/- 322 Units)
- Tract 3 - Multi Family Residential (+/- 333 Units)
- Tract 4 - Multi Family Residential for Elder Care  
Independent Living (+/- 175 Units)
- Tract 5 - Community Office (Restaurant)

# ADVANTAGES OF PROPOSED DEVELOPMENT

- Proposed density is less than what is shown in the Comprehensive Plan
- Creates \$300,000,000 tax base for the City of Garland
- Generates approximately \$1.5 Million dollars in roadway impact fees for road improvements
- Adds a +/- 1.7 mile trail system that connects with the Spring Creek Park trail system and allows people to walk to Arapaho Road and Holford Road
- Creates an aesthetically pleasing development that replaces an existing eye sore in the City



## PROPOSED CONCEPT PLAN

THE WOODLANDS ON SPRING CREEK